

**MINUTES
LONGBOAT KEY TOWN COMMISSION
JOINT WORKSHOP
WITH THE PLANNING AND ZONING BOARD
MAY 19, 2015 - 9:00 A.M.**

Present: Town Commission

Mayor Jack Duncan, Vice Mayor Terry Gans, Commrs. Jack Daly, Lynn Larson, Irwin Pastor, Phill Younger, Pat Zunz

Planning & Zoning Board Members

Andrew Aitken, B.J. Bishop, James Brown, Leonard Garner, Stephen Madva, Kenneth Schneier, George Symanski

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

CALL TO ORDER/PLEDGE OF ALLEGIANCE

Mayor Duncan called the May 19, 2015, Joint Workshop with the Planning and Zoning Board to order at 9:00 a.m., in the Town Commission Chamber, 501 Bay Isles Road, Longboat Key, Florida.

ADMINISTRATION OF OATH FOR NEWLY APPOINTED P&Z BOARD MEMBERS

Deputy Town Clerk Jo Ann Mixon administered the Oath of Office to the recently appointed Planning & Zoning (P&Z) Board members.

Mayor Duncan thanked the newly appointed P&Z Board members for volunteering, reviewed the meeting process, and noted the opportunity for success when joint meetings were held.

PUBLIC TO BE HEARD

1. Opportunity for Public to Address Town Commission

At each meeting the Town Commission sets aside a time for the public to address issues that are not on the agenda.

DISCUSSION ITEMS

2. Discussion Regarding Potential New Density Ranges and New Zoning Districts for Non-Conforming Tourist and Mixed Residential Properties

Staff will provide information addressing Non-Conforming Land Use Categories and Zoning Districts, existing and future density limitations, Category and District attributes and parameters, and other elements related to the resolution of existing non-conforming densities.

Planning, Zoning, and Building (PZB) Department Director Alaina Ray provided information that addressed non-conforming land use categories and zoning districts, existing and future density limitations, category and district attributes and parameters, and other elements related to the resolution of existing non-conforming densities.

DISCUSSION ITEMS - Continued

2. Discussion Regarding Potential New Density Ranges and New Zoning Districts for Non-Conforming Tourist and Mixed Residential Properties - Continued

Discussions were held on the following topics/issues:

- density direction of the Town (policy)
- tourism density
- proving existing property scenarios
- 2008 referendum (opportunity to enact codes)
- create methodology
- revitalization
- redevelopment/project funding
- perform square footage analysis to identify units and allow for development
- conceptual framework with ability to modernize
- recent ordinance amendments
- small residential condominium redevelopment opportunities
- addressing the volume issue
- revitalization and modernization for property in a residential related capacity
- zoning district/underlying nonconforming properties.

Town Manager Dave Bullock addressed the underlying nonconforming property issues.

(Note: P&Z Board Member Madva left the meeting at 10:05 a.m.)

RECESS: 10:54 a.m. - 11:15 a.m.

Florida Resilient Communities Initiative (FRCI) Representative Jerry Murphy and PZB Director Ray continued the PowerPoint presentation. Discussions were held on the following topics/issues:

- Scenarios to conform existing density (referendum required)
- generalized zoning units/future land use
- Scenarios 1 and 2 differences regarding tourism.

FRCI Representative Gene Boles identified differences between Scenarios 1 and 2, highlighting mixed residential and tourism. Discussions were held on the following topics/issues:

- mixed use issues/development code flexibility
- zoning classifications/special district designation
- scenario options – choosing options from different scenarios
- pooling within a particular zoning district
- redevelopment time period
- citizens' education on referendum issues (messaging)
- redevelopment pool - required referendum
- Staff's recommendation - a hybrid model including Scenario 1 for multi-family
- Planned Unit Development (PUD) scenario.

DISCUSSION ITEMS- Continued

2. Discussion Regarding Potential New Density Ranges and New Zoning Districts for Non-Conforming Tourist and Mixed Residential Properties - Continued

Following discussion, there was consensus to move forward with Scenario 1 with a hybrid element for Tourism.

Additional discussions were held on the following topics/issues:

- scheduling a Town Commission P&Z Board Joint Meeting in the fall 2015
- scheduling P&Z Board Meetings during the summer of 2015 (no action on Development plans or site plans)
- revitalization flexibility.

There was consensus to hold a Joint Meeting during the month of September 2015.

PZB Director Ray summarized the presentation and discussion was held on the following topics/issues:

- incorporate Section C language as provided by Commissioner Younger
- height and stories
- parking / open space
- eliminate Transferable Development Rights (TDR)
- drafting legislation for consideration at the September Joint Meeting
- outreach efforts toward referendum scenarios

ADJOURNMENT

Mayor Duncan adjourned the May 19, 2015, Town Commission Joint Meeting with the Planning & Zoning Board at 12:35 p.m.

Minutes approved: 06-01-15