



# 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; Ronald Ginsberg

## AGENDA REGULAR MEETING

**NOVEMBER 15, 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. Administration of Oath: New Member Ronald Ginsburg

### 3. Call to Order

### 4. Roll Call

### 5. 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.

### 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: October 18, 2022 Regular Meeting and October 28, 2022 Comprehensive Plan Workshop
- B. Setting Future Meeting Date: December 13, 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 (comprised of four (4) new pickleball courts) and the construction of an additional parking area 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 for the conversion of the southwestern portion of the existing Tennis Center parking lot to become four (4) new pickleball courts, totaling 8,640 square feet, and the construction of an additional parking area, immediately northwest and connected to the existing Tennis Center parking area, four (4) new pickleball courts with twenty-two parking spaces, totaling 8,640 square feet.

### **C. 524 Gulf Bay Road, Amendment to Special Exception Approval (Quasi-Judicial)**

Grant's Gardens is requesting an amendment to their Special Exception Approval to allow for the continued use of a landscaping and lawn service operation onsite and within the existing structure.

### **D. 524 Gulf Bay Road, Site Development Plan Amendment Approval (Quasi-Judicial)**

Grant's Gardens is requesting an amendment to their Site Development Plan Approval to no longer be developing a new structure and to instead allow for the use of the existing structure and amending the site configuration.

## **8. Workshop Discussion Items**

- A. Conservation and Coastal Management Element
- B. Recreation and Open Space Element

## **9. New Business**

### **A. Rescheduling the February 21, 2023 Regular Meeting and the June 20, 2023 Regular Meeting**

Due to the Presidents Day Holiday on February 20, 2023, the Town Commission has rescheduled their February 2023 Regular Workshop to 1:00 PM on February 21, 2023, which is the same date as the P&Z Board's Regular Meeting. This will require the P&Z Board to vacate the room by noon on that date. As a result, staff is requesting the P&Z Board reschedule their regular meeting to avoid any time constraints. Also, the Town Commission is scheduling a special budget workshop and regular workshop on June 20, 2023, which is also the P&Z Board's Regular Meeting date. The P&Z Board Regular Meeting will need to be schedule on an alternate date.

**B. Review of Interactive Electronic Media Technology Policy**

**C. Commemoration of Board Member Michael J. Warnstedt**

- 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.