



## 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

**DECEMBER 19, 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. 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: November 14, 2023 Regular Meeting
- B. Setting Future Meeting Date: January 16, 2024 Regular Meeting

#### 6. Public Hearings

##### **7016 Palm Drive, Site Development Plan Application (Quasi-Judicial)**

Request of Robert Rokop, Robert Rokop Architect LLC, agent for the property owner, Halcyon Shores LLC requesting approval to construct a small private office elevated above the floodplain with access and parking below. The building will consist of approximately 1,120 square feet of entry, access, garage and storage areas on the ground level and 850 square feet of office

space with bathroom and storage on upper level, for property zoned C-1 (General Commercial) located at 7016 Palm Drive.

- 7. Workshop Discussion Items**
- 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.