

CHARLOTTE COUNTY PLANNING AND ZONING BOARD
Administration Center, 18500 Murdock Circle, Room 119,
Port Charlotte, Florida
Minutes of Regular Meeting
March 10, 2014 @ 1:30 p.m.

Call to Order

Chair Hess called the meeting to order at 1:31 p.m. and upon the Secretary calling the roll, it was noted a quorum was present.

Roll Call

PRESENT

Paula Hess
Michael Gravesen
Ken Chandler
Stephen Vieira

ABSENT

Paul Bigness

ATTENDING

Joshua Moye, Assistant County Attorney
Gayle Moore, Recording Secretary

APPROVAL OF MINUTES

The minutes of January 13, 2013 were approved as circulated.

ANNOUNCEMENTS

Chair Hess welcomed new member Ken Chandler, representing District IV, and also noted the fact that he has agreed to be the permanent representative from the Board to the Affordable Housing Committee.

Upon administering of the oath, the meeting commenced.

PETITIONS

Z-14-01-01 Quasi-Judicial Commission District III

An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Planned Development (PD) to Residential Multi-family 3.5 (RMF-3.5), for property located South of San Casa Drive and East of Placida Road (C.R. 775), in the Englewood area, containing 169.68± acres; Commission District III; Petition No. Z-14-01-01; applicant: Placida 169 Holdings, LLC; providing an effective date.

Staff Presentation

Jie Shao, 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 February 19, 2014, giving brief details of the petition and the historical material regarding the property under discussion. This property had previously been approved for a Planned Development for an RV park; subsequent Board action on this property limited the density available on this property, and development into an RV Park is not now considered appropriate.

Questions for Staff

None.

Applicant's Presentation

Robert H. Berntsson, Esq., applicant's agent, spoke briefly in support of the project, which he noted has been "in development" for over a decade without coming to completion. He noted that the excavations which had occurred over the years had somewhat limited the site plan options, but were now intended to serve as amenities to the residential subdivision which is currently envisioned, and which will likely include a mix of stand-alone single-family homes and villas or duplexes.

Chair Hess noted that current housing market is certainly more inclined toward a standard residential subdivision than to an RV Park, which supports the request for a change in zoning.

Mr. Vieira asked about the contingency conditions of closing, which Mr. Berntsson described.

Public Input

None.

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

Discussion

Chair Hess stated that this project does meet the requirements of the Comp Plan and stated that she agrees with the staff recommendation of approval.

Recommendation

Mr. Gravesen moved that application Z-14-01-01 be sent to the Board of County Commissioners with a recommendation of *Approval*, based on the findings and analysis in the staff report dated February 19, 2014, along with the evidence presented at today's meeting, second by **Mr. Vieira** and carried by a unanimous vote.

Chair Hess called for any further comments; **Mr. Cullinan** advised the Board that item two would be pushed forward to the April meeting, citing the difficulty staff had encountered in getting the necessary information from the smaller utility providers in the County.

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