



**Meeting Minutes  
Planning Commission**

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Tuesday, June 21, 2016

1:30 PM

Council Chambers

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[16-02PP](#)

TOSCANA ISLES UNIT 2 PRELIMINARY PLAT

Agent: Jeffery Boone, Esq.

Owners: LALP Lots VII, LLC; LALP Lots VIII, LLC; LALP Development, LLC; LALP Lots X, LLC; and LALP Lots XI, LLC

Staff: Roger Clark, Senior Planner

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

Mr. Persson queried board members on ex-parte communications and conflicts of interest. Mr. Snyder and Mr. Newsom disclosed site visits with no communication.

Mr. Clark, being duly sworn, reviewed the petition to include property background, aerial photo of existing land use, surrounding property information, future land use, zoning, approved conceptual land use plan, proposed Unit 2 plat, proposed for Unit 2, consistency with the comprehensive plan and land development code, concurrency review, and proposed planning commission action.

Mr. Clark responded to board questions regarding commercial development.

Jeff Boone, Boone Law Firm, being duly sworn, spoke to consistency with the comprehensive plan and land development code, site and development plan review at a future date, and requested approval.

John Peshkin, LALP Development, being duly sworn, responded to board questions regarding price range of the homes.

Discussion took place regarding sidewalks, proposed open space areas, identified lift stations, buffering, and material used for opaque barriers.

Alexander Hayes, LALP Development, being duly sworn, commented on buffer requirements.

Discussion ensued regarding the shrubs on the Venetian side being clustered in the middle opposed to being spread evenly.

Mr. Boone spoke to opinions regarding buffers and walls.

Ms. Fawn left the meeting at 4:01 p.m and did not return.

Discussion took place regarding minimum standard requirements and anticipation of landscaping on both sides of the wall.

Mr. Snyder closed the public hearing.

Discussion followed regarding concrete along edges of ponds, creating an aesthetic zone, buffering the wall, and landscaping inside the development.

**A motion was made by Mr. Murphy, seconded by Mr. Newsom, 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 Approval to City Council of Preliminary Plat Amendment 16-02PP 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:** 5 - Ms. Moore, Mr. Towery, Mr. Graser, Mr. Murphy and Mr. Newsom

**No:** 1 - Chair Snyder

**Absent:** 1 - Ms. Fawn