



St. Armands Circle Park Development Feasibility Report for New Development

Design Considerations

- Stormwater management impacts
 - Pervious surfaces of the circle park site serve as a stormwater retention area and provide water quality treatment and water quantity attenuation.
 - Developing the circle park would alter the stormwater capacity of the site through the addition of impervious surfaces.
 - Stormwater mitigation would be required to address the loss in historical storage capacity.
 - It is recommended that a basin assessment take place with hydraulic modeling.
 - The capacity of the downstream drainage system should be analyzed to determine if it has the capacity to accept additional runoff.
 - The area of the circle park is in flood zone AE-10 with a base flood elevation (BFE) of 11' NAVD 88.
 - Temporary structures within the stormwater management area would be required to be removed within 24 hours of an approaching storm event or elevated above the BFE.
 - All new constructed structures would be required to meet flood requirements.

- Transportation impacts
 - A traffic study is required for all new development proposals.
 - Specific user metrics should be required for the use and a traffic impact analysis report should be conducted.
 - Pedestrian impacts to the circle area would increase with activation of the park area.
 - Two crosswalks to the circle park are currently in place, and traffic is slowed to accommodate existing pedestrian crossings throughout the circle retail zone.
 - If the proposed development will attract larger crowds of people than the existing events held, additional crosswalks may be needed and this would have the effect of increasing the amount of pedestrian activity in the area, further adding to the already congested area.

- Impacts to existing event space
 - The park area is programmed throughout the year for various events (program list may be provided by the Circle Association).



- Utility Impacts and Survey
 - There is a 16" asbestos cement water main that bisects the property which poses potential conflict with development of the circle park.
 - Franchise utilities such as electric and communications may cross the property. Confirmation will be required prior to permit.
 - A new boundary survey prepared by a Florida licensed surveyor is required prior to commencement of permit or design review.
 - Development of public service amenities would require restrooms be provided.

Environmental Impacts

- Elimination of limited passive green space.
 - The city lacks useable, passive greenspace.
 - The Strategic Plan / Parks Master Plan reflects the need to preserve passive parkland within city limits; limited development is encouraged.
 - The stormwater function has largely contributed to the preservation of this greenspace.
 - Eliminate mature tree canopy.
 - Currently provides local fauna habitat and acts as a cooling agent for climate mitigation.
- Noise ordinance constraints.
- Flood zone encroachment will require compensation.

Historical Impacts

- St. Armands Circle is part of the Harding Circle National Registered Historic District.
 - This designation is based on the landscape design and plan that was an integral part of the 1925 plat of St. Armands Key.
 - Unlike most historic districts, the significance of this historic district is the landscaping design and plan, not with any associated buildings within the district's boundaries. As such, any redevelopment of the circle should be undertaken only when it would not alter the historic landscape design.
 - Temporary installations could be set up within the circle if they did so without affecting the landscape design, but a permanent installation would impact the design as well as alter the plan as it was intended in 1925.



- Any development that would alter the landscape design does not meet Secretary of the Interior's Standards and should not be supported.
 - However, constructing structures within the circle could be undertaken using pile supports as the foundation. This could be argued as reversible in nature and have a minimal impact to the original landscape design and plan for Harding Circle.
- The subdivision plats in PB Page 30 and PB Page 31 show the circle at Harding Place but it has no lot designation as to its purpose.
- The Historical Designation Map is a general map of St Armands that most likely served as a sales map from about the same period as the subdivision plats. It shows the circle as a landscaped park similar to the medians within the rights-of-way for Boulevard of the Presidents and Ringling Boulevard. This would be consistent with the Sarasota County Property Appraiser's Map showing the park as right-of-way.
 - The radius of the curb line on the circle is roughly the same as the 175 feet shown on the subdivision plat. It is recommended an opinion from the City Attorney be obtained prior to any development.
- Historically the circle has been used as event space and those events would be impacted by proposed development.
 - Current event programming may be impacted by future development.

Long-Range Planning Consideration

- Master Plan Assessment
 - Evaluate landscape, streetscape, drainage, traffic, pedestrian circulation, future uses / land use potential.
 - A master plan is in place and should be consulted for stated goals and objectives.
- Potential connectivity to other facilities
 - Ken Thompson Park, Lido Beach, Ted Sperling Park nature trail (County owned), and South Lido Beach Park (County owned).

Operation & Maintenance Considerations

- Solid Waste and Collection Services
 - Currently, the solid waste collection service for the public containers in St. Armands Circle is being funded through the rate users. No additional funding is being provided by area businesses or the Business Improvement District.
 - It should be discussed with the BID to cover any additional costs for solid waste collection services for any future new events and/or projects impacting St. Armands circle. As well as the cost for this currently free service for the BID.



- Safety and welfare of the public should be analyzed.
 - Personal injury, liability issues, etc.
- Adding a feature in the middle of the circle will increase the importance and need for pedestrian monitoring during season. If the feature becomes popular, it may require monitoring outside of season.
- If proposed landscaping associated with developments is to be maintained by the City, then funds for additional operational costs will need to be generated.

Outside Agency / Stakeholder Coordination

- Historic Preservation Board
- Neighborhood associations and affected parties
- St. Armands Business Improvement District (BID)
- PREP (Parks, Recreation, and Environmental Protection) Board
- Town of Longboat Key (traffic concerns)
- Florida Department of Transportation
- Sarasota County Stormwater
- Southwest Florida Water Management District
- St. Armands Key Lutheran Church

Permitting Requirements

- Impacts to the Harding Circle National Historic Designation would require Section 4(f) compliance review.
- FEMA & other coastal building requirements.
- Building Permits:
 - Amenities will require permitting for a pad and electrical service.
 - New construction must meet current ADA standards and will require building permit.
 - An electrical service and building permit would be required for water features or other outdoor structures such as pavilions or fountains.
- The construction of restrooms or any additional structures will be required to adhere to the Florida Building Code Plumbing (FBCP).