



**Town of Longboat Key Planning & Zoning Board**  
Town Hall, 501 Bay Isles Road  
Longboat Key, FL 34228  
[www.longboatkey.org](http://www.longboatkey.org)

BJ Bishop, Chair; David Green, Vice Chair; Ken Marsh, Secretary;  
Penny Gold; David Lapovsky; Phill Younger; Debra Williams

**AGENDA**  
**REGULAR MEETING**  
**FEBRUARY 19, 2020 – 9:15 AM**

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".

**Call to Order**

**Public to be Heard**

1. Opportunity for Public to Address Planning and Zoning Board

At each meeting the Planning & Zoning Board sets aside a time for the public to address issues that are not on the agenda.

**Approval of Minutes**

2. January 23, 2020 Regular Meeting

**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 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.

**There are no items for the Consent Agenda.**

**Public Hearings**

3. Aria Condominium, 2251 Gulf of Mexico Drive, Site Development Plan Approval (**QUASI-JUDICIAL**)

Request of Mark Sultana, agent representing the owners, Aria Longboat Key Condominium Association, Inc., requesting a Site Development Plan Approval to allow construction of a 2,383 square foot office/residential building with associated parking, for property located at 2251 Gulf of Mexico Drive.

4. Ordinance 2020-03, Restaurant Parking Requirements

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 V, SUPPLEMENTAL STANDARDS; AMENDING SECTION 158.100, OFF-STREET PARKING; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.

5. Ordinance 2020-04, Swimming Pool Development Standard Provisions

AN ORDINANCE OF THE TOWN OF LONGBOAT KEY, FLORIDA, MODIFYING AND AMENDING TITLE 15 LAND DEVELOPMENT CODE, CHAPTER 158: ZONING CODE; MODIFYING AND AMENDING SECTION 158.095, ACCESSORY USE OR STRUCTURE; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR CODIFICATION; PROVIDING AN EFFECTIVE DATE.

**Workshop Discussion Items**

6. Single Family Structure Height, Including Daylight Plane Requirements

At their January 23, 2020 Regular Meeting the Planning and Zoning Board provided consensus direction to have a report provided to the Town Commission concerning the Planning and Zoning Board's deliberations and potential recommendations on the subject of single-family structure height. The Town Commission discussion is scheduled to occur at their February 18, 2020 Regular Workshop meeting. Pending discussion, feedback from the Town Commission and potential options and research direction, future discussion is anticipated.

**New Business**

7. Discussion of rescheduling the March 18, 2020 Planning & Zoning Board Meeting

**Staff Update**

**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, Fla. Stat.). In accordance with the Americans with Disabilities Act and Section 286.26, F.S., persons needing a special accommodation to participate in this proceeding should contact the Town Clerk's office at 941-316-1999 forty-eight (48) hours in advance of this proceeding. If you are hearing impaired, please call 941-316-8719.