



## Meeting Minutes Planning Commission

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Tuesday, June 21, 2016

1:30 PM

Council Chambers

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[16-01PP](#)

VILLAGES OF MILANO PHASE 2 PRELIMINARY PLAT

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 regarding advertisement and no written communications have been received regarding this petition, and opened the public hearing.

Mr. Persson queried board members on ex-parte communications and conflicts of interest. There were none.

Mr. Pickett, being duly sworn, reviewed the petition to include the subject area, stipulations, aerial photo of existing land use, surrounding property information, existing zoning, approved binding master plan, site plan of Phase 2, design modification, compliance, concurrency review, staff findings of fact, stipulations, and proposed planning commission action.

Mr. Pickett responded to board questions regarding approval and modifications to the master development plan.

Mr. Shrum, being duly sworn, spoke to the impact of approval on the master development plan.

Jeff Boone, Boone Law Firm, being duly sworn, spoke to Villages of Milano proceeding as planned, consistent with the city's comprehensive plan, land development regulations, planned unit development (PUD) standards, and other regulations, addressed the road, master conceptual development plan, consistency with the land development code, and responded to board questions regarding establishing standards in the PUD, and requested board approval.

Discussion followed regarding the location of the road, increased buffers, design of cul-de-sacs, landscaping along the wall with open areas where there are wetlands, permit process regarding installation of a boardwalk where wetlands are located, and restriping.

Pat Wayman, Border Road, being duly sworn, spoke to the Joint Planning Agreement (JPA) matrix in regards to conservation and low

intensive residential areas, JPA requirements, opined estate style home should be built in the proposed location, and commented on density requirements, and conservation plans.

Mr. Boone spoke to the JPA map designating areas of application.

Mr. Snyder closed the public hearing.

**A motion was made by Ms. Moore, seconded by Ms. Fawn, 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 16-01PP with the following stipulations: 1. The restriping improvement of the intersection of Jacaranda Boulevard and Border Road shall be completed prior to the issuance of the first certificate of occupancy in the Phase 2 preliminary plat. 2. 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. 3. The final number and location of water main valves, and the final design of the connection to the existing 12" city water main at the northeast corner of Jacaranda Boulevard and Border Road will be approved by the Utility Department as part of the construction plan review. The motion carried by the following vote:**

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