

CHARLOTTE COUNTY PLANNING AND ZONING BOARD
Administration Center, 18500 Murdock Circle, Room 119, Port Charlotte, Florida
Minutes of Regular Meeting
October 12, 2009 @ 1:30 p.m.

Call to Order

Chair Hess called the meeting to order at 1:29 p.m. and it was noted a quorum was present.

Roll Call

PRESENT

Paula Hess
Audrey Seay

James Marshall
Brenda Bossman

ABSENT

Michael Gravesen

ATTENDING

Richard Browne, Assistant County Attorney
Gayle Moore, Recording Secretary
Jerry Olivo, School Board

APPROVAL OF MINUTES

The minutes of September 14, 2009 were approved as circulated.

ANNOUNCEMENTS

Chair Hess announced that both large scale plan amendments (Items 2 and 3 on the agenda) had been continued to the November 9, 2009 meeting. She stated there would be a discussion at the end of the agenda items to be discussed, regarding the LPA and the Board's Comprehensive Plan workshop scheduled for Oct. 23rd.

PETITIONS

SV-09-08-02

Legislative

Commission District III

Richard Bossey has applied for a Street Vacation to vacate portions of S. Apperson Circle (platted Apperson Road) and Wigmore Avenue, Port Charlotte Subdivision Section 85 (as recorded in Plat Book 6, Pages 60A-60Q of the Official Records of Charlotte County, Florida). The site is east of Winborough Drive, north of Robin Road, south of Appleton Boulevard, and west of the Santa Cruz Waterway, and consists of 2.64 acres, more or less, located in Section 29, Township 41S, Range 21E, in Commission District III.

Staff Presentation

Steven Ellis, Planner II, presented the findings and analysis of the unified petition with a recommendation of *Approval*, based on the reasons stated in the staff report dated September 25, 2009.

Questions for Staff

Mr. Marshall asked why there were only two conditions; **Mr. Ellis** clarified the staff report. **Mr. Marshall** stated his concern over the environmental staff's recommendation about the exotics, and asked why the recommended clearing would have to wait for development and not just be required regardless; in response to a question from the Chair, **County Attorney Browne** said it could be added as a condition, which Mr. Marshall said he would want to do.

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These minutes have been approved by the Charlotte County Planning and Zoning Board.

Applicant's Presentation

Mr. Richard Bossey, applicant, spoke in support of the project, noting that he had no objection to clearing the exotic plants off the property. He spoke about the business reasons for enlarging the footprint of the property, which is why the street vacation is being requested, noting that in particular, storage options for larger vessels were limited. **Chair Hess** asked him to state if he was agreeable to the conditions, including the third proposed, and he agreed.

Ms. Bossman asked for clarification about the status of this request with respect to the Comp Plan's direction against preventing access to the water by the public. **Mr. Ellis** responded with regard to the easement for canal maintenance, but **Ms. Bossman** clarified that she meant access for the public, not for County functions. **Mr. Bossey** countered that this is a canal and not a waterway such as the river or harbor which attracts the public.

Public Input

Mr. Denny Curtis, past HOA President for South Gulf Cove, stated the community was in favor of the petition since it would help private landowners have a place other than driveways and side yards to store their boats.

- **Ms. Seay** moved to close the public hearing, second by **Ms. Bossman** with a unanimous vote.

Discussion

Mr. Marshall asked if anyone had assigned a monetary value to the property being vacated. **Mr. Ellis** clarified the answer to the question from Ms. Bossman regarding access to the waterways for the public, noting that it presently was an "unwritten policy" but one that would be part of the forthcoming Comprehensive Plan update. **Chair Hess** noted in response to Mr. Marshall's inquiry, that vacations are generally considered to be beneficial, because the property goes back on the tax rolls maintenance becomes the responsibility of the owner.

Recommendation

Ms. Bossman moved that application **SV-09-08-02** be forwarded to the Board of County Commissioners with a recommendation of *Approval with three conditions, the third to be the requirement to remove exotic trees from the site*, based on the findings and analysis in the staff report dated September 25, 2009, along with the evidence presented at today's meeting, second by **Ms. Seay** with a unanimous vote.

The Board next moved on to further discussion of the role of the LPA in the current Comprehensive Plan rewriting. **Chair Hess** stated that since the last meeting, she had researched the development of the Comp Plan and recognized that the new approach (soliciting public participation online) was going very well and has gained the approval of all those **Chair Hess** spoke to. She stated that she now understands that the LPA should follow the process online, hold at least one public hearing and make the final recommendation. She polled the members about continuing as the LPA and all Board members indicated they were in favor of continuing.

Regarding the workshop scheduled for Oct. 23rd, clarification was provide to Board members by **Mr. Ruggieri** regarding what the workshop will include, which is expected to be everything except public comments was his response. **Chair Hess** requested that printed

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copies of the draft Plan be provided to Board member for the workshop, which was agreed to.

Chair Hess next drew the Board's attention to the Planning Workshops being held in County libraries; **Mr. Ruggieri** clarified that those workshops were not specifically about the Comp Plan but were conceived as being more in terms of education regarding the planning process and how the public can interact with the planning process to make recommendations. There was additional discussion about the timeline for the Comp Plan after the Oct. 23rd workshop, with details about the public hearing dates and times.

Ms. Seay asked that next time the plan rewrite process beginning be announced at the outset. She said she had reviewed the material and found it much easier to understand than the previous Comp Plan had been; **Mr. Ruggieri** said that simplification and usability were among the main goals they had undertaken. **Chair Hess** said she agreed and talked about the commenting process, particularly the contributions from Rob Berntsson's firm.

Ms. Seay offered her comments on a new project getting started in the community, initiated by Team Punta Gorda, regarding the south gateway entrance. **Chair Hess** also mentioned the initiative regarding Amendment 4, Hometown Democracy, and urged her members to speak to and educate all their friends on the inherent problems in that option.

There being no further business to come before the Board, meeting was adjourned at 1:52 p.m.