



Meeting Minutes Planning Commission

Tuesday, June 21, 2016

1:30 PM

Council Chambers

[14-03PP.1](#)

VILLAGES OF MILANO REPLAT OF TRACT 200

Agent: Jeffery Boone, Esq.

Owners: Neal Communities of Southwest Florida, LLC

Staff: Scott Pickett, Senior Planner

Mr. Snyder stated this is a quasi-judicial hearing, read a memorandum of advertisement and written communication, and opened the public hearing.

Mr. Persson queried board members regarding ex-parte communications and conflicts of interest. Mr. Towery disclosed that he was questioned regarding the content of the agenda packet. Mr. Snyder and Mr. Newsom disclosed site visit with no communication.

Mr. Pickett, being duly sworn, reviewed the amendment to include the subject area, proposed improvements, stipulation regarding open space, aerial photo of existing land use, surrounding property information, existing zoning, approved binding of the master site plan, boundary of Phase 2, existing Phase 1A and B layout, detailed site plan, compliance, concurrency review, staff findings of fact, and proposed planning commission action.

Mr. Pickett responded to board questions regarding why this request was not included in the original petition, and design and maximum length of the cul-de-sac.

Jeff Boone, Boone Law Firm, being duly sworn, commented on consistency with the comprehensive plan and land development code, and requested recommendation for approval.

Mr. Boone responded to board questions regarding workforce housing.

Pat Wayman, Border Road, being duly sworn, spoke to requirements in the Joint Planning Agreement (JPA), and the Sarasota County land use plan.

Mr. Boone spoke to the JPA not applying to plats and there being no relevance to the Sarasota County comprehensive plan.

Mr. Shrum, being duly sworn, displayed the joint planning area map and

commented on applicable areas for the joint planning area.

Mr. Snyder closed the public hearing.

A motion was made by Ms. Fawn, seconded by Ms. Moore, that based on review of the application materials, the staff report and testimony provided during the public hearing, the Planning Commission, sitting as the local planning agency and land development regulation commission, finds this petition consistent with the Comprehensive Plan, in compliance with the Land Development Code and with the affirmative Findings of Fact in the record, and moves to Recommend to City Council Approval of Preliminary Plat Amendment 14-03PP.1 with the following stipulation: Prior to the approval of any final plat associated with the subject preliminary plat, the developer shall restrict all open space shown on the approved preliminary plat in accordance with Section 86-130(j)(3) in a manner satisfactory to the City Attorney. The motion carried by the following vote:

Yes: 7 - Chair Snyder, Ms. Moore, Mr. Towery, Mr. Graser, Mr. Murphy, Mr. Newsom and Ms. Fawn