

SPECIAL TOWN COUNCIL MEETING MINUTES - APRIL 22, 2014

The Special Town Council Meeting convened at 3:00 P.M. Those present were: Mayor Lawrence, Vice Mayor Herndon, Councilor Petruccelli, Councilor Smith and Councilor Soranno.

Also Present: Bonnie Dhonau, Director of Administration; Lisa Robinson, Director of Finance and Personnel; Elaine Jackson, Town Clerk; Chief Hughes; Attorney Metz; Robert Brotherton; Heather Meyer, Clearview Land Design; David Brown, Ashton Woods Homes.

1.0 SPECIAL COUNCIL MEETING

1.1 Approval of the Agenda for April 22, 2014.

Motion by Councilor Smith – seconded by Vice Mayor Herndon, to approve the agenda for April 22, 2014, subject to adding the words "and amended Letter of Credit" to Item 1.4. Motion carried 4-1. Councilor Petruccelli voted in opposition.

1.2 Comments from the public on any Agenda Item.

There were no comments.

1.3 Consideration of approving the Town of Indian Shores Plat Checklist and Plat Completion Certificate.

Motion by Councilor Smith – seconded by Vice Mayor Herndon, to approve the Plat Checklist subject to including the wording "licensed and insured" in the second paragraph, first line, before "professional surveyor", and to approve the Plat Completion Certificate subject to adding a **signature line for the Director of Administration. Motion carried 5-0.**

Attorney Metz advised these amended forms would not have to be approved again by the Planning, Zoning and Building Committee.

James J. Lawrence
Mayor

Joan G. Herndon-Parrott
Vice Mayor

William F. Smith
Councilor

Patrick C. Soranno
Councilor

Michael "Mike" Petruccelli
Councilor

Bonnie Dhonau
Director of
Administration

Terry E. Hughes
Chief of Police

Lisa G. Robinson
Director of Finance
and Personnel

Elaine N. Jackson, MMC
Town Clerk

Robert J. Metz, Jr.
Town Attorney

Steve Andrews
Building Official

1.4 Consideration of approving a request for final Plat approval and Easements, and the Amended Letter of Credit for Waterside Indian Shores development project, located at 19915 Gulf Blvd., Indian Shores, Florida.

Council presented questions to Mr. Brotherton, Consulting Engineer, and Mr. Brown, Ashton Woods, relative to the project. It was determined Waterside Indian Shores will be a fee simple town home development, not a planned unit development, and governed by a set of Home Owners Association documents. Owners own the property below the building to the sky, and the HOA maintains the outside. The existing zoning is in place and the plat reflects the exact turf on which the building structure sits. The project meets the minimum lot size according to code.

One street with an unusual name, which was a scrivener's error, would be corrected to its proper name, Ballast Court. Two signatories listed on Block 5 refer to the Great Gulf Group, the parent group, and Ashton Woods Homes as a residential wing on the Great Gulf Group. Ashton Woods has purchased Block 5 for the model home construction. There will be only one home owners association for the entire complex.

Contractor is in the process of applying for permits and working with the State of Florida to acquire a submerged land lease, to construct sixteen dock slips, which will be available for sale strictly to owners, and one dock slip which will be a common area slip. The docks will be administered through the HOA.

Southwest Florida Water Management District permitted the drainage system. Mangroves on the south side are on private property, but will be trimmed back to the property line. A permit has been issued and the Mangroves have already been trimmed on the east side waterway. A boardwalk on the construction plans on page two, shows where the proposed walkway will be built between Block 7 and Block 8. They do not anticipate any dredging, as the docks will extend out far enough to avoid this procedure.

Letter of Credit is another type of surety. Indian Shores does not accept performance bonds, and a Letter of Credit is easier to track. The Letter of Credit covers \$150 thousand, for components that are not presently installed. Built-out cost is approximately \$25 million.

Motion by Vice Mayor Herndon – seconded by Councilor Soranno, to approve a request for final Plat approval and Easements, and the Amended Letter of Credit for Waterside Indian Shores development project, located at 19915 Gulf Blvd., Indian Shores, Florida. Motion carried 5-0.

1.5 PUBLIC HEARING: RESOLUTION 5-2014: Approving the plat and accepting easements of Waterside Indian Shores.

Attorney Metz summarized the Quasi-Judicial Procedure, and swore-in the witnesses

Mr. Brotherton, Engineering Consultant, gave a brief history of the Waterside project, as was presented to Planning, Zoning and Building Committee, starting with the site plan approval in June 2013, and the determination that subdivision of the land was necessary, as each building has its own piece of land and owned fee simple.

Mr. Brotherton stated that the Town hired a surveyor to review the Plat prepared by the developer's surveyor, a few corrections were made and the plat is complete. He recommended approval of the plat.

Mr. Brown, Ashton Woods, resubmitted his report, as was submitted to Planning, Zoning and Building Committee, stating there will be 54 townhomes over parking, each with its own elevator and garage. Mr. Brown thanked the Planning, Zoning and Building Committee, Council and Staff.

There were no public comments.


Attorney Metz read Resolution 5-2014, by title only.

*Motion by Councilor Smith – seconded by Councilor Petruccelli, to approve Resolution 5-2014: Approving the plat and accepting easements of Waterside Indian Shores. **Motion carried 5-0.***

1.6 Comments from the public.

There were no comments.

THE INDIAN SHORES SPECIAL COUNCIL MEETING adjourned at 3:40 P.M.


ELAINE JACKSON, MMC
Town Clerk