

and conflicts of interest. Mr. Newsom and Mr. Graser disclosed site visits with no communication.

Mr. Pickett, being duly sworn, reviewed the petition to include property information, existing and proposed zoning from Sarasota County Residential, Single-Family 2 (RSF-2) to City of Venice Residential, Single-Family 2 (RSF-2), annexation procedures, aerial photograph of property, future land use designation and existing zoning maps, comparison of existing and proposed zoning use regulations, district development standards, and staff summary and findings of fact, and responded to board questions regarding property size.

Mr. Shrum, being duly sworn, responded to board questions regarding lot coverage.

Mr. Pickett responded to board questions regarding whether a building permit application triggered the petition. Mr. Shrum stated that future petitions will have permit application information in the staff report. Discussion took place regarding the permit issued and other properties in the surrounding area.

Mr. Snyder closed the public hearing.

A motion was made by Mr. Towery, 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 recommends approval to City Council Zoning Map Amendment Petition No. 17-06RZ. The motion carried by the following vote:

Yes: 6 - Chair Snyder, Ms. Moore, Mr. Towery, Mr. Graser, Mr. Murphy and Mr. Newsom

Excused: 1 - Ms. Fawn

16-07RZ

MILANO ZONING MAP AMENDMENT

Owner: Neal Communities of SW FI, LLC and Border and Jacaranda Holdings, LLC

Agent: Jeffery A. Boone, Esq.

Staff: Scott Pickett, AICP, Senior Planner

Application Date: 11/18/16

Mr. Snyder announced this is a quasi-judicial hearing, read memorandum regarding advertisement and written communications and opened the public hearing.

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

Mr. Pickett, being duly sworn, reviewed the petition to include property location, existing and proposed zoning districts from Planned Unit Development (PUD), Laurel Lake PUD and VICA PUD to Planned Unit Development (PUD), Milano PUD, proposal summary, aerial photograph of property, existing and future land use maps, proposed zoning map, comparison of use regulations, Planned Unit Development (PUD) standards, binding concept plans, and existing and proposed zoning, environmental assessment, reviewed stipulations, pre-annexation agreements, consistency with the comprehensive plan, findings of fact regarding comprehensive plan, compliance with the land development code (LDC), finding of fact regarding LDC, concurrency, and summary of findings. He discussed staff's recommendations should the planning commission recommend approval, and responded to board questions regarding Laurel Road improvements, dedication of right-of-way, and landscape buffer and setback requirements.

Jeff Boone, Boone Law Firm, representing applicant, being duly sworn, reviewed the petition to include VICA rezone, building height, mixture of multi-family and single family, interconnection between the two PUDs, maximum number of units, density reduction, and benefits of combining the two PUDs.

Jim Collins, Boone Law Firm, being duly sworn, reviewed the proposed PUD changes, interconnection, development of eastern portion of the property, changes to western portions are the three connections, one change in standard for reduction in lot size for multi-family, reduced heights, and buffer standards.

Pat Neal, Neal Communities, being duly sworn, responded to board questions regarding use of amenity centers and dog park, and joint gate access between the two PUDs.

Discussion took place regarding Florida Power and Light (FPL) easement, number of signs, parks and public space, commercial zoning, previous height requirements, number of units in the final plat for the east side, construction of the buffer along Laurel and Border Roads, proposed signage, proposed optional entrance, tiered effect on Border and Laurel Roads, and binding master plan modifications.

Mr. Boone stated he is in agreement with the environmental stipulations presented by staff, and discussed the Laurel Road stipulations presented by staff to include dedication of right-of-ways, impact fee credits, pre-annexation agreement requirements, constitutional laws regarding private property owners dedicating right-of-ways, impact fee credits, and agreement with the stipulation if the applicant will be

compensated.

Mr. Neal spoke to the stipulations regarding the land owners contribution on Laurel Road, avoiding conflict with the city, and proposal to build four lane section, median and landscaping for right-of-way adjacent to property on Laurel Road if entered into a public private partnership including compensation.

Discussion took place regarding construction on the south side of the road, compensation requirements, and pre-annexation agreement regarding the dedication of the right-of-way.

Mr. Shrum, being duly sworn, spoke to staff's proposed stipulations.

Discussion continued regarding presenting Neal Communities' proposal to city council, and transportation analysis results.

Jerry Jasper, 130 Burano Court, Venetian Golf and River Club Community Association, expressed support of the Laurel Road concept and combining the two PUDs.

Recess was taken from 3:21 p.m. until 3:34 p.m.

Mr. Boone clarified minimum lot widths and the number of multi-family units allowable.

Mr. Pickett spoke to the communities being gated.

Mr. Snyder closed the public hearing.

A motion was made by Mr. Newsom, seconded by Mr. Towery, 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 recommends approval to City Council Zoning Map Amendment Petition No. 16-07RZ with the following stipulations:

1. An updated listed species survey shall be conducted prior to any construction.
2. The applicant shall provide the city with the results of the updated listed species survey, and any correspondence with the United States Fish and Wildlife Service (USFWS) or the Fish and Wildlife Conservation Commission (FWC).
3. The applicant shall obtain all applicable state and federal listed species permits.
4. The applicant shall comply with FWC regulations regarding the survey and relocation of gopher tortoises and associated commensal species.
5. The applicant shall provide a tree survey and any other permits or documents related to tree removal to the city.
6. The applicant shall obtain all applicable state and federal environmental permits and provide wetland mitigation, as required.

7. Any nuisance species observed within project area wetlands and uplands shall be removed and replanted with native Florida species, as required to obtain Southwest Florida Water Management District (SWFWMD) permits.

8. The applicant is required to dedicate necessary right-of-way along Laurel Road and construct the eastbound lanes of Laurel Road along the development from the westernmost property line to the easternmost property line of the site.

9. All Grand Trees, as defined by the Trees Code and verified by Sarasota County Environmental Protection Division staff, shall be shown on the preliminary plat and/or site and development plan. Consistent with the Trees Code, all impacts to Grand Trees shall be avoided by design, unless it is determined by staff that the tree(s) may adversely affect the public's health, safety, and welfare during construction plan review. Changes to the development concept plan may need to occur to ensure that all Grand Trees have full dripline protection.

The motion carried by the following vote:

Yes: 6 - Chair Snyder, Ms. Moore, Mr. Towery, Mr. Graser, Mr. Murphy and Mr. Newsom

Excused: 1 - Ms. Fawn

01-03PP.2

TRIPLE DIAMOND COMMERCE PARK PRELIMINARY PLAT
AMENDMENT - PGT CHILDCARE

Owner: PGT Industries, Inc.

Agent: Shawn Leins, P.E., AM Engineering, Inc.

Staff: Scott Pickett, AICP, Senior Planner

Application Date: 1/9/17

Mr. Snyder stated this is a quasi-judicial hearing, read memorandum regarding advertisement and written communications, stated petition 01-03PP.2 and 05-07SP.2 would be presented together, and opened the public hearing.

Ms. Fernandez queried board members regarding ex-parte communications and conflict of interest. Mr. Snyder, Mr. Newsom and Mr. Graser disclosed site visits with no communication.

Mr. Pickett being duly sworn, reviewed the petitions to include summary of preliminary plat amendment and preliminary plat drawing, site and development plan amendment summary and site plan drawing, aerial and existing land use photograph, surrounding property information, future land use map, consistency with the comprehensive plan and land development code, concurrency review, summary of findings, code modification need to be included in motion if requesting approval, and stipulation contingencies, and responded to board questions regarding phase one and two, entrance on Triple Diamond Boulevard, and appropriate time to discuss traffic flow concerns.

Shawn Leins, AM Engineering, being duly sworn, responded to board questions regarding maintenance of existing parking spaces.

Bruce Wesner, PGT, being duly sworn, spoke to modifications to ensure