



Stephen R. Olmsted, AICP
Planning Director
planning@pinecrest-fl.gov

MEMORANDUM

Department of Building and Planning

DATE: December 3, 2019

TO: Yocelyn Galiano, ICMA-CM, LEED-GA
Village Manager

FROM: Stephen R. Olmsted, AICP, LEED-GA
Planning Director

RE: Regions Bank - Site Development Plan
Request for Deferral to February 11, 2020

PROJECT UPDATE

Michael D. Miles, P.E., Dynamic Engineering Consultants, PC (Applicant) and Gull House Limited No. 5 (Owner) have submitted an application for consideration of a Site Development Plan for the development of a new bank (Regions Bank) at 12395 Pinecrest Parkway, Pinecrest, FL 33156 within the BU-3, Intensive Business Development zoning district. Following review and discussion of Regions Bank's proposed site development plan at a public hearing on July 16, 2019, the Village Council continued the matter until September 10, 2019 to give the applicant the opportunity to meet with representatives of the Florida Department of Transportation (FDOT) and to otherwise resolve identified access and traffic management issues.

During consideration of the matter on September 10, 2019, the Village Council was informed that the applicant's traffic study had not been updated to include the required analysis of impacts of a restricted driveway adjacent to SW 124 Street, and that identified traffic management and ingress/egress concerns had not been resolved. The Village Council continued the matter to December 10, 2019.

In a letter dated November 26, 2019, the applicant's Counsel, Marissa Neufeld, Esq. indicates that Regions Bank has been working to resolve outstanding traffic issues and requests deferral to the February 11, 2020 meeting of the Village Council to allow additional time necessary to address concerns regarding access to the subject property. A copy of the request for deferral is attached.

STAFF RECOMMENDATION

The Building and Planning Department recommends that the Village Council approve the applicant's request for a deferral to February 11, 2020 to provide the applicant with time to address identified access and traffic management concerns.



November 26, 2019

VIA EMAIL

The Honorable Mayor and Village Council
of the Village of Pinecrest
c/o Stephen Olmsted, Planning Director
Building & Planning Department
12645 Pinecrest Parkway
Pinecrest, Florida 33156

**Re: Application for Site Development Plan - Regions Bank (the "Application")
12395 Pinecrest Parkway (the "Property")
Hearing #2019-0716-2**

Dear Mr. Olmsted:

Our firm represents Regions Bank ("Regions") in connection with the above-captioned Application. Please accept this letter requesting deferral of Hearing #2019-0716-2 to the February 11, 2020 meeting of the Village Council. As you are aware, Regions is working closely with their design consultants to address concerns regarding ingress and egress to the Property. We anticipate having resolution in the coming weeks and shall provide your office with updated plans addressing the open issues.

We shall also be present at the Village Council's December meeting to request the deferral on the record. Please let us know if you need any additional information at this time. As always, thank you for your assistance.

Best regards,



Marissa A. Neufeld, Esq.

MAN:ml

cc: Mary G. Autry, Regions Bank
Keith Pressley, Regions Bank
Mike Miles, Dynamic Engineering Consultants, PC

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