

MICROFILMING INFORMATION SHEET

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

DATE: 10-10-2002

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.

TCRW 05-18-1976

The database should include the following fields:

TCM056

Roll# 86

Image# 513

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

X 16 mm

 35 mm

Total number of pages in this collection: 3

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.

COMMISSION DIRECTIONS - MAY 18, 1976, WORKSHOP

Present: Mayor Kenney, Commissioners Edmundson, Ochs, Petrick, Ridyard, Sedwick

Absent: Commissioner McCall

Also

Present: Town Manager Allgire, Town Attorney Whitesell, Public Works Director Cox

PUBLIC TO BE HEARD:

Roger Koch discussed with the Commission the problem of access to property behind Charlie's Crab restaurant. He has been unable to get adjoining property owners to give him an easement. The Town Manager explained that the only alternatives would be to leave the property zoned R-1 and permit driving through the commercial area, consider rezoning the property to C-1, or get a variance from the 50' road requirement. The latter is provided for in the Subdivision Ordinance in certain hardship cases. The Commission suggested that Mr. Koch submit a proposal for a variance showing what it is he wants to do. The Commission pointed out that this would also help to solve the parking problem at Charlie's Crab since the whole 22' could remain access and parking could be in back of the restaurant.

ITEMS FOR DISCUSSION:

Dick Montgomery presented a plan which the Bicentennial Committee had prepared for a Bicentennial Memorial Garden in the triangle of land which was the old SR 780 right-of-way, adjacent to Sea Pines Condominium. Under the plan the County would provide landscaping, Sea Pines would provide some additional plantings, and the Town would be asked to provide sprinklers, minimal maintenance, use of equipment, and fertilizer. Commissioner Ridyard stated he was opposed to the whole idea, and other Commissioners expressed some reservations about the purpose, general use, and Town maintenance. After some discussion the consensus was that the Town should make no formal commitment, keep its options open, in case they later decided the project was not a good idea or not working well. Therefore it was decided that the County could contribute as they wished (although it was requested that rock be used instead of sod); Sea Pines add such plantings as they wished, and the Town can then decide whether or not it wishes to add to the park. In any case there would be no long term commitment. Mr. Montgomery was told the Committee could proceed on that basis and he said they hoped to have it ready by the Fourth of July. During the discussion it was also brought out that the condominium had never presented the easement for access to the beach, nor had they complied with the requirement to provide a walkway, and the feeling was that these things should be insisted upon.

Mr. Gaul of Twin Shores Trailer Park again discussed with the Commission whether there was any way he could retain the existing sign which does not conform to requirements of the Sign Ordinance. He felt that the roadway could be used to measure height of the sign, in which case it would meet height requirements. Since the sign is installed somewhat lower than the roadway, if measured from its base it does not comply. Mr. Gaul was instructed to apply for a variance through Public Works Director Cox who would refer it to the Sign Committee for recommendation and final decision by the Commission. Mr. Allgire pointed out that the Sign Committee would be recommending only on whether or not to grant the variance, not on whether to interpret the ordinance in such a manner as to measure height from the roadway.

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John Siegel and George Dietz, representing Arvida Corp., presented plans showing modifications which they would like to make to their Seaside Condominium development. Mr. Allgire pointed out that this is the only development on the Key which was approved prior to adoption of the Zoning Ordinance and is only partially completed at this date. It was generally agreed that the Zoning Ordinance specifically requires that any change in site plan must go through the Site Plan Approval procedures again, and this thinking was reinforced by an opinion to that effect from the Town Attorney dated March 4, 1975. After considerable discussion it was finally decided that Arvida could apply for Site Plan Review on the remainder of the project, separate from that already completed, and this remainder would have to comply with all provisions of the existing Zoning Ordinance. The Town Attorney had left the meeting and so could not advise whether subdivision would be required, but Mr. Dietz was advised to contact him and discuss this point.

Public Works Director Cox presented plans for construction of a seawall by Richard Kuschell at 4031 Gulf of Mexico Drive. The plans had been designed by Smally, Wellford & Nalven and Mr. Cox approved of them. Mr. Kuschell will also have to secure State approval, but this item was forwarded to the May 19 agenda for Town approval.

The Commission had requested a report on solution for the problem of sewer gas in the sewer system, and Mr. Cox advised that Smally, Wellford & Nalven are still in the process of redesign and will probably end up with stacks for venting. In the meantime, a daily chemical analysis is being done by the Town and dosing tanks have been installed.

The Public Works Director presented the preliminary site plan for Xanadu and went through the list of Staff recommendations point by point, explaining that many of them had already been satisfied by the developer and the others would be prior to approval. The Town Manager pointed out that it had been the practice not to bring site plans for commission approval until sewer, water and drainage had been approved by the engineers and the Town Staff. However, some plans had later been approved "subject to" certain requirements being met. He asked Commission direction as to which procedure they would prefer to follow. The Commission was in unanimous agreement that the Administration not bring plans for approval until the Administration felt they were completely ready, thus avoiding further "subject to" approvals. Mr. Cox stated that the Commission had, under the timetable provided by ordinance, until July 8 to approve the Site Plan.