

**Petition DB-09-88 SUB Causseaux, Hewett, and Walpole, Inc., agent for Land Estates, LLC. Design plat review for Phase II of Hidden Lake Subdivision. Zoned: PD (Planned development). Located at NW 75<sup>th</sup> Place at NW 21<sup>st</sup> Way, parcel no. 07814-002-001.**

Mr. Calderon made the presentation indicating that the petition is for Design Plan for Phase II of a development approved in the county. He indicated that the development was annexed into the city in 1992 and a petition for design plat of Phase II was submitted to the city on June 10, 2005. The board voted to approve the petition with a condition that but the mitigation concerns must be resolved prior to City Commission review. Mr. Calderon used a PowerPoint presentation to show the location of the property, surrounding land uses, zoning and existing development. Mr. Calderon showed the original subject parcel and how it was broken up over the years. Some of the areas originally designated as residential was removed and converted to residential and a portion left as a buffer to remain in a natural state. Mr. Calderon indicated that at the time of initial approval of the PUD by the county, a layout of lots was presented but a plat was not approved establishing the lots. He indicated that the number of lots have been reduced to address existence of wetlands and environmental concerns. He showed the relationship of the subject property to surrounding development and established consistency with the Comprehensive Plan, the official roadway map and environmental factors. Mr. Calderon illustrated how the project avoided wetland areas and how it has minimized impacts leading up to the proposed mitigation. Mr. Calderon indicated that staff considered the area intended to be left in a natural state and determined that it has been degraded and that the project will be better served by restoring the area to a natural state through the mitigation plan.

Mr. Walpole addressed the board indicating that the applicant agrees with all the conditions including the placement of sidewalks which was not included in the first proposal. Mr. Walpole called on Mr. Salafrio to explain the mitigation and briefly explained UMAM in relationship to the subject property.

The board asked several environmental questions.

Mark Garland addressed the board and explained the basis of his determination that the plan satisfied the avoidance, minimization and mitigation requirement and his recommendation of approve. He specifically addressed how the existing natural area has been degraded and the benefits of mitigation to the overall area.

The board asked about the benefit of such a large cul-de-sac considering the environmental sensitivity of the surrounding areas.

Mr. Walpole indicated that the design is in response to meeting the design standards of the subdivision ordinance.

The board also expressed concern about having sidewalks in the Phase II portion since it is not included in the Phase I portion as well as the added impacts to the environmentally sensitive areas.

Ms. Karen Billings addressed the board as a representative of the Hidden Lake Phase I residents. She asked the board to continue or deny the project because of three reasons: 1. No recent neighborhood workshop and the lack of notice to some property owners on the south side; 2. The need to look at the broader general area because of the number of projects proposed in the general area, Wal-Mart, One-Stop Center, Senior Center, nearby industrial development and the Plum Creek development; 3. To allow time for the Water Management District to make a determination about accepting ownership and maintenance of the mitigation area. She stated that the Phase I residents are not in favor of the sidewalks.

The board asked questions about maintenance of the mitigation areas.

Mr. Walpole answered that the intent is to establish a Home Owners Association that would be responsible for maintaining the mitigation areas.

Other questions by the board dealt with the time of the neighborhood meeting and public notice.

The meeting continued with questions and answers about the mitigation and maintenance of the mitigation area.

The board then entertained a request for a motion.

<b>Motion By:</b> Mr. Haviland	<b>Seconded by:</b> Mr. Lane
<b>Moved to:</b> Approve Petition DB-09-88 SUB as presented by staff with a request to remove the sidewalks if possible and to authorize staff to explore the options for a pedestrian connection to the adjacent development to the north if there would be no greater impacts on the wetland areas.	<b>Upon Vote:</b> 6 - 0