



MINUTES OF THE MEETING OF THE PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY OF THE TOWN OF BRINY BREEZES, FLORIDA HELD ON THURSDAY, JANUARY 14, 2010 AT 4:00 P.M. IN THE TOWN HALL, 4802 NORTH OCEAN BOULEVARD, BRINY BREEZES, FLORIDA.

IN ATTENDANCE:

Members of the Planning and Zoning Board; Resident from District I, Barbara Orfe; Resident of District II, John Stanley (Vice Chairman); Resident from District III, Jerry Lower (Chairman); Resident from District IV, Lee Godby; Resident at Large, Ira Friedman; Alternate Member #1, Jim Phillippi;
Town Clerk Pro Tem, Kathleen Bray; and Town Attorney, Jerome Skrandel

CALL TO ORDER, PLEDGE OF ALLEGIANCE & ROLL CALL

Chairman Jerry Lower called the meeting to order at 4:00 p.m. Roll call was taken by Town Clerk Pro Tem Bray.

ADDITIONS, WITHDRAWALS, DEFERRALS, ARRANGEMENT OF AGENDA ITEMS

None

EX-PARTE COMMUNICATIONS

Chairman Jerry Lower announced that resident James Leming was the only applicant for the open position of Alternate Member #2. Chairman Lower spoke with Attorney Skrandel regarding the fact that James is Jerry's brother in-law. It is Attorney Skrandel's opinion that it would not be an issue and that it is the Town council that has the final decision to accept his appointment.

MINUTES FOR APPROVAL

A motion to approve the minutes for the September 10 & 11, 2009 meeting was made and seconded (Friedman/St Stanley). Motion carried.

A motion to approve the December 11, 2008 minutes was made and seconded (St Stanley/Friedman). Motion carried.

CORRESPONDENCE

None

ANNOUNCEMENTS

Ira Friedman announced that a representative from Katrina Cottages has been invited to be interviewed on BBC8 but a date has not yet been confirmed.

Chairman Jerry Lower announced that if needed this meeting will continue tomorrow January 15th, 2010 @ 4:00.

REPORT FROM BRINY BREEZES, INC. – DIRECTOR AND/OR MANAGER

A long range planning committee is being formed but has not yet been assembled.

REPORT FROM TOWN ATTORNEY

The Treasure Coast Planning Council does not have the resources to assist Briny Breezes in its planning endeavor unless it is for compensation. They will comment on the EAR and forward their comments to the DCA.

A large part of the Treasure Coast comments on the preliminary EAR had to do with hurricane season and evacuation. Included in the comments for the DCA will be an explanation of the Briny population being seasonal and down during the hurricane season and the projected population will continue to reflect a seasonal population. Attorney Skrandel will be using the 1989 Comprehensive Plan population figures as a take off point for justifying the projected figures for the population figures in our current plan.

Due to the ongoing negotiations with Boynton Beach regarding the water and sewer rates and services, the 10 year water supply plan has not been finalized. This is actually a separate report that needs to be completed but is referenced in the EAR.

Without corporate input regarding the future development of Briny Breezes, it becomes difficult to arrive at future population numbers.

A question was raised as to a deadline for submitting the EAR. Attorney Skrandel stated that at this time the DCA is overwhelmed with EAR submissions and that the only significant deadline is that the Town would not be able to make any changes to the comprehensive plan until the EAR is approved.

Attorney Skrandel is in the process of fitting in the recommendations of the different agencies that responded to the preliminary EAR that was submitted. Once this is completed the P&Z will hold a public meeting for approval. Once it is approved by the Board it will be sent to the Town Council for a second public hearing for its approval and sent on to the DCA.

The purpose of making changes to the EAR regarding development is to have things in place should the need arise, or the desire, to redevelop Briny.

Attorney Skrandel will provide, in writing, questions that the P&Z Board needs the Corporate Board to respond to in order for the P&Z board to complete the EAR process.

There was a discussion about the projected population figure of 1750 persons and the need to provide plausible proof at arriving at that figure. Resident Kathleen Bray suggested that if each of the 488 trailers sites was converted to a two story Katrina Cottage (or something comparable) having two bedrooms and a capacity of four persons, that a population figure of 1750 is not only plausible but modest.

PUBLIC COMMENTS:

Kristine de Haseth of the Florida Coalition for Preservation commented that applied methodology needs to be used with regards to reaching a population figure.

Director Don Farron will ask Park Manager Diane Spears to provide the methodology and the count for the population in high season.

RECESS:

A motion was made and seconded (Orfe/Phillippi) to approve a recess until 1/15/10 @ 4:00 for the purpose of drafting a letter to the corporate long range planning committee consisting of questions that need their response.

The meeting recessed at 6:15 p.m.

MEETING RESUMES:

Jerry Lower called the meeting to order at 4:00 p.m., January 15, 2010.

Attorney Skrandel was not able to come to the meeting but he emailed portions of the EAR that he would like addressed by the P&Z Board and then forwarded to the corporation for consideration.

The P&Z Board discussed the questions that Attorney Skrandel provided and deleted several questions before sending them on to the corporate board.

Town Clerk Pro Tem Bray will inform Attorney Skrandel that several questions were deleted from the packet that will be submitted to the corporate long range planning committee. The clerk will deliver the packet to Paul Sullivan, President of the Board of Directors.

Mayor Bennett was asked to reach out to the residents to convey the message that using Briny Breezes for their census address will help Briny meet its financial responsibilities as well as support the population figures that the DCA is asking Briny to substantiate.

Ira Friedman asked that the replacement of trailer sites with two story cottages scenario be added to the EAR submission.

Chairman Lower edited the letter requesting the Corporations response to questions posed to them regarding the EAR.

A motion to have the town clerk forward the packet to the corporation was made and seconded (Orfe/Friedman). Motion carried.

A motion to set the next P&Z meeting for February 11, 2010 @ 4:00 p.m. was made and seconded (Orfe/Stanley). Motion carried.

Chairman Lower adjourned the meeting at 5:30p.m.

These minutes were **approved** by the Briny Breezes
Planning & Zoning Board on February 11, 2010

Jerry Lower, Chairman

TOWN SEAL

ATTEST:

Kathleen Bray, Town Clerk Pro Tem