

AGENDA ITEM 4

MINUTES

**TOWN OF LONGBOAT KEY
PLANNING AND ZONING BOARD
MINUTES OF REGULAR MEETING
FEBRUARY 23, 2026**

Members Present: Vice Chair Jay Plager Secretary Paul Hylbert; Members Ron Ginsberg; Nick Gladding; Margaret Nuzzo

Members Absent: Chair David Lapovsky

Also Present: Karla Armstrong, Assistant Town Attorney; Allen Parsons, Planning, Zoning & Building Director; Elma Glisson, Planning Manager; Donna Chipman, Senior Office Manager

1. Call to Order

The regular meeting of the Planning and Zoning (P&Z) Board was called to order at 9:15 AM by Vice Chair Plager.

Roll Call

Senior Office Manager, Donna Chipman, called roll for attendance with a quorum present.

2. Pledge of Public Conduct

Vice Chair Plager noted the Town's Civility Policy and the Pledge of Public Conduct.

3. Public to be Heard

At each meeting, the P&Z Board set aside time for the public to address issues not on the agenda. No one wished to address the Board.

4. Approval of Minutes

Mr. Gladding moved approval of the January 27, 2026, Planning & Zoning Board Regular Meeting Minutes. Mr. Ginsberg seconded the motion. Motion carried (5-0) unanimously.

5. Setting Future Meeting Date

There was consensus to schedule the next regular meeting for March 17, 2026.

Mr. Ginsberg noted he will not attend the March meeting due to a prior commitment.

6. Consent Agenda

There were no items scheduled for the Consent Agenda.

7. Public Hearings

There were no Public Hearings scheduled.

8. Workshop Discussion Items

Continued discussion on revisions to the Town's Tree Code

Elma Glisson, Planning Manager, provided an overview of the proposed amendment options to the Town's Tree Code and reviewed a PowerPoint presentation.

Following comments by the Board, discussion was held on the following topics/issues:

- Belief there was more than the Tree Code the Board should be reviewing (vegetation)
- Requesting scientific, evidence-based, statistics from the outside consultants
- Requirements for vegetation/landscaping should be addressed separately as it was not part of the Tree Code, but within the Zoning Code
- Commission request was related to addressing only the Tree Code
- Concern with regulating specific landscaping on private properties
- Understanding the state legislature pre-empted any revisions to land development regulations being more restrictive until October 2027
- The Zoning Code does not have many specifics regarding naming the types of landscaping requirements

Staff continued reviewing the draft question document created for the consultants with the Board offering the following suggestions:

- Removing the words 'or maintain the Town's tree canopy' in the document and only address enhancement of the Town's tree canopy
- How to address payments into the Town's tree fund or allow a different method as paying into the tree fund was an alternative to not having to plant replacement trees
- Revise Section 4 of the questions to include "A Tree Fund is a good alternative"
- Assistant Attorney Armstrong's referencing Florida Statute 163.045 that prevents local government from requiring a tree from being pruned, trimmed or removed on residential properties if they have documentation from a certified arborist (clarification needed regarding this statute)
- Questions A and B could include whether it was voluntary or involuntary removal (natural causes including disease or disaster)
- Update market values of trees and whether prices should be increased
- Strike the last sentence of the question in Item 2
- Insert 'If so' before "what criteria" in the second sentence of question 3

The Board continued with discussion on current pricing for trees. There was a suggestion to question the consultants related to pricing, and their experience with similar municipalities and how they addressed it.

The following person spoke on the issue:

- Marilyn Levine

A discussion ensued of the possibility of scheduling additional monthly workshops and it was decided a monthly schedule was not necessary, but scheduling workshops on complex issues that required further dialogue made sense.

Following discussion related to scheduling a separate workshop with the consultants, **there was consensus to schedule a workshop for Monday, April 13, 2026, beginning at 9:15 AM.**

9. New Business

Scheduling of additional monthly meetings/workshops for Planning & Zoning Board

Discussion was held on this matter under Agenda Item 8.

10. Staff Update

No staff updates were provided.

11. Planning & Zoning Board Member Comments

The following items were discussed:

- Assistant Attorney Armstrong discussed the issue of allowing public comments on the agenda and the possibility of scheduling at the beginning and end of the agenda. The Board decided to continue holding public comment at the beginning of the agenda.

12. Adjournment

The meeting was adjourned at 11:34 am.

Paul Hylbert, Secretary
Planning and Zoning Board