

**ACTION AGENDA  
LONGBOAT KEY TOWN COMMISSION  
SPECIAL MEETING  
JANUARY 29, 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, Deputy Town Clerk Jo Ann Mixon



**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**

Public hearing continued from January 20, 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.



Town Attorney David Persson noted the request to continue the public hearing from January 22, 2010.



Planning, Zoning, and Building Director Monica Simpson, duly sworn, commented on the review and the status review of the new information submitted by the Longboat Key Club.



Town Attorney Persson noted the action to be requested from the Commission on the consideration of the new information submitted and the time frame to be considered.



Ms. Simpson presented an overhead on the following items:

- presentation of the plan as one comprehensive redevelopment plan in lieu of individual buildings, parcels, or
- proposed north parcel changes to the “condo towers” (to be lowered to four residential stories over parking with 61 condominium units)
- required review of any new departures for the buildings that might be required
- construction of two additional tennis courts
- relocation of Gate House on Longboat Club Road and elimination of one ingress/egress point on both north and south parcels
- internal traffic design

1. Ordinance 2009-25 - Longboat Key Club - Continued

- proposed South parcel modifications to include the relocation of buildings, two levels of parking under the spa and fitness center structure, the heights of buildings (3 and 4 living stories over parking), the character and construction of Villa units, and the hotel structure height.

 Ms. Simpson noted additional concerns of Staff in review of the proposed revisions.

 Mayor Rothenberg inquired, and Ms. Simpson requested consideration for a two week period for Staff review of the new proposals and time for third parties to review the plans. Town Attorney Persson noted the next hearing date to consider the proposal.

 Discussion ensued with Town Attorney Persson on the following topics/issues:

- previous continuance for review of the proposed modifications
- additional time requested by Staff to provide review and discussion between the parties
- opportunity for Applicant to confirm the proposed amendments.

 Attorney John Patterson commented on the decision of the applicant to provide the opportunity for the development application to be modified to meet some of the concerns raised by the groups in opposition to the petition as submitted and the efforts to address some of the concerns. Upon inquiry, Attorney Patterson confirmed that Ms. Simpson correctly represented the proposed modifications and total number of proposed units.

 Mr. Michael Brody confirmed the intent to work with the Town and address the concerns of Staff and the opposing parties and requested consideration for the continuance. Upon inquiry, Attorney Patterson commented on the proposal to relocate the gate house and road accesses, internal traffic circulation, and entrance to the property from Gulf of Mexico Drive (GMD).

Town Attorney Persson commented on the issues to be considered and Attorney Patterson confirmed that review is on-going relating to GMD access, there were no proposed changes in the size of the meeting facilities and commercial activities, reduction in the saleable square footage,

 Commr. O'Connor requested that information be provided on the following issues at the next hearing:

- golf - who plays when
- PUD addressing the commercial use relating to the 5% ceiling
- 1,600 existing units assigned to other PUD's
- title cloud by Arvida

 Mayor Rothenberg noted his concern with the delay in consideration of the petition, comments and time frame for responses from the parties involved in the issue, the proposed substantial changes



Vice Mayor Siekmann moved to continue the hearing to February 12, 2010. The motion, seconded by Commr. Spoll, carried by a 7-0 vote.



Town Attorney Persson - additional date for the second reading.



**Continue Hearing and Recess:** Continue to February 12, 2010, at 9:00 a.m., recessed at 9:42 a.m.