

17-04CP

Village on the Isle Comprehensive Plan Amendment

Staff: Scott Pickett, AICP, Senior Planner

Agent: Dean Paquet, P.E., Kimley-Horn & Associates, Inc.

Owner: The Southwest Florida Retirement Center, Inc. & Emmanuel Lutheran Church, Inc.

Chair Snyder stated this was a legislative 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.

Mr. Pickett spoke regarding project summary, planned land swap, existing and proposed improvements to include the north and south portion of the Village on the Isle campus, aerial photograph and existing land use, future land use and existing zoning maps, special designation, proposed small scale map amendment, review of plan amendment and development potential.

Discussion followed regarding building height of new and existing structures.

Mr. Pickett continued to speak on the plan amendment, summary findings and answered board questions regarding the comprehensive plan, possible conflicts, confusion with map and maximum density.

The commission was in recess from 2:57 p.m. to 3:05 p.m.

Greg Roberts, Attorney, Klingbeil & Roberts spoke regarding the comprehensive plan, additional one acre, not changing language or terms, site and development plan and answered board questions regarding whether the old nursing home building will be torn down.

Mr. Snyder closed the public hearing.

A motion was made by Mr. Murphy, 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 in compliance with Florida Statute Chapter 163, RECOMMENDS TO CITY COUNCIL APPROVAL of Comprehensive Plan Amendment Petition No. 17-04CP. The motion carried by the following vote:

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

Mr. Shrum spoke regarding map amendment, separate motion to include amendment and providing clarification to city council.

Mr. Roberts spoke regarding the map being in the staff report, clarification on what parcel of land is in question, sketch to be drawn within the next two weeks, revising the map, avoiding any setbacks with city council review and potential questions being raised.

Mr. Shrum showed current map and where the changes will be made.

Discussion took place regarding leaving map as is, moving forward being more beneficial, vacating current motion and making a new motion to amend the triangular portion of the map.

A motion was made by Mr. Towery, seconded by Mr. Graser, to vacate the commission's prior recommendation to city council and a make a new motion, 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 in compliance with Florida Statute Chapter 163, RECOMMENDS TO CITY COUNCIL APPROVAL of Comprehensive Plan Amendment Petition No. 17-04CP inclusive of the triangular portion shown on the map in question. The motion carried by the following vote.

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