



Town of Longboat Key Planning & Zoning Board

Town Hall, 501 Bay Isles Road

Longboat Key, FL 34228

www.longboatkey.org

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

AGENDA REGULAR MEETING

APRIL 19, 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: March 15, 2022 Regular Meeting and March 29, 2022 Comprehensive Plan Workshop
- B. Setting Future Meeting Date: May 13, 2022 Comprehensive Plan Workshop and May 17, 2022 Regular Meeting

6. Public Hearings

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

At their March 15, 2022 Regular Meeting, the Planning and Zoning Board denied the Special Exception application for Courtney’s Lo-Key Restaurant. The Board will be reviewing and making a final determination on the Order of Denial.

B. Courtney's Lo-Key Restaurant, 5620 Gulf of Mexico Drive Unit 1, Site Development Plan, Order of Denial (Quasi-Judicial)

At their March 15, 2022 Regular Meeting, the Planning and Zoning Board denied the Site Development Plan application for Courtney's Lo-Key Restaurant. The Board will be reviewing and making a final determination on the Order of Denial.

C. 3150 and 3120 Gulf of Mexico Drive, Site Development Plan Application (Quasi-Judicial)

Request of 3150 GMD, LLC, Property Owner, for a Site Development Plan to allow for the construction of two commercial buildings and associated parking at 3150 and 3120 Gulf of Mexico Drive. The applicant is proposing to construct one 10,908 square foot commercial building and one 3,500 square foot commercial building. The applicant is proposing to include the following uses on the property: medical office, restaurant, office and retail.

D. 3000 Harbourside Drive, Outline Development Plan Amendment (Quasi-Judicial)

Request of LB 500 LLC, Property Owner, for an Outline Development Plan amendment to increase the non-open space within the Bay Isles Planned Development, by allowing for the development of additional recreational facilities (four (4) new pickleball courts) at the existing Harbourside Tennis Club.

E. 3000 Harbourside Drive, Site Development Plan Application (Quasi-Judicial)

Request of LB 500 LLC, Property Owner, for a Site Development Plan amendment to allow construction of four (4) new pickleball courts, totaling 8,640 square feet.

7. Workshop Discussion Items

There are no workshop items for discussion.

8. New Business

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.