



*This meeting will be live-streamed via the Town's website*

**Town of Longboat Key Town Commission**  
Town Hall, 501 Bay Isles Road  
Longboat Key, FL 34228  
[WWW.LONGBOATKEY.ORG](http://WWW.LONGBOATKEY.ORG)

## **- AGENDA -**

### **REGULAR MEETING**

1:00 PM

February 4, 2019

#### **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 and Pledge of Allegiance**

#### **Public to be Heard**

1. Opportunity for Public to Address Town Commission

At each meeting the Town Commission sets aside a time for the public to address issues that are not on the agenda.

#### **Approval of Minutes**

2. December 3, 2018 Regular Meeting; December 10, 2018 Regular Workshop Meeting; January 18, 2019 Convocation of Governments Meeting Minutes

#### **Committee Reports and Communications**

3. Manatee County Special Liaison Report
4. Sarasota County Special Liaison Report
5. Other Reports

#### **Consent Agenda**

6. Resolution 2019-01, Providing for Definition of the Boundaries of Longboat Key Beach Erosion Control Districts A and B to the Manatee County Property Appraiser

The Town Attorney, and staff have prepared Resolution 2019-01 based on a request from the Manatee County Tax Appraisers Office to provide a legal description of the boundaries of the Longboat Key Beach Erosion Control Districts A and B. Resolution 2019-01, provides definitions for Districts boundaries pursuant to the Property Appraiser's request and will be forwarded upon formal action by the Town Commission. Recommended Action: Pass Resolution 2019-01.

7. Appointment to the Sarasota County School Board Citizen's Oversight Committee for Public School Facility Planning

A vacancy exists on the Sarasota County School Board Citizen's Oversight Committee for Public School Facility Planning due to the former member moving off Longboat Key. This position has been advertised by the Town Clerk's Office, with one application received. Recommended Action: Appoint Mr. Ken Marsh to the Sarasota County School Board Citizen's Oversight Committee for Public School Facility Planning.

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 Town Commission 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.

#### **Ordinances - First Reading and Public Hearing**

8. Ordinance 2019-02, Privately Initiated Zoning Text Amendment, Chapter 158, Proposed Revision to Allow for On-Site Real Estate Sales Offices to be Allowed as a Temporary Use, Prior to Obtaining a Building Permit

At their January 15, 2019 Regular Meeting the Planning & Zoning (P&Z) Board held discussion and public hearing and recommended approval (6-0) of Ordinance 2019-02 and forwarded it to the February 4, 2019 Town Commission Regular Meeting for first reading and public hearing. At that meeting the P&Z Board recommended revised criteria for the Ordinance, which have been incorporated into the materials for first reading at the February 4, 2019 Regular Meeting. The Ordinance would amend Chapter 158.142, and 150.19 to provide for temporary use and structures (a temporary use permit would be required) in the form of on-site sales offices for promotion of residential dwelling units, prior to receiving a building permit, as is presently required. Recommended Action: Forward Ordinance 2019-02 to the March 4, 2019 Regular Meeting for second reading, public hearing and adoption.

### **Ordinances - Second Reading and Public Hearing**

#### **9. Ordinance 2018-20, Amending Chapter 158, Reconstruction of Nonconformities in the Event of Voluntary Reconstruction or Involuntary Destruction or Damage, Providing for Creation of Conformance Overlay Redevelopment District (CORD)**

At their September 18, 2018 Regular Meeting the Planning & Zoning (P&Z) Board recommended approval of Ordinance 2018-20 with revisions. The Ordinance amends Chapter 158 to provide for reconstruction of historically nonconforming properties, as well as creating a new floating overlay zoning district within the Town that allows nonconforming properties to seek rezoning to this newly created district to obtain a conforming status. Ordinance 2018-20 was forwarded from the January 8, 2019 Regular Meeting following first reading and public hearing. Recommended Action: Adopt Ordinance 2018-20.

#### **10. Ordinance 2018-14, Amending Chapter 158, Revising the Planned Unit Development Process as an Option Available to Conforming Density Properties, Non-Residential Zoning Districts and Mixed Use Community Zoning Districts**

At their September 18, 2018 Regular Meeting, the Planning & Zoning (P&Z) Board recommended approval of Ordinance 2018-14 with revisions. The Ordinance amends Chapter 158 and provides for Planned Unit Developments (PUDs) to be used as an optional process and limited to non-residential properties or in the case of properties with tourism or residential uses be limited to those with conforming density, (excluding single-family zoning districts) in addition to properties within the Mixed Use Community areas. The PUD process for nonconforming density properties would be replaced with a new floating overlay zoning district (CORD, which is a part of Ordinance 2018-20). Ordinance 2018-14 was forwarded from the January 8, 2019 Regular Meeting following first reading and public hearing. Recommended Action: Adopt Ordinance 2018-14.

### **Discussion**

#### **11. Discussion Regarding Town of Longboat Key Arts, Culture & Education (ACE) Center Project**

At the January 22, 2019 Regular Workshop Meeting, Dr. Larry Thompson (President, Ringling College of Art & Design) discussed refocusing development of the original design concept of the ACE Center Project to a phased approach to fundraising and construction of the Project. Phase 1 would focus on the Arts, Culture & Education Center fundraising and construction, with Phase 2, consisting of the Black Box construction to be completed at a later date, if the required funds could be raised. The Commission expressed a desire to seek public input on the support for the phased project approach. This item has been placed on the agenda to discuss next steps associated with the project. Recommended Action: Pending discussion, provide direction to Manager.

### **Town Commission Comments**

### **Town Attorney Comments**

### **Town Manager Comments**

### **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.