



**PLANNING AND ZONING BOARD
HEARING MINUTES
May 16th, 2018**

Members Present: John Creighton, Steve Suzanski, Randy Kountoupis, Doug Taylor, Bob Decker, Debra Hammil (alternate), John Mace (alternate) and Roland Arellano (alternate).

CALL TO ORDER

Chairman Creighton called the May 16th, 2018 meeting of the Planning and Zoning Board to order at 9:00 a.m. The meeting was held at the Town Hall building at 190 - 173rd Avenue East, North Redington Beach, Florida.

ESTABLISH A QUORUM

A quorum of the Board was confirmed.

PROOF OF NOTICE

The Town Clerk substantiated that the meeting was posted as required.

1. HEARING ON VARIANCE 17307 GULF BOULEVARD:

Chairman Creighton stated that the Planning and Zoning Board are volunteers made up of five members and up to three alternates which are residents of the community. The Board is appointed by the Board of Commissioners to serve a three-year term. The Board members must abide by the rules as outlined in the Code of Ordinances and The Sunshine Law. An Appeal to the decision of the Board would be made to the Town Clerk within 30 days of the hearing.

Chairman Creighton reminded any board members to complete an Ex Parte Communication form if they had visited the property or communicated with the owner.

Chairman Creighton introduced Town Attorney Jay Daigneault and Building Official Darin Cushing. The Planning and Board Members introduced themselves.

Chairman Creighton asked Town Clerk Campbell to swear in the public wishing to speak at the hearing.

Russell Ottenberg presented for Redington Village LLC. He gave an overview of the site plan as well as the architectural elevations. He stated the designs had been updated and revised for eight months to meet all of the requirements from the building department and to comply with all of the Town's codes except for flood elevation.

Mr. Ottenberg explained it would be impossible to raise the structure due to a drive through and also because of storm runoff. He stated the entire structure would be floodproofed.

Sean, from Empad, spoke regarding the design of the building ensuring the board the construction would use materials to fit the beach type neighborhood.

Mike Frasier (sp?) spoke regarding the transportation aspect.

Mr. Ottenberg went over the 10 criteria required for a flood variance.

Chairman Creighton asked for a motion to grant the variance. Mr. Kountoupis made a motion to approve the variance finding it compliant with section 82-77 and 82-78 of the NRB code and with the conditions as stated in the staff report. Mr. Suzanski seconded the motion. The Board discussed the application.

Chairman Creighton asked if the granting of the variance would jeopardize the current discount the residents receive. Town Attorney Daigneault replied that the variance is allowed with the State's model ordinance. Mr. Cushing stated he had worked with CRS for years and had not seen any type of detrimental actions resulting for granting such variances.

A resident asked how the construction equipment and debris would be handled during storm season. Mr. Ottenberg replied that construction would not start until toward the end of storm season due to the remaining processes that needed to be completed.

Chairman Creighton closed the discussion and asked for a vote to be taken.

| | |
|------------------|-----|
| Steve Suzanski | Yes |
| Doug Taylor | Yes |
| Randy Kontoupsis | Yes |
| Bob Decker | Yes |
| John Creighton | Yes |

The variance request was approved.

The Board took a five minute break.

2. SITE PLAN REVIEW FOR 17307 GULF BLVD

Chairman Creighton stated per the town code, the Board could have one of three recommendations for the Board of Commissioners. The P&Z Board could recommend approval, approval with conditions or denial.

Mr. Ottenberg gave an overview of the site plan while answering questions regarding the traffic flow through the Dunkin Donuts drive through. He explained the traffic had been routed through the parking area to minimize any street impact.

There was discussion regarding the parking spaces. Mr. Suzanski stated he was concerned as he lives across from Sweet Sage and there are parking issues there every weekend. Mr. Ottenberg explained that since they did not have the tenants yet, they did not know occupancy. Therefore, the parking spaces are calculated on the square footage. He stated they realize this will be calculated differently once occupancy is known. There was also discussion on the parallel parking spaces located in the right of way of the property. Mr. Ottenberg stated he did not know if this would be open parking or restricted use for the development only. Discussion ensued regarding the lack of a sidewalk as well as the Town's ability to regulate such spaces. The Town Clerk explained the Town could only regulate spaces that are on street parking – not anything on property which the right of way is regarded for use of properties throughout Town.

Residents spoke regarding the crosswalk on Gulf Boulevard and the new design was explained. Mr. Ottenberg also stated that Redington Shores was amenable to leaving the access off 174th as long as it was entry only.

Mr. Ottenberg also stated an 8' high PVC fence will be built between the development and the adjacent residential properties. He also explained the stormwater collection system thereby ensuring neighbors that they will not have run off from the property.

Mr. Decker made a motion to recommend approval of the site plan as shown with the conditions as stated in the staff report. Mr. Kountoupsis seconded the motion and it was approved by all.

Chairman Creighton closed the discussion and asked for a vote to be taken.

| | |
|----------------|-----|
| Steve Suzanski | Yes |
| Doug Taylor | Yes |

| | |
|------------------|-----|
| Randy Kontoupsis | Yes |
| Bob Decker | Yes |
| John Creighton | Yes |

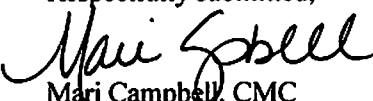
The site plan will be forwarded to the Board of Commissioners with a recommendation for approval with conditions. It was announced the Board of Commissioners would review the site plan at a Special Meeting on March 30th at 2:00 p.m.

MISCELLANEOUS

There was no miscellaneous.

Meeting Adjourned at 10:30 AM.

Respectfully submitted,


Mari Campbell, CMC
Town Clerk