MEMBERS PRESENT: Chairman Mark Langello, Michael Boyd, Timothy Conner, Laureen Kornel, and Anthony Lombardo

MEMBERS ABSENT: Arthur Barr excused, Robert Dickinson excused

STAFF PRESENT: Adam Mengel, Planning Director; Wendy Hickey, Planner

BOARD COUNSEL: Albert Hadeed sitting in for Kate Stangle, of Broad and Cassel

Chairman Langello called the meeting to order

1. Roll Call.
   Attendance was confirmed by Ms. Hickey and a quorum was present.

2. Pledge of Allegiance.
   Chairman Langello led the Pledge of Allegiance to the Flag.

3. Approval of the February 13, 2018 regular meeting minutes.
   Ms. Hickey advised of a scrivener’s error in Line 12 page 1 of the minutes stating it should say Chairman Langello.

   Motion to approve the February 13, 2018 minutes as corrected made by Mr. Boyd and seconded by Mr. Connor.

   Approved unanimously.

4. Quasi-judicial requiring disclosure of ex parte communication:
   Application #3126 – APPLICATION FOR REAR YARD SETBACK VARIANCE IN THE PUD (PLANNED UNIT DEVELOPMENT) DISTRICT – request for relief from the required 20 foot rear setback for an existing swimming pool and screen enclosure at 2 Valencia Court; Parcel Number: 04-11-31-3016-00000-0060; 0.49+/- acres. Owner/Applicant: W. H. and Carol Britton.

   Chairman Langello asked for exparte disclosures, none provided.

   Planning Director Adam Mengel presented the item and staff’s recommendation for approval.

   Chairman Langello opened the Public Hearing. Hearing none he closed the public hearing and asked for Board comments.
Motion to approve made by Mr. Boyd, seconded by Ms. Kornel. 
Motion carried unanimously.

5. Quasi-judicial requiring disclosure of ex parte communication:
   Application #3127 – APPLICATION FOR REVIEW – SITE DEVELOPMENT PLAN
   APPROVAL FOR AN EXISTING SPECIAL USE IN THE PUD (PLANNED UNIT
   DEVELOPMENT) DISTRICT – request for Site Development plan approval for system
   improvements to the Dunes Community Development District Wastewater Treatment Plant at 101
   Jungle Hut Road. Parcel Number: 04-11-31-2984-00020-0000; 24.02 acres. Owner: Dunes
   Community Development District/Applicant: Paul J. Gilsdorf, Petticoat-Schmitt Civil
   Contractors, Inc.

   Chairman Langello asked for exparte disclosures, none provided.

   Planning Director Adam Mengel presented the item and staff’s recommendation for approval
   subject to the following conditions:

   1. Development to occur according to the site plan submittal consisting of 13 pages dated
      February 2018.
   2. Securing all applicable permits prior to site development.

   Paul Gilsdorf, Petticoat – Petticoat-Schmitt Civil Contractors, applicant gave a brief
   overview of the project.

   Chairman Langello opened the Public Hearing.

   Teresa Schantzen 13 Driftwood Lane, asked if there would be any change such as odor etc.

   Mr. Gilsdorf responded that there will be no change all improvements will be interior to the
   existing site and nothing would be higher nor will there be any additional odor

   Chairman Langello closed the Public Hearing and asked for Board comments.

   Motion to approve made by Ms. Kornel, seconded by Mr. Boyd.
   Motion carried unanimously.

6. Staff Comments

   None
7. Board Comments

None.

8. Public Comments- Each speaker will be allowed up to three minutes to address the Planning and Development Board on any item or topic not on the agenda.

9. Adjournment

Motion made by Mr. Boyd, seconded by Ms. Kornel at 6:19 p.m.

Prepared by: Wendy Hickey
Reviewed by: Adam Mengel