

CHARLOTTE COUNTY PLANNING AND ZONING BOARD
Administration Center, 18500 Murdock Circle, Room 119,
Port Charlotte, Florida
Minutes of Regular Meeting
November 5, 2012, 1:30 p.m.

CALL TO ORDER

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

ROLL CALL

PRESENT

Paula Hess
Michael Gravesen
Brenda Bossman
Steve Vieira
John Mahshie

ABSENT

ATTENDING

Joshua Moye, Assistant County Attorney
Gayle Moore, Recording Secretary

APPROVAL OF MINUTES

The minutes of October 8, 2012 were approved as circulated.

ANNOUNCEMENTS

The Chair announced that item one on the agenda has been continued at the request of the applicant. The oath was administered, whereupon the meeting commenced.

PETITIONS

PA-12-09-12 Legislative Commission District II

Pursuant to Section 163.3184(3), Florida Statutes, adopt a Small Scale Plan Amendment to change Charlotte County FLUM Series Map #1: 2030 Future Land Use, from Commercial (COM) and Low Density Residential (LDR) to Commercial (COM); for property located north and east of Santa Maria Drive, south of Morningside Drive and west of Tamiami Trail (U.S. 41), in the Punta Gorda area, containing 1.01± acres; Commission District II; Petition No. PA-12-09-12; applicants: Thomas Frey and Marie C. Frey; providing an effective date.

Z-12-09-13 Quasi-Judicial Commission District II

An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Commercial Intensive (CI), Residential Multi-family 5(RMF-5) and Residential Single-family 3.5 (RSF-3.5) to Commercial Intensive (CI); for property located north and east of Santa Maria Drive, south of Morningside Drive and west of Tamiami Trail (U.S. 41), in the Punta Gorda area, containing 1.01± acres; Commission District II; Petition No. Z-12-09-13; applicants: Thomas Frey and Marie C. Frey; providing an effective date.

Staff Presentation

Jie Shao, Planner III, presented the findings and analysis of the petition with a recommendation of *Approval*, based on the reasons stated in the staff report dated October 19, 2012.

Questions for Staff

None.

Applicant's Presentation:

Michael P. Haymans, Esq., agent for the applicants, reminded the Board that this had been a two-part process, beginning with a street vacation earlier this year as a first step in unifying the property. The applicants' goal is to deepen the commercial area so that it isn't merely a strip along the road. **Mr. Haymans** noted that applicants agree with the staff report.

Public Input

None.

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

Discussion

Chair Hess noted that the project was in her district, and that she approved of the project.

Recommendation

Mr. Gravesen moved that application **PA-12-09-12** be forwarded to the Board of County Commissioners with a recommendation of *Approval*, based on the findings and analysis in the staff report dated October 19, 2012, along with the evidence presented at today's meeting, second by **Mr. Mahshie** and carried by a unanimous vote.

Mr. Gravesen moved that application **Z-12-09-13** be forwarded to the Board of County Commissioners with a recommendation of *Approval*, based on the findings and analysis in the staff report dated October 19, 2012, along with the evidence presented at today's meeting, second by **Mr. Mahshie** and carried by a unanimous vote.

Chair Hess welcomed the new Assistant County Attorney Josh Moyer. A question was raised about the December agenda, and upon review the Recording Secretary is to confirm with Board members whether there will be any matters to be heard.

There being no further business to come before the Board, meeting was adjourned at 1:38 p.m.