



**PLANNING AND ZONING BOARD
MEETING MINUTES
April 5, 2018**

Members Present: John Creighton, Steve Suzanski, Randy Kountoupis, Doug Taylor, Roland Arellano and Debra Hammil

CALL TO ORDER

Chairman Creighton called the April 5, 2018 meeting of the Planning and Zoning Board to order at 2:00 p.m. The meeting was held at the Town Hall building at 190 - 173rd Avenue East, North Redington Beach, Florida.

PROOF OF NOTICE

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

ESTABLISH A QUORUM

A quorum of the Board was confirmed.

COMPREHENSIVE PLAN CONSISTENCY REVIEW OF ORDINANCE NO. 2018-797: LOT COVERAGE IN COMMERCIAL DISTRICTS

Chairman Creighton asked Town Building Official Darin Cushing to go over the details regarding the proposed ordinance to increase the lot coverage in the CT and CL district from 60 percent to 70.

Building Official Cushing stated the increase was consistent with the other beach communities, while keeping NRB at the bottom end of the allowed coverage as other communities ranged from 80% to 100% coverage. He stated the staff report recommends approval based on the surrounding communities.

Mr. Suzanski made a motion finding Ordinance 2018-797 compliant with the town's comprehensive plan and recommending approval to the board. Mr. Kountoupis seconded the motion.

The Board discussed the need to increase the coverage within the town. Resident John Messmore stated he attended the Commission workshop where the ordinance was discussed, and the intent of the ordinance was to encourage development.

A roll call vote was taken on the motion.

Randy Kountoupis	Yes
Doug Taylor	Yes
Steve Suzanski	Yes
Roland Arrelano	Yes
John Creighton	Yes


Motion approved.

Chairman Creighton asked for an update on the Wine Cellar property. Building Official Cushing stated it was half torn down as demolition had started this morning. There was discussion of the proposed project and indication the site plan would be ready for the Board to review soon.

A motion was made to close the meeting by Mr. Suzanski and was seconded by Mr. Taylor.

Meeting Adjourned at 1:21 p.m.

Respectfully submitted,

A handwritten signature in black ink that reads "Mari Campbell". The signature is written in a cursive, flowing style.

Mari Campbell, CMC
Town Clerk