



- AGENDA -
REGULAR MEETING

9:00 AM

November 15, 2016

Pledge of Public Conduct

- We may disagree, but we will be respectful of one another.
- We will direct all comments to issues.
- We will avoid personal attacks.
- Audience members wishing to speak must be recognized by the Chair.
- Speaking without being recognized will be considered as "Out of Order".

Call to Order

Public to be Heard

1. Opportunity for Public to Address Planning and Zoning Board

At each meeting the Planning and Zoning Board sets aside a time for the public to address issues that are not on the agenda.

Consent Agenda

2. Minutes: October 18, 2016 Regular Meeting
3. Setting Future Meeting Date: December 20, 2016 Regular Meeting

The purpose of the Consent Agenda is to expedite those items on an agenda that appear to be of a routine nature. Any item on the Consent Agenda can be removed from the Consent Agenda and placed on the Regular Agenda by any member of the Planning and Zoning Board without having to make a motion, receive a second, or submit to a vote; otherwise, all items on the Consent Agenda are voted upon in their totality by one action (motion, second and vote) and are not subject to discussion. A vote in the affirmative on the Consent Agenda is a vote of confirmation to the action noted in each item.

Public Hearings

4. Developer Agreement, Zota Beach Resort, 4711 Gulf of Mexico Drive (QUASI-JUDICIAL)

Request of Oprock Longboat Fee, LLC, property owner, associated with a Water and Wastewater System Development Agreement ("Development Agreement") between Oprock Longboat Fee, LLC, and the Town of Longboat Key ("Town"). The Development Agreement relates to compensation payable to the Town for increased potable water and wastewater capacity associated with the commercial improvements and redevelopment on the property located at 4711 Gulf of Mexico Drive (formerly known as the Longboat Key Hilton Hotel and currently known as the Zota Beach Resort). The subject property has previously received site plan approval from the Town Commission pursuant to Town Resolution 2014-02 to redevelop a hotel with tourism uses at a density of 39.29 units/per acre (187 units on 4.76 acres), with a height of 50 feet above base flood elevation.

Planning & Zoning Board

BJ Bishop, Vice Chair; Jim Brown, Chair; Leonard Garner;
Mike Haycock; Stephen Madva; Kenneth Schneier, Secretary; George Symanski, Jr.

5. Ordinance 2016-35, Comprehensive Plan Amendment, Future Land Use Element

AN ORDINANCE OF THE TOWN OF LONGBOAT KEY, FLORIDA, ADOPTING AMENDMENTS TO THE TOWN'S COMPREHENSIVE PLAN PURSUANT TO SECTION 163.3184, FLORIDA STATUTES; AMENDING POLICIES 1.1.10 AND POLICY 1.1.11 OF THE FUTURE LAND USE ELEMENT OF THE TOWN'S COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

6. Ordinance 2016-32, Amending Chapter 158, Planned Unit Development District

AN ORDINANCE OF THE TOWN OF LONGBOAT KEY, FLORIDA, MODIFYING AND AMENDING TITLE 15 LAND DEVELOPMENT CODE, CHAPTER 158, ZONING CODE; MODIFYING AND AMENDING DIVISION I, PLANNED UNIT DEVELOPMENTS (PUD) WITHIN ARTICLE III, SITE & DEVELOPMENT PLANS; ADDING SECTION 158.062, OVERVIEW; ADDING SECTION 158.063, PLANNED UNIT DEVELOPMENT – OPPORTUNITY AREA ZONING; ADDING SECTION 158.064, PLANNED UNIT DEVELOPMENT – SPECIAL PURPOSE ZONING; AMENDING SECTION 158.065, OVERVIEW OF PLANNED UNIT DEVELOPMENTS; AMENDING SECTION 158.066, PREAPPLICATION CONFERENCE; AMENDING SECTION 158.067, REVIEW AND APPROVAL OF PLANNED UNIT DEVELOPMENTS; AMENDING SECTION 158.068, MINIMUM AREA; AMENDING SECTION 158.069, OPEN SPACE; AMENDING SECTION 158.070, TOURISM AND RESIDENTIAL DENSITY; AMENDING SECTION 158.071, PROPOSED LAND USES; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR CODIFICATION; PROVIDING AN EFFECTIVE DATE.

7. Ordinance 2016-34, Amending Chapter 157, Section 157.32, Lot Line Adjustments

AN ORDINANCE OF THE TOWN OF LONGBOAT KEY, FLORIDA, AMENDING CHAPTER 157, SUBDIVISION REGULATIONS; AMENDING SECTION 157.03, DEFINITIONS; AMENDING SECTION 157.32, LOT LINE ADJUSTMENTS, REPLACING REFERENCE TO "LOT LINE ADJUSTMENTS" WITH "BOUNDARY ADJUSTMENT, LOT SPLIT, OR LOT CONSOLIDATION;" REMOVING REFERENCE TO "PLAT;" PROVIDING CLARIFICATION FOR APPLICABILITY; PROVIDING FOR AN ADMINISTRATIVE APPROVAL PROCESS OF APPLICATIONS; PROVIDING FOR RECORDING IN PUBLIC RECORDS; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.

Workshop Discussion Items

New Business

Staff Update

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 941-373-7022.