

MICROFILMING INFORMATION SHEET

TO: LASON
FROM: Town of Longboat Key
Town Clerk Department
501 Bay Isles Road
Longboat Key, FL 34228

DATE: 03-25-2002

SUBJECT: Microfilming

Please index the attached collection of records utilizing the following language and placing this language in the upper right hand corner of each image.

HFI DEVELOPMENTS INC QUASIJUDICIAL FILE

The database should include the following fields:

QUZ072

Roll# 52

Image# 1160

This collection of records should be placed on the following film type:

X 16 mm

___ 35 mm

Total number of pages in this collection: 102

If there are questions regarding the collection of records that are to be microfilmed please contact Jo Ann Dunay-Mixon, Deputy Clerk Records, at 941-316-1999.

HFI DEVELOPMENTS INC
QUASIJUDICIAL FILE



TOWN OF
LONGBOAT KEY

501 BAY ISLES ROAD • LONGBOAT KEY, FLORIDA 34228-3196



50% Recycled Content

PROPERTY OF TOWN OF LONGBOAT KEY
WEDEBROCK/H.F.I. DEVELOPMENTS, INC.
QUASIJUDICIAL FILE
EXHIBITS PRESENTED AT
6-2-97 REG. COMM. MEETING
CERTIFIED MAIL RETURN RECEIPTS
(20 RECEIPTS)

SENDER:
 Complete items 1 and/or 2 for additional services.
 Print your name and address on the reverse of this form so that we can return this card to you.
 Attach this form to the front of the mailpiece, or on the back if space does not permit.
 The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):
 1. Addressee's Address
 2. Restricted Delivery
 Consult postmaster for fee

3. Article Addressed to:
 Laguana at Longboat Key
 6320 Gulf of Mexico Drive
 Longboat Key, Florida 34228

4a. Article Number
 P 963 443 279

4b. Service Type
 CERTIFIED

7. Date of Delivery
 MAY 22 1997

5. Received By: (Print Name)

8. Addressee's Address
 (ONLY if requested and fee paid)

6. Signature: (Addressee or Agent)
 X *R. Cull*

PS FORM 3811, January 1996 Domestic Return Receipt

SENDER:
 Complete items 1 and/or 2 for additional services.
 Print your name and address on the reverse of this form so that we can return this card to you.
 Attach this form to the front of the mailpiece, or on the back if space does not permit.
 The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):
 1. Addressee's Address
 2. Restricted Delivery
 Consult postmaster for fee

3. Article Addressed to:
 Mr. Robert Cull
 6320 Gulf of Mexico Drive
 Longboat Key, Florida

4a. Article Number
 P 963 443 294

4b. Service Type
 CERTIFIED

7. Date of Delivery
 MAY 22 1997

5. Received By: (Print Name)

8. Addressee's Address
 (ONLY if requested and fee paid)

6. Signature: (Addressee or Agent)
 X *R. Cull*

PS FORM 3811, January 1996 Domestic Return Receipt

SENDER:
 Complete items 1 and/or 2 for additional services.
 Print your name and address on the reverse of this form so that we can return this card to you.
 Attach this form to the front of the mailpiece, or on the back if space does not permit.
 The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):
 1. Addressee's Address
 2. Restricted Delivery
 Consult postmaster for fee

3. Article Addressed to:
 Hideaway Bay Homeowners Assn.
 709 Hideaway Bay Drive
 Longboat Key, Florida 34228

4a. Article Number
 P 963 443 299

4b. Service Type
 CERTIFIED

7. Date of Delivery
 5-20

5. Received By: (Print Name)

8. Addressee's Address
 (ONLY if requested and fee paid)

6. Signature: (Addressee or Agent)
 X *J. Sande*

PS FORM 3811, January 1996 Domestic Return Receipt

SENDER:
 Complete items 1 and/or 2 for additional services.
 Print your name and address on the reverse of this form so that we can return this card to you.
 Attach this form to the front of the mailpiece, or on the back if space does not permit.
 The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):
 1. Addressee's Address
 2. Restricted Delivery
 Consult postmaster for fee

3. Article Addressed to:
 Mr. & Mrs. Carl Johnson
 6400 Gulf of Mexico Drive
 Longboat Key, Florida 34228

4a. Article Number
 P 963 443 282

4b. Service Type
 CERTIFIED

7. Date of Delivery
 5-20

5. Received By: (Print Name)

8. Addressee's Address
 (ONLY if requested and fee paid)

6. Signature: (Addressee or Agent)
 X *Betty Johnson*

PS FORM 3811, January 1996 Domestic Return Receipt

SENDER: Complete items 1 and/or 2 for additional services. Print your name and address on the reverse of this form so that we can return this card to you. Attach this form to the front of the mailpiece, or on the back if space does not permit. The Return Receipt will show to whom the article was delivered and the date delivered.		I also wish to receive the following services (for an extra fee): 1. <input type="checkbox"/> Addressee's Address 2. <input type="checkbox"/> Restricted Delivery Consult postmaster for fee	
Article Addressed to: Mr. & Mrs. Edward Woodland 6351 Gulf of Mexico Drive Longboat Key, Florida 34228		4a. Article Number P 963 443 292	4b. Service Type <input checked="" type="checkbox"/> CERTIFIED
5. Received By: (Print Name)		7. Date of Delivery 5-20	8. Addressee's Address (ONLY if requested and fee paid)
6. Signature: (Addressee or Agent) <i>X Edward Woodland</i>		PS FORM 3811, January 1996 Domestic Return Receipt	

SENDER: Complete items 1 and/or 2 for additional services. Print your name and address on the reverse of this form so that we can return this card to you. Attach this form to the front of the mailpiece, or on the back if space does not permit. The Return Receipt will show to whom the article was delivered and the date delivered.		I also wish to receive the following services (for an extra fee): 1. <input type="checkbox"/> Addressee's Address 2. <input type="checkbox"/> Restricted Delivery Consult postmaster for fee	
Article Addressed to: Mr. James Wall <i>785 Penfield</i> 501 General Harris Street Longboat Key, Florida 34228		4a. Article Number P 963 443 297	4b. Service Type <input checked="" type="checkbox"/> CERTIFIED
5. Received By: (Print Name)		7. Date of Delivery 5-20	8. Addressee's Address (ONLY if requested and fee paid)
6. Signature: (Addressee or Agent) <i>X J Wall</i>		PS FORM 3811, January 1996 Domestic Return Receipt	

SENDER: Complete items 1 and/or 2 for additional services. Print your name and address on the reverse of this form so that we can return this card to you. Attach this form to the front of the mailpiece, or on the back if space does not permit. The Return Receipt will show to whom the article was delivered and the date delivered.		I also wish to receive the following services (for an extra fee): 1. <input type="checkbox"/> Addressee's Address 2. <input type="checkbox"/> Restricted Delivery Consult postmaster for fee	
Article Addressed to: Mr. & Mrs. Elton Elston 6430 Gulfside Drive Longboat Key, Florida 34228		4a. Article Number P 963 443 281	4b. Service Type <input checked="" type="checkbox"/> CERTIFIED
5. Received By: (Print Name)		7. Date of Delivery 5/20	8. Addressee's Address (ONLY if requested and fee paid)
6. Signature: (Addressee or Agent) <i>X Elton Elston</i>		PS FORM 3811, January 1996 Domestic Return Receipt	

SENDER: Complete items 1 and/or 2 for additional services. Print your name and address on the reverse of this form so that we can return this card to you. Attach this form to the front of the mailpiece, or on the back if space does not permit. The Return Receipt will show to whom the article was delivered and the date delivered.		I also wish to receive the following services (for an extra fee): 1. <input type="checkbox"/> Addressee's Address 2. <input type="checkbox"/> Restricted Delivery Consult postmaster for fee	
Article Addressed to: Mr. Howard Horton TR 4127 Bee Ridge Road Sarasota, Florida 34233		4a. Article Number P 963 443 303	4b. Service Type <input checked="" type="checkbox"/> CERTIFIED
5. Received By: (Print Name)		7. Date of Delivery 5/20/97	8. Addressee's Address (ONLY if requested and fee paid)
6. Signature: (Addressee or Agent) <i>X Kathy D...</i>		PS FORM 3811, January 1996 Domestic Return Receipt	

SENDER:
 Complete items 1 and/or 2 for additional services.
 Print your name and address on the reverse of this form so that we can return this card to you.
 Attach this form to the front of the mailpiece, or on the back if space does not permit.
 The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):
 1. Addressee's Address
 2. Restricted Delivery
 Consult postmaster for fee

3. Article Addressed to:
 Mr. & Mrs. David Serrano
 Post Office Box 3766
 San Clemente, CA 92674-3766

4a. Article Number
 P 963 443 286

4b. Service Type
 CERTIFIED

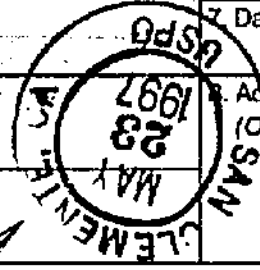
7. Date of Delivery

5. Received By: (Print Name)

8. Addressee's Address (ONLY if requested and fee paid)

6. Signature: (Addressee or Agent)
[Signature]

PS FORM 3811, January 1996 Domestic Return Receipt



SENDER:
 Complete items 1 and/or 2 for additional services.
 Print your name and address on the reverse of this form so that we can return this card to you.
 Attach this form to the front of the mailpiece, or on the back if space does not permit.
 The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):
 1. Addressee's Address
 2. Restricted Delivery
 Consult postmaster for fee

3. Article Addressed to:
 Ms. Rose Mary Bond
 11 South Washington Drive
 Sarasota, Florida 34236

4a. Article Number
 P 963 443 290

4b. Service Type
 CERTIFIED

7. Date of Delivery
 1/23/97

5. Received By: (Print Name)

8. Addressee's Address (ONLY if requested and fee paid)

6. Signature: (Addressee or Agent)
[Signature]

PS FORM 3811, January 1996 Domestic Return Receipt

SENDER:
 Complete items 1 and/or 2 for additional services.
 Print your name and address on the reverse of this form so that we can return this card to you.
 Attach this form to the front of the mailpiece, or on the back if space does not permit.
 The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):
 1. Addressee's Address
 2. Restricted Delivery
 Consult postmaster for fee

3. Article Addressed to:
 Ms. Cynthia Jones
 5124 Conroy Road #616
 Orlando, Florida 32811

4a. Article Number
 P 963 443 283

4b. Service Type
 CERTIFIED

7. Date of Delivery

5. Received By: (Print Name)

8. Addressee's Address (ONLY if requested and fee paid)

6. Signature: (Addressee or Agent)
[Signature]

PS FORM 3811, January 1996 Domestic Return Receipt

SENDER:
 Complete items 1 and/or 2 for additional services.
 Print your name and address on the reverse of this form so that we can return this card to you.
 Attach this form to the front of the mailpiece, or on the back if space does not permit.
 The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):
 1. Addressee's Address
 2. Restricted Delivery
 Consult postmaster for fee

3. Article Addressed to:
 Mr. & Mrs. Robert Hardaway
 3419 S Beach Drive
 Tampa, Florida 33629-8201

4a. Article Number
 P 963 443 291

4b. Service Type
 CERTIFIED

7. Date of Delivery
 1/28/97

5. Received By: (Print Name)

8. Addressee's Address (ONLY if requested and fee paid)

6. Signature: (Addressee or Agent)
[Signature]

PS FORM 3811, January 1996 Domestic Return Receipt

SENDER:
 Complete items 1 and/or 2 for additional services.
 Print your name and address on the reverse of this form so that we can return this card to you.
 Attach this form to the front of the mailpiece, or on the back if space does not permit.
 The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):
 1. Addressee's Address
 2. Restricted Delivery
 Consult postmaster for fee.

3. Article Addressed to:
 Mr. & Mrs. Matthew Ramsdell
 4410 Exeter Drive #206
 Longboat Key, Florida 34228

4a. Article Number
 P 963 443 301

4b. Service Type
 CERTIFIED

7. Date of Delivery
 5/22

5. Received By: (Print Name)
 [Signature]

6. Signature: (Addressee or Agent)
 X [Signature]

PS FORM 3811, January 1996 Domestic Return Receipt

SENDER:
 Complete items 1 and/or 2 for additional services.
 Print your name and address on the reverse of this form so that we can return this card to you.
 Attach this form to the front of the mailpiece, or on the back if space does not permit.
 The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):
 1. Addressee's Address
 2. Restricted Delivery
 Consult postmaster for fee.

3. Article Addressed to:
 Mr. & Mrs. Gary Gale
 800 Euclid Avenue
 Orlando, Florida 32801

4a. Article Number
 P 963 443 296

4b. Service Type
 CERTIFIED

7. Date of Delivery
 5/22/97

5. Received By: (Print Name)
 [Signature]

6. Signature: (Addressee or Agent)
 X [Signature]

PS FORM 3811, January 1996 Domestic Return Receipt

SENDER:
 Complete items 1 and/or 2 for additional services.
 Print your name and address on the reverse of this form so that we can return this card to you.
 Attach this form to the front of the mailpiece, or on the back if space does not permit.
 The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):
 1. Addressee's Address
 2. Restricted Delivery
 Consult postmaster for fee.

3. Article Addressed to:
 Mr. & Mrs. Anthony Vanriemsduk
 545 General Harris Street
 Longboat Key, Florida 34228

4a. Article Number
 P 963 443 289

4b. Service Type
 CERTIFIED

7. Date of Delivery

5. Received By: (Print Name)
 [Signature]

6. Signature: (Addressee or Agent)
 X [Signature]

PS FORM 3811, January 1996 Domestic Return Receipt

Postmark: LONGBOAT KEY, FL 34228, MAY 23 1997, USPS

SENDER:
 Complete items 1 and/or 2 for additional services.
 Print your name and address on the reverse of this form so that we can return this card to you.
 Attach this form to the front of the mailpiece, or on the back if space does not permit.
 The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):
 1. Addressee's Address
 2. Restricted Delivery
 Consult postmaster for fee.

3. Article Addressed to:
 Mr. & Mrs. Karl Reinfandt
 6381 Gulf of Mexico Drive
 Longboat Key, Florida 34228

4a. Article Number
 P 963 443 280

4b. Service Type
 CERTIFIED

7. Date of Delivery
 05-21-97

5. Received By: (Print Name)
 [Signature]

6. Signature: (Addressee or Agent)
 X [Signature]

FORM 3811, January 1996 Domestic Return Receipt

SENDER:
 ■ Complete items 1 and/or 2 for additional services.
 ■ Complete items 3, 4a, and 4b.
 ■ Print your name and address on the reverse of this form so that we can return this card to you.
 ■ Attach this form to the front of the mailpiece, or on the back if space does not permit.
 ■ Write "Return Receipt Requested" on the mailpiece below the article number.
 ■ The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):
 1. Addressee's Address
 2. Restricted Delivery
 Consult postmaster for fee.

3. Article Addressed to:
 Mr. & Mrs. Daniel Wanca
 402 West 31st Street.
 Cheyenne, WY 82001

4a. Article Number
 P 180 370 211

4b. Service Type
 Registered Certified
 Express Mail Insured
 Return Receipt for Merchandise Collect on Delivery

7. Date of Delivery
 20 Nov 97 AS

8. Addressee's Address (Only if requested and fee is paid)

5. Received By: (Print Name)
 DANIEL W WANCA

6. Signature (Addressee or Agent)
 [Signature]

PS Form 3811, December 1994 Domestic Return Receipt Form 2865 1985

PROPERTY OF TOWN OF LONGBOAT KEY
 WEDEBROCK/H.F.I. DEVELOPMENTS, INC.
 QUASIJUDICIAL FILE
 EXHIBITS PRESENTED AT
 6-2-97 REG. COMM. MEETING
 CERTIFIED MAIL RETURN RECEIPTS
 (20 RECEIPTS)



AVIS de reception

To be filled out by the sender, who will indicate his address for the return of this receipt.
 A remplir par l'expéditeur, qui indiquera son adresse pour le renvoi de présent avis.

Name or firm
 JEAN D. MANNILL

Street and No.
 2033 MAIN ST SUITE 600

City, State and ZIP Code

POST

SENDER:
 ■ Complete items 1 and/or 2 for additional services.
 ■ Complete items 3, 4a, and 4b.
 ■ Print your name and address on the reverse of this form so that we can return this card to you.
 ■ Attach this form to the front of the mailpiece, or on the back if space does not permit.
 ■ Write "Return Receipt Requested" on the mailpiece below the article number.
 ■ The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):
 1. Addressee's Address
 2. Restricted Delivery
 Consult postmaster for fee.

3. Article Addressed to:
 Mr. & Mrs. Herbert Wortmann
 501 Norton Street
 Longboat Key, Florida 34228

4a. Article Number
 P 963 443 300

4b. Service Type
 CERTIFIED

7. Date of Delivery
 05-21-97 BOBBY

8. Addressee's Address (ONLY if requested and fee is paid)

5. Received By: (Print Name)

6. Signature (Addressee or Agent)
 [Signature]

PS Form 3811, January 1995 Domestic Return Receipt

Is your RETURN ADDRESS completed on the reverse side?

SENDER:
 ■ Complete items 1 and/or 2 for additional services.
 ■ Complete items 3, 4a, and 4b.
 ■ Print your name and address on the reverse of this form so that we can return this card to you.
 ■ Attach this form to the front of the mailpiece, or on the back if space does not permit.
 ■ Write "Return Receipt Requested" on the mailpiece below the article number.
 ■ The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):
 1. Addressee's Address
 2. Restricted Delivery
 Consult postmaster for fee.

3. Article Addressed to:
 Mr. & Mrs. Gary Gale
 800 Euclid Avenue
 Orlando, FL 32801

4a. Article Number
 P 180 370 197

4b. Service Type
 Registered Certified
 Express Mail Insured
 Return Receipt for Merchandise Collect on Delivery

7. Date of Delivery
 5/8/97

8. Addressee's Address (Only if requested and fee is paid)

5. Received By: (Print Name)

6. Signature (Addressee or Agent)
 [Signature]

PS Form 3811, December 1994 Domestic Return Receipt



TOWN OF
 LONGBOAT KEY

501 BAY ISLES ROAD • LONGBOAT KEY, FLORIDA 34228-3196

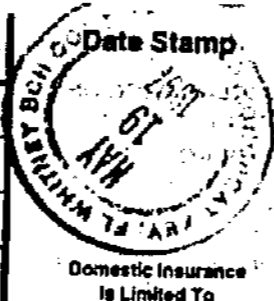


100% Recycled Content

PROPERTY OF TOWN OF LONGBOAT KEY
 WEDEBROCK/H.F.I. DEVELOPMENT - 6350 GMD
 QUASIJUDICIAL FILES
 6-2-97 REG. COMM. MEETING
 CERTIFIED MAIL RECEIPTS
 (26 RECEIPTS)

Registered No. R 686577834

Reg. Fee \$ <u>4.95</u>	Special Delivery \$
Handling Charge \$	Return Receipt \$ <u>1.10</u>
Postage \$ <u>1.00</u>	Restricted Delivery \$
Received by <u>CCJ</u>	



Domestic Insurance Is Limited To \$25,000; International Indemnity Is Limited (See Reverse)

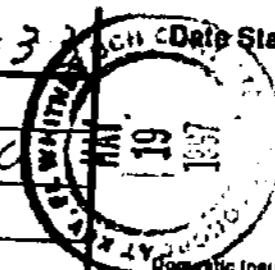
Customer Must Declare Full Value \$ With Postal Insurance Without Postal Insurance

FROM: ICARD Merrill
2033 MAIN ST. Suite 600
SARASOTA, FL 34230-4195
 TO: ms Edith Renfer
Buacherweg 24 CH 5443
Niederrohrdorf Switzerland

PS Form 3806, February 1995 Receipt for Registered Mail (Customer Copy) (See Information on Reverse)

Registered No. R 686577834

Reg. Fee \$ <u>4.95</u>	Special Delivery \$
Handling Charge \$	Return Receipt \$ <u>1.10</u>
Postage \$ <u>1.00</u>	Restricted Delivery \$
Received by <u>CCJ</u>	



Domestic Insurance Is Limited To \$25,000; International Indemnity Is Limited (See Reverse)

Customer Must Declare Full Value \$ With Postal Insurance Without Postal Insurance

FROM: ICARD Merrill
2033 MAIN ST. Suite 600
SARASOTA, FL 34230-4195
 TO: mr + Mrs Dieter Engelbarcl
winterstrasse 3
85630 Neuheferloh Germany

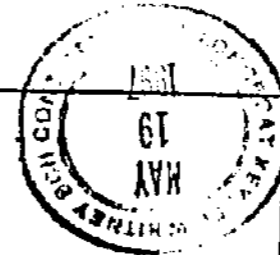
PS Form 3806, February 1995 Receipt for Registered Mail (Customer Copy) (See Information on Reverse)

P 963 443 282

RETURN RECEIPT SERVICE	POSTAGE	<u>3.00</u>	POSTMARK OR DATE
	SHIPPED TO WHOM DATE AND ADDRESS OF DELIVERY / RESTRICTED DELIVERY	<u>1.10</u>	
	CERTIFIED FEE - RETURN RECEIPT	<u>1.10</u>	
	TOTAL POSTAGE AND FEES	<u>2.50</u>	

SENT TO: NO INSURANCE COVERAGE PROVIDED - NOT FOR INTERNATIONAL MAIL. (SEE OTHER SIDE)

Mr. & Mrs. Carl Johnson
 6400 Gulf of Mexico Drive
 Longboat Key, Florida 34228



IMPORTANT: PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF RETURN ADDRESS.

PROPERTY OF TOWN OF LONGBOAT KEY
 WEDEBROCK/H.F.I. DEVELOPMENT - 6350 GMD
 QUASIJUDICIAL FILES
 6-2-97 REG. COMM. MEETING
 CERTIFIED MAIL RECEIPTS
 (26 RECEIPTS)

Receipt for Certified Mail

P 962 444 295

RETURN RECEIPT SERVICE	POSTAGE	32	POSTMARK OR DATE MAY 19 1997 BCH GOV FL
	SHOW TO WHOM DATE AND ADDRESS OF DELIVERY / RESTRICTED DELIVERY	110	
	CERTIFIED FEE - RETURN RECEIPT	110	
	TOTAL POSTAGE AND FEES	252	
SENT TO:		NO INSURANCE COVERAGE PROVIDED - NOT FOR INTERNATIONAL MAIL (SEE OTHER SIDE)	
Ms. Cecile Burnett 2720 SW 7th Place Gainesville, Florida 32607			
PROPERTY OF TOWN OF LONGBOAT KEY WEDEBROCK/H.F.I. DEVELOPMENT - 6350 GMD QUASIJUDICIAL FILES 6-2-97 REG. COMM. MEETING CERTIFIED MAIL RECEIPTS (26 RECEIPTS)			Receipt for Certified Mail

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF RETURN ADDRESS.
IMPORTANT!

P 962 444 295

RETURN RECEIPT SERVICE	POSTAGE	32	POSTMARK OR DATE MAY 19 1997 BCH GOV FL
	SHOW TO WHOM DATE AND ADDRESS OF DELIVERY / RESTRICTED DELIVERY	110	
	CERTIFIED FEE - RETURN RECEIPT	110	
	TOTAL POSTAGE AND FEES	252	
SENT TO:		NO INSURANCE COVERAGE PROVIDED - NOT FOR INTERNATIONAL MAIL (SEE OTHER SIDE)	
Ms. Nancy Bullen 6413 Gulf of Mexico Drive Longboat Key, Florida 34228			
PROPERTY OF TOWN OF LONGBOAT KEY WEDEBROCK/H.F.I. DEVELOPMENT - 6350 GMD QUASIJUDICIAL FILES 6-2-97 REG. COMM. MEETING CERTIFIED MAIL RECEIPTS (26 RECEIPTS)			Receipt for Certified Mail

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF RETURN ADDRESS.
IMPORTANT!

P 962 444 295

RETURN RECEIPT SERVICE	POSTAGE	32	POSTMARK OR DATE MAY 19 1997 BCH GOV FL
	SHOW TO WHOM DATE AND ADDRESS OF DELIVERY / RESTRICTED DELIVERY	110	
	CERTIFIED FEE - RETURN RECEIPT	110	
	TOTAL POSTAGE AND FEES	252	
SENT TO:		NO INSURANCE COVERAGE PROVIDED - NOT FOR INTERNATIONAL MAIL (SEE OTHER SIDE)	
Mr. & Mrs. Robert Hardaway 3419 S Beach Drive Tampa, Florida 33629-8201			
PROPERTY OF TOWN OF LONGBOAT KEY WEDEBROCK/H.F.I. DEVELOPMENT - 6350 GMD QUASIJUDICIAL FILES 6-2-97 REG. COMM. MEETING CERTIFIED MAIL RECEIPTS (26 RECEIPTS)			Receipt for Certified Mail

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF RETURN ADDRESS.
IMPORTANT!

P 963 443 285

RETURN RECEIPT SERVICE	POSTAGE	32	POSTMARK OR DATE
	SHOW TO WHOM DATE AND ADDRESS OF DELIVERY / RESTRICTED DELIVERY	110	
	CERTIFIED FEE + RETURN RECEIPT	110	
	TOTAL POSTAGE AND FEES	252	



SENT TO: NO INSURANCE COVERAGE PROVIDED - NOT FOR INTERNATIONAL MAIL (SEE OTHER SIDE)

Mr. Jerry Pies
 2712 Palma Sola Blvd
 Bradenton, Florida 34209

062 444 286

PROPERTY OF TOWN OF LONGBOAT KEY
 WEDEBROCK/H.F.I. DEVELOPMENT - 6350 GMD
 QUASIJUDICIAL FILES
 6-2-97 REG. COMM. MEETING
 CERTIFIED MAIL RECEIPTS
 (26 RECEIPTS)

Receipt for Certified Mail

RETURN RECEIPT SERVICE	POSTAGE	32	POSTMARK OR DATE
	SHOW TO WHOM DATE AND ADDRESS OF DELIVERY / RESTRICTED DELIVERY	110	
	CERTIFIED FEE + RETURN RECEIPT	110	
	TOTAL POSTAGE AND FEES	252	



SENT TO: NO INSURANCE COVERAGE PROVIDED - NOT FOR INTERNATIONAL MAIL (SEE OTHER SIDE)

Ms. Rose Mary Bond
 11 South Washington Drive
 Sarasota, Florida 34236

PROPERTY OF TOWN OF LONGBOAT KEY
 WEDEBROCK/H.F.I. DEVELOPMENT - 6350 GMD
 QUASIJUDICIAL FILES
 6-2-97 REG. COMM. MEETING
 CERTIFIED MAIL RECEIPTS
 (26 RECEIPTS)

Receipt for Certified Mail

P 982 444 286

RETURN RECEIPT SERVICE	POSTAGE	32	POSTMARK OR DATE
	SHOW TO WHOM DATE AND ADDRESS OF DELIVERY / RESTRICTED DELIVERY	110	
	CERTIFIED FEE + RETURN RECEIPT	110	
	TOTAL POSTAGE AND FEES	252	



SENT TO: NO INSURANCE COVERAGE PROVIDED - NOT FOR INTERNATIONAL MAIL (SEE OTHER SIDE)

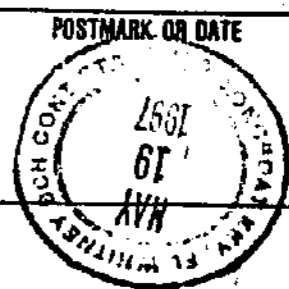
Mr. & Mrs. Philip Lombardo
 24 Masterton Road
 Bronxville, NY 10708

982 444 286

PROPERTY OF TOWN OF LONGBOAT KEY
 WEDEBROCK/H.F.I. DEVELOPMENT - 6350 GMD
 QUASIJUDICIAL FILES
 6-2-97 REG. COMM. MEETING
 CERTIFIED MAIL RECEIPTS
 (26 RECEIPTS)

Receipt for Certified Mail

RETURN RECEIPT SERVICE	POSTAGE	32	POSTMARK OR DATE
	SHOW TO WHOM DATE AND ADDRESS OF DELIVERY / RESTRICTED DELIVERY	110	
	CERTIFIED FEE + RETURN RECEIPT	110	
	TOTAL POSTAGE AND FEES	252	



SENT TO: NO INSURANCE COVERAGE PROVIDED - NOT FOR INTERNATIONAL MAIL (SEE OTHER SIDE)

Mr. & Mrs. David Serrano
 Post Office Box 3766
 San Clemente, CA 92674-3766

PROPERTY OF TOWN OF LONGBOAT KEY
 WEDEBROCK/H.F.I. DEVELOPMENT - 6350 GMD
 QUASIJUDICIAL FILES
 6-2-97 REG. COMM. MEETING
 CERTIFIED MAIL RECEIPTS
 (26 RECEIPTS)

Receipt for Certified Mail

RETURN RECEIPT SERVICE	POSTAGE	32	POSTMARK OR DATE
	SHOW TO WHOM DATE AND ADDRESS OF DELIVERY / RESTRICTED DELIVERY	110	
	CERTIFIED FEE - RETURN RECEIPT	110	
	TOTAL POSTAGE AND FEES	252	
SENT TO: NO INSURANCE COVERAGE PROVIDED - NOT FOR INTERNATIONAL MAIL (SEE OTHER SIDE)			
Ms. Cynthia Jones 5124 Conroy Road #616 Orlando, Florida 32811			

PROPERTY OF TOWN OF LONGBOAT KEY
WEDEBROCK/H.F.I. DEVELOPMENT - 6350 GMD
QUASIJUDICIAL FILES
6-2-97 REG. COMM. MEETING
CERTIFIED MAIL RECEIPTS
(26 RECEIPTS)

Receipt for
Certified Mail

RETURN RECEIPT SERVICE	POSTAGE	32	POSTMARK OR DATE
	SHOW TO WHOM DATE AND ADDRESS OF DELIVERY / RESTRICTED DELIVERY	110	
	CERTIFIED FEE - RETURN RECEIPT	110	
	TOTAL POSTAGE AND FEES	252	
SENT TO: NO INSURANCE COVERAGE PROVIDED - NOT FOR INTERNATIONAL MAIL (SEE OTHER SIDE)			
Mr. & Mrs. Daniel Wanca 402 West 31st Street Cheyenne, WY 82001			

PROPERTY OF TOWN OF LONGBOAT KEY
WEDEBROCK/H.F.I. DEVELOPMENT - 6350 GMD
QUASIJUDICIAL FILES
6-2-97 REG. COMM. MEETING
CERTIFIED MAIL RECEIPTS
(26 RECEIPTS)

Receipt for
Certified Mail

RETURN RECEIPT SERVICE	POSTAGE	32	POSTMARK OR DATE
	SHOW TO WHOM DATE AND ADDRESS OF DELIVERY / RESTRICTED DELIVERY	110	
	CERTIFIED FEE - RETURN RECEIPT	110	
	TOTAL POSTAGE AND FEES	252	
SENT TO: NO INSURANCE COVERAGE PROVIDED - NOT FOR INTERNATIONAL MAIL (SEE OTHER SIDE)			
Wier Partnership 75 Cider Mill Lane Fairfield, CT 06430			

PROPERTY OF TOWN OF LONGBOAT KEY
WEDEBROCK/H.F.I. DEVELOPMENT - 6350 GMD
QUASIJUDICIAL FILES
6-2-97 REG. COMM. MEETING
CERTIFIED MAIL RECEIPTS
(26 RECEIPTS)


Receipt for
Certified Mail

RETURN RECEIPT SERVICE	POSTAGE	32	POSTMARK OR DATE
	SHOW TO WHOM DATE AND ADDRESS OF DELIVERY / RESTRICTED DELIVERY	110	
	CERTIFIED FEE - RETURN RECEIPT	110	
	TOTAL POSTAGE AND FEES	252	
SENT TO: NO INSURANCE COVERAGE PROVIDED - NOT FOR INTERNATIONAL MAIL (SEE OTHER SIDE)			
Mr. Howard Horton TR 4127 Bee Ridge Road Sarasota, Florida 34233			

PROPERTY OF TOWN OF LONGBOAT KEY
WEDEBROCK/H.F.I. DEVELOPMENT - 6350 GMD
QUASIJUDICIAL FILES
6-2-97 REG. COMM. MEETING
CERTIFIED MAIL RECEIPTS
(26 RECEIPTS)

Receipt for
ertified Mail

D 982 Ehh E96 P

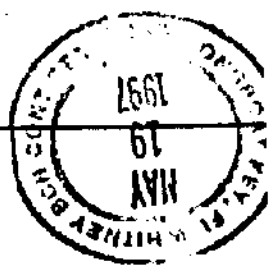
RETURN RECEIPT SERVICE	POSTAGE	32	POSTMARK OR DATE 
	SHOW TO WHOM DATE AND ADDRESS OF DELIVERY / RESTRICTED DELIVERY	110	
	CERTIFIED FEE - RETURN RECEIPT	110	
	TOTAL POSTAGE AND FEES	252	
SENT TO: NO INSURANCE COVERAGE PROVIDED - NOT FOR INTERNATIONAL MAIL (SEE RULE 300)			

Mr. & Mrs. Karl Reinfandt
 6381 Gulf of Mexico Drive
 Longboat Key, Florida 34228

Receipt for
 Certified Mail

PROPERTY OF TOWN OF LONGBOAT KEY
 WEDEBROCK/H.F.I. DEVELOPMENT - 6350 GMD
 QUASIJUDICIAL FILES
 6-2-97 REG. COMM. MEETING
 CERTIFIED MAIL RECEIPTS
 (26 RECEIPTS)

D 202 Ehh E96 P

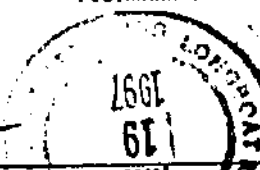
RETURN RECEIPT SERVICE	POSTAGE	32	POSTMARK OR DATE 
	SHOW TO WHOM DATE AND ADDRESS OF DELIVERY / RESTRICTED DELIVERY	110	
	CERTIFIED FEE - RETURN RECEIPT	110	
	TOTAL POSTAGE AND FEES	252	
SENT TO: NO INSURANCE COVERAGE PROVIDED - NOT FOR INTERNATIONAL MAIL (SEE RULE 300)			

Ms. Margareta Dahlskog
 549 General Harris Street
 Longboat Key, Florida 34228

Receipt for
 Certified Mail

PROPERTY OF TOWN OF LONGBOAT KEY
 WEDEBROCK/H.F.I. DEVELOPMENT - 6350 GMD
 QUASIJUDICIAL FILES
 6-2-97 REG. COMM. MEETING
 CERTIFIED MAIL RECEIPTS
 (26 RECEIPTS)

D 192 Ehh E96 P


RETURN RECEIPT SERVICE	POSTAGE	32	POSTMARK OR DATE 
	SHOW TO WHOM DATE AND ADDRESS OF DELIVERY / RESTRICTED DELIVERY	110	
	CERTIFIED FEE - RETURN RECEIPT	110	
	TOTAL POSTAGE AND FEES	252	
SENT TO: NO INSURANCE COVERAGE PROVIDED - NOT FOR INTERNATIONAL MAIL (SEE RULE 300)			

Mr. & Mrs. Elton Elston
 6430 Gulfside Drive
 Longboat Key, Florida 34228

Receipt for
 Certified Mail

PROPERTY OF TOWN OF LONGBOAT KEY
 WEDEBROCK/H.F.I. DEVELOPMENT - 6350 GMD
 QUASIJUDICIAL FILES
 6-2-97 REG. COMM. MEETING
 CERTIFIED MAIL RECEIPTS
 (26 RECEIPTS)

D 002 Ehh E96 P

RETURN RECEIPT SERVICE	POSTAGE	32	POSTMARK OR DATE 
	SHOW TO WHOM DATE AND ADDRESS OF DELIVERY / RESTRICTED DELIVERY	110	
	CERTIFIED FEE - RETURN RECEIPT	110	
	TOTAL POSTAGE AND FEES	252	
SENT TO: NO INSURANCE COVERAGE PROVIDED - NOT FOR INTERNATIONAL MAIL (SEE RULE 300)			

Mr. & Mrs. Herbert Wortmann
 501 Norton Street
 Longboat Key, Florida 34228

Receipt for
 Certified Mail

PROPERTY OF TOWN OF LONGBOAT KEY
 WEDEBROCK/H.F.I. DEVELOPMENT - 6350 GMD
 QUASIJUDICIAL FILES
 6-2-97 REG. COMM. MEETING
 CERTIFIED MAIL RECEIPTS
 (26 RECEIPTS)

RETURN RECEIPT SERVICE	POSTAGE	32	POSTMARK OR DATE 2661 6T AVH
	SHOW TO WHOM DATE AND / RESTRICTED ADDRESS OF DELIVERY / DELIVERY	110	
	CERTIFIED FEE - RETURN RECEIPT	110	
	TOTAL POSTAGE AND FEES		
SENT TO:		252	

Mr. Robert Cull
6320 Gulf of Mexico Drive
Longboat Key, Florida 34228

RETURN RECEIPT SERVICE	POSTAGE	32	POSTMARK OR DATE 2661 6T AVH
	SHOW TO WHOM DATE AND / RESTRICTED ADDRESS OF DELIVERY / DELIVERY	110	
	CERTIFIED FEE - RETURN RECEIPT	110	
	TOTAL POSTAGE AND FEES		
SENT TO:		252	

Mr. James Wall
501 General Harris Street
Longboat Key, Florida 34228

PROPERTY OF TOWN OF LONGBOAT KEY
WEDEBROCK/H.F.I. DEVELOPMENT - 6350 GMD
QUASIJUDICIAL FILES
6-2-97 REG. COMM. MEETING
CERTIFIED MAIL RECEIPTS
(26 RECEIPTS)

PROPERTY OF TOWN OF LONGBOAT KEY
WEDEBROCK/H.F.I. DEVELOPMENT - 6350 GMD
Receipt for Certified Mail
QUASIJUDICIAL FILES
6-2-97 REG. COMM. MEETING
CERTIFIED MAIL RECEIPTS
(26 RECEIPTS)

Receipt for Certified Mail

RETURN RECEIPT SERVICE	POSTAGE	32	POSTMARK OR DATE 2661 6T AVH
	SHOW TO WHOM DATE AND / RESTRICTED ADDRESS OF DELIVERY / DELIVERY	110	
	CERTIFIED FEE - RETURN RECEIPT	110	
	TOTAL POSTAGE AND FEES		
SENT TO:		252	

Mr. & Mrs. Matthew Ramsdell
4410 Exeter Drive #206
Longboat Key, Florida 34228

RETURN RECEIPT SERVICE	POSTAGE	32	POSTMARK OR DATE 2661 6T AVH
	SHOW TO WHOM DATE AND / RESTRICTED ADDRESS OF DELIVERY / DELIVERY	110	
	CERTIFIED FEE - RETURN RECEIPT	110	
	TOTAL POSTAGE AND FEES		
SENT TO:		252	

Mr. & Mrs. Edward Woodland
6351 Gulf of Mexico Drive
Longboat Key, Florida 34228

PROPERTY OF TOWN OF LONGBOAT KEY
WEDEBROCK/H.F.I. DEVELOPMENT - 6350 GMD
QUASIJUDICIAL FILES
6-2-97 REG. COMM. MEETING
CERTIFIED MAIL RECEIPTS
(26 RECEIPTS)

Receipt for Certified Mail


PROPERTY OF TOWN OF LONGBOAT KEY
WEDEBROCK/H.F.I. DEVELOPMENT - 6350 GMD
QUASIJUDICIAL FILES
6-2-97 REG. COMM. MEETING
CERTIFIED MAIL RECEIPTS
(26 RECEIPTS)

Receipt for Certified Mail

IMPORTANT: PLACE STICKER AT TOP OF ENVELOPE TO


HFI DEVELOPMENTS INC
 QUASIJUDICIAL FILE

P 963 443 286

RETURN RECEIPT SERVICE	POSTAGE	32	POSTMARK OR DATE 
	SHOW TO WHOM DATE AND ADDRESS OF DELIVERY / RESTRICTED DELIVERY	110	
	CERTIFIED FEE + RETURN RECEIPT	110	
	TOTAL POSTAGE AND FEES	252	
SENT TO: NO INSURANCE COVERAGE PROVIDED - NOT FOR INTERNATIONAL MAIL (SEE OTHER SIDE)			

Mr. & Mrs. Gary Gale
 800 Euclid Avenue
 Orlando, Florida 32801

P 963 443 286

RETURN RECEIPT SERVICE	POSTAGE	32	POSTMARK OR DATE 
	SHOW TO WHOM DATE AND ADDRESS OF DELIVERY / RESTRICTED DELIVERY	110	
	CERTIFIED FEE + RETURN RECEIPT	110	
	TOTAL POSTAGE AND FEES	252	
SENT TO: NO INSURANCE COVERAGE PROVIDED - NOT FOR INTERNATIONAL MAIL (SEE OTHER SIDE)			

Laguana at Longboat Key
 6320 Gulf of Mexico Drive.
 Longboat Key, Florida 34228


PROPERTY OF TOWN OF LONGBOAT KEY
 WEDEBROCK/H.F.I. DEVELOPMENT - 6350 GMD
 QUASIJUDICIAL FILES
 6-2-97 REG. COMM. MEETING
 CERTIFIED MAIL RECEIPTS
 (26 RECEIPTS)

Receipt for
 Certified Mail

PROPERTY OF TOWN OF LONGBOAT KEY
 WEDEBROCK/H.F.I. DEVELOPMENT - 6350 GMD
 QUASIJUDICIAL FILES
 6-2-97 REG. COMM. MEETING
 CERTIFIED MAIL RECEIPTS
 (26 RECEIPTS)

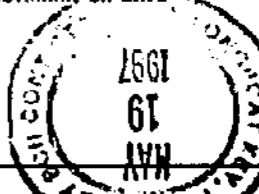
Receipt for
 Certified Mail

P 963 443 286

RETURN RECEIPT SERVICE	POSTAGE	32	POSTMARK OR DATE 
	SHOW TO WHOM DATE AND ADDRESS OF DELIVERY / RESTRICTED DELIVERY	110	
	CERTIFIED FEE + RETURN RECEIPT	110	
	TOTAL POSTAGE AND FEES	252	
SENT TO: NO INSURANCE COVERAGE PROVIDED - NOT FOR INTERNATIONAL MAIL (SEE OTHER SIDE)			

Mr. & Mrs. Anthony Vanriemsduk
 545 General Harris Street
 Longboat Key, Florida 34228

P 963 443 286

RETURN RECEIPT SERVICE	POSTAGE	32	POSTMARK OR DATE 
	SHOW TO WHOM DATE AND ADDRESS OF DELIVERY / RESTRICTED DELIVERY	110	
	CERTIFIED FEE + RETURN RECEIPT	110	
	TOTAL POSTAGE AND FEES	252	
SENT TO: NO INSURANCE COVERAGE PROVIDED - NOT FOR INTERNATIONAL MAIL (SEE OTHER SIDE)			

Hideaway Bay Homeowners Assn.
 709 Hideaway Bay Drive
 Longboat Key, Florida 34228

PROPERTY OF TOWN OF LONGBOAT KEY
 WEDEBROCK/H.F.I. DEVELOPMENT - 6350 GMD
 QUASIJUDICIAL FILES
 6-2-97 REG. COMM. MEETING
 CERTIFIED MAIL RECEIPTS
 (26 RECEIPTS)

Receipt for
 Certified Mail

PROPERTY OF TOWN OF LONGBOAT KEY
 WEDEBROCK/H.F.I. DEVELOPMENT - 6350 GMD
 QUASIJUDICIAL FILES
 6-2-97 REG. COMM. MEETING
 CERTIFIED MAIL RECEIPTS
 (26 RECEIPTS)

Receipt for
 Certified Mail

ICARD, MERRILL, CULLIS, TIMM,
FUREN & GINSBURG, P.A.

ATTORNEYS AND COUNSELLORS
2033 MAIN STREET, SUITE 600
SARASOTA, FLORIDA 34237
FACSIMILE (941) 366-6384
TELEPHONE (941) 366-8100

MICHAEL J. FUREN

May 8, 1997

TOWN CLERK'S OFFICE
MAY 16 1997
TOWN OF LONGBOAT KEY
TAMPA TELEPHONE
(813) 221-2100
REPLY TO:
P.O. BOX 4195
SARASOTA, FLORIDA 34230

Patrizia A. Arends, Town Clerk
Town of Longboat Key
501 Bay Isles Road
Longboat Key, FL 34228

Re: Site Plan Amendment Application for Minor Changes to
Approved Wedebrook Building Addition (HFI Developments,
Inc.)

Dear Pat:

As you are aware, our firm represents HFI Developments, Inc.
in connection with their site plan amendment application requesting
minor changes to the approved Wedebrook building addition located
at 6350 Gulf of Mexico Drive.

On September 19, 1995 and October 2, 1995 at which the
original site plan amendment to allow construction of an addition
to the existing building was heard before the Planning & Zoning
Board and the Town Commission, respectively, our client submitted
various photographs, aerial photographs and architect's or artist's
renditions or drawings that were placed into the Town's public
hearing record.

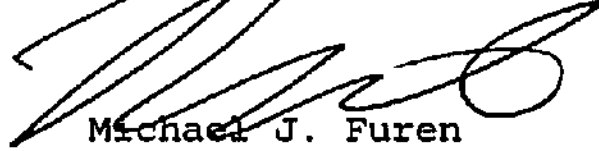
We realize that these photographs, renditions and drawings
cannot be returned to our client. However, we would request that
any and all photographs, aerial photographs and architect's or
artist's renditions or drawings that are part of the Town's record
from these two public hearings be present and made available for
use at the public hearing on the above-referenced site plan
amendment scheduled before the Planning & Zoning Board on May 20,
1997 at 9:00 a.m. in the Town Commission Chambers.

If there is any problem with the Town complying with this
request or if you need additional information, please do not
hesitate to contact me.

PROPERTY OF TOWN OF LONGBOAT KEY
WEDEBROCK/H.F.I. DEVELOPMENT - 6350 GMD
QUASIJUDICIAL FILES
6-2-97 REG. COMM. MEETING
AGENDA PACKET MATERIALS
(84 PAGES)

Sincerely,

ICARD, MERRILL, CULLIS, TIMM,
FUREN & GINSBURG, P.A.



Michael J. Furen

MJF:jwc
cc: Mr. Jim Layfield
David Persson, Esq.

RETURN TO:
TOWN CLERK
501 BAY ISLES ROAD
LONGBOAT KEY, FL 34228

MEMORANDUM

DATE: May 14, 1997

TO: Town Commission
FROM: Bruce St. Denis, Assistant Town Manager *b*
SUBJECT: Wedebrook Real Estate Company Letter

Attached is a copy of a letter from James D. Layfield to Mayor Metz regarding the Wedebrook building addition.

It was staff's intention to forward your copy of the package from Mr. Layfield along with a response to Mr. Layfield from the Town Manager. Due to a delay in providing the Manager with the necessary information for his letter, the package has not yet been sent out to you. Had we known it would have taken this long to provide the response, we would have sent you the Layfield letter earlier.

Please accept my apologies for the delay in getting you this information.

Also, please be advised that this matter may be coming before you and falls within the quasi-judicial category. As such, it should only be discussed during the public meeting.

BSD/dhs
cc: Griff Roberts, Town Manager
David Persson, Town Attorney
Scott Pickett, Acting P&Z Director

Returns to:
TOWN CLERK
501 BAY ISLES ROAD
LONGBOAT KEY, FL 34228

PROPERTY OF TOWN OF LONGBOAT KEY
WEDEBROCK/H.F.I. DEVELOPMENT - 6350 GMD
QUASIJUDICIAL FILES
6-2-97 REG. COMM. MEETING
AGENDA PACKET MATERIALS
(84 PAGES)

MEMORANDUM

DATE: May 14, 1997

TO: Town Commission
FROM: Bruce St. Denis, Assistant Town Manager *b*
SUBJECT: Wedebrook Real Estate Company Letter

Attached is a copy of a letter from James D. Layfield to Mayor Metz regarding the Wedebrook building addition.

It was staff's intention to forward your copy of the package from Mr. Layfield along with a response to Mr. Layfield from the Town Manager. Due to a delay in providing the Manager with the necessary information for his letter, the package has not yet been sent out to you. Had we known it would have taken this long to provide the response, we would have sent you the Layfield letter earlier.

Please accept my apologies for the delay in getting you this information.

Also, please be advised that this matter may be coming before you and falls within the quasi-judicial category. As such, it should only be discussed during the public meeting.

BSD/dhs
cc: Griff Roberts, Town Manager
David Persson, Town Attorney
Scott Pickett, Acting P&Z Director

PROPERTY OF TOWN OF LONGBOAT KEY
WEDEBROCK/H.F.I. DEVELOPMENT - 6350 GMD
QUASIJUDICIAL FILES
6-2-97 REG. COMM. MEETING
AGENDA PACKET MATERIALS
(84 PAGES)

PROPERTY OF TOWN OF LONGBOAT KEY
WEDEBROCK/H.F.I. DEVELOPMENT - 6350 GMD
QUASIJUDICIAL FILES
6-2-97 REG. COMM. MEETING
AGENDA PACKET MATERIALS
(84 PAGES)



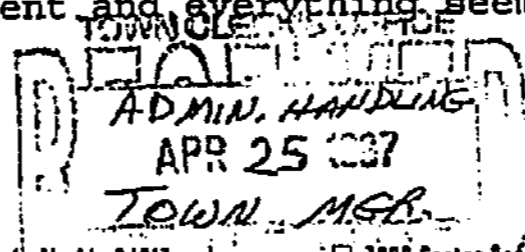
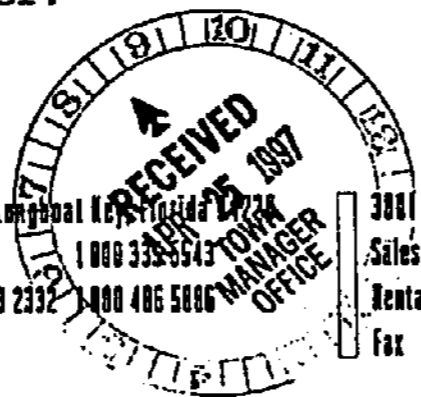
April 24, 1997

Dear Mayor,

On March 5th I submitted a minor development proposal to the Town of Longboat Key requesting a bank drive-thru exit onto Wake Island Alley. On March 13th I received a letter from Scott Pickett (enclosed) denying that request. I then called Mr. St. Dennis requesting a formal meeting with him and the town attorney.

On Friday, March 21st, at 10:00 a.m. a formal meeting was held at town hall. Attending were Mike Nink, Attorney Mike Furen, Mark Wickersham and myself. Town attendees were Mr. St. Dennis, Attorney Persson and Scott Pickett. The meeting lasted approximately 90 minutes. We discussed the previous problems with the addition and the Town of Longboat Key, explained the nightmare process to Mr. St. Dennis which we went through for the past 2 years with the P & Z Board and the commission getting site plan approval and we felt we didn't need to revisit that process again. We then gathered around the table and reviewed the blue prints.

At the meeting, the town attendees were all in favor of working out a solution without going through the whole costly process again. (Please keep in mind this is less than a 5000 sq. ft. shell addition to our existing building.) The meeting ended on a positive note. Mr. St. Dennis, Persson and Pickett said they would call attorney Mike Furen and let him know what their decision was. Within one hour of that meeting, I received a call at my office from Mr. Furen. Mr. Furen stated that he had just received a call from Mr. Persson saying the proposed site plan change would be approved as site plan exemption if I would agree (a) to eliminate the drive-thru entrance from Wake Island Road and keep the bank drive-thru traffic within the property until it exited onto Wake Island Road; (b) to pave Wake Island Road from Gulf of Mexico Drive to the drive-thru exit; and (c) install appropriate traffic control signage and devices. Mr. Persson said I was to have my civil engineer, Bill Houghton, meet with Scott Pickett with all the appropriate plans and drawings as soon as possible and the matter would be resolved. I immediately phoned Mr. Houghton, my engineer, and told him to call Pickett, set up an appointment and authorized him to draw, design and make whatever changes Pickett thought necessary for approval. He then called Pickett and set up an appointment and everything seemed to be in order.



6350 Gulf of Mexico Drive, Longboat Key, Florida 34228
Sales 941 383 5543
Rentals 941 383 5886/383 2332
Fax 941 383 9194

3881 Gulf Drive, Holmes Beach, Florida 34217
Sales 941 778 0780
Rentals 941 778 6665
Fax 941 778 4794

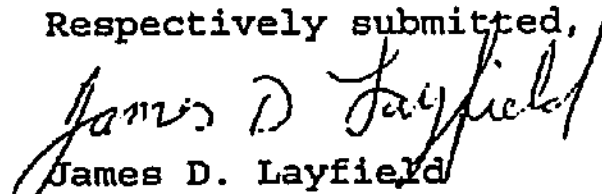
7366 Cortez Road, Bradenton, Florida 34210
1 800 749 6665
Located in Paradise Bay Plaza
Sales & Rentals 941 794 8007
Fax 941 795 6806

On April 9th (18 days later), I received a faxed letter from Pickett (enclosed) totally reversing decisions that were made after the compromise meeting. The town authorized me to hire professionals to perform tasks which Pickett requested at the formal meeting. This reversal cost me unnecessary attorney, architect and engineering fees. I believe the administrative official (Pickett) interpretation and determination is clearly erroneous and not supported by the Town code and treats me differently than the Town has treated similar situated property owners and discriminates against myself. (See enclosed site plan exemptions)

I believe this also violates a compromise agreement made between myself and the Town of Longboat Key which I relied on at a considerable cost and expense.

I am requesting as my mayor and district representative, that you meet with the appropriate officials and stop these violations of my rights before I incur any more cost and mental anguish. I feel I was totally betrayed by the Town. As you know, we own several million dollars worth of property on the Key and contribute our fair share to the Towns' funds. With all that has happened, I can't understand why the Town cannot work with its people! Isn't that what builds a good Government relationship?

Respectively submitted,


James D. Layfield
H.F.I. Developments
6350 Gulf of Mexico Drive.
Longboat Key, Fl. 34228

JDL/sal
cc: Mike Furen
3 enclosures

PROPERTY OF TOWN OF LONGBOAT KEY
WEDEBROCK/H.F.I. DEVELOPMENT - 6350 GMD
QUASIJUDICIAL FILES
6-2-97 REG. COMM. MEETING
AGENDA PACKET MATERIALS
(84 PAGES)

03/13/1997 16:14 3101970

PLANNING ZONING BLDG

PAGE 02

TOWN OF LONGBOAT KEY
PLANNING, ZONING & BUILDING DEPARTMENT
610 General Harris Road Longboat Key, Florida 34228
Phone (941) 316-1966 Fax (941) 316-1970

Date: March 13, 1997

Project: Wedebrook Building Addition

Applicant: William Houghton, Landry & Esber

Request: Site Plan Exemption Approval for Development of Bank Drive-thru Connecting onto Wake Island Alley and Revision to Approved Roofed Concourse Structure

Reviewer: Scott Pickett, ^{SP} Planner

Staff has reviewed the above referenced request, submitted March 5, 1997, and determined that the proposed revision to the approved site plan is not a minor development proposal and/or change of the approved site. As such, staff can not process your request as a site plan exemption application.

Accordingly, the proposed revisions to the approved site plan will need to be processed as a site plan amendment application in accordance with Town Code Section 158.099. The submission requirements for a site plan amendment application are specified in Town Code Section 158.097.

Please be aware that the "annual site and development plan season" for the Planning & Zoning Board and Town Commission includes the months September through June of each year. As such, both bodies can not review or act on any site plan amendment application after the end of June until September of this year.

The completeness deadline for the May 20, 1997 Planning & Zoning Board regular meeting is April 22, 1997. Staff will work with the applicant to facilitate an expeditious review and processing of the required site plan amendment application for the request described above.

cc: Jim Layfield
Michael Furen
Mark Wickersham
Building File

PROPERTY OF TOWN OF LONGBOAT KEY
WEDEBROCK/H.F.I. DEVELOPMENT - 6350 GMD
QUASIJUDICIAL FILES
6-2-97 REG. COMM. MEETING
AGENDA PACKET MATERIALS
(84 PAGES)

04/09/1997 14:58 3161978

PLANNING ZONING BLDG

PAGE 02

TOWN OF LONGBOAT KEY
PLANNING, ZONING & BUILDING DEPARTMENT
610 General Harris Road Longboat Key, Florida 34228
Phone (941) 316-1966 Fax (941) 316-1970

Date: April 9, 1997

Project: Wedebrook Building Addition (Approved by Resolution 95-21)
6350 Gulf of Mexico Drive

Applicant: William Houghton, Landry & Esber, Agent

Request: Site Plan Exemption Approval for Development of Bank Drive-
thru Connecting onto Wake Island Road and Revisions to
Approved Roofed Concourse Structure and Building Addition

Reviewer: Scott Pickett, ^{SP} Acting Planning & Zoning Director

As you will recall, staff responded to the above referenced request in the attached memorandum dated March 13, 1997. In the attached memo, staff determined that the proposed revisions to the approved site plan did not represent a minor development proposal and/or change of the approved site plan. Staff also determined that the request could not be processed as a site plan exemption, but would require a site plan amendment application in accordance with Town Code Section 158.099.

Staff met with several representatives for the subject project in an attempt to address their objections to staff's determination. At that meeting, in an attempt to minimize the scope of the development proposal, an alternative bank drive-thru design was identified. On April 3, 1997 staff received a revised site plan with the drive-thru contained within, the subject property. To date, staff has not received building plans showing proposed revisions to the approved building addition.

Staff has reviewed the revised site plan and reaffirms its prior determination that the proposed revisions to the approved site plan do not represent a minor development proposal and/or change of the approved site plan. Aspects of the proposal which are considered major changes to the approved site plan include the use of Wake Island Road as an exit for the proposed bank drive-thru and the reported changes to the concourse roof separating the existing and proposed wings of the building.

Staff has determined that the proposed revisions to the approved site plan will need to be processed as a site plan amendment application in accordance with Town Code Section 158.099. The submission requirements for a site plan amendment application are specified in Town Code Section 158.097.

Please be aware that the "annual site and development plan season" for the Planning & Zoning Board and Town Commission includes the months September through June of each year. As such, both bodies can not review or act on

Page 1

PROPERTY OF TOWN OF LONGBOAT KEY
WEDEBROCK/H.F.I. DEVELOPMENT - 6350 GMD
QUASIJUDICIAL FILES
6-2-97 REG. COMM. MEETING
AGENDA PACKET MATERIALS
(84 PAGES)

0000 000 1997 10:11 10/01/90

04/09/1997 14:58 3161978

PLANNING ZONING BLDG

PAGE 03

Site Plan Exemption Approval Request for Development of Bank Drive-thru
Connecting onto Wake Island Road and Revisions to Approved Roofed Concourse
Structure and Building Addition
April 9, 1997
Page 2

any site plan amendment application after the end of June until September
of this year.

The completeness deadline for the May 20, 1997 Planning & Zoning Board
regular meeting is April 22, 1997. Staff will work with the applicant to
facilitate an expeditious review and processing of the required site plan
amendment application for the request described above.

cc: Jim Layfield
Michael Furen
Mark Wickersham
Building File

PROPERTY OF TOWN OF LONGBOAT KEY
WEDEBROCK/H.F.I. DEVELOPMENT - 6350 GMD
QUASIJUDICIAL FILES
6-2-97 REG. COMM. MEETING
AGENDA PACKET MATERIALS
(84 PAGES)

Page 2

04/09/1997

CM TINKER UNIT

0409 000 1997

20:11

16/01/97

ICARD, MERRILL, CULLIS, TIMM,
FUREN & GINSBURG, P.A.

ATTORNEYS AND COUNSELLORS
2033 MAIN STREET, SUITE 600
SARASOTA, FLORIDA 34237
FACSIMILE (813) 366-8100
TELEPHONE (813) 366-8100

TAMPA TELEPHONE
(813) 221-2100
REPLY TO:
P.O. BOX 4195
SARASOTA, FLORIDA 34230

MICHAEL J. FUREN

March 25, 1997

VIA FACSIMILE & REGULAR MAIL

Mr. Scott Pickett, Planner
Town of Longboat Key
Planning, Zoning & Building Department
610 General Harris Street
Longboat Key, FL 34228

PROPERTY OF TOWN OF LONGBOAT KEY
WEDEBROCK/H.F.I. DEVELOPMENT - 6350 GMD
QUASIJUDICIAL FILES
6-2-97 REG. COMM. MEETING
AGENDA PACKET MATERIALS
(84 PAGES)

Re: Your Preliminary Determination Dated March 13, 1997
Concerning Request by Wedebrook Realty Company for
Approval of Site Plan Exemption for a Bank Drive-thru and
Revision to Approved Roofed Concourse Structure in
Connection With Wedebrook Building Addition.

Dear Scott:

As you are aware, our firm represents Wedebrook Realty
Company.

We have reviewed your preliminary determination dated March
13, 1997 determining that the proposed revisions to the approved
site plan described above are not a minor development proposals
and/or changes of the approved site plan and therefore, staff
cannot process our client's request as a site plan exemption.
Rather, you preliminarily determined that the proposed revisions to
the approved site plan will need to go through the entire site plan
amendment review process.

We respectfully disagree with your preliminary determination
and would strongly suggest that the proposed revisions are clearly
minor development proposals that could be and should be processed
as site plan exemptions pursuant to Section 158.100 of the Town
Zoning Code.

We are attaching as Schedule "A" to this letter a summary of
certain site plan exemptions issued by the Town from September 14,
1994 through March 18, 1997. The list of the various site plan
exemptions issued by the Town set forth in this Schedule is not all
inclusive, but are listed as examples of various site plan
exemptions approved by the Town during the stated period. A fair

March 25, 1997
Page 2

and impartial review of Schedule "A" indicates that the Town has approved many development revisions and changes greater in scope than those proposed by our client as site plan exemptions. We believe the Town properly approved these development revisions and changes as site plan exemptions rather than requiring them to be subject to the full site plan review process. We believe that our client's proposed revisions that are of a lesser scope should also be approved by staff as site plan exemptions. Our client asks only that it be treated equally and fairly.

In behalf of our client, therefore, we would request that you reconsider your preliminary determination that our client's proposed revisions are subject to the full site plan review process and upon such reconsideration, determine that our client's proposed site plan revisions are minor development revisions that can be approved by the staff as site plan exemptions pursuant to Section 158.100 of the Town Zoning Code.

Thank you for your prompt attention to this request.

Sincerely,

ICARD, MERRILEE, CULLIS, TIMM,
FUREN & GINSBURG, P.A.


Michael J. Furen

MJF:jwc
Enclosure

cc: Mr. Jim Layfield
Mr. Bob Marischen
Mr. Bruce St. Denis, Assistant Town Manager
David P. Persson, Esq., Town Attorney

F:\users\janac\wedebrock\pickatt.apa

PROPERTY OF TOWN OF LONGBOAT KEY
WEDEBROCK/H.F.I. DEVELOPMENT - 6350 GMD
QUASIJUDICIAL FILES
6-2-97 REG. COMM. MEETING
AGENDA PACKET MATERIALS
(84 PAGES)

SCHEDULE "A"
TO LETTER FROM MICHAEL J. FUREN
TO SCOTT PICKETT, PLANNER,
DATED MARCH 25, 1997

SPE #	LOCATION	DESCRIPTION
94-50	REGENT PLACE	Relocate a planned garage and install a portion of an access drive for the beaches of Longboat.
94-58	BEACHWALK	Construct swimming pool.
95-30	HARBORSIDE CLUBHOUSE	Revise approved site plan regarding parking spaces and parking islands, relocate sidewalk and add planters.
95-46	2029 HARBOUR LINKS	Construct a 19'9" x 11'8" screen room on the second floor terrace of the six-plex condominium for Unit 2029. The height of the screen room does not exceed the height of the six-plex building and the screen room is located within the existing building footprint.
95-47	WATER CLUB	The addition of eight (8) additional on-grade parking spaces at the east end of the southern residential tower.
96-04	COLONY BEACH	Enlarge an existing tennis shop located within the mid-rise building designated as a hotel on the attached site plan. The enlargement of the tennis shop is to be accomplished by enclosing a 485 sq.ft. space located within the building's existing roof overhang. The ground floor area of the existing structure is 9,738 sq.ft. The 485 sq.ft. enlargement represents 4.98% of the floor area of the existing building.

1
 PROPERTY OF TOWN OF LONGBOAT KEY
 WEDEBROCK/H.F.I. DEVELOPMENT - 6350 GMD
 QUASIJUDICIAL FILES
 6-2-97 REG. COMM. MEETING
 AGENDA PACKET MATERIALS
 (84 PAGES)

SPE #	LOCATION	DESCRIPTION
96-09	NORTH FIRE STATION	Request to: 1. Realign the entrance drive to the fire station; and 2. Redesign the parking lot for the fire station.
96-26	BAYFRONT PARK	Construct a 37 ft. x 30 ft. net structure over the existing tot lot area to protect this area from baseballs that are hit foul from the nearby baseball field. The structure is a sixteen (16) foot high wood frame with one (1) inch open netting over it.
96-28	SANDS POINT	Construct an eighty (80') foot long, six (6') foot high cement wall located in the non-required yard at the end of the driveway entrance, covered on the exterior with verte green stone matching the vertical walls at the entrance to the condominium.
96-29	VIZCAYA	1. A reconfiguration and enlargement of the stormwater pond located in the northeast corner of the parcel, the elimination of the previously proposed retaining wall at pond, and the placement of benches and exercise path around the pond.

PROPERTY OF TOWN OF LONGBOAT KEY
 WEDEBROCK/H.F.I. DEVELOPMENT - 6350 GMD
 QUASIJUDICIAL FILES
 6-2-97 REG. COMM. MEETING
 AGENDA PACKET MATERIALS
 (84 PAGES)

SPE #	LOCATION	DESCRIPTION
96-29	VIZCAYA (CONTINUED)	<p>2. The relocation of the emergency generator/pump building from the entrance to a location adjacent to the clubhouse, resulting in a slight reduction of the size of the emergency generator/pump building.</p> <p>3. A reduction of the clubhouse footprint and a 114.9 square foot expansion of the clubhouse recreational patio.</p> <p>6. The redesign and reduction in scope of the fountain by the pool.</p> <p>7. The deletion of the approved tennis pavilion.</p> <p>8. The addition of three (3) additional exterior surface parking spaces for a total of seventeen (17) parking spaces.</p> <p>9. The deletion of the approved entrance colonnade.</p> <p>13. The reconfiguration of the entrance/exit driveway around the guardhouse.</p>

PROPERTY OF TOWN OF LONGBOAT KEY
 WEDEBROCK/H.F.I. DEVELOPMENT - 6350 GMD
 QUASIJUDICIAL FILES
 6-2-97 REG. COMM. MEETING
 3 AGENDA PACKET MATERIALS
 (84 PAGES)

SPH #	LOCATION	DESCRIPTION
96-33	VILLAGE PLAZA	Add six (6) new parking spaces to the existing 26 spaces in compliance with Town Code section 158.100(A)(2) which permits additional parking spaces not to exceed 20% of the existing number of spaces.
96-40	809 LONGBOAT CLUB ROAD	Construct a 6 ft. high privacy wall in the required side yard and a 12 ft. high entrance gate in the non-required yard.
96-42	VILLA DI LANCIA	4. Five (5) frangible landings have been modified to spiral stairs with approximately 50% reduction in coverage. 5. The construction of pool related bathrooms under the footprint of the building on the garage level.
96-46	COVERT I CONDOMINIUM	Construct a 450 sq.ft. single-story attached garage to existing single-family structure & sod over existing 600' parking area used for off-street parking.
96-57	CHEVRON GAS STATION	1. Construct a 32 ft. x 50 ft. canopy structure over the 2 existing gasoline pump islands.

PROPERTY OF TOWN OF LONGBOAT KEY
 WEDEBROCK/H.F.I. DEVELOPMENT - 6350 GMD
 QUASIJUDICIAL FILES
 4 6-2-97 REG. COMM. MEETING
 AGENDA PACKET MATERIALS
 (84 PAGES)

SPE-N	LOCATION	DESCRIPTION
96-58	HARBOURSIDE CLUBHOUSE	1. Construction of an 7 ft. wide golf cart path south of the existing cart pavilion; 2. Relocate, to the south, the parking area between the cart pavilion and the main building, and the relocation of 6 parking spaces in this parking area to wooded parking area; 3. The construction of a turn-around facility located east of the parking area and cart pavilion, and slight redesign of a sidewalk located adjacent to the turn-around;
96-65	PELICAN HARBOR	Construct a twelve (12') foot extension to an existing eighteen (18') foot long boat dock, measured from the existing seawall.
96-67	BAYPORT BEACH & TENNIS CLUB	Construct the following improvements to the existing recreation center/community building: 1. Expand the existing meeting room through the enclosure of an existing second story open air deck area; 2. Construct a new first story storage area under the existing roof line.

PROPERTY OF TOWN OF LONGBOAT KEY
 WEDEBROCK/H.F.I. DEVELOPMENT - 6350 GMD
 QUASIJUDICIAL FILES
 5 6-2-97 REG. COMM. MEETING
 AGENDA PACKET MATERIALS
 (84 PAGES)

SPE #	LOCATION	DESCRIPTION
97-06	LONGBOAT ISLAND CHAPEL	Develop a garden in the non-required yard consisting of: <ol style="list-style-type: none"> 1. The construction of 350 lineal feet of five (5) foot wide concrete sidewalk for pedestrian circulation and a 150 sq.ft. paved area adjacent to the proposed pavilion; 2. The construction of 63.3 lineal feet of two (2) foot high concrete masonry wall; 3. The construction of a 10 ft. x 2 ft. x 12 ft. high masonry pergola structure; and 4. The construction of a 14 ft. x 14 ft. x 17 ft. high roofed pavilion.

\\users\janac\wedbrock\schedule.a

PROPERTY OF TOWN OF LONGBOAT KEY
 WEDEBROCK/H.F.I. DEVELOPMENT - 6350 GMD
 QUASIJUDICIAL FILES
 6-2-97 REG. COMM. MEETING
 AGENDA PACKET MATERIALS
 (84 PAGES)

PROPERTY OF TOWN OF LONGBOAT KEY
WEDEBROCK/H.F.I. DEVELOPMENT - 6350 GMD
QUASIJUDICIAL FILES
6-2-97 REG. COMM. MEETING
AGENDA PACKET MATERIALS
(84 PAGES)

WEDEBROCK/HFI

Nedebrock Real Estate Company
creating lifestyles since 1949

April 24, 1997

Dear Mayor,

On March 5th I submitted a minor development proposal to the Town of Longboat Key requesting a bank drive-thru exit onto Wake Island Alley. On March 13th I received a letter from Scott Pickett (enclosed) denying that request. I then called Mr. St. Dennis requesting a formal meeting with him and the town attorney.

On Friday, March 21st, at 10:00 a.m. a formal meeting was held at town hall. Attending were Mike Nink, Attorney Mike Furen, Mark Wickersham and myself. Town attendees were Mr. St. Dennis, Attorney Persson and Scott Pickett. The meeting lasted approximately 90 minutes. We discussed the previous problems with the addition and the Town of Longboat Key, explained the nightmare process to Mr. St. Dennis which we went through for the past 2 years with the P & Z Board and the commission getting site plan approval and we felt we didn't need to revisit that process again. We then gathered around the table and reviewed the blue prints.

RETURN TO

TOWN CLERK
501 BAY ISLES ROAD
LONGBOAT KEY, FL 34228

At the meeting, the town attendees were all in favor of working out a solution without going through the whole costly process again. (Please keep in mind this is less than a 5000 sq. ft. shell addition to our existing building.) The meeting ended on a positive note. Mr. St. Dennis, Persson and Pickett said they would call attorney Mike Furen and let him know what their decision was. Within one hour of that meeting, I received a call at my office from Mr. Furen. Mr. Furen stated that he had just received a call from Mr. Persson saying the proposed site plan change would be approved as site plan exemption if I would agree (a) to eliminate the drive-thru entrance from Wake Island Road and keep the bank drive-thru traffic within the property until it exited onto Wake Island Road; (b) to pave Wake Island Road from Gulf of Mexico Drive to the drive-thru exit; and (c) install appropriate traffic control signage and devices. Mr. Persson said I was to have my civil engineer, Bill Houghton, meet with Scott Pickett with all the appropriate plans and drawings as soon as possible and the matter would be resolved. I immediately phoned Mr. Houghton, my engineer, and told him to call Pickett, set up an appointment and authorized him to draw, design and make whatever changes Pickett thought necessary for approval. He then called Pickett and set up an appointment and everything seemed to be in order.

TOWN CLERK
ADMIN. HANDLING
APR 25 1997
TOWN MGR.



6350 Gulf of Mexico Drive, Longboat Key, Florida 34228
Sales 941 383 5543 1 800 335 5543
Rentals 941 383 5886/383 2332 1 800 486 5886
Fax 941 383 9194

3801 Gulf Drive, Naples Beach, Florida 34217
Sales 941 778 0700 1 800 749 6665
Rentals 941 778 6665 1 800 749 6665
Fax 941 778 4794

7366 Carter Road, Bradenton, Florida 34210
Located in Paradise Bay Plaza
Sales & Rentals 941 794 0007
Fax 941 795 6006

On April 9th (18 days later), I received a faxed letter from Pickett (enclosed) totally reversing decisions that were made after the compromise meeting. The town authorized me to hire professionals to perform tasks which Pickett requested at the formal meeting. This reversal cost me unnecessary attorney, architect and engineering fees. I believe the administrative official (Pickett) interpretation and determination is clearly erroneous and not supported by the Town code and treats me differently than the Town has treated similar situated property owners and discriminates against myself. (See enclosed site plan exemptions)

I believe this also violates a compromise agreement made between myself and the Town of Longboat Key which I relied on at a considerable cost and expense.

I am requesting as my mayor and district representative, that you meet with the appropriate officials and stop these violations of my rights before I occur any more cost and mental anguish. I feel I was totally betrayed by the Town. As you know, we own several million dollars worth of property on the Key and contribute our fair share to the Towns' funds. With all that has happened, I can't understand why the Town cannot work with its people! Isn't that what builds a good Government relationship?

Respectively submitted,

James D. Layfield
James D. Layfield
H.F.I. Developments
6350 Gulf of Mexico Drive.
Longboat Key, Fl. 34228

JDL/sal
cc: Mike Furen
3 enclosures

PROPERTY OF TOWN OF LONGBOAT KEY
WEDEBROCK/H.F.I. DEVELOPMENT - 6350 GMD
QUASIJUDICIAL FILES
6-2-97 REG. COMM. MEETING
AGENDA PACKET MATERIALS
(84 PAGES)

03/13/1997 16:14 3161970

PLANNING ZONING BLDG

PAGE 02

TOWN OF LONGBOAT KEY
PLANNING, ZONING & BUILDING DEPARTMENT
610 General Harris Road Longboat Key, Florida 34228
Phone (941) 316-1966 Fax (941) 316-1970

Date: March 13, 1997

Project: Wedebrook Building Addition

Applicant: William Houghton, Landry & Esber

Request: Site Plan Exemption Approval for Development of Bank Drive-
thru Connecting onto Wake Island Alley and Revision to
Approved Roofed Concourse Structure

Reviewer: Scott Pickett, ^{SP} Planner

Staff has reviewed the above referenced request, submitted March 5, 1997, and determined that the proposed revision to the approved site plan is not a minor development proposal and/or change of the approved site. As such, staff can not process your request as a site plan exemption application.

Accordingly, the proposed revisions to the approved site plan will need to be processed as a site plan amendment application in accordance with Town Code Section 158.099. The submission requirements for a site plan amendment application are specified in Town Code Section 158.097.

Please be aware that the "annual site and development plan season" for the Planning & Zoning Board and Town Commission includes the months September through June of each year. As such, both bodies can not review or act on any site plan amendment application after the end of June until September of this year.

The completeness deadline for the May 20, 1997 Planning & Zoning Board regular meeting is April 22, 1997. Staff will work with the applicant to facilitate an expeditious review and processing of the required site plan amendment application for the request described above.

cc: Jim Layfield
Michael Furen
Mark Wickersham
Building File

Return to:

TOWN CLERK
501 BAY ISLES ROAD
LONGBOAT KEY, FL 34228

PROPERTY OF TOWN OF LONGBOAT KEY
WEDEBROCK/H.F.I. DEVELOPMENT - 6350 GMD
QUASIJUDICIAL FILES
6-2-97 REG. COMM. MEETING
AGENDA PACKET MATERIALS
(84 PAGES)

MEMORANDUM

DATE: May 14, 1997

TO: Town Commission
FROM: Bruce St. Denis, Assistant Town Manager *b*
SUBJECT: Wedebrook Real Estate Company Letter

Attached is a copy of a letter from James D. Layfield to Mayor Metz regarding the Wedebrook building addition.

It was staff's intention to forward your copy of the package from Mr. Layfield along with a response to Mr. Layfield from the Town Manager. Due to a delay in providing the Manager with the necessary information for his letter, the package has not yet been sent out to you. Had we known it would have taken this long to provide the response, we would have sent you the Layfield letter earlier.

Please accept my apologies for the delay in getting you this information.

Also, please be advised that this matter may be coming before you and falls within the quasi-judicial category. As such, it should only be discussed during the public meeting.

BSD/dhs
cc: Griff Roberts, Town Manager
David Persson, Town Attorney
Scott Pickett, Acting P&Z Director

Return to:
TOWN CLERK
501 BAY ISLES ROAD
LONGBOAT KEY, FL 34228

PROPERTY OF TOWN OF LONGBOAT KEY
WEDEBROCK/H.F.I. DEVELOPMENT - 6350 GMD
QUASIJUDICIAL FILES
6-2-97 REG. COMM. MEETING
AGENDA PACKET MATERIALS
(84 PAGES)

PROPERTY OF TOWN OF LONGBOAT KEY
WEDEBROCK/H.F.I. DEVELOPMENT - 6350 GMD
QUASIJUDICIAL FILES
6-2-97 REG. COMM. MEETING
AGENDA PACKET MATERIALS
(84 PAGES)



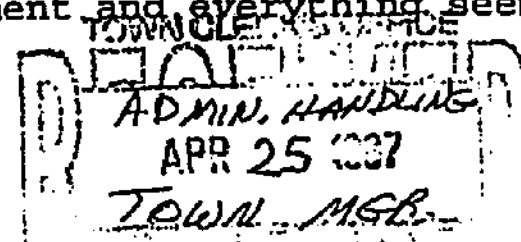
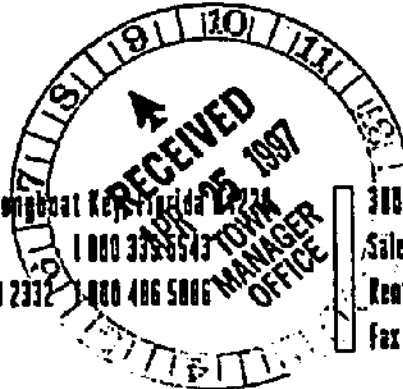
April 24, 1997

Dear Mayor,

On March 5th I submitted a minor development proposal to the Town of Longboat Key requesting a bank drive-thru exit onto Wake Island Alley. On March 13th I received a letter from Scott Pickett (enclosed) denying that request. I then called Mr. St. Dennis requesting a formal meeting with him and the town attorney.

On Friday, March 21st, at 10:00 a.m. a formal meeting was held at town hall. Attending were Mike Nink, Attorney Mike Furen, Mark Wickersham and myself. Town attendees were Mr. St. Dennis, Attorney Persson and Scott Pickett. The meeting lasted approximately 90 minutes. We discussed the previous problems with the addition and the Town of Longboat Key, explained the nightmare process to Mr. St. Dennis which we went through for the past 2 years with the P & Z Board and the commission getting site plan approval and we felt we didn't need to revisit that process again. We then gathered around the table and reviewed the blue prints.

At the meeting, the town attendees were all in favor of working out a solution without going through the whole costly process again. (Please keep in mind this is less than a 5000 sq. ft. shell addition to our existing building.) The meeting ended on a positive note. Mr. St. Dennis, Persson and Pickett said they would call attorney Mike Furen and let him know what their decision was. Within one hour of that meeting, I received a call at my office from Mr. Furen. Mr. Furen stated that he had just received a call from Mr. Persson saying the proposed site plan change would be approved as site plan exemption if I would agree (a) to eliminate the drive-thru entrance from Wake Island Road and keep the bank drive-thru traffic within the property until it exited onto Wake Island Road; (b) to pave Wake Island Road from Gulf of Mexico Drive to the drive-thru exit; and (c) install appropriate traffic control signage and devices. Mr. Persson said I was to have my civil engineer, Bill Houghton, meet with Scott Pickett with all the appropriate plans and drawings as soon as possible and the matter would be resolved. I immediately phoned Mr. Houghton, my engineer, and told him to call Pickett, set up an appointment and authorized him to draw, design and make whatever changes Pickett thought necessary for approval. He then called Pickett and set up an appointment and everything seemed to be in order.



6350 Gulf of Mexico Drive, Longboat Key, Florida 34958
Sales 941 383 5543
Rentals 941 383 5886/383 2332
Fax 941 383 9194

3801 Golf Drive, Holmes Beach, Florida 34217
Sales 941 778 8780
Rentals 941 778 6665
Fax 941 778 4794

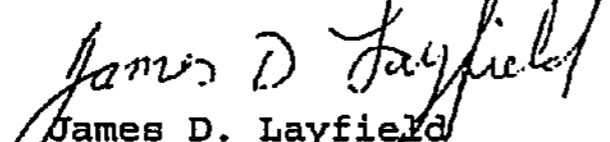
7366 Cortez Road, Bradenton, Florida 34210
Located in Paradise Bay Plaza
Sales & Rentals 941 794 8007
Fax 941 795 6806

On April 9th (18 days later), I received a faxed letter from Pickett (enclosed) totally reversing decisions that were made after the compromise meeting. The town authorized me to hire professionals to perform tasks which Pickett requested at the formal meeting. This reversal cost me unnecessary attorney, architect and engineering fees. I believe the administrative official (Pickett) interpretation and determination is clearly erroneous and not supported by the Town code and treats me differently than the Town has treated similar situated property owners and discriminates against myself. (See enclosed site plan exemptions)

I believe this also violates a compromise agreement made between myself and the Town of Longboat Key which I relied on at a considerable cost and expense.

I am requesting as my mayor and district representative, that you meet with the appropriate officials and stop these violations of my rights before I occur any more cost and mental anguish. I feel I was totally betrayed by the Town. As you know, we own several million dollars worth of property on the Key and contribute our fair share to the Towns' funds. With all that has happened, I can't understand why the Town cannot work with its people! Isn't that what builds a good Government relationship?

Respectively submitted,


James D. Layfield
H.F.I. Developments
6350 Gulf of Mexico Drive.
Longboat Key, Fl. 34228

JDL/sal
cc: Mike Furen
3 enclosures

PROPERTY OF TOWN OF LONGBOAT KEY
WEDEBROCK/H.F.I. DEVELOPMENT - 6350 GMD
QUASIJUDICIAL FILES
6-2-97 REG. COMM. MEETING
AGENDA PACKET MATERIALS
(84 PAGES)

03/13/1997 16:14 3161970

PLANNING ZONING BLDG

PAGE 02

TOWN OF LONGBOAT KEY
PLANNING, ZONING & BUILDING DEPARTMENT
610 General Harris Road Longboat Key, Florida 34228
Phone (941) 316-1966 Fax (941) 316-1970

Date: March 13, 1997

Project: Wedebrook Building Addition

Applicant: William Houghton, Landry & Esber

Request: Site Plan Exemption Approval for Development of Bank Drive-
thru Connecting onto Wake Island Alley and Revision to
Approved Roofed Concourse Structure

Reviewer: Scott Pickett, ^{SP} Planner

Staff has reviewed the above referenced request, submitted March 5, 1997, and determined that the proposed revision to the approved site plan is not a minor development proposal and/or change of the approved site. As such, staff can not process your request as a site plan exemption application.

Accordingly, the proposed revisions to the approved site plan will need to be processed as a site plan amendment application in accordance with Town Code Section 158.099. The submission requirements for a site plan amendment application are specified in Town Code Section 158.097.

Please be aware that the "annual site and development plan season" for the Planning & Zoning Board and Town Commission includes the months September through June of each year. As such, both bodies can not review or act on any site plan amendment application after the end of June until September of this year.

The completeness deadline for the May 20, 1997 Planning & Zoning Board regular meeting is April 22, 1997. Staff will work with the applicant to facilitate an expeditious review and processing of the required site plan amendment application for the request described above.

cc: Jim Layfield
Michael Furen
Mark Wickersham
Building File

PROPERTY OF TOWN OF LONGBOAT KEY
WEDEBROCK/H.F.I. DEVELOPMENT - 6350 GMD
QUASIJUDICIAL FILES
6-2-97 REG. COMM. MEETING
AGENDA PACKET MATERIALS
(84 PAGES)

04/09/1997 14:58 3151970

PLANNING ZONING BLDG

PAGE 02

TOWN OF LONGBOAT KEY
PLANNING, ZONING & BUILDING DEPARTMENT
610 General Harris Road Longboat Key, Florida 34228
Phone (941) 316-1966 Fax (941) 316-1970

Date: April 9, 1997

Project: Wedebrook Building Addition (Approved by Resolution 95-21)
6350 Gulf of Mexico Drive

Applicant: William Houghton, Landry & Esbar, Agent

Request: Site Plan Exemption Approval for Development of Bank Drive-
thru Connecting onto Wake Island Road and Revisions to
Approved Roofed Concourse Structure and Building Addition

Reviewer: Scott Pickett, ^{SP} Acting Planning & Zoning Director

As you will recall, staff responded to the above referenced request in the attached memorandum dated March 13, 1997. In the attached memo, staff determined that the proposed revisions to the approved site plan did not represent a minor development proposal and/or change of the approved site plan. Staff also determined that the request could not be processed as a site plan exemption, but would require a site plan amendment application in accordance with Town Code Section 158.099.

Staff met with several representatives for the subject project in an attempt to address their objections to staff's determination. At that meeting, in an attempt to minimize the scope of the development proposal, an alternative bank drive-thru design was identified. On April 3, 1997, staff received a revised site plan with the drive-thru contained within, the subject property. To date, staff has not received building plans showing proposed revisions to the approved building addition.

Staff has reviewed the revised site plan and reaffirms its prior determination that the proposed revisions to the approved site plan do not represent a minor development proposal and/or change of the approved site plan. Aspects of the proposal which are considered major changes to the approved site plan include the use of Wake Island Road as an exit for the proposed bank drive-thru and the reported changes to the concourse roof separating the existing and proposed wings of the building.

Staff has determined that the proposed revisions to the approved site plan will need to be processed as a site plan amendment application in accordance with Town Code Section 158.099. The submission requirements for a site plan amendment application are specified in Town Code Section 158.097.

Please be aware that the "annual site and development plan season" for the Planning & Zoning Board and Town Commission includes the months September through June of each year. As such, both bodies can not review or act on

Page 1

PROPERTY OF TOWN OF LONGBOAT KEY
WEDEBROCK/H.F.I. DEVELOPMENT - 6350 GMD
QUASIJUDICIAL FILES
6-2-97 REG. COMM. MEETING
AGENDA PACKET MATERIALS
(84 PAGES)

04/09/1997 14:58 3151970

04/09/1997 14:58 3161978

PLANNING ZONING BLDG

PAGE 03

Site Plan Exemption Approval Request for Development of Bank Drive-thru
Connecting onto Wake Island Road and Revisions to Approved Roofed Concourse
Structure and Building Addition
April 9, 1997
Page 2

any site plan amendment application after the end of June until September
of this year.

The completeness deadline for the May 20, 1997 Planning & Zoning Board
regular meeting is April 22, 1997. Staff will work with the applicant to
facilitate an expeditious review and processing of the required site plan
amendment application for the request described above.

cc: Jim Layfield
Michael Furen
Mark Wickersham
Building File

PROPERTY OF TOWN OF LONGBOAT KEY
WEDEBROCK/H.F.I. DEVELOPMENT - 6350 GMD
QUASIJUDICIAL FILES
6-2-97 REG. COMM. MEETING
AGENDA PACKET MATERIALS
(84 PAGES)

Page 2

000/0000

00 000000 0000

0000 000 0000

00:00

04/09/97

ICARD, MERRILL, CULLIS, TIMM,
FUREN & GINSBURG, P.A.

ATTORNEYS AND COUNSELLORS
2033 MAIN STREET, SUITE 600
SARASOTA, FLORIDA 34237
FACSIMILE (813) 368-8364
TELEPHONE (813) 368-8100

TAMPA TELEPHONE
(813) 221-8100
REPLY TO:
P.O. BOX 4198
SARASOTA, FLORIDA 34230

MICHAEL J. FUREN

March 25, 1997

VIA FACSIMILE & REGULAR MAIL

Mr. Scott Pickett, Planner
Town of Longboat Key
Planning, Zoning & Building Department
610 General Harris Street
Longboat Key, FL 34228

PROPERTY OF TOWN OF LONGBOAT KEY
WEDEBROCK/H.F.I. DEVELOPMENT - 6350 GMD
QUASIJUDICIAL FILES
6-2-97 REG. COMM. MEETING
AGENDA PACKET MATERIALS
(84 PAGES)

Re: Your Preliminary Determination Dated March 13, 1997
Concerning Request by Wedebrook Realty Company for
Approval of Site Plan Exemption for a Bank Drive-thru and
Revision to Approved Roofed Concourse Structure in
Connection With Wedebrook Building Addition.

Dear Scott:

As you are aware, our firm represents Wedebrook Realty
Company.

We have reviewed your preliminary determination dated March
13, 1997 determining that the proposed revisions to the approved
site plan described above are not a minor development proposals
and/or changes of the approved site plan and therefore, staff
cannot process our client's request as a site plan exemption.
Rather, you preliminarily determined that the proposed revisions to
the approved site plan will need to go through the entire site plan
amendment review process.

We respectfully disagree with your preliminary determination
and would strongly suggest that the proposed revisions are clearly
minor development proposals that could be and should be processed
as site plan exemptions pursuant to Section 158.100 of the Town
Zoning Code.

We are attaching as Schedule "A" to this letter a summary of
certain site plan exemptions issued by the Town from September 14,
1994 through March 18, 1997. The list of the various site plan
exemptions issued by the Town set forth in this Schedule is not all
inclusive, but are listed as examples of various site plan
exemptions approved by the Town during the stated period. A fair

March 25, 1997
Page 2

and impartial review of Schedule "A" indicates that the Town has approved many development revisions and changes greater in scope than those proposed by our client as site plan exemptions. We believe the Town properly approved these development revisions and changes as site plan exemptions rather than requiring them to be subject to the full site plan review process. We believe that our client's proposed revisions that are of a lesser scope should also be approved by staff as site plan exemptions. Our client asks only that it be treated equally and fairly.

In behalf of our client, therefore, we would request that you reconsider your preliminary determination that our client's proposed revisions are subject to the full site plan review process and upon such reconsideration, determine that our client's proposed site plan revisions are minor development revisions that can be approved by the staff as site plan exemptions pursuant to Section 158.100 of the Town Zoning Code.

Thank you for your prompt attention to this request.

Sincerely,

ICARD, MERRILL, CULLIS, TIMM,
FUREN & GINSBURG, P.A.


Michael J. Furen

MJF:jwc

Enclosure

cc: Mr. Jim Layfield
Mr. Bob Marischen
Mr. Bruce St. Denis, Assistant Town Manager
David P. Persson, Esq., Town Attorney

f:\users\janact\wedebrock\pickett.sps

PROPERTY OF TOWN OF LONGBOAT KEY
WEDEBROCK/H.F.I. DEVELOPMENT - 6350 GMD
QUASIJUDICIAL FILES
6-2-97 REG. COMM. MEETING
AGENDA PACKET MATERIALS
(84 PAGES)

SCHEDULE "A"
TO LETTER FROM MICHAEL J. FUREN
TO SCOTT RICKETT, PLANNER,
DATED MARCH 25, 1997

SPE #	LOCATION	DESCRIPTION
94-50	REGENT PLACE	Relocate a planned garage and install a portion of an access drive for the beaches of Longboat.
94-58	BEACHWALK	Construct swimming pool.
95-30	HARBOURSIDE CLUBHOUSE	Revise approved site plan regarding parking spaces and parking islands, relocate sidewalk and add planters.
95-46	2029 HARBOUR LINKS	Construct a 19'9" x 11'8" screen room on the second floor terrace of the six-plex condominium for Unit 2029. The height of the screen room does not exceed the height of the six-plex building and the screen room is located within the existing building footprint.
95-47	WATER CLUB	The addition of eight (8) additional on-grade parking spaces at the east end of the southern residential tower.
96-04	COLONY BEACH	Enlarge an existing tennis shop located within the mid-rise building designated as a hotel on the attached site plan. The enlargement of the tennis shop is to be accomplished by enclosing a 485 sq.ft. space located within the building's existing roof overhang. The ground floor area of the existing structure is 9,738 sq.ft. The 485 sq.ft. enlargement represents 4.98% of the floor area of the existing building.

1
 PROPERTY OF TOWN OF LONGBOAT KEY
 WEDEBROCK/H.F.I. DEVELOPMENT - 6350 GMD
 QUASIJUDICIAL FILES
 6-2-97 REG. COMM. MEETING
 AGENDA PACKET MATERIALS
 (84 PAGES)

SPE #	LOCATION	DESCRIPTION
96-09	NORTH FIRE STATION	Request to: 1. Realign the entrance drive to the fire station; and 2. Redesign the parking lot for the fire station.
96-26	BAYFRONT PARK	Construct a 37 ft. x 30 ft. net structure over the existing tot lot area to protect this area from baseballs that are hit foul from the nearby baseball field. The structure is a sixteen (16) foot high wood frame with one (1) inch open netting over it.
96-28	SANDS POINT	Construct an eighty (80') foot long, six (6') foot high cement wall located in the non-required yard at the end of the driveway entrance, covered on the exterior with verte green stone matching the vertical walls at the entrance to the condominium.
96-29	VIZCAYA	1. A reconfiguration and enlargement of the stormwater pond located in the northeast corner of the parcel, the elimination of the previously proposed retaining wall at pond, and the placement of benches and exercise path around the pond.

PROPERTY OF TOWN OF LONGBOAT KEY
 WEDEBROCK/H.F.I. DEVELOPMENT - 6350 GMD
 QUASIJUDICIAL FILES
 2 6-2-97 REG. COMM. MEETING
 AGENDA PACKET MATERIALS
 (84 PAGES)

SPE #	LOCATION	DESCRIPTION
96-29	VIZCAYA (CONTINUED)	<p>2. The relocation of the emergency generator/pump building from the entrance to a location adjacent to the clubhouse, resulting in a slight reduction of the size of the emergency generator/pump building.</p> <p>3. A reduction of the clubhouse footprint and a 114.9 square foot expansion of the clubhouse recreational patio.</p> <p>6. The redesign and reduction in scope of the fountain by the pool.</p> <p>7. The deletion of the approved tennis pavilion.</p> <p>8. The addition of three (3) additional exterior surface parking spaces for a total of seventeen (17) parking spaces.</p> <p>9. The deletion of the approved entrance colonnade.</p> <p>13. The reconfiguration of the entrance/exit driveway around the guardhouse.</p>

PROPERTY OF TOWN OF LONGBOAT KEY
 WEDEBROCK/H.F.I. DEVELOPMENT - 6350 GMD
 QUASIJUDICIAL FILES

3 6-2-97 REG. COMM. MEETING
 AGENDA PACKET MATERIALS
 (84 PAGES)

PERM	LOCATION	DESCRIPTION
96-33	VILLAGE PLAZA	Add six (6) new parking spaces to the existing 26 spaces in compliance with Town Code section 158.100(A)(2) which permits additional parking spaces not to exceed 20% of the existing number of spaces.
96-40	809 LONGBOAT CLUB ROAD	Construct a 6 ft. high privacy wall in the required side yard and a 12 ft. high entrance gate in the non-required yard.
96-42	VILLA DI LANCIA	4. Five (5) frangible landings have been modified to spiral stairs with approximately 50% reduction in coverage. 5. The construction of pool related bathrooms under the footprint of the building on the garage level.
96-46	COVERT I CONDOMINIUM	Construct a 450 sq.ft. single-story attached garage to existing single-family structure & sod over existing 600' parking area used for off-street parking.
96-57	CHEVRON GAS STATION	1. Construct a 32 ft. x 50 ft. canopy structure over the 2 existing gasoline pump islands.

PROPERTY OF TOWN OF LONGBOAT KEY
 WEDEBROCK/H.F.I. DEVELOPMENT - 6350 GMD
 4 QUASIJUDICIAL FILES
 6-2-97 REG. COMM. MEETING
 AGENDA PACKET MATERIALS
 (84 PAGES)

SPE #	LOCATION	DESCRIPTION
96-58	HARBOURSIDE CLUBHOUSE	1. Construction of an 7 ft. wide golf cart path south of the existing cart pavilion; 2. Relocate, to the south, the parking area between the cart pavilion and the main building, and the relocation of 6 parking spaces in this parking area to wooded parking area; 3. The construction of a turn-around facility located east of the parking area and cart pavilion, and slight redesign of a sidewalk located adjacent to the turn-around;
96-65	PELICAN HARBOR	Construct a twelve (12') foot extension to an existing eighteen (18') foot long boat dock, measured from the existing seawall.
96-67	BAYPORT BEACH & TENNIS CLUB	Construct the following improvements to the existing recreation center/community building: 1. Expand the existing meeting room through the enclosure of an existing second story open air deck area; 2. Construct a new first story storage area under the existing roof line.

SPEC#	LOCATION	DESCRIPTION
97-06	LONGBOAT ISLAND CHAPEL	Develop a garden in the non-required yard consisting of: <ol style="list-style-type: none"> 1. The construction of 350 lineal feet of five (5) foot wide concrete sidewalk for pedestrian circulation and a 150 sq.ft. paved area adjacent to the proposed pavilion; 2. The construction of 63.3 lineal feet of two (2) foot high concrete masonry wall; 3. The construction of a 10 ft. x 2 ft. x 12 ft. high masonry pergola structure; and 4. The construction of a 14 ft. x 14 ft. x 17 ft. high roofed pavilion.

\\uscrs\janac\wedebrock\schedule.a

6
 PROPERTY OF TOWN OF LONGBOAT KEY
 WEDEBROCK/H.F.I. DEVELOPMENT - 6350 GMD
 QUASIJUDICIAL FILES
 6-2-97 REG. COMM. MEETING
 AGENDA PACKET MATERIALS
 (84 PAGES)

000/000

ICARD MERRILL #

03/25/97 16:46 7941 000 0384

HFI WEDEBROCK

MEMORANDUM

DATE: 5-27-97

TO: Griff Roberts, Town Manager
FROM: Scott Pickett, ^{SP} Acting Planning & Zoning Director
SUBJECT: HFI DEVELOPMENTS, INC.: SITE PLAN AMENDMENT APPLICATION

During the public hearing held on May 20, 1997, the Planning and Zoning Board recommended APPROVAL, with conditions, of HFI Developments, Inc. Site Plan Amendment application. The specific motion of the P&Z Board is as follows:

MR. LEE MOVED THE P&Z BOARD RECOMMEND APPROVAL OF HFI DEVELOPMENTS, INC. SITE PLAN AMENDMENT, SUBJECT TO THE CONDITIONS IN EXHIBIT "A" OF DRAFT RESOLUTION 97-14, AND SUBJECT TO THE FOLLOWING AMENDMENTS AND ADDITIONAL CONDITIONS: 1) DELETION OF ONE (1) PARKING SPACE AT THE ENTRANCE OF THE DRIVE-THRU FACILITY; 2) AMEND CONDITION #13 TO INSTALL A SIGN WHICH STATES "EXIT ONLY/NO ENTRANCE" FROM WAKE ISLAND ROAD AND ADD WAKE ISLAND ROAD AS THE LOCATION OF THE SIGN; 3) ADD CONDITION #16 WHICH STATES THAT THE CONCOURSE ROOF SHALL BE MADE OF PERMANENT MATERIAL SUBJECT TO THE APPROVAL OF THE BUILDING PERMIT AND SHALL COMPLY WITH 110 MPH WINDLOAD REQUIREMENTS; 4) DEDICATION OF A PORTION OF LAND TO ACCOMMODATE THE COMPOUND RADIUS AT THE NORTHERN INTERSECTION; AND 5) ADD CONDITION #17 TO STATE, "DELETION OF THE PARKING SPACE FROM THE ENTRANCE AREA WOULD NOT NEGATIVELY EFFECT THE SIZE OF THE COMMERCIAL SQUARE FOOTAGE OF THE BUILDING . MR. DROHLICH SECONDED THE MOTION. MOTION CARRIED ON ROLL CALL VOTE: DIAMANT, AYE; DROHLICH, AYE; KARSH, AYE; LEE, AYE; RICKARD, AYE; ROSENBERG, AYE; ROTHENBERG, AYE; SERWATKA, AYE.

Enclosed, for your review and consideration, please find the following support documentation:

1. Resolution 97-14, which includes the amendments suggested by the P&Z Board;
2. Staff report, Pickett to Planning and Zoning Board, dated 5-14-97, including review from Post, Buckley, Schuh & Jernigan and letter from adjacent neighbor;
3. Applicant's Application package; and
4. Draft minutes of the 5-20-97 P&Z Board meeting on this issue.

If you should have any questions, or desire any additional information, please do not hesitate to contact me.

SP/dmc

PROPERTY OF TOWN OF LONGBOAT KEY
WEDEBROCK/H.F.I. DEVELOPMENT - 6350 GMD
QUASIJUDICIAL FILES
6-2-97 REG. COMM. MEETING
AGENDA PACKET MATERIALS
(84 PAGES)

Return to:
TOWN CLERK
501 BAY ISLES ROAD
LONGBOAT KEY, FL 34228

Final Draft
SP 5/28/97

D8 - 05/28/97

RESOLUTION 97-14

A RESOLUTION OF THE TOWN OF LONGBOAT KEY, FLORIDA, AMENDING RESOLUTION 95-21, APPROVING A SITE PLAN AMENDMENT FOR HFI DEVELOPMENTS, INC. (a/k/a Wedebrook Realty) LOCATED AT 6350 GULF OF MEXICO DRIVE, TO ADD A DRIVE-THRU FACILITY EXITING ONTO WAKE ISLAND ROAD AND MAKE CHANGES TO THE APPROVED BUILDING ADDITION; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the site plan for HFI DEVELOPMENTS, INC. (a/k/a Wedebrook Realty) located at 6350 Gulf of Mexico Drive, Longboat Key, Florida, was approved by the Town by Resolution 85-7, adopted February 4, 1985; and

WHEREAS, Resolution 85-7 was subsequently amended by Resolution 95-21 and 96-22; and

WHEREAS, HFI Developments, Inc., has requested a site plan amendment to add a drive-thru facility for permitted C-1 uses exiting onto Wake Island Road and make changes to the approved building addition; and

WHEREAS, the Planning and Zoning Official has, in a timely fashion, accepted the Application and referred same to the Planning and Zoning Board along with the support documentation and staff recommendations; and

WHEREAS, the Planning and Zoning Board has reviewed the Application and has recommended to the Town Commission along with their findings that the proposed development be approved with conditions; and

WHEREAS, the Town Commission makes these conclusions and findings of fact:

- (a) The plan is consistent with the comprehensive plan and the purpose and intent of the zoning district in which it is located.
- (b) The plan is in conformance with all applicable regulations of the zoning district in which it is located.

PROPERTY OF TOWN OF LONGBOAT KEY
WEDEBROCK/H.F.I. DEVELOPMENT - 6350 GMD
QUASIJUDICIAL FILES
6-2-97 REG. COMM. MEETING
AGENDA PACKET MATERIALS
(84 PAGES)

RESOLUTION 97-14 (CONT)
D8 - 05/28/97

- (c) The plan is in conformance with the Town's subdivision regulations, Chapter 157, and all other applicable Town requirements, including the design, adequacy, utility facilities, and other essential services.
- (d) The plan is consistent with good design standards in respect to all external relationships, including but not limited to relationship to adjoining properties; internal circulation, both vehicular and pedestrian; disposition and use of open space, provision of screening and buffering, and preservation of existing natural features, including trees; size and apparent bulk of structures; and building arrangements both between buildings in the proposed development and those adjoining the site.
- (e) The plan is in conformance with Town policy in respect to sufficiency of ownership, guarantees for completion of all required improvements, and, if private, the guarantees for continued maintenance.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN OF LONGBOAT KEY, THAT:

Section 1. The site plan amendment for the HFI DEVELOPMENTS, INC., 6350 Gulf of Mexico Drive, Longboat Key, Florida 34228 be and is hereby approved subject to the conditions attached hereto marked "Conditions Requisite for Approval", HFI Developments, Inc., 6350 Gulf of Mexico Drive, Longboat Key, Florida 34228, and dated concurrently with this Resolution.

Section 2. This Resolution shall become effective immediately upon adoption.

PROPERTY OF TOWN OF LONGBOAT KEY
WEDEBROCK/H.F.I. DEVELOPMENT - 6350 GMD
QUASIJUDICIAL FILES
6-2-97 REG. COMM. MEETING
AGENDA PACKET MATERIALS
(84 PAGES)

RESOLUTION 97-14 (CONT)
D8 - 05/28/97

ADOPTED at a meeting of the Town Commission of the Town
of Longboat Key on the _____ day of _____,
1997.

Mayor

ATTEST:

Town Clerk

Attachment: Exhibit "A"
Conditions for Approval
Exhibit "1"

PROPERTY OF TOWN OF LONGBOAT KEY
WEDEBROCK/H.F.I. DEVELOPMENT - 6350 GMD
QUASIJUDICIAL FILES
6-2-97 REG. COMM. MEETING
AGENDA PACKET MATERIALS
(84 PAGES)

RESOLUTION 97-14 (CONT)
D8 - 05/28/97

EXHIBIT "A"
CONDITIONS REQUISITE FOR APPROVAL

HFI DEVELOPMENTS, INC.

- 1) The provisions of the site plan application for the subject property dated April 22, 1997, received on May 6, 1997, shall be complied with unless waived or modified by the above conditions or by written agreement between the Town and the applicant or amended pursuant to Code. Any and all improvements shall comply with C-1 provisions of Town Code.
- 2) Prior to the issuance of any building permit, all applications for permits submitted to any outside permitting agency, and all applicable permits received from such agencies shall be submitted to the Planning, Zoning & Building Department.
- 3) All on-site infrastructure, including but not limited to, utilities and landscaping, stormwater systems and grading shall be completed prior to issuance of any certificate of completion.
- 4) Approval of utilities, stormwater system and all site work, including all necessary off-site improvements, and the posting of a satisfactory performance bond must be received from the Public Works Department prior to the commencement of any work.
- 5) All utilities shall be located underground.
- 6) A construction fence shall be provided to secure the construction site.
- 7) The stormwater management system shall be designed and maintained in perpetuity in accordance with the provisions of the SWFWMD and the Manatee County Mosquito Control Department.
- 8) Approval of the proposed site plan shall be subject to payment of all staff review charges.

PROPERTY OF TOWN OF LONGBOAT KEY
WEDEBROCK/H.F.I. DEVELOPMENT - 6350 GMD
QUASIJUDICIAL FILES
6-2-97 REG. COMM. MEETING
AGENDA PACKET MATERIALS
(84 PAGES)

RESOLUTION 97-14 (CONT)
D8 - 05/28/97

- 9) The slope of all graded areas on the site shall not exceed a ratio of 4:1 (four (4) feet horizontal for every one (1) foot vertical). Prior to the issuance of any certificate of completion, the applicant shall submit an "as built" grading plan to and approved by the Town Planning, Zoning & Building Department.
- 10) Native and drought resistant plant species shall be used in the buffer and other common areas to reduce water requirements. No more than 25% of the site may be planted in sod or plant species that are not drought resistant.
- 11) Parking of construction-related vehicles shall be prohibited along Gulf of Mexico Drive.
- 12) The applicant shall construct a twenty (20) foot wide shell roadway, in compliance with standards provided by the Public Works Director for a shell road, within the right-of-way of Wake Island Road, between the eastern-most edge of the proposed asphalt-surfaced street and ten (10) foot past the exit/entrance of the eastern-most approved parking area.
- 13) The combined backlit street name sign, stop sign and pedestrian crossing sign shall be of the same construction as the Town signs located at the intersections of Gulf of Mexico Drive and General Harris Street/Lyons Lane.
- 14) The applicant shall be required to construct those proposed and staff recommended improvements indicated on the attached site plan drawing, titled "Illustration of Drive-Thru Facility", dated May 15, 1997.
- 15) The entire concourse structure, including its roof, shall be designed to a minimum wind load of 110 mph.
- 16) The requested drive-thru facility is approved as an accessory use pursuant to Town Code Section 158.131.
- 17) The applicant shall install a sign at the present entrance/exit of the western parking area. The sign shall state "Exit Only, No Entrance".

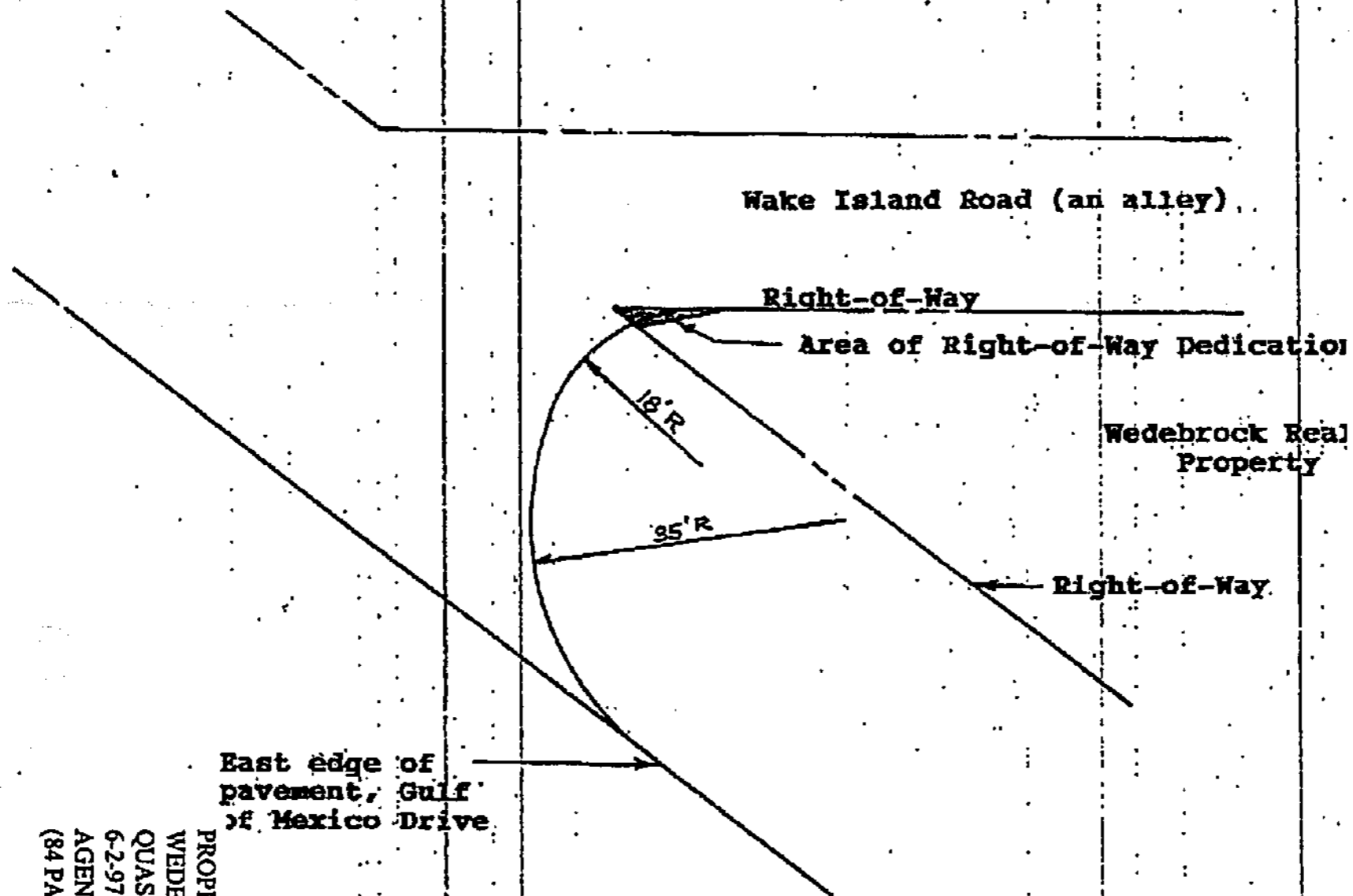
RESOLUTION 97-14 (CONT)
D8 - 05/28/97

- 18) The applicant shall eliminate the parking space to the south of the drive-thru entrance. The drive-thru entrance shall be redesigned to maximize both the safety of the entrance movement and the curbed median separation between Wake Island Road and the northern edge of the drive-thru lane. The required parking for the existing 1,800 sq.ft. office building with two (2) second story apartments and the proposed building addition with 3,818 sq.ft. office and 1,100 sq.ft. retail shall be thirty-one (31) parking spaces.
- 19) The concourse roof shall be made of flexible permanent material, subject to building permit approval.
- 20) The construction drawings included in the FDOT permit application for improvements at the intersection of Wake Island Road and Gulf of Mexico Drive shall provide a compound 35 ft., 18 ft. tangent radius for the southern radius of the intersection. The applicant shall dedicate as public right-of-way of Wake Island Road that portion of the subject property shown on Exhibit 1 attached hereto.

PROPERTY OF TOWN OF LONGBOAT KEY
WEDEBROCK/H.F.I. DEVELOPMENT - 6350 GMD
QUASIJUDICIAL FILES
6-2-97 REG. COMM. MEETING
AGENDA PACKET MATERIALS
(84 PAGES)

TOTAL P. 02

EXHIBIT 1
Resolution 97-14



PROPERTY OF TOWN OF LONGBOAT KEY
WEDBROCK/H.F.I. DEVELOPMENT - 6350 GMD
QUASIJUDICIAL FILES
6-2-97 REG. COMM. MEETING
AGENDA PACKET MATERIALS
(84 PAGES)

EXHIBIT 1
Resolution 97-14

Landry & Esber, I

3161970 P. 02

11

25-28-1997 10:44AM FROM Landry & Esber

MEMORANDUM

DATE: 05-14-97

TO: Planning & Zoning Board
FROM: Scott Pickett, ^{SP} Acting Planning & Zoning Director
SUBJECT: HFI DEVELOPMENTS INC.: SITE PLAN AMENDMENT APPLICATION

APPLICANT: Mr. James Layfield
HFI Developments, Inc.
6350 Gulf of Mexico Drive
Longboat Key, FL 34228

SITE LOCATION: 6350 Gulf of Mexico Drive

EXISTING ZONING: C-1, Limited Commercial District

FUTURE LAND USE
DESIGNATION: CL, Limited Commercial

EXISTING USE: One (1) office building with real estate
offices on the first floor and two (2) 880
square foot accessory dwelling units/apartments
on the second story.

REQUEST: The applicant requests site plan amendment approval to
develop a drive-thru facility exiting onto Wake Island
Road and to make changes to the approved building
addition.

BACKGROUND

Prior to the subject site plan amendment application staff had a
number of meetings with the applicant. The main focus of the
discussion at these meetings was whether the request qualified as a
site plan exemption which could be processed by staff, as opposed to
a site plan amendment which requires site plan review by the P&Z
Board and Town Commission.

After receiving a request for Site Plan Exemption approval for the
above referenced improvements, staff responded in the attached memo,
dated March 13, 1997, that the proposed revision to the approved
site plan did not constitute a minor development proposal and/or

PROPERTY OF TOWN OF LONGBOAT KEY
WEDEBROCK/H.F.I. DEVELOPMENT - 6350 GMD
QUASIJUDICIAL FILES
6-2-97 REG. COMM. MEETING
AGENDA PACKET MATERIALS
(84 PAGES)

HFI DEVELOPMENTS INC.: SITE PLAN AMENDMENT APPLICATION
05/14/97
Page 2

change to the approved site plan. Accordingly, the applicants were advised that the request could not be processed as a Site Plan Exemption, and that the request would require site plan amendment approval.

The applicant and his representatives subsequently arranged a meeting with Town staff for the purpose of reconsidering staff's determination. At that meeting staff was very concerned about the original design of the proposed drive-thru which involved 1) entering onto Wake Island Road from the parking area, 2) exiting Wake Island Road onto the drive-thru lane, and 3) exiting the drive-thru lane back onto Wake Island Road, which in effect made a portion of Wake Island Road a part of the drive-thru facility.

At the meeting, the applicant agreed to redesign the drive-thru lane so that the entire lane was located on the subject property, with only one exit onto Wake Island Road. The redesign addressed one of staff's major concerns with the proposal. Accordingly, staff agreed to reconsider its procedural determination.

The initial redesign of the drive-thru facility was successful in limiting the drive-thru to only one (1) exit onto Wake Island Road. However, the redesign raised a number of safety related issues. Due to the magnitude or scope of the safety issues, staff reaffirmed its previous determination in the attached memo dated April 9, 1997.

Finally, to assist staff in its review of the safety of the proposed drive-thru facility, the Town contracted the traffic engineering services of Post, Buckley, Schuh & Jernigan, Inc. (PBS&J). Review comments from Mr. Eric Hendra of PBS&J will be discussed later in this report and are attached for your review.

PROJECT SUMMARY

The 1.3 acre subject property is located immediately adjacent to the Laguna PUD site (see location map). In fact, the property is legally described as Parcel 1 of the Laguna at Longboat Key Subdivision, which was approved by the Town Commission on March 6, 1995. The subject property received Site Plan Approval through the adoption of Resolution 85-07.

Through the adoption of Resolution 95-21, the Town Commission approved a site plan amendment application to allow the construction of a building addition. The addition included a roofed concourse structure and a 5,124 sq. ft. office/retail facility. The applicant requests an amendment to the Site Plan to permit the development of

PROPERTY OF TOWN OF LONGBOAT KEY
WEDEBROCK/H.F.I. DEVELOPMENT - 6350 GMD
QUASIJUDICIAL FILES
6-2-97 REG. COMM. MEETING
AGENDA PACKET MATERIALS
(84 PAGES)

HFI DEVELOPMENTS INC.: SITE PLAN AMENDMENT APPLICATION
05/14/97
Page 3

a drive-thru facility exiting onto Wake Island Road and to make changes to the approved, unconstructed building addition.

PROPOSED DRIVE-THRU FACILITY

The proposed drive-thru facility is located along the north wall of the approved building addition. The drive-thru is intended for a bank tenant. However, the request is for a "general" drive-thru facility intended for the use of any permitted use in the C-1 Zoning District.

The entrance to the drive-thru is located at the northern end of the existing parking area located behind the existing building. The proposed placement of the drive-thru necessitated the removal of one (1) approved parking space. The removal of this one parking space reduces the allowable retail space in the building addition to 1,100 sq. ft. (retaining the one space would allow the applicant to have a total of 2,113 sq. ft. of approved retail uses in the building addition).

The drive-thru extends along the northern wall of the building addition. A drive-thru window is located at the northern wall to serve drive-thru patrons. The drive-thru exits onto Wake Island Road approximately one-hundred (100) feet from the intersection of Wake Island Road and Gulf of Mexico Drive. A stop sign, a two-way traffic sign and a stop bar are proposed at the intersection of the drive-thru and Wake Island Road. At the intersection of Wake Island Road and Gulf of Mexico Drive, the applicant proposes a combined back-lit street name/stop/pedestrian crossing sign, a stop bar and striping of the sidewalk.

The applicant proposes to improve the westernmost 140 feet of Wake Island Road with a new asphalt surface. The improved road surface extends to a point twenty (20) feet beyond (eastward) of the drive-thru exit onto Wake Island Road. Six (6) inch tall mountable curbing is proposed along the southern right-of-way line of Wake Island Road, from the intersection of Gulf of Mexico Drive to the drive-thru entrance. Ninety feet of curbing is proposed along the northern edge of the drive-thru lane from the drive-thru entrance to a point approximately seventy (70) feet from the drive-thru window.

In addition, four (4) foot high bollards are proposed to be located between the north wall of the approved building addition and the south side of the drive-thru lane.

Finally, the applicant proposes to install crushed shell directly east of where the proposed asphalt surface on Wake Island Road

PROPERTY OF TOWN OF LONGBOAT KEY
WEDEBROCK/H.F.I. DEVELOPMENT - 6350 GMD
QUASIJUDICIAL FILES
6-2-97 REG. COMM. MEETING
AGENDA PACKET MATERIALS
(84 PAGES)

HFI DEVELOPMENTS INC.: SITE PLAN AMENDMENT APPLICATION
05/14/97
Page 4

terminates. This shell surface realigns the improved roadway with the existing shell roadway surface.

CHANGES TO APPROVED BUILDING ADDITION

The proposed changes to the approved building addition include the following:

1. Removal of doorways from northern wall.
2. Addition of a drive-thru window on the northern wall.
3. The roofed concourse structure between the existing and approved building wings has been changed

from

a painted stucco or concrete finish on lathed steel columns or concrete columns, and beams with a tinted glass or fiberglass sandwich panel skylight and solid roof

to

a comparably designed metal column/beam frame with a flame resistant fabric or awning roof designed to separate from frame at maximum 65 MPH wind load design.

This application for Site Plan approval has been reviewed by staff for compliance with all applicable requirements of Town Code. Staff's assessment of this site plan application is provided below for your review and consideration.

STAFF ASSESSMENT

Staff's assessment of the site plan amendment application will focus on 1) safety issues related to the drive-thru facility traffic exiting onto Wake Island Road and 2) the proposed changes to the roofed concourse structure.

PROPOSED DRIVE-THRU FACILITY

Staff relied on two sections of the Zoning Code in its review of the proposed drive-thru facility. The first is Section 158.131, *Drive-in Facilities*. The proposed drive-thru facility has been determined by staff to be in compliance with the various standards contained within this section of the Zoning Code.

PROPERTY OF TOWN OF LONGBOAT KEY
WEDEBROCK/H.F.I. DEVELOPMENT - 6350 GMD
QUASIJUDICIAL FILES
6-2-97 REG. COMM. MEETING
AGENDA PACKET MATERIALS
(84 PAGES)

HFI DEVELOPMENTS INC.: SITE PLAN AMENDMENT APPLICATION
05/14/97
Page 5

Staff also reviewed the proposed drive-thru facility for compliance with Section 158.102(D) of the Zoning Code. This section provides performance standards for parking, internal circulation, and access to public or private streets. This section requires that "driveways and areas for parking and internal circulation of vehicles shall be located, designed and controlled so as to provide for safe and convenient circulation within the site and safe and convenient access from adjoining streets".

As noted above, the Town has obtained traffic engineering consultant services from Mr. Hendra of PBS&J. Mr. Hendra was directed to review the proposed drive-thru facility for compliance with Town Code Section 158.102(D). Mr. Hendra was also given an opportunity to visit the subject site. In addition, Mr. Hendra received a full copy of the subject application.

Mr. Hendra's review comments are found in the attached memos dated May 2, 1997 and May 12, 1997. To assist the Board's review of the subject application, staff has outlined the following outstanding issues and recommended improvements that have been identified by Mr. Hendra.

1. Channelization of Drive-thru Entrance

Three concerns were associated with the entrance to the drive-thru facility. The first is a concern over the protection of a vehicle parked in the space immediately south of the drive-thru entrance. This concern has been addressed through the recommended curbed separation of the subject parking space and the drive-thru entrance. Please see the attached illustration of the drive-thru facility with proposed and staff recommended improvements.

Another concern is the lack of vehicular channelization into the drive-thru entrance. The curbing recommended above, along with the proposed curbing along the north edge of the drive-thru lane provides a visually defined, channelized entrance into the drive-thru.

Finally, there was a concern that vehicles entering the drive-thru lane would overhang into the twenty (20) foot wide Wake Island Road. The median between Wake Island Road and the drive-thru lane varies in width from two (2) feet at the drive-thru entrance to six (6) feet at the drive-thru exit. Staff has assessed that a car will not overhang the two foot wide median at the drive-thru entrance under normal, reasonable traffic circulation.

PROPERTY OF TOWN OF LONGBOAT KEY
WEDEBROCK/H.F.I. DEVELOPMENT - 6350 GMD
QUASIJUDICIAL FILES
6-2-97 REG. COMM. MEETING
AGENDA PACKET MATERIALS
(84 PAGES)

HFI DEVELOPMENTS INC.: SITE PLAN AMENDMENT APPLICATION
05/14/97
Page 6

The proposed 2-6 foot separation between the roadway and the drive-thru lane represents an unique case on the Key. As a result, staff was very concerned about the separation between vehicles in the proposed drive-thru and vehicles on Wake Island Road. However, after analyzing the proposed drive-thru, staff has concluded that the design of the drive-thru meets minimal standards.

2. Turning Radius at Wake Island Road/GMD Intersection

Mr. Hendra, in his review, noted that the southern radius at the intersection of Wake Island Road and Gulf of Mexico Drive is inadequate for the anticipated traffic utilizing the facility. The applicant has submitted a FDOT connection permit for the intersection improvements. The southern radius at this intersection will be reviewed by FDOT engineers prior to the issuance of a FDOT connection permit.

3. Wake Island Road Improvements

The applicant has not proposed to improve the entire twenty (20) foot wide right-of-way of Wake Island Road. The asphalt surfaced street, in compliance with Town street construction standards, would extend from the intersection of Gulf of Mexico Drive eastward to a point twenty (20) feet east of the drive-thru exit onto Wake Island Road (see attached staff-prepared illustration).

In addition, the applicant proposes to provide a tapered shell area immediately east of where the proposed asphalt surface terminates. This shelled area provides a transition to the existing shell-surfaced roadway.

The applicant does not propose to improve the Wake Island roadway eastward of the proposed shell transition area. The roadway eastward of the shell transition area, as proposed, will remain as existing. The roadway within the Wake Island Road right-of-way in this area is less than twenty (20) feet wide, with a minimum width of fourteen (14) feet.

This portion of the right-of-way (between the terminal point of the asphalt-surfaced roadway and the entrance/exit for the easternmost parking area) will need to accommodate traffic generated from the subject property, as well as the Town Public Works/PZ&B complex. In accordance with Town Code section 158.102(D), staff has determined that this portion of the Wake Island Road right-of-way will need to be improved with a twenty

PROPERTY OF TOWN OF LONGBOAT KEY
WEDEBROCK/H.F.I. DEVELOPMENT - 6350 GMD
QUASIJUDICIAL FILES
6-2-97 REG. COMM. MEETING
AGENDA PACKET MATERIALS
(84 PAGES)

HFI DEVELOPMENTS INC.: SITE PLAN AMENDMENT APPLICATION
05/14/97
Page 7

(20) foot wide, shell-surfaced roadway so as to safely accommodate anticipated traffic.

The shell roadway improvement is recommended at this time because at the time the building addition was approved, future uses had not been specifically identified. In other words, the Town had no knowledge of future tenants in the approved building addition. Future tenants would be those uses permitted in the C-1 Zoning District.

Given the uncertainty of future conditions on the site, it would have been pre-mature and speculative of the town to require specific improvements to Wake Island Road. With a specific development proposal now submitted to the Town, staff have been able to evaluate the impacts of the proposal on Wake Island Road and determine that the above recommended improvements to Wake Island Road are necessary to provide safe and convenient traffic circulation.

4. Internal Circulation: Signs and/or Painted Directions

Based on input from staff, the applicant has proposed a number of traffic information improvements to facilitate safe and convenient circulation within the subject property as well as safe and convenient traffic movements exiting the proposed drive-thru facility.

The attached staff-prepared illustration of the proposed drive-thru facility shows several additional recommended traffic information/control improvements that will further facilitate safe and convenient traffic circulation within the subject property as well as safe and convenient ingress and egress into/out of the subject property from Wake Island Road. Recommended improvements include stop signs at the intersection of Wake Island Road and the exits of both rear parking areas, revised drive-thru directional painted information within the parking area aisle, and additional two-way directional arrows painted within a parking area aisle.

5. Turning Radius at Existing Driveway onto Gulf of Mexico Drive

In his review, Mr. Hendra also noted that the southern radius of the property's driveway entrance onto Gulf of Mexico Drive is inadequate due to the geometry of the intersection. Given the increase in traffic volume at the subject property with the proposed drive-thru facility, staff would have no objection,

HFI DEVELOPMENTS INC.: SITE PLAN AMENDMENT APPLICATION
05/14/97
Page 8

should the applicant be interested, to the modification of this radius.

PROPOSED CHANGES TO ROOFED CONCOURSE STRUCTURE

As you will recall, the previous site plan amendment for the subject site was considered a building addition because the approved concourse structure structurally and architecturally connected the two wings of the building. This connection of the two wings was required by Chapter 157 of the Town Code which stipulates that there be no more than one principal structure on any one lot of record.

In reviewing the proposed changes to the concourse structure, staff assessed whether the structural and architectural connection between the wings has been retained. Staff has determined that the proposed concourse structural will provide sufficient structural connection between the two wings that is similar to what was originally approved by the Town.

However, the building addition was approved as a single building including both wings and the concourse structure. Accordingly, the approved concourse structure was required to comply with Town 110 mph wind load requirements. As such, staff recommends that the entire concourse structure, including its roof, shall be designed to a minimum wind load of 110 mph.

In assessing the architectural connection provided by the concourse structure, it is important to note the main changes to the concourse structure involve changes in material and the reduced size of structural components of the concourse structure. The roof of the concourse structure has been changed from a "solid roof" to a fabric roof. The painted stucco or cement surface of the columns and beams have been changed to a metal surface. Finally, the width of the columns has been reduced from 12" wide to 8" wide.

Staff has assessed that compared to the approved concourse structure, the proposed changes to the concourse reduces the architectural connection of the two building wings. However, in reviewing this aspect of the application, the Town needs to assess whether a minimum acceptable architectural connection is provided. Upon review of the proposed concourse structure, staff has determined that the minimum required architectural connection between the two building wings has been retained. Accordingly, staff has NO OBJECTION to the proposed revision to the concourse structure provided that the fabric roof is designed in compliance with Town wind load requirements.

PROPERTY OF TOWN OF LONGBOAT KEY
WEDEBROCK/H.F.I. DEVELOPMENT - 6350 GMD
QUASIJUDICIAL FILES
6-2-97 REG. COMM. MEETING
AGENDA PACKET MATERIALS
(84 PAGES)

HFI DEVELOPMENTS INC.: SITE PLAN AMENDMENT APPLICATION
05/14/97
Page 9

As per Town Code Chapter 158.103, the granting or denial of applications for site plan approval by written resolution shall include not only conclusions, but also findings of fact related to the specific proposal, and shall set forth the reasons for the granting of approval, with or without changes or special conditions, or for the disapproval. The resolution shall set forth with particularity in what respects the plan would or would not be in the public interest, including but not limited to findings of fact and conclusions on the following.

To facilitate discussions by the Planning and Zoning Board, the following findings and conclusions have been prepared by staff for your review and consideration:

FINDINGS OF FACT/CONCLUSIONS

- A. The site plan, with the changes recommended by staff, IS consistent with the Comprehensive Plan and the purpose and intent of the zoning district in which it is located.
- B. The site plan, with the changes recommended by staff, IS in conformance with all applicable regulations of the zoning district in which it is located.
- C. The site plan, with the changes recommended by staff, IS in conformance with the Town's subdivision regulations, Chapter 157, and all other applicable Town Code requirements, including the design, adequacy, and construction of streets, drainage, utility facilities, and other essential services.
- D. The site plan, with the changes recommended by staff, IS consistent with good design standards in respect to all external relationships, including but not limited to relationship to adjoining properties; internal circulation, both vehicular and pedestrian; disposition and use of open space, provision of screening and buffering, and preservation of existing natural features, including trees; size and apparent bulk of structures; and building arrangements both between buildings in the proposed development and those adjoining the site.
- E. The site plan, with the changes recommended by staff, IS in conformance with Town policy in respect to sufficiency of ownership.

PROPERTY OF TOWN OF LONGBOAT KEY
WEDEBROCK/H.F.I. DEVELOPMENT - 6350 GMD
QUASIJUDICIAL FILES
6-2-97 REG. COMM. MEETING
AGENDA PACKET MATERIALS
(84 PAGES)

HFI DEVELOPMENTS INC.: SITE PLAN AMENDMENT APPLICATION

05/14/97

Page 10

STAFF RECOMMENDATION

Based upon staff's assessment, all procedural and substantive requirements of Town Code regarding the site plan amendment application have been satisfied, and subject to the conditions contained in Exhibit "A" of the attached draft Resolution, staff would recommend APPROVAL of the HFI Developments, Inc. Site Plan Amendment Application.

Attached, please find a copy of the site plan amendment application and support documentation upon which the staff assessment has been based. If you should have any questions, or desire any additional information, please do not hesitate to contact the Planning, Zoning & Building Department.

/sp

PROPERTY OF TOWN OF LONGBOAT KEY
WEDEBROCK/H.F.I. DEVELOPMENT - 6350 GMD
QUASIJUDICIAL FILES
6-2-97 REG. COMM. MEETING
AGENDA PACKET MATERIALS
(84 PAGES)

TOWN OF LONGBOAT KEY
PLANNING, ZONING & BUILDING DEPARTMENT
610 General Harris Road Longboat Key, Florida 34228
Phone (941) 316-1966 Fax (941) 316-1970

Date: March 13, 1997

Project: Wedebrook Building Addition

Applicant: William Houghton, Landry & Esber

Request: Site Plan Exemption Approval for Development of Bank Drive-thru Connecting onto Wake Island Alley and Revision to Approved Roofed Concourse Structure

Reviewer: Scott Pickett, ^{SP} Planner

Staff has reviewed the above referenced request, submitted March 5, 1997, and determined that the proposed revision to the approved site plan is not a minor development proposal and/or change of the approved site. As such, staff can not process your request as a site plan exemption application.

Accordingly, the proposed revisions to the approved site plan will need to be processed as a site plan amendment application in accordance with Town Code Section 158.099. The submission requirements for a site plan amendment application are specified in Town Code Section 158.097.

Please be aware that the "annual site and development plan season" for the Planning & Zoning Board and Town Commission includes the months September through June of each year. As such, both bodies can not review or act on any site plan amendment application after the end of June until September of this year.

The completeness deadline for the May 20, 1997 Planning & Zoning Board regular meeting is April 22, 1997. Staff will work with the applicant to facilitate an expeditious review and processing of the required site plan amendment application for the request described above.

cc: Jim Layfield
Michael Furen
Mark Wickersham
Building File

PROPERTY OF TOWN OF LONGBOAT KEY
WEDEBROCK/H.F.I. DEVELOPMENT - 6350 GMD
QUASIJUDICIAL FILES
6-2-97 REG. COMM. MEETING
AGENDA PACKET MATERIALS
(84 PAGES)

TOWN OF LONGBOAT KEY
PLANNING, ZONING & BUILDING DEPARTMENT
610 General Harris Road Longboat Key, Florida 34228
Phone (941) 316-1966 Fax (941) 316-1970

Date: April 9, 1997

Project: Wedebrook Building Addition (Approved by Resolution 95-21)
6350 Gulf of Mexico Drive

Applicant: William Houghton, Landry & Esber, Agent

Request: Site Plan Exemption Approval for Development of Bank Drive-
thru Connecting onto Wake Island Road and Revisions to
Approved Roofed Concourse Structure and Building Addition

Reviewer: Scott Pickett,^{SP} Acting Planning & Zoning Director

As you will recall, staff responded to the above referenced request in the attached memorandum dated March 13, 1997. In the attached memo, staff determined that the proposed revisions to the approved site plan did not represent a minor development proposal and/or change of the approved site plan. Staff also determined that the request could not be processed as a site plan exemption, but would require a site plan amendment application in accordance with Town Code Section 158.099.

Staff met with several representatives for the subject project in an attempt to address their objections to staff's determination. At that meeting, in an attempt to minimize the scope of the development proposal, an alternative bank drive-thru design was identified. On April 3, 1997, staff received a revised site plan with the drive-thru contained within, the subject property. To date, staff has not received building plans showing proposed revisions to the approved building addition.

Staff has reviewed the revised site plan and reaffirms its prior determination that the proposed revisions to the approved site plan do not represent a minor development proposal and/or change of the approved site plan. Aspects of the proposal which are considered major changes to the approved site plan include the use of Wake Island Road as an exit for the proposed bank drive-thru and the reported changes to the concourse roof separating the existing and proposed wings of the building.

Staff has determined that the proposed revisions to the approved site plan will need to be processed as a site plan amendment application in accordance with Town Code Section 158.099. The submission requirements for a site plan amendment application are specified in Town Code Section 158.097.

Please be aware that the "annual site and development plan season" for the Planning & Zoning Board and Town Commission includes the months September through June of each year. As such, both bodies can not review or act on

Site Plan Exemption Approval Request for Development of Bank Drive-thru
Connecting onto Wake Island Road and Revisions to Approved Roofed Concourse
Structure and Building Addition
April 9, 1997
Page 2

any site plan amendment application after the end of June until September
of this year.

The completeness deadline for the May 20, 1997 Planning & Zoning Board
regular meeting is April 22, 1997. Staff will work with the applicant to
facilitate an expeditious review and processing of the required site plan
amendment application for the request described above.

cc: Jim Layfield
Michael Furen
Mark Wickersham
Building File

PROPERTY OF TOWN OF LONGBOAT KEY
WEDEBROCK/H.F.I. DEVELOPMENT - 6350 GMD
QUASIJUDICIAL FILES
6-2-97 REG. COMM. MEETING
AGENDA PACKET MATERIALS
(84 PAGES)

PBSJ POST
BUCKLEY,
SCHUH &
JERNIGAN, INC.

ENGINEERING
PLANNING

May 2, 1997

Mr. Scott Pickett,
Acting Planning & Zoning Director
Town of Longboat Key, Florida
610 General Harris Drive
Longboat Key, FL 34228

RE: HFI, Inc. Development Site Plan Review

Dear Mr. Pickett:

Per your request, we have reviewed the site plan amendment submittal of the above referenced project for safety and design with accordance to the Longboat Key Zoning Code. Our review has the following items and recommendations to be addressed by applicant:

1. Both entrances to Gulf of Mexico Drive do not appear to provide adequate turning radiuses for northbound vehicles entering. Entering vehicles will cross the centerline creating an unsafe condition for both areas entrances.

Recommendation: Increase turning radius for both entrances to provide safe traffic access.

2. Traffic flows from present use to the expanded facility will be significantly increased. Vehicles will enter the site from the south entrance on Gulf of Mexico Drive and exit onto Wake Island Road. This increased volume onto Wake Island Road will degrade the existing shell surface course and will require regular maintenance.

Recommendation: Extend Wake Island Road pavement full width (20 feet) to last driveway east.

3. Traffic flow arrows are not clearly identified to be painted on the pavement. Arrows ambiguously suggests one-way traffic flow condition and the drive-thru note, "TO BANK DRIVE THRU" does not address the incoming traffic from Gulf of Mexico Drive to drive-thru.

Recommendation: Add two-way traffic flow arrows to encourage traffic to exit through site entrance as well as to Wake Island Road. Label the arrows as painted and rotate drive-thru note.

4. The eastern parking entrance on Wake Island Road does not provide facilities for storm water flows across or under the entrance.

PROPERTY OF TOWN OF LONGBOAT KEY
WEDEBROCK/H.F.I. DEVELOPMENT - 6350 GMD
QUASIJUDICIAL FILES
6-2-97 REG. COMM. MEETING
AGENDA PACKET MATERIALS
(84 PAGES)

f:\civil\1199\doc\longbt.doc

800ew.12

May 2, 1997
Mr. Scott Pickett
RE: HFI, Inc. Development Site Plan review
Page 2

Recommendation: Add culvert or provide grading of driveway accommodating the stormwater flows.

5. The drive-thru entrance does not provide adequate protection between adjacent parking stall and to the future Wake Island Road extension. Drive-thru vehicles will have a maximum overhang of approximately three feet that will extend into the right-of-way of Wake Island Road and the oncoming future traffic condition. Curbing has been provided for Wake Island Road vehicles and not for the drive-thru vehicles. Supporting documents discuss the use of curbing to channel vehicles on roadways. The unsafe condition will be from the overhang of vehicles in the drive-thru. No channelization control has been provided for the drive-thru vehicles.

Recommendation: Provide median and curbing on both sides of drive-thru with sufficient width to accommodate large vehicle access and provide protection of the parked vehicle and oncoming traffic on Wake Island Road. This layout will require eliminating one parking stall adjacent to the drive-thru. Re-orientation of the parking lot can make up for the loss based upon preliminary layout sketches.

If you should have any further questions regarding this matter, please feel free to call me at your earliest convenience.

Sincerely,
POST, BUCKLEY, SCHUH & JERNIGAN, INC.



Eric J. Hendra, P.E.
Sr. Project Engineer

cc: Mr. Pete Putman

PROPERTY OF TOWN OF LONGBOAT KEY
WEDEBROCK/H.F.I. DEVELOPMENT - 6350 GMD
QUASIJUDICIAL FILES
6-2-97 REG. COMM. MEETING
AGENDA PACKET MATERIALS
(84 PAGES)

PBS&J-SARASOTA

ID:8139511477

MAY 05 '97

10:30 No.002 P.01

PBS&J POST,
BUCKLEY,
SCHUH &
JERNIGAN, INC.

COMP. BY: EJH

CHK. BY: CEP

DATE: 5/2/97

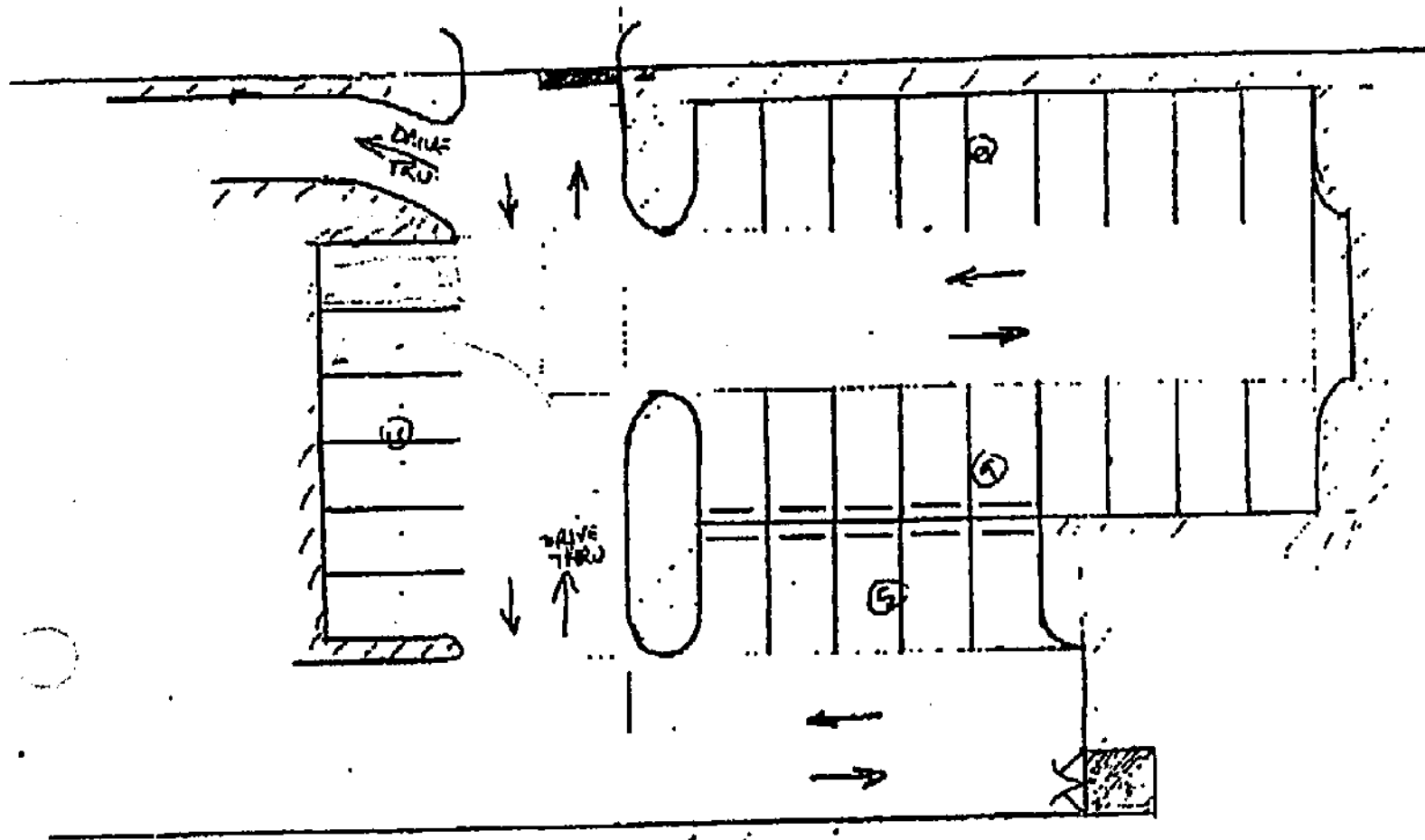
SHEET NO.: _____

JOB NO.: _____

Subject: HFI DEVELOPMENTS, INC

NEW PARKING DESIGN.

1"=30'



9
9
5
6
—
29
+ 4 FRONT
—
33 SPACES

Post # _____ Date _____ # of pages _____
Fax Note _____
To SCOTT PICKETT
Fax 916-1970
From ERIC HEWRA
Phone 951 1477

PROPERTY OF TOWN OF LONGBOAT KEY
WEDEBROCK/H.F.I. DEVELOPMENT - 6350 GMD
QUASIJUDICIAL FILES
6-2-97 REG. COMM. MEETING
AGENDA PACKET MATERIALS
(84 PAGES)

PBSJ POST,
BUCKLEY,
SCHUH &
JERNIGAN, INC.

ENGINEERING
PLANNING

May 12, 1997

Mr. Scott Pickett,
Acting Planning & Zoning Director
Town of Longboat Key, Florida
610 General Harris Drive
Longboat Key, FL 34228

RE: HFI, Inc. Development Site Plan Review

Dear Mr. Pickett:

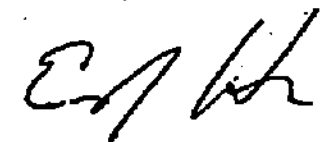
Per our phone discussions on Friday May 9, 1997, the revised plans have addressed the majority of the review items and are acceptable based upon the conditions set forth in my May 2, 1997 letter and the additional conditions below:

1. The plans have provided an 85± foot traffic separator for the north side of the drive-thru. The adjacent parking stall is still unprotected from the drive-thru. A raised curb along the north side of the stall should be constructed for increased vehicle protection.
2. The inside radiuses for the two entrances to Gulf of Mexico Drive have not been increased. The 35 foot radius on Wake Island Road will remain off Gulf of Mexico Drive and compound to a minimum of 18 feet on the inside corner radius. This radius will accommodate only large vehicles and not for vehicles such as trucks. Based upon conversations with the design engineer, they have not been revised because of an approval of the plans by your staff. This matter will need to be addressed by your staff.
3. The extension of the pavement to just past the drive-thru is acceptable since the amended plans are concerned with only the drive-thru facility. No further extension will be required.

If you should have any further questions regarding this matter, please feel free to call me at your earliest convenience.

Sincerely,

POST, BUCKLEY, SCHUH & JERNIGAN, INC.

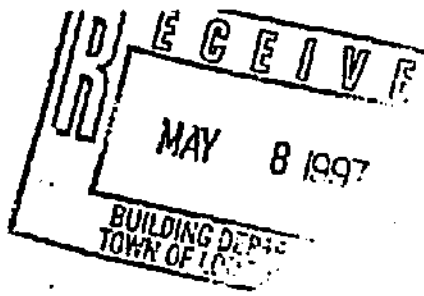

Eric J. Hendra, P.E.
Sr. Project Engineer

cc: Mr. Pete Putman

PROPERTY OF TOWN OF LONGBOAT KEY
WEDEBROCK/H.F.I. DEVELOPMENT - 6350 GMD
QUASIJUDICIAL FILES
6-2-97 REG. COMM. MEETING
AGENDA PACKET MATERIALS
(84 PAGES)

f:\civil\1199\docs\longbt2.doc

800cw.12



5/8/97

LONGBOAT KEY
PLANNING + ZONING BOARD
CHAIRMAN HARRY ROSENBERG

KARL REINHARDT
6381 GULF OF MEX DR.
LONGBOAT KEY FL 3422

MEMBERS OF THE BOARD,

YESTERDAY I RECEIVED A CERTIFIED LETTER FROM
WEDERBROCK REAL ESTATE (HFI DEVELOPMENT)
REFERENCE TO A SITE PLAN AMENDMENT REQUEST.

THE LETTER INDICATED I COULD GET FURTHER
INFORMATION FROM THE PLANNING AND ZONING DEPT.
THE ZONING DEPT, FIRST THING THIS MORNING, ADVISED
ME THAT THE REASON FOR THE AMENDMENT REQUEST
WAS TO ALLOW A DRIVE THRU FACILITY WHICH WOULD EXIT
ONTO WAKE ISLAND ROAD (ALLEY) THEN ONTO GULF OF
MEXICO DR DIRECTLY ACROSS FROM GULFSIDE ROAD
INTERSECTION.

I AM STRONGLY OPPOSED TO THIS BEING ALLOWED
FOR THREE REASONS, NUMBER 1, AND PROBABLY THE
MOST IMPORTANT IS THE IMPACT, HAZARD TO PEDESTRIAN
SAFETY AS WELL AS VEHICULAR, THIS WOULD ONLY
INCREASE WHAT IS ALREADY A DANGEROUS SITUATION.
IT IS NOW ALMOST IMPOSSIBLE TO CROSS GULF OF MEXICO
DRIVE, PEDESTRIANS GOING TO THE BEACH FROM THEIR
SURROUNDING HOUSES, ESPECIALLY IN SEASON FIND IT
ALMOST IMPOSSIBLE. ADDING MORE TRAFFIC BY ALLOWING
A POSSIBLE HEAVY FLOW OF TRAFFIC TO EXIT WAKE ISLAND
ALLEY WOULD CREAT MORE THAN A REASONABLE SAFETY
HAZARD. IF THERE IS SUCH A THING!!

PROPERTY OF TOWN OF LONGBOAT KEY
WEDERBROCK/HFI DEVELOPMENT - 6350 GMD
QUASIJUDICIAL FILES
6-2-97 REG. COMM. MEETING
AGENDA PACKET MATERIALS
(84 PAGES)

RECEIVED
MAY 8 1997
BUILDING DEPARTMENT
TOWN OF LONGBOAT KEY

5/8/97

NUMBER 2 WAKE ISLAND (ALLEY) IS NOT A STREET, IT IS NOT WIDE ENOUGH LEGALLY TO BE ACCEPT^{ED} AS A STREET, IT IS CONSIDERED AN ALLEY WITH MINIMUM FLOW OF TRAFFIC EXPECTED

NUMBER 3 WE SHOULD NOT ALLOW ONE PROPERTY OWNER DEVELOPER WITH PERSONAL GAIN AS THEIR PRIMARY MOTIVE TO DEVELOPE A SITE PLAN WITH FLAGRANT DISREGARD FOR THE SAFETY OF THE COMMUNITY. THERE ARE OTHER PROPERTIES ADJACENT TO WAKE ISLAND ALLEY CURRENTLY BEING ADVERTIZED FOR SALE BY WEDERBROCK, IF WE ALLOW HFX DEVELOPERS THEIR SITE PLAN AMENDMENT THEN WHAT WILL HAPPEN EVENTUALLY WHEN THESE OTHER (4) ADJACENT WAKE ISLAND ALLEY PROPERTIES HAVE A SIMILAR OR EVEN SOME REQUEST

I DON'T THINK THE SITE PLAN AMENDMENT SHOULD BE ALLOWED, IT WAS ALREADY A MISTAKE TO ALLOW WEDERBROCK'S BEAR PARKING AREA TO EXIT ON TO WAKE ISLAND ALLEY, INCREASING TRAFFIC & DRIVE THRU IS NOT NECESSARY TO CONDUCT NORMAL BUSINESS, PEOPLE CAN TAKE TIME TO GET OUT OF THEIR VEHICLES AND THEN ENTER THE ESTABLISHMENT IN QUESTION. THIS HELPS AT LEAST TO CONTROL THE ALREADY HEAVY FLOW OF TRAFFIC ON OUR BEAUTIFUL ISLAND.

I PLAN TO ATTEND THE PUBLIC HEARINGS ON THIS MATTER. HOWEVER SHOULD I FOR SOME REASON BE UNABLE TO DO SO, I WOULD THEN RESPECTFULLY REQUEST THAT A MEMBER OF THE ZONING BOARD RETO MY LETTER INTO THE MINUTES OF THE MEETING

THANK YOU IN ADVANCE FOR YOUR TIME AND EFFORT.

SINCERELY
Paul R. Gordon

PROPERTY OF TOWN OF LONGBOAT KEY
WEDERBROCK/HFI DEVELOPMENT - 6350 GMD
QUASIJUDICIAL FILES
6-2-97 REG. COMM. MEETING
AGENDA PACKET MATERIALS
(84 PAGES)

**P&Z BOARD **5-20-97

DRAFT

DRAFT

AGENDA ITEM #6
HFI DEVELOPMENTS, INC.

a. Site Plan Amendment

All those testifying at this hearing were sworn by Ms. Chipman at this time.

Mr. Pickett stated the applicant was requesting site plan amendment approval to construct a drive-thru facility exiting onto Wake Island Road and to make changes to the approved building addition. He continued with reviewing the site plan with the Board. He explained that prior to the site plan amendment application, staff had met with the applicant to determine whether the request qualified as a site plan exemption which could be processed administratively. He said the applicant had submitted a site plan exemption request, and staff responded that the proposed revision did not constitute a minor development proposal, and the applicants were advised that the request could not be processed as a site plan exemption. He commented that the applicant had met with Town staff to request that staff reconsider the determination that the request would need site plan amendment approval. He said staff voiced their concern with the original design of the proposed drive-thru which involved 1) entering onto Wake Island Road from the parking area; 2) exiting Wake Island Road onto the drive-thru lane; and 3) exiting the drive-thru lane back onto Wake Island Road, which would make a portion of Wake Island Road a part of the drive-thru facility. He said during that meeting the applicant had agreed to redesign the drive-thru lane so the entire lane was located on the subject property, with only one exit onto Wake Island Road. Mr. Pickett noted that the initial redesign of the drive-thru facility was successful in limiting the drive-thru to only one exit onto Wake Island Road, but the redesign also raised a number of safety related issues. As a result, he commented that due to the scope of the safety issues, staff reaffirmed their previous determination. He further commented that the Town hired Post, Buckley, Schuh & Jernigan (PBS&J) to provide traffic engineering services concerning the application.

Mr. Pickett stated that the entrance to the drive-thru was located at the northern end of the existing parking area located behind the existing building. He pointed out that the proposed placement of the drive-thru necessitated the

PROPERTY OF TOWN OF LONGBOAT KEY
WEDDERBROCK/H.F.I. DEVELOPMENT - 6350 GMD
QUASIJUDICIAL FILES
6-2-97 REG. COMM. MEETING
AGENDA PACKET MATERIALS
(84 PAGES)

**P&Z BOARD

**5-20-97

DRAFT

removal of one (1) approved parking space. The removal of the parking space would impact the allowable retail space in the building addition by 1,100 sq.ft. He reviewed the drive-thru facility with the Board. Mr. Pickett stated that the applicant proposed to improve the westernmost 140 feet of Wake Island Road with a new asphalt surface. He commented that the improved road surface extended to a point twenty (20) feet beyond the drive-thru exit onto Wake Island Road. He said the applicant also proposed to install crushed shell directly east of the proposed asphalt surface on Wake Island Road.

Mr. Pickett addressed the comments received from PBS&J. He said Eric Hendra of PBS&J provided review comments concerning the proposed drive-thru facility. He reviewed Mr. Hendra's outstanding issues and recommended improvements with the Board (pages 5-8 of the Staff Report). He said there was a sufficient right-of-way of Gulf of Mexico Drive, but there was a need for a compound radius to smooth the transition when making the turn onto Wake Island Road. He said Mr. Hendra had suggested a compound radius providing additional radius on the Town portion outside of the Gulf of Mexico Drive right-of-way. He said that appeared to work, but it would require a dedication of land to the Town for the right-of-way so the radius would work within the Town right-of-way. Mr. Pickett continued with reviewing the "Illustration of Drive-Thru Facility" that was prepared by staff.

Mr. Pickett continued with reviewing the proposed changes to the roofed concourse structure. He said staff had reviewed the proposed changes to the concourse structure, and determined that the proposed concourse structure would provide sufficient structural connection between the two wings that was similar to what was originally approved. However, he pointed out that the building addition was approved as a single building, including both wings and the concourse structure. He stated that the approved concourse structure was required to comply with the Town 110 mph wind load requirements. He said the proposed awning structure was designed, at a wind load of 65 mph, to detach from the frame. He said staff would recommend that the entire concourse structure, including its roof, be designed to a minimum wind load requirement of 110 mph. He noted that the roof of the concourse was being changed from a solid roof to a fabric roof. He continued with reviewing the Findings of Fact with the Board.

PROPERTY OF TOWN OF LONGBOAT KEY
WEDEBROCK/HFI DEVELOPMENT - 6350 GMD
QUASIJUDICIAL FILES
6-2-97 REG. COMM. MEETING
AGENDA PACKET MATERIALS
(84 PAGES)

**P&Z BOARD

**5-20-97

DRAFT

Mr. Diamant asked if the illustration prepared by staff represented staff's recommendation. Mr. Pickett replied yes. Mr. Diamant asked if it coincided with the applicant's drawings, with the exception of the Wake Island north intersection; was that staff's final recommendation. Mr. Pickett stated yes; in terms of the additional improvements excluding the intersection radius.

Mr. Karsh referred to item 5 on page 7 of the Staff Report concerning the turning radius, and stated that Mr. Hendra had noted that the southern radius of the driveway was inadequate. He said the statement continued by stating that "given the increase in traffic volume, staff would have no objection if the applicant agreed to the change". He asked why it would be at the option of the applicant. Mr. Pickett stated in 1995, during the site plan amendment approval, there was lengthy discussion concerning the width of the driveway. He said there was a Town Code requirement that at the intersection of a driveway and a street, that the driveway be a maximum of 24 ft. wide where it crossed a sidewalk. He said that resulted in some design problems in obtaining permits from the State. He said the Town required that condition be maintained. Mr. Karsh stated the Board had insisted on that since they did not know what type of facility would be constructed. He asked if it was correct to insist at this time that the driveway be constructed as originally approved. Mr. Pickett responded there was a condition in Resolution 95-21, which approved the site plan amendment, that discussed the issue at length. He said that condition could be modified by the Board to facilitate the issue. Mr. Karsh asked if the change was made would it result in the driveway being less than 24 ft. Mr. Pickett stated it would be more than 24 ft. Mr. Karsh asked if that would be considered a variance from the Town Code. Mr. Pickett did not believe it would be a variance due to the condition in Resolution 95-21.

Mr. Rickard asked what would prevent people from going up Wake Island and making a right turn into the drive-thru, rather than going through the plan circulation through the parking lot. Mr. Pickett stated there was nothing in place that would prevent it other than the design. Mr. Rickard felt that was an unsafe situation. Mr. Pickett stated that additional signage may be appropriate.

Mr. Rothenberg voiced concern with the traffic flow, particularly with the addition of the second lot. He asked how pedestrians from the east parking lot would safely move

PROPERTY OF TOWN OF LONGBOAT KEY
WEBEROCK/HFI DEVELOPMENT - 6350 GMD
QUASIJUDICIAL FILES
6-2-97 REG. COMM. MEETING
AGENDA PACKET MATERIALS
(34 PAGES)

**P&Z BOARD

**5-20-97

DRAFT

across the traffic flow towards the building. Also, concerning the west parking lot, he said there was regular traffic going through the drive-thru, but there were cars parked on both sides of it. He felt there may be a problem with the clearance.

Mr. Drohlich stated his concern was with the two foot median as one entered, because there was a very sharp turn which he felt was a traffic hazard. Concerning the exit, he noted there were trees planted that would block the vision of those exiting the drive-thru facility. He said he was concerned with traffic being parked there and exiting into a lane where traffic was coming through. He said there must be some indication on the type, amount and size of traffic coming through the facility. Mr. Pickett stated that Mr. Hendra could address the traffic questions. He said the two foot median separation was a very large concern of staff's. He said under normal conditions, people had assured that it was minimal and unless the person was going into the curb head-on, if they were making the turn in any reasonable way they would "clip" the curb and cars would be oriented in such a way that there would not be a two foot overhang. He said there would be Public Works vehicles utilizing the adjacent lane of Wake Island, which was the reason for staff's concern. He said it was minimally adequate. Mr. Drohlich questioned if it was minimum adequate for the car to make the turn, or minimum adequate for the safety. Mr. Pickett replied for the safety.

Mr. Diamant stated Wake Island was used heavily by the Town, and asked if it was appropriate that only shell be used knowing the type of traffic that used the road. Mr. Pickett stated the Town had been maintaining the road, and Public Works had been smoothing the area. Mr. Diamant asked if the recommendation for a 20 ft. shell roadway was adequate for the facility. Mr. Pickett replied yes; staff felt shell would be adequate. Mr. Diamant stated when they turned into the drive-through facility, why could they not eliminate the one space, rather than placing a curb. He said two additional spaces could be added to the east parking lot. Mr. Pickett stated he would need to review the area on the site plan to determine if there were wetlands.

Eric Hander, Post, Buckle, Schuh & Jernigan, stated he was hired by the Town to review the site plan. He said the inadequacy he had identified on the turning radius was that when a vehicle entered it would not be able to turn sharply enough and would enter on the opposite side of traffic.

PROPERTY OF TOWN OF LONGBOAT KEY
WEDEBROCK/H.F.I. DEVELOPMENT - 6350 GMD
QUASIJUDICIAL FILES
6-2-97 REG. COMM. MEETING
AGENDA PACKET MATERIALS
(84 PAGES)

**P&Z BOARD

**5-20-97

DRAFT

Concerning the traffic analysis, he stated that he had analyzed the site without the proposed facilities, and during the trips during a weekday there were approximately 67 vehicles over a weekday. He said there was a peaking factor of up to 10 vehicles during AM/PM. He said he had analyzed the proposed facility and determined there would be a trip increase to 182 vehicles during a weekday and up to 25 vehicles during the PM peak. He said there would be an increase of vehicles on the site.

Mr. Furen asked if the change was from what was existing to the proposed addition. Mr. Hendra replied correct. Mr. Furen stated it was the drive-thru facility. Mr. Hendra replied correct. Mr. Persson asked if Mr. Furen objected to Mr. Hendra's qualifications as an expert. Mr. Furen responded that he had not seen Mr. Hendra's qualifications. Mr. Hendra stated he had been working in the land development business since 1989. He had completed many civil engineering sites and several traffic studies, and other site developments. He stated his degree was in ocean engineering, but he had been trained as a civil engineer throughout his professional career. He said he held a professional engineer's license within the State of Florida.

Mr. Lee asked if the sketch included in the letter from PBS&J was Mr. Hendra's. Mr. Hendra replied yes. Mr. Lee stated in Mr. Hendra's proposed layout he eliminated one of the parking spaces along the line that Mr. Diamant had suggested to increase the size of the median. Mr. Hendra stated he had eliminated the one space that was adjacent to the entry radius. Mr. Lee asked how large the median became at that point. Mr. Hendra stated it would still be close to the proximity of Wake Island Road. Mr. Lee asked what changes would result in the overhang as a result of the elimination of that parking space. Mr. Hendra stated there would not be much improvement.

Pursuant to published notice, the public hearing was opened.

Michael Furen, attorney representing the applicant, reviewed the site plan and proposed changes with the Board. He said the building addition was approved, and the only change being requested was for a drive-thru window. He said there was a bank tenant interested in the facility, but that may not result in an agreement. He said rather than the applicant having to go through the process again, they were requesting a generic approval for a drive-thru facility for those uses permitted in a C-1 zoning district. He said they

PROPERTY OF TOWN OF LONGBOAT KEY
WEDEBROCK/H.F.I. DEVELOPMENT - 6350 GMD
QUASIJUDICIAL FILES
6-2-97 REG. COMM. MEETING
AGENDA PACKET MATERIALS
(84 PAGES)

**P&Z BOARD

**5-20-97

DRAFT

were also requesting a minor change for the concourse structure. He said he had felt it would be unfair to now suggest, because the Town had used Wake Island road and was the primary user of that road, that the applicant should be required to pay for improvements beyond those that they had agreed to complete. He said he was informed by the applicant's engineer that to place shell from the point where the applicant had agreed to taper it to the rear exit of the parking lot was not a significant cost. He said the client had authorized, at this time, for Mr. Furen to make that commitment to complete the placement of the shell. He said the entrance radius was an item that the client was not prepared to state that they would attempt to change it. He reviewed the history and previous discussions concerning the entrance. He said the applicant was reluctant to go back and discuss the entrance any further with FDOT, and they would not agree with a condition that would require it, because they, nor the Town, controlled it. He said the FDOT would have the final decision. He said the applicant was prepared to accept the conditions included in the resolution, including the requirement that the concourse connection be designed to meet 110 mph wind load requirements.

Mr. Diamant asked if Mr. Furen agreed that turning into the drive-thru lane would be easier if the one parking space was eliminated, and it was eliminated without any impact to the commercial square footage. Mr. Furen responded that if it could be done, it should be acceptable to his client. Mr. Diamant asked Mr. Persson if that could be done. Mr. Persson replied yes.

Mr. Rosenberg was concerned with the additional traffic and felt the entry into Gulf of Mexico Drive was dangerous, and he would like to see that turns, both ways, were safe. Mr. Furen stated he did not indicate that the Town was the only user of Wake Island, but that the Town was the primary user of the facility. He said his point was that the uses were approved previously by the Town. He said the only valid concern would be any incremental traffic that may be generated by a drive-thru facility. He said they did not agree that, in all instances, a drive-thru facility increased traffic. He said they had no objection to assisting onto Wake Island Road, but it would require the dedication of 30-40 sq.ft. of the property. He said they had no problem with paving that portion of the road that the drive-thru traffic would utilize, or placing shell on the remaining portion to the east exit.

PROPERTY OF TOWN OF LONGBOAT KEY
WEDEBROCK/H.F.I. DEVELOPMENT - 6350 GMD
QUASIJUDICIAL FILES
6-2-97 REG. COMM. MEETING
AGENDA PACKET MATERIALS
(84 PAGES)

**P&Z BOARD

**5-20-97

DRAFT

Mr. Rothenberg asked if traffic from the entrance on the south side of the existing building was made one-way, would it eliminate the problem with the radius connecting Gulf of Mexico Drive, as well as improve the safety characteristics. Mr. Furen stated there was no way the flow would work, because it would force more traffic onto Wake Island Road.

Phil Skirball, Skirball & Associates Architects, stated he was the architect for the project. He reviewed the site plan that was presented in 1995 to the Board and which was originally approved. He said the applicant was proposing to change the concourse roof material from an insulated, fiberglass skylight metal roof to a fabric structure. He said it was originally proposed to be a fabric that would tear away at 65 mph, but the applicant would upgrade the fabric to withstand 110 mph wind load. He said the only other architectural change was the elimination of the doors on the north side of the building where the new drive would be and the addition of the bank window. He commented that they believed that the driveway on the north side forced it to act like one building, rather than two, because it forced all pedestrian traffic down the concourse.

Mr. Diamant asked what was the reason for the change to the roof material. Mr. Skirball stated there were several concerns, one being the heat buildup from using the previous materials for the concourse roof. He said the applicant had also asked him to find ways to make it more economical to construct. Mr. Diamant stated the only permanent material for the roofs, which was fireproof to a degree, was the Teflon-coated fiberglass. He asked if that was what the applicant intended to use. Mr. Skirball responded that the material they were proposing to use was polyester. Mr. Diamant stated the fiberglass material had been used on other permanent structures, and he felt the applicant should use material that had some "history". Mr. Skirball stated the material was not canvas, but polyester. He said it was non-combustible and had a certification from the State of California fire marshall. He said he was not familiar with the fiberglass-coated material. He said the intent was for the roofing to be in place at all times. He said he had spoke with the manufacturer who stated that the upgraded material that withstood 110 mph winds would last longer.

Mr. Diamant stated he felt the material should be permanent and should be similar to those currently being used to cover permanent buildings. Mr. Skirball stated the representation made to him by a supplier of the material was that it had

PROPERTY OF TOWN OF LONGBOAT KEY
WEEDEROCK/H.F.I. DEVELOPMENT - 6350 GMD
QUASIJUDICIAL FILES
6-2-97 REG. COMM. MEETING
AGENDA PACKET MATERIALS
(84 PAGES)

**P&Z BOARD

**5-20-97

DRAFT

been used on a major sports stadium up north. He commented that the design intent was for a permanent roof. Mr. Diamant stated he noticed the material stopped at the edge of the structure on both ends, and the lower end showed an option for overhang. He asked if the option was still being used. Mr. Skirball stated they were trying to ensure there was not a heat buildup on the concourse and wished to have flow-through ventilation. He said they had reviewed closely the drainage for the area.

Bill Houghton, Landry & Esber, stated he was the site engineer for the applicant. He commented the area to the east of the proposed parking bay was a jurisdictional area, with the exception of a small parcel which was being used as a retention area for the stormwater. He said the remaining area had considerable mangroves and jurisdictional area. He said that precluded them from expanding further to the east. Mr. Furen stated he wished to emphasize the areas that were the property boundaries. He said they did not own or have any interest in the property immediately to the south.

The Board recessed for 15 minutes at this time.

Karl Reinfandt, 6381 Gulf of Mexico Drive, stated he was concerned with three (3) items. He said he was opposed to allowing the drive-thru due to the safety factor. He lived directly across the street from the proposed site. He commented that increasing the flow of traffic onto Wake Island alley, which was not a road, would only increase flow onto Gulf of Mexico Drive. He said it was now, especially in season, almost impossible for anyone to cross the street to go to the beach. He said there were people that had deeded access to the beach on Gulfside Road. He said those people came from the bayside areas. He felt the Board was going to be creating a situation where Wake Island alley would be a thoroughfare. He said it was understood to be an access for ingress/egress, but was never meant to be for a heavy flow of traffic. He said if the Town allowed this owner to proceed, what would stop the other properties in that area that were being marketed for sale and were commercial sites. He also wished to point out that Wake Island was designated for beach access parking. He said people currently parked on Wake Island to go to the beach. He did not believe safety should be violated in any way.

Mr. Karsh asked if Mr. Reinfandt stated that Wake Island was a beach access alley. Mr. Reinfandt stated he said it was beach access parking. He said if one went across the street

PROPERTY OF TOWN OF LONGBOAT KEY
WEBEROCK/H.F.I. DEVELOPMENT - 6350 GMD
QUASIJUDICIAL FILES
6-2-97 REG. COMM. MEETING
AGENDA PACKET MATERIALS
(84 PAGES)

**P&Z BOARD

**5-20-97

DRAFT

to the beach access, there was a sign that stated where the designated parking was and Wake Island Road was one of the parking designated areas.

Mr. Pickett stated it was his understanding there was beach access parking on the gulfside, and he did not believe there was any beach access parking designated for Wake Island Road. Mr. Persson stated he had placed a call to the Public Works Department and they were checking into the issue. Mr. Reinfandt stated he believed that the area had 87 designated parking spaces which had to be stipulated in writing for the beach nourishment project. He believed that Wake Island Road was one of the areas that was designated for parking.

Mr. Diamant asked if the area across Wake Island Road was designated as commercial zoning. Mr. Pickett replied yes; it was a C-1 zone. He commented that he had reviewed the Evaluation and Appraisal Report and found, in the Recreation & Open Space Element, there was reference to Gulfside Road, which was the access point. He said it indicated there were 45 spaces on Lyons Lane, General Harris Street and Wake Island Road, plus a bike rack. He said there was an apparent designation of parking for beach access, but he would confirm with Public Works where the spaces were located.

Mr. Karsh asked if the Board should approve a drive-thru in an area where there was currently parking established for beach access. Mr. Reinfandt commented that there was a heavy amount of surfers that used that road to park for the beach. Mr. Karsh asked since there had been traffic on Wake Island Road, despite the fact there was parking, would that indicate there was sufficient room for 2-way traffic. Mr. Reinfandt stated the people were actually parking off the road on someone's property.

Mr. Lee stated the Town had hired a traffic consultant for advice and wondered whether Mr. Hendra or staff had reviewed that aspect of the problem. Mr. Pickett stated the issue had not been identified. He said the application was circulated amongst staff for full review. He said he had seen parking in the area, but his assessment was there was a 20 ft. wide right-of-way. He said the Public Works Department and Town staff needed to maintain that 20 ft. wide right-of-way as a street surface. He said he was not sure, with a 2-way surface, how they could accomplish parking and traffic. He said General Harris was designated as beach parking, and he had not seen any over-utilization of parking. He felt that Wake Island Road could be designated as no parking and there

PROPERTY OF TOWN OF LONGBOAT KEY
WEDEBROCK/H.F.I. DEVELOPMENT - 6350 GMD
QUASIJUDICIAL FILES
6-2-97 REG. COMM. MEETING
AGENDA PACKET MATERIALS
(84 PAGES)

**P&Z BOARD

**5-20-97

DRAFT

would be sufficient right-of-way on General Harris and Lyons Lane to accommodate beach parking.

Mr. Lee asked what would be the impact of the parking and the drive-thru. Mr. Pickett stated he felt they were separate issues. He said if it was designated as beach access parking, then it should be addressed. He felt there may not be a need for the Wake Island parking. Mr. Furen asked if Mr. Reinfandt had voiced his opposition during the original approval in 1995. Mr. Reinfandt responded no. Mr. Furen stated the Wake Island Road was not a road, but an alley. He said several years ago the Town properly authorized ingress/egress from Wake Island Road. He said they were not changing that ingress/egress. He said Wake Island was used heavily by the Town vehicles to the General Harris complex. He suggested that the Town needed to have unencumbered access for its own facility through Wake Island, and they would also need that access for the approved amount of traffic. He said there was no evidence that there would be any significant incremental traffic generated on Wake Island with a drive-thru facility. He said he had heard that the Town had authorized one of the owners on the north side to clear his property and allow some type of beach parking on that lot. He said there was no significant impact on Wake Island.

No one else wished to be heard, and the hearing was closed.

Mr. Diamant questioned the construction schedule for the project. Mr. Furen stated the applicant would have a year to pull the permit, but they wished to begin prior to the season to complete the work when there were less people on the Key.

Mr. Serwatka stated he was concerned with the turning radius into the parking area. He said Mr. Drohlich had pointed out there was a potential "blindspot" with the trees along the driveway, and he agreed. He was also concerned with the representation that the building would have a fabric covering as contrasted with a permanent covering that had been designated in the earlier approval. He felt that should be defined more precisely for the Board. Further, he was also concerned with the issue of parking on Wake Island for the beach access.

Mr. Karsh stated if the area was beach access parking, but there was sufficient room on Wake Island to accommodate the traffic from the General Harris complex with no complaints

PROPERTY OF TOWN OF LONGBOAT KEY
WEDEBROCK/H.F.I. DEVELOPMENT - 6350 GMD
QUASIJUDICIAL FILES
6-2-97 REG. COMM. MEETING
AGENDA PACKET MATERIALS
(84 PAGES)

**P&Z BOARD **5-20-97

DRAFT

from the Town that they could not get through because of the parking, then it would seem that the Board should be concerned with how many additional vehicles would be coming from the drive-thru and the impact on the road. He said since there were no complaints from staff, then he believed the road access was sufficient to allow the access from the drive-thru facility.

Mr. Rosenberg asked if the Town vehicles used the road throughout the day or only in the morning and afternoon. Mr. Pickett responded that Town vehicles used that right-of-way throughout the day. Mr. Lee stated he felt if the Board was going to approve the application, then they should add another condition requiring the applicant to work with the staff and Town Attorney to eliminate that parking space where the cars turned from the parking area into the drive-thru.

Mr. Rothenberg stated he was concerned with several issues, but he felt the issue with Wake Island had to be clarified or specified. He suggested that one way to address it was to state there was no parking. He said there was another major concern with the roof connecting the two buildings which was to qualify the structure as one building. He felt placing a non-permanent, canvas tent between two well constructed buildings did not qualify to bring the buildings together as one. He said contrary to Mr. Furen's statement that this was a minor change, he felt it was a major change and he was not satisfied with placing that type of roof, open at the side, over the pedestrian area. He felt it should be a permanent structure.

Mr. Rickard stated he was concerned with the east parking lot which "cut-off" others heading toward the drive-thru area. He suggested an "Exit Only" sign to control the traffic so people did not try to enter that portion of the lot. He also agreed there should be improvement to the radius of the turn going into the drive-thru area. Further, he also was concerned with a fabric roof connecting the two buildings.

Mr. Diamant stated that all the facilities were previously approved by the Board, and at that time, the beach access parking was not an issue. He felt the beach parking, regardless of the Board's decision, should be eliminated, because due to the applicant's traffic, the Town's traffic and any future traffic, it was not appropriate to have parking on a 20 ft. road. He thought the minimum was 22 ft.

PROPERTY OF TOWN OF LONGBOAT KEY
WEDEBROCK/H.F.I. DEVELOPMENT - 6350 GMD
QUASIJUDICIAL FILES
6-2-97 REG. COMM. MEETING
AGENDA PACKET MATERIALS
(84 PAGES)

**P&Z BOARD

**5-20-97

DRAFT

He also believed eliminating the one parking space at the entry was required in order to have some flow into the drive-thru. He also wished to state that if the applicant wished to install a "soft" roof, there were permanent soft roofs available. He said a number of permanent buildings had been built with flexible roofs. Mr. Diamant believed the installation of a sign on the first lot would minimize the incoming traffic to the west parking lot. He asked if the applicant would object. Mr. Furen stated he did not believe that would be objectionable. He asked that if it was the consensus of the Board to eliminate the parking space, that they express an indication that it was not the Board's intent to require the applicant to reduce the approved square footage.

Mr. Karsh asked what would it take to eliminate the parking on Wake Island for the beach access. He asked if there could be a condition that the Town would eliminate the beach access parking. Mr. Pickett stated it depended on the factual basis; if the parking spaces were identified in the Comprehensive Plan there may be a need, during the Comprehensive Plan amendment process, to strike any reference to Wake Island Road as beach access parking. Mr. Rosenberg suggested that issue be checked thoroughly, because the beach access parking was designated for the beach nourishment project.

Mr. Persson stated the Town had established "pods" where the beach access parking would be located. He said based upon the usage of the road at a certain date, it was determined that beach access for 5-6 vehicles could be accommodated on Wake Island Road. He said it was obvious that the primary purpose of that road was an "alley" for the passage of vehicles and people, and not for parking. He said if the drive-thru and the other addition to the site caused it to be incompatible, then the parking must fail in favor of safe passage. He said it was an obvious concern and Mr. Pickett should discuss the issue with Mr. Smally, Public Works Director, to see if there was a problem. He said if there was a problem, then he needed to relocate those parking spaces to another location.

Mr. Karsh asked if it was the Board's desire to approve the application, subject to a number of conditions, they could do so with the safety of having the beach parking eliminated because it conflicted with the right-of-way on Wake Island. Mr. Persson stated it was logical to assume that if the Public Works Director wished to have a 20 ft. wide paved

PROPERTY OF TOWN OF LONGBOAT KEY
WEDEBROCK/H.F.I. DEVELOPMENT - 6350 GMD
QUASIJUDICIAL FILES
6-2-97 REG. COMM. MEETING
AGENDA PACKET MATERIALS
(84 PAGES)

**P&Z BOARD

**5-20-97

DRAFT

a fee title from the owners of the property. He asked that the condition concerning the deletion of the one parking space also include a statement that it would not impact the approved square footage of the building. Mr. Persson stated he believed under Section 158.102(D), the Board had the authority to approve a waiver.

Mr. Persson stated the changes he had were in Condition #13 there would be the insertion of an "Exit Only - No Entrance" sign and add Wake Island as one of the roads for the location. He said there would be a new condition #17 which addressed the parking space that would be deleted and would not negatively effect the size of the square footage, and a final condition that stated that the "concourse roof shall be a flexible, permanent material. Mr. Diamant stated the roof material would be subject to approval at the building permit and comply with 110 mph wind load requirements.

Mr. Lee stated another condition was the dedication of the land for the compound radius at the northern intersection.

MR. LEE MOVED THE P&Z BOARD RECOMMEND APPROVAL OF HFI DEVELOPMENTS, INC. SITE PLAN AMENDMENT, SUBJECT TO THE CONDITIONS IN EXHIBIT "A" OF DRAFT RESOLUTION 97-14, AND SUBJECT TO THE FOLLOWING AMENDMENTS AND ADDITIONAL CONDITIONS: 1) DELETION OF ONE (1) PARKING SPACE AT THE ENTRANCE OF THE DRIVE-THRU FACILITY; 2) AMEND CONDITION #13 TO INSTALL A SIGN WHICH STATES "EXIT ONLY/NO ENTRANCE" FROM WAKE ISLAND ROAD AND ADD WAKE ISLAND ROAD AS THE LOCATION OF THE SIGN; 3) ADD CONDITION #16 WHICH STATES THAT THE CONCOURSE ROOF SHALL BE MADE OF PERMANENT MATERIAL SUBJECT TO THE APPROVAL OF THE BUILDING PERMIT AND SHALL COMPLY WITH 110 MPH WINDLOAD REQUIREMENTS; 4) DEDICATION OF A PORTION OF LAND TO ACCOMMODATE THE COMPOUND RADIUS AT THE NORTHERN INTERSECTION; AND 5) ADD CONDITION #17 TO STATE, "DELETION OF THE PARKING SPACE FROM THE ENTRANCE AREA WOULD NOT NEGATIVELY EFFECT THE SIZE OF THE COMMERCIAL SQUARE FOOTAGE OF THE BUILDING . MR. DROHLICH SECONDED THE MOTION. MOTION CARRIED ON ROLL CALL VOTE: DIAMANT, AYE; DROHLICH, AYE; KARSH, AYE; LEE, AYE; RICKARD, AYE; ROSENBERG, AYE; ROTHENBERG, AYE; SERWATKA, AYE.

The Board recessed for lunch from 12:00 to 12:45 p.m.

PROPERTY OF TOWN OF LONGBOAT KEY
WEDEBROCK/H.F.I. DEVELOPMENT - 6350 GMD
QUASIJUDICIAL FILES
6-2-97 REG. COMM. MEETING
AGENDA PACKET MATERIALS
(84 PAGES)

REGULAR MEETING (CONT.)

6-2-97, Page 15

Ms. Levin stated the vacation Ordinance was structured to require a replat prior to the vacation going into effect; if the Commission wished, additional language could be added to address the outline development plan (ODP) concerns. Mayor Metz stated an ODP would be presented to the P&Z Board; the process would be reviewed carefully.

Commissioner Farber requested a response to his (5-16-97) memorandum. Ms. Levin advised a meeting was held with Scott Pickett and Len Smally where the issue of beach parking was discussed; eight parking spaces currently existed; if the project moved forward as presently platted, no parking spaces would exist.

Len Smally, Public Works Director, reported the 1993 beach project required 50 parking spaces for the beach access; the State allowed the Town to utilize the lots at Broadway and on Firehouse Road to achieve the 50 parking spaces. He pointed out the requirement for parking spaces no longer existed; the Town could receive credit for a beach access without parking spaces.

Commissioner Farber agreed the Commission was allowing Mr. Smith to move forward and present a plat to the P&Z Board; the parking situation would be addressed. He pointed out if the parking along Firehouse Road could be eliminated the Commission should review that issue.

Mr. Smally further noted that while the requirement for 50 spaces was no longer necessary, funding would increase with the number of parking spaces. Commissioner Farber urged the Planning Department to review the area and accommodate the required parking spaces.

It was moved by Metz, seconded by Patterson, to amend the motion and include the requirement of Town Commission approval for the Outline Development Plan (ODP) for Blocks 43 and 44. Motion carried unanimously on roll call vote: Metz, aye; Patterson, aye; Redgrave, aye; Loiselle, aye; Lenobel, aye; Legler, aye; Farber, aye.

Motion carried unanimously on roll call vote to adopt Ord. 97-13 as amended: Redgrave, aye; Patterson, aye; Metz, aye; Farber, aye; Legler, aye; Lenobel, aye; Loiselle, aye.

Resolutions and Public Hearings

14. (Quasijudicial) Res. 97-14, Amending Resolution 95-21, Approving Site Plan Amendment for HFI Developments, Inc., (a/k/a Wedebrook Real Estate Co.) Located at 6350 Gulf of Mexico Drive, to Add a Bank Drive-Through Exiting onto Wake Island Road and Make Changes to the Approved Building

Mrs. Arends swore all those who were to make presentations during the public hearings held for Item 14, Res. 97-14, and Item 15, Res. 97-15.

6-2-97, Page 15

REGULAR MEETING (CONT.)

6-2-97, Page 16

Pursuant to published notice, the public hearing was opened.

Scott Pickett, duly sworn, reported the issue before the Commission was a site plan amendment application for HFI Developments, Inc., also known as Wedebrook Real Estate Company. He explained several meetings were held with the applicant to determine whether the request qualified as a site plan exemption which could be processed by staff; however, it was determined that the site plan amendment would require P&Z Board approval, as well as Town Commission approval. Mr. Pickett reported the site plan amendment application was presented to the P&Z Board on 5-20; the P&Z Board recommended approval subject to conditions.

Mr. Pickett advised the proposal was for a general drive-through facility intended for the use of any permitted use in the C-1 Zoning District; vehicles would enter the drive-through facility, use the facility and exit onto Wake Island Road. He explained revisions to the facility included: removal of doors along the north wall; the addition of the window on the north wall; and a change to the roof concourse structure; the roof concourse structure issues were reviewed extensively by the P&Z Board. He elaborated on the change: from a painted stucco or concrete finish on lathed steel columns or concrete columns, and beams with a tinted glass or fiberglass sandwich panel skylight and solid roof to a comparably designed metal column/beam frame with a flame-resistant fabric or awning roof, designed to separate from the frame at a maximum 65 miles per hour wind load.

Mr. Pickett reported two aspects of the site plan amendment application were reviewed by Town staff: Section 158.131 was reviewed to determine compliance with the various standards contained within that Section; staff determined the standards were met; however, staff also reviewed the drive-through facility for compliance with Section 158.102(D) of the Zoning Code. He explained this Section provided for performance standards for parking, internal circulation, and access to public and private streets.

Mr. Pickett read a portion of Section 158.102(D): "...driveways and areas for parking and internal circulation of vehicles shall be located, designed and controlled so as to provide for safe and convenient circulation within the site and safe and convenient access from adjoining streets." He noted the Town retained a traffic engineering consultant (Eric Hendra from the firm of Post, Buckley, Schuh & Jernigan, Inc.).

Mr. Pickett reported Mr. Hendra received a copy of the subject application, visited the site, and was directed to review the proposed drive-through facility for compliance with Section

6-2-97, Page 16

REGULAR MEETING (CONT.)

6-2-97, Page 17

158.102(D). He noted Mr. Hendra expressed five areas of concern: 1) Channelization of Drive-Through Entrance -- the entrance was not clearly delineated as safe; vehicles entering the drive-through lane would overhang into the 20-foot wide Wake Island Road; a curved median separated the drive-through lane and Wake Island Road; the lane varied in width from two feet at the drive-through entrance to six feet at the drive-through exit; staff determined under normal driving conditions there would not be an overhang, and minimum standards for separation were met; 2) Turning Radius of Wake Island/GMD Intersection - the southern radius at the intersection of Wake Island Road and GMD was inadequate for the anticipated traffic utilizing the facility; however, the P&Z Board reviewed that concern and placed a condition on the approval; a compound radius would be included in the FDOT application; the applicant needed to receive a FDOT connection permit; a small portion (less than 50 square feet) of private property would need to be dedicated to the Town to accomplish the compound radius; 3) Wake Island Road Improvements -- staff determined a 20-ft. wide right-of-way was necessary, and the P&Z Board made that requirement a condition of approval; the asphalt surfaced street would extend from the intersection of GMD eastward to a point 20 feet east of the drive-through exit onto Wake Island Road; a tapered shell area east of where the proposed asphalt surface terminated would be provided -- the shell area would provide a transition to the existing shell-surfaced roadway; 4) Internal Circulation - Signs and/or painted directions -- a recommendation for two stop signs at the exits was made, and it was recommended to install directional arrows to facilitate convenient and safe circulation within the site; the applicant agreed to redesign the entrance to the drive-through facility; 5) Turning Radius at Existing Driveway onto Gulf of Mexico Drive - during review Mr. Hendra noted the southern radius of the property's driveway entrance onto GMD was inadequate due to the geometry of the intersection; staff had no objection to assisting the applicant with the modification of this radius.

Mr. Pickett pointed out there were two issues concerning property structure: Town Code Chapter 157 stipulated there would be no more than one principal structure on any one lot of record; staff determined the proposed concourse structure would provide sufficient structural connection between the two wings; however, the building addition was approved as a single building including both wings and the concourse structure. He pointed out staff recommended the entire concourse structure, including the roof structure, must be designed to withstand a minimum wind load of 110 miles per hour.

Mr. Pickett advised staff recommended approval of the HFI Development, Inc. site plan amendment application subject to the conditions contained in Exhibit "A" attached to Res. 97-14.

6-2-97, Page 17

REGULAR MEETING (CONT.)

6-2-97, Page 18

Mayor Metz reported he had discussed the staff report with the Town Manager and Mr. Pickett before he realized the item was quasijudicial. Mr. Persson asked what the substance of the conversation was. Mayor Metz replied it was informational. Mr. Persson asked whether the conversation would color the Mayor's judgment so a fair decision would not be rendered. Mayor Metz replied it would not color his decision.

Mr. Persson asked whether the applicant had any objections to the Mayor participating.

Michael Furen, attorney representing the applicant, duly sworn, indicated he had no objections to the Mayor participating in the decision.

Commissioner Farber questioned the concerns connected to the eastern end of the drive-through facility; he asked if the Town could require the concourse to be 10-ft. wide instead of 14-ft. wide; the building could be moved four feet and the dangerous turn would be eliminated. Mr. Pickett stated he was not familiar with the potential restraints of the Building Code.

Phillip Skirball, Skirball Group Architects, 1509 South Orange Avenue, Sarasota, duly sworn, explained the fourteen feet between the south and north lanes could not be reduced due to Fire Code restrictions; a separation was required to maintain the life safety for the people within the building.

Commissioner Farber stated the Town wished to have an aesthetically pleasing building; however, the reduction of two feet could solve a serious problem at the turn.

Mr. Furen stated the P&Z Board, after extensive discussion, concluded if one space were deleted from the parking area, an expansion to the median would occur and the problem would be solved. Commissioner Farber asked whether the P&Z Board considered moving the building closer. Mr. Furen replied that suggestion was not considered by the P&Z Board.

Mr. Furen pointed out two requests were before the Commission: the building addition in its present configuration, and a drive-through window at the designated location. He noted a request was made to change the concourse material to avoid the solid roof and a heat buildup in that area. Mr. Furen stated approval of the plan was already given by the Town; it was felt that minor revision did not have to come before the Commission; however, staff disagreed and the applicant would like to exhaust the administrative remedies available. He stated the proposal as modified by the P&Z Board made a better proposal; there were no objections to eliminating one parking space and allowing for an easy turning radius.

6-2-97, Page 18

REGULAR MEETING (CONT.)

6-2-97, Page 19

Mr. Furen requested the Town files, the Comprehensive Plan, Town Code and the P&Z Board recommendations be incorporated, by reference, into the record.

Mr. Furen stated staff made a recommendation for approval, and the P&Z Board unanimously recommended approval with the modified conditions. He noted the applicant had accepted all of the conditions; however, he wished to reserve time to respond to public comments.

Karl Reinfandt, 6381 Gulf of Mexico Drive, duly sworn, stated he lived across the street from the project and had appeared before the P&Z Board, where he expressed objections. He expressed concerns with the safety and the increased traffic flow onto GMD; during the winter months it was almost impossible to cross GMD. He explained Wake Island Road was not a road but an alley; the intent was to allow minimum flow of traffic. Mr. Reinfandt noted concern with the Wedebrook traffic exiting onto Wake Island Road; four abutting commercially-zoned properties were not developed; he questioned the traffic flow impact to Wake Island Road after those four properties were developed. Mr. Reinfandt stated he was upset with the P&Z Board recommendation and the presentation made by Mr. Pickett; the minimum safety requirements would be met, but he questioned if minimum safety requirements were enough.

Mayor Metz stated Wake Island Road was designated for beach parking; a Town sign was posted at the beach access.

Len Smally, Public Works Director, duly sworn, stated that sign was changed a few years ago, after the Commission designated no parking on Lyons Lane, that was deleted; the sign could be changed to eliminate Wake Island Road. He pointed out parking was not permitted; the only area available was on private property. He noted in a recent meeting with FDOT it was confirmed the Town met the 50 parking space requirements on General Harris; no parking would be permitted on Gulfside Road, Lyons Lane or Wake Island Road and the State indicated there was no problem with that restriction.

Mayor Metz suggested signs prohibiting parking be posted on Wake Island Road. Mr. Smally responded that after the project was completed the road would be realigned within the public road right-of-way; a clear boundary of public and private roadway would be made.

Commissioner Farber asked why the project used Wake Island Road as an exit; he asked if the northern boundary could be closed and the exit be required to be placed next to the entrance. Mr. Smally replied that two professional engineers signed and sealed the plans indicating the exit was safe and met the minimum safety standards.

6-2-97, Page 19

REGULAR MEETING (CONT.)

6-2-97, Page 20

Commissioner Farber stated an entrance and exit already existed on the property; another exit would create additional traffic problems. He noted the project was poorly designed.

Mr. Furen pointed out the project would not be increasing traffic on Wake Island Road by a significant degree; the Town's consulting engineer could confirm that point; the site plan had been designed for two years; the developer wished to have a simple drive-through window without adversely impacting public safety or public interest.

No one else wished to be heard, and the public hearing was closed.

Commissioner Loiselle stated the Commission did not know what type of business would be occupying that space; he asked the developer to address that issue.

Mr. Furen replied he hoped that a bank would occupy that area; however, there were several delays and that may not be possible. He explained a pharmacy with a drive-through to drop off prescriptions may be possible.

It was moved by Commissioner Patterson, seconded by Legler, to pass Res. 97-14. Motion carried on roll call vote: Patterson, aye; Legler, aye; Loiselle, aye; Metz, aye; Farber, no; Lenobel, aye; Loiselle, aye.

15. (Quasijudicial) Request of Mark and Tracie Pierce for a Subdivision Application for Carolyn's Retreat Which Replats Four (4) Existing Nonconforming Lots into Three (3) Conforming Lots Located at 611 Linley Street

Mayor Metz noted those who wished to make a presentation had already been sworn.

Pursuant to published notice, the public hearing was opened.

Mr. Pickett reported this request was for a concurrent preliminary and final plat approval that would take four nonconforming lots and replat the area into three conforming lots. He advised there was an existing house on the property and two "out" structures; staff reviewed the subdivision and found it to be in compliance with the Subdivision Code. Mr. Pickett pointed out during review it was determined the fence was located in the public right-of-road; staff recommended as a condition of approval that the fence be removed.

Mr. Pickett explained several of the neighbors were concerned with construction traffic using the alley at the rear of the property; staff recommended as a condition of approval that no construction traffic would be allowed to use the alley; the P&Z Board recommended the drainage would be to Linley Street; prior to issuance of a building permit for new improvement on any of the three lots, the

6-2-97, Page 20

PROPERTY OF TOWN OF LONGBOAT KEY
WEDEBROCK/H.F.I. DEVELOPMENT - 6350 GMD
QUASIJUDICIAL FILES
6-2-97 REG. COMM. MEETING
AGENDA PACKET MATERIALS
(84 PAGES)

04/09/1997 14:58 31E1970

PLANNING ZONING BLDG

PAGE 02

TOWN OF LONGBOAT KEY
PLANNING, ZONING & BUILDING DEPARTMENT
610 General Harris Road Longboat Key, Florida 34228
Phone (941) 316-1966 Fax (941) 316-1970

Date: April 9, 1997

Project: Wedebrook Building Addition (Approved by Resolution 95-21)
6350 Gulf of Mexico Drive

Applicant: William Houghton, Landry & Esber, Agent

Request: Site Plan Exemption Approval for Development of Bank Drive-
thru Connecting onto Wake Island Road and Revisions to
Approved Roofed Concourse Structure and Building Addition

Reviewer: Scott Pickett, ^{SP} Acting Planning & Zoning Director

As you will recall, staff responded to the above referenced request in the attached memorandum dated March 13, 1997. In the attached memo, staff determined that the proposed revisions to the approved site plan did not represent a minor development proposal and/or change of the approved site plan. Staff also determined that the request could not be processed as a site plan exemption, but would require a site plan amendment application in accordance with Town Code Section 158.099.

Staff met with several representatives for the subject project in an attempt to address their objections to staff's determination. At that meeting, in an attempt to minimize the scope of the development proposal, an alternative bank drive-thru design was identified. On April 3, 1997, staff received a revised site plan with the drive-thru contained within, the subject property. To date, staff has not received building plans showing proposed revisions to the approved building addition.

Staff has reviewed the revised site plan and reaffirms its prior determination that the proposed revisions to the approved site plan do not represent a minor development proposal and/or change of the approved site plan. Aspects of the proposal which are considered major changes to the approved site plan include the use of Wake Island Road as an exit for the proposed bank drive-thru and the reported changes to the concourse roof separating the existing and proposed wings of the building.

Staff has determined that the proposed revisions to the approved site plan will need to be processed as a site plan amendment application in accordance with Town Code Section 158.099. The submission requirements for a site plan amendment application are specified in Town Code Section 158.097.

Please be aware that the "annual site and development plan season" for the Planning & Zoning Board and Town Commission includes the months September through June of each year. As such, both bodies can not review or act on

RETURN TO:
TOWN CLERK
501 BAY ISLES ROAD
LONGBOAT KEY, FL 34228

PROPERTY OF TOWN OF LONGBOAT KEY
WEDEBROCK/H.F.I. DEVELOPMENT - 6350 GMD
QUASIJUDICIAL FILES
6-2-97 REG. COMM. MEETING
AGENDA PACKET MATERIALS
(84 PAGES)

84/09/1997 14:58 3161978

PLANNING ZONING BLDG

PAGE 03

.. Site Plan Exemption Approval Request for Development of Bank Drive-thru
Connecting onto Wake Island Road and Revisions to Approved Roofed Concourse
Structure and Building Addition
April 9, 1997
Page 2

any site plan amendment application after the end of June until September
of this year.

The completeness deadline for the May 20, 1997 Planning & Zoning Board
regular meeting is April 22, 1997. Staff will work with the applicant to
facilitate an expeditious review and processing of the required site plan
amendment application for the request described above.

cc: Jim Layfield
Michael Furen
Mark Wickersham
Building File

PROPERTY OF TOWN OF LONGBOAT KEY
WEDEBROCK/H.F.I. DEVELOPMENT - 6350 GMD
QUASIJUDICIAL FILES
6-2-97 REG. COMM. MEETING
AGENDA PACKET MATERIALS
(84 PAGES)

ICARD, MERRILL, CULLIS, TIMM,
FUREN & GINSBURG, P.A.

ATTORNEYS AND COUNSELLORS
2033 MAIN STREET, SUITE 800
SARASOTA, FLORIDA 34237
FACSIMILE (813) 366-6384
TELEPHONE (813) 366-8100

MICHAEL J. FUREN

TAMPA TELEPHONE
(813) 221-2100
REPLY TO:
P.O. BOX 4195
SARASOTA, FLORIDA 34230

March 25, 1997

VIA FACSIMILE & REGULAR MAIL

Mr. Scott Pickett, Planner
Town of Longboat Key
Planning, Zoning & Building Department
610 General Harris Street
Longboat Key, FL 34228

Re: Your Preliminary Determination Dated March 13, 1997
Concerning Request by Wedebrook Realty Company for
Approval of Site Plan Exemption for a Bank Drive-thru and
Revision to Approved Roofed Concourse Structure in
Connection With Wedebrook Building Addition.

Dear Scott:

As you are aware, our firm represents Wedebrook Realty
Company.

We have reviewed your preliminary determination dated March
13, 1997 determining that the proposed revisions to the approved
site plan described above are not a minor development proposals
and/or changes of the approved site plan and therefore, staff
cannot process our client's request as a site plan exemption.
Rather, you preliminarily determined that the proposed revisions to
the approved site plan will need to go through the entire site plan
amendment review process.

We respectfully disagree with your preliminary determination
and would strongly suggest that the proposed revisions are clearly
minor development proposals that could be and should be processed
as site plan exemptions pursuant to Section 158.100 of the Town
Zoning Code.

We are attaching as Schedule "A" to this letter a summary of
certain site plan exemptions issued by the Town from September 14,
1994 through March 18, 1997. The list of the various site plan
exemptions issued by the Town set forth in this Schedule is not all
inclusive, but are listed as examples of various site plan
exemptions approved by the Town during the stated period. A fair

Return to:
TOWN CLERK
501 BAY ISLES ROAD
LONGBOAT KEY, FL 34228

March 25, 1997
Page 2

and impartial review of Schedule "A" indicates that the Town has approved many development revisions and changes greater in scope than those proposed by our client as site plan exemptions. We believe the Town properly approved these development revisions and changes as site plan exemptions rather than requiring them to be subject to the full site plan review process. We believe that our client's proposed revisions that are of a lesser scope should also be approved by staff as site plan exemptions. Our client asks only that it be treated equally and fairly.

In behalf of our client, therefore, we would request that you reconsider your preliminary determination that our client's proposed revisions are subject to the full site plan review process and upon such reconsideration, determine that our client's proposed site plan revisions are minor development revisions that can be approved by the staff as site plan exemptions pursuant to Section 158.100 of the Town Zoning Code.

Thank you for your prompt attention to this request.

Sincerely,

ICARD, MERRILL, CULLIS, TIMM,
FUREN & GINSBURG, P.A.


Michael J. Furen

MJF:jwc

Enclosure

cc: Mr. Jim Layfield
Mr. Bob Marischen
Mr. Bruce St. Denis, Assistant Town Manager
David P. Persson, Esq., Town Attorney

f:\users\janac\wedebrock\pickett.epa

PROPERTY OF TOWN OF LONGBOAT KEY
WEDEBROCK/H.F.I. DEVELOPMENT - 6350 GMD
QUASIJUDICIAL FILES
6-2-97 REG. COMM. MEETING
AGENDA PACKET MATERIALS
(84 PAGES)

SCHEDULE "A"
TO LETTER FROM MICHAEL J. FUREN
TO SCOTT PICKETT, PLANNER,
DATED MARCH 25, 1997

SPE #	LOCATION	DESCRIPTION
94-50	REGENT PLACE	Relocate a planned garage and install a portion of an access drive for the beaches of Longboat.
94-58	BEACHWALK	Construct swimming pool.
95-30	HARBOURSIDE CLUBHOUSE	Revise approved site plan regarding parking spaces and parking islands, relocate sidewalk and add planters.
95-46	2029 HARBOUR LINKS	Construct a 19'9" x 11'8" screen room on the second floor terrace of the six-plex condominium for Unit 2029. The height of the screen room does not exceed the height of the six-plex building and the screen room is located within the existing building footprint.
95-47	WATER CLUB	The addition of eight (8) additional on-grade parking spaces at the east end of the southern residential tower.
96-04	COLONY BEACH	Enlarge an existing tennis shop located within the mid-rise building designated as a hotel on the attached site plan. The enlargement of the tennis shop is to be accomplished by enclosing a 485 sq.ft. space located within the building's existing roof overhang. The ground floor area of the existing structure is 9,738 sq.ft. The 485 sq.ft. enlargement represents 4.98% of the floor area of the existing building.

1
PROPERTY OF TOWN OF LONGBOAT KEY
WEDEBROCK/H.F.I. DEVELOPMENT - 6350 GMD
QUASIJUDICIAL FILES
6-2-97 REG. COMM. MEETING
AGENDA PACKET MATERIALS
(84 PAGES)

SPE #	LOCATION	DESCRIPTION
96-09	NORTH FIRE STATION	Request to: 1. Realign the entrance drive to the fire station; and 2. Redesign the parking lot for the fire station.
96-26	BAYFRONT PARK	Construct a 37 ft. x 30 ft. net structure over the existing tot lot area to protect this area from baseballs that are hit foul from the nearby baseball field. The structure is a sixteen (16) foot high wood frame with one (1) inch open netting over it.
96-28	SANDS POINT	Construct an eighty (80') foot long, six (6') foot high cement wall located in the non-required yard at the end of the driveway entrance, covered on the exterior with verte green stone matching the vertical walls at the entrance to the condominium.
96-29	VIZCAYA	1. A reconfiguration and enlargement of the stormwater pond located in the northeast corner of the parcel, the elimination of the previously proposed retaining wall at pond, and the placement of benches and exercise path around the pond.

2
PROPERTY OF TOWN OF LONGBOAT KEY
WEDEBROCK/H.F.I. DEVELOPMENT - 6350 GMD
QUASIJUDICIAL FILES
6-2-97 REG. COMM. MEETING
AGENDA PACKET MATERIALS
(84 PAGES)

SPE #	LOCATION	DESCRIPTION
96-29	VIZCAYA (CONTINUED)	<p>2. The relocation of the emergency generator/pump building from the entrance to a location adjacent to the clubhouse, resulting in a slight reduction of the size of the emergency generator/pump building.</p> <p>3. A reduction of the clubhouse footprint and a 114.9 square foot expansion of the clubhouse recreational patio.</p> <p>6. The redesign and reduction in scope of the fountain by the pool.</p> <p>7. The deletion of the approved tennis pavilion.</p> <p>8. The addition of three (3) additional exterior surface parking spaces for a total of seventeen (17) parking spaces.</p> <p>9. The deletion of the approved entrance colonnade.</p> <p>13. The reconfiguration of the entrance/exit driveway around the guardhouse.</p>

3 PROPERTY OF TOWN OF LONGBOAT KEY
WEDEBROCK/H.F.I. DEVELOPMENT - 6350 GMD
QUASIJUDICIAL FILES
6-2-97 REG. COMM. MEETING
AGENDA PACKET MATERIALS
(84 PAGES)

SPEC #	LOCATION	DESCRIPTION
96-33	VILLAGE PLAZA	Add six (6) new parking spaces to the existing 26 spaces in compliance with Town Code section 158.100(A)(2) which permits additional parking spaces not to exceed 20% of the existing number of spaces.
96-40	809 LONGBOAT CLUB ROAD	Construct a 6 ft. high privacy wall in the required side yard and a 12 ft. high entrance gate in the non-required yard.
96-42	VILLA DI LANCIA	4. Five (5) frangible landings have been modified to spiral stairs with approximately 50% reduction in coverage. 5. The construction of pool related bathrooms under the footprint of the building on the garage level.
96-46	COVERT I CONDOMINIUM	Construct a 450 sq.ft. single-story attached garage to existing single-family structure & sod over existing 600' parking area used for off-street parking.
96-57	CHEVRON GAS STATION	1. Construct a 32 ft. x 50 ft. canopy structure over the 2 existing gasoline pump islands.

**RETAKE
OF
PREVIOUS
DOCUMENT**

PROPERTY OF TOWN OF LONGBOAT KEY
WEDEBROCK/H.F.I. DEVELOPMENT - 6350 GMD
QUASIJUDICIAL FILES
6-2-97 REG. COMM. MEETING
AGENDA PACKET MATERIALS
(84 PAGES)

04/09/1997 14:58 3161970

PLANNING ZONING BLDG

PAGE 02

TOWN OF LONGBOAT KEY
PLANNING, ZONING & BUILDING DEPARTMENT
610 General Harris Road Longboat Key, Florida 34228
Phone (941) 316-1966 Fax (941) 316-1970

Date: April 9, 1997

Project: Wedebrook Building Addition (Approved by Resolution 95-21)
6350 Gulf of Mexico Drive

Applicant: William Houghton, Landry & Esber, Agent

Request: Site Plan Exemption Approval for Development of Bank Drive-
thru Connecting onto Wake Island Road and Revisions to
Approved Roofed Concourse Structure and Building Addition

Reviewer: Scott Pickett, ^{SP} Acting Planning & Zoning Director

RETURN TO:

501 BAY ISLES ROAD
LONGBOAT KEY, FL 34228

TOWN CLERK

As you will recall, staff responded to the above referenced request in the attached memorandum dated March 13, 1997. In the attached memo, staff determined that the proposed revisions to the approved site plan did not represent a minor development proposal and/or change of the approved site plan. Staff also determined that the request could not be processed as a site plan exemption, but would require a site plan amendment application in accordance with Town Code Section 158.099.

Staff met with several representatives for the subject project in an attempt to address their objections to staff's determination. At that meeting, in an attempt to minimize the scope of the development proposal, an alternative bank drive-thru design was identified. On April 3, 1997, staff received a revised site plan with the drive-thru contained within, the subject property. To date, staff has not received building plans showing proposed revisions to the approved building addition.

Staff has reviewed the revised site plan and reaffirms its prior determination that the proposed revisions to the approved site plan do not represent a minor development proposal and/or change of the approved site plan. Aspects of the proposal which are considered major changes to the approved site plan include the use of Wake Island Road as an exit for the proposed bank drive-thru and the reported changes to the concourse roof separating the existing and proposed wings of the building.

Staff has determined that the proposed revisions to the approved site plan will need to be processed as a site plan amendment application in accordance with Town Code Section 158.099. The submission requirements for a site plan amendment application are specified in Town Code Section 158.097.

Please be aware that the "annual site and development plan season" for the Planning & Zoning Board and Town Commission includes the months September through June of each year. As such, both bodies can not review or act on

PROPERTY OF TOWN OF LONGBOAT KEY
WEDEBROCK/H.F.I. DEVELOPMENT - 6350 GMD
QUASIJUDICIAL FILES
6-2-97 REG. COMM. MEETING
AGENDA PACKET MATERIALS
(84 PAGES)

04/09/1997 14:58 3161978

PLANNING ZONING BLDG

PAGE 03

Site Plan Exemption Approval Request for Development of Bank Drive-thru
Connecting onto Wake Island Road and Revisions to Approved Roofed Concourse
Structure and Building Addition
April 9, 1997
Page 2

any site plan amendment application after the end of June until September
of this year.

The completeness deadline for the May 20, 1997 Planning & Zoning Board
regular meeting is April 22, 1997. Staff will work with the applicant to
facilitate an expeditious review and processing of the required site plan
amendment application for the request described above.

cc: Jim Layfield
Michael Furen
Mark Wickersham
Building File

PROPERTY OF TOWN OF LONGBOAT KEY
WEDEBROCK/H.F.I. DEVELOPMENT - 6350 GMD
QUASIJUDICIAL FILES
6-2-97 REG. COMM. MEETING
AGENDA PACKET MATERIALS
(84 PAGES)

ICARD, MERRILL, CULLIS, TIMM,
FUREN & GINSBURG, P.A.

ATTORNEYS AND COUNSELLORS
2033 MAIN STREET, SUITE 800
SARASOTA, FLORIDA 34237
FACSIMILE (813) 366-6364
TELEPHONE (813) 366-8100

TAMPA TELEPHONE
(813) 281-2100
REPLY TO:
P.O. BOX 4108
SARASOTA, FLORIDA 34230

MICHAEL J. FUREN

March 25, 1997

VIA FACSIMILE & REGULAR MAIL

Mr. Scott Pickett, Planner
Town of Longboat Key
Planning, Zoning & Building Department
610 General Harris Street
Longboat Key, FL 34228

Re: Your Preliminary Determination Dated March 13, 1997
Concerning Request by Wedebrock Realty Company for
Approval of Site Plan Exemption for a Bank Drive-thru and
Revision to Approved Roofed Concourse Structure in
Connection With Wedebrock Building Addition.

Dear Scott:

As you are aware, our firm represents Wedebrock Realty
Company.

We have reviewed your preliminary determination dated March
13, 1997 determining that the proposed revisions to the approved
site plan described above are not a minor development proposals
and/or changes of the approved site plan and therefore, staff
cannot process our client's request as a site plan exemption.
Rather, you preliminarily determined that the proposed revisions to
the approved site plan will need to go through the entire site plan
amendment review process.

We respectfully disagree with your preliminary determination
and would strongly suggest that the proposed revisions are clearly
minor development proposals that could be and should be processed
as site plan exemptions pursuant to Section 158.100 of the Town
Zoning Code.

We are attaching as Schedule "A" to this letter a summary of
certain site plan exemptions issued by the Town from September 14,
1994 through March 18, 1997. The list of the various site plan
exemptions issued by the Town set forth in this Schedule is not all
inclusive, but are listed as examples of various site plan
exemptions approved by the Town during the stated period. A fair

Return to:

TOWN CLERK
501 BAY ISLES ROAD
LONGBOAT KEY, FL 34228

March 25, 1997
Page 2

and impartial review of Schedule "A" indicates that the Town has approved many development revisions and changes greater in scope than those proposed by our client as site plan exemptions. We believe the Town properly approved these development revisions and changes as site plan exemptions rather than requiring them to be subject to the full site plan review process. We believe that our client's proposed revisions that are of a lesser scope should also be approved by staff as site plan exemptions. Our client asks only that it be treated equally and fairly.

In behalf of our client, therefore, we would request that you reconsider your preliminary determination that our client's proposed revisions are subject to the full site plan review process and upon such reconsideration, determine that our client's proposed site plan revisions are minor development revisions that can be approved by the staff as site plan exemptions pursuant to Section 158.100 of the Town Zoning Code.

Thank you for your prompt attention to this request.

Sincerely,

ICARD, MERRILL, CULLIS, TIMM,
FUREN & GINSBURG, P.A.



Michael J. Furen

MJF:jwc
Enclosure

cc: Mr. Jim Layfield
Mr. Bob Marischen
Mr. Bruce St. Denis, Assistant Town Manager
David P. Persson, Esq., Town Attorney

F:\users\janac\wedbrock\pickett.spa

PROPERTY OF TOWN OF LONGBOAT KEY
WEDEBROCK/H.F.I. DEVELOPMENT - 6350 GMD
QUASIJUDICIAL FILES
6-2-97 REG. COMM. MEETING
AGENDA PACKET MATERIALS
(84 PAGES)

SCHEDULE "A"
TO LETTER FROM MICHAEL J. FUREN
TO SCOTT PICKETT, PLANNER,
DATED MARCH 25, 1997

SPE #	LOCATION	DESCRIPTION
94-50	REGENT PLACE	Relocate a planned garage and install a portion of an access drive for the beaches of Longboat.
94-58	BEACHWALK	Construct swimming pool.
95-30	HARBOURSIDE CLUBHOUSE	Revise approved site plan regarding parking spaces and parking islands, relocate sidewalk and add planters.
95-46	2029 HARBOUR LINKS	Construct a 19'9" x 11'8" screen room on the second floor terrace of the six-plex condominium for Unit 2029. The height of the screen room does not exceed the height of the six-plex building and the screen room is located within the existing building footprint.
95-47	WATER CLUB	The addition of eight (8) additional on-grade parking spaces at the east end of the southern residential tower.
96-04	COLONY BEACH	Enlarge an existing tennis shop located within the mid-rise building designated as a hotel on the attached site plan. The enlargement of the tennis shop is to be accomplished by enclosing a 485 sq.ft. space located within the building's existing roof overhang. The ground floor area of the existing structure is 9,738 sq.ft. The 485 sq.ft. enlargement represents 4.98% of the floor area of the existing building.

1
 PROPERTY OF TOWN OF LONGBOAT KEY
 WEDEBROCK/H.F.I. DEVELOPMENT - 6350 GMD
 QUASIJUDICIAL FILES
 6-2-97 REG. COMM. MEETING
 AGENDA PACKET MATERIALS
 (84 PAGES)

SPE #	LOCATION	DESCRIPTION
96-09	NORTH FIRE STATION	Request to: 1. Realign the entrance drive to the fire station; and 2. Redesign the parking lot for the fire station.
96-26	BAYFRONT PARK	Construct a 37 ft. x 30 ft. net structure over the existing tot lot area to protect this area from baseballs that are hit foul from the nearby baseball field. The structure is a sixteen (16) foot high wood frame with one (1) inch open netting over it.
96-28	SANDS POINT	Construct an eighty (80') foot long, six (6') foot high cement wall located in the non-required yard at the end of the driveway entrance, covered on the exterior with verte green stone matching the vertical walls at the entrance to the condominium.
96-29	VIZCAYA	1. A reconfiguration and enlargement of the stormwater pond located in the northeast corner of the parcel, the elimination of the previously proposed retaining wall at pond, and the placement of benches and exercise path around the pond.

SPE #	LOCATION	DESCRIPTION
96-29	VIZCAYA (CONTINUED)	<p>2. The relocation of the emergency generator/pump building from the entrance to a location adjacent to the clubhouse, resulting in a slight reduction of the size of the emergency generator/pump building.</p> <p>3. A reduction of the clubhouse footprint and a 114.9 square foot expansion of the clubhouse recreational patio.</p> <p>6. The redesign and reduction in scope of the fountain by the pool.</p> <p>7. The deletion of the approved tennis pavilion.</p> <p>8. The addition of three (3) additional exterior surface parking spaces for a total of seventeen (17) parking spaces.</p> <p>9. The deletion of the approved entrance colonnade.</p> <p>13. The reconfiguration of the entrance/exit driveway around the guardhouse.</p>

3 PROPERTY OF TOWN OF LONGBOAT KEY
 WEDEBROCK/H.F.I. DEVELOPMENT - 6350 GMD
 QUASIJUDICIAL FILES
 6-2-97 REG. COMM. MEETING
 AGENDA PACKET MATERIALS
 (84 PAGES)

SPE #	LOCATION	DESCRIPTION
96-33	VILLAGE PLAZA	Add six (6) new parking spaces to the existing 26 spaces in compliance with Town Code section 158.100(A)(2) which permits additional parking spaces not to exceed 20% of the existing number of spaces.
96-40	809 LONGBOAT CLUB ROAD	Construct a 6 ft. high privacy wall in the required side yard and a 12 ft. high entrance gate in the non-required yard.
96-42	VILLA DI LANCIA	4. Five (5) frangible landings have been modified to spiral stairs with approximately 50% reduction in coverage. 5. The construction of pool related bathrooms under the footprint of the building on the garage level.
96-46	COVERT I CONDOMINIUM	Construct a 450 sq.ft. single-story attached garage to existing single-family structure & sod over existing 600' parking area used for off-street parking.
96-57	CHEVRON GAS STATION	1. Construct a 32 ft. x 50 ft. canopy structure over the 2 existing gasoline pump islands.

SPE #	LOCATION	DESCRIPTION
96-58	HARBOURSIDE CLUBHOUSE	<ol style="list-style-type: none"> 1. Construction of an 7 ft. wide golf cart path south of the existing cart pavilion; 2. Relocate, to the south, the parking area between the cart pavilion and the main building, and the relocation of 6 parking spaces in this parking area to wooded parking area; 3. The construction of a turn-around facility located east of the parking area and cart pavilion, and slight redesign of a sidewalk located adjacent to the turn-around;
96-65	PELICAN HARBOR	Construct a twelve (12') foot extension to an existing eighteen (18') foot long boat dock, measured from the existing seawall.
96-67	BAYPORT BEACH & TENNIS CLUB	<p>Construct the following improvements to the existing recreation center/community building:</p> <ol style="list-style-type: none"> 1. Expand the existing meeting room through the enclosure of an existing second story open air deck area; 2. Construct a new first story storage area under the existing roof line.

5 PROPERTY OF TOWN OF LONGBOAT KEY
 WEDEBROCK/H.F.I. DEVELOPMENT - 6350 GMD
 QUASIJUDICIAL FILES
 6-2-97 REG. COMM. MEETING
 AGENDA PACKET MATERIALS
 (84 PAGES)

SPE #	LOCATION	DESCRIPTION
97-06	LONGBOAT ISLAND CHAPEL	Develop a garden in the non- required yard consisting of: 1. The construction of 350 lineal feet of five (5) foot wide concrete sidewalk for pedestrian circulation and a 150 sq.ft. paved area adjacent to the proposed pavilion; 2. The construction of 63.3 lineal feet of two (2) foot high concrete masonry wall; 3. The construction of a 10 ft. x 2 ft. x 12 ft. high masonry pergola structure; and 4. The construction of a 14 ft. x 14 ft. x 17 ft. high roofed pavilion.

F:\USERS\janac\wedebrock\schedule.e