

TOWN OF LONGBOAT KEY
PLANNING AND ZONING BOARD
MINUTES OF REGULAR MEETING

NOVEMBER 19, 2013

The regular meeting of the Planning and Zoning Board was called to order at 9:00 AM.

Members Present: Chair BJ Bishop, Vice Chair Jack Daly, Secretary John Wild
Members Andrew Aitken, Leonard Garner, Walter Hackett, Allen Hixon, Ken Schneier, George Symanski,

Also Present: David Persson, Town Attorney; Alaina Ray, Interim Planning,
Zoning & Building Director; Steve Schield, Planner; Donna Chipman, Office Manager

Agenda Item 1
Urban Land Institute Follow-Up

Alaina Ray, Interim Planning, Zoning & Building Director, provided a brief update on the Urban Land Institute (ULI) recommendations. She commented that a few days ago the Town entered into a contract with the University of Florida (UF) to provide interim planning services and also to work with staff on implementation of the ULI study recommendations.

Ms. Ray noted that the Town Commission appointed an advisory committee to assist with the implementation of the study. Those members included: Mayor Jim Brown or his appointee; and, BJ Bishop, chair of the Planning & Zoning Board, along with the following residents: Tom Freiwald, Larry Grossman, Roger Leibin, David Novak, Jerry Whitehead. She continued with reviewing a PowerPoint presentation which provided details on the ULI recommendations for various issues.

Ms. Ray pointed out that the Outline Development Plan (ODP) process would be coming back to the board for review probably in February 2014. Staff was still working with Bill Spikowski, Spikowski Planning Associates, on developing this process, along with our planning consultant from UF. Mr. Symanski questioned if the Town Attorney would be reviewing the ordinance. Ms. Ray responded that the Town Attorney would be involved in reviewing any amendments.

Mr. Symanski commented that some of the questions that would need to be answered were who would have to agree to develop any property in the Bay Isles Planned Unit Development (PUD), particularly the Town Center concept. Mr. Wild noted that one of the recommendations from ULI was widening the bicycle lanes, with Ms. Ray

responding there was not a consideration for widening the bicycle lanes at this time. Mr. Wild asked if the Florida Department of Transportation (FDOT) would be able to widen the road and create more passing zones. Ms. Ray noted that staff was looking at all options and staff was working with FDOT to look at the entire Gulf of Mexico Drive (GMD) to determine what improvements might be needed. Mr. Schneier questioned the financial arrangement with the UF. Ms. Ray explained there was a consulting budget within the Planning, Zoning & Building accounts, and staff would provide tasks that would be paid on a per task basis. Mr. Hixon referred to the property owners' meetings that were discussed and wished to ensure that Temple Beth Israel was included in the discussions, because they have a significant amount of property. Ms. Ray responded staff would be talking with all property owners in the area to ensure there was a cohesive design.

Ms. Ray noted the advisory committee will be discussing the recommendations from ULI and also will discuss items that might not have been included. The advisory committee meetings will be open to the public and everyone was welcome to attend and provide input.

Planning and Zoning Board Future Schedule

Ms. Ray provided an update to the board of projects they would be reviewing during the December and January meetings.

Mr. Aitken discussed the CIE and the item for replacement of water lines and their cost. Ms. Ray explained that the CIE projects were items that were under the purview of the Town Commission, who approved the projects. There was no flexibility for the board to change the listed projects, but the board needed to ensure the language was appropriate. Mr. Wild asked if there were Town funds available to acquire land. Ms. Ray replied yes, but she was not aware of any plans to acquire land; however, there was a process in place if the Town chose to buy land.

Ms. Ray continued with reviewing the projects anticipated for February, noting the Town Commission Workshop was also scheduled for the same day in the afternoon. Chair Bishop urged the board members, due to the conflict with the Town Commission Workshops and the limited time they would have the meeting room, to review the materials for the January and February meeting thoroughly, and if there were any questions to contact staff prior to the meeting.

There was consensus to begin the January and February meetings at 8:30 AM in order to provide additional time for the meetings.

Mr. Hackett thanked Ms. Ray for all her time and effort on the creation of the 'Briefing Book' and the time spent on the ULI efforts.

Trailer Ordinance

Ms. Ray informed the board that the Town Commission reviewed the proposed ordinance and decided to remove the reference to boats and trailers from the ordinance.

Colony Beach

Ms. Ray noted that the Town was awaiting the judge's decision on the issue. George Spoll, Fairway Bay, commented he had heard the settlement from Dr. Klauber had been approved by the owners, but it was up to the bankruptcy judge during the hearing to approve the agreement.

MR. WILD MOVED TO INVITE COMMR. PHILL YOUNGER TO ADDRESS THE BOARD. CHAIR BISHOP SECONDED THE MOTION. MOTION CARRIED UNANIMOUSLY.

Commr. Younger explained that the agreement was between the homeowners' association and Dr. Klauber. Colony Lender had submitted a challenge to the Town stating that Dr. Klauber could not give away what he no longer controlled, because Colony Lender owned the debt.

Mr. Hackett commented he had provided information concerning Florida becoming the number one housing market. Chair Bishop referred to the increase in flood insurance premiums noting that the Mayor had talked with Congressman Vern Buchanan, who was working on the issue.

AGENDA ITEM 6
CONSENT AGENDA

MR. GARNER MOVED APPROVAL OF THE MINUTES OF THE SEPTEMBER 17, 2013, MEETING AND SETTING THE FUTURE MEETING DATE FOR DECEMBER 17, 2013. MR. HIXON SECONDED THE MOTION. MOTION CARRIED ON ROLL CALL VOTE: AITKEN, AYE; BISHOP, AYE; DALY, AYE; GARNER, AYE; HACKETT, AYE; HIXON, AYE; SCHNEIER, AYE; SYMANSKI, AYE; WILD, AYE.

ADJOURNMENT

The meeting was adjourned at 9:43 AM

John Wild, Secretary
Planning and Zoning Board