

**MINUTES
LONGBOAT KEY TOWN COMMISSION
SPECIAL MEETING
JANUARY 29, 2010 - 9:00 A.M.**

Present: Mayor Lee Rothenberg, Vice Mayor Robert Siekmann, Commrs. Jim Brown, Gene Jaleski, Hal Lenobel, Peter O'Connor, George Spoll

Also Present: Town Attorney David Persson, Town Clerk Trish Granger

CALL TO ORDER

The Special Meeting of the Longboat Key Town Commission was called to order at 9:00 a.m., in the Temple Beth Israel, 567 Bay Isles Road, Longboat Key, Florida, to consider the following item:

1. Quasi-Judicial – Ordinance 2009-25, Longboat Key Club and Resort - Islandside, 301 Gulf of Mexico Drive, Outline Development Plan Amendment

Public hearing continued from January 22, 2010, for the purpose of considering Ordinance 2009-25, a petition by the Longboat Key Club and Resort - Islandside, to amend the Outline Development Plan (ODP) for the property located at 301 Gulf of Mexico Drive. The applicant, Key Club Associates, Limited Partnership and Islandside Development, LLC, property owners, are requesting an ODP amendment approval for the Longboat Key Club and Resort – Islandside, located at 301 Gulf of Mexico Drive, to redevelop the existing 18 hole golf course, and to construct the following: golf clubhouse and parking structure; golf club condominiums (132 residential units); resort meeting center and administrative building, and parking structure; hotel with 196 tourist units, 34 residential units, restaurant/lounge; 10 residential villas; and, spa and fitness center. Recommended Action: The Town Commission will base its decision on competent substantial evidence presented during the public hearing.

Mayor Rothenberg called the meeting to order and Town Clerk Trish Granger proceeded with a roll call vote, with all Commissioners present.

Town Attorney David Persson noted the request to continue the public hearing from January 22, 2010, to provide adequate time for Staff to meet with the applicant on the petition.

Planning, Zoning, and Building Director Monica Simpson, duly sworn, commented on the review of the new information submitted by the Longboat Key Club and the status of the review.

Town Attorney Persson noted the action to be requested from the Commission on the consideration of the new information submitted and the time frame to be considered.

Ms. Simpson presented an overhead on the following items:

- presentation of the plan as one comprehensive redevelopment plan in lieu of individual buildings, parcels, or
- proposed north parcel changes to the “condo towers” (to be lowered to four residential stories over parking with 61 condominium units)
- required review of any new departures for the buildings that might be required
- construction of two additional tennis courts

1. Ordinance 2009-25, Longboat Key Club and Resort - Continued

- relocation of Gate House on Longboat Club Road and elimination of one ingress/egress point on both north and south parcels
- internal traffic design
- proposed South parcel modifications to include the relocation of buildings, two levels of parking under the spa and fitness center structure, the heights of buildings (3 and 4 living stories over parking), the character and construction of Villa units, and the hotel structure height.

Ms. Simpson noted additional concerns of Staff in review of the proposed revisions.

Mayor Rothenberg inquired, and Ms. Simpson requested consideration for a two week period for Staff review of the new proposals and time for third parties to review the plans. Town Attorney Persson noted the next proposed continued hearing date of February 12, 2010.

Discussion ensued with Town Attorney Persson on the following topics/issues:

- previous continuance for review of the proposed modifications
- additional time requested by Staff to provide review and discussion between the parties
- opportunity for Applicant to confirm the proposal amendments.

Attorney John Patterson commented on the decision of the applicant to provide the opportunity for the development application to be modified to meet some of the concerns raised by the groups in opposition to the petition as submitted and the efforts to address some of the concerns. Upon inquiry, Attorney Patterson confirmed that Ms. Simpson correctly represented the proposed modifications and total number of proposed units.

Mr. Michael Brody, duly sworn, confirmed the intent to work with the Town and address the concerns of Staff and the opposing parties and requested consideration for the continuance. Upon inquiry, Attorney Patterson commented on the proposal to relocate the gate house and road accesses, internal traffic circulation, and entrance to the property from Gulf of Mexico Drive (GMD).

Town Attorney Persson commented on the issues to be considered and Attorney Patterson confirmed that review is on-going relating to GMD access, there were no proposed changes in the size of the meeting facilities and commercial activities, reduction in the saleable square footage,

Commr. O'Connor requested that information be provided on the following issues at the next hearing:

- golf - who plays when
- PUD Commercial Use relating to the 5% ceiling
- 1,600 existing units assigned to other PUD's
- title cloud caused by Arvida.

Mayor Rothenberg noted his concern with the delay in consideration of the petition, comments and time frame for responses from the parties involved in the issue, and the proposed substantial changes to the original petition.

1. Ordinance 2009-25, Longboat Key Club and Resort - Continued

Vice Mayor Siekmann moved to continue the public hearing to February 12, 2010, at 9:00 a.m., (to be held at Temple Beth Israel, 567 Bay Isles Road, Longboat Key, Florida). The motion, seconded by Commr. Spoll, carried by a 7-0 roll call vote, as follows: Siekmann, aye; Spoll, aye; Jaleski, aye; Lenobel, aye; Brown, aye; O'Connor, aye; Rothenberg, aye.

Town Attorney Persson requested that the Commissioners verify availability for anticipated second reading dates of March 3, 5, 8, and 12, 2010, and advised that only one date may be required.

RECESS/CONTINUATION:

Mayor Rothenberg continued the public hearing to February 12, 2010, at 9:00 a.m., at the Temple facility, located at 567 Bay Isles Road, Longboat Key, Florida, and recessed the January 29, 2010, Special Meeting at 9:42 a.m.

/s/ Trish Granger
Trish Granger, Town Clerk

/s/ George Spoll
George Spoll, Mayor

Minutes Approved: 06/07/2010