

PLANNING AND ZONING DIVISION DEVELOPMENT APPROVAL STATUS

The following table outlines projects recently approved through the Longboat Key Town Commission and Planning and Zoning Board (Updated 3/20/2023).

APPROVAL DATE	APPLICATION TYPE	ORDER NO.	PROJECT NAME	ADDRESS	DESCRIPTION	BUILDING PERMIT NUMBER	DATE ISSUED	COMMENTS
2/19/2020	Site Development Plan	Site Development Plan Order 2020-01	Aria	2251 GMD	Relocation of a residential condominium office space, manager's residence & associated parking	PB21-0591	8/6/2021	Under construction
9/15/2020	Special Exception	Special Exception Order 2020-03	Fence on Vacant Property	6345 GMD	Allow for construction of a fence on vacant property	PZE20-0031	7/14/2020	Special Exception approved by P&Z Board at their 9/15/2020 meeting; A Zoning Exception (PZE20-0031) for fence construction was issued.
11/17/2020	Special Exception	Special Exception Order 2020-04	Harrys Continental Kitchens	535-547 St. Judes Drive	Allow restaurant and outdoor dining use	PB20-0636 (demolition)	8/31/2020	The building at 547 St. Judes Drive was demolished
12/15/2020	Site Development Plan	Site Development Plan Order 2020-04	Sage Longboat Key Residences	4651 Gulf of Mexico Drive	Allow a 16-unit condominium and associated amenities	PB21-0240	7/09/2021	Under construction
12/15/2020	Special Exception	Special Exception Order 2020-05	Sage Longboat Key Residences	4651 Gulf of Mexico Drive	Allow additional height for elevator shafts and vestibules, enclosed stairwells and landings, and enclosed mechanical equipment areas	PB21-0240	7/09/2021	Under construction
1/21/2021	Site Development Plan	Site Development Plan Order 2021-01	Harrys Continental Kitchens	535-547 St. Judes Drive	Allow a restaurant with outdoor dining	PB20-0636 (Demolition permit)	8/31/2020	547 St. Judes Drive demolished.
2/18/2021	Site Development Plan	Site Development Plan Order 2021-02	Mar Vista HR Office	6920 Gulf of Mexico Drive	Allow an office and associated parking lot with 88 spaces	PB21-0931 PP21-0821	10/8/2021 12/03/2021	Complete
3/16/2021	Subdivision Replat	Town Commission Order 2021-01	Collier Walker Phase III Subdivision	640 Neptune Avenue	Replat of Lot 24 (Coquina Beach Subdivision) and Lot 8 (Collier Walker Sub.) to legally			Plat recorded 6/17/21. New addresses assigned: 640 and 620 Neptune Ave.

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					subdivide the lots into two separate parcels			Building Permit applications have not been filed.
5/21/2021	Special Exception	Special Exception Order 2021-01	Buccaneer Restaurant	4120 Gulf of Mexico Drive	Allow outdoor dining and an enclosed elevator shaft that increases the allowable height by three feet			Building Permit applications have not been filed.
5/21/2021	Site Development Plan	Site Development Plan Order 2021-03	Buccaneer Restaurant	4120 Gulf of Mexico Drive	Allow construction of a 14,325 square foot restaurant with 196 seats			Building Permit applications have not been filed.
10/20/2021	Special Exception Order	Special Exception Order 2021-02	St. Regis Hotel & Residences	1621 Gulf of Mexico Drive	Authorize enclosed rooftop mechanical equipment, stairwells and landings, and parapet walls to exceed maximum height of the hotel tower by 1 ft. and 6 inches; and exceed residential towers by 9 ft. and 4 inches.	PB22-0082 (1561 GMD); PB22-0087 (1571 GMD); PB22-0086 (1581 GMD); PB22-0081 (1591 GMD); PB22-0100 (1601 GMD-Hotel)	5/25/2022	Under construction
10/20/2021	Amended Final Site Plan	Resolution 2021-21	St. Regis Hotel & Residences	1621 Gulf of Mexico Drive	Approving 67 residential units and 12 tourism units; reducing tourism units to 156; restoring 9 tourism units to the Town pool; authorizing construction of resort w/ amenities	PB22-0081 PB22-0082 PB22-0086 PB22-0087 PB22-0100 PB22-0113 (Foundation Permit)	5/25/2022; Foundation Permit issued on 2/16/2022	Under construction
10/20/2021	Amended PUD/ODP	Ordinance 2021-12	St. Regis Hotel & Residences	1620 Gulf of Mexico Drive	(See Above)			Under construction
11/15/2021 (Denied)	Comprehensive Plan Amendment	Ordinance 2021-08	551 Broadway Street, 7009 and 7019 Longboat Drive North	551 Broadway Street, 7009 and 7019 Longboat Drive North	Change the designation of the properties on the Future Land Use Map from RH-6 to RH-6 CORD			DENIED by the Town Commission

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11/15/2021 (Denied)	Rezoning	Ordinance 2021-09	551 Broadway Street, 7009 and 7019 Longboat Drive North	551 Broadway Street, 7009 and 7019 Longboat Drive North	Rezoning the property from R-6SF to R-6SF/CORD			DENIED by the Town Commission
11/15/2021 (Denied)	Site Development Plan	Site Development Plan Order 2021-04	551 Broadway Street, 7009 and 7019 Longboat Drive North	551 Broadway Street, 7009 and 7019 Longboat Drive North	Allow construction of four (4) single-family units			Order approved by P&Z Board on 9/21/2021 subject to approval of Ordinances 2021-08 and 2021-09, which were DENIED.
12/6/2021	Subdivision Variance	Subdivision Variance Order 2021-01	Arpke Subdivision	680 Cedar Street, 690 Cedar Street and 681 Hibiscus Way	Subdivision Variance to: 1) construct a 16-foot wide private roadway where 22 feet is required; and, 2) utilize compacted shell for the approved wearing surface of the private roadway, where an asphalt cap is required.			Subdivision Variance approved by P&Z Board on 11/16/2021 and approved by the Town Commission on 12/6/2021
12/14/2021	Special Exception	Special Exception Order 2021-04	La Villa Mexican Restaurant	5610 Gulf of Mexico Drive Unit 5	Allow a restaurant use in Unit 5	PB21-1325	2/09/2022	Complete
2/28/2022	Special Exception & Site Development Plan	Special Exception Order 2021-03 & Site Development Plan Order 2021-05	Verizon Wireless	Various locations	Special Exception & Site Development Plan Order to allow installation of nine personal wireless service freestanding facilities at designated coordinates located within the Town's public rights-of-way	PB22-0252; PB22-0253; PB22-0255; PB22-0256; PB22-0258; PB22-0260; PB22-0261; PB22-0799; PB22-0800	03/24/2022	Complete
3/07/2022	Special Exception & Site Plan Extension	Special Exception & Site Development Plan Extension Order 2022-06	Grant's Gardens	524 Gulf Bay Road	Extending the approval of a Special Exception and Site Development Plan for Grant's Gardens			Order approved by the Town Commission at their 3/07/2022 Regular Meeting

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4/19/2022 (Denied)	Special Exception & Site Development Plan	Special Exception Denial Order 2022-01 & Site Development Plan Denial Order 2022-01	Courtney's Lo-Key Restaurant	5620 Gulf of Mexico Drive Unit 1	Special Exception and a Site Development Plan to allow for the conversion of an existing commercial building into a restaurant with a bar and outdoor dining.			Orders of denial approved by the P&Z Board at their 4/19/2022 Regular Meeting.
04/19/2022	Site Development Plan	Site Development Plan Order 2022-03	3150 Gulf of Mexico Dr. Commercial Development	3150 and 3120 Gulf of Mexico Drive	Construction of two commercial buildings totaling 14,408 square feet			Order approved by P&Z Board on 4/19/2022
5/2/2022	Comprehensive Plan & Rezoning	Comprehensive Plan Ordinance 2022-04 and Rezoning Ordinance 2022-05	597 Buttonwood Drive	597 Buttonwood Drive	Change the property's Future Land Use designation from OI-Office Institutional to RM-3/Medium Density Single-Family Mixed Residential (3 units per acre) and Rezone			Orders approved by the Town Commission at their 5/2/2022 Regular Meeting
09/20/2022	Special Exception	Order 2022-02	Continental Kitchens	525 St. Judes Drive	Allow use of currently approved 'non-service waiting/seating' areas for outdoor dining	N/A		Application approved at the 09/20/2022 P&Z Board Meeting
11/15/2022	Special Exception & Site Plan Extension	Order 2022-04 (Special Exception); Order 2022-03 (Site Development Plan)	Grant's Gardens	524 Gulf Bay Road	Revision to the approval of a Special Exception and Site Development Plan for Grant's Gardens			Applications approved at the 11/15/2022 P&Z Board Meeting
01/09/2023	Planned Unit Development & Site Development Plan Amendment	PUD Ordinance 2022-10 and Site Development Plan Order 2022-02	Harbourside Pickleball Courts	3000 Harbourside Drive	Construction of four (4) pickleball courts			PUD Ordinance and Site Development Order approved at the 1/09/2023 Town Commission Regular Meeting

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1/9/2023 & 1/17/23	Comprehensive Plan Amendment, Rezoning, Special Exception and Site Development Plan	Ordinance 2022-17 (Comp Plan); Ordinance 2022-18 (Rezoning); Order 2022-02 (Special Exception); Order 2022-04 (Site Development Plan)	Porto Longboat Key Residences	5630 Gulf of Mexico Drive	Eight-unit condominium project w/ 8-slip dock			Comprehensive Plan Amendment and Rezoning applications approved at the 1/09/2023 Town Commission Regular Meeting; Special Exception & Site Development Plan approved at the 1/17/2023 P&Z Board meeting
02/06/2023	Planned Unit Development Amendment & Site Development Plan	Ordinance 2023-03 (PUD/ODP); Order 2023-01 (Site Development Plan)	Longboat Key Town Center	600 Bay Isles Road	PUD/ODP amendment to assign permitted uses on the site; Site Development Plan to allow construction of a pavilion, stage, and accessory structures	PB22-0997	12/07/2022	P&Z Board recommended approval of applications at their 1/17/2023 Regular Meeting; the Town Commission approved at their 2/06/2023 Regular Meeting
Pending	Special Exception & Site Development Plan		Lo-Key Island Grille	5620 Gulf of Mexico Drive Unit 2	Restaurant with outdoor dining			Resubmitted revised application being reviewed by staff
Pending	Outline Development Plan & Site Development Plan Amendments		St. Regis Hotel and Residences	1621 Gulf of Mexico Drive	Deleting 62 mechanical lifts & 4 parking spaces in podium garage; deleting a 38-space surface lot; adding a new 157 space parking garage; deleting beach shelters, tiki hut & event pavilion; moving patio heaters and fire lane farther eastward; amending 2021 departures for Open Space Ratio, Living Space Ratio, locations of patio			Under Review by Planning & Zoning staff

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					heaters & fire lane; and adding new departures for dimensions of spaces in new parking garage and distance between hotel podium and new parking garage.			