



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

## AGENDA REGULAR MEETING

**MARCH 15, 2022 – 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. 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 Planning & Zoning Board 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: February 15, 2022 Regular Meeting

B. Setting Future Meeting Date: March 29, 2022 Comprehensive Plan Workshop and April 19, 2022 Regular Meeting

### 6. Public Hearings

#### A. Courtney’s Lo-Key Restaurant, 5620 Gulf of Mexico Drive, Unit 1, Special Exception Application (Quasi-Judicial)

Request of Shawn Hamilton, Property Owner, for a Special Exception to allow for a restaurant with a bar and outdoor dining.

**B. Courtney’s Lo-Key Restaurant, 5620 Gulf of Mexico Drive, Unit 1, Site Development Plan Application (Quasi-Judicial)**

Request of Shawn Hamilton, Property Owner, for a Site Development Plan to allow renovations to 5620 Gulf of Mexico Drive, Unit 1, to create an indoor dining area and outdoor bar area, construct an outdoor dining area along Gulf of Mexico Drive, and expand the existing parking lot.

**C. 597 Buttonwood Drive, Comprehensive Plan Amendment (Legislative)**

Request of 3150 GMD LLC, Property Owner, for a Comprehensive Plan Amendment that changes the designation of 597 Buttonwood Drive on the Future Land Use Map from Office/Institutional to RM-3 Medium Density Single-Family Mixed Residential, 3 units per acre.

**D. 597 Buttonwood Drive, Change of Zoning Application (Quasi-Judicial)**

Request of 3150 GMD LLC, Property Owner, for a rezoning to rezone the property from Office/Institutional to R-3SF (Medium Density Single-Family / Mixed Residential District, 3 units per acre) to permit two (2) detached single-family residences.

**7. Workshop Discussion Items**

There are no workshop items for discussion.

**8. New Business**

**Comprehensive Plan Workshop Schedule**

During the February 15, 2022, P&Z Board, the Board scheduled additional workshops to review the Comprehensive Plan elements, but also agreed to revisit the dates for April – June at their March meeting.

**9. Staff Update**

**10. Planning & Zoning Board Member Comments**

**11. 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.