

**TOWN OF LONGBOAT KEY
PLANNING AND ZONING BOARD**

**MINUTES OF SPECIAL MEETING
APRIL 18, 2006**

The special meeting of the Planning and Zoning Board was called to order at 3:00 PM.

Members Present: Chairman Gilbert, Members Arends, Brenner, Hackett, Hixon, Symanski

Members Absent: Vice-Chairman Brown, Secretary Kerwin, Member Levin

Also Present: Jill Jeglie, Planning, Zoning & Building Director;
Monica Daigle, Planning Manager;
Donna Chipman, Administrative Assistant

The Planning and Zoning Board held a joint meeting with the Longboat Key/Lido Key/St. Armands Key Chamber of Commerce, Longboat Key business owners and commercial property owners.

Chairman Sandy Gilbert provided opening remarks concerning the work of the Planning and Zoning Board and concerns raised during the visioning process.

Concerning the Moore's referendum, Mr. Gilbert wished to explain that the Board had asked for a Town Attorney opinion regarding their discussions of the Moore's referendum, and the Town Attorney had advised that the discussion would be legislative and not quasi-judicial. The discussions would only be considered quasi-judicial at the time an application was filed by Mr. Moore for a change. Also, he noted that during the Public Interest Committee's (PIC) discussion of the issue, those PIC members that were also Planning and Zoning Board members, had excused themselves and did not participate in the discussions or the meetings.

Issues that were discussed by the group included:

- Community Vision Plan
- Commercial
- Tourism
- Density
- Parking
- Taxes
- Transportation/Trolley system
- 30-day rental regulations
- Mixed-Use
- Zoning Code changes

The Board asked those in attendance what would be needed in order for them to maintain their commercial businesses on the island.

Ray Arpke, owner of Euphemia Haye Restaurant, pointed out there was a need for increased tourism on the Key. He noted there was a need for some type of units that could be rented for one week or a few days.

Andrew Hlywa, owner of the Whitney Beach Plaza, asked if there would be support for a bed & breakfast or small hotel on the north end of Longboat Key.

Andrew Vac, owner/broker Re/Max Excellence, emphasized the need for the Town to bring tourism onto the Key and the need for some type of hotel rooms.

Ed Chiles, owner of the Mar Vista restaurant, discussed the issues of Zoning Code restrictions, density and parking. He noted that he owned two lots across the street from the restaurant, but was unable to utilize for parking because the code required them to be contiguous lots. Alan Moore, owner of Moore's Stonecrab Restaurant, commented that he had lost his additional parking on the street due to an adjacent neighbor complaining about the parking. Jill Jeglie, Planning, Zoning and Building Director, explained that several years ago the Town had adopted a 'Revitalization' ordinance that provided flexibility in certain areas, one being parking, and also provided credit for boat slips, bicycles, etc. towards parking; it did not allow for parking in residential areas. The group further discussed various types of parking surfaces.

Rusty Chinnis, owner of Rusty Chinnis Construction, commented that he liked the 'character' of the Village area where he lived, but also liked the ability to walk to the restaurants and Whitney Beach Plaza. He believed the residents might need a public relations campaign to talk with newer residents about the issues.

Robbie Ball, owner of Blue Dolphin Restaurant, agreed there was a need for additional communication with the public about the problems with commercial.

Mr. Arpke discussed the Town's tax base. Mr. Moore raised the issue of bus service to the Key and how it would positively impact the businesses on the island; not only for tourists, but also service workers.

Marnie Matarese, realtor with Re/Max Excellence, discussed the need for a marketing and awareness campaign.

Harry Christensen, owners of Harry's Continental Kitchens restaurant, pointed out that there was trolley service in the past, but the Town had stopped the service due to complaints from residents regarding the signage on the side of the vehicle.

Michele Knuese, Florida Vacation Connection, noted that many tourists only vacationed for less than a month and suggested that the Town might consider the 'relaxing' of the minimum 30-day rental restriction within residential areas.

Commissioner Lee Rothenberg explained the history behind the 30-day restriction, noting that when there was consideration in the past to 'relax' the restriction, there was a large opposition against any relaxation of the rule. Ms. Knuese commented that the Town could consider 'relaxing' the restriction from May through October and not during the main season.

Howard Rooks, owner of Town Plaza II, suggested the Town revisit the issue of Mixed Use.

Gail Loefgren, Executive Director of the Longboat Key Chamber of Commerce, commented that the 'trial' relaxation of the 30-day rental restriction should be for a period of two (2) years, because there would be a need for additional time to market the island.

John Sanford, Whitney Beach Condominium III, suggested that the Town approach the automobile manufacturers that were considering 'hybrid' trials; they might wish to use the island as a test market.

Commissioner George Spoll pointed out that one of the ideas that had arisen from the discussions of the Community Vision Plan was the possible development of an Economic Development Council, which would consist of citizens that were 'sanctioned' by the Town Commission to be its 'business implementor'. He suggested the council consist of a restaurateur, hotelier, and business person nominated by the Chamber of Commerce, two citizens at-large, a representative of the P&Z Board and a representative of the Town Commission.

Mr. Christensen noted another issue was the difficulty for commercial property owners to develop their vacant commercial property due to the restrictive Town codes.

5. Adjournment

The meeting was adjourned at 4:35 PM.

John Kerwin, Secretary
Planning and Zoning Board