

**City of Piney Point Village
Planning & Zoning Commission Meeting
Minutes from September 25, 2025**

Members Present: Chris Dezevallos, Jay Cohen and Tim Jones- Temp Chairman.

Members Absent: Bill Ogden, Dana Gompers, and Don Jones.

City Staff: Annette Arriaga, Building Services Director, Gerson Quevedo, Building Manager and Aaron Croley with HDR Engineering.

- 1.) **Call to Order:** 6:10 P.M.
- 2.) **Meeting Minutes:** Motion for approval of minutes from August 28th, 2025, regular Planning and Zoning Commission meeting. **Chris Dezevallos** motioned first to approve, and it was seconded by **Jay Cohen**. Meeting minutes were unanimously approved.
- 3.) **NEW SWIMMING POOL DEVELOPMENTS AND DRAINAGE COMPLIANCE:** Annette Arriaga discussed with the Planning and Zoning Commission about when new pools are being constructed and the property is under new development that the new pool builds, if not installed correctly as per the city approved, design elevations, that the new pool could change the drainage patterns from what was originally proposed. Most of the time the elevation differences are not caught until the end of the project. Which means the pools are built higher and the builder has to seek an appeal from the city for not meeting the cities current drainage ordinance. Annette Arriaga also discussed the number of appeals from previous years and mentioned that she let city council know of just how many the city engineers had granted over the past years and was concerned enough to start having the discussions about it. Annette Arriaga added that the modifications could often increase runoff and may directly shed water onto neighboring yards. She mentioned that HDR does look at the appeals to ensure that that doesn't happen, but in some cases the builder/contractor may have to add additional drainage to account for those higher elevations. Aaron Croley handed out a few documents showing samples of new homes that had higher elevations in and around the pool area. Annette Arriaga stated that the building department is going to propose some drainage changes as it relates to additional fees and wanted to discuss with the Planning and Zoning Commission is they wanted to add any additional changes to the city's current drainage ordinance as it relates to pools. The Commission asked about the expedited review fees currently the process for that. They also discussed the expedited review ordinance and the timeline for that. The Commission agreed to the fee changes as well as changes to the fees for nonresidential projects since they are bigger in scale and more time-consuming for the city and city engineers. Aaron Croley discussed that even though the builders are not meeting the pool elevations, as per the ordinance, the ordinance still applies to all driveways, flatwork and hardscapes and the builders still must comply with the 50 percent lot coverage. Aaron Croley also indicated that even if pools are built up, that it wouldn't adversely affect drainage all that much. After further discussion regarding the pool elevations, the Commission didn't agree to make any additional changes or grant any drainage relief as it relates to the pool elevations, they agreed that the change in fees would be sufficient.
- 4.) **Adjournment:** Motion to adjourn at 7:00 P.M. Motion made first by **Chris Dezevallos** and seconded by **Jay Cohen**. Motion to adjourn approved.

Date Approved: Thursday, January 22nd, 2026

Signature of Don Jones-Chairman X _____