

CHARLOTTE COUNTY PLANNING AND ZONING BOARD
Administration Center, 18500 Murdock Circle, Room 119, Port Charlotte, Florida
Minutes of Regular Meeting
February 14, 2011 @ 1:30 p.m.

Call to Order

Chair Hess called the meeting to order at 1:30 p.m. and upon the Secretary calling the roll, it was noted a quorum was present.

Roll Call

PRESENT

Paula Hess
Michael Gravesen
Michael Brown
James Marshall
Brenda Bossman

ABSENT

ATTENDING

Derek Rooney, Assistant County Attorney
Gayle Moore, Recording Secretary

APPROVAL OF MINUTES

The minutes of January 10, 2011 were approved as circulated.

ANNOUNCEMENTS

Chair Hess thanked the Board for their show of confidence in her at the time of her re-election. The oath was administered whereupon the meeting commenced.

PETITIONS

PP-10-12-04

Quasi-Judicial

Commission District IV

G2 ProVentures, LLC, has applied for a Preliminary Plat for one hundred (100) recreational vehicle lots and one (1) single-family caretaker's lot. The site is east of Myakka Pointe Drive, north of the Myakka River, south of Silver Lakes Circle, and west of Sturkie Avenue, and consists of 29.72 acres, more or less, located in Section 28, Township 40S, Range 21E, in Commission District IV.

Staff Presentation

Steven Ellis, Planner II, presented the findings and analysis of the petition with a recommendation of *Approval*, based on the reasons stated in the staff report dated January 27, 2011 and the evidence presented at the public hearing on the application.

Questions for Staff

Chair Hess asked that it be clarified that no comments received on the project raised any objections or conditions on the project, which **Mr. Ellis** confirmed. She also raised a question with regard to the ultimate access to the project site, which was answered by the applicant's agent as part of her presentation.

Applicant's Presentation

Geri Waksler, Esq., representing applicant G2 ProVentures, LLC, spoke in support of the project, noting that access to the site will be via Myakka Avenue. She gave additional detail, referencing the vacation which was recently approved and the status of those lots within Riverwood which were not part of that community and which if developed would have access

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

via Jaycox Rd. Additionally, there are lots much further up River Beach Drive which, if developed, would also have access through the applicant's property. She mentioned the on-going negotiations with Riverwood, focusing specifically on Jaycox Ave. and access via that "paper road" into the Riverwood development; she spoke with reference to the project graphics available to the Board.

Chair Hess asked if all conditions on the PD were still in effect, since some referenced the access issue; **Ms. Waksler** further clarified details of the access question, noting all the RV Resort residents will have ingress-egress along Myakka Ave., which is a regular road, and the access via Jaycox refers specifically to those lot owners in Riverwood adjacent to the project boundaries.

Public Input

None.

- **Mr. Marshall** moved to close the public hearing, second by **Mr. Gravesen** with a unanimous vote.

Discussion

Chair Hess further discussed the access issue with Ms. Waksler, who clarified that the PD conditions refer to property owners other than those who would be living within the RV Resort property.

Recommendation

Mr. Marshall moved that application **PP-10-12-04** be forwarded to the Board of County Commissioners with a recommendation of *Approval*, based on the findings and analysis in the staff report dated January 27, 2011, along with the evidence presented at today's meeting, second by **Mr. Gravesen** and carried by a unanimous vote.

There being no further business to come before the Board, meeting was adjourned at 1:42 p.m.