

DRB Hearings 7/24/25

Transcribed on July 24, 2025 at 7:00 PM by Minutes AI

Speaker 1 (00:15)

Okay, seven o'.

Speaker 2 (00:17)

Clock.

Speaker 1 (00:17)

This opens up the meeting of the Brandon Development Review Board.

Speaker 2 (00:24)

Let's see.

Speaker 1 (00:26)

We will ask that you, when you speak, come up to the microphone and I can you see is the light on on the microphones?

So I hit the button.

Speaker 2 (00:41)

All right.

Speaker 1 (00:46)

Say a battery in it?

Speaker 2 (00:49)

Nope.

Oh, dear.

Speaker 1 (00:52)

Technology.

Ask that when you speak, you state your name first so that we can record who was saying what.

Speaker 2 (01:24)

Okay.

Speaker 1 (01:26)

Notice of public hearing for Brandon Development review board Thursday, July 24, 7pm
The Brandon DRB will hold in person and via Zoom remote conferencing public hearings to review the following applications.

Number one, application number 0726 from Emrose Luxury Resort LLC.

Camille Jablonski, owner, Jablonski owner, for a setback waiver.

The proposed setback waiver is construction of an addition on the main building of the Property to extend 50 additional feet at 1246 Franklin street parcel number 0240086.
1246.

This will be our first hearing.

The second will read the full warning when it begins.

Application from Stephanie Davis for a setback waiver.

Speaker 2 (02:30)

Okay.

Speaker 1 (02:34)

First thing, we're going to start with Amro's Luxury Resort.

Who's speaking for Emerald's Luxury Resort?

I need to swear you in.

Please raise your right hand.

Speaker 2 (02:50)

Reporting at something.

I just.

Speaker 3 (02:52)

I didn't know if it approved the.

Speaker 1 (02:53)

Minutes, but what have you got?

Oh, geez.

We've got.

That's right.

We've got to approve the minutes from the old objective.

I'm sorry, give me just a second.

Thank you, Larry, for keeping us honest.

Our first order of business is to approve the minutes from the last meeting.

Can I have a motion to approve the minutes?

Speaker 2 (03:13)

I move we approve the minutes of June 26th.

Speaker 1 (03:16)

Okay.

Can I have a second?

Speaker 2 (03:19)

Second.

Speaker 1 (03:19)

Any discussion?

Speaker 2 (03:22)

Okay.

Speaker 1 (03:23)

Vote to approve the meeting.

Minutes from the last meeting.

All in favor say aye.

Aye.

Opposed, say nay.

Speaker 2 (03:32)

All right.

Speaker 1 (03:34)

What's that, Larry?

Thank you very much.

Speaker 2 (03:37)

All right.

Speaker 1 (03:38)

All right.

If you're going to speak at tonight's hearing for Emerald's Luxury Resort.

Is anybody here?

Come in.

Yeah.

Speaker 4 (03:55)

Okay.

Speaker 1 (03:55)

Is anybody else going to be speaking?

Speaker 2 (03:58)

Okay.

John, is the recording on?

Speaker 1 (04:01)

I believe it is.

Speaker 2 (04:03)

It should be.

Speaker 1 (04:04)

Okay.

Speaker 2 (04:06)

Is anybody online?

Speaker 1 (04:09)

Looks like nobody.

Doesn't look like we're the only participants online.

It shows one.

Does it show one?

Yeah.

What's next?

Where's the one that's us?

Oh, it's here.

Yeah.

Speaker 2 (04:26)

Okay.

Speaker 1 (04:28)

All right.

You swear that the evidence you give and the cause under consideration shall be the whole truth and nothing but the truth.

As you know, it under the pains and penalty of perjury.

Speaker 4 (04:46)

I know.

Speaker 1 (04:47)

Very good.

All right, tell us about the project.

Speaker 4 (04:52)

So I've been on this journey for the past year and a half.

I have fully redeveloped all the cabins in the back.

I've added, not added.

I changed the purpose of one building in the back to a gym, the guests.

Then another building in the back is going to be playroom for the kids to.

In the process of revamping the pool, I'm gonna have a poolside bar.

The barn is going to be a bar open to the public.

It's rustic.

I stripped all the old stuff.

I mean, all the sheetrock that was on the walls and now it's all the original structure.

Just refinished it, you know, clear lacquer.

It's.

It's very nice.

And obviously now the final chapter is the main building.

I want to have a restaurant and the wedding venue.

So that's the plan.

The only setback right now is being able to build the extension in line with the already piece that's currently there so that it all kind of makes sense.

People come in, they go to the event space and they just all kind of flows and it looks aesthetically nice.

And it would be great if I can do that.

Speaker 2 (06:29)

Okay, very good.

Speaker 1 (06:32)

Thank you.

Speaker 2 (06:34)

See?

All right.

Speaker 1 (06:39)

Speaking for the town, Larry Stevens.

Yeah.

Speaker 3 (06:43)

The town is fully supportive of his project.

I think it's going to be a benefit to the town.

Speaker 1 (06:50)

So.

Speaker 2 (06:51)

Okay.

Speaker 1 (06:53)

Do we have any questions from the board?

Comments or questions from the board?

Speaker 2 (06:59)

So the extension is going to make a wall room, salaries for weddings.

Yep.

Okay.

You certainly have done a lot of work there.

Speaker 4 (07:08)

Yeah, yeah.

And you know, I'm not intending on stopping.

I'm just gonna keep adding stuff.

As the business kicks up, I'm gonna add more and more and more just to make it one of a kind.

Speaker 2 (07:20)

Right.

So it's not.

What is it, Larry?

30ft is a requirement for the setback to know exactly how far it is from the edge of the road.

Speaker 3 (07:31)

I believe it's 60ft now because of the speed limit.

Speaker 2 (07:34)

Okay.

Speaker 3 (07:35)

50 miles an hour.

But the existing building is obviously non conforming.

But his plan is to stay within the same frontage as, you know, you're.

Speaker 1 (07:47)

Keeping the same degree of non conformance.

Speaker 2 (07:49)

You're not.

Speaker 1 (07:50)

Yeah.

Speaker 2 (07:52)

Okay, well, it's not going to have any others.

Speaker 1 (07:59)

I don't see anybody.

Is there anybody from the public who would like to ask a question, a comment on this?

Speaker 4 (08:07)

Thank you very much.

Speaker 1 (08:09)

All right, I'm going to declare this hearing closed.

We have 45 days.

45 days to make our decision.

We try our best to do it as quickly as possible.

Okay, so just.

I anticipate you won't have to wait 45 days, but we do try to do this as quickly as possible.

All right, well, thank you very much.

That was painless.

Speaker 2 (08:41)

Okay, thank you very much.

Speaker 4 (08:49)

Thank you very much.

Speaker 1 (08:50)

Thank you.

Thank you for coming out of this hot evening.

Speaker 5 (08:52)

Thank you.

Speaker 1 (08:53)

Feel free to stay.

Democracy small.

Democracy in action.

Speaker 2 (09:00)

Looks really good down there.

Speaker 1 (09:02)

Looks really good, what you've done down there.

Speaker 2 (09:04)

Thank you.

Don't jump in your pool.

Speaker 4 (09:07)

I actually filled it up.

Speaker 2 (09:09)

Really?

Speaker 4 (09:09)

Yep.

It's going to be five feet deep.

Y. I mean, it's for.

I mean, as I said, I mean, I have little kids, and, you know, I'm just.

What's the point of somebody being able to dive into a pool that's 12ft deep?

Speaker 2 (09:23)

Right.

Speaker 4 (09:24)

It's, you know, I think it's just a hazard and it's, you know, an accident waiting to happen.

So I'm like, nope, let's just bring it up.

Make it five feet deep.

And that way, you know, you fill it up four and a half feet.

Everybody's.

I mean, I go to resorts all the time and Mexico and all the pools are four and a half feet deep.

Everybody's having fun.

Yeah.

So, you know, as long as you're in the pool and there's going to be a bar by the pool, I think it's all right.

Speaker 1 (09:53)

Film an episode of White Lotus here in Brandon.

Looking forward to that.

We want to be extras.

No problem.

Speaker 2 (10:06)

Very good.

Speaker 4 (10:08)

Thank you, guys.

Speaker 2 (10:11)

Thank you.

Speaker 1 (10:12)

All righty.

Okay, so our second hearing at 7:10pm Application number 072-2625B for.

From Stephanie Davis.

Stephanie.

Speaker 4 (10:33)

Okay.

Speaker 1 (10:34)

For a setback waiver.

The proposed request is for the building of a greenhouse on the property at McConnell Road, parcel number 00843186.

The setback request is for 30ft from the property line.

All right.

If you're providing testimony, going to ask you to raise your.

Are both of you going to.

Speaker 5 (11:05)

Here?

We can.

Speaker 1 (11:05)

Yeah, you can do it from there.

Speaker 2 (11:08)

Okay.

Speaker 4 (11:08)

From there.

Speaker 1 (11:09)

Raise your right hand.

Okay.

Do you swear that the evidence you give in the cause under consideration shall be the whole truth and nothing but the truth as you know it, under the pains and penalties of perjury.

All right, so, Stephanie, are you going to speak for the project?

Speaker 6 (11:30)

Yeah, and my husband can join in, too.

Speaker 1 (11:32)

Okay, come on up to the microphone.

The two of you want to come up?

Speaker 6 (11:37)

Yes.

Speaker 1 (11:37)

State your name.

Speaker 6 (11:39)

So Stephanie Davis.

Speaker 5 (11:42)

Josh Davis.

Speaker 1 (11:43)

All right, tell us about your project.

Speaker 5 (11:45)

We have a greenhouse that we had got a grant through NCRS for.

In the place that we have to put the greenhouse.

Our property is.

It's really tough where it's set up because we have septic on one side of our driveway.

In the front we have velcro lines.

So you gotta have, they have 100 foot easement so 50 from center line.

So we gotta make sure we stay there.

And we also want to stay away from the tree line enough so that if anything branches fall, they don't pop puncture holes in the greenhouse.

So the spot that we have to put it is like right there.

Speaker 6 (12:26)

And we also wanted to be courteous to our neighbors and not have it right in front because we live right next to the trailer park on Triangle Court.

So if we put it in front of their home it would be.

It's a 30 by 72, so it would have been an eyesore.

So what do we, where we put it?

With NCRS also helping us and dictating where to put it.

Speaker 1 (12:51)

Thank you.

Thank you very much.

All right, let's see.

All right, Larry, what does the town have to say about this project again?

Speaker 3 (13:02)

The town is very supportive of their project.

Speaker 2 (13:05)

Okay, excellent.

Speaker 3 (13:07)

It's a benefit.

Speaker 1 (13:10)

We have questions or comments from the board.

Speaker 2 (13:13)

I always have questions.

Speaker 1 (13:15)

Okay, I, I appreciate it.

That's great.

Speaker 2 (13:19)

So I drove by there the other day and there's already a greenhouse there.

Correct.

So where is this in relationship to that one?

Speaker 5 (13:26)

That's that greenhouse.

So we had to get it built and erected by June 1st and they gave us an extension to June 30th versus our daughter had open air surgery.

So we still had to get it erected to get the floor funding or else we'd have lost out on it.

Speaker 2 (13:40)

It's a little bit after the fact.

Speaker 5 (13:42)

Correct.

So we didn't realize we did we have it to 30ft away.

So when we read the rules, we read it wrong because we have a 30 mile hour zone in front of our house and Triangle court is a 10 mile an hour zone.

So we thought that we could be 30ft and it wouldn't be no issue.

But come to find out that it's half our property is rural and half is.

Speaker 3 (14:07)

I don't know, mixed use.

Speaker 5 (14:08)

Mixed use, that's what they call it.

So it's weird how they did.

Our setbacks are on there.

Speaker 2 (14:18)

And how close to the line with the trailer park is it?

Speaker 5 (14:22)

30Ft.

I kept it from the line about 30, 32ft.

Somewhere.

It's right in that 30 foot mark.

It's no closer than that.

Speaker 2 (14:30)

Okay.

Speaker 6 (14:34)

Okay.

I brought pictures if you want to see where it is versus where the trailer park is and how we did it.

Where there's no houses, it's not.

And the from the road.

So I did from the road to our house too.

And they're all in order?

Speaker 1 (14:51)

Yeah.

Speaker 2 (14:53)

So, Larry, this will be a side setback, right?

Speaker 3 (14:56)

Correct.

Speaker 2 (14:58)

And what's the size setback?

Speaker 3 (15:00)

It's actually 40 miles an hour there.

So it's 60ft.

Because of it being rural.

Speaker 5 (15:05)

There is a pitch right up front of those 30.

Does that make a difference?

Speaker 3 (15:11)

But I think doesn't it change the.

Speaker 6 (15:15)

Rules say 30 to 40?

And that's where it's confusing is because we're at the 30s, then it's not like it's the 35.

Speaker 3 (15:24)

And according to the blue O, we can use the least restrictive setbacks and requirements, but if we.

Which mixed use would be less restrictive for them for their setbacks.

But then agriculture is conditional in mixed use where rural is permitted and the majority of their property is in the rural district.

Speaker 2 (16:00)

So we're saying 60 from the roadway, 60 from side.

Speaker 3 (16:06)

Yeah, 60ft.

All four setbacks.

Speaker 2 (16:12)

You would think I would know this.

Okay.

Speaker 1 (16:26)

Do you need these back?

Speaker 6 (16:27)

No, you can have them.

Speaker 1 (16:28)

We'd like to enter these into evidence.

Larry, would you be able to bring these in to the office and just put them in the package?

Speaker 2 (16:36)

These are evidence.

Okay, thank you very much.

All right.

Speaker 1 (16:43)

I don't think we have any questions from the public.

Speaker 5 (16:47)

Okay.

Speaker 2 (16:48)

Doesn't look that way.

Speaker 1 (16:52)

I'm going to declare this meeting this year, enclosed at 7:17pm we have 45 days to make our decision, but we try to do this as quickly as we possibly can.

So thank you so much for coming out this evening and thank you.

Stay cool out there.

Speaker 6 (17:15)

Thank you.

Speaker 2 (17:17)

Thank you.

Speaker 6 (17:18)

Have a good night.

Speaker 1 (17:18)

You too.