



# Town of Longboat Key Zoning Board of Adjustment

Town Hall, 501 Bay Isles Road

Longboat Key, FL 34228

[www.longboatkey.org](http://www.longboatkey.org)

Steven Berling, Chair; Philip Deming, Vice Chair; Ann Roth, Secretary;  
Members Howard Cohen, Joseph Hargrove

## AGENDA REGULAR MEETING JULY 17, 2025 – 9:30 AM

1. **Administration of Oath:** New member Howard Cohen
2. **Call to Order**
3. **Roll Call**
4. **Public to be Heard**

Opportunity for Public to Address Zoning Board of Adjustment

At each meeting, the Zoning Board of Adjustment sets aside time for the public to address issues not on the agenda.

5. **Consent Agenda**

The purpose of the Consent Agenda is to expedite those items on an agenda that appear to be of a routine nature. Any item on the Consent Agenda can be removed from the Consent Agenda and placed on the Regular Meeting Agenda by any member of the Zoning Board of Adjustment without having to make a motion, receive a second, or submit to a vote. Otherwise, all items on the consent Agenda are voted upon in their totality by one action (motion, second and vote) and are not subject to discussion. A vote in the affirmative on the Consent Agenda is a vote of confirmation to the action noted in each item.

A. Approval of Minutes: January 15, 2025 Regular Meeting

B. Setting the Future Meeting Date: August 21, 2025

6. **Public Hearings**

**PV25-0001, 350 North Shore Road, Variance Application (QUASI-JUDICIAL)**

Request of Joseph Angello, property owner, requesting a Variance from Town Code Section 158.099(A)(4) of the Town of Longboat Key Zoning Ordinance to construct a boat dock and boat lift projecting 76 feet from the Mean High-Water Line (MHWL) for a variance of 46 feet, for property located at 350 North Shore Road.

7. **New Business**

Town Attorney, Maggie Mooney, will provide an overview of the Florida Sunshine Records Law and Quasi-Judicial Hearings.

8. **Staff Update**

9. **Adjournment**

No verbatim record by a certified court reporter is made of these proceedings. Accordingly, any person who may seek to appeal any decision involving the matters noticed herein will be responsible for making a verbatim record of the testimony and evidence at these proceedings upon which any appeal is to be based (see Section 286.0105, Fla. Stat.). In accordance with the Americans with Disabilities Act and Section 286.26, F.S., persons needing a reasonable accommodation to participate in this proceeding should contact the Town Clerk's office at 941-316-1999 seventy-two (72) hours in advance of this proceeding. If you are hearing impaired or require an alternative means of communication, utilize Florida Relay Service by dialing 7-1-1 (TTY) or one of the following toll-free numbers:

1-800-955-8770 (Voice), 1-800-955-1339 (ASCII), 1-877-955-8260 (VCO-Direct), or 1-800-955-5334 (STS).