

**DEVELOPMENT REVIEW COMMITTEE
MEETING
JUNE 25, 2021**

MEMBERS PRESENT: Lisa Hannon, Acting Chair
Randy Cole, Chief Building Official
Robert Ruth, Utilities Project Manager
Jennifer Molnar, Fire Marshal
Justin Davoult, Police Department
Linda Sposito, Public Works

OTHERS PRESENT: Clayton Rebol

CALL TO ORDER/ANNOUNCEMENTS

- Ms. Hannon called the meeting to order at 9:00 a.m.
- A. Roll Call
- B. Next Scheduled Meeting
- 1. July 9, 2021

CITIZENS COMMENTS ON AGENDA ITEMS ONLY

- None.

APPROVAL OF MINUTES

- A. June 11, 2021
- Ms. Molnar MOVED, Ms. Sposito SECONDED approval of the June 11, 2021, minutes.
MOTION CARRIED UNANIMOUSLY.

NEW BUSINESS

- A. DRC-03-2021 Parkside Punta Gorda LLC
- Ms. Hannon stated the Zoning Division's comments were as follows: zoning classification for 26120 Jones Loop Road (subject property) was Highway Commercial; Fair Share Impact Fees would be calculated at the time of permit, with the current estimate for the City being \$707,679 (dwelling units) and \$1,883.20 (clubhouse) and Charlotte County (County) being \$369,171 (dwelling units) and \$9,065.04 (clubhouse); unit numbers would be assigned at the time of construction with direction from the Fire Department and Zoning Division; the driveway connection from the vacant property to the east was a requirement of the approved planned development and the connection should be installed with a temporary, removable bollard and/or gate to restrict access to the currently vacant lot; bollards must be decorative and removed and any gate must become operative upon development of the vacant property to the east; all exterior bollards required decorative sleeves; fencing along the front and side yards must be a maximum of 4 feet in height and must be decorative, with chain link fence material not

permissible. She stated the following must be provided: dimensions for building separation; material and specifications for the trash compactor gate; finish material of the metal handrails and guardrails; photometric plan along with images and specifications of any exterior lights proposed, including wall mounted fixtures; dimensions of each building. She indicated the proposed ground propane tank required screening in the form of landscaping, fencing or a combination of both. She stated staff required an accessible pedestrian connection from the proposed development to the existing sidewalk which serviced the north side of Jones Loop Road, adding street trees were required along Jones Loop Road unless a letter was provided from the County prohibiting street trees in the location. She stated the landscape plan needed the measurements and native/non-native distinctions for the tree canopy; additionally, the property was missing 28 trees and 1,126 shrubs, explaining there must be 1 tree every 100 linear feet for parking perimeter and street trees and 35 shrubs every 100 linear feet. She confirmed the school concurrency application was sent and the concurrency letter was forwarded to Ms. Geri Waksler, concluding a copy of same could be forwarded to the applicant.

- Ms. Sposito verified Mr. Clayton Rebol, authorized agent, was in contact with Mr. Bryan Clemons, Public Works Engineering Manager, requesting Mr. Rebol follow up with Mr. Clemons regarding the revised plans.
- Ms. Molnar confirmed the Fire Department had no issues regarding this request.
- Mr. Davoult verified the Police Department had no comments for this request.
- Mr. Ruth requested adherence to the plans approved by the Utilities Department.
- Mr. Rebol inquired whether the City would service the proposed trash compactor.
- Ms. Sposito replied with uncertainty, advising the Sanitation Division be contacted regarding same.
- Mr. Rebol stated a connection was proposed to run through and around the amenity center along Jones Loop Road, questioning whether same was sufficient.
- Ms. Hannon responded staff would review the plans.
- Mr. Cole noted access to public way was required according to the Americans with Disabilities Act and Building Code.
- Mr. Rebol acknowledged same, adding the entire site had access.
- Ms. Hannon concluded with an explanation of the approval process, noting the applicant had three months from this date to submit the sign-off sheet.

UNFINISHED BUSINESS

- No Items.

STAFF COMMENTS

- None.

COMMITTEE/BOARD COMMENTS

- None.

CITIZENS' COMMENTS

- None.

ADJOURNMENT

- Meeting Adjourned: 9:10 a.m.

Lisa Hannon, Acting Chair

Leah Pues, Recording Secretary