



# TEMPORARY CERTIFICATE OF OCCUPANCY

**PERMIT NUMBER:** PB23-1152

**ADDRESS:** 1561 GULF OF MEXICO DR UNIT 201 LONGBOAT KEY, FL 34228 (SARASOTA COUNTY)

**OWNER NAME:** S.R. LBK II LLC

**MAILING ADDRESS:** 1561 GULF OF MEXICO DR UNIT 201 LONGBOAT KEY, FL 34228

**OCCUPANCY USE/TYPE:** R-2

**CODE EDITION:** FBC 2020 - 7TH EDITION

**CONSTRUCTION TYPE:** IB

**SPRINKLER REQUIRED**

**DESIGN/OCCUPANT LOAD:** N/A

**WORK DESCRIPTION:**

INTERIOR BUILD OUT - COMBINED UNITS  
201 & 202 See PSPE24-0007 (attached to this  
permit as attachment) for approved Site Plan  
Exemption with conditions to combine Units 201  
& 202 into one unit (Unit 201).

“STIPULATIONS AND/OR ITEMS PENDING COMPLETION: This TCO provides limited, conditional authorization for this building to be approved for occupancy. The authorization provided herein is subject to completion of all the final CO agreement conditions for the building that are set forth in a communication to the Town from Moss Construction dated June 7, 2024, which is incorporated herein by reference. This TCO is initially being extended and granted for a period not to exceed December 19, 2025, 90 days from the date of issuance, during which time this TCO shall be reviewed by the Town at 30-day intervals until all remaining conditions have been met and a CO has been issued for the building. If a future extension is requested, it will only be considered if the majority of the Conditions Requisite for Approval required in Ordinance 2023-07 and Resolution 2023-12, and any outstanding items related to issued building permits, have been received, reviewed and approved. For those outstanding items that have not been approved or completed, the applicant shall submit a narrative of the status of each outstanding item and indicate a date and time when the Town should expect each outstanding item(s) to be submitted. TCOs may be revoked by the Building Official at any time should the space become unsafe or if any code violation(s) affecting the proper occupancy of the area is evident. “

Areas within the described portions of the structure have been inspected for compliance with the requirements of the Florida Building Code, 7th Edition for the occupancy and division of occupancy and the use for which the proposed occupancy is classified.

As-Built floor elevation documentation for new buildings and structures has been provided and shall be retained by the Town of Longboat Key.

**THIS TEMPORARY CERTIFICATE OF OCCUPANCY  
WILL EXPIRE ON: DECEMBER 19, 2025**

BY: \_\_\_\_\_

**ISSUE DATE:** September 13, 2025

**Building Official**

**SITE PLAN EXEMPTION  
LONGBOAT KEY PLANNING DEPARTMENT**

In accordance with Section 158.100(A)(6) and (8) of the Town's 2018 Zoning Code<sup>1</sup>, the Planning and Zoning Official has determined that the project application referenced below IS a minor development proposal which is exempt from the site plan submission requirements, specified in Section 158.028. Approval of this exemption indicates that such a development proposal and/or change is in accord with all of the Elements of the Town's Comprehensive Plan, Sections 158.002 through 158.006 of the Zoning Code and the Town's site and development plan performance standards listed in Section 158.030. Project applications not receiving an exemption, as per Section 158.026 must be submitted in accordance with the site plan submission requirements specified in Section 158.025.

APPLICANT: SR LBK LLC, LLC  
7940 Via Dellagio Way, Suite 200  
Orlando, FL 32819

PROJECT LOCATION: 1561 GULF OF MEXICO DR  
ST. REGIS HOTEL AND RESIDENCES, BUILDING 3

REQUEST: The applicant has requested permission through site plan exemption to:

**Combine Units 201 and 202 into a single dwelling unit.**

Note: See Site Plan, Sheet A4-R3-10 ("Resi Building 3-Armand 201-202 Arnold Enlarged Floor Plan"), for detailed information on specific plan sheet changes.

APPROVAL: This minor development proposal, which is exempt from the site plan submission requirements specified in the 2018 Town Code Section 158.100, is APPROVED, as requested via application dated and received March 13, 2024, attached hereto and incorporated herein, subject to the following condition:

1. The Applicant shall update and submit applicable Building Permit plans that are in compliance with this Site Plan Exemption.
2. Combining Units 201 and 202, in Building 3, will result in an overall built project unit total of 234 units, comprised of the following:

---

<sup>1</sup> At the time of the applicant's submittal of this site plan exemption request, a Final Certificate of Occupancy has not been issued for the development. Accordingly, pursuant to Ordinance 2023-07 and Resolution 2023-12, "[a]ll references to the Zoning Code are from the 2018 Town Zoning Code (Chapter 158)."

66 Residential Units and 13 Tourism Units derived from the Subject Site's T-6/PUD underlying density (4.5 Units Per Acre).

156 Tourism Units from the Town's Tourism Unit Pool.

Ordinance 2023-07 and Resolution 2023-12 approved an overall project unit total of 235 units, derived from the following:

67 Residential Units and 12 Tourism Units derived from the Subject Site's T-6/PUD underlying density (4.5 Units Per Acre).

156 Tourism Units from the Town's Tourism Unit Pool.

Site Plan Exemption No. PSPE24-0007 does not result in a reduction of one (1) entitled residential unit from the project. Removal of allocated density provided for in Ordinance 2023-07 and Resolution 2023-12 is beyond the scope of the Planning and Zoning Official's authority under 2018 Zoning Code Section 158.10.

3. This approved exemption is limited in scope as described herein, and does not preempt the minor development proposal from receiving all other permit approvals as required by Town and State Codes.
4. The Conditions of Approval provided in Ordinance 2023-07 and Resolution 2023-12 are still in full effect.

P&Z Official's  
Signature:



Allen Parsons, AICP  
Planning, Zoning and Building Director

DATE: March 20, 2024



# St. Regis - Permit Designation Map

Hotel Permit# PB22-0100  
1601 Gulf of Mexico Dr

All Site  
1601 G.M.D.

Bldg 1  
Permit# PB22-0081  
1591 G.M.D.

Bldg 2  
Permit# PB22-0086  
1581 G.M.D.

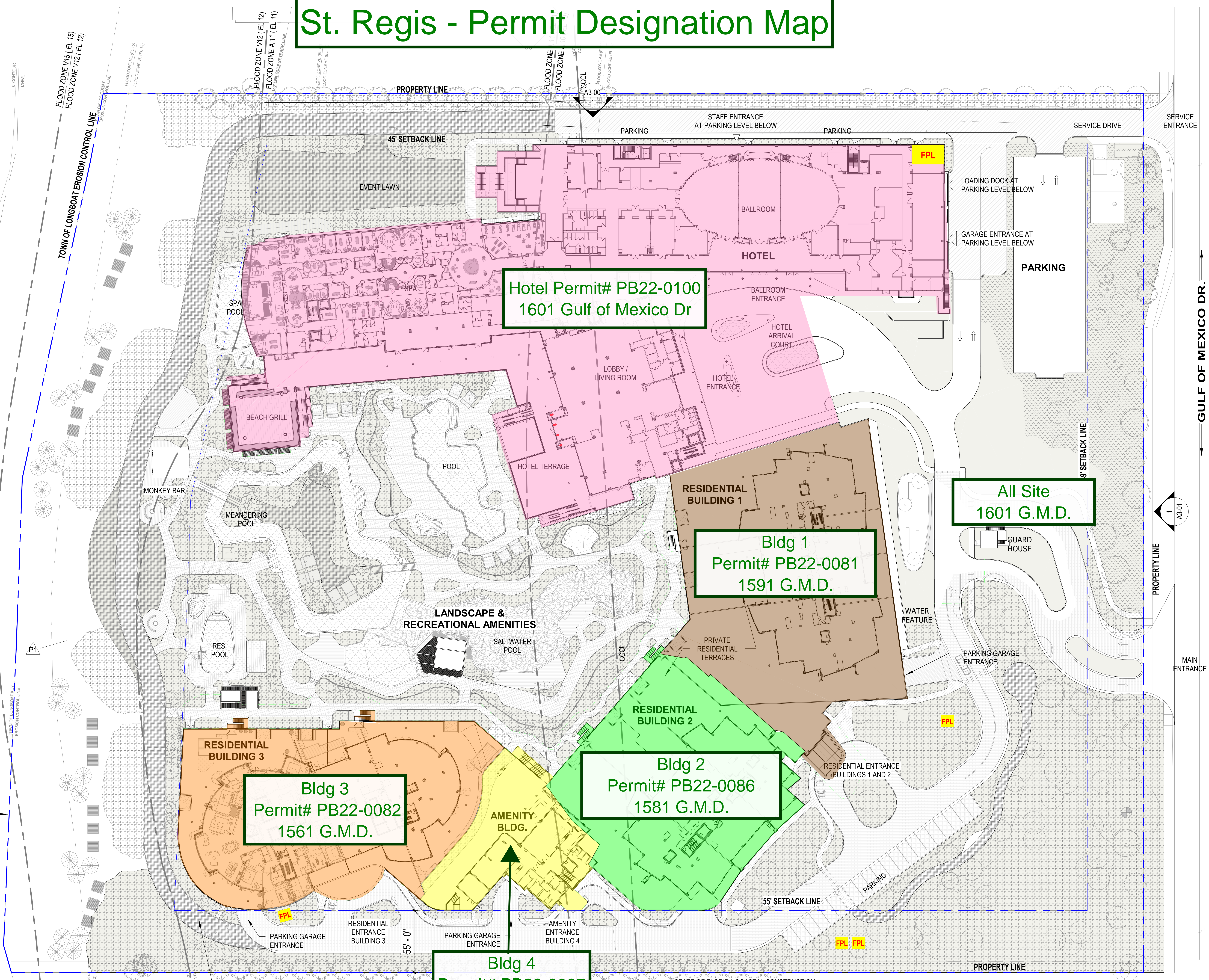
Bldg 3  
Permit# PB22-0082  
1561 G.M.D.

Bldg 4  
Permit# PB22-0087  
1571 G.M.D.

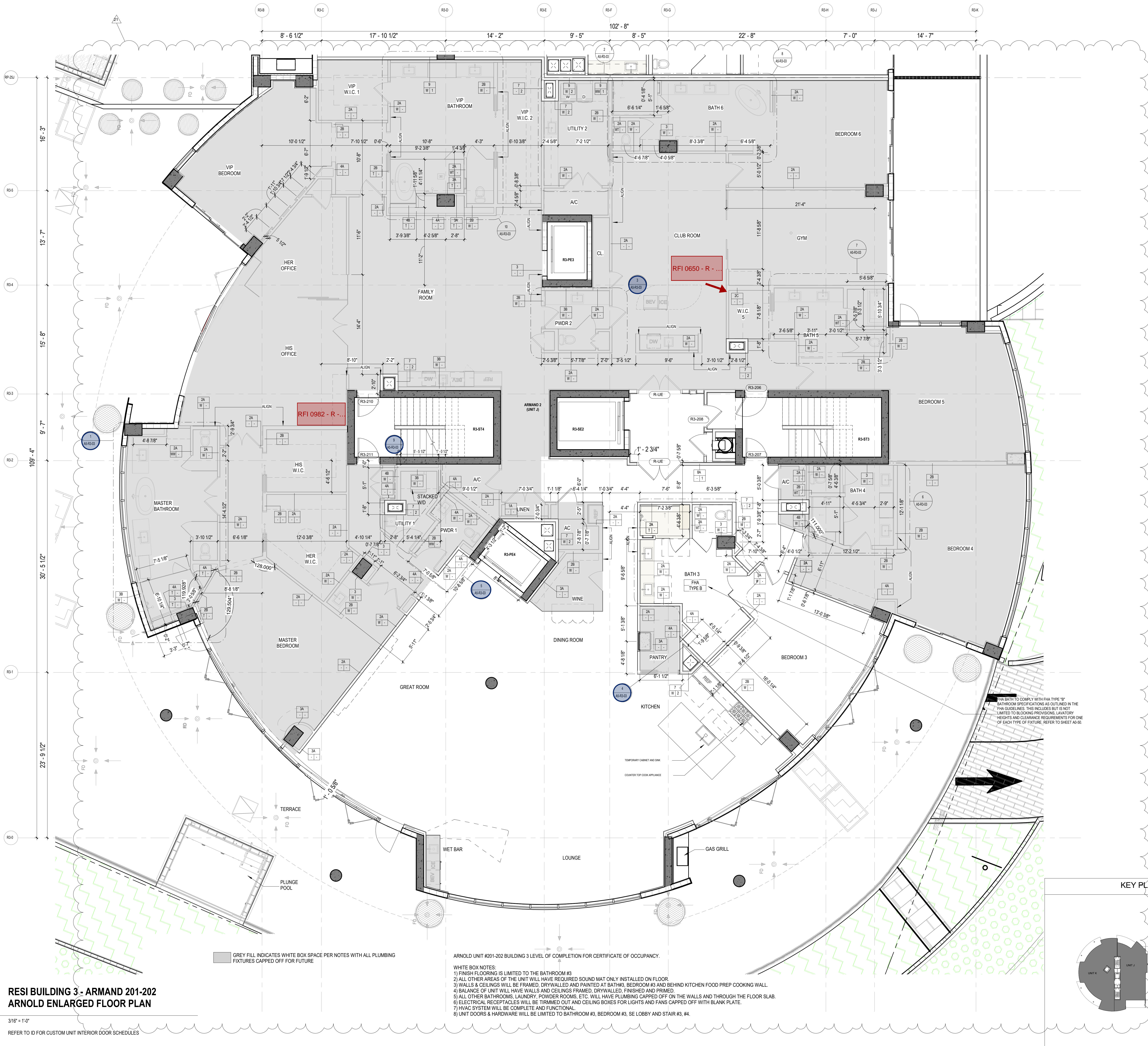
08/01/2003

1 ARCHITECTURAL SITE PLAN  
1" = 50'-0"

STATE OF FLORIDA COASTAL CONSTRUCTION  
CONTROL LINE (CCCL) LINE  
SARASOTA CONTROL LINE BOOK 2, PAGE 1-14  
RECORDED: 01/26/1989







RESI BUILDING 3 - ARMAND 201-202  
ARNOLD ENLARGED FLOOR PLAN

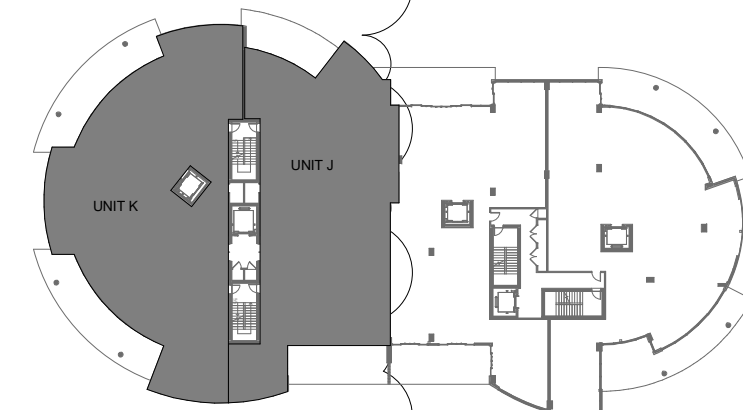
3/16" = 1'-0"  
REFER TO ID FOR CUSTOM UNIT INTERIOR DOOR SCHEDULES


ARNOLD UNIT #201-202 BUILDING 3 LEVEL OF COMPLETION FOR CERTIFICATE OF OCCUPANCY.

- WHITE BOX NOTES:
- 1) FINISH FLOORING IS LIMITED TO THE BATHROOM #3
  - 2) ALL OTHER AREAS OF THE UNIT WILL HAVE REQUIRED SOUND MAT ONLY INSTALLED ON FLOOR
  - 3) WALLS & CEILINGS WILL BE FRAMED, DRYWALLED AND PAINTED AT BATH#3, BEDROOM #3 AND BEHIND KITCHEN FOOD PREP COOKING WALL
  - 4) BALANCE OF UNIT WILL HAVE WALLS AND CEILINGS FRAMED, DRYWALLED, FINISHED AND PRIMED
  - 5) ALL OTHER BATHROOMS, LAUNDRY, POWDER ROOMS, ETC. WILL HAVE PLUMBING CAPPED OFF ON THE WALLS AND THROUGH THE FLOOR SLAB
  - 6) ELECTRICAL RECEPTACLES WILL BE TRIMMED OUT AND CEILING BOXES FOR LIGHTS AND FANS CAPPED OFF WITH BLANK PLATE
  - 7) HVAC SYSTEM WILL BE COMPLETE AND FUNCTIONAL
  - 8) UNIT DOORS & HARDWARE WILL BE LIMITED TO BATHROOM #3, BEDROOM #3, SE LOBBY AND STAIR #3, #4

Arnold club room clarifications

KEY PLAN (N.T.S.)





**SB ARCHITECTS**

2333 Ponce de Leon Boulevard, Suite  
1000 Coral Gables, FL 33134  
T 305/856-2021  
F 305/856-0854

A California Corporation


Consultant

**LONGBOAT KEY  
HOTEL & RESIDENCES**


ARMAND - 1561 GULF OF MEXICO DRIVE  
Longboat Key, FL 34228

Owner

**UNICORP ACQUISITIONS, LLC**  
7440 Via Delagio, Suite 200  
Orlando, FL 32819  
407-999-9985



**UNICORP**  
NATIONAL DEVELOPMENTS, INC.



MOSS  
RECEIVED  
3/12/23

**RESI Bldg 3 - Issued**

No.	Description	Date
1	PERMIT REVISION 2	08/12/2021
3	PERMIT APPROVAL SET	12/13/2021
4	PERMIT REVISION 4	04/15/2022
P1	PERMIT APPROVAL RESPONSE	03/18/2022
5	PERMIT REVISION 5	05/06/2022
10	PERMIT REVISION 10	08/19/2022
11	PERMIT REVISION 11	09/09/2022
12	PERMIT REVISION 12	11/04/2022
13	PERMIT REVISION 13	12/16/2022
14	PERMIT REVISION 14	02/10/2023
16	PERMIT REVISION 16	3/10/2023
17	PERMIT REVISION 17	4/21/2023
18	PERMIT REVISION 18	5/26/2023
21	PERMIT REVISION 21	9/08/2023

Sheet Title

Project No. **21816**

**RESI BUILDING 3 -  
ARMAND 201-202  
ARNOLD ENLARGED  
FLOOR PLAN**

Sheet No.

**A4-R3-10**