

EXCERPT FROM THE JULY 16, 2013 REGULAR MEETING OF THE PLANNING COMMISSION

IV. PUBLIC SESSIONS

- 1. Preliminary Plat Petition No. 13-2PP - Venetian Golf And River Club – Phase 5 - Owner: WCI Communities, LLC. - Agent: Dean Paquet, P.E., Kimley - Horn & Associates, Inc. - Staff: Roger Clark, Planner**

(1:50) Chair Snyder read a memorandum dated July 16, 2013, stated no written communications have been received regarding this petition; and opened the public session.

Staff Presentation

Mr. Clark summarized the petition, displayed an aerial photo of the property, gave a brief history of the development, stated the new platting will result in 20 fewer homes than originally approved, and the applicant plans to build cluster housing. He displayed site photos, zoning and land use maps, noted Willow Chase is immediately south of Venetian Golf and River Club (VGRC), reported staff analysis confirms infrastructure needs have been met, transportation analysis was approved for concurrency, the petition is compliant with the Land Development Code (LDC) and the approved Planned Unit Development, and there are no outstanding technical issues. He gave the determination alternatives for a recommendation to city council.

Presentation

Dean Paquet, Kimley - Horn & Associates, stated this is a re-plat of the previous plat, pointed to the lakes and road structure in Phase 5, listed the approvals on the previous plat including Southwest Florida Water Management District (SWFWMD) and Department of Environmental Protection permits, stated the sewer lines are in the ground, stormwater drainage remains the same, and reported the only change is an increase in lot size.

Discussion ensued on the drainage plan, the lakes on the property, drainage being internal, lakes draining from the south to the north, approved drainage being implemented, the approved SWFWMD permit still being current, and the emergency access road.

Mr. Snyder disclosed he is a resident of VGRC and is the supervisor of the Community Development District for VGRC.

Mr. Paquet answered questions on the flood zones for the area, the reduction to 78 homes, positioning of houses, drainage easement behind the lots, the distance between houses, and stated the most recent flood plain maps have not been finalized.

Discussion took place on the emergency access road, possible use of the northern road to access the development, park areas along the east side, the reduction of proposed homes, landscaping, use of cypress trees along the lake areas, the distance from the houses in Willow Chase and proposed houses along the lake, the size of the lake, problems with oak trees near sidewalks, replacing trees per county code, considering where trees are planted, and problems with oak tree root systems.

(2:14) Chair Snyder closed the public session.

Mr. Murphy **moved** based on the staff report and the presentation, the Planning Commission, sitting as the local planning agency, finds this request consistent with the Comprehensive Plan, City development standards and with the affirmative Findings of Fact in the record and, therefore, moves to approve Order No. 13-2PP. **Seconded** by Mr. Williams.

ROLL CALL: Mr. Shrauger, YES; Mr. Graser, YES; Mr. Towery, YES; Mr. Williams, YES; Mr. Murphy, YES; Mr. Snyder, YES; Ms. Moore, YES. MOTION CARRIED.