

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

Board Members

Michael Gravesen, Chair
Doug Izzo
Stephen Vieira, Secretary
Phillip Smallwood
Clint Baker, Vice-Chair



District

District V
District III
District I
District II
District IV

MINUTES
REGULAR MEETING

January 13, 2025, 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.

Approval of Minutes – December 09, 2024, Regular Meeting

The December 09, 2024, minutes were approved as circulated.

Announcements

None offered.

PETITIONS

1.) SV-24-02

Legislative

Commission District III

The applicants, Tyler Mann and Brandon Piwowarski, are requesting to vacate a 60' portion of Missouri Avenue (Ave) abutting their properties located at 3230 Smith Street (St) and 3250 Smith St. The site contains 0.1± acres and is generally located north of Nebraska Ave, east of Cindy Lane, south of Maryland Ave, and west of Smith St, in Commission District III.

Jenny Shao, Planner, provided the findings and analysis for Petition **SV-24-02** with a recommendation of approval based on the reasons stated in the staff report.

Questions for Staff

Mr. Vieira commented the that zoning on both parcels are different correct? Ms. Shao that's correct. Mr. Vieira asked what would be the overriding zoning application if this is approved? Ms. Shao explained per Florida Statues the underlying fee of the purposed site one half would go to the adjacent property owner to the north and the other half would go to the owner on the south. It's consistent with the adjacent property zoning.

Applicant's Presentation

Tyler Mann, the applicant, agrees with the staff report. Explained it's a paper street that the county maintain and we are looking to inquire it to clean it up and maintain it.

Public Input

None offered.

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

Discussion

None offered.

Recommendation

Mr. Izzo moved that **SV-24-02**, be sent to the Board of County Commissioners with a recommendation of Approval, based on the findings and analysis in the staff memo dated **December 18, 2024**, Charlotte County Comprehensive Plan along with the evidence presented at today's meeting, second by **Mr. Baker**; and carried by a unanimous vote.

2.) PD-23-00009

Quasi-Judicial

Commission District IV

An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Commercial General (CG) to Planned Development (PD), and adopting its associated Detail PD Concept Plan, in order to development a self-storage; for property, including nine platted lots, located at 342 or 358 N Spring Lake Boulevard, in the Port Charlotte area, containing 2.2102± acres; Commission District IV; Application No. PD-23-00009; Applicant: Flagler Self Storage Group, LLC; providing an effective date.

Jie Shao, Principal Planner, provided the findings and analysis for Petition **PD-23-00009** with a recommendation of approval based on the reasons stated in the staff report.

Questions for Staff

Mr. Gravesen asked all of this property is currently zoned CG, correct? Ms. Shao that's correct. **Mr. Baker** asked with the no outdoor display; will that prevent them in the future from starting trailer/boat storage? **Ms. Shao** they cannot. Everything must be inside the storage buildings. The front could go to 60 ft but they limited the front and back building to 38 ft from base flood elevation.

Applicant's Presentation

James Herston, representing the applicant, commented that the project was originally applied for by Flagler Self Storage of which Victor Silva was a member of the organization. However, they have recently closed on the property, and they are now R&V Port charlotte Storage LLC. He accepts **Ms. Shao** as an expert and doesn't have anything to add to the presentation.

Questions for applicant

Mr. Baker asked about access, looks like the entrance in via US. 41, correct? **Mr. Herston** that's correct. The backstreet access was put in place when it was requested by the fire department.

Mr. Vieira the fire department access, is that going to be permanently secured? **Mr. Herston** yes. There's a stipulation in the DRC conditions where it references to an "Emergency Vehicle (EV)" gate control. **Mr. Gravesen** the public is not accessing from the back street? **Mr. Herston** no. **Ms. Shao** there is a DRC condition #16 "Gates/access arms shall be installed with an EVAC System for emergency operation use".

Public Input

Glenn Stern, lives at 691 W. Tarpon Blvd NW, provided a handout that showed a google search result of storage units within 5 miles of his home and also some photos a site similar to what they are wanting to do with this petition. However, the similar parcel is now being used to store vehicles outside of a commercial unit. He questions who will monitor and make sure that this projected site doesn't end up like the one he's shown. He encourages for this proposal to be built somewhere else that doesn't abut next to residential. He gave a handout to the board on the google search results of storage units within 5 miles his house. Which was 4 pages long. He asks how many more storage units do they need? The next 3 pages show the old Titanz Plumbing site, a commercial office, they leveled the property behind it and the wildlife and trees are now gone with a bunch a vehicles stored on the open area.

Lisa Trejo, lives at 341 N Spring Lake, comments that the fire trucks are not going to be able to turn into that parking lot off of N Spring Lake Blvd. Is this going to raise flooding risk for her property with this parcel being raised? She mentioned a resolution from 2005 where the county implemented that they wanted to protect the

unique character of the existing single-family residential communities located behind the corridor. This does not achieve that goal.

Lisa Lombardo, lives at 680 Skylark Ln, comments that she sees the back of what used to be Titanz plumbing and mentions it's terrible. Large trucks constantly go up and down her street now trying to get into the back portion of that parcel. It's not safe.

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

Rebuttal

Mr. Herston responded to **Mr. Sterns** comment about the storage, mentioned that he remembers in the 90s storage units being built and being filled immediately and that hasn't changed. The capacity is there, and until it's not needed, they will still be built. He also encouraged for **Mr. Sterns** to file a code compliant on the old Titianz Plumbing parcel if they are miss using the lot. He also addresses that there was an auto turn study performed to verify that a firetruck can make the turn into property, and it came back they can. He commits to the board that they meet the requirements of the Southwest Florida Water Management district and Charlotte County. We meet all storm water requirements.

Discussion

Mr. Gravesen commented that a Type D buffer has other requirements that go with it; vegetation, trees, bushes and covers a 20 ft area with no pavement. The code (section 3-9-100.1) also list the requirements with the trees.

Recommendation

Mr. Baker moved that **PD-23-00009**, be sent to the Board of County Commissioners with a recommendation of Approval, with conditions "a" through "k", based on the findings and analysis in the staff memo dated **January 4, 2025**, Charlotte County Comprehensive Plan along with the evidence presented at today's meeting, second by **Mr. Smallwood**; and carried by a unanimous vote.

Election of Officers

Attorney David opened the floor for nominations for the office of Chair.

Mr. Baker made a motion nominating **Mr. Gravesen** for Chair, second by **Mr. Vieira**; motion passed unanimously.

Mr. Vieira made a motion nominating **Mr. Baker** for Vice-Chair; second by **Mr. Izzo**; motion passed unanimously.

Mr. Baker made a motion nominating **Mr. Vieira** for Secretary, second by **Mr. Smallwood**; motion passed unanimously.

Sunshine law video was watched by the board.

ADJOURNMENT

The meeting was adjourned at 2:22 p.m.

Accepted on behalf of the Charlotte County
Planning and Zoning Board



Michael Gravesen, Chair