



## Town of Longboat Key Planning & Zoning Board

Town Hall, 501 Bay Isles Road

Longboat Key, FL 34228

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

David Green, Chair; Vice Chair David Lapovsky; Jay Plager, Secretary  
Gary Coffin; Paul Hylbert; Margaret Nuzzo; Michael Warnstedt

### AGENDA SPECIAL MEETING

SEPTEMBER 17, 2021 – 9:15 AM

#### 1. Pledge of Public Conduct

- We may disagree, but we will be respectful of one another.
- We will direct all comments to issues.
- We will avoid personal attacks.
- Audience members wishing to speak must be recognized by the Chair.
- Speaking without being recognized will be considered as “Out of Order.”

#### 2. Call to Order

#### 3. Roll Call

#### 4. Public to be Heard

Opportunity for Public to Address Planning & Zoning Board

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

#### 5. Public Hearings

##### **A. St. Regis Hotel and Residences, Current address of 1620 Gulf of Mexico Drive, Planned Unit Development/Outline Development Plan Amendment and Final Site Plan Approval Applications (QUASI-JUDICIAL)**

Request of Unicorp Acquisitions II, LLC, Brandon Commons, LLC, Lake Brandon Shoppes, LLC, Metro Pointe, LLC, Metro Plaza, LLC, and WPT Outparcel, LLC, (the applicant and developer is Unicorp National Developments, Inc.), Property Owners, requesting approval of a Planned Unit Development/Outline Development Plan and Final Site Plan amendment to amend the project approved via Ordinance 2018-07 and Resolution 2018-01 including: a reduction of residential units from 78 units to 67 units, an increase in tourism units from 1 unit to 3 units, and reaffirming the allocation of 165 tourism units from the Town’s Tourism Unit Pool for a reduction of total overall density from 244 units to a total of 235 units; an increase in the building footprint; an increase in the accessory commercial spaces (including the meeting rooms); amendments to the setbacks; and, addition of accessory structures.

**B. St. Regis Hotel and Residences, 1620 Gulf of Mexico Drive, Special Exception (QUASI-JUDICIAL)**

Request of Unicorp Acquisitions II, LLC, Brandon Commons, LLC, Lake Brandon Shoppes, LLC, Metro Pointe, LLC, Metro Plaza, LLC, and WPT Outparcel, LLC, (the applicant and developer is Unicorp National Developments, Inc.), Property Owners, requesting approval of a Special Exception to allow for certain rooftop mechanical equipment, enclosed stairwells and landings within the project to exceed the maximum allowable building height by 1 foot, 6 inches on the project's hotel building rooftop (for a total height of 66 feet, 6 inches) and 9 foot, 4 inches on the project's residential buildings' rooftops (for a total height of 74 feet, 4 inches).

- 6. Workshop Discussion Items**
- 7. New Business**
- 8. Staff Update**
- 9. Planning & Zoning Board Member Comments**
- 10. 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, Florida Statutes). In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons needing a special 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, please call 941-316-8719.