

16-01AN

SHYD, LLC - Annexation

Planner: James Koenig, AICP, Planner

Agent: Greg Roberts, Esq.

Applicant: SHYD, LLC

Chair Snyder stated the Annexation Petition and the Comprehensive Plan Amendment are legislative hearings and the the Zoning Map Amendment Petition is a quasi-judicial hearing and read a memorandum regarding advertisement and written communication, opened public hearing, confirmed speaker cards completed by all those who will offer testimony, or speak under audience participation.

Ms. Fernandez questioned board members concerning ex parte communications and conflicts of interest. Ms. Moore, Mr. Snyder, Mr. Newsom and Mr. Graser all had site visits with no communication. Mr. Graser also disclosed that he works closely with Greg Roberts on land transactions and will remain unbiased in his decisions during the hearing.

Mr. Koenig, did an overview of summary information, and spoke regarding city council approval, property background, aerial photograph, photos of subject and surrounding properties, existing future land use map, existing zoning map, planning analysis, consistency with Chapter 171, F.S., comprehensive plan, concurrency review, summary findings, and answered questions by the board regarding parcel B.

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 the affirmative Findings of Fact in the record, and recommends to City Council for approval of Annexation Petition No. 16-01AN with the following stipulations, that the property owner must remove the current land use of cattle grazing from the subject properties to not create a nonconforming use within the city prior to approval of the concurrently processed Comprehensive Plan Amendment (16-02CP) and Zoning Map Amendment (16-06RZ) petitions and property owner to provide an access easement across northern portion of Parcel B (PID 0404-12-0001) to allow access to Parcel A (PID 0404-05-0002) if parcels are sold independently.

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

Absent: 1 - Mr. Murphy