



TOWN OF LONGBOAT KEY

# Town Center Update

Town of Longboat Key Town Commission

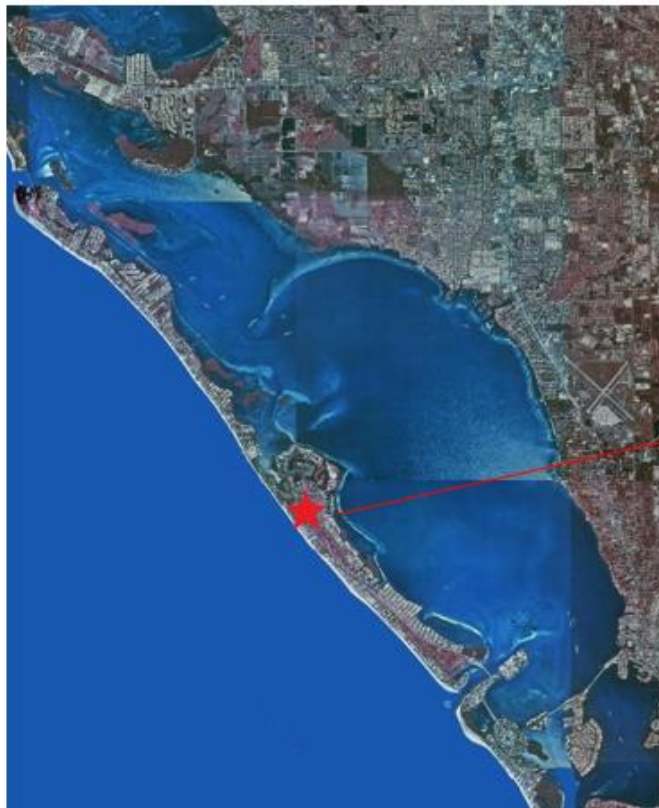
Regular Meeting

February 6, 2023



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# Town Center Background



*Town Center Area*

## **Town purchased:**

- Bay Isles Enclave Acquisition, LLC  
May 5, 2014 (2.80-acres)
- W. Howard Rooks  
March 31, 2017 (1.65-acres)
- Cavalier Investments I, Inc.  
March 31, 2017 (0.36-acres)

**Total site area: 4.81-acres**

**Land investment: \$3.7M**



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# Town Center Background

## Examples of Additional Town Work:

Amore' Demolition:	\$120,000
Phase 1 Design/Permit/CA:	\$ 70,000
Phase 1 Construction:	\$388,000
Phase 2 Design/Permit/CA:	\$176,440
Misc. Planning & Concepts:	\$100,000 (+/-)

*\*Town received a \$400k Community Redevelopment Grant from Sarasota County to offset a portion of these costs.*

**Completion of Phase 1 allowed for initial “activation” of the site for events.**





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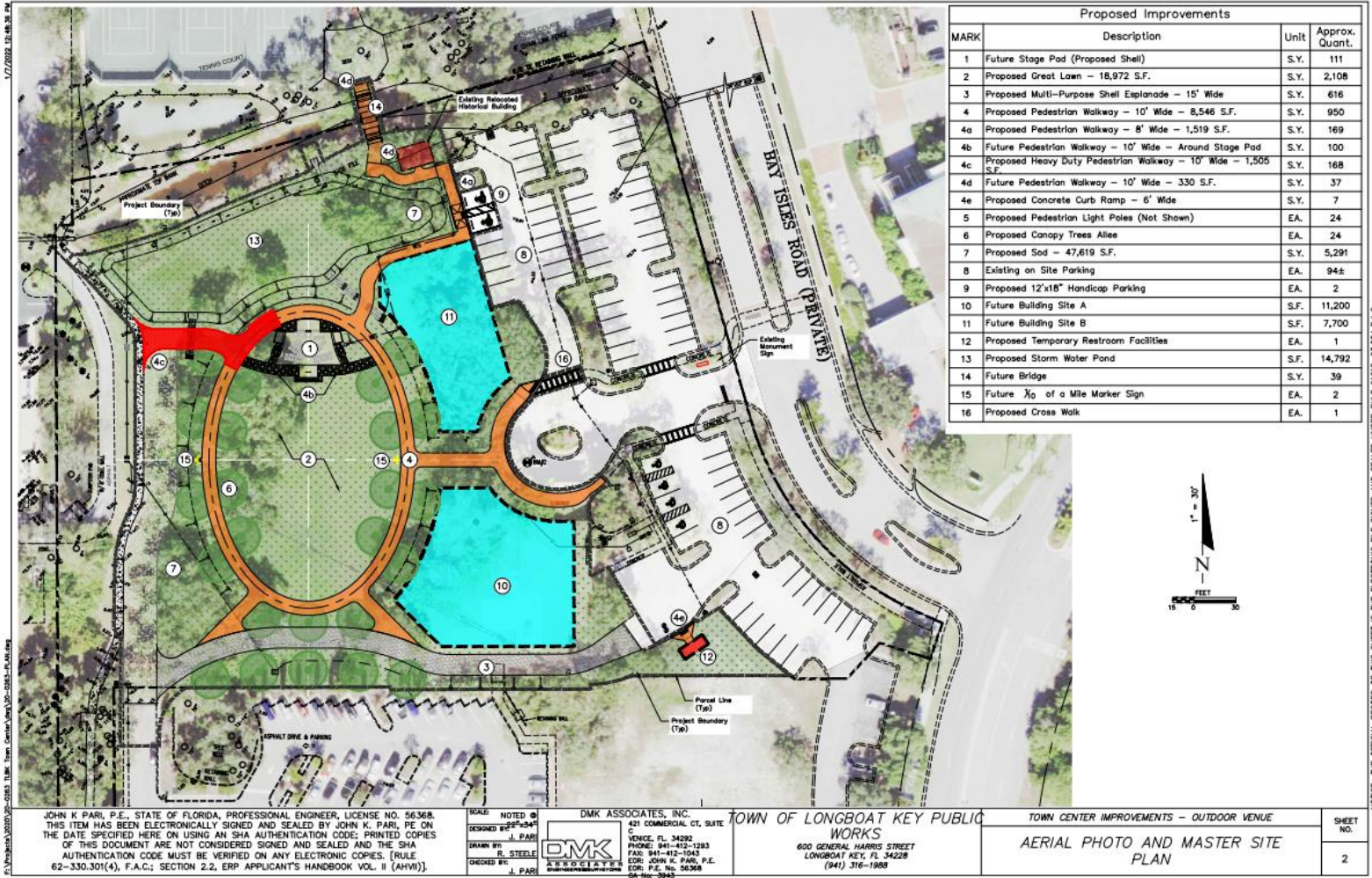
# Example 2022 Successful Events



# Town Center Outdoor Venue Phase 2



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**Phase 2 Construction in progress**  
 Town Commission authorized funding for site plus private donor funding for Karon Family Pavilion (outdoor stage)

- Total Construction Contract: \$2,227,368.31

## Master Site Plan

JOHN K. PARI, P.E., STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 56368. THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY JOHN K. PARI, PE ON THE DATE SPECIFIED HERE ON USING AN SHA AUTHENTICATION CODE; PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES. [RULE 62-330.301(4), F.A.C.; SECTION 2.2, ERP APPLICANT'S HANDBOOK VOL. II (AHVI)].

SCALE: AS SHOWN  
 NOTED: SEE SHEET 202-344  
 DRAWN BY: J. PARI  
 CHECKED BY: B. STEDLE  
 DATE: 04/11/2024

DMK ASSOCIATES, INC.  
 421 COMMERCIAL CT, SUITE 200  
 VENICE, FL 34292  
 PHONE: 941-432-1293  
 FAX: 941-412-1043  
 EDR: JOHN K. PARI, P.E.  
 EDR: P.E. No. 36308  
 SA No: 3943

TOWN OF LONGBOAT KEY PUBLIC WORKS  
 800 GENERAL HARRIS STREET  
 LONGBOAT KEY, FL 34228  
 (941) 316-1988

TOWN CENTER IMPROVEMENTS - OUTDOOR VENUE  
 AERIAL PHOTO AND MASTER SITE PLAN

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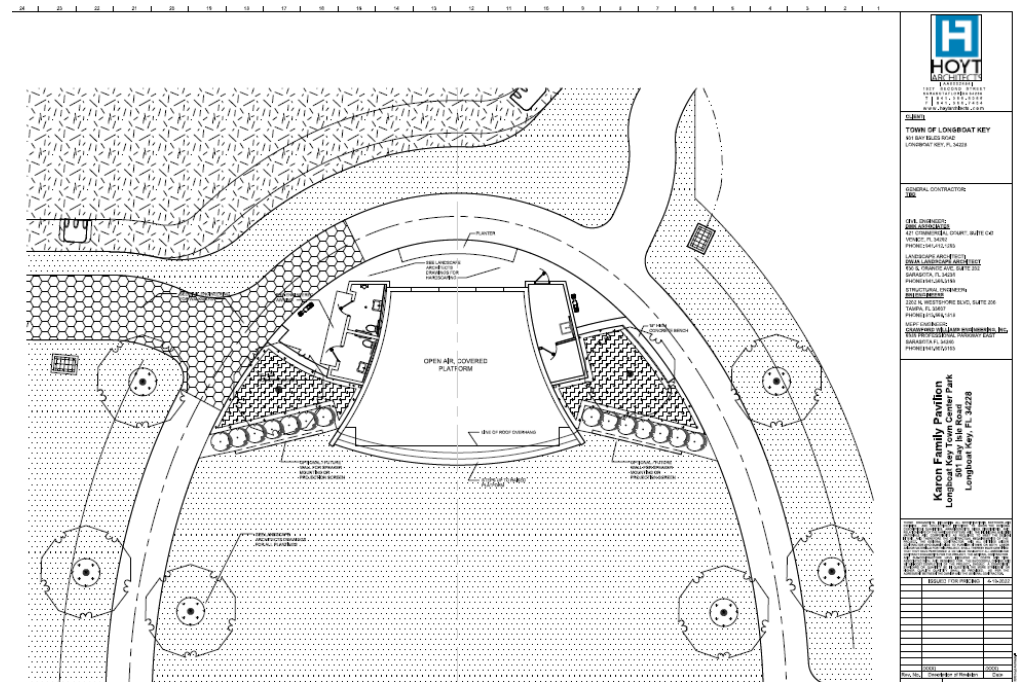
SHEET NO. 2



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# Town Center Outdoor Venue Phase 2 (Stage)

## Karon Family Pavilion





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# Town Center Phase 2: Completion and Tree Maturity Rendering





# Phase 3 Planning



Proposed Improvements			
MARK	Description	Unit	Approx. Quant.
1	Future Stage Pad (Proposed Shell)	S.Y.	111
2	Proposed Great Lawn - 18,972 S.F.	S.Y.	2,108
3	Proposed Multi-Purpose Shell Esplanade - 15' Wide	S.Y.	616
4	Proposed Pedestrian Walkway - 10' Wide - 8,546 S.F.	S.Y.	950
4a	Proposed Pedestrian Walkway - 8' Wide - 1,519 S.F.	S.Y.	169
4b	Future Pedestrian Walkway - 10' Wide - Around Stage Pad	S.Y.	100
4c	Proposed Heavy Duty Pedestrian Walkway - 10' Wide - 1,505 S.F.	S.Y.	168
4d	Future Pedestrian Walkway - 10' Wide - 330 S.F.	S.Y.	37
4e	Proposed Concrete Curb Ramp - 6' Wide	S.Y.	7
5	Proposed Pedestrian Light Poles (Not Shown)	EA.	24
6	Proposed Canopy Trees Allee	EA.	24
7	Proposed Sod - 47,619 S.F.	S.Y.	5,291
8	Existing on Site Parking	EA.	94±
9	Proposed 12'x18' Handicap Parking	EA.	2
10	Future Building Site A	S.F.	11,200
11	Future Building Site B	S.F.	7,700
12	Proposed Temporary Restroom Facilities	EA.	1
13	Proposed Storm Water Pond	S.F.	14,792
14	Future Bridge	S.Y.	39
15	Future 1/2 of a Mile Marker Sign	EA.	2
16	Proposed Cross Walk	EA.	1

## Two Building Pads

### Parcel #1

South Pad (Label 10):  
Estimated at 11,200 sq. ft.

### Parcel #2

North Pad (Label 11):  
Estimated at 7,700 sq. ft.

Concept provides for a single building or a campus setting, 1-story or 2-story.

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# Potential Future Building Pads



Parcel 1- Approximately 11,200 sf  
Former Amore site - Mostly open space

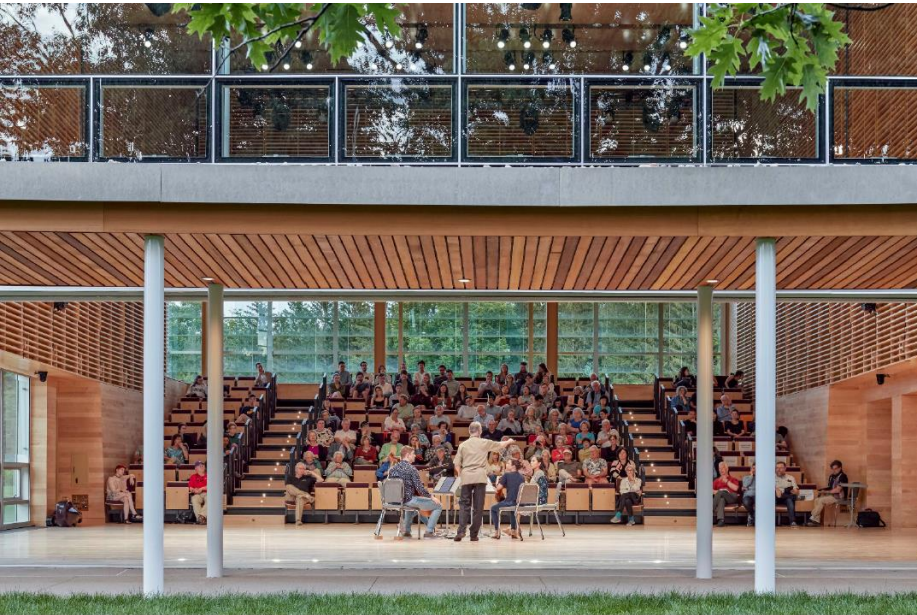


Parcel 2- Approximately 7,700 sf  
Existing Oak Canopy



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# Early Architectural Examples

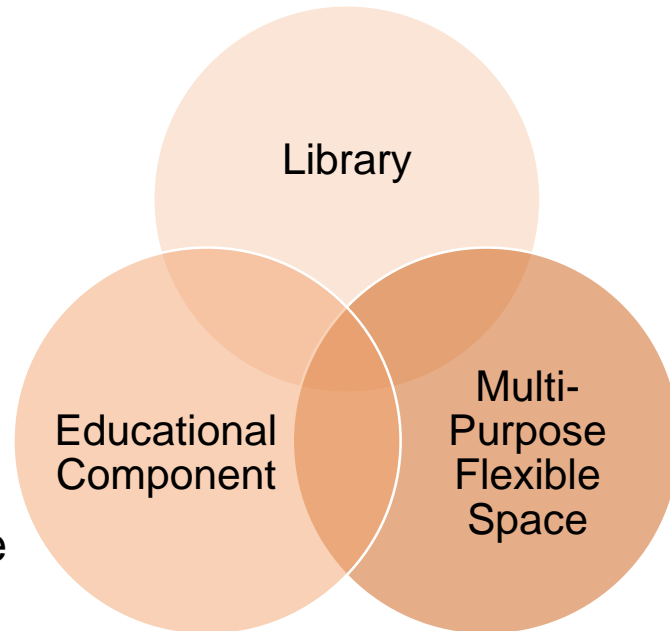




# Current Community Center Focus:

## Advancing the concept of:

- A Sarasota County funded public library
- Include classrooms and meeting space to support educational component
- A large (approx. 3,000 sf) flexible, multi-purpose space



***Parcel 1 – Pre-Construction***



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# Architectural view with Parcel #1

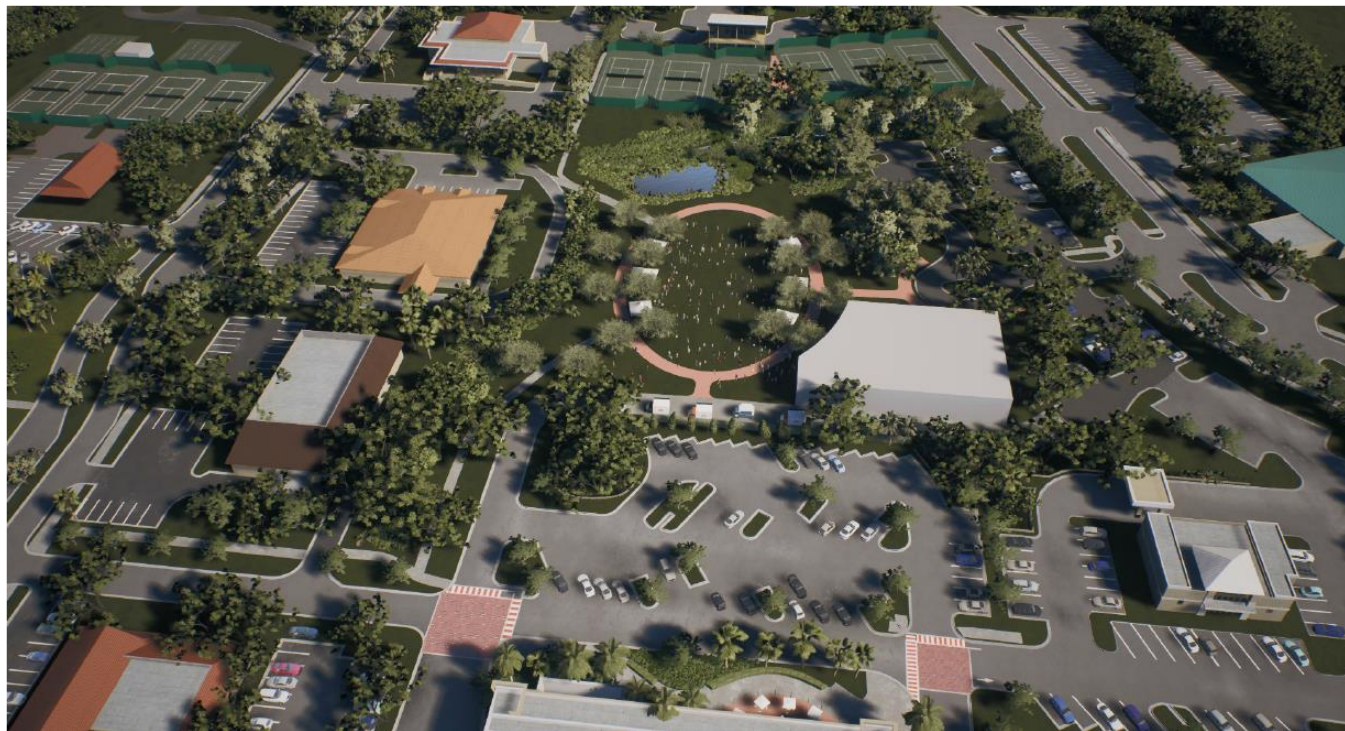


Parcel 1



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# Initial Discussions



## Town has held preliminary discussions with...

- Sarasota County and the Sarasota County School Board Staff
- Potential partnership opportunity
- Sarasota County programmed funding for Library architectural design and charettes

# Purpose of the PUD/ODP Amendment

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Town Center Area

## The Town, as property owner and applicant, is seeking to.....

- Revise the Bay Isles Planned Unit Development to entitle land uses sanctioned by the Town Commission.
- Approve an updated plan for the site generally referred to as the “Town Center.”
- Establish the following broad uses on the entire site:
  - Public parks and recreation areas, Open Space
  - Government Buildings and Services
  - Continuing Education and Civic Centers
  - Non-Profit Cultural Centers
  - Accessory uses to the above

## Because....

- Portion of the Town Center site was last amended by Ordinance No. 2012-03, which was approved on February 6, 2012 with an Outline Development Plan that **explicitly eliminated** all allowable uses from a 2.81-acre portion of the site.
- The existing Mixed-Use Community – Bay Isles District (MUC-1) zoning designation allows for Parks and Recreation and Government Buildings and Services. The Town initiated a companion zoning text amendment to allow “INS” (Community Facility Institutional District) land uses within the MUC-1 district to accommodate all of the Town intended uses.

*The overall intent of the Town is to develop the site into a Town Center park with an outdoor performance pavilion and a future community building(s).*



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# *Questions*