



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; Ron Ginsberg; Paul Hylbert; Margaret Nuzzo

AGENDA REGULAR MEETING

JANUARY 17, 2023 – 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 13, 2022 Regular Meeting
- B. Setting Future Meeting Date: February 28, 2023 Regular Meeting

6. Public Hearings

A. Porto Longboat Key Residences, 5630 Gulf of Mexico Drive, Special Exception Application (Quasi-Judicial) (Continued from the October 18, 2022 P&Z Board Regular Meeting)

Request of WB Longboat Residences, LLC, Property Owner, for a Special Exception to increase the height for elevator overruns.

B. Porto Longboat Key Residences, 5630 Gulf of Mexico Drive, Site Development Plan Application (Quasi-Judicial) (Continued from the October 18, 2022 P&Z Board Regular Meeting)

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

C. Ordinance 2023-02, Zoning Text Amendment, incorporating Community Facility Institutional (INS) Zoning District Uses into the Mixed-Use Community 1 (MUC-1) Zoning District.

A Town-initiated Zoning Text Amendment to add Permitted Uses to Section 158.075 (B), Use Regulations, for the MUC-1 Zoning District. The uses are intended for the Town Center Development including, Continuing Education Centers, Civic Centers, & Nonprofit Cultural Centers.

D. 600 Bay Isles Road, Outline Development Plan Amendment (Quasi-Judicial)

The Town of Longboat Key, Property Owner, is requesting an Outline Development Plan amendment to define the allowable uses and development regulations for the property for the development of the Town Center.

E. 600 Bay Isles Road, Site Development Plan Amendment Approval (Quasi-Judicial)

The Town of Longboat Key, Property Owner, is requesting a Site Development Plan amendment to allow for the construction of a pavilion, stage, and accessory structures on the property.

7. Workshop Discussion Items

A. Batch 5: Conservation and Coastal Management Element (*Discussion completed at the 12-13-2022 Regular Meeting*)

B. Batch 5: Recreation and Open Space Element (*Continued from the 12-13-2022 Regular Meeting*)

8. New Business: Establishing a February 2023 Comprehensive Plan Workshop

Consideration of establishing a Workshop Meeting in February 2023 for the continued consideration of Comprehensive Plan Element Batches.

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.