

TOWN OF LONGBOAT KEY
PLANNING AND ZONING BOARD
MINUTES OF REGULAR MEETING

JUNE 19, 2012

The regular meeting of the Planning and Zoning Board was called to order at 9:00 AM.

Members Present: Vice Chair Allen Hixon, Secretary John Wild, Members Andrew Aitken, Jack Daly (via phone), Leonard Garner, Laurin Goldner, Walter Hackett, George Symanski

Members Absent: Chair BJ Webb

Also Present: David Persson, Town Attorney; Robin Meyer, Planning, Zoning & Building Director; Trish Granger, Town Clerk; Steve Schield, Planner; Ric Hartman, Planner; Donna Chipman, Office Manager

Vice Chair Hixon thanked former member Phineas Alpers for his service and contribution while a member of the Planning & Zoning Board. He also welcomed new member, Andrew Aitken.

ADMINISTRATION OF OATH

Trish Granger, Town Clerk, swore new member Andrew Aitken and reappointed members Leonard Garner and John Wild.

David Persson, Town Attorney, commented on Mr. Daly's participation by phone noting that due to the quasi-judicial nature of Agenda Item 1, he would recommend that Mr. Daly only listen to the dialogue and not participate. However, for Agenda Items 2 and 3, which were legislative, he saw no reason why Mr. Daly could not participate in the discussion. He noted that Mr. Daly would not be allowed to vote on any of the items.

Attorney Persson also discussed that if the Board was going to encourage member participation by phone, they should draft regulations to follow for attending by phone.

AGENDA ITEM #1
DRY DOCK WATERFRONT GRILL, 412 GULF OF MEXICO DRIVE, SITE PLAN
AMENDMENT (QUASI-JUDICIAL)

Pursuant to published notice, the public hearing was opened. All those testifying were sworn. Eric Hammersand, owner of Dry Dock Waterfront Grill, provided the certified mail receipts.

Steve Schield, Planner, reviewed a PowerPoint presentation showing the conditions of the site and reviewed the staff report noting:

- the proposal was to allow for construction of a 1,107 square foot addition to an existing second floor dining area
- the proposed addition would extend out over the existing covered outdoor dining area
- the proposed total lot coverage on the Boathouse/Dry Dock parcel would remain at 37,560 square feet or 39.52 percent (40 percent maximum allowed under the Zoning Code)
- the addition would be connected to the existing restaurant facilities
- the proposed addition would increase the economic viability of the restaurant
- additional parking will not be required for the relocation of the interior restaurant seating to the second story addition
- parking was being partially provided by a shared parking agreement with the Boathouse on Longboat Association for the use of 15 existing spaces located on the site which were not utilized after 5:00 pm (before 5:00 pm seating and after 5:00 pm seating has worked well over the years)
- the proposed second story dining room addition was approximately 24 feet from the north property line, approximately 138 feet from the south property line, and approximately 22 feet from Sarasota Bay
- the required bay waterfront yard was not subject to site plan review
- the maximum allowable non-open space coverage will remain at 78.07 percent
- the proposed second story addition would result in a building height of 24 feet 1 inch from the minimum habitable floor, or finished grade if lower than minimum habitable floor

The following individuals spoke in support of the application:

Robert Goodman, Sands Point Road
Bob Craft, Binnacle Point Drive

No one else wished to be heard, and the hearing was closed.

MR. GARNER MOVED THE P&Z BOARD RECOMMEND APPROVAL OF RESOLUTION 2012-15, AS WRITTEN, APPROVING A SITE PLAN AMENDMENT FOR THE DRY DOCK WATERFRONT GRILL. MR. WILD SECONDED THE MOTION.

Mr. Hackett questioned whether the applicant had reviewed the conditions of approval and found them acceptable. Mr. Hammersand responded that he had reviewed the resolution and was agreeable to the conditions.

Discussion ensued related to the site plan, which showed the proposed square footage, and why the applicant did not have a need for additional seating. Mr. Hammersand explained that they had reduced the first level dining space and would take seating from the first level and move it to the second level. They would be arranging the space to separate the dining area from the bar area, along with a request for an elevator from the first floor to second floor. Mr. Aitken questioned what would happen with the first floor

area. Mr. Hammersand explained part of the area would be additional room for wait staff and the kitchen.

MOTION CARRIED ON ROLL CALL VOTE: AITKEN, AYE; GARNER, AYE; GOLDNER, AYE; HACKETT, AYE; HIXON, AYE; SYMANSKI, AYE; WILD, AYE.