

CHARLOTTE COUNTY PLANNING AND ZONING BOARD
REGULAR MEETING
Administration Center, 18500 Murdock Circle, Room 119, Port Charlotte, Florida

Board Members

Michael Gravesen, Chair
Paul Bigness, Vice-Chair
Stephen Vieira, Secretary
Don McCormick
Clint Baker



District

District V
District III
District I
District II
District IV

MINUTES
REGULAR MEETING

September 12, 2022, at 1:30 P.M.

Call to Order

Chair Gravesen called the meeting to order at 1:30 pm

Roll Call

Upon the roll being called it was determined a quorum was present.
Mr. Baker was absent.

Approval of Minutes – August 8, 2022, Regular Meeting

The August 8, 2022 minutes were approved as circulated.

Announcements

None offered.

PETITIONS

1.) PP-22-06-01

Quasi – Judicial

Commission District I

Creekside Run LB, LLC, is requesting Preliminary Plat approval for a subdivision to be named, Creekside Run, consisting of 291 single-family residential lots and 25 tracts with associated infrastructure. This site contains 101.89± acres, and is generally located south of Bermont Road, north of the County line with Lee County, west of the County line with Glades County and east of Bluebird Trail, in the boundary of the Babcock Ranch Community Development of Regional Impact (DRI) Increment 2, within the East County area, and in Commission District I.

Shaun Cullinan, Planning and Zoning Official, provided the findings and analysis for Petition **PP-22-06-01** with a recommendation of approval based on the reasons stated in the staff report.

Questions for Staff

None offered.

Applicant's Presentation

Dan Hartley, with Peninsula Engineering, said he was sworn in. **Mr. Hartley** said he can answer any questions. They are good with the staff report.

Questions for Applicant

None offered.

Public Input

No one spoke for or against this request.

- **Mr. McCormick** moved to close the public comment, second by **Mr. Bigness**, with a unanimous vote.

Discussion

None

Recommendation

Mr. Vieira moved that **PP-22-06-01** be sent to the Board of County Commissioners with a recommendation of Approval, based on the findings and analysis in the staff memo dated July 22, 2022, Charlotte County Comprehensive Plan along with the evidence presented at today's meeting, second by **Mr. Bigness**; and carried by a unanimous vote.

2.) PP-22-06-03

Quasi-judicial

Commission District I

William Ryan Homes Florida, Inc. a Florida Corporation, has requested Preliminary Plat approval for a subdivision to be named, Babcock Ranch Community, Village II, Parcel 1 – Phase 1, consisting of 228 lots and 22 tracts for residential development, roadway, drainage, and open space. This site contains 148.323± acres and is generally located south of Bermont Road, north of the County line with Lee County, west of the County line with Glades County and east of SR 31, in the boundary of the Babcock Ranch Community Development of Regional Impact (DRI) Increment 2, within the East County area, and in Commission District I.

Shaun Cullinan, Planning and Zoning Official, provided the findings and analysis for Petition **PP-22-06-03** with a recommendation of approval with conditions, based on the reasons stated in the staff report.

Questions for Staff

None

Applicant's Presentation

Chad Peterson with William Ryan Homes, said he was worn in. **Mr. Peterson** said he would answer any questions.

Public Input

None offered.

- **Mr. McCormick** moved to close the public comment, second by **Mr. Bigness**, with a unanimous vote

Questions for staff

None

Recommendation

Mr. Vieira moved that **PP-22-06-03** be sent to the Board of County Commissioners with a recommendation of approval, based on the findings and analysis in the staff memo dated July 22, 2022, Charlotte County Comprehensive Plan along with the evidence presented the public hearing before the Planning and Zoning Board, second by **Mr. Bigness**; and carried by a unanimous vote.

3.) PP-22-07-02

Quasi-judicial

Commission District I

Park Square Enterprises, LLC has requested Preliminary Plat approval for a replat of part of Tract E-20, Babcock Ranch Community, Cypress Parkway, as recorded in Plat Book 23, Pages 15A through 15K, a residential subdivision to be named, Townwalk, consisting of 242 townhouse lots and nine tracts for roadway, utility, and common area. This site contains 26.28± acres and is generally located south of Lake Babcock Drive, northwest of Cypress Parkway and east of SR 31, in the boundary of the Babcock Ranch Community Development of Regional Impact (DRI) Increment 1, within the East County area, and in Commission District I.

Shaun Cullinan, Planning and Zoning Official, provided the findings and analysis for Petition PP-22-07-02 with a recommendation of approval, based on the reasons stated in the staff report.

Questions for Staff

None

Applicant's Presentation

No one was present for the applicant.

Questions for Applicant

None

Public Input

Robert Swan, who lives in the area, asked about this rezoning. He misunderstood the notice they received and thought they were rezoning the land.

Staff told him this is a preliminary plat. Not a rezoning. They explained how Babcock is building out certain areas.

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

Discussion

None offered.

Recommendation

Mr. Vieira moved that PP-22-07-02 be sent to the Board of County Commissioners with a recommendation of approval, based on the findings and analysis in the staff memo dated July 22, 2022, Charlotte County Comprehensive Plan along with and the evidence presented at the public hearing before the Planning and Zoning Board, second by **Mr. McCormick**; and carried by a unanimous vote.

4.) PAS-22-00004

Legislative

Commission District I

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 Low Density Residential (LDR) to Medium Density Residential (MDR), increasing density from 37 units to 74 units; for property located at 24258 Harborview Road and 4088 Oakview Drive, in the Port Charlotte area, containing 7.48± acres; Commission District I; Petition No. PAS-22-00004; Applicant: P. F. Poinciana LLC; providing an effective date

5.) PD-22-00006

Quasi-judicial

Commission District I

An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Residential Multifamily 5 (RMF-5) to Planned Development (PD), increasing density from 37 units to 74 units, for property located at 24258 Harborview Road and 4088 Oakview Drive, in the Port Charlotte area, containing 7.48± acres; Commission District I; Petition No. PD-22-00006; Applicant: P. F. Poinciana LLC; providing an effective date.

Jie Shao, Principal Planner, provided the findings and analysis for Petition PAS-22-0004 and PD-22-00006 with a recommendation of approval, based on the reasons stated in the staff report.

Questions for Staff

None offered

Applicant's Presentation

Geri Waksler, Esq. said she is representing the applicant. Ms. Waksler said this came before you twice before. Both petitions were approved. Part of this site was built from previous requests. Now they are proposing multi-family on the site. She said there is a need for multi-family housing in Charlotte County.

Public Input

Jack Cooley, who lives in the River Club community, which is across the street from this site, said River Club only has one entrance and exit. He said only about 60% of this club was notified.

A woman who did not say her name, said they raised concerns when this project came up a few years ago. It is aggravating to have to revisit this over and over because developers change. She said the comp plan shows low density in this area. She said there is no hardship why this should be allowed.

Bruce Kelly said each district should have an orderly and planned development. Development for this site was planned and now it is being changed to increase the density. If this gets approved, other sites in the area will also want more density. He is against this request.

Deborah Huddleston, who lives in the area, said she was sworn. Ms. Huddleston said the developer purchased this site as it was zoned. She said the staff report says this will not impact the neighborhood. That is incorrect. She said the right of way needs to be purchased by the County and the road needs repairs.

Phil Huddleston said he is finishing up his wife's report. He said these residential areas should have landscaping around the area. He said we should be following the 2050 comprehensive plan not rezoning this site. He was concerned with the level of service on the road.

Michael P. Haymans said he was sworn in. Mr. Haymans said he is representing the folks in the red shirts. He said the first time you heard this petition, you approved it but when the BCC heard it, they denied it. That first request was to triple the density. Now they came back and want to double the density. He said when the property owner goes to sell it, he will get more money because there is more density. He discussed the drainage and double the amount will not be able to drain properly. He said this is within 1200 feet of the Peace River. We protect heights close to the water, why are we not concerned about density close to the water?

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

Rebuttal

Ms. Waksler said the anger is over 37 multifamily units. She said because the land use is low density residential, everyone feels it needs to be developed for low density. The property to the north and south have already developed to medium density. Everything does not get approved at this meeting, they need to go through site plan approval. She said most adopted roads are at level of D service. She referred to a court case which talks about conflicts regarding road widening and development and who pays, mostly the developer.

Questions

Mr. McCormick asked about the transfer of development.

Ms. Waksler said this would be going from 37 to 74. They need to transfer in 37 more density from another coastal high hazard area in the County. So it is moved from one area to another. The density is coming from near the P.G. high school. Many times this helps with hurricane evacuation.

Mr. Vieira asked about the level of service. What is the difference between C and D?

Mr. Cullinan replied and said the level of service is during peak time. There was a traffic study done from Melbourne St. to Date Street which is only 50%, which operates at 69% of capacity.

Recommendation

Mr. Vieira moved that **PAS-22-00004** be sent to the Board of County Commissioners with a recommendation of approval, based on the findings and analysis in the staff memo dated August 5, 2022, Charlotte County Comprehensive Plan along with and the evidence presented at the public hearing before the Planning and Zoning Board, second by **Mr. McCormick**; and carried by a 3 to 1 vote. (Mr. Gravesen, Mr. Vieira and Mr. McCormick voted for the approval, Mr. Bigness voted against the approval)

Mr. Vieira moved that **PD-22-00006** be sent to the Board of County Commissioners with a recommendation of approval, based on the findings and analysis in the staff memo dated August 5, 2022, Charlotte County Comprehensive Plan along with and the evidence presented at the public hearing before the Planning and Zoning Board, second by **Mr. McCormick**; and carried by a 3 to 1 vote. (Mr. Gravesen, Mr. Vieira and Mr. McCormick voted for the approval, Mr. Bigness voted against the approval)

6.) 22LAD-00000-00002

Quasi-judicial

Commission District IV

A Resolution pursuant to Section 380.06(7), Florida Statutes (F.S.) and Section 3-9-10.1, Development of Regional Impact (DRI) Development Order (DO) Amendment Process and Procedure under Chapter 3-9, Zoning, the County's Land Development Regulation, amending Development Order, Resolution Number 2020-089, for Increment IV of the Murdock Center Development of Regional Impact (DRI) to revise Exhibit C: Murdock Center Increment IV Land Uses Table 10-1A-1 Project Description by amending the adopted Land Use Equivalency Matrix to add Mini-warehouse to this matrix; and using the revised Land Use Equivalency Matrix 1) to exchange approved 32 hotel rooms for 155,730 square feet of mini-warehouse; 2) to exchange approved 118 hotel rooms for 25,334 square feet of retail uses; 3) to exchange approved 125 beds of assisted living for 8,825 square feet of retail uses; and 4) to exchange approved 150 dwelling units of senior adult housing for 11,025 square feet of retail uses, on Parcel 2 of Increment IV of the Murdock Center DRI; and to amend Land Uses Table 10-1A-1 Project Description to reflect changes of development rights; for property generally located northeast of Tamiami Trail (U.S.41), southeast of Veterans Boulevard, and west of Cochran Boulevard, containing 98.36± acres, in the Port Charlotte area; Commission District IV, Petition No. 22LAD-00000-00002; applicant: Land America, LLC; providing an effective date.

Jie Shao, Principal Planner, provided the findings and analysis for Petition **22LAD-00000-00002** with a recommendation of approval, based on the reasons stated in the staff report.

Questions for Staff

None offered.

Applicant's Presentation

Robert Berntsson, Esq., represented the applicant, said he was sworn in. **Mr. Berntsson** said he has been working on the Murdock DRI for pretty much my whole career here in Charlotte County. Increment 4 is coming to an end now. They were going to have an assisted living in the area where BJ's came in. He will answer any questions.

Public Input

None offered.

- **Mr. Bigness** moved to close the public comment, second by **Mr. McCormick**, with a unanimous vote.

Discussion

None offered.

Recommendation

Mr. Bigness moved that **22LAD-00000-00002** be sent to the Board of County Commissioners with a recommendation of approval, based on the findings and analysis in the staff memo dated July 22, 2022, Charlotte County Comprehensive Plan along with and the evidence presented at the public hearing before the Planning and Zoning Board, second by **Mr. Vieira**; and carried by a unanimous vote.

7.) 22LAD-00000-00003

Legislative

Commission District II

A Resolution pursuant to Section 380.06(7), Florida Statutes (F.S.) and Section 3-9-10.1, Development of Regional Impact (DRI) Development Order (DO) Amendment Process and Procedure under Chapter 3-9, Zoning, the County's Land Development Regulation, amending the Development Order (DO) for the Heritage Landing Development of Regional Impact (DRI) to amend the approved development rights by 1) decreasing single-family dwelling units from 860 to 810 units, and concurrently increasing multi-family dwelling units from 950 to 1,000 units; 2) increasing the square footage of spa and tennis club from 7,500 to 9,000 square feet; 3) increasing tennis and pickleball courts from 10 to 12; revise Map H to be consistent with the proposed development rights; and revise the buildout date to reflect the extension of the buildout date of this DO per the Governor's Executive Orders; for property located northwest of Burnt Store Road, in portions of Sections 13, 17, 18, 19, and 20, Township 42 South, Range 23 East, containing 1,778± acres, in the Burnt Store area, Charlotte County; Commission District II; Petition No. 22LAD-00000-00003 Applicant: Lennar Homes, LLC; providing an effective date.

8.) PD-22-00005

Quasi-judicial

Commission District II

An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Planned Development (PD) to PD. This is a major modification of an existing PD for the Heritage Landing Development of Regional Impact (DRI) to 1) amend the development rights as set forth in the PD Concept Plan and PD conditions adopted in Ordinance Number 2019-022 to be consistent with development rights and Map H adopted via Petition 22LAD-00000-00003; and 2) revise accessory structure setback requirement; for property located northwest of Burnt Store Road, in portions of Sections 17, 19, and 20, Township 42 South, Range 23 East, containing 913.97± acres, in the Burnt Store area, Charlotte County; Commission District II; Petition No. PD-22-00005; Applicant: Lennar Homes, LLC; providing an effective date

Jie Shao, Principal Planner, provided the findings and analysis for Petition **22LAD-00000-00003** and **PD-22-00005** with a recommendation of approval, based on the reasons stated in the staff report.

Questions for Staff

None offered.

Applicant's Presentation

Robert Berntsson, Esq., represented the applicant, said he was sworn in. **Mr. Berntsson** said Lennar is the developer for Heritage Landings. This was originally called Caliente Springs, then Tern Bay. This went dormant. Lennar took over the project. The POD's can be single family or multi-family.

Public Input

Rob Hancik, who lives in the area, said he was sworn in. **Mr. Hancik** said the issue not being addressed is a proposed kayak and canoe ramp, which might turn into a boat ramp. He would like this to not be approved until DEP and SWFWMD approve this.

Valerie Cooper, who lives in the area, said this area is close to Heritage Landing. She said this Board should take a look at this area. There was a lot of wildlife but many birds and other animals have left the area with all the building. Think about the wild animals that were there before us.

John Fleming, the current chairman of the Burnt Store Coalition, said there are eleven communities up and down Burnt Store Road. The number one priority is preserving the wildlife. The presentation today fails to mention this. He asked the Board to table this and get the information from the Army Corp and others about preserving our wildlife.

Dr. Mariellen Kiss said she is also on the Burnt Store Coalition. We are very concerned about the environmental impact in this area. She said the kayak ramp is in the report but does not mention it will be open to the public.

Bob Dimuzio said he lives in Pirate Harbor and said you are looking at giving away preservation to our water and sensitive lands. You need to look at the overall affect. This ramp needs to be ADA accessible and have a rest room. None of this was mentioned in the report.

Mary Lowe who is a resident in this area said if you have 50 single family residents, they will probably have pools, and you may have 50 people without pools. We have been promised for years to have an amenity center which is finally going to open tomorrow. She said there is not room for 2 pickle board courts. A 2042 build out, 20 more years of building. We're still waiting for a club house which should have been done 3 years ago.

Phillip Smallwood said he lives in Pirate Harbor. He said 2 more foot closer to the preserve. If you have all this room, why do you need to go 2 more feet? If you put 32 units in the same area that would be 5 homes, they will ask for more homes in the future. They were supposed to have a 27 hole golf course, then it got changed to 18 holes.

Cary Stewart said she is a resident of Heritage Landing. She purchased in 2018. She was promised a lot when she moved in. She said now the 50 single family homes will be changed to 50 multi-family units. What type of homes will they be? Will they be 4 stories tall, 2 stories tall? When she bought her home she thought it was a good product, this is a nice place but we are closing on properties that are not done. No appliances in the homes. No hot water. They get temporary C.O.'s. There is no trash bins for all the stuff, yet they want to build more. She is really disappointed in Lennar. They are not building the quality products they used to do. They cut corners.

Cheryl Schwarz who lives at Heritage Landing said last year they had major issues with their sewers. Sewage was coming up the manholes. We were told the CDD put us on their budget for 2023 but she wonders what this will do to the rest of the infrastructure. She was told she would have her amenities last year but so far nothing.

Nicholas Mazzareno who lives in Heritage Landing, said he heard more info from this room. Lennar does not tell them what they are planning to do. How can additional build affect the new amenities that have not yet been built. The few facilities they have are not large enough for more people.

Debra Westcott said she is a Heritage Landing resident. She is wondering where the single family is going and where the multi-family is going. They have not seen any plans.

Joe Cromaldi a resident of Heritage Landing said he would like to see this go through and pass. He said they are giving more amenities and he would like to see this start.

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

Rebuttal

Mr. Berntsson said there is some misunderstanding. The DRI process was a State process that large project went through. This project started in the early 90's. It went through all the State agency reviews for open space and utilities. The canoe ramp has been there since the 90's. Nothing being done today changes that in any way. Nothing is being done without the proper permits. You are living in an area that under construction. It sat about

20 years without a lot of development. We are exchanging 50 single units for multi-family units. He said build-out dates have already been approved.

Discussion

None offered.

Recommendation

Mr. McCormick moved that **22LAD-00000-00003** be sent to the Board of County Commissioners with a recommendation of approval, based on the findings and analysis in the staff report dated July 29, 2022, Charlotte County Comprehensive Plan along with and the evidence presented at the public hearing before the Planning and Zoning Board, second by **Mr. Bigness**; and carried by a 3 to 1 vote. (Mr. Gravesen, Mr. McCormick and Mr. Bigness approved this request, Mr. Vieira voted against the approval)

Mr. McCormick moved that **PD-22-00005** be sent to the Board of County Commissioners with a recommendation of approval, based on the findings and analysis in the staff report dated July 29, 2022, Charlotte County Comprehensive Plan along with the evidence presented at the public hearing before the Planning and Zoning Board, second by **Mr. Bigness**; and carried by a 3 to 1 vote. (Mr. Gravesen, Mr. McCormick and Mr. Bigness approved this request, Mr. Vieira voted against the approval)

9.) PAS-22-00003

Legislative

Commission District II

Pursuant to Section 163.3187, Florida Statutes, adopt a Small Scale Plan Amendment to change Charlotte County FLUM Series Map #1: 2030 Future Land Use from Commercial (COM) (9.2± acres) to Medium Density Residential (MDR) with an annotation to the 2030 Future Land Use Map limiting the residential development up to 258 units for the entire property, containing seven parcels; for six parcels located at 3426, 3430, 3432, 3434, 3436, and 3444 Taylor Road, and one parcel located southeast of Technology Boulevard, northeast of Taylor Road, and west of Tuscany Isles Drive, in the Punta Gorda area, containing 35.7± acres; Commission District II; Petition No. PAS-22-00003; Applicant: Sage Communities 3, LLC; providing an effective date.

10.) PD-22-00004

Quasi – Judicial

Commission District II

An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Residential Multi-family 10 (RMF-10) (26.5± acres) and Commercial General (CG) (9.2± acres) to Planned Development (PD) to allow for residential development up to 258 units for the entire property, containing seven parcels; for six parcels located at 3426, 3430, 3432, 3434, 3436, and 3444 Taylor Road, and one parcel located southeast of Technology Boulevard, northeast of Taylor Road, and west of Tuscany Isles Drive, in the Punta Gorda area, containing 35.7± acres; Commission District II; requiring no transferring of density units; Petition No. PD-22-00004; Applicant: Sage Communities 3, LLC; providing an effective date.

Jie Shao, Principal Planner, provided the findings and analysis for Petition **PAS-22-00003** and **PD-22-00004** with a recommendation of approval, based on the reasons stated in the staff report.

Questions for Staff

None offered.

Applicant's Presentation

Geri Waksler, Esq., represented the applicant, said she was sworn in. **Mr. Waksler** said Sage Communities is asking for a multi-family development. There is a strip allowing for commercial use. Commercial is not needed in this area. They will remove the commercial. The PD increases setbacks and landscaping. Traffic will be reduced with the elimination of commercial. We accept the conditions, except Condition K and staff has agreed to discuss Condition K in the near future. This is in respect to the traffic and collector road. We do not have an objection to install the sidewalks, but the County is also going to put in sidewalks in that area, so we will discuss who will pay for how much. If we pay for the sidewalk, we should be able to get impact credits.

Public Input

Howard Elkin, said he represents Tuscany Isles, and wanted to understand and make sure there will not be any residential building on our side of the Lake.

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

Ms. Waksler said to reply to Mr. Elkin. This is a concept plan, we do not show any development to Tuscany Isles. We are preserving the wetland. No development immediately adjacent to Tuscany Isles.

Discussion

None offered.

Recommendation

Mr. McCormick moved that **PAS-22-00003** be sent to the Board of County Commissioners with a recommendation of approval, based on the findings and analysis in the staff report dated August 25, 2022, Charlotte County Comprehensive Plan along with and the evidence presented at the public hearing before the Planning and Zoning Board, second by **Mr. Vieira**; and carried by a unanimous vote.

Mr. McCormick moved that **PD-22-00004** be sent to the Board of County Commissioners with a recommendation of approval, with the conditions A thru R, except "K" which will be discussed later, based on the findings and analysis in the staff report dated August 25, 2022, Charlotte County Comprehensive Plan along with and the evidence presented at the public hearing before the Planning and Zoning Board, second by **Mr. Vieira**; and carried by a unanimous vote.

11.) PAL-22-00004

Pursuant to Section 163.3184(3), Florida Statutes, transmit a Large Scale Plan Amendment to the Department of Economic Opportunity (DEO) and other State agencies for review and comment; the amendment request is to change Charlotte County FLUM Series Map #1: 2030 Future Land Use, from Parks and Recreation (PKR) to Preservation (PR) with an annotation to the 2030 Future Land Use Map limiting the residential development rights to 0 units; for property, including two parcels, located at 3120 and 6812 Gasparilla Pines Boulevard, in the Englewood area, containing 79.62± acres; Commission District III; Petition No. PAL-22-00004; Applicant: Lemon Bay Conservancy, Inc.; providing an effective date.

12.) Z-22-20-16

An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Residential Single-family 5 (RSF-5) to Environmentally Sensitive (ES), for property, including two parcels, one parcel located at 3120 Gasparilla Pines Boulevard, and another parcel generally located north of Fiddlers Green Boulevard, southwest of Gasparilla Pines Boulevard and east of Placida Road (C.R. 775), in the Englewood area and within the West County area, containing 79.62± acres; Commission District III; Petition No. Z-22-20-16; Applicant: Lemon Bay Conservancy, Inc.; providing an effective date.

Jie Shao, Principal Planner, provided the findings and analysis for Petition PAL-22-00004 and Z-22-20-16 with a recommendation of approval, based on the reasons stated in the staff report.

Questions for Staff

None offered.

Applicant's Presentation

Eva Furner, represented the applicant, said she was sworn in. **Ms. Furner** said they want to make sure this property is preserved. She can answer any questions.

Public Input

None

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

Discussion

None offered.

Recommendation

Mr. Bigness moved that **PAL-22-00004** be sent to the Board of County Commissioners with a recommendation of approval, based on the findings and analysis in the staff report dated August 22, 2022, Charlotte County Comprehensive Plan along with and the evidence presented at the public hearing before the Planning and Zoning Board, second by **Mr. Vieira**; and carried by a unanimous vote.

Mr. Bigness moved that **Z-22-20-16** be sent to the Board of County Commissioners with a recommendation of approval, based on the findings and analysis in the staff report dated August 22, 2022, Charlotte County Comprehensive Plan along with and the evidence presented at the public hearing before the Planning and Zoning Board, second by **Mr. Vieira**; and carried by a unanimous vote.

Mr. Cullinan said they have been getting a lot of preliminary plats and they are considering if this Board would like to continue to review preliminary plats before going to the BCC. Just wanted to bring this up so you could think about it. We are just bringing this up for discussion in the near future.

The Board members discussed their opinions and they all seemed to like it the way it is. They do not mind reviewing preliminary plats.

ADJOURNMENT

The meeting was adjourned at 4:30 p.m.

Accepted on behalf of the Charlotte County
Planning and Zoning Board



Michael Gravesen, Chair