

**MINUTES  
LONGBOAT KEY TOWN COMMISSION  
REGULAR WORKSHOP MEETING  
DECEMBER 12, 2016 - 1:00 P.M.**

**Present:** Mayor Terry Gans, Vice Mayor Phill Younger, Commrs. Jack Daly, Armando Linde, Irwin Pastor, George Spoll, Ed Zunz

**Also:** Town Manager Dave Bullock, Town Attorney Maggie Mooney-Portale,  
**Present:** Town Clerk Trish Granger

**CALL TO ORDER/PLEDGE OF ALLEGIANCE**

**Mayor Gans called the December 12, 2016, Regular Workshop to order at 1:00 p.m., in the Town Hall Commission Chamber, 501 Bay Isles Road, Longboat Key, Florida. Commr. Zunz led the Pledge of Allegiance.**

Mayor Gans noted the Civility Policy and read the Pledge of Public Conduct.

**PUBLIC TO BE HEARD**

**1. Opportunity for Public to Address Town Commission**

**A. Town Commission**

Mr. Gene Jaleski, Cedar Street, commented on civility in the Commission meetings.

Mayor Gans commented on the issue raised.

**COMMITTEE REPORTS AND COMMUNICATIONS**

**2. Manatee County Special Liaison Report**

**A. Organizations**

Commr. Zunz noted attendance at the Manatee County Tourist Development Council and reviewed the issues discussed.

**3. Sarasota County Special Liaison Report**

**A. Government Agencies**

Commr. Pastor noted a request from Sarasota County to amend the joint meeting date in 2017 and advised that the issue would be presented on the January 9, 2017, agenda for formal action.

**4. ManaSota League of Cities Report** - No items were presented.

**5. Other Reports**

**B. Government Agencies**

Mayor Gans noted the joint meeting of the Barrier Island Mayors with the Manatee County Commission and reviewed the issues discussed.

Minutes in draft form and are not official until approved by the Town Commission.

**COMMITTEE REPORTS AND COMMUNICATIONS** - Continued

**5. Other Reports** - Continued

**C. Organizations**

Mayor Gans noted the Sarasota County Council of Governments (COG) meeting and noted the new Chair of the Sarasota Board of County Commissioners.

**D. Organizations**

Commr. Daly commented on the Metropolitan Planning Organization (MPO) meeting earlier this date and reviewed the issues discussed relating to island traffic congestion.

Commr. Spoll noted the petition to the Florida Department of Transportation (FDOT) for relief of barrier island traffic congestion would be distributed at the next Longboat Key Federation of Condominiums meeting to all members.

**A. Employee Service Award**

Mayor Gans read and Public Works Director Juan Florensa commented on and presented a Five-Year Employee Service Award to Public Works Utility Service Worker 3 Jason Schmidt.

**DISCUSSION ITEMS**

**6. Town Center Update**

The Town and Ringling College of Art & Design (Ringling) entered into a Memorandum of Understanding which extends to February 2017, for the development of an Arts, Culture, and Education Center to be located within the Longboat Key Town Center area. Town staff and representatives from Ringling will provide a presentation to the Commission with an update on progress to date, and next steps. Recommended Action: Pending discussion, provide direction to Manager.

Following comments by Assistant Town Manager Mike Hein, Planning, Zoning, and Building Department Director Alaina Ray gave a PowerPoint presentation on the Longboat Key Town Center. Discussions were held with Ms. Ray, Dr. Larry Thompson, President of Ringling College of Art and Design, and Mr. Tom Aposporos, Managing Director of the Longboat Key Foundation, on the following topics/issues:

- "Black Box" theater options
- space requirements for various venues.

The following individuals commented on the Town Center. Discussions were held throughout speaker comments:

- Mr. Gene Jaleski, Cedar Street
- Mr. Larry Grossman, St. Judes Drive North
- Mr. Jim Brown, Jessmyth Drive
- Ms. Debbie Hamburg, Fair Oaks Way
- Mr. Steve Reid, Editor and Owner of the Longboat Key News

**There was consensus to proceed with the process.**

7. Proposed Ordinance 2016-32, Amending Chapter 158, Zoning Code, Planned Unit Development (PUD)

The Planning & Zoning (P&Z) Board recommended approval of proposed Ordinance 2016-32, subject to recommended revisions. The Ordinance was forwarded from the November 15, 2016 P&Z Board Regular Meeting for Commission consideration. Recommended Action: Pending discussion, forward Ordinance 2016-32 to the January 9, 2017 Regular Meeting for first reading and public hearing.

8. Proposed Ordinance 2016-35, Amending Policy 1.1.10 and Policy 1.1.11 of the Future Land Use Element (FLUE) of the Town's Comprehensive Plan

Proposed Ordinance 2016-35 amends Policy 1.1.10 and Policy 1.1.11 of the Future Land Use Element of the Town's Comprehensive Plan. The Planning & Zoning (P&Z) Board recommended approval of Ordinance 2016-35 at their November 15, 2016 Regular Meeting. Following first reading at the January 9, 2017 Regular Meeting, the Ordinance would be forwarded for review and comment to the Florida Department of Economic Opportunity. Recommended action: Pending discussion, forward Ordinance 2016-35 to the January 9, 2017 Regular Meeting for first reading and public hearing.

Mayor Gans noted Items 7 and 8 would be considered jointly.

Following comments by Assistant Town Manager Mike Hein, Planning, Zoning, and Building Department Director Alaina Ray, Planning and Zoning Board Chair Jim Brown, and Mr. Luis Serna of Calvin, Giordano, and Associates, gave a PowerPoint presentation on Ordinances 2016-32 and 2016-35. Discussions were held on the following topics/issues:

- proposed maximum height extensions (65 to 80 feet)
- non-site specific
- rationale to expand mixed-use options (residential and tourism units)
- Planning & Zoning Board recommendations.

**RECESS:** 2:35 p.m. - 2:45 p.m.

Discussions were held on the following topics/issues:

- proposed increase in maximum height
- Commission ability to deny requests for additional heights
- required additional open space for increased height
- setback requirements from Gulf of Mexico Drive (GMD)
- required character and compatibility included in the proposed Ordinance
- Commission discretion on applications to approve/deny
- existing PUD in Town Code
- ability to include "shadowing"/setback requirements in Ordinance.

The following individuals commented on Ordinances 2016-32 and 2016-35. Discussions were held throughout speaker presentations:

Mr. Gene Jaleski, Cedar Street  
Mr. Chuck Whittall, Unicorn National Developments, Orlando, Florida

7. Proposed Ordinance 2016-32, Amending Chapter 158, Zoning Code, PUD - Continued  
8. Proposed Ordinance 2016-35, Amending Policy 1.1.10 and Policy 1.1.11 of the FLUE of the Town's Comprehensive Plan - Continued

Ms. Amy Schuemann, Unicorp National Developments, Orlando, Florida  
Mr. Bill Cook, Gunwale Lane  
Ms. Pat Zunz, Lands End Drive  
Attorney Don Hemke, Tampa, Florida  
Mr. Larry Grossman, St. Judes Drive North  
Attorney Brenda Patten, Sarasota, Florida.

Discussions were held on the following topics/issues:

- setback requirement/determination of impact
- requested Commission consensus
- determination on consideration of proposed Ordinances
- option to remand back to the Planning and Zoning (P&Z) Board
- ability to schedule additional workshop discussions
- building setback on GMD.

Ms. Ray noted the following items to be clarified:

- Development Standards, Intent: add compatibility statement
- Review Criteria for Application: require Shadow Plan in addition to other drawings to be submitted
- Height: add language relating to shadow restrictions relating to building location and setbacks.

**There was majority consensus to remand Ordinance 2016-32 to the P&Z Board relating to the specific issues raised.**

Following comments by Town Attorney Maggie Mooney-Portale, Ms. Ray advised that Ordinance 2016-35 could move to first reading and public hearing if desired by the Commission. Discussion ensued.

**There was consensus to forward Ordinance 2016-35 to the January 9, 2017, Regular Meeting for first reading and public hearing.**

**RECESS:** 4:40 p.m. - 4:50 p.m.

(Noted: Commr. Linde returned to the meeting at 5:10 p.m.)

9. Request for Referendum, for Certain Properties Located at 5810 Gulf of Mexico Drive (Whitney Plaza)

Mr. Ryan Snyder, representing Whitney Plaza, LLC, has requested a referendum to be placed before the electors of the Town to allow the Town to consider conversion of the property commonly known as Whitney Plaza to residential use with a maximum density not to exceed six units per acre. Recommended Action: Pending discussion, provide direction to Manager.

9. Request for Referendum, for Certain Properties Located at 5810 Gulf of Mexico Drive (Whitney Plaza) - Continued

Following comments by Assistant Town Manager Mike Hein, Planning, Zoning, and Building Department Director Alaina Ray commented on the previous and current requests. Discussions were held on the following topics/issues:

- development/density if referendum was successful
- lack of applicant's public outreach on previous referendum request

The following individuals commented on the request:

Mr. Larry Grossman, St. Judes Drive North  
Mr. Gene Jaleski, Cedars Street

**Following individual comments, there was consensus to not approve the request to waive the petition process.**

10. Longbeach Village Drainage Study Update

The Town engaged DMK Associates to conduct an evaluation and assessment of the stormwater system in Historic Longbeach Village (Village) on the North end of the island. This evaluation includes determination of the level of service provided by the existing system and to make recommendations to improve the performance of the overall drainage system for the Village. Recommended Action: None, informational only.

Following comments by Assistant Town Manager Mike Hein and Public Works Director Juan Florensa and Mr. Kreg Maheu, P.E. and Vice President of Engineering with DMK Associates gave a PowerPoint presentation on the Longbeach Village Drainage Study. Discussions were held on the following topics/issues:

- alternative techniques/option designs
- lack of funding in current fiscal year budget.

Individual comments followed.

11. Proposed Resolution 2017-01, Amending the Town's Investment Policy

The Investment Advisory Committee has forwarded recommended changes to the Town's adopted Investment Policy, pursuant to requirements of F.S. 218.415. Proposed Resolution 2017-01, provides for adoption of the amended Investment Policy and is placed on the December 12, 2016 Regular Workshop Meeting for Commission consideration. Mel Hamilton, Chandler Asset Management serves as the Town's Investment Advisor and will be present at the meeting for Commission questions. Recommended Action: Pending discussion, forward Resolution 2017-01 to the January 9, 2017 Regular Meeting for formal action.

Following comments by Assistant Town Manager Mike Hein, Finance Director Sue Smith provided an overview of the changes recommended by the Town's Investment Advisor.

11. Proposed Resolution 2017-01, Amending the Town's Investment Policy - Continued  
**Following comments, there was consensus to forward Resolution 2017-01 to the January 9, 2017, Regular Meeting for formal action.**

12. Proposed Resolution 2017-03, Banking Resolution, Authorizing Investment of Town's Surplus in Local Government Investment Pool (LGIP) - PRIME and FLCASS

Due to a favorable investment market and rising interest rates, the Town's Finance Director feels it is in the Town's best interest to invest its legally available surplus funds in a LGIP, which is consistent with F.S. 218.405. Chandler Asset Management, the Town's Investment Advisor requested proposals on behalf of the Town. The Town's Finance Committee, based on the recommendation of the Investment Advisor, have approved both Florida PRIME and FLCASS as approved investments. Resolution 2017-03, provides for the required Banking Resolution to facilitate this transaction. Recommended Action: Pending discussion, forward Resolution 2017-03 to the January 9, 2017 Regular Meeting for formal action.

Finance Director Sue Smith provided an overview of Resolution 2017-03.

**There was consensus to forward Resolution 2017-03 to the January 9, 2017, Regular Meeting for formal action.**

13. Proposed Resolution 2017-02, Amending the FY 2016-2017 Capital Projects Budget, Streets, to Transfer Funds for Gulf of Mexico Drive South End Continuous Center Turn Lanes

The Town's Capital Improvement Plans includes a project for a Gulf of Mexico Drive (GMD) Continuous Left Turn Lane scheduled for FY 2018-2019. The Town Manager recommends moving the project up in priority over the GMD sidewalk study. To provide funding for this project within the upcoming fiscal year, staff has prepared Resolution 2017-02, which amends the FY 2016-2017 Streets Capital Project Fund Budget. Recommended Action: Pending discussion, forward Resolution 2017-02 to the January 9, 2017 Regular Meeting for formal action.

**Following comments on the amount of funding, there was consensus to forward Resolution 2017-02 to the January 9, 2017, Regular Meeting for formal action.**

14. Proposed Ordinance 2017-01, Amending Chapter 92, Parks, Public Beaches, and Public Beach Accesses

With the redevelopment and enhancement of amenities at Bayfront Park in progress, some revisions to the Town Code are necessary which relate to the usage of parks and other public areas. Proposed Ordinance 2017-01 is presented for Commission consideration at the December 12, 2016 Regular Workshop Meeting. Recommended Action: Pending discussion, forward Ordinance 2017-01 to the January 9, 2017 Regular Meeting for first reading.

Planning, Zoning, and Building Department Director Alaina Ray provided an overview of Ordinance 2017-01.

14. Proposed Ordinance 2017-01, Amending Chapter 92, Parks, Public Beaches, and Public Beach Accesses - Continued

**Following comments, there was consensus to forward Ordinance 2017-01 to the January 9, 2017, Regular Meeting for first reading.**

15. Longboat Key Fire/Rescue, Community ParaMedicine Program (CARE)

Community ParaMedicine is a relatively new field with local programs emerging based on health care needs identified that are specific to individual communities. The Longboat Key Fire/Rescue Department, and the Town's Medical Director are recommending a program that is tailored for our resident's unmet health care needs. Fire Chief Paul Dezzi and Medical Director Dr. Steven Newman will discuss this program and answer questions at the December 12, 2016, Regular Workshop Meeting. Recommended Action: Pending discussion, provide direction to Manager.

Following comments by Assistant Town Manager Mike Hein, Fire Chief Paul Dezzi provided an overview of a pilot program entitled "Community ParaMedicine." Individual comments followed.

Mr. David Brenner, Gulf of Mexico Drive, commented on the program.

Fire Chief Dezzi noted the licensing permitting the CARE program.

**There was consensus to proceed with the CARE Pilot Program.**

**TOWN COMMISSION COMMENTS**- No items were presented.

**TOWN ATTORNEY COMMENTS** - No items were presented.

**TOWN MANAGER COMMENTS**

A. Town Manager

Assistant Town Manager Mike Hein reported on the following:

- office holiday closings
- drop-off location for the Toys For Tots program
- donation of \$5,000.00 received from Mote Marine relating to the Longboat Key Turtle Watch Program
- Charter Review Committee application process update.

**PRESS TO BE HEARD** - No items were presented.

**ADJOURNMENT**

**Mayor Gans adjourned the December 12, 2016, Regular Workshop Meeting at 6:30 p.m.**

\_\_\_\_\_  
Trish Granger, Town Clerk

\_\_\_\_\_  
Terry A. Gans, Mayor

Minutes Approved: \_\_\_\_\_

**MINUTES  
LONGBOAT KEY TOWN COMMISSION  
CONVOCAATION OF GOVERNMENTS JOINT MEETING  
JANUARY 20, 2017  
SUNCOAST TECHNICAL COLLEGE CONFERENCE CENTER  
4748 BENEVA ROAD, SARASOTA, FLORIDA**

**Town of Longboat Key**

**Present:** Mayor Terry Gans, Commissioner George Spoll

**Absent:** Vice Mayor Phillip Younger, Commissioners Jack Daly, Armando Linde, Irwin Pastor, Ed Zunz

**Also Present:** Town Manager Dave Bullock, Assistant Town Manager Mike Hein, Town Attorney Maggie Mooney-Portale, Planning, Zoning, and Building Director Alaina Ray, Deputy Town Clerk Jo Ann Mixon

**Note:** The Town Commission participated in the Sarasota County School Board Convocation of Governments meeting with members of the following governmental entities: Sarasota County School Board, Sarasota County Commission, Cities of North Port, Sarasota, and Venice.

**1. Welcome/Introductions**

Sarasota County School Board Chairman Caroline Zucker called the Joint Meeting to order at 9:00 a.m. and introductions of representative entities followed.

**2. Convocation Goals and Agenda**

Sarasota County School Board Chairman Caroline Zucker provided opening remarks and an overview of the meeting schedule.

**3. Update on Suncoast Technical College, Joint Use Public Library, Conference Center Project**

Sarasota County Schools Executive Director Dr. Todd Bowden and Sarasota County Libraries and Historical Resources Director Sarabeth Kalaijan provided an update on the South Suncoast Technical College Campus (North Port). Discussions were held on the following topics/issues:

- benefits of partnerships
- future fire and police programs (in service training)
- future public works (water treatment) program
- aircraft mechanics (hangar space available at Venice airport).

**4. Update on the Machinist and New Trade Initiative Programs**

Sarasota County Schools Executive Director Dr. Todd Bowden and Industrial Program Manager Mike Endee provided an update on the Machinist Program.

**5. Update on Joint-Use Opportunities for Parks and School Facilities**

Sarasota County Parks and Recreation Director Carolyn Brown and Sarasota County Schools Planning Department Director Kathie Ebaugh provided an update on the efforts for combined usage of schools and community parks.

Minutes in draft form and are not official until approved by the Town Commission.

5. Update on Joint-Use Opportunities for Parks and School Facilities

Discussions were held on the following topics/issues:

- new Interlocal agreement
- restroom facilities and concession stand at all ballfields
- involving municipalities in the development of school/park projections.

6. Homeless Students

Sarasota County Schools Superintendent Lori White discussed the homeless student issue. Discussions were held on the following topics/issues:

- effort to maintain student/school connection
- supporting the City of Sarasota efforts on the homeless issue.

7. City of Venice

City of Venice Assistant City Manager Len Bramble discussed the following topics/issues:

- Lightning Detection System Venice High School
- use of partnerships with School Board, Sarasota County, and City of Venice.

Discussions were held on the following topics/issues:

- development of a cell phone application to detect weather conditions from the lightning detection system installed at Venice High School
- creative partnership and better communications.

8. City of North Port

City of North Port Mayor Linda Yates and City of North Port City Manager Jonathan Lewis discussed the following topics/issues:

- opportunities for a capital investment partnership for a joint use of a 50 meter pool
- determining school bus locations and associated lighting issues
- joint funding of school resource officers in North Port elementary schools
- opportunities for joint infrastructure projects such as traffic and street lighting at North Port High School and Heron Creek Middle School.

Discussions were held on the following topics/issues:

- available grants (Safe Routes to School)
- additional school resource officer at elementary schools.

9. Other Business: Establishing Tentative Meeting Date

**Discussion ensued and consensus was reached to tentatively schedule the next Joint Meeting on January 19, 2018, at 9:00 a.m.**

8. Open to the Public: No items were presented.

9. Adjournment

Sarasota County School Board Chairman Caroline Zucker adjourned the January 20, 2017, Convocation Meeting at 11:00 a.m.

\_\_\_\_\_  
Jo Ann Mixon, Deputy Town Clerk

\_\_\_\_\_  
Terry Gans, Mayor

Minutes Approved: \_\_\_\_\_

Minutes in draft form and are not official until approved by the Town Commission.



**End of Agenda Item**