

Portion of Unapproved 12/13/18 PZC Meeting Minutes

Representing the Applicant, Mr. Stephen Moler of Masteller & Moler, Inc., clarified details of the project and answered questions from the commissioners.

Ms. Kristina Newcomb, owner of property adjacent to the proposed PD, inquired about landscape buffers.

Mr. Joseph Paladin, President of Black Swan Consulting and Management Corporation, voiced his support on behalf of his client whose business is adjacent to the proposed PD.


Mr. Daniel Ritchey, owner of property adjacent to the proposed PD, discussed his cooperation with the Applicant and requested that the proposed Type B buffer on the west side of his property be upgraded to a Type A.

Chairman Polackwich closed the public hearing.

ON MOTION BY Dr. Day, SECONDED BY Ms. Waldrop, the members voted (3-1) to approve staff recommendations on this Quasi-Judicial matter. Chairman Polackwich abstained and Mr. Landers was the opposing vote. This motion did not pass.

ON MOTION BY Mr. Brognano, SECONDED BY Ms. Waldrop, the members voted unanimously (4-0) to approve staff recommendations on this Quasi-Judicial matter with the addition of a Type A buffer on the western border of the Ritchey property. Chairman Polackwich abstained from the vote.

Chairman Polackwich read the following into the record:

 **B. Franzia Properties, LLC Request to Rezone +/- 16.9 acres from A-1 to RS-6. Located near the southeast corner of 66th Avenue and 8th Street (675 66th Avenue). (RZON-2018090010-82700) [Quasi-Judicial]**

Chairman Polackwich 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.

Chairman Polackwich opened the public hearing and the secretary administered the testimonial oath to those present who wished to speak on this matter.

Attachment 3

Mr. William Schutt, Senior Economic Development Planner, reviewed information regarding the rezoning request 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 Board of County Commissioners approve the rezoning request with conditions listed in the staff report.

Mr. William Schutt and Mr. Stan Boling proceeded to answer questions from the Commissioners regarding the request.

Adjacent property owner Mr. Bill Jenkins voiced his concerns regarding future development and the impact on his property.

Mr. Peter Collette, Vice President of the Homeowners Association of the neighboring community, sought clarification of the possible impact of the water quality in the shared lake with increased population. Staff assured him that the future development would be on county sewer rather than septic systems.

Mr. Greg Kingsley, whose home borders the property in question, inquired about landscape buffers and access points to future developments.

Ms. Sue Bannick, homeowner adjacent to the future development, discussed the history of the shared lake and her apprehension about future water quality as she utilizes it for swimming and boating on a regular basis.

Chairman Polackwich reiterated that all that is being sought tonight is rezoning and that no specific development plan is being offered but if and when one is submitted to the County for approval, the adjacent homeowners would be contacted if they provide Staff with their contact information.

Chairman Polackwich closed the Quasi-Judicial hearing.

 **ON MOTION BY Mr. Brognano, SECONDED BY Dr. Day, the members voted unanimously (5-0) to approve staff recommendations on this Quasi-Judicial matter.**

Commissioner's Matters

There were none.

Planning Matters