



This meeting will be live-streamed via the Town's website.

## Town of Longboat Key Planning & Zoning Board

Town Hall, 501 Bay Isles Road

Longboat Key, FL 34228

[www.longboatkey.org](http://www.longboatkey.org)

David Green, Chair; Ken Marsh, Vice Chair; Penny Gold, Secretary;  
David Lapovsky; Debra Williams; Phill Younger

### **AGENDA**

#### **REGULAR MEETING (Virtual)**

#### **October 20, 2020 – 9:15 AM**

#### **1. Pledge of Public Conduct**

- We may disagree, but we will be respectful of one another.
- We will direct all comments to issues.
- We will avoid personal attacks.
- Audience members wishing to speak must be recognized by the Chair.
- Speaking without being recognized will be considered as "Out of Order."

#### **2. Administration of Oath: New member Jay Plager**

#### **3. Call to Order**

#### **4. Roll Call**

#### **5. Approval of Virtual Meeting Protocols and Process**

#### **6. Public to be Heard**

Opportunity for Public to Address Planning & Zoning Board

At each meeting, the Planning & Zoning Board sets aside time for the public to address issues not on the agenda.

#### **7. Consent Agenda**

The purpose of the Consent Agenda is to expedite those items on an agenda that appear to be of a routine nature. Any item on the Consent Agenda can be removed from the Consent Agenda and placed on the Regular Meeting Agenda by any member of the Planning & Zoning Board without having to make a motion, receive a second, or submit to a vote. Otherwise, all items on the consent Agenda are voted upon in their totality by one action (motion, second and vote) and are not subject to discussion. A vote in the affirmative on the Consent Agenda is a vote of confirmation to the action noted in each item.

A. Approval of Minutes: September 15, 2020 Regular Meeting

B. Setting the Future Meeting Date: November 17, 2020

#### **8. Public Hearings**

**A. Ordinance 2020-14, Zoning Text Amendment, Amending Chapter 158, Adding and Updating Zoning Code Graphics**

Ordinance 2020-14 has been prepared to incorporate a series of graphics that are generally new to the Zoning Code, along with the addition of updates to existing graphics and maps that can benefit from updating for clarity. The graphics are generally intended to be illustrative, and improve a reader's understanding by depicting regulations that may be difficult to interpret or visualize. The overall intent is to make the Zoning Code more user-friendly, easier to read, and understand.

**B. Ordinance 2020-16, Zoning Text Amendment, Amending Chapters 33 and 158 Meeting Notice Provisions**

AN ORDINANCE OF THE TOWN OF LONGBOAT KEY, FLORIDA, AMENDING THE CODE OF ORDINANCES OF THE TOWN OF LONGBOAT KEY, FLORIDA, BY AMENDING TITLE 3, ADMINISTRATION, CHAPTER 33, BOARDS AND COMMISSIONS, SECTION 33.25, PUBLIC HEARINGS, AND AMENDING TITLE 15, LAND DEVELOPMENT CODE, CHAPTER 158, ZONING CODE, SECTION 158.013, APPEALS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING AN EFFECTIVE DATE.

**C. Ordinance 2020-17, Zoning Text Amendment, Amending Chapter 158 Zoning Determination Notice Provisions**

AN ORDINANCE OF THE TOWN OF LONGBOAT KEY, FLORIDA, MODIFYING AND AMENDING TITLE 15 LAND DEVELOPMENT CODE, CHAPTER 158: ZONING CODE; MODIFYING AND AMENDING ARTICLE II, DECISION MAKING AND APPEALS; AMENDING SECTION 158.012, PLANNING AND ZONING OFFICIAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.

**D. Ordinance 2020-18, Zoning Text Amendment, Amending Chapter 158, Scrivener's Corrections**

AN ORDINANCE OF THE TOWN OF LONGBOAT KEY, FLORIDA, MODIFYING AND AMENDING TITLE 15 LAND DEVELOPMENT CODE, CHAPTER 158, ZONING CODE; AMENDING SECTION 158.030, PERFORMANCE STANDARDS FOR SITE DEVELOPMENT PLAN; AMENDING SECTION 158.059; R-11P (ISLAND PRESERVE RESIDENTIAL DISTRICT); AMENDING SECTION 158.060, R-1SF (SINGLE-FAMILY LOW-DENSITY ESTATE RESIDENTIAL DISTRICT); AMENDING SECTION 158.061, R-2SF (SINGLE-FAMILY LOW-DENSITY RESIDENTIAL DISTRICT), AMENDING SECTION 158.062, R-3SF (SINGLE-FAMILY LOW-MEDIUM-DENSITY RESIDENTIAL DISTRICT), AMENDING SECTION 158.063, R-4SF (SINGLE-FAMILY MEDIUM-DENSITY RESIDENTIAL DISTRICT), AMENDING SECTION 158.064, R-6SF (SINGLE-FAMILY HIGH-DENSITY RESIDENTIAL DISTRICT), AMENDING SECTION 158.065, R-3MX (LOW-MEDIUM-DENSITY MIXED RESIDENTIAL DISTRICT), AMENDING SECTION 158.066, R-4MX (MEDIUM-DENSITY MIXED RESIDENTIAL DISTRICT), AMENDING SECTION 158.067, R-6MX (HIGH-DENSITY MIXED RESIDENTIAL DISTRICT), AMENDING SECTION 158.068, OI (OFFICE-INSTITUTIONAL DISTRICT), AMENDING SECTION 158.069, C-1 (LIMITED COMMERCIAL DISTRICT), AMENDING SECTION 158.070, C-2 (GENERAL COMMERCIAL DISTRICT), AMENDING SECTION 158.071, C-3 (HIGHWAY-ORIENTED COMMERCIAL DISTRICT), AMENDING SECTION 158.072, M-1 (MARINE COMMERCIAL SERVICES DISTRICT), AMENDING SECTION 158.073, T-3 (LOW-MEDIUM-DENSITY TOURIST RESORT COMMERCIAL DISTRICT), AMENDING SECTION 158.074, T-6 (HIGH-DENSITY TOURIST RESORT COMMERCIAL DISTRICT), AMENDING SECTION 158.075, MUC-1 (MIXED USE COMMUNITY - BAY ISLES DISTRICT), AMENDING SECTION 158.076, MUC-2 (MIXED USED COMMUNITY - ISLANDSIDE DISTRICT), AMENDING SECTION 158.077, MUC-3 (MIXED USE COMMUNITY - PROMENADE/WATER CLUB), AMENDING SECTION 158.081, INS (COMMUNITY FACILITY INSTITUTIONAL DISTRICT), AMENDING SECTION 158.082, OVERVIEW OF CONFORMANCE OVERLAY REDEVELOPMENT DISTRICT (CORD), AMENDING SECTION 158.110, OUTDOOR DINING FOR RESTAURANTS, AND AMENDING SECTION 158.144, DEFINITIONS, TO CORRECT SCRIVENER'S ERRORS; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.

**9. Workshop Discussion Items**

## **Workshop Discussion: Commission Direction to Further Consider Ordinance 2020-07, Amending Chapter 158.098(D), Daylight Plane and Single-Family Residential Structure Buffering Requirements and an Overlay District Concept for Single-Family Redevelopment.**

### **10. New Business**

### **11. Staff Update**

### **12. Adjournment**

At the time of the publication of this notice, Governor Desantis' Executive Order 20-246, authorizes the Planning & Zoning Board to use Communications Media Technology (CMT) to conduct public meetings without a quorum being physically present due to the COVID-19 health emergency. Such Gubernatorial Executive Order is scheduled to expire on November 1, 2020, unless otherwise extended or modified by Governor DeSantis. The Town will conduct the public meeting, workshop discussion, and hearings on Ordinance 2020-16, Ordinance 2020-17, Ordinance 2020-18, and Ordinance 2020-07, along with consideration of overlay districts virtually using CMT as indicated in the CMT instructions below.

The Town encourages public participation and is providing multiple options for the public to participate in the proceedings in a manner that accommodates individual needs and health concerns. Members of the public may choose to appear and utilize one or more of the CMT as described below during the public hearings on Ordinance 2020-16, Ordinance 2020-17, and Ordinance 2020-18.

The CMT alternatives for public participation are provided below:

Copies of Ordinance 2020-16, Ordinance 2020-17, Ordinance 2020-18 and Workshop Discussion materials, can be obtained by contacting Donna Chipman at Town Hall at [dchipman@longboatkey.org](mailto:dchipman@longboatkey.org) or (941)316-1966.

To View and/or Listen to the Hearings via the Town's website:

Anyone wishing to listen to the hearings and meeting can do so by either: (1) live streaming the hearings through the Town's website at: <https://www.longboatkey.org/town-government/commission-meetings-live>, or (2) by accessing the hearings through Zoom at: <https://us02web.zoom.us/j/81742304132> or by dialing: 1-312-626-6799, enter the meeting ID 81742304132, and then press the # key. Please be advised that there is a 45 second delay when viewing the Planning and Zoning Board meeting/hearings using the Town's website option due to closed captioning.

To Listen, View and/or Participate in the Hearings via Zoom:

Anyone wishing to participate in the hearings and provide public comment at the hearings must: (1) complete an online Request to Speak form prior to the hearings, (2) submit evidence you want considered at the hearings to the Town for distribution to the Planning and Zoning Board prior to the hearings, and (3) access the meeting using Zoom. The Request to Speak form to participate in the public hearings is available on the Town's website at [www.longboatkey.org](http://www.longboatkey.org) and must be completed no later than 12:00 p.m. (noon) on October 19, 2020, to be placed on a hearing participant list. The online Request to Speak form will be available from Friday, October 16, 2020, at 12:00 p.m. (noon) until 12:00 p.m. (noon) on October 19, 2020. Additionally, any information/written comments/evidence that you want to present as evidence and considered by the Planning & Zoning Board during the hearings must be submitted to [dchipman@longboatkey.org](mailto:dchipman@longboatkey.org) no later than 12:00 p.m. (noon) on Monday,

October 12, 2020 to be distributed to the Planning & Zoning Board, the parties, and be included in the official hearing record. Access to participate in the meetings via Zoom by computer, tablet, or smartphone will be available using the following link: <https://us02web.zoom.us/j/81742304132> . Access to participate in the meetings via phone through Zoom is also available by dialing: 1-312-626-6799, enter the meeting ID 81742304132, and then press the # key. Those whom have pre-registered to participate in the public hearings, will be subject to the Town's procedures set forth in Section 33.25 of the Town Code, including but not limited to, applicable time limitations. If joining from a tablet or smartphone, you will need to download the free Zoom app from your device's app store. If joining from a computer, your computer will automatically download and install (if needed) the Zoom program. If you currently have Zoom installed on your computer, tablet, or smartphone, you may join the meetings by entering the meeting ID 81742304132. Individuals who wish to listen or view the hearings via Zoom (without participating) may also use the login information above.

If you have any questions regarding the virtual Planning and Zoning Board meeting/hearings, please contact Donna Chipman at [dchipman@longboatkey.org](mailto:dchipman@longboatkey.org) or 941-316-1966.

Additional detailed instructions relating to viewing and participating in the Planning & Zoning Board's virtual meeting and hearings will be posted on the Town's website at:

<https://www.longboatkey.org/town-government/boards-and-committees/planning-and-zoning-virtual-meeting-information>

No verbatim record by a certified court reporter is made of these proceedings. Accordingly, any person who may seek to appeal any decision involving the matters noticed herein will be responsible for making a verbatim record of the testimony and evidence at these proceedings upon which any appeal is to be based (see Section 286.0105, Florida Statutes). In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons needing a special accommodation to participate in this proceeding should contact the Town Clerk's office at 941-316-1999 seventy-two (72) hours in advance of this proceeding. If you are hearing impaired, please call 941-316-8719.