



## 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; David Lapovsky, Vice Chair; Jay Plager, Secretary  
Gary Coffin; Paul Hylbert; Margaret Nuzzo; Michael Warnstedt

### AGENDA REGULAR MEETING

**NOVEMBER 16, 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.

A. Approval of Minutes: October 19, 2021 Regular Meeting

B. Setting the Future Meeting Date: December 14, 2021

**6. Public Hearings**

**A. Arpke Subdivision, 680 Cedar Street, 690 Cedar Street and 681 Hibiscus Way, Subdivision Variance (QUASI-JUDICIAL)**

Request of Michael Kimball, Ray and D'Arcy Arpke, and Frank Sands, Property Owners, requesting a Subdivision Variance from Sections 157.46 (H) and 157.58 (B) of the Town Subdivision Regulations, to construct a 16-foot-wide private roadway (where 20 feet is required) made of 12 inches of compacted shell for the base and surface pavement material (where a properly prepared subgrade, an approved road base, and an approved wearing surface is required) within the existing 50-foot private roadway, drainage and public utility easement, for the Arpke Subdivision

**B. Verizon Wireless, Special Exception Application (QUASI-JUDICIAL)**

Request of Shane Thorson, Authorized Agent, on behalf of Verizon Wireless, for a Special Exception to allow installation of personal wireless service freestanding facilities to provide and enhance Verizon Wireless services throughout the Town. The facilities will be located within the rights-of-way of nine locations in the Manatee County portion of Longboat Key.

**C. Verizon Wireless, Site Development Plan Application (QUASI-JUDICIAL)**

Request of Shane Thorson, Authorized Agent, on behalf of Verizon Wireless, for a Site Development Plan approval to construct nine (9) personal wireless service freestanding facilities.

**D. Ordinance 2021-11, Adding Buffering and Screening Requirements for Certain Single-Family Residential Structures (*Continued from the October 19, 2021 Regular Meeting*)**

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**

**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.