



# 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

**JUNE 21, 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. Election of Officers: Chair, Vice Chair and Secretary

### 6. 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: May 17, 2022 Regular Meeting
- B. Setting Future Meeting Date: June 24, 2022 Comprehensive Plan Workshop and September 20, 2022 Regular Meeting

### 7. Public Hearings

**A. 3000 Harbourside Drive, Outline Development Plan Amendment (Quasi-Judicial)**

Request of LB 500 LLC, Property Owner, for an Outline Development Plan amendment to increase the non-open space within the Bay Isles Planned Development, by allowing for the development of additional recreational facilities (four (4) new pickleball courts) at the existing Harbourside Tennis Club.

**B. 3000 Harbourside Drive, Site Development Plan Application (Quasi-Judicial)**

Request of LB 500 LLC, Property Owner, for a Site Development Plan amendment to allow construction of four (4) new pickleball courts, totaling 8,640 square feet.

**C. Ordinance 2022-14 Adopting Recommended Amendments to the Future Land Use Element of the Town's Comprehensive Plan**

The P&Z Board held a two public workshops on March 29, 2022 and April 14, 2022, to consider the proposed Comprehensive Plan amendments and provided recommendations to the Town Commission. The Town Commission held a public workshop on May 16, 2022, to consider the recommendations provided by the Planning and Zoning Board and accepted all recommendations. Ordinance 2022-14 incorporates those recommendations into ordinance form.

**8. Workshop Discussion Items**

There are no workshop items for discussion.

**9. New Business**

During the April 19, 2022 Planning & Zoning (P&Z) Board Regular Meeting, the P&Z Board requested to have a follow-up discussion regarding the criteria for decision-making on various projects. The P&Z Board briefly discussed whether economic or market factors can be included in decision-making. These factors currently are not considered and are not recommended to be considered. Existing Findings Criteria for Special Exceptions and Site Development Plans are provided for Board Members background and discussion.

**10. Staff Update**

**11. Planning & Zoning Board Member Comments**

**12. 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.