

**MINUTES
LONGBOAT KEY TOWN COMMISSION
SPECIAL MEETING
JANUARY 22, 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.

Mayor Rothenberg called the meeting to order at 9:00 a.m. and Deputy Town Clerk Jo Ann Mixon called the roll for attendance, with all Commissioners present.

Attorney Robert Lincoln, IPOC representative, cross examined Planning, Zoning, and Building Director Monica Simpson on the following topics/issues:

- 5% departure request and process
- Town Code 158.067(k)(1) Planned Unit Development (PUD)
- PUD requirements regarding 5% departure
- decision guidelines regarding Town Code departures
- Comprehensive Plan/consistency with Gulf Planned Development GPD)
- Intensity use in a GPD
- Comprehensive Plan Table 1 and Comprehensive Plan Policy 1.1.9
- Intensity Schedule/T6 Zoning.

RECESS: 9:54 a.m. – 10:10 a.m.

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

Cross-examination continued on the following topics/issues:

- historical approvals
- Land Intensity Schedule for GPD
- non-residential development not identified in a PUD (amount permitted)
- Town Code 158.125 site plan review with Comprehensive Plan references
- allowable land uses
- neighborhood compatibility.

Attorney John Patterson suggested a continuance to January 29, 2010, to provide additional review time for Staff and the applicant.

The following representatives had no objection to the continuance:

Longboat Key Planning, Zoning, and Building Director Monica Simpson
IPOC Attorney Robert Lincoln
Longboat Key Road Association Attorney Dick Ulrich

Subsequent to comments on the date for continuance, there was consensus to continue the public hearing to January 29, 2010, at 9:00 a.m.

RECESS/CONTINUATION:

Mayor Rothenberg recessed (10:33 a.m.) and continued the public hearing to Friday, January 20, 2010, at 9:00 a.m., at the Temple facility, located at 567 Bay Isles Road, Longboat Key, Florida.

s/s Trish Granger
Trish Granger, Town Clerk

/s/ George Spoll
George Spoll, Mayor

Minutes Approved: 05/03/2010