

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

August 8, 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. McCormick was absent.

Approval of Minutes – July 11, 2022, Regular Meeting

The July 11, 2022, minutes were approved as circulated.

Announcements

None offered.

PETITIONS

Audio Timestamp 1:32 p.m.

1.) PP-22-03-09

Quasi – Judicial

Commission District II

Taylor Morrison of Florida, Inc. is requesting Preliminary Plat approval for a subdivision to be named, Starling, consisting of 384 single-family detached units and related infrastructure. The site contains 297.16+ acres and is generally located south of Notre Dame Boulevard, north of Zemel Road, east of Burnt Store Road, and west of Green Gulf Boulevard. The property is in the Punta Gorda area, within the boundary of the Burnt Store Area Plan area and Commission District II.

Shaun Cullinan, Planning and Zoning Official, provided the findings and analysis for Petition **PP-22-03-09** with a recommendation of approval based on the reasons stated in the staff report.

Questions for Staff

None offered.

Applicant's Presentation

Jackie Larocque, with Atwell group representing Taylor Morrison, she explained this is a Preliminary Plat for phase 1 for the Starling property. With 384 residential units coming in, as Mr. Cullinan said, the PD was approved back in 2021 and they are just coming in for the phase 1 Preliminary Plat.

Questions for Applicant

None offered.

Public Input

Nancy Flinton, lives in Tropical Gulf Acres, mentioned she the only concern she has is there going to be any access from this project to Tropical Gulf Acres? **Mr. Cullinan** answered there is a cul de sac that may have a potential future connection. That is not a requirement, County staff are currently undertaking an update of the traffic study that was done on the Burnt Store Area Plan was done back in the mid-2000s. In order to gage that as well as a proposal for a potentially parallel of Burnt Store Rd connector or other changes, as part of the original Burnt Store Area Plan. There is a platted right-of-way, so they could have rights into that, which is a public roadway. At this time, he doesn't believe there are any plans in place to connect. **Ms. Flinton** if that does take place, will there be a public notification of the road going into their community? **Mr. Cullinan** commented as this butts up to an existing platting right-of-way, there is no legal requirement for that.

Mike Jensen, lives in the Eagle Point mobile home park, commented that there is a number of people here today to discuss the issue of development in general. He explains of all the surrounding developments that are happening in the area. He expresses that what landed him in Charlotte County was that there wasn't too much development, he didn't want to be in areas like Sarasota or Fort Myers. It seems that as a county we don't have the current infrastructure to support this, the expansion to have Burnt Store Rd into four lanes hasn't been completed, with contemplation already to have Burnt Store Rd expanded to 6 lanes. He mentions a traffic single at Notre Dame would help create a break with all of this development in the Burnt Store Rd area. He encourages the board to put a stop to the excessive development in fear of it changing the nature of this community and the county.

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

Discussion

Asst. County Attorney, Thomas David, informed the chair that this is not a rezoning this is a plat. **Mr. Gravesen** commented this is a plat and that the rezoning has been done already a year ago. He commented that Charlotte County is a closed system, our density is limited to whatever exist. All that can be done is to move the density around within the county. The applicant has the zoning at this point, so they are now platting according to that zoning.

Mr. Vieira asked **Mr. Cullinan** to explain By-Right? **Mr. Cullinan** explained that By-Right means that there are no further public hearings aside from the subdivision process. Which means all the approvals that were necessary are already in place. He went in to explaining some background history with the Burnt Store Area Plan. This is just the carving of land of items that were already approved previously. **Mr. Vieira** asked at this point there is no density tied to this? **Mr. Cullinan** the density has already been transferred onto this property.

Recommendation

Mr. Vieira moved that **PP-22-03-09** 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 22nd, 2022, Charlotte County Comprehensive Plan along with the evidence presented at today's meeting, second by **Mr. Baker**; and carried by a unanimous vote.

Audio Timestamp 1:46

2.) PP-22-05-11

Quasi-judicial

Commission District I

D.R. Horton, Inc. is requesting Preliminary Plat approval for a replat of a portion of the First Replat of Heritage Lake Park, to consist of 40 single-family attached lots, to be named, Heritage Lake Park Villas. The property contains 5.57± acres and is located south of Rampart Boulevard, north of Harborview Road, east of Nuremberg Boulevard and west of Luther Road, in the Port Charlotte area and within Commission District I.

Shaun Cullinan, Planning and Zoning Official, provided the findings and analysis for Petition **PP-22-05-11** with a recommendation of approval with conditions, based on the reasons stated in the staff report.

Questions for Staff

Mr. Baker asked are their roads that are already there? **Mr. Cullinan** replied that is correct.

Applicant's Presentation

Todd Rebol, Banks Engineering on behalf of DR-Horton, comments that he has been sworn in and they have received and reviewed staff's findings and we share in there results and will be happy to answer any questions.

Public Input

None offered.

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

Questions for staff

Mr. Gravesen asked **Mr. Cullinan** are these single properties then? **Mr. Cullinan** replied they are attached townhomes that are basically quadplexes. It will be one per unit.

Mr. Vieira asked if the applicant agrees to all the conditions? **Mr. Cullinan** replied yes.

Recommendation

Mr. Vieira moved that **PP-22-05-11** be sent to the Board of County Commissioners with a recommendation of approval, based on the findings and analysis in the Board memo dated July 21, 2022, Charlotte County Comprehensive Plan along with the evidence presented the public hearing before the Planning and Zoning Board, second by **Mr. Baker**; and carried by a unanimous vote.

Audio Timestamp 1:50

3.) PP-22-05-13

Quasi-judicial

Commission District I

D.R. Horton, Inc. has requested Preliminary Plat approval for a subdivision to be named, Babcock Ranch Community Palmetto Landing, consisting of 499 residential lots including 259 single-family lots and 240 town villas, seven water management tracks, one road right-of-way tract, 10 landscape tracts, and a future amenity center tract. This site contains 128.78± 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-22-05-13** with a recommendation of approval, based on the reasons stated in the staff report.

Questions for Staff

Mr. Bigness asked do they already have their density units? **Mr. Cullinan** replied Yes.

Applicant's Presentation

Drew Fitzgerald, on behalf of DR-Horton, comments that they have reviewed all the conditions and the staff report and agrees to them he is here to answer any questions.

Questions for Applicant

Mr. Vieira asked if any construction has begun, or any water features started? **Mr. Fitzgerald** answered they are close; they are going to be doing some excavation and will be moving around some fill here soon. **Mr. Cullinan** commented they have started construction on the north-south roadways.

Mr. Bigness asked **Mr. Fitzgerald** if these are going to be spec homes or pre-contract? Also, is there a rough timeframe for when they plan to start the first house? **Mr. Fitzgerald** replied more than likely the end of this year.

Public Input

None offered.

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

Discussion

None offered.

Recommendation

Mr. Vieira moved that **PP-22-05-13** be sent to the Board of County Commissioners with a recommendation of approval, based on the findings and analysis in the Board memo dated July 12th, 2022, Charlotte County Comprehensive Plan along with and the evidence presented at the public hearing before the Planning and Zoning Board, second by **Mr. Baker**; and carried by a unanimous vote.

Audio Timestamp 1:54

4.) **PP-22-05-14**

Quasi-judicial

Commission District I

Meritage Homes of Florida, Inc. has requested Preliminary Plat approval for a subdivision to be named, Babcock Ranch Community Crescent Lakes Phase 1, consisting of 194 single-family lots and 16 tracts with supporting utility, roadway, and stormwater infrastructure. This site contains 111.47± 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-22-05-14** 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. Bigness** moved to close the public comment, second by **Mr. Vieira**, with a unanimous vote

Questions

Mr. Vieira asked **Mr. Cullinan** Phase 1 is for 194 single-family lots, what is the total amount of approval for that site? **Mr. Cullinan** responded it all depends on what type of development they are looking to do. They could do smaller town home type products. We look at the overall entitlements on Babcock Ranch, how they choose to sell them is what there allowed to put. **Mr. Vieira** asked the mixed used zoning gives them that right? **Mr. Cullinan** replied that is correct. Babcock Ranch is capped out at roughly 17,000 dwelling units.

Recommendation

Mr. Vieira moved that **PP-22-05-14** be sent to the Board of County Commissioners with a recommendation of approval, based on the findings and analysis in the Board memo dated July 16th, 2022, Charlotte County Comprehensive Plan along with and the evidence presented at the public hearing before the Planning and Zoning Board, second by **Mr. Baker**; and carried by a unanimous vote.

Audio Timestamp 1:58

5.) **PP-22-05-15**

Quasi-judicial

Commission District I

Pulte Home Company, LLC. has requested Preliminary Plat approval for a subdivision to be named, Babcock Ranch Community Northridge Phase 2, consisting of 158 single-family residential lots and six tracts with supporting utility, roadway, and stormwater infrastructure. This site contains 44.83± acres and is generally located south of Bermont Road, north of Greenway Boulevard, west of Talon Terrace 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-22-05-15** with a recommendation of approval, based on the reasons stated in the staff report.

Questions for Staff

Mr. Baker asked **Mr. Cullinan** when you said Babcock Ranch has 17,000 total dwelling units, how many currently have already filled? **Mr. Cullinan** believes that they are at close to 4 or 5 thousand building permits issued out there. In our monthly newsletter we have a focus on Babcock Ranch, where every month we add to it so the total number of permits issued are and how many CO's are issued.

Applicant's Presentation

None offered.

Public Input

None offered.

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

Discussion

Mr. Baker asked **Mr. Cullinan** in a development like this, does the county look ahead in case of a possible recession? **Mr. Cullinan** replied they do, however the roadways here are privately owned and maintained by the privately owned and maintained by the independent special district. There open and dedicated to the general public but they are under the maintenance and operations of the independent special district.

Recommendation

Mr. Vieira moved that **PP-22-05-15** be sent to the Board of County Commissioners with a recommendation of approval, based on the findings and analysis in the Board memo dated July 18th, 2022, Charlotte County Comprehensive Plan along with and the evidence presented at the public hearing before the Planning and Zoning Board, second by **Mr. Baker**; and carried by a unanimous vote.

Audio Timestamp 2:02

6.) PP-22-05-16

Quasi-judicial

Commission District I

Pulte Home Company, LLC. has requested Preliminary Plat approval for a subdivision to be named, Babcock Ranch Community Verde, consisting of 399 single-family residential lots and 20 tracts with supporting utility, roadway, and stormwater infrastructure. This site contains 109.23± 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 Cypress Parkway, 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-22-05-16** 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. Bigness** moved to close the public comment, second by **Mr. Baker**, with a unanimous vote

Discussion

None offered.

Recommendation


Mr. Vieira moved that PP-22-05-16 be sent to the Board of County Commissioners with a recommendation of approval, based on the findings and analysis in the Board memo dated July 12th, 2022, Charlotte County Comprehensive Plan along with 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 we're hoping to be back in the commission chambers, however with the construction going on we may end up in room B-106 again. We will let everyone know.

ADJOURNMENT

The meeting was adjourned at 2:05 p.m.

Accepted on behalf of the Charlotte County
Planning and Zoning Board



Michael Gravesen, Chair