



Town of Longboat Key Planning & Zoning Board

Town Hall, 501 Bay Isles Road

Longboat Key, FL 34228

www.longboatkey.org

David Green, Chair; Gary Coffin; Paul Hylbert; David Lapovsky;
Margaret Nuzzo; Jay Plager; Michael Warnstedt

AGENDA

REGULAR MEETING (“Hybrid” -Virtual and In-Person)

MAY 21, 2021 – 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. Call to Order

3. Administration of Oath

4. Roll Call

5. Election of Officers: Chair, Vice Chair and Secretary

6. Review of Virtual Meeting Protocols and Process

7. 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.

8. 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.

Approval of Minutes: March 16, 2021 Regular Meeting

9. Public Hearings

A. 4120 Gulf of Mexico Drive (Buccaneer Restaurant), Special Exception (QUASI-JUDICIAL)

Request of LBK Real Estate Holdings, Ltd., Property Owners, requesting approval of Special Exceptions to: 1) allow an elevator shaft that exceeds the maximum allowable height by three feet; and 2) outdoor dining.

B. 4120 Gulf of Mexico Drive (Buccaneer Restaurant), Site Development Plan (QUASI-JUDICIAL)

Request of LBK Real Estate Holdings, Ltd., Property Owners, requesting approval to construct a 14,325 square foot restaurant with 196 seats.

10. Workshop Discussion Items

Continued 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.

11. New Business

The Planning & Zoning Board will need to reschedule their June regular meeting due to the Town Attorney having a conflict with the June 18, 2021 meeting date.

12. Staff Update

13. Planning & Zoning Board Member Comments

14. Adjournment

Please be advised that the Florida Governor's Office has declared a State of Emergency due to the Coronavirus (COVID-19) pandemic. As reported by the Center for Disease Control and World Health Organization, COVID-19 can spread from person-to-person through small droplets from the nose or mouth, including when an individual coughs or sneezes. These droplets may land on objects and surfaces. Other people may contract COVID-19 by touching these objects or surfaces, then touching their eyes, nose or mouth. Therefore, merely cleaning facilities, while extremely important and vital in this crisis, may not be enough to stop the spread of this virus. Those with weakened immune systems may want to avoid the Planning & Zoning Board meeting in order to avoid a potential exposure to the virus.

A physical quorum of the Planning & Zoning Board will gather in person for a Planning and Zoning Board meeting and public hearing within the Town Commission Chambers at Town Hall, 501 Bay Isles Road, Longboat Key, Florida, and other members of the Planning & Zoning Board may appear and utilize Communications Media Technology (CMT), specifically Zoom, to participate in the public meeting and hearings during the declared State of Emergency. When a physical quorum of the Planning & Zoning Board gathers at Town Hall for such meeting/hearings, the public will also be able to attend the meeting/hearings in person. In person gatherings by the public at Town Hall shall be governed by applicable Gubernatorial Executive Orders in effect at the time, CDC and Health Department recommendations. The Town will require that all persons attending the public meeting/hearings within Town Hall observe and follow applicable CDC and Health Department guidelines on social distancing. The public must also observe any applicable health, safety and welfare protocols within Town Hall.

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. Irrespective of whether the Town's meeting and public hearing is held virtually or whether an in-person meeting of the Planning & Zoning Board is held at Town Hall, members of the public may choose to appear and utilize CMT as described below during the public hearings.

The CMT alternatives for public participation are provided below:

In Person Attendance at the Hearings at Town Hall:

The Planning & Zoning Board will conduct the quasi-judicial hearing in accordance with the guidelines set forth in Section 33.10 of the Town's Code of Ordinances. However, in person gatherings by the public at Town Hall shall be governed by applicable Gubernatorial Executive Orders in effect at the time, CDC and Health Department recommendations. The Town will require that all persons attending

the public meeting/hearing within Town Hall observe and follow applicable CDC and Health Department guidelines on social distancing. The public must also observe any applicable health, safety and welfare protocols within Town Hall.

The public may also choose to view, listen or participate in the quasi-judicial hearing virtually, rather than appearing at the public hearing at Town Hall, by utilizing CMT as described below. The CMT alternatives for public participation in these proceedings are provided below:

To View and/or Listen to the Hearing:

Anyone wishing to listen to the hearing and meeting can do so by accessing the hearing through Zoom at: <https://us02web.zoom.us/j/89403404822> or by dialing: 1-312-626-6799, enter the meeting ID 894 0340 4822, and then press the # key.

To Participate in the Hearing Virtually:

Anyone wishing to participate virtually in the quasi-judicial hearing and provide evidence at the hearing must: (1) complete an online Request to Speak form prior to the hearing, (2) submit evidence you want considered at the hearing to the Town for distribution to the Planning and Zoning Board prior to the hearing, and (3) access the meeting using Zoom. The Request to Speak form to participate in the public hearing is available on the Town's website at www.longboatkey.org and must be completed **no later than 12:00 p.m. (noon) on May 20, 2021**, to be placed on a hearing participant list. The online Request to Speak form will be available from Friday, May 14, 2021 at 12:00 p.m. (noon) until 12:00 p.m. (noon) on May 20, 2021. Additionally, any information/written comments/evidence that you want to present as evidence and considered by the Planning & Zoning Board during the hearing must be submitted to dchipman@longboatkey.org **no later than 12:00 p.m. (noon) on Thursday, May 20, 2021** to be distributed to the Planning & Zoning Board, the parties, and be included in the official hearing record. Access to participate in the meeting via Zoom by computer, tablet, or smartphone will be available using the following link: <https://us02web.zoom.us/j/89403404822>. Access to participate in the meeting via phone through Zoom is also available by dialing: 1-312-626-6799, enter the meeting ID 894 0340 4822, and then press the # key. Those whom have pre-registered to participate in the public hearing, will be subject to the Town's quasi-judicial 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 meeting by entering the meeting ID 894 0340 4822.

If you have any questions regarding the virtual Planning and Zoning Board meeting/hearing, please contact Donna Chipman at dchipman@longboatkey.org or 941-316-1966.

Additional detailed instructions relating to viewing and participating in the Planning & Zoning Board's virtual meeting and hearing 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.