



**PLANNING & ZONING BOARD/LOCAL PLANNING AGENCY
SPECIAL MEETING AT TOWN HALL
4802 N. OCEAN BLVD., BRINY BREEZES, FL 33435
SEPTEMBER 28, 2017, 3:00 P.M.**

MINUTES

- I. Call to Order, Pledge of Allegiance, and Roll Call:** Chairman Lower called the meeting to order at 3:04 p.m. and led the Pledge of Allegiance. Deputy Town Clerk Jackie Ermola called the roll: Jerry Lower, Jim Phillippi, and Victoria Penaldea were present. Absent: Billy Armstrong and Kris Weir absent with notice; Angela Usher non-attending member.
- II. Additions, Withdrawals, Deferrals, and Arrangement of Agenda Items:** None
- III. Ex-Parte Communications:** None
- IV. Minutes for Approval:** **MOTION** to approve minutes of Planning & Zoning Meeting June 22, 2017 made and seconded (Lower/Phillippi). After a call for public comment, motion passed unanimously.
- V. Correspondence:** Letter from James Arena expressing interest in joining the Planning and Zoning Board.
- VI. Reports:**
 - a. **Briny Breezes, Inc.:** None.
 - b. **Chairman, Planning & Zoning Board, Jerry Lower:** Jerry reported that Billy Armstrong has resigned from Planning and Zoning; therefore his spot is open and Ira Friedman volunteered for any open position. This will be discussed at the Town Council Meeting that follows Planning and Zoning. Also James Arena will be discussed as well. Also Victoria Penaldea would not be the District II Chair. In addition, Angela Usher Representative from the School District retired. There is no replacement has been appointed yet.
 - c. **Members, Planning & Zoning Board:** None

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VII. Items for Action at Public Hearing:

a. **Suggested changes to the green sheet** - Kris Weir found a few points to improve language. I. setback dimensions. It was suggested the term STREET as used in the table means Bamboo Drive for the lots in B and C, Bamboo and Cedar drive for the lots. There was discussion about a Block, Street and Drive. John Skrandel said a block should relate to lots, the entire property. Comments were about larger units; possibly need more requirements and rules.

Page 51 – Blocking, anchoring, and tie down shall conform to the Florida Highway Safety and Motor Vehicle code. Trailers regarding tie downs, anchoring only, fall under the FHS and Motor Vehicle code. Modular homes fall under the Florida State Building Code and the DBPR.

All plumbing work shall conform to the Florida State Building Code.

All electrical work shall conform to the Florida State Building Code. Any and all electrical work requires permits.

Page 90 – Under building permits- Permits required. No construction, enlargement, alteration, installation or removal of mobile homes, patios, **it needs to be noted Fabric awnings are no longer permitted.**

Miscellaneous items, but not limited to, exterior items, cabinets, structures, stairs, accessible ramps, docks, pilings, concrete slabs, paving and the like. Please note: recoating or resurfacing does not require a permit, only concrete replacement and new paving requires a permit.

There was a discussion on licensed contractors and work handymen are doing when they aren't licensed. All electrical requires a licensed electrical contractor; some plumbing requires a licensed plumber. Roof replacements and other structural work require permits.

Since there is a not a quorum the changes cannot be voted upon. Another meeting will be scheduled at the Town Council Meeting today. In addition to discussion of new members.

VIII. Items for Board Discussion:

- a. Dave Westgate correspondence regarding the Town Code and Green Sheet consistency. Since there is not a quorum, we will table this discussion until the next meeting.
- b. Next P & Z Meeting will be on October 5, 2017 at 3:00 p.m.

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IX. Public Comments:

Public comments were included in the above Board Discussion.

- X. Adjournment:** MOTION to adjourn was made and seconded (Phillippi/Penaldea) at 3:52 p.m. After a call for comment, motion passed unanimously.

Jerry Lower, Chairman (District III)

TOWN SEAL

Jim Phillippi, District I

Kris Weir, District IV

Victoria Penaldea, At Large

ATTEST:

Jackie Ermola, Deputy Town Clerk

For relevant testimony, discussion, or oral reports, etc. please refer to the audio CD available at the Town Hall.