



TOWN OF PONCE INLET
PLANNING BOARD
REGULAR MEETING MINUTES
November 22, 2016

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2 **1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE:** Vice-Chairman Lowry
3 called the meeting to order at 5:31 PM in the Council Chambers located at 4300 S.
4 Atlantic Avenue, Ponce Inlet, FL and led attendees in the Pledge of Allegiance.
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6 **2. ROLL CALL AND DETERMINATION OF QUORUM:**

7 Board members present:

8 Mr. Bestic

9 Mr. Lampe

10 Vice-Chairman Lowry

11 Mr. Thompson
12

Board members absent:

Chairman Cannon

Mr. DiCarlo

13 A quorum was established with four (4) Board members present; Chairman Cannon and
14 Mr. DiCarlo were absent. Due to Chairman Cannon's absence and Vice-Chairman
15 Lowry's inability to speak for long durations of time, Mr. Bestic was selected as
16 Chairman pro-tem, for this meeting only.
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18 **Staff members present:**

19 Mr. Jake Baker, Senior Planner

20 Attorney Hand, Town Attorney

21 Mr. Joulani, Director, Planning & Development Department

22 Ms. Hunt, Town Board Secretary
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24 **3. ADOPTION OF AGENDA:** Chairman Bestic moved to adopt the agenda as
25 presented; seconded by Mr. Lampe. The motion was APPROVED by consensus, 4-0.
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27 **4. APPROVAL OF MINUTES:**

28 A. September 27, 2016 – Chairman Bestic moved to approve the September
29 27, 2016 meeting minutes as presented; seconded by Mr. Thompson. The motion was
30 APPROVED by consensus, 4-0.
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32 **5. REPORT OF STAFF:**

33 A. Mr. Baker, Senior Planner – no report

34 B. Attorney Hand, Town Attorney – no report

35 C. Mr. Joulani, Director, Planning & Development – no report.
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37 **6. CORRESPONDENCE, COMMUNICATIONS & EX-PARTE COMMUNICATION:**

38 None.
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40 **7. HEARING OF CASES – None.**
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42 **8. BUSINESS ITEMS/PUBLIC HEARINGS - the Planning Board will sit as the local**
43 **Planning Agency for the following item(s):**
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45 **A. Second Amendment to the Inlet Harbor, Inc. Residential Development**

46 **Agreement, wherein applicant requests a six-month extension** – Attorney Hand
47 swore-in staff members were going to testify on this item. Mr. Joulani provided a
48 summary of the request, noting that due to Hurricane Matthew, the extensive damage to
49 the Inlet Harbor Restaurant, and unanticipated delays by the Town’s contractor (JD
50 Weber) to complete work on Inlet Harbor Road, the applicant is requesting a six-month
51 extension. Chairman Bestic asked Mr. Morris, applicant’s attorney, to address the
52 Board. Attorney Morris stated that Mr. Joulani’s summary was correct; he added that
53 this extension request applies to creating the berm and swale, and construction of the
54 sidewalk along Inlet Harbor Road. Chairman Bestic asked if Attorney Morris could
55 provide an update to the arsenic issue. Attorney Morris stated that it is a naturally-
56 occurring phenomena and he, along with his clients have met with environmental
57 consultants and the FDEP. Since the material is considered solid and insoluble, his
58 clients have been granted permission to use two (2) feet of clean fill to cover the
59 contaminated areas. He added that notices will be provided to potential property owners
60 and included in the property surveys as well. Mr. Thompson asked if the water and
61 winds from Hurricane Matthew had any effects on the material; to which Attorney Morris
62 said no. Chairman Bestic closed Board comments and noted for the record that there
63 were no members of the public present. Mr. Thompson moved to recommend approval
64 of the Second Amendment to the Inlet Harbor Residential Development Agreement as
65 presented and forward to the Town Council for consideration at its December 15, 2016
66 meeting; seconded by Mr. Lampe. The motion was APPROVED by consensus, 4-0.

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68 **9. PUBLIC COMMENT:** None.

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70 **10. BOARD DISCUSSION:** Ms. Hunt noted that Board appointments and re-
71 appointments will be considered by the Town Council at its December 15, 2016 regular
72 meeting; the December 27, 2016 Planning Board regular meeting has been cancelled;
73 and the annual Sunshine Law & Ethics training will occur during the January 24, 2017
74 Planning Board regular meeting.

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76 **11. ADJOURNMENT:** the meeting was adjourned at 5:43 PM.

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78 Prepared & submitted by,

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Peg Hunt, Town Board Secretary