

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

NOVEMBER 17, 2015

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

Members Present: Chair Jim Brown; Vice Chair BJ Bishop; Secretary Ken Schneier; Members Andrew Aitken, Stephen Madva; George Symanski

Members Absent: Member Leonard Garner

Also Present: Maggie Mooney-Portale, Town Attorney; Alaina Ray, Planning, Zoning & Building Director; Steve Schield, Planner; Maika Arnold, Planner; Donna Chipman, Office Manager

AGENDA ITEM 1
PUBLIC TO BE HEARD
Opportunity for Public to Address Planning and Zoning Board

No one wished to address the board.

AGENDA ITEMS 2 AND 3
CONSENT AGENDA

Ms. Bishop requested an amendment to the October 20, 2015, meeting minutes noting she was not present and did not vote.

MS. BISHOP MOVED APPROVAL OF THE MINUTES OF THE OCTOBER 20, 2015, REGULAR MEETING, AS AMENDED, AND SETTING THE FUTURE MEETING DATE FOR DECEMBER 15, 2015, REGULAR MEETING. MR. AITKEN SECONDED THE MOTION. MOTION CARRIED ON ROLL CALL VOTE: AITKEN, AYE; BISHOP, AYE; BROWN AYE; MADVA, AYE; SCHNEIER, AYE; SYMANSKI, AYE.

AGENDA ITEM 4
LONGBEACH CAFE
SPECIAL EXCEPTION APPLICATION

Pursuant to published notice, the public hearing was opened. All those testifying were sworn at this time. Peter Collandra, co-owner of Longbeach Café, provided the Return Receipts to the Board.

Maggie Mooney-Portale, Town Attorney, asked if anyone had Ex Parte communications with the applicant or their agents, or whether they had a conflict of interest, to please disclose for the record. Mr. Aitken noted he had visited the site, and Ms. Bishop mentioned that she has eaten at the restaurant.

Steve Schield reviewed the application noting:

- the applicant was requesting approval for a 24 seat dining area on an existing 600 square foot outdoor patio area
- the patio backed up to Bishop's Bayou
- the applicant currently has 45 approved seats inside and was asking for additional seats for the outdoor area for a total of 69 seats
- The existing parking lot has sufficient parking to accommodate the additional seats
- The use is allowed in the Whitney Beach Shopping Center
- 139 parking spaces were required for the shopping area, and the shopping center has 180 spaces
- The Town Code requires one parking space for every four restaurant seats; they would require six additional parking spaces, for a total of 18 spaces, for the restaurant use
- The applicant will be required to add vegetation and/or fencing around the patio area

Mr. Schield referred to the Findings of Fact contained within the Staff Report and commented they were incorporated into the record. Chair Brown asked if the applicant would be requesting a roof structure, and if so, was it allowed within the Code if they wished to include it. Mr. Schield responded the applicant could request it in the future, but it would have to be set back at least 20 feet.

Mr. Collandra noted they were trying to provide an "additional atmosphere" for the area. Chair Brown responded that outdoor dining was one of the items that the Town wished to provide on Longboat Key.

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

MS. BISHOP MOVED THE P&Z BOARD APPROVE THE SPECIAL EXCEPTION TO ALLOW OUTDOOR DINING FOR THE LONGBEACH CAFE SUBJECT TO THE CONDITIONS OUTLINED IN THE ORDER. MR. AITKEN SECONDED THE MOTION. MOTION CARRIED ON ROLL CALL VOTE: AITKEN, AYE; BISHOP, AYE; BROWN AYE; MADVA, AYE; SCHNEIER, AYE; SYMANSKI, AYE.

STAFF UPDATE

Alaina Ray, Planning, Zoning & Building Director, informed the Board there were no applications or discussion items to be heard for the December meeting.

MS. BISHOP MOVED THE P&Z BOARD CANCEL THE DECEMBER P&Z BOARD MEETING. MR. AITKEN SECONDED THE MOTION. MOTION CARRIED ON ROLL CALL VOTE: AITKEN, AYE; BISHOP, AYE; BROWN AYE; MADVA, AYE; SCHNEIER, AYE; SYMANSKI, AYE.

Ms. Ray thanked the Board members for their participation in the joint meeting. She mentioned staff was moving forward and would begin drafting changes to the Code that will address those issues discussed, as well as moving forward with the rewrite of the entire Code. Chair Brown asked if there were additional joint meetings scheduled. Ms. Ray replied not at this time, but future meetings would be coordinated with the Board. Mr. Symanski complimented staff on the handling of the meeting.

ADJOURNMENT

The meeting was adjourned at 9:14 AM

Ken Schneier, Secretary
Planning and Zoning Board