

**BOARD OF ZONING APPEALS
MEETING
AUGUST 25, 2020**

MEMBERS PRESENT: Charles Wolley, Chairman
Frank Lepore, Wendy Mueller,
Edward Weiner

MEMBERS ABSENT: Samuel Hoagland, Jay Nadelson,
Rebecca Rasmussen

OTHERS PRESENT: Lisa Hannon, Zoning Official
Jay Spoden, Carla Nix

CALL TO ORDER/ANNOUNCEMENTS

A. Roll Call

NOTE: Staff Comments were heard following Call To Order/Announcements.

B. Next Scheduled Meeting

1. September 22, 2020

CITIZEN COMMENTS ON AGENDA ITEMS ONLY

- None.

APPROVAL OF MINUTES

A. September 24, 2019

- Ms. Mueller MOVED, Mr. Lepore SECONDED approval of the September 24, 2019, minutes. MOTION CARRIED UNANIMOUSLY.

QUASI- JUDICIAL PUBLIC HEARING

NOTE: Citizen Comments on Agenda Items Only heard following Mr. Wolley's review of the procedures for a Quasi- Judicial Public Hearing.

- Recording Secretary Pues swore in all participants.

A. V-01-2020 - Request by Ruth Hofer as Manager of Jamaicaloft, LLC, property owner, pursuant to Chapter 26, Section 16.10, Punta Gorda Code, to allow a minimum lot width of 75 feet instead of 80 feet as required per Chapter 26, Section 3.4(g)(5), Punta Gorda, for a property zoned General Single-Family Residential.

Short Legal: PGI 010 0090 0011

Address: 2010 Jamaica Way

Charlotte County Parcel ID: 412211251006

- Ms. Lisa Hannon, Zoning Official, entered the staff report into the record by reference. She reviewed the history of the subject property (lot 10), as delineated in the agenda material, noting lot 10 and 2000 Jamaica Way (lot 11) were combined between 1990 and 1997; however, both lots were split and sold between 2005 and 2007. She explained 11

feet of lot 10 was deeded to lot 11, making same 75-feet in width rather than the required 80 feet. She stated the Lot Split application was approved by Charlotte County (County) without prior review and approval by the City, verifying the lot 10 was currently undevelopable. She reviewed some of the criteria which must be met in order for a variance to be approved, concluding staff recommended approval of same.

- Mr. Jay Spoden, property owner of lot 11, expressed concern regarding the quality and height of the structure which might be constructed on lot 10.
- Ms. Hannon advised there were no architectural provisions for the general-single family zoning district except for roofing materials, clarifying a two-story home could be constructed provided it was compliant with the City's development standards. She pointed out City Council would make the final determination at their meeting on September 23, 2020.
- Ms. Carla Nix, applicant's agent, indicated the applicants would build a structure appropriate to the community; however, there were no development plans as of this date.
- Discussion ensued regarding the configuration of lots on Jamaica Way and cul-de-sacs.
- Mr. Wolley verified the applicant's intent was to sell the property. He then called three times for public comment.
- Ms. Mueller MOVED, Mr. Lepore SECONDED to close the public hearing. MOTION CARRIED UNANIMOUSLY.
- Mr. Lepore questioned the reason the Lot Split application had not been recorded with the City.
- Ms. Hannon explained the County's original process for lot splits did not include contacting the City; however, the County now required a letter of approval from the City before approving Lot Split applications.
- Mr. Spoden provided additional information regarding lots 10 and 11.
- Discussion ensued regarding the request.
- Mr. Weiner MOVED, Ms. Mueller SECONDED to close the public hearing. MOTION CARRIED UNANIMOUSLY.
- Mr. Weiner MOVED to find V-01-2020 consistent with the Comprehensive Plan and to recommend approval of the request based upon the evidence and testimony presented this date.
- MOTION FAILED due to lack of a second.
- Discussion continued regarding the lot split and the square footage of the lot.

- Mr. Weiner MOVED, Ms. Mueller SECONDED to find V-01-2020 consistent with the Comprehensive Plan and to recommend approval of the request based upon the evidence and testimony presented this date. MOTION CARRIED UNANIMOUSLY.

NEW BUSINESS

- No items.

UNFINISHED BUSINESS

- No items.

STAFF COMMENTS

A. Election of Chair and Vice Chairman

- Recording Secretary Pues opened the floor for nominations of Chairman.
- Mr. Weiner NOMINATED Mr. Wolley for Chairman.
- As there were no other nominations, Mr. Wolley was appointed Chairman by acclamation.
- Recording Secretary Pues opened the floor for nomination of Vice Chairman.
- Mr. Lepore NOMINATED Mr. Weiner for Vice Chairman.
- As there were no other nominations, Mr. Weiner was appointed Vice Chairman by acclamation.

NOTE: V- 01- 20 was heard following Staff Comments.

COMMITTEE/BOARD COMMENTS

- None.

CITIZENS' COMMENTS

- None.

ADJOURNMENT

- Meeting Adjourned: 4:45 p.m.

Charles Wolley, Chairman

Leah Pues, Recording Secretary