

Attorney Taraszki provided a brief history of the property. The parcel is owned by Duke Energy, deemed it a surplus parcel as the facilities they formerly had on the property were no longer needed. The property as an infrastructure or transportation utility type land use is no longer the highest and best use. As shown in today's site plan review, Attorney Taraszki's client is purchasing the property for townhome development.

Attorney Kardash asked if this will be a fee simple ownership or will there be an overarching association responsible for the common areas of this development with regards to ownership and the subdivision plat approval.

Attorney Taraszki replied that it will be a fee simple ownership.

Attorney Kardash stated that pursuant to the Town's code on fee simple ownership, it is required to go through the Chapter 98 subdivision plat approval process. The process entails review comments by the Building Official, Police Chief, and Fire Marshall.

Mr. Goerner commented that the site plan appears to be in order.

Motion by Ms. Riva – seconded by **Mr. Goerner** to recommend for Council approval the site plan request for 18455 Gulf Boulevard, Indian Shores, FL 33785, Parcel ID. 30-30-15-00000-330-1300 with the following conditions: subdivision plat approvals and FDOT driveway permits must be obtained by the applicant/owner.

Committee polled. All ayes. Motion carried 3-0.

Dr. Rinker closed the hearing and **Madam Chair Schear** and **Vice Chair Smith** resumed their seats.

5.0 Citizen's comments on any subject. None.

6.0 PZB Committee members' comments on any subject.

Dr. Rinker wished everyone a Happy Holiday.

7.0 Meeting adjournment. 4:15 P.M.

Freddie Lozano
Town Clerk