

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  
Thomas P. Thornberry



District

District V  
District III  
District I  
District II  
District IV

MINUTES  
REGULAR MEETING

*September 13, 2021 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 – August 9, 2021 Regular Meeting**

The August 9, 2021 minutes were approved as circulated.

**Announcements**

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

**PETITIONS**

Audio Timestamp 1:32 p.m.

**PD-21-00010      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 to an existing PD, Ordinance Number 2006-082, to allow for development of single-family homes, twin villas, townhomes, multi-family and associated development standards, increasing density from 29 units to 1,440 units, for a parcel (150.48± acres) located at 14100 Burnt Store Road and two parcels (146.68 acres) located south of Notre Dame Boulevard, east of Burnt Store Road and west of Green Gulf Boulevard, in the Burnt Store Area Plan area and in the Punta Gorda area, containing 297.16± acres; the subject property is part of the property for a PD rezoning, Ordinance Number 2006-082, which contains 300± acres; Commission District II; Petition No. PD-21-00010; Applicant: Burnt Store 2007 LLC; providing an effective date.

**Jie Shao, Principal Planner**, provided the findings and analysis for Petition **PD-21-00010** with a recommendation of approval with conditions A through S, with conditions J, L, M, N and O being deleted, based on the reasons stated in the staff report.

Questions for Staff

**Mr. Gravesen** asked do you have an idea of where the 1400+ density units will come from for the transfer?

**Ms. Shao** answered she is not sure. However, they do have TDU programs. If they want to transfer, they must meet the certification of density, the criteria and also this is qualified as a receiving zone. The applicant would be best to answer that question.

**Mr. Gravesen** asked for a quick synopsis of a what the TDU ordinance is?

**Ms. Shao** replied the TDU ordinance has been in Charlotte County since 1994 for any density above the base density, the base density for the site is one unit per 10 acres. For anything above one unit per 10 acres they are required to transfer density on to the site. If the board approves the residential development for the site that is more than one unit per 10 acres.

**Mr. Gravesen** asked from what areas could that come from, when we are talking about hazard areas, Coastal High Hazard zones?

**Ms. Shao** believes all Coastal High Hazard area west of county density are all in the rural service area. If they are qualified for the CSZ can all be transferred onto the site. This site for development is located outside the Coastal High Hazard area.

#### **Applicant's Presentation**

**Derek Rooney, Gray Robinson Law firm on behalf of Burnt Store 2007, LLC**, he accepts Ms. Shao as an expert witness and join in the staff recommendation. We respectfully request that you find the rezoning consistent with the Comprehensive Plan (CP) and with your rezoning criteria. An important note, the TDUs are not being transferred at this time under the TDU code. The transfer would occur at either Plat or Final Detail plan. It certainly is conceivable that obtaining 1400+ TDUs may be difficult, also the market conditions may change and the product. That ultimately lies on this property may change as well, that is why we are not here with a Final Detail plan at this point. We do have an idea of where some of those units will come from, but not the complete amount at this time. He would like to bring up **Jennifer Sapen, AICP certified land planner with Barraco and Associates**, to give you a presentation on the proposal.

Let the record show that **Mr. Bigness** has joined this meeting, delayed by traffic.

**Jennifer Sapen, AICP certified land planner with Barraco and Associates**, walked through a couple of the CPs consistencies that this proposal includes:

- Policy 1.1.1 - does have preserved with open space and environmentally critical areas
- Promotes urban development with this higher density
- Takes advantage of compact building design, with reduced setbacks and more of a compact design this will allow for greater preserves and open space areas
- Encourages a walkable neighborhood
- Creates a range of housing opportunities and choices – with the proposed different types of residential types and increased density
- Policy 1.1.5 – by promoting pedestrian mobility
- Policies 2.1 and 2.1.7 – Preserve and Protect wetland areas

**Ms. Sapen** states the density is allowed by the future Land Use category of the Burnt Store Village residential. By future land use this allows 1,486 density units. This PD request is slightly less than that at 1,040. As Ms. Shao explained that will include 1,411 TDUs if the maximum density is obtained.

#### **Public Input**

**Melody Kinnison, resident on Green Gulf Blvd**, states she has enjoyed a nice rural community with nice wildlife and trees. By this change here, she would request that the developer put some type of solid fence up so they can have less noise on her side. She is concerned about Green Gulf being a throughfare from this development to get to the interstate.

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

**Applicant response**

**Mr. Rooney** replied to Ms. Kinnison's point we do not have a connection to Green Gulf Blvd, but we will look at possible buffers if that's a possibility.

**Mr. Vieira** asked Mr. Rooney the entrance to Green Gulf Blvd is that just an emergency exit?

**Mr. Rooney** responded that the eastern access to Las Lumas Dr is only for emergency vehicles. That will have a gate and a lock box for emergency vehicles. The thought being two emergency access points on Burnt Store Rd doesn't make a lot of sense. However, to have the availability of fire and emergency services to be able to come through Tropical Gulf Acers is a benefit to both sides.

**Mr. Thornberry** asked what does the access road do and where does it go? It's not connected to anything.

**Mr. Rooney** answered that Las Lumas Dr does stub out, that point was selected for access. They are going to be putting the utility connection through that point. There will be an access point.

**Mr. Thornberry** questioned some of the areas on the map for confirmation of being a street or not. It was determined that the roads have not been completed in this plans review. **Mr. Rooney** stated that that will be address in the Final Detail plan. He also explains there is a condition for them to have an emergency access to the east, so it will connect.

**Mr. Gravesen** verified if **Mr. Rooney** accepted all the conditions, **Mr. Rooney** replied yes.

**Recommendation**

**Mr. McCormick** moved that **PD-21-00010** be sent to the Board of County Commissioners with a recommendation of Approval, with conditions A through S, based on the findings and analysis in the staff report dated September 3, 2021, Charlotte County Comprehensive Plan along with the evidence presented at today's meeting, second by **Mr. Vieira**; and carried by a unanimous vote.

Audio Timestamp 1:53

**PD-21-00009**                      **Quasi-Judicial**                      **Commission District II**

An Ordinance, pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Residential Estate 1 (RE-1) to Planned Development (PD) in order to allow for development of single-family homes, twin villas, townhomes, multi-family and associated development standards, increasing density from 29 units to 1,440 units, for property located at 13250 and 13280 Burnt Store Road, in the Burnt Store Area Plan area and in the Punta Gorda area, containing 295.13± acres; Commission District II; Petition No. PD-21-00009; Applicant: Coral Creek Burnt Store LLC; providing an effective date. Exercise

**Jie Shao, Principal Planner**, provided the findings and analysis for Petition **PD-21-00009** with a recommendation of approval with conditions, based on the reasons stated in the staff report.

**Questions for Staff**

**Mr. McCormick** asked **Ms. Shao** if the applicant accepted the 25ft wide buffer?

**Ms. Shao** replied there's a PD that requires a 25ft set back, within that setback a structure cannot be placed.

**Mr. McCormick** asked without the PD the class B is only a 7ft buffer? **Ms. Shao** replied yes 7ft can be placed.

**Applicant's Presentation**

**Derek Rooney, Gray Robinson Law firm on behalf of Coral Creek Burnt Store LLC**, accepts Ms. Shao as an expert and accepts conditions A through R. If you have any questions our whole team is here. Ms. Safin is also here to give another presentation.

**Jennifer Sopen, AICP certified land planner with Barraco and Associates**, States that many of these slides are the same as the previous presentation, they just wanted this to be on the record for the Comprehensive Plan (CP) consistency. It does promote:

- open space
- urban development
- takes advantage of compact building design
- creates a walkable community
- range of housing opportunities and choices

**Ms. Safin** comments that the request is less than the allowable density by future land use of the Burnt Store Village residential. Allowed is 1,475 this is proposing 1,440. Which will require 1,411 TDUs to be purchased and transferred. It's in the urban service area and is certified TDU receiving area. Some of these preserve numbers are different than the prior petition, because it's a different plan. In this one there are 11.3 acres of preserve, within the preserve there are two different types of wetlands. This one has a higher quality wetland. There's an area that's a category 1 wetland. All that wetland is being preserved, 3.5 acres with upland preservation around it. Also, 3.4 acres of wetland to preserve. There are more wetlands impacted here, 1.2 in total. They are two different wetland impacts.

#### Public Input

None.

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

#### Recommendation

**Mr. McCormick** moved that **PD-21-00009** be sent to the Board of County Commissioners with a recommendation of Approval, with conditions A through R based on the findings and analysis based on the staff report dated August 27, 2021, Charlotte County Comprehensive Plan and the evidence and testimony presented at today's meeting, second by **Mr. Vieira**; and carried by a unanimous vote.

Audio Timestamp 2:06

#### **PAL-21-00002 Legislative Commission District III**

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 Low Density Residential (LDR) (16.51± acres) and Commercial (COM) (8.16± acres) to Medium Density Residential (MDR), increasing density from 82 units to 188 units; for property located at 6105 Winchester Boulevard and 6120 Ivory Bill Drive, in the Englewood area, containing 24.67± acres; Commission District III; Petition No. PAL-21-00002; Applicant: Pastore Doyle Developers, LLC; providing an effective date.

#### **PD-21-00006 Quasi-Judicial Commission District III**

An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Manufactured Home Conventional (MHC) (16.51± acres) and Commercial General (CG)(8.16± acres) to Planned Development (PD) to allow for development of a multi-family residential community, increasing density from 82 units to 188 units, for property located at 6105 Winchester Boulevard and 6120 Ivory Bill Drive, in the Englewood area, containing 24.67± acres; Commission District III; Petition No. PD-21-00006; Applicant: Pastore Doyle Developers, LLC; providing an effective date.

**Jie Shao, Principal Planner** provided the findings and analysis for Petition **PAL-21-00002** 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-21-00006** with a recommendation of approval with conditions A through O, based on the reasons stated in the staff report.

**Questions for Staff**

None offered.

**Applicant's Presentation**

**Geri Waksler, McCrory Law Firm representing Pastore Doyle Developers, LLC**, she accepts **Ms. Shao** as an expert. Pastore Doyle Developers, LLC is requesting a small scale planed amendment from low-density residential and commercial to medium-density residential and rezoning to Planned Development (PD). Under an approximately 25-acre parcel located at the Charlotte/ Sarasota property line on Winchester Blvd. The traffic study determined that impacted road segments on Winchester and SR-776 will operate within in the adopted level of service in both the short and the long term, both with and without the additional project traffic. About 10 acres of the site is currently zoned commercial. This request down zones that property to multi-family, reducing the intensity and the impacts.

**Ms. Waksler** the land use change in the PD rezoning will permit the development of 188-unit multi-family community. This community will have the units up close to the streets and each unit will have a two-car garage that will be to the rear of the units, along an alley way. The building frontages are intentionally placed closed to the Right-of-Way lines with large, covered porches facing landscaped sidewalks on both sides of the street. To calm traffic in the community and to encourage strolling along the sidewalks the drives in front of the building are narrower. Small guest parking areas are scattered throughout the community, rather than one big parking lot. Small pocket parks are also scattered throughout the community. These parks may contain benches, fire pits or play equipment and they are intended to encourage the gathering of neighbors and friends. This community will not adversely impact living conditions or property values. Access is off Winchester Blvd, with no ability of the residents to access roads within the adjacent community. As the site plan shows there are no connections that are proposed from this community into the adjacent Manufacture Home community. A 25ft PD set back is maintained around the entirety of the community and we are proposing a Type-B buffer to provide additional landscaping between this community and the adjacent Manufacture Home communities. The code only requires a Type-A. Buildings will be a maximum of 32ft high, which is less than the height we permit in our Single-Family zoning districts. Multi-Family is hard to find in Charlotte county and even harder to find in west county. This Multi-family community will bring a much-needed housing alternative to west county. Staff has found both the land use change and the proposed PD to be consistent with the CP and in compliance with county codes. We accept all conditions proposed by staff and we request a recommendation of approval for both the land use change to medium density residential and rezoning to PD.

**Questions for applicant**

None offered.

**Public Input**

**Bob Wiliby, resident of Lemon Bay Isles**, has some issues with the changing of the zoning. He feels it should stay with the zoning that it is now. He thinks this should be used as a mobile home community or a Single-Family community, not a 32ft building. He's concerned it will bring in a lot of traffic in the area. He's been told this is going to tag onto to Lemon Bay Isles existing sewer and piping and is concerned if that system is capable of handling the additional homes. He requests for the board to thoroughly review the plans to make sure that this is not going to connect into the surrounding properties.

**Judy Posner, resident in the area**, comments that this development is inconsistent with already existing development. She's concerned when they start clearing the land that the wildlife will be negatively impacted by wildlife than they can manage there. The traffic will increase due to these units and she's concerned if Oreo or 776 can handle that.

**Barbra Mooney, resident in the area**, is concerned for the safety of the 55+ residents who live in the Lemon Bay Isles. When Winchester was developed and the community of Lemon Bay Isles was just under way, Charlotte

County had promised to have some sort of boarder vegetation wise or a fence well, it hasn't happened. When the Millennium Center was built, they were promised that there would be any entrances or exits into Lemon Bay Isles but there most certainly was and right now there's a huge driveway that comes into the park.

**Sonya Walker, on the board of directors for Lemon Bay Isles,** states they currently have an issue on one of their streets, Kinglet, there is an overflow of water. She's wondering if this will continue or get worse with the development of this property. Another concern is the lighting, are they going to have lights throughout the development that will impact the seniors in Lemon Bay Isles?

**Kathleen O'Leary, lives in Lemon Bay Isles,** she lives adjacent to the subject property and understands that the developer will have an alley right passed her home. She recommends having a fence surround the area as a buffer. If shrubs are used as a buffer instead of a fence, she is concerned that anyone can and would walk across into Lemon Bay Isles.

**Ed Nickola, lives on Ivory Bill Dr in Lemon Bay Isles,** besides with what others brought up as concerns, he is also concerned for the endangered species that live in the woods of where this development would be. This development would boarder the north and east side of his home. There is no fence behind his house, so he gets to enjoy seeing the wildlife. With this development, he knows that the gofer tortoises would have to be relocated and he's not certain who's responsible for finding the nest and relocating them. The rainwater run off property off of Ivory bill Dr is on the low side and we do have a lot of properties with problems when there is a heavy rain. He's concerned this development would affect the rainwater run off even greater than what they are currently dealing with, this would have to be addressed if this moves forward. He also isn't too happy to have a 32ft building to have to look at from behind his home.

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

#### **Rebuttal**

**Ms. Waksler** address some of the comments and concerns she heard; the first being traffic. How do we know the traffic won't go through our community? This is a planned development (PD), which is a specific of type of zoning district that is site plan specific. Once a site plan is approved a Final Detail Plan (FDP) that reflects your concept plan, and you can't do anything that is not shown in the plan. Our plan shows no vehicle connection to Lemon Bay Isles. Therefore, we would not be able to come in with an FDP if this PD concept plan is approved that would show vehicle connections. Any attempt to do that would be in violation of the zoning district and could be enforced as a code violation by Charlotte County. Winchester Blvd, SR-776 are both arterial roadways Winchester just recently widened it is a four lane with sidewalks on both sides. We did a traffic study that looked at not just the immediate affects, but longer term affects, which showed that it would remain in the adoptive level of service that the county has determined as acceptable for this roadway.

**Ms. Waksler** addressed the water and sewer concerns, yes, they will be extending lines within Lemon Bay Isles. Those lines are owned by the Englewood water district, they are public lines. They will be looping the system, the result in looping the system may be an increase to water quality. Right now, the water is dead end, when the system is looped can increase the quality of the water within those lines. So, there may be a benefit to them looping the system and extending the lines.

**Ms. Waksler** addressed the alleyway concern, behind this will be the required 25ft buffer. Within that buffer we are upgrading the required buffer from an A to a B buffer. If this were developed as Manufactured Home community, there is no buffer requirement for a Manufactured Home to Manufactured. If this stayed as the existing zoning, there will be no buffer required. The intent is to keep people within the community with the pocket parks being placed and the sidewalks. For the stormwater impact questions, Ms. Waksler called up Todd Rebol to address that.

**Todd Rebol, with Banks Engineering**, since they are at a zoning level of the project a stormwater design has not been completed yet. However, since this property is raw dirt, we will be required to meet all state and local standards now for stormwater. Which is different than existing developments that have been around for years. We are now going to be required to handle both water quantity and quality. That means they have to design to the 25-year pre-development storm rate and can not discharge any more than that. Which is why they have to have the retention onsite. In addition to those standards, they will be required to prove to the water management district that we have no adjacent impacts to the surrounding areas. Which means if there is water currently coming on our property, we'll have to design swales that will bypass or accept it from our site.

**Ms. Waksler** commented to the gentle that spoke about the protected species, a protected study was done, and he is correct there are gopher tortoise on this site. The gopher tortoise will be preserved where they can be but more likely be relocated to a recipient site, that would require permits from the state agency and will be done by a licensed environmental specialist. All of that will be done with permits and done the way the state requires.

**Mr. Vieira** asked for a distinction between an A buffer and a B buffer?

**Ms. Waksler** replied Charlotte Counties buffer requirements are done in 100ft segments. The amount of what you have to do depends on the width of your buffer. At this point we anticipate that we would do it at the 100% level. Type A buffer at 100% line is 10ft wide and requires 2 canopy trees, 1 understory accent tree and 10 shrubs per every 100ft. A Type B buffer has to be 15ft wide and requires 3 canopy trees, 1 understory accent tree and 15 shrubs per 100ft. That is the requirement per Charlotte County codes. In Type A and Type B buffers there are no fences, the only place that Charlotte County looks at adding fences primarily is in a Type C or mostly a Type D buffer which is mostly used in industrial parks.

#### Discussion

**Mr. Bigness** commented that he liked the design and the elevations, he thinks they look very attractive. The investor has purchased this property last year. Of course, along with his purchase of the property he receives the current zoning and property rights that go along the property. As far as some things he has reservations about, increasing the density over a 100% is a somewhat concerning. He knows part of it was commercial, if you were to take that property into and allow the same type of zoning that was on it, you'd probably be up to say 120 units. If you were to take what the current is and to take into account, the commercial. Other concern is not so much traffic but the pulling in and out of the main entrance. Recently on Winchester a new traffic light was installed because of too many car accidents. It would be concerning if 300+ people are pulling out of this development. He's also concerned about extra traffic lights, just because we have a new development. We say we are not putting any adverse effects on other people well if a traffic light is placed here, then that is slowing down travel.

**Ms. Waksler** addressed Mr. Bigness stating this project may require turn lanes in or out or declaration lanes. At the zoning that information is not provided. When they come in for Final Detail Plan approval, they would have to do another transportation analysis to see if turn lanes are needed. If they did the developer would be responsible, that would be their cost. Same thing with traffic lights, they would look that to see if there are warrants for that. They did look at the general impact of the additional traffic on the site and found that it would not decrease the adopted level service standard on both Winchester and 776. The traffic study did find there would be no problem with that.

**Mr. Gravesen** asked if she has an idea of where the 100+ TDUs would come from?

**Ms. Waksler** answered her idea is that they will likely come from another location in west county.

**Mr. Bigness** mentioned when it comes to increasing zoning, he would like to see a good reason/ merit for it and if it's from a TDU that makes sense.

**Recommendation**

**Mr. Bigness** moved that **PAL-21-00002** be sent to the Board of County Commissioners with a recommendation of denial, that is based on the increase in density over 100%, based on the findings and analysis in the staff report dated August 30, 2021, along with the evidence presented at today's meeting, the motion failed for lack of a second.

**Mr. Vieira** moved that **PAL-21-00002** 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 30, 2021; Charlotte County's Comprehensive Plan, and the evidence and testimony presented at the public hearing before the Planning and Zoning Board, second by **Mr. McCormick; 4- yag and 1-nay (Mr. Vieira, Mr. McCormick, Mr. Thornberry, and Mr. Gravesen voted to approve; Mr. Bigness voted against the approval).**

**Recommendation**

**Mr. Vieira** moved that **PD-21-00006** be sent to the Board of County Commissioners with a recommendation of Approval, with conditions A through O, based on the findings and analysis in the staff report dated August 30, 2021, Charlotte County's Comprehensive Plan, and the evidence and testimony presented at the public hearing before the Planning and Zoning Board, second by **Mr. McCormick; 4- yag and 1-nay (Mr. Vieira, Mr. McCormick, Mr. Thornberry and Mr. Gravesen voted to approve; Mr. Bigness voted against the approval).**

Audio Timestamp 2:52

**PAS-21-00004 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) Low Density Residential (LDR), with an annotation to the 2030 Future Land Use Map stating that 1) the base density of the site is 0 units, and 2) the use of the site for a recreational vehicle park will be limited to five units per acre and will not require a transfer of density; for property located at 3301 Taylor Road, in the Punta Gorda area; Containing 8.91± acres; Commission District II; Petition No. PAS-21-00004; Applicant: Punta Gorda 2020, LLC; providing an effective date.

**PD-21-00001 Quasi-Judicial Commission District II**

An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Planned Development (PD) (49.91± acres) and Commercial General (CG) (8.91± acres) to PD in order to have a recreational vehicle (RV) park containing up to 294 RVs, for property located at 8979 Burnt Store Road and 3301 Taylor Road, in the Punta Gorda area; Containing 58.82± acres; Commission District II; Petition No. PD-21-00001; Applicant: Punta Gorda 2020, LLC; providing an effective date.

**Jie Shao, Principal Planner**, provided the findings and analysis for Petition **PAS-21-00004** 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-21-00001** with a recommendation of approval, with conditions, based on the reasons stated in the staff report.

**Applicant's Presentation**

**Derek Rooney, Gray Robinson Law firm representing Punta Gorda 2020, LLC**, states he has been sworn and accepts Ms. Shao as an expert and they join in the staff report and agrees to all the proposed PD conditions and changes. Jason Green as primary planner on this as well as Robin Palmer from Weiler Engineering if you have specific site related or historical questions. A portion of this going from commercial back to a residential use. It was previously Low-Density residential, then converted to commercial and now it's going back to Low-Density.

**Public Input**

**Brad Jacobs, lives in Tuscany Isles**, is very concerned because Taylor Rd has taken the brunt of a lot of traffic already. One issue is there is currently 3 major schools that exit onto to Taylor. There is a subdivision called



Waterford that will exit if they need to go anywhere via Taylor Rd. People go in and out a lot for the airport via Taylor. With all of that, the traffic load is a lot. He agrees that Charlotte County should have an RV park, being an avid RV goer himself, just not on Taylor Rd. With 294 units class A motor homes average 5,500 pounds which is the same weight as a fully loaded dump truck carrying 14 cubic yards of dirt. If this passes that will increase the traffic on Taylor Rd every weekend and every holiday. As it is now, is very challenging getting out of Tuscany Isles. He's representing the residents of Tuscany Isles. There's a safety hazard with the ditches on the road, with no pull off for emergencies. Hearing that everything would run off of Taylor Rd and Burnt Store Rd would only be used for emergency's concerns him even more.

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

#### **Rebuttal**

**Mr. Rooney** commented that it is clear that Taylor Rd is an issue. This is identified for the county for future widening. Its one of the conditions with respect to our project plan for the future widening. They are also planning to put in a turn lane to address the ability of vehicles to come on and off of Taylor Rd. A single-family, low-density use or commercial user would probably generate more traffic onto Taylor Rd. This is a part time use; these RV's can only be there 6 months of the year and is highly seasonal. If this was a different use that was utilizing the same site, they would still be spilling onto Taylor Rd and would be a higher concentration of vehicles.

**Mr. Bigness** asked if this was left commercial could it be an Amazon hub or any type of intensive commercial use?

**Mr. Rooney** answered if it was to remain commercial there is any number of uses that it could be on the site. Which could be something that has a lot more trip generation on that parcel.

**Mr. Gravesen** when you get to final plat or final DRC, they could require you to put in some turn lanes, correct?

**Mr. Rooney** there is a condition for a turn lane, and we are open to the possibility of additional turn lanes, we are planning and anticipating and isn't within the conditions that Taylor Rd would be widen at some point. We have been working with the possibility there will be a widening and what interim steps would be taken at this time to address Taylor Rd. Which would be Taylor widening into 4 lanes and as far down as Cooper St possibly.

#### **Recommendation**

**Mr. McCormick** moved that **PAS-21-00004** 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 31, 2021, Charlotte County Comprehensive Plan and the evidence and testimony presented at the public hearing before the Planning and Zoning Board, second by **Mr. Bigness**; and carried by a unanimous vote.

#### **Recommendation**

**Mr. McCormick** moved that **PD-21-00001** be sent to the Board of County Commissioners with a recommendation of Approval, with conditions "A" through "P", based on the findings and analysis in the staff report dated August 31, 2021, Charlotte County Comprehensive Plan and the evidence and testimony presented at the public hearing before the Planning and Zoning Board, second by **Mr. Bigness**; and carried by a unanimous vote.

#### **ADJOURNMENT**

The meeting was adjourned at 3:10 p.m.

Accepted on behalf of the Charlotte County  
Planning and Zoning Board



Michael Gravesen, Chair