

**DEVELOPMENT REVIEW COMMITTEE  
MEETING  
JUNE 12, 2020**

**MEMBERS PRESENT:** Lisa Hannon, Acting Chair  
Randy Cole, Chief Building Official  
Jennifer Molnar, Fire Marshal  
Justin Davoult, Police Lieutenant  
Michael Putnam, Utilities Department  
Linda Sposito, Public Works

**OTHERS PRESENT:** Jason Green, Gary Bayne, George Mueller,  
Bob Toth

**CALL TO ORDER/ANNOUNCEMENTS**

- Ms. Hannon called the meeting to order at 9:00 a.m.
- A. Roll Call
- B. Next Scheduled Meeting
- 1. June 26, 2020

**CITIZENS COMMENTS ON AGENDA ITEMS ONLY**

- None.

**APPROVAL OF MINUTES**

- A. March 13, 2020
- Ms. Molnar MOVED, Ms. Sposito SECONDED approval of the March 13, 2020, minutes.  
MOTION CARRIED UNANIMOUSLY.

**NEW BUSINESS**

- A. SE-02-2020 – A request by Weiler Engineering Corp., Authorized Agent, for Charlotte 41 Properties, LLC, property owner, for a Special Exception pursuant to Chapter 26, Section 16.8, Punta Gorda Code, to allow an assisted living facility with memory care units to be located in a Highway Commercial zoning district, as is permitted by Special Exception approval per Chapter 26, Section 3.10(f)(6), Punta Gorda Code, on property zoned Highway Commercial (HC).
- Ms. Hannon provided a brief review of the request, as delineated in the agenda material, noting same was for staff's technical review of the use only and the request would move forward to the Planning Commission and City Council.
- Mr. Putnam stated Mr. Steve Adams, Utilities Engineering Manager, had indicated the developer would need to design their own utility infrastructure to connect to the City's utilities system.
- Mr. Jason Green, Weiler Engineering, applicant's agent, stated he had no comments.

- Ms. Molnar MOVED, Ms. Sposito SECONDED to recommend approval of SE-02-2020. MOTION CARRIED UNANIMOUSLY.
- B. DRC-11-19 - Cloudberry Lodge
  - Ms. Hannon stated this review was for an assisted living facility at 26150 Angelica Road and a portion of 11330 Burnt Store Road. She reviewed the comments and requirements from the staff report, as denoted in the agenda material, stating Fair Share Impact Fees based on 43,070 square feet of air-conditioned space were \$14,213.10 (City) and \$49,534.00 (Charlotte County). She then reviewed the Urban Design Division's comments and requirements from the staff report, requesting clarification of certain aspects of the plans and noting aspects which required revision in order to meet Punta Gorda Code.
  - Ms. Linda Sposito indicated the Public Works Department was waiting for responses to staff's comments.
  - Mr. Gary Bayne, Southwest Engineering, applicant's agent, estimated responses to staff comments would be submitted within the next few days. He then questioned whether the plans regarding a sidewalk abutting the north-side driveway entrance on Burnt Store Road were acceptable.
  - Mr. Cole replied in the affirmative, explaining a contrasting, detectable surface must be used.
  - Mr. Bayne indicated the revised plans would be submitted soon. He noted a City-owned lift station was being designed and would connect to the force main on Burnt Store Road. He then stated bicycle racks and pedestrian walkways were added throughout the facility.
  - Mr. George Mueller, applicant, drew Ms. Hannon's attention to the Fair Share Impact Fees denoted in the report, clarifying one floor of the structure was 43,070 square feet and the total air-conditioned space was 86,375 square feet.
  - Ms. Hannon stated she believed the fees were calculated based on the building's footprint, indicating she would verify same.
  - Mr. Mueller then noted the design for the bollards to be located in the courtyards would be submitted. He then questioned whether additional lighting was permissible, particularly exterior up-lighting.
  - Ms. Hannon replied affirmatively, adding specifications and the photometric plan were required for same. She then verified decorative fencing would be allowed around the dry retention ponds.
  - Mr. Cole confirmed Mr. Mueller intended to submit a building permit application prior to September 30, 2020.

- Ms. Hannon concluded with an explanation of the approval process.

**UNFINISHED BUSINESS**

- No items.

**STAFF COMMENTS**

- None.

**COMMITTEE/BOARD COMMENTS**

- None.

**CITIZENS' COMMENTS**

- Mr. Bob Toth, Seminole Lakes Property Owners Association, questioned whether the City was aware there were easement restrictions at Seminole Lakes Plaza.
- Ms. Hannon replied affirmatively; however, that issue was between the developer and the property owner. She encouraged Mr. Toth to attend the June 29, 2020, Planning Commission meeting.

**ADJOURNMENT**

- Meeting Adjourned: 9:18 a.m.

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Lisa Hannon, Acting Chair

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Sara Welch, Recording Secretary