



Town of Longboat Key Planning & Zoning Board

Town Hall, 501 Bay Isles Road

Longboat Key, FL 34228

www.longboatkey.org

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

AGENDA REGULAR MEETING

OCTOBER 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: September 19, 2022 Comprehensive Plan Workshop and September 20, 2022 Regular Meeting
- B. Setting Future Meeting Date: November 15, 2022 Regular Meeting and November Comprehensive Plan Workshop; Reschedule the December 20, 2022 Regular Meeting Date and schedule the December Comprehensive Plan Workshop Date

6. Public Hearings

A. Porto Longboat Key Residences, 5630 Gulf of Mexico Drive, Comprehensive Plan Amendment (Legislative)

Request of WB Longboat Residences, LLC, Property Owner, for a Comprehensive Plan Amendment that changes the designation of 5630 Gulf of Mexico Drive on the Future Land Use Map from CL Limited Commercial and RM-4 Medium Density

Single-Family Mixed Residential, 4 units per acre to RM-4 Medium Density Single-Family Mixed Residential, 4 units per acre.

B. Porto Longboat Key Residences, 5630 Gulf of Mexico Drive, Change of Zoning Application (Quasi-Judicial)

Request of WB Longboat Residences, LLC, Property Owner, for a rezoning to rezone the property from C-1 (Limited Commercial) and R-4SF (Single-Family Medium-Density Residential District 4 units/acre) to R-4MX (Medium Density Mixed Residential 4 units per acre).

C. Porto Longboat Key Residences, 5630 Gulf of Mexico Drive, Special Exception Application (Quasi-Judicial (Item to be Continued, Subject to Action by Town Commission))

Request of WB Longboat Residences, LLC, Property Owner, for a Special Exception to exceed the R-4MX zoning district maximum height for elevator overruns.

D. Porto Longboat Key Residences, 5630 Gulf of Mexico Drive, Site Development Plan Application (Quasi-Judicial (Item to be Continued, Subject to Action by Town Commission))

Request of WB Longboat Residences, LLC, Property Owner, for a Site Development Plan to permit an 8-unit multi-family residential condominium.

E. 3000 Harbourside Drive, Outline Development Plan Amendment (Quasi-Judicial) (Continued from the September 20, 2022 P&Z Board Meeting)

A continuance is requested until the November 15, 2022 Regular Meeting due to incomplete revised application materials.

F. 3000 Harbourside Drive, Site Development Plan Application (Quasi-Judicial) (Continued from the September 20, 2022 P&Z Board Meeting)

A continuance is requested until the November 15, 2022 Regular Meeting due to incomplete revised application materials.

7. New Business

There is no New Business.

8. Staff Update

9. Planning & Zoning Board Member Comments

10. 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.