



AGENDA
TOWN OF LONGBOAT KEY
PLANNING AND ZONING BOARD
MAY 27, 2014
9:00 AM

Town Hall, Commission Chambers, 501 Bay Isles Road

REGULAR MEETING:

- Administration of Oath
- Call to Order
- Roll Call

PUBLIC HEARINGS:

There will be a lunch break at Noon. Please note that some of the items may be continued or heard after the break.

1. Ordinance 2014-17, 5440 Gulf of Mexico Drive, Small-scale Comprehensive Plan Amendment

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LONGBOAT KEY, FLORIDA, ADOPTING THE PROPOSED AMENDMENT TO THE 2007 COMPREHENSIVE PLAN OF THE TOWN OF LONGBOAT KEY, AS AMENDED, PROVIDING FOR A SMALL SCALE AMENDMENT TO THE FUTURE LAND USE MAP FROM LIMITED COMMERCIAL (CL) TO HIGH DENSITY SINGLE-FAMILY/MIXED RESIDENTIAL (RH-6) FOR PROPERTY CONSISTING OF APPROXIMATELY 0.92 ACRES LOCATED AT 5440 GULF OF MEXICO DRIVE AND FROM MEDIUM DENSITY SINGLE-FAMILY/MIXED RESIDENTIAL (RM-3) TO HIGH DENSITY SINGLE-FAMILY/MIXED RESIDENTIAL (RH-6) FOR APPROXIMATELY 0.12 ACRES OF PROPERTY LOCATED AT 5442 GULF OF MEXICO DRIVE PUSUANT TO THE REQUIREMENTS OF SECTION 163.3187(1)(C), FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.

2. Ordinance 2014-18, 5440 Gulf of Mexico Drive, Rezoning Application

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LONGBOAT KEY, FLORIDA, ADOPTING A CHANGE OF ZONING FROM LIMITED COMMERCIAL (C-1) TO MEDIUM DENSITY MIXED RESIDENTIAL (R-4MX) FOR PROPERTY CONSISTING OF APPROXIMATELY 0.92 ACRES LOCATED AT 5440 GULF OF MEXICO DRIVE AND FROM LOW-MEDIUM DENSITY MIXED RESIDENTIAL (R-3MX) TO MEDIUM DENSITY MIXED RESIDENTIAL (R-4MX) FOR APPROXIMATELY 0.12 ACRES OF PROPERTY LOCATED AT 5442 GULF OF MEXICO DRIVE; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.

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Allen Hixon, Kenneth Schneier, George Symanski, Jr., John Wild

3. Ordinance 2014-19, 521 Broadway Street, Small-scale Comprehensive Plan Amendment

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LONGBOAT KEY, FLORIDA, ADOPTING THE PROPOSED AMENDMENT TO THE 2007 COMPREHENSIVE PLAN OF THE TOWN OF LONGBOAT KEY, AS AMENDED, PROVIDING FOR A SMALL SCALE AMENDMENT TO THE FUTURE LAND USE MAP FROM LIMITED COMMERCIAL (CL) TO HIGH DENSITY SINGLE-FAMILY/MIXED RESIDENTIAL (RH-6) FOR PROPERTY CONSISTING OF APPROXIMATELY 0.44 ACRES LOCATED AT 521 BROADWAY STREET PUSUANT TO THE REQUIREMENTS OF SECTION 163.3187(1)(C), FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.

4. Ordinance 2014-20, 521 Broadway Street, Rezoning Application

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LONGBOAT KEY, FLORIDA, ADOPTING A CHANGE OF ZONING FROM LIMITED COMMERCIAL (C-1) TO SINGLE-FAMILY HIGH DENSITY RESIDENTIAL (R-6SF) FOR PROPERTY CONSISTING OF APPROXIMATELY 0.44 ACRES LOCATED AT 521 BROADWAY STREET; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.

5. Ordinance 2014-16, Request for Alley Closure, Block 11, Revised Longbeach Subdivision

AN ORDINANCE OF THE TOWN OF LONGBOAT KEY, FLORIDA, CLOSING, VACATING AND DISCONTINUING AN ALLEY IN THE LONGBEACH SUBDIVISION, WITH CONDITIONS, IN ACCORDANCE WITH SECTIONS 97.10 – 97.13 OF THE TOWN OF LONGBOAT KEY CODE OF ORDINANCES, SAID ALLEY BEING DESCRIBED AS A TEN (10) FOOT WIDE RIGHT-OF-WAY OF AN UNNAMED ALLEY LOCATED IN BLOCK 11 OF THE REVISED LONGBEACH SUBDIVISION; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.

6. Ordinance 2013-20, Amends Chapter 158, Outline Development Plan Process (Continued from the April 15, 2014, meeting)

AN ORDINANCE AMENDING CHAPTER 157, *SUBDIVISION REGULATIONS*, AND CHAPTER 158, *ZONING CODE*, OF THE CODE OF ORDINANCES OF THE TOWN OF LONGBOAT KEY, FLORIDA; AMENDING SECTION 157.03, *DEFINITIONS*; AMENDING SECTION 158.006, *DEFINITIONS*; AMENDING SECTION 158.007(A), *ZONING MAP ADOPTED, INTERPRETATION*; ADOPTING REVISIONS TO THE OFFICIAL ZONING MAP AND MAP LEGEND TO REFLECT THE NEW ZONING DISTRICT NAMES FOR THE PLANNED DEVELOPMENT (PD), GULF PLANNED DEVELOPMENT (GPD), AND NEGOTIATED PLANNED DEVELOPMENT (NPD); AMENDING SECTION 158.008, *ESTABLISHMENT OF DISTRICTS*; AMENDING SECTION 158.009(L), *DESCRIPTION OF DISTRICTS AND DISTRICT POLICIES*; AMENDING SECTION 158.065, *PURPOSE*; AMENDING SECTION 158.067, *REVIEW AND APPROVAL PROCEDURE*; AMENDING SECTION 158.068, *MINIMUM AREA*; AMENDING SECTION 158.070, *RESIDENTIAL DENSITY*; AMENDING SECTION 158.071, *PROPOSED LAND USES*; AMENDING SECTION 158.097(U), *APPLICATION FOR SITE PLAN APPROVAL*; AMENDING SECTION 158.102(L), *SUPPLEMENTAL CONTROLS FOR MULTIFAMILY RESIDENTIAL OR TOURISM USES*; AMENDING SECTION 158.125, *SCHEDULE OF USE REGULATIONS*; AMENDING SECTION 158.132, *TOURISM USES*; AMENDING

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SECTION 158.138, *STATUS OF NONCONFORMITIES*; AMENDING SECTION 158.145, *SCHEDULE OF LOT, YARD AND BULK REGULATIONS*; AMENDING SECTION 158.147, *LOT DIMENSIONS*; AMENDING SECTION 158.149, *MAXIMUM COVERAGE BY BUILDINGS*; AMENDING SECTION 158.150, *YARD REGULATIONS*; AMENDING SECTION 158.180, *DISTRIBUTION OF 250 TOURISM UNITS*; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.

7. Election of Chair, Vice Chair and Secretary

DISCUSSION ITEMS:

8. Memorandum from Vice Chair John Daly regarding the Planning Role of the Planning and Zoning Board and potential request for a joint meeting with the Town Commission

CONSENT AGENDA: *(The following items have no objections or issues identified by staff. The Chairman may determine if anyone in the audience or on the Board has any comments or opposition to any of these items. If so, the Chairman may place that item in the regular meeting agenda for further consideration. The remaining items may be acted upon in total by using the recommended motion as follows: "I move approval of the consent agenda approving the minutes, and setting our future meeting dates.")*

- Approval of Minutes: April 15, 2014 Regular Meeting
- Setting Future Meeting Date: June 17, 2014 Regular Meeting

STAFF UPDATE

COMMENTS FROM THE PUBLIC AND PRESS

ADJOURNMENT

No verbatim record by a certified court reporter is made of these proceedings. Accordingly, any person who may seek to appeal any decision involving the matters noticed herein will be responsible for making a verbatim record of the testimony and evidence at these proceedings upon which any appeal is to be based (see Section 286.0105, Fla. Stat.). In accordance with the Americans with Disabilities Act and Section 286.26, F.S., persons needing a special accommodation to participate in this proceeding should contact the Town Clerk's office at 941-316-1999 forty-eight (48) hours in advance of this proceeding. If you are hearing impaired, please call 941-373-7002.