



## 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  
Eddie Abrams; Ron Ginsberg; Paul Hylbert; Margaret Nuzzo

### AGENDA REGULAR MEETING

**APRIL 18, 2023 – 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. Administration of Oath: Eddie Abrams**

**3. Call to Order**

**4. Roll Call**

**5. 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.

**6. 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 21, 2023 Regular Meeting
- B. Setting Future Meeting Date: May 16, 2023 Regular Meeting

## **7. Public Hearings**

### **A. Lo' Key Island Grille, 5620 Gulf of Mexico Drive, Unit 2, Special Exception Application (Quasi-Judicial)**

Request of Kevin Pass, Property Owner, for a Special Exception to allow a restaurant use with a bar and outdoor dining area.

### **B. Lo' Key Island Grille, 5620 Gulf of Mexico Drive, Unit 2, Site Development Plan Application (Quasi-Judicial)**

Request of Kevin Pass, Property Owner, for a Site Development Plan to allow renovations to 5620 Gulf of Mexico Drive, Unit 2, to create an indoor dining and bar area, construct an outdoor dining area adjacent to the interior parking lot, and expand the existing parking lot.

### **C. St. Regis Hotel and Residences, 1621 Gulf of Mexico Drive, Planned Unit Development Plan/Outline Development Plan Amendment (Quasi-Judicial)**

Request of SR LBK II LLC, Property Owner, requesting a Planned Unit Development/Outline Development Plan Amendment to: construct a two-story parking garage where a surface parking lot was previously planned; increase lot coverage; decrease open space ratio; decrease living space ratio; increase recreation open space; increase the total number of parking spaces from 468 spaces to 520 parking spaces; modify setbacks of the Fire Lane; remove beach shelters and tiki hut from the plan; and modify landscaping.

### **D. St. Regis Hotel and Residences, 1621 Gulf of Mexico Drive, Final Site Development Plan Amendment (Quasi-Judicial)**

Request of SR LBK II LLC, Property Owner, requesting a Final Site Development Plan Amendment to: construct a two-story parking garage where a surface parking lot was previously planned; increase lot coverage; decrease open space ratio; decrease living space ratio; increase recreation open space; increase the total number of parking spaces from 468 to 520 parking spaces; modify setbacks of the Fire Lane; remove beach shelters and tiki hut from the plan; and modify landscaping.

## **8. Workshop Discussion Items**

There are no Workshop Discussion Items

## **9. New Business**

### **Rescheduling of November Planning & Zoning Board Meeting due to Thanksgiving holiday**

The November 2023 Planning & Zoning Board Regular Meeting is scheduled for Tuesday, November 21, 2023, which is two days prior to the Thanksgiving Holiday.

## **10. Staff Update**

## **11. Planning & Zoning Board Member Comments**

## **12. 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.