



# 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

**JANUARY 18, 2022 – 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: December 14, 2021 Regular Meeting
- B. Setting Future Meeting Date: February 15, 2022

### 6. Public Hearings

#### **A. 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 1, GENERAL PROVISIONS; AMENDING SECTION 158.009, CHART OF DECISIONS AND APPEALS; 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.

## **B. Ordinance 2022-02, Amending Final Approval Authority Provisions for Freestanding Personal Wireless Facilities**

AN ORDINANCE OF THE TOWN OF LONGBOAT KEY, FLORIDA, MODIFYING AND AMENDING TITLE 15 LAND DEVELOPMENT CODE, CHAPTER 158: ZONING CODE; AMENDING ARTICLE II, DECISION MAKING AND APPEALS; AMENDING SECTION 158.009, CHART OF DECISIONS AND APPEALS; AMENDING SECTION 158.011, PLANNING AND ZONING BOARD; AMENDING ARTICLE III, DEVELOPMENT REVIEW PROCEDURES; AMENDING SECTION 158.018 APPLICATIONS FOR SPECIAL EXCEPTION USES; AMENDING SECTION 158.019, SPECIAL EXCEPTION USES; AMENDING SECTION 158.029, SITE DEVELOPMENT PLAN, SUBMISSION PROCEDURES; AMENDING ARTICLE V, SUPPLEMENTAL DEVELOPMENT STANDARDS; AMENDING SECTION 158.114, PERSONAL WIRELESS SERVICE FACILITY DEVELOPMENT STANDARDS; PROVIDING FOR RETROACTIVE APPLICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.

## **C. Ordinance 2022-03, Comprehensive Plan 2022 Incorporating a Series of Statutorily Required and Miscellaneous Non-substantive Updates**

AN ORDINANCE OF THE TOWN OF LONGBOAT KEY, FLORIDA, AMENDING THE 2007 COMPREHENSIVE PLAN OF THE TOWN OF LONGBOAT KEY BY REPEALING AND REPLACING THE ENTIRETY OF THE COMPREHENSIVE PLAN OF THE TOWN OF LONGBOAT KEY, PURSUANT TO SECTION 163.3191, FLORIDA STATUTES; PROVIDING FOR COMPLIANCE WITH THE COMMUNITY PLANNING ACT; PROVIDING FOR THE ADOPTION OF THE 2022 COMPREHENSIVE PLAN OF THE TOWN OF LONGBOAT KEY; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING 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.