

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

December 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. Paul Bigness was absent

Approval of Minutes – November 14, 2022, Regular Meeting

The November 14, 2022, minutes were approved as circulated.

Announcements

None offered.

PETITIONS

1.) PP-22-05-17

Quasi – Judicial

Commission District II

Graydon Miars with GreenPointe Communities has requested Preliminary Plat approval for a subdivision to be named, Turnleaf Phase 1, consisting of 406 residential lots and 31 tracts to include 438 dwelling units, with supporting utility, roadway and stormwater infrastructure, and for future development. This site contains 295.13± acres and is located at 13250 and 13280 Burnt Store Road. The properties are within the boundary of the Burnt Store Area Plan area and the Punta Gorda area in Commission District II.

Shaun Cullinan, Planning and Zoning Official, provided the findings and analysis for Petition PP-22-05-17 with a recommendation of approval based on the reasons stated in the staff report.

Questions for Staff

None offered.

Applicant's Presentation

Carl Barraco Jr., Barraco and Associates, Inc. representing the applicant, states he does agree with staff's recommendation of approval and is here to answer any questions.

Public Input

Debra Albaugh, lives in the area, commented that she does have questions regarding this petition and wanted to know if this is this where she asks her questions.

Mr. Gravesen explained this is a comment time and if you have any questions you can speak with the gentleman that spoke before you, Carl Barraco Jr.

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

Discussion

Mr. Vieira asked with all the Planned Development along Burnt Store, he saw a note that CCU approves. Does that mean that water and sewer capacity is available to bring in a development like this? Mr. Cullinan replied yes CCU is reviewing it. Green Point Developers is also developing the Tuckers Point project, at the intersection of Tuckers Grade and US 41, they are running the infrastructure along Burnt Store Road up to Notre Dame Blvd. over to that project where all of these will tie into. CCU has reviewed it and all of the lines will be replaced when construction begins.

Recommendation

Mr. McCormick moved that **PP-22-05-17** be sent to the Board of County Commissioners with a recommendation of Approval, based on the findings and analysis in the staff memo dated November 15, 2022, Charlotte County Comprehensive Plan along with the evidence presented at today's meeting, second by **Mr. Baker**; and carried by a unanimous vote.

2.) PAS-22-00008

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, a. from Low Density Residential (LDR)(39.10± acres) and Agriculture (AG) (10.03± acres) to Medium Density Residential (MDR) with an annotation to the 2030 Future Land Use Map stating that 1) the base density of the entire site is 12 units, and 2) the use of the entire site for a recreational vehicle park will be limited to 256 recreational vehicles and will not require a transfer of density; b. to remove an annotation from the 2030 Future Land Use Map which states that 1) the base density of the site (portion of a parcel located at 1 Creek Side Loop) is two units, and 2) the use of the site for a recreational vehicle park will be limited to 195 recreational vehicles and will not require a transfer of density; for property, including two parcels, 39.10 ± acres of one parcel located at 1 Creek Side Loop, and another parcel located at 27095 Jones Loop Road, in the Punta Gorda area, containing 49.13± acres; Commission District II; Petition No. PAS-22-00008; Applicant: TAG Creekside, LLC; providing an effective date.

3.) PD-22-00012

Quasi – Judicial

Commission District II

An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Recreational Vehicle Park (RVP) (39.10± acres) and Residential Estate 1 (RE-1) (10.03± acres) to Planned Development (PD) to allow for expansion of an existing RV park to have recreational vehicles up to 256 units, and also adopt a General PD Concept Plan; for property, including two parcels, 39.10 ± acres of one parcel located at 1 Creek Side Loop, and another parcel located at 27095 Jones Loop Road, in the Punta Gorda area, containing 49.13± acres; Commission District II; Petition No. PD-22-00012; Applicant: TAG Creekside, LLC; providing an effective date.

Jie Shao, Principal Planner, provided the findings and analysis for Petition **PAS-22-00008** with a recommendation of approval, based on the reasons stated in the staff report.

Jie Shao, Principal Planner, provided the findings and analysis for Petition **PD-22-00012** with a recommendation of approval, with conditions "a" through "m", based on the reasons stated in the staff report.

Questions for Staff

Mr. McCormick Inquired if the environmental sensitive land will be continued? **Ms. Shao** explained that they will leave it Environmental Sensitive (ES) and with the expansion area they will use a PD with a condition to preserve 100 ft buffer along Alligator Creek, which is a continuance of the ES.

Mr. Gravesen asked are there any height restrictions? He was just thinking about cell towers, and this is near the flight path for the airport, and height will be an impact there. Could someone come through later and change this into housing and apartments, will they have to do TDUs for the density? **Ms. Shao** replied you are correct. If they want to do anything except RVs they must come back to change the rezoning. Also, the height is 38ft, it's in the PD concept plan.

Applicant's Presentation

Geri Waksler, Esq., representative for the applicant, she accepts **Ms. Shao** as an expert witness. TAG is requesting a Small Scale Planed Amendment from Aquiculture to Medium Density Residential on 10.03 acers and rezoning from Recreational Park (RE-1) to Planned Development (PD) on 49.13 acres. Which includes their existing RV park and the one they have added. The purpose of the application is to place a residential land use classification on the newly acquired property and to rezone the existing and newly acquired property to PD; to allow for the expansion of the existing park onto the new property which will add 48 new spaces, to bring the total to 256 RV sites. The rezoning continues the 100ft preserve along Alligator Creek, because this is a PD and is site plan specific the site plan designates that 100ft as preserve. Which allowed them to not have to change the land use. A type C buffer with a wall will be installed along the eastern boundary. A new traffic study has been performed and was submitted to the application, which concluded that the adopted level of service on Jones Loop Rd and intersections will be maintained with the addition of 48 new RV spaces and that no left turn lane into the site is required. The existing club house can accommodate the new 48 sites, there is no place for additional club house. We join with Ms. Shao staff report and her analysis and conclusions, accept all the proposed conditions of approval and request a recommendation of approval. We request a recommendation of approval for this land use change and rezoning to PD.

Questions for Applicant

Mr. Vieira asked about the survey showing a concrete pad or a Casita, are they planned? Ms. Waksler replied on a certain site, they have several of them in the existing park and plan to continue them into the addition.

Public Input

No one spoke for or against this request.

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

Discussion

None offered.

Recommendation

Mr. McCormick moved that **PAS-22-00008** be sent to the Board of County Commissioners with a recommendation of approval, based on the findings and analysis in the staff memo dated November 28, 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.

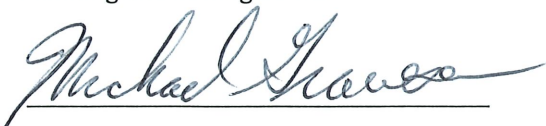
Recommendation

Mr. McCormick moved that **PD-22-00012** be sent to the Board of County Commissioners with a recommendation of approval, with conditions "a" through "m", based on the findings and analysis in the staff memo dated November 28, 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.

ADJOURNMENT

The meeting was adjourned at 2:00 p.m.

Accepted on behalf of the Charlotte County
Planning and Zoning Board



Michael Gravesen, Chair