

Osprey Bayfront

Osprey, FL

PROJECT DETAILS

Project Area: 18 acres
Client: Osprey Village Development Company
Year Designed: 2009

For more information, visit doverkohl.com.

The Project

Dover-Kohl was hired by the Osprey Village Development Company to create a master plan for 18 acres of prime waterfront land between Sarasota and Venice on Florida's west coast. The program called for a wider range of facilities, including a luxury hotel, marina, rowing facility, and a retail "main street". Additionally, the plan contains a mix of both for-sale and for-rent housing types such as townhouses, duplexes and apartments. Integral to the plan are a number of public spaces, including a waterfront park, community gardens, a central square, and a civic green with cyclist pavilions. Osprey Bayfront was envisioned to be a walkable community for new full-time residents, while also drawing vacationers and people from around the region to the unique waterfront location.

Osprey Bayfront utilized a number of features to reduce environmental impact. A light imprint stormwater management plan was created in conjunction with the overall master plan, as well as a strategy for the restoration of the water's edge within the 50' watercourse buffer. The design team also worked within the parameters of Sarasota County's existing Planned Mixed-use Infill (PMI) District Code when creating the plan.

Dover, Kohl & Partners led the planning and design process; Hall Planning & Engineering, Zimmerman-Volk, the Paradise Hotel Group, and architect Chris Gallagher also contributed to the Master Plan.

The Process

A very in-depth public process was undertaken throughout the creation of the plan, which included a week-long design charrette, numerous workshops, stakeholder meetings, and planning sessions with local residents. In addition to face-to-face events, a project website was also set up to gather and address community feedback.

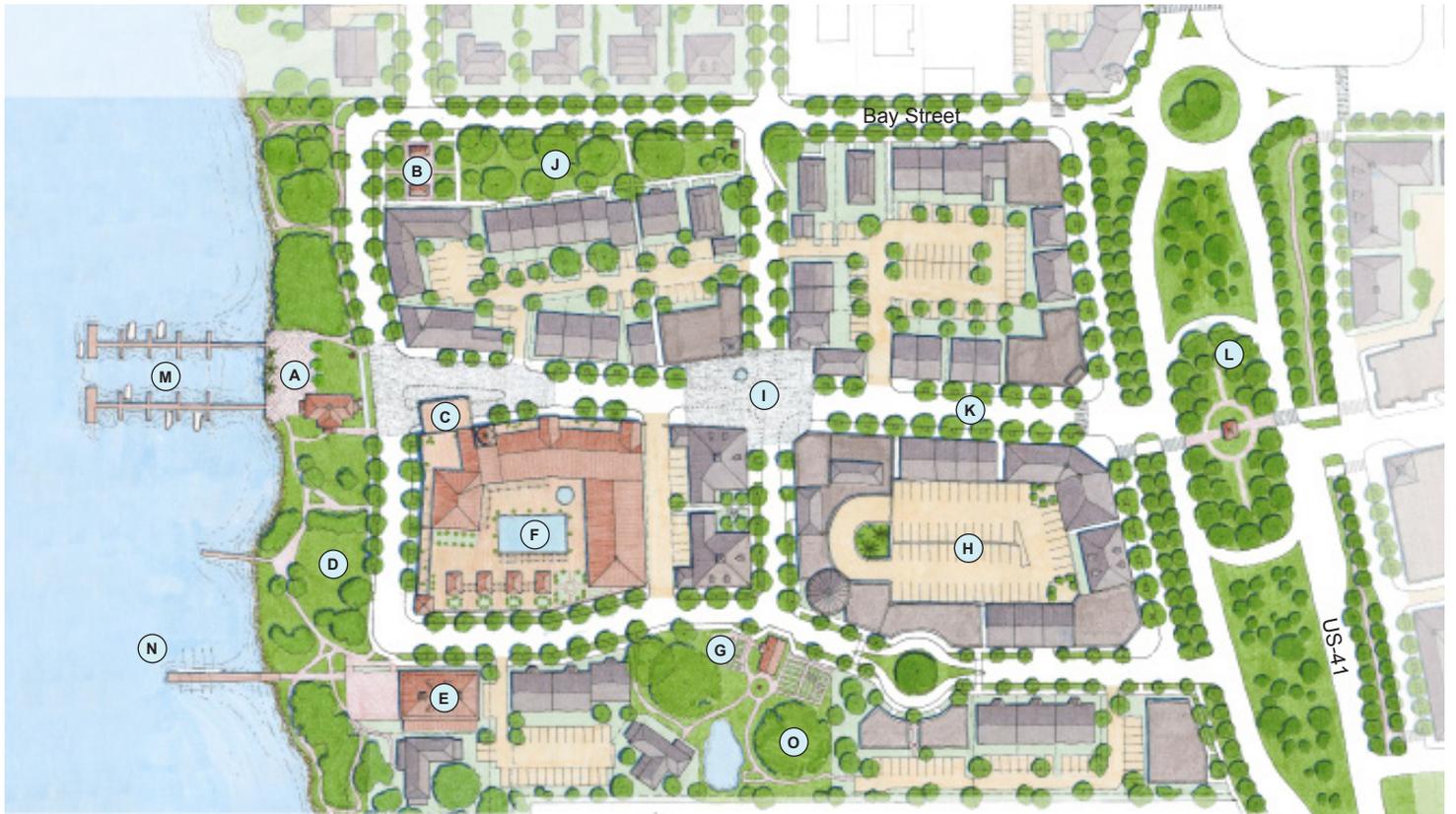


A view of Osprey Bayfront from Little Sarasota Bay, showing the waterfront park, marina, boat house and hotel.



A central retail street leads from US-41 to the hotel and waterfront.

Creating a Tourist Destination



Features of the Master Plan

- (A) Waterside Dining
- (B) Bicycle Pavilions
- (C) Hotel Entrance
- (D) Public Bayfront Park
- (E) Community Boathouse
- (F) Hotel Amenity Deck
- (G) Community Center and Gardens
- (H) Structured Parking
- (I) Plaza
- (J) Green
- (K) High Street
- (L) US-41 Improvements
- (M) Motorized Boat Docks
- (N) Non-motorized Boat Docks
- (O) Preserved Live Oaks/Community Park



Rowhouses and duplexes set a new tone for Bay Street, which borders the historic settlement of Osprey.