

**MINUTES  
LONGBOAT KEY TOWN COMMISSION  
SPECIAL MEETING  
FEBRUARY 12, 2010 - 9:00 A.M.**

**Present:** Mayor Lee Rothenberg, Vice Mayor Robert Siekmann, Commrs. Jim Brown, Gene Jaleski, Hal Lenobel, Peter O'Connor, George Spoll

**Also Present:** Town Attorney David Persson, Town Clerk Trish Granger

**CALL TO ORDER**

The Special Meeting of the Longboat Key Town Commission was called to order at 9:00 a.m., in the Temple Beth Israel, 567 Bay Isles Road, Longboat Key, Florida, to consider the following item:

**1. Quasi-Judicial – Ordinance 2009-25, Longboat Key Club and Resort - Islandside, 301 Gulf of Mexico Drive, Outline Development Plan Amendment - Continued**

Public hearing continued from January 29, 2010, for the purpose of considering Ordinance 2009-25, a petition by the Longboat Key Club and Resort - Islandside, to amend the Outline Development Plan (ODP) for the property located at 301 Gulf of Mexico Drive. The applicant, Key Club Associates, Limited Partnership and Islandside Development, LLC, property owners, are requesting an ODP amendment approval for the Longboat Key Club and Resort – Islandside, located at 301 Gulf of Mexico Drive, to redevelop the existing 18 hole golf course, and to construct the following: golf clubhouse and parking structure; golf club condominiums (132 residential units); resort meeting center and administrative building, and parking structure; hotel with 196 tourist units, 34 residential units, restaurant/lounge; 10 residential villas; and, spa and fitness center. Recommended Action: The Town Commission will base its decision on competent substantial evidence presented during the public hearing.

**Mayor Rothenberg called the meeting to order and Town Clerk Trish Granger performed a roll call for attendance, with all Commissioners present.**

Following comments from Town Attorney David Persson, Attorney John Patterson, duly sworn, and Mr. David Leach, duly sworn, commented on the actions taken following the previous meeting, noted a supplement to the original plan was filed with the Town on February 10, 2010, noted the lack of time for Staff's review and their intent to work with Staff diligently to respond to any issues during the review. Attorney Patterson noted on-going discussions with the Road Association and advised that Mr. Bob Goodman, President of the Longboat Key Club Road Association.

Mr. Bob Goodman, duly sworn and President of the Longboat Key Club Road Association, advised that discussions are on-going relating to the review of the newly submitted Key Club Plans and the intent to work with the applicant to resolve issues.

Vice Mayor Siekmann inquired and Attorney Patterson advised that the new plan submitted has a revised relocation for the gate house and other aspects of the road plan to be considered and addressed the efforts to resolve the issues.

1. Ordinance 2009-25, Longboat Key Club and Resort - Continued

Planning, Zoning, and Building Director Monica Simpson advised that the revised plans were received on February 11, 2010, noted inadequate time for review prior to today's hearing, and requested that the public hearing be continued to Friday, February 19, 2010.

Town Attorney Persson requested consideration to utilize February 22, 2010, as a substitute date. Discussion ensued on the following topics/issues:

- time frame for consideration
- the conflicting scheduling (February 15, 2010 holiday and February 16, 2010 Planning and Zoning Board meeting)
- anticipated time constraints in the review and submission of missing documentation from the plans submitted on February 11, 2010
- recommendation to continue the public hearing to Friday, February 19, 2010
- options to retain the February 17, 2010, hearing date for other housekeeping issues that may need addressed
- previous departures requested that need to be addressed
- consideration of the possible change in land values that might result within the Islandside development if the petition is accepted and recommendation to have a professional opinion from an Property Assessor on the anticipated value impact.

Attorney Patterson noted agreement to the request, if available, with concern that it could possibly result in an inaccurate assessment for the property. Discussion ensued with Attorney Patterson and Mr. Michael Welly, duly sworn, Ms. Simpson, and Town Manager Bruce St. Denis, duly sworn,

- the processes used to determine values prior to construction to gauge the viability of a construction project
- the intent of the study
- the result on property values if the project is not approved
- options to request a review of the application by the Sarasota County Property Appraiser's office
- impact of today's economic standing on a property appraisal at the current time
- lack of expertise from Planning Staff on land values
- options for the Town to hire a professional appraisal firm to provide the requested information
- value of property with no market demand at the current time
- Code requirements for the applicant to pay for professional review/consultants, if needed, during the course of application review and consideration
- cost of a development analysis versus a land value analysis
- purpose of a land value analysis in the consideration of the petition based on Code and Zoning compliances
- consideration of the request and reimbursement to the Town from the applicant
- determination of the value of the analysis and the purpose of the consideration
- lack of previous requirements to perform a like analysis on a land use change
- financial considerations of the project and impact on the loss of open space if the project is approved

1. Ordinance 2009-25, Longboat Key Club and Resort - Continued

**Following comments, there was majority consensus to not require a financial analysis for the project.**

Following comments on an invitation for a site visit or an alternative option for an "Auto Desk 3-D Fly By," Attorney Patterson noted that all Commissioners were welcome to visit the site individually. Discussion ensued with Attorney Patterson and Mr. Leach on the following topics/issues:

- restrictions on Commission discussion outside of the hearing process
- requirements to prepare a 3-D Fly By
- current status of entering buildings in the Auto Cad program
- availability to provide renderings at the next hearing
- time frame for development of a 3-D Fly By

**There was majority consensus to not do a joint site visit.**

Discussion continued on the preparation of renderings versus a 3-D Fly By.

Town Attorney Persson inquired and Attorney Patterson confirmed that the submission was provided to all parties in the matter.

Town Attorney Persson inquired, and there was consensus to continue the public hearing until conclusion of the Special Workshop to determine the schedule for next week.

**Mayor Rothenberg recessed the public hearing to be reconvened following conclusion of the Special Workshop.**

**Recess: 10:05 a.m. - 2:45 p.m.** (Special Workshop Meeting held during the recess.)

**Mayor Rothenberg reconvened the February 12, 2010, public hearing.**

Town Attorney Persson commented on the schedule for consideration of the issues and following comments, noted the Special Meeting will be scheduled for February 19, 2010, and a continuation of the public hearing for Islandside at 9:00 a.m. on February 19, 2010.

Discussion ensued on the meeting schedule and the consideration of departures requested.

**RECESS:** 2:50 p.m. - 2:58 p.m.

**RECESS/CONTINUATION:**

**Mayor Rothenberg reviewed the dates for the consideration of the application and continued the public hearing to February 19, 2010, at 9:00 a.m., at the Temple facility, located at 567 Bay Isles Road, Longboat Key, Florida, and recessed the February 12, 2010, Special Meeting at 3:01 p.m.**

/s/ Trish Granger  
Trish Granger, Town Clerk

/s/ George Spoll  
George Spoll, Mayor

Minutes Approved: 07/12/2010