

between Old Dixie Highway and 58th Avenue. Stoneridge, LLC, Owner. Wantman Group, Inc., Agent. Zoning: RS-6, Residential Single-Family (up to six units per acre). Land Use Designation: L-2, Low Density Residential-2 (up to six units per acre). Density: 2.58 units per acre. (SD-19-05-02 / 2004110052-83811) [**Quasi-Judicial**]

Chairperson Mr. Todd Brognano asked the Commissioners to reveal any ex-parte communication with the applicant or any conflict that would not allow them to make an unbiased decision. The members stated that they had not had any ex-parte communication.

The secretary administered the testimonial oath to those present who wished to speak at tonight's meeting on this matter.

Mr. Ryan Sweeney, Senior Planner of Current Development, reviewed information regarding the request for preliminary plat approval and gave a PowerPoint presentation, copies of which are on file in the Board of County Commissioners (BCC) Office. He recommended that the Commission grant preliminary plat approval for Bridge Creek with conditions stated in the staff report and proceeded to answer questions from the Commissioners regarding the proposed project.

Mr. Phil Matson, Community Development Director, clarified details of the project with regard to traffic.

Representative for the Applicant, Mr. Joseph Paladin, President of Black Swan Consulting and Management Corporation, offered to answer questions regarding the proposed development.

ON MOTION BY Ms. Beth Mitchell, SECONDED BY Mr. Alan Polackwich Sr., the members voted unanimously (5-0) to approve staff recommendations on this Quasi-Judicial matter.

Public Hearings

Chairperson Mr. Todd Brognano read the following into the record:

A. Magnolia PD: Request for conceptual special exception planned development (PD) plan approval and concurrent preliminary PD plan/plat approval for a 77 single-family detached home planned development to be known as Magnolia PD. Located on the south side of Fourth Street and the east side of 58th Avenue. Magnolia Manor

Holdings, LLC, Owner. Schulke, Bittle & Stoddard, LLC, agent. Zoning: RS-3, Residential Single-Family (up to three units per acre). Land Use Designation: L-1, Low Density Residential-1 (up to three units per acre). Density: 2.07 units per acre. (PD-18-11-14 / 2005030306-82553) [**Quasi-Judicial**]

Chairperson Mr. Todd Brognano asked the Commissioners to reveal any ex-parte communication with the applicant or any conflict that would not allow them to make an unbiased decision. The members stated that they had not had any ex-parte communication.

The secretary administered the testimonial oath to those present who wished to speak at tonight's meeting on this matter.

Mr. John McCoy, Chief of Current Development, reviewed information regarding the request for conceptual special exception PD plan approval and concurrent preliminary PD plan/plat approval and gave a PowerPoint presentation, copies of which are on file in the Board of County Commissioners (BCC) Office. He recommended that the Commissioners recommend that the BCC approve the conceptual special exception PD plan approval and concurrent preliminary PD plan/plat for Magnolia PD with the conditions listed in the staff report and proceeded to answer questions from the Commissioners regarding the proposed project.

Chairperson Mr. Todd Brognano opened the public hearing.

Mr. Chuck Mechling, Representative for the Applicant, clarified details of the proposed development.

The secretary administered the testimonial oath to Ms. Lamarre Notargiacomo who wished to speak at tonight's meeting on this matter but had failed to swear in earlier in the meeting. Ms. Notargiacomo, resident of Cypress Lake subdivision, communicated her frustrations regarding the proposed project with regard to traffic congestion in the area.

The secretary administered the testimonial oath to Mr. Jim Jontz who wished to speak at tonight's meeting on this matter but had failed to swear in earlier in the meeting. Mr. Jontz inquired as to the landscape property separation, drainage changes and pepper tree removal between the proposed project and Stonebridge, of which he is a resident.

Mr. Jodah Bittle of Schulke, Bittle & Stoddard, LLC described the proposed drainage easements of the proposed project.

The secretary administered the testimonial oath to Mr. Richard Notargiacomo who wished to speak at tonight's meeting on this matter but had failed to swear in earlier in the meeting. As a resident of the neighboring Cypress Lake subdivision, Mr. Notargiacomo conveyed his displeasure of the potential increased traffic as well as the lack of sidewalks around of the proposed project.

Mr. Phil Matson, Community Development Director, clarified details of the proposed project with regard to sidewalks.

Chairperson Todd Brognano closed the public hearing.

ON MOTION BY Mr. Chip Landers, SECONDED BY Ms. Beth Mitchell, the members voted unanimously (5-0) to approve staff recommendations on this Quasi-Judicial matter.

Commissioner's Matters

There were none.

Planning Matters

Mr. John McCoy, Chief of Current Development, advised that the next scheduled meeting on March 12, 2020 will likely occur and advised the Board that the newly appointed District 5 Appointee is Mr. Harry Howle.

Attorney's Matters

There were none.

Adjournment

There being no further business, the meeting adjourned at 8:12 p.m.