

*PLANNING, ZONING AND BUILDING COMMITTEE MEETING
MINUTES –October 6, 2009*

The Planning, Zoning and Building Committee convened at 4:30 p.m. Those present were: Councilor Smith, Chairperson; Councilor Sutch, Vice Chairperson; John McBaine, Citizen Member; Anne Miller and Pat Soranno Citizen Alternates.

Also present: Mayor James J. Lawrence; Vice Mayor Herndon; Lawrence G. Nayman, Building Official; Joyce Ciccarello, Administrative Assistant to Building/Planning Dept.; E. D. Williams, Chief of Police/Town Administrator, Art Newsome, Louis Llearandi, Connie Paglen, Robert Nunez, Liz Barrett, and Janet Hoppe.

- | <u>ITEM NO.</u> | <u>ITEM</u> |
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| 1.0 | <u>Approval of Agenda.</u>
<i>-MOTION BY Councilor Sutch-seconded by Mr. McBaine to approve the agenda as published for October 6, 2009.</i>
<u>Motion carried 3-0.</u> |
| 2.0 | <u>Consideration of approving Minutes of meeting held on May 26, 2009.</u>
<i>-MOTION BY Mr. McBaine-seconded by Councilor Sutch to approve the Minutes of meeting held on May 26, 2009.</i>
<u>Motion carried 3-0.</u> |

Chairperson Smith called the Public Hearing to order, read the General Rules and Procedures and administered the oath. Note: When the PZB Committee sits as a quasi-judicial body, the two Council/Committee members shall be excused from the Committee and the Committee shall consist of John McBaine, Citizen Member, who will Chair the Public Hearing, with Ms. Miller and Mr. Soranno, the two alternate Citizen Members.

Mr. Nayman, Ms. Llerandi, Mr. Llerandi, Robert Nunez, and Liz Barrett stood and took the oath.

Chairperson Smith turned over the Chair to Citizen Member, John McBaine to conduct the Public Hearing and excused himself and Councilor Sutch.

3.0 Public Hearing.
Quasi-Judicial

3.1 *Consideration of a request from Sunburst Cove Condominium Association to convert existing gazebo into a swimming pool restroom at 19730 Gulf Blvd, Indian Shores, Florida 33785.*

Mr. Nayman, the Building Official, submitted his Staff Report and recommended approval to the Committee stating that converting the existing gazebo into a swimming pool restroom meets the required Town Ordinances.

Mr. Nayman also stated that the property was originally permitted for a pool bath, but was built as a gazebo instead because of Health Department regulations at that time that are no longer in effect, therefore, the unisex restroom is sufficient. He also added that the footprint for the pool bath is seventy-five square feet.

Questions and comments ensued regarding placement and height of existing gazebo.

MOTION BY Mr. Soranno seconded by Anne Miller to recommend Council approval to convert existing gazebo into a swimming pool restroom.

Motion carried 3-0.

3.2 *Consideration of a request from Ms. Elizabeth Barrett, to construct a new two story residence, built over existing swimming pool and pool deck, located at 19646 Gulf Blvd., Indian Shores, FL 33785.*

Mr. Nayman, the Building Official, submitted his Staff Report and recommended approval to committee members contingent upon the following conditions:

1. *Sign an agreement that no additional finishes (such as carpet or drywall), walls or partitions, electrical devices, plumbing fixtures, or air conditioning, can be erected below the first living level.*
2. *Prior to issuance of a Certificate of Occupancy, the two existing buildings, consisting of two units each, will each be converted into a single family dwelling (So upon completion of project, only 3 dwellings will exist at 19646 Gulf Blvd.).*
3. *Balconies on the North, East, and South elevations show balconies that are not compliant with Ord. 110-337(b)(8)(A)(c), and therefore need to be removed from the drawings.*

Councilor Smith made the comment that it is unusual for an applicant to submit so many last minute changes as this applicant has done, and that it is not the way that the Building/Planning Department likes to conduct Town business.

MOTION BY Ms. Miller-seconded by Mr. Soranno to recommend approval to Council contingent upon the following conditions:

1. *Sign an agreement that no additional finishes (such as carpet or drywall), walls or partitions, electrical devices, plumbing fixtures, or air conditioning, can be erected below the first living level.*
2. *Prior to issuance of a Certificate of Occupancy, the two existing buildings, consisting of two units each, will each be converted into a single family dwelling.*
3. *Balconies on the North, East, and South elevations show balconies that are not compliant with Ord. 110-337(b)(8)(A)(c), and therefore need to be removed from the drawings.*

Motion carried 3-0.

4.0 *Items for Committee Action:*

- 4.1 *Consideration of a request from the Building Official to revise permit fees. The Committee Members considered reviewing and revising the permit fees, further discussion will continue at future PZB meetings.*

5.0 *Items for Review:*

- 5.1 *Project Status Report for October 2009. The Committee Members reviewed the Project Status Report for October 2009.*

5.2 Building Permit Log for June thru August 2009.

The Committee Members reviewed the Building Permit Logs for June thru August 2009.

6.0 Unscheduled Items.

-None.

The PZB Committee adjourned at 5:50 p.m.

Submitted by

*Joyce Ciccarello
Administrative Assistant
Building/Planning Department*