

**MINUTES  
LONGBOAT KEY TOWN COMMISSION  
SPECIAL MEETING  
OCTOBER 25, 2013 - 8:30 A.M.**

**Present:** Mayor Jim Brown, Vice Mayor David Brenner, Commrs. Jack Duncan, Terry Gans, Lynn Larson, Phill Younger, Pat Zunz

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

**CALL TO ORDER**

**Mayor Brown called the meeting to order at 8:30 a.m. in the Town Commission Chamber, 501 Bay Isles Road, Longboat Key, Florida.**

**1. Urban Land Institute Presentation**

The Urban Land Institute (ULI) will present a report of their findings and recommendations following their panel study of Longboat Key. Recommended Action: Pending discussion, provide direction to Manager.

ULI Advisory Panel Chair Kamuron Gurol provided information on the ULI organization, introduced Panel Members and Staff, and gave a PowerPoint presentation on the ULI Panel's recommendations based on their observances and interviews held throughout the week of October 20-25, 2013. The following ULI Panel Members participated in the PowerPoint presentation:

Ms. Donna Lewis  
Mr. Greg Cory  
Mr. Zachary (Zack) Greene  
Mr. Bill Clarke  
Mr. Angelo Carusi  
Mr. Ken Voigt

Ms. Lewis and Mr. Gurol presented closing comments and urged citizen involvement and collaboration to end the division within the Community.

Following comments by Mayor Brown, Vice Mayor Brenner advised ULI Panel Chair Gurol that the book entitled "The Lure of Longboat Key - Sunrise to Sunset" a collection of photographs of Longboat Key taken by Ms. Mary Lou Johnson, would be forwarded to each of the ULI Panel members, noting that the books were being provided by the Longboat Key Foundation as a gift.

Mayor Brown opened the floor for Commission and public comments.

Mr. Gurol noted that residents could examine past reports prepared for other communities on the ULI website ([www.uli.org](http://www.uli.org)) and noted that a complete report will be provided to the Town. Discussions were held with the Panel Members on the following topics/issues:

1. Urban Land Institute Presentation - Continued

- depiction of Bayfront Park improvements/recommendation to move forward with landscaping improvements but to site a Community Center in a developed Town Center in the vicinity of Town Hall
- recommendation to relax short-term rental restrictions in residential areas
- utilization of Bayfront Park property for recreational activities
- request for inclusion of direct responses to the ten questions submitted by the Town
- individual websites providing private rental opportunities
- projection of decreased population of second-home buyers
- recent legislation prohibiting changes to existing short-term rental unit restrictions
- process to proceed with the recommendations prior to receipt of the final report.

ULI Panel Members commented on/responded to inquiries raised by the following individuals:

- Mr. Edward Zunz: attracting full time and/or younger residents
- Mr. Allen Hixon: Town Center concept/vehicular traffic access restrictions
- Mr. Robert Garry: expansion of the Tennis Center/recreational opportunities
- Ms. Joan Webster: demographics and comparison with Manatee County in addition to Sarasota County
- Mr. Walter Hackett: opportunity for a private-public partnership to implement the recommendations/specific planning efforts
- Mr. Brian Maskill: divisive group of conflicting interests/suggestion to engage professional facilitators between groups
- Ms. Madelyn Spoll: consideration of diversity in the Comprehensive Plan/Zoning Code for various locations throughout the Town.

Mayor Brown thanked the ULI Panel Members for their work and the public speakers for their participation.

**RECESS:** 10:52 a.m. -11:01 a.m.

Commr. Duncan thanked the volunteers of the ULI Subcommittee for their work, and following comments, requested that Town Manager Dave Bullock utilize his facilitation skills to begin the process to review and implement portions of the recommendations that can be initiated. Discussion ensued on the following topics/issues:

- addressing telecommunication options/improving communications without a cellular tower
- process to move forward on the recommendations presented/option to schedule a Special Meeting to develop a process/implementation plan
- addressing recommendations for Gulf of Mexico Drive
- facilitation process.

Upon inquiry, Ms. Madelyn Spoll advised of the Garden Club's existing budget designated for use by the Town of Longboat Key for landscaping improvements.

1. Urban Land Institute Presentation - Continued

Town Manager Bullock opined that the initial task to be accomplished was to engage diverse groups to work together and outlined additional processes to move forward, as follows:

- timing and scheduling of a series of Special Meetings with single focus of ULI recommendations
- web access to the ULI PowerPoint presentation
- interaction between and with residents
- development of short-term and long-term objectives
- development of revisions/implementation of a new Zoning Code and Comprehensive Plan
- identification of professional resources required.

Town Manager Bullock noted his intent to schedule a Special Meeting to review and discuss the recommendations outlined by the ULI Panel.

Commr. Zunz requested and Town Manager Bullock advised that printed copies of the presentation will be provided to the Commission.

**ADJOURNMENT**

**Mayor Brown adjourned the October 25, 2013, Special Meeting at 11:21 a.m.**

Minutes Approved: 11-04-2013