



Town of Longboat Key Planning & Zoning Board

Town Hall, 501 Bay Isles Road

Longboat Key, FL 34228

www.longboatkey.org

David Green, Chair; Vice Chair David Lapovsky; Jay Plager, Secretary

Gary Coffin; Paul Hylbert;

Margaret Nuzzo; Michael Warnstedt

AGENDA REGULAR MEETING

SEPTEMBER 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. Roll Call

4. 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.

5. 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: June 15, 2021 Regular Meeting

6. Public Hearings

A. 551 Broadway Street, 7009 and 7017 Longboat Drive North, Comprehensive Plan Amendment (LEGISLATIVE)

Request of Cypress Cash LLC, Property Owners, requesting approval of a Comprehensive Plan amendment to change the designation of the properties on the Future Land Use Map from RH-6 (High Density Single-Family/Mixed Residential, 6 units/acre) to RH-6/CORD (Conformance Overlay Redevelopment District).

B. 551 Broadway Street, 7009 and 7017 Longboat Drive North, Rezoning (QUASI-JUDICIAL)

Request of Cypress Cash, LLC., Property Owners, requesting approval of a rezoning to rezone the property from R-6SF (High Density Mixed Residential District, 6 units per acre) to the R-6SF (High Density Mixed Residential District, 6 units per acre) /Conformance Overlay Redevelopment District (CORD).

C. 551 Broadway Street, 7009 and 7017 Longboat Drive North, Site Development Plan (QUASI-JUDICIAL)

Request of Cypress Cash, LLC., Property Owners, requesting approval of a Site Development Plan to allow construction of four (4) single-family units.

D. Ordinance 2021-15, Adding a New Statutorily Required Property Rights Element to the Town's Comprehensive Plan

AN ORDINANCE OF THE TOWN OF LONGBOAT KEY, FLORIDA, ADOPTING AMENDMENTS TO THE TOWN'S COMPREHENSIVE PLAN PURSUANT TO SECTION 163.3184, FLORIDA STATUTES; AMENDING CHAPTER 160, COMPREHENSIVE PLAN, SECTION 160.01, ELEMENTS, OF THE TOWN OF LONGBOAT KEY CODE OF ORDINANCES TO ESTABLISH A "PROPERTY RIGHTS ELEMENT"; PROVIDING FOR COMPLIANCE WITH THE COMMUNITY PLANNING ACT; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT HERewith; PROVIDING FOR AN EFFECTIVE DATE.

E. Ordinance 2021-11, Adding Buffering and Screening Requirements for Certain Single-Family Residential Structures

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 V, SUPPLEMENTAL DEVELOPMENT STANDARDS; AMENDING SECTION 158.103, SCREENING REGULATIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT HERewith; PROVIDING FOR AN EFFECTIVE DATE.

7. Workshop Discussion Items

8. New Business

Request of the Planning & Zoning Board to reschedule the December 21, 2021 Planning & Zoning Board meeting due to the Christmas holiday.

9. Staff Update

10. Planning & Zoning Board Member Comments

11. Adjournment

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.