

**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**

July 11, 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. Vieira was absent.

Approval of Minutes – June 13, 2022, Regular Meeting

The June 13, 2022, minutes were approved as circulated.

Announcements

Shaun Cullinan, Planning and Zoning Official, announced that item number three has been removed and that is being placed on the November agenda this year.

The oath was provided by Recording Secretary Bennett for those wishing to provided testimony.

PETITIONS

Audio Timestamp 1:31 p.m.

1.) PP-22-03-08

Quasi – Judicial

Commission District IV

Charlotte County Center, LLC, is applying for a Preliminary Plat to create two separate lots from the property located at 18501 Murdock Circle in the Port Charlotte area. The project site falls within the boundary of the Murdock Center Increment II DRI and Commission District IV. The property contains 5.854± acres and has not been previously platted.

Shaun Cullinan, Planning and Zoning Official, provided the findings and analysis for Petition PP-22-03-08 with a recommendation of approval based on the reasons stated in the staff report.

Questions for Staff

None offered.

Applicant's Presentation

None offered.

Public Input

None offered.

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

Questions

None offered.

Recommendation

Mr. Baker moved that PP-22-03-08 be sent to the Board of County Commissioners with a recommendation of Approval, based on the findings and analysis in the staff memo dated June 17th, 2022, Charlotte County Comprehensive Plan along with the evidence presented at today's meeting, second by **Mr. Bigness**; and carried by a unanimous vote.

Audio Timestamp 1:34

2.) PV-22-04-02

Legislative

Commission District II

The Eugene M. Grant Estate is requesting a Plat Vacation to unify for future development, a tract or parcel of land being a portion of section 5, all of section 8 and the southeast ¼ of section 7, as recorded in Plat book 1, Page 14, in the public records of Charlotte County, Florida. The property contains 54.56± acres and is located north of Carmalita Street, east of Harding Street, south of Dundee Road, and west of Florida Street, in the Punta Gorda area and Commission District II.

Shaun Cullinan, Planning and Zoning Official, provided the findings and analysis for Petition PV-22-04-02 with a recommendation of approval, based on the reasons stated in the staff report.

Questions for Staff

Mr. Gravesen asked what is the density units at this time? **Mr. Cullinan** replied it is roughly 600 units. There has been discussion of a multi-family housing complex in that area of about 600 units. The zoning designations and the future land use map designations allow that type of devolvement by right.

Applicant's Presentation

Rob Berntsson, Big W Law on behalf of the applicant, comments that there are three paper roads that cut through the three lots. This makes it unified development, so you don't have setbacks from the paper roads that do not exist. The front of the property is heavily wetland, that area will most likely be preserved as a wetland moving forward. This meeting is simply getting rid of lines on the paper, they will be going through the appropriate process for site plan approval as we move forward, once this is completed. For clarification there is no density in the underline roadways, there is density on the balance of the property, however. He is happy to answer any questions.

Public Input

Mary Bitner, lives in the area, commented that she doesn't have concerns about this, she just has a couple of questions. She's aware that affordable housing is needed within the county and was wondering if a certain percentage of these homes were going to be affordable housing? She mentioned that coming out of her development off of Carmalita during school hours is there is always a long back up of cars in front of the high school making it very difficult to travel on Carmalita between school hours. She's wondering will most of this developments traffic dump out on Carmalita or would the other access point be more appropriate?

Mr. Gravesen commented to Ms. Bitner's that her questions are premature, they are only here to vacate the plat that exist, which is for the roadways. They haven't submitted a development plan, which your questions would be directed towards that. He encouraged her to get in touch with **Mr. Berntsson** for any questions.

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

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Discussion

Mr. McCormick asked **Mr. Cullinan** if he were to make a motion to do this, should he refer to the covenant as well? **Mr. Cullinan** replied yes, that will be brought forward to the Board of County Commissioners anyway, but he encouraged for that to be made into the motion as well.

Recommendation

Mr. McCormick moved that **PV-22-04-02** be sent to the Board of County Commissioners with a recommendation of approval, based on the findings and analysis in the Board memo dated June 17th, 2022, the motion is subject to the covenant regarding the density, and the evidence presented at the public hearing before the Planning and Zoning Board, second by **Mr. Baker**; and carried by a unanimous vote.

Mr. Cullinan mentioned that next month's meeting during the boards August recess for the Board of County Commissioners some work will be done in the Commission Chambers so our meeting will be located in room B-106, over in the two-story building next door on the first floor and it will not be televised.

ADJOURNMENT

The meeting was adjourned at 1:42 p.m.

Accepted on behalf of the Charlotte County
Planning and Zoning Board



Michael Gravesen, Chair