



Town of Longboat Key Planning & Zoning Board

Town Hall, 501 Bay Isles Road

Longboat Key, FL 34228

www.longboatkey.org

David Green, Chair; Ken Marsh, Vice Chair;

Penny Gold; Secretary; David Lapovsky; Phill Younger; Debra Williams

AGENDA

REGULAR MEETING – VIRTUAL MEETING/PUBLIC HEARINGS

MAY 26, 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. May 19, 2020 Special 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.

3. Setting Future Meeting Dates – June 16, 2020 Regular Meeting (Staff do not have any items scheduled at this time)

Public Hearings

4. Grant's Gardens, 524 Gulf Bay Road, Special Exception Application (**QUASI-JUDICIAL**)

Request of Grant's Gardens, property owner, for Special Exception Approval to allow a landscaping and lawn service operation for property located at 524 Gulf Bay Road.

5. Grant's Gardens, 524 Gulf Bay Road, Site Development Plan Application (**QUASI-JUDICIAL**)

Request of Grant's Gardens, property owner, for Site Development Plan Approval to allow construction of a new 2,254 square foot office building.

6. Ordinance 2020-05, Privately-Initiated Zoning Text Amendment, Height Exception for Lightning Rods

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 158.098, HEIGHT REGULATIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR CODIFICATION; PROVIDING AN EFFECTIVE DATE.

7. Ordinance 2020-07, Single Family Structure Height, Including Daylight Plane 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 DEVELOPMENT STANDARDS; AMENDING SECTION 158.098, HEIGHT REGULATIONS; MODIFYING AND AMENDING ARTICLE X, DEFINITIONS; AMENDING SECTION 158.144 DEFINITIONS PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.

Workshop Discussion Items

New Business

Staff Update

Adjournment

To View and/or Listen to the Hearings:

Anyone wishing to listen to the hearings and meeting can do so by either: (1) live streaming the hearings through the Town's website at: <https://www.longboatkey.org/town-government/commission-meetings-live>, or (2) by accessing the hearings through Zoom at: <https://us02web.zoom.us/j/81742304132> or by dialing: 1-312-626-6799, enter the meeting ID 81742304132, and then press the # key. Please be advised that there is a 45 second delay when viewing the Planning and Zoning Board meeting/hearings using the Town's website option due to closed captioning.

To Participate in the Hearings:

Anyone wishing to participate in the hearings and provide public comment at the hearings must: (1) complete an online Request to Speak form prior to the hearings, (2) submit evidence you want considered at the hearings to the Town for distribution to the Planning and Zoning Board prior to the hearings, and (3) access the meeting using Zoom. The Request to Speak form to participate in the public hearings is available on the Town's website at www.longboatkey.org and must be completed **no later than 12:00 p.m. (noon) on May 25, 2020**, to be placed on a hearing participant list. The online Request to Speak form will be available from Friday, May 22, 2020, at 12:00 p.m. (noon) until 12:00 p.m. (noon) on May 25, 2020.

Additionally, any information/written comments/evidence that you want to present as evidence and considered by the Planning & Zoning Board during the hearings must be submitted to dchipman@longboatkey.org **no later than 12:00 p.m. (noon) on Monday, May 25, 2020** to be distributed to the Planning & Zoning Board, the parties, and be included in the official hearing record. Access to participate in the meeting via Zoom by computer, tablet, or smartphone will be available using the following link:

<https://us02web.zoom.us/j/81742304132> . Access to participate in the meeting via phone through Zoom is also available by dialing: 1-312-626-6799, enter the meeting ID 81742304132, and then press the # key. Those whom have pre-registered to participate in the public hearings, will be subject to the Town's procedures set forth in Section 33.25 of the Town Code, including but not limited to, applicable time limitations. If joining from a tablet or smartphone, you will need to download the free Zoom app from your device's app store. If joining from a computer, your computer will automatically download and install (if needed) the Zoom program. If you

currently have Zoom installed on your computer, tablet, or smartphone, you may join the meeting by entering the meeting ID 81742304132.

If you have any questions regarding the virtual Planning and Zoning Board meeting/hearings, please contact Donna Chipman at dchipman@longboatkey.org or 941-316-1966.

Additional detailed instructions relating to viewing and participating in the Planning & Zoning Board's virtual meeting and hearings will be posted on the Town's website at: <https://www.longboatkey.org/town-government/boards-and-committees/planning-and-zoning-virtual-meeting-information>

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.