

17-12RZ

Hurt Property (Laurel Road) Zoning Map Amendment

Staff: Roger Clark, Planning Manager

Agent: Jeffery A. Boone, Esq.

Owners: Carlton J. Hurt Trust and Randall C. Hurt, and Joseph W. Hurt, and Mary McMullen

Chair Snyder stated this was a quasi-judicial hearing; read a memorandum regarding advertisement and written communication, opened the public hearing, confirmed speaker cards completed by all those who will offer testimony, or speak under audience participation.

Ms. Fernandez questioned commission members concerning ex parte communications and conflicts of interest. Mr. Snyder, Mr. Newsom and Mr. Graser had site visits with no communication.

Mr. Clark, being duly sworn, spoke regarding zoning map amendment, aerial photograph, photographs of the site, surrounding property information, future land use map, existing and proposed zoning map, planning analysis, consistent with the Comprehensive Plan, mitigation techniques, summary findings of fact, concurrency, applicable rezone considerations, and answered questions by the board regarding possibility of multi-family use, why this is not a planned unit development and city utilities along Laurel Road.

Mr. Boone, being duly sworn, spoke regarding summary of application, annexation of property, mixed use area, asking for 5.5 dwelling units per acre or PUD, showed aerial map, mixed use zoning, consistent with comprehensive plan, and answered board questions regarding water and sewer issue, city services and wetlands on the property.

Cheri Criss, 1651 Laurel Road, Nokomis, being duly sworn, spoke regarding her concerns with boundary issues, scrub jay habitat, which areas will be put away for environmental, any concerns with her family riding dirt bikes and her property remaining as is.

Mr. Boone spoke regarding resident concerns, showed aerial view of where the property will be bordering the neighbor's properties, no development beginning on property at this time and answered questions regarding letter received by Sarasota County relative to emergency access.

Mr. Snyder closed the public hearing.

Meeting went into recess from 3:37 p.m. through 3:49 p.m.

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, with the affirmative Findings of Fact in the record, and recommends to City Council approval of Zoning Map Amendment Petition No. 17-12RZ.

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