

**MINUTES
LONGBOAT KEY TOWN COMMISSION
SPECIAL JOINT WORKSHOP WITH
PLANNING AND ZONING BOARD
OCTOBER 20, 2014 - 9:00 A.M.**

Present: Commission: Mayor Jim Brown, Vice Mayor Jack Duncan, Commrs. Terry Gans, Lynn Larson, Irwin Pastor, Phill Younger, Pat Zunz

Planning And Zoning (P&Z) Board: Chair Allen Hixon, Vice Chair John Daly, Secretary John Wild, Members Andrew Aitken, Walter Hackett, Jr., Ken Schneier, George Symanski, Jr.

Also: Town Manager Dave Bullock, Town Attorney Maggie Mooney-Portale,
Present: Planning, Zoning, and Building Director Alaina Ray, Deputy Town Clerk Jo Ann Mixon

Absent: P&Z Board: Members B. J. Bishop and Leonard Garner

CALL TO ORDER

Mayor Brown called the October 20, 2014, Special Workshop to order at 9:00 a.m., in the Town Commission Chamber, 501 Bay Isles Road, Longboat Key, Florida. Following Comments by Mayor Brown, Board Members introduced themselves.

Town Manager Dave Bullock welcomed the assembly and identified the meeting process and purpose.

PUBLIC TO BE HEARD

1. Opportunity for Public to Address Town Commission - No items were presented.

2. Discussion Regarding Comprehensive Plan and Land Development Code Revisions for Nonconforming Properties

Town staff and consultants will provide a presentation and lead discussion related to policy considerations, issues and options, the Comprehensive Plan, and Land Development Code (LDC) regarding nonconforming properties. Recommended Action: Pending discussion provide direction to Manager.

University of Florida Dean Christopher Silver explained the purpose and development of the Florida Resilient Communities Initiative (FRCI) and introduced the team members.

FRCI Project Coordinator Jerry Murphy displayed a PowerPoint presentation. The following topics/issues were highlighted with discussions held throughout the presentation:

- mandates in Florida Statutes Chapter 163
- Comprehensive Plan definition and State requirements
- Comprehensive Plan elements (Goals, Objectives, Policies, and Strategies)
- Town Charter requirements (Article II, Section 22)
- 1984 Comprehensive Plan density limitations (referendum reference)
- Future Land Use Elements of the Comprehensive Plan
- Objective 1.1 (growth limitations)

2. Discussion Regarding Comprehensive Plan and Land Development Code Revisions for Nonconforming Properties - Continued

- Future Land Use Element (Goal 1)
- Nonconforming Structures - Involuntary Destruction, Policy 1.1.5(A)
- Nonconforming Structures - Voluntary Reconstruction, Policy 1.1.5(B)
- market trends and reconstruction flexibility
- amendments to the Charter and Comprehensive Plan
- Nonconforming Lots and Uses, Policy 1.1.6
- Future Land Use Map - Existing Tourism Units, Policy 1.1.10
- total existing Tourism Units (approximately 1,460).

Planning, Zoning, and Building Department Director Alaina Ray continued the PowerPoint presentation and discussions were held on policy consideration, issues, and options as identified below:

- guiding document provisions
- current policy issues (2007 Referendum approved)
- Resolution 2011-32 - Vision Statement, Mission Statement, and Core Values
- Urban Land Institute (ULI) Study (Rezoning Colony property, land use planning for the Whitney Plaza, Comprehensive/Vision Plan update, develop and adopt modern codes, and the permit process)
- referendum and electorate process
- 2008 Referendum (Ordinance 2007-48)
- institutionalizing hotel zoning (Colony property current zoning T-6)
- rental property (30-day provision) advertise/post rental restrictions
- density
- establishment of a Charter Review Committee
- Comprehensive Plan - Future Land Use Element options
- Involuntary Destruction, Policy 1.1.5(A)/Voluntary Reconstruction, Policy 1.1.5(B)
- Nonconforming Lots and Uses, Policy 1.1.6
- Maximum Densities and Intensities, Policy 1.1.10
- Revitalization Committee Report (developed by a community committee)
- Burt Harris Act (balanced approach)
- dwelling units on Longboat Key (under 10,000)
- referendum approval for 250 units.

There was consensus on the process to move forward regarding degree of expansion and enhanced valuation.

RECESS: 10:43 a.m. - 10:55 a.m.

3. Discussion Regarding Town Commission's Policy Direction for Town Planning Efforts and Role of the Planning & Zoning (P&Z) Board

Discussion will be held between the Town Commission and Planning & Zoning Board members to communicate goals, objectives, and direction for the pending and on-going planning efforts of the Town. Recommended Action: Pending discussion provide direction to Manager.

3. Discussion Regarding Town Commission's Policy Direction for Town Planning Efforts and Role of the P&Z Board - Continued

Planning, Zoning, and Building Department Director Alaina Ray continued the presentation and discussion ensued on the following topics/issues:

- process for consideration and approval of draft language
- process for Land Development Code revisions
- expanding the "Box" in the Comprehensive Plan
- utilizing illustrations for visual impact regarding land use discussions
- density referendum options
- creating new zoning categories
- illustrating the erosion control line
- Federal and State requirements
- underlying residential zoning/tourism use.

Following discussion, there was consensus for staff to process and address the referendum issue with a variety of options.

Ms. Ray continued the presentation and discussion ensued on policy consideration, issues, and options as identified below:

- establishing a Charter Review Committee
- Charter changes/minor density issues going directly to the Commission
- 165 remaining available tourism units (250 units approved by referendum)
- density referendum issue separate from Charter amendments
- Charter review option (Article II, Section 22{b}).

Following discussion, there was consensus to explore the potential to amend the Charter, through a referendum process, to modify and provide exceptions that allow the Commission some authority to approve certain density increases.

Mayor Brown thanked the P&Z Board for their participation and noted future meetings could be scheduled as the issue/project progress.

ADJOURNMENT

Mayor Brown adjourned the October 20, 2014, Joint Workshop at 11:31 a.m.

Minutes Approved: 11/03/2014