

**DEVELOPMENT REVIEW COMMITTEE
MEETING
NOVEMBER 12, 2021**

MEMBERS PRESENT: Mitchell Austin, Acting Chair
Randy Cole, Building Division
Jennifer Molnar, Fire Department
Norman Nahra, Police Department
Bryan Clemons, Public Works Department
Steve Adams, Utilities Department

OTHERS PRESENT: David McCarty, Code Compliance Supervisor
Geri Waksler, Gary Bain, Vanessa Franswell

CALL TO ORDER/ANNOUNCEMENTS

- Mr. Austin called the meeting to order at 9:00 a.m.
- A. Roll Call
- B. Next Scheduled Meeting
- 1. December 3, 2021

CITIZENS COMMENTS ON AGENDA ITEMS ONLY

- None.

APPROVAL OF MINUTES

- A. November 5, 2021
- Ms. Molnar MOVED, Mr. Nahra SECONDED approval of the November 5, 2021, minutes.
MOTION CARRIED UNANIMOUSLY.

PERMIT REVIEW

- No items.

APPLICATION REVIEW

- A. AX-03-2021 - An Ordinance of the City of Punta Gorda, Florida, annexing within the corporate limits of the City of Punta Gorda, property addressed as 9511 Mac George Street, Punta Gorda, containing 0.15 +/- acres; identified as lot 387, South-Highlands, as recorded in Plat Book 2, page 6, Public Records of Charlotte County, Florida, described in Exhibit "A" attached hereto and incorporated herein; and annexing a portion of the property generally described as 9298 Mac Ever Street, containing 2.49 +/- acres; which is a tract or parcel of land in Charlotte County, Florida, described in Exhibit "B" attached hereto and incorporated herein; In accordance with the voluntary annexation provision of Section 171.044. Florida Statutes; redefining the boundary lines of said City of Punta Gorda, Florida, Directing the City Clerk to provide certified copies of this ordinance to the Charlotte County Clerk of Court, Charlotte County Administrator, Florida Department

of State and Florida Office of Economic and Demographic Research; providing for conflict and severability; and providing an effective date.

- Mr. Austin briefly reviewed the annexation request from the agenda material, noting the Urban Design Division found the request to be consistent with the Comprehensive Plan and recommended approval of same.
- Ms. Molnar MOVED, Mr. Nahra SECONDED to recommend approval of AX-03-2021. MOTION CARRIED UNANIMOUSLY.
- B. CP-03-2021 - An Ordinance of the City of Punta Gorda, Florida, amending the City of Punta Gorda Comprehensive Plan Future Land Use Map to include newly annexed lands; amending the Future Land Use Map to reflect the change in the current designations of Low Density Residential/County (LDR/COUNTY), to Highway Commercial Corridor/City (HCC/CITY), for 0.15 +/- acres, identified as lot 387, South Highlands, as recorded in Plat Book 2, page 6, Public Records of Charlotte County, Florida, being more particularly described in Exhibit "A" attached hereto, and addressed as 9511 Mac George Street, and for 2.49 +/- acres, a tract or parcel of land situated in Charlotte County, Florida, which is a portion of the property generally described as 9298 Mac Ever Street, and being further bounded and described in Exhibit "B" attached hereto and incorporated herein; providing for conflict and severability; and providing an effective date.
- Mr. Austin briefly reviewed the Comprehensive Plan amendment request, noting same was a companion application with AX-03-2021 and was consistent with the Comprehensive Plan. He stated the concurrency requirements were met, concluding staff recommended approval of the request and transmitting same to the Department of Economic Opportunity and related reviewing agencies.
- Ms. Molnar MOVED, Mr. Nahra SECONDED to recommend approval of CP-03-2021. MOTION CARRIED UNANIMOUSLY.
- C. SV-01-2021 - A resolution of the City Council of the City of Punta Gorda, Florida, vacating 1.78 +/- acres, a tract or parcel of land situated in the State of Florida, County of Charlotte, lying in Section 21, Township 41 South, Range 23 East and being further bounded and described in Exhibit "A" attached hereto and incorporated herein; also described as a portion of Orange Road a/k/a Mac Dine Road; and providing an effective date.
- Mr. Austin briefly reviewed the street vacation request, noting same was to facilitate site development. He stated the appropriate utility services were notified of the request, adding Florida Power & Light (FP&L) issued a statement opposing the request.
- Ms. Geri Waksler, authorized agent, indicated there were remnant utility lines at the subject location from a previously proposed development, explaining the applicant was

in the process of working with FP&L to relocate the lines to be consistent with the proposed redevelopment.

- Mr. Austin concluded the Urban Design Division recommended approval of the request contingent the applicant resolve the issues with FP&L.
 - Ms. Molnar MOVED, Mr. Nahra SECONDED approval of SV-01-2021 contingent the applicant resolve the issues with FP&L. MOTION CARRIED UNANIMOUSLY.
- D. SV-02-2021 - A resolution of the City Council of the City of Punta Gorda, Florida, vacating 53.91 +/- acres, a tract or parcel of land situated in the State of Florida, County of Charlotte, lying in Sections 21 & 28, Township 41 South, Range 23 East, being part of the Plat of South-Highlands, according to the plat thereof as recorded in Plat Book 2, Page 6, Public Records of Charlotte County, Florida, and being further bounded and described in Exhibit "A" attached hereto and incorporated herein; and providing an effective date.
- Mr. Austin briefly reviewed the street vacation request, noting same was to facilitate site development. He stated the appropriate utility services were notified of the request, noting FP&L issued a statement opposing same; however, it was indicated the applicant was working with FP&L to resolve the issues. He concluded the Urban Design Division recommended approval of the request contingent upon same.
 - Mr. Adams verified Glasgow Avenue was not included as part of the street vacation.
 - Ms. Molnar MOVED, Mr. Nahra SECONDED approval of SV-02-2021 contingent the applicant resolve the issues with FP&L. MOTION CARRIED UNANIMOUSLY.
- E. PD-03-2021 - An Ordinance of the City of Punta Gorda, Florida, rezoning, 0.15 +/- acres, identified as lot 387, South-Highlands, as recorded in Plat Book 2, page 6, Public Records of Charlotte County, Florida, being more particularly described in Exhibit "A" attached hereto, and addressed as 9511 Mac George Street, and 2.49 +/- acres, a tract or parcel of land situated in Charlotte County, Florida, which is a portion of the property generally described in Exhibit "B" attached hereto and incorporated herein; and 86.78 +/- acres, a tract or parcel of land situated in the State of Florida, County of Charlotte, lying in Sections 21 & 28, Township 41 South, Range 23 East, being a part of the Plat of SouthHighlands, according to the plat thereof as recorded in Plat Book 2, page 6, Public Records of Charlotte County; and being further bounded and described in Exhibit "C" attached hereto and incorporated herein; from Residential Single Family 5 units per acre/County (RSF5/COUNTY) to Planned Development Village/City (PDV/CITY) and from Highway Commercial/City (HC/CITY) to Planned Development Village/City (PDV/CITY); providing for certain modifications to the regulations applicable to the development; providing for conflict and severability; and providing an effective date.

- Mr. Austin briefly reviewed the planned development request, noting the Urban Design Division found same to be consistent with the Comprehensive Plan. He stated staff recommended approval of the request with the conditions as outlined in the staff report, including the requirements for the applicant to address all water and wastewater criteria and for the density to conform to the Interlocal Agreement.
 - Ms. Geri Waksler, authorized agent, indicated there was a potential issue with the acreage listed as 86.78, explaining the completed survey did not include the right-of-way. She stated the concept plan cited the correct acreage of 87.10, noting she wanted to ensure same was sufficient for advertisement as the request moved forward.
 - Mr. Austin verified staff would confirm the acreage advertised, adding the staff report and presentations would be updated accordingly.
 - Ms. Molnar MOVED, Mr. Nahra SECONDED approval of PD-03-2021 contingent upon recommendations from the Urban Design Division and corrections be made to the acreage for advertising purposes. MOTION CARRIED UNANIMOUSLY.
- F. DRC-08-2021 – 2815 Tamiami Trail Office Addition
- Mr. Austin briefly reviewed the request from the agenda material, noting same was for minor additions to an existing structure. He drew members' attention to the site plan, explaining a cross-access easement agreement was required for the two parcels which were split. He stated the existing drive thru had been removed, concluding parking was sufficient.
 - Mr. Adams indicated there were plans from 2007 available at the Utilities Department which showed water and sewer connections to the existing bank building, opining the engineer of the project would likely want to view same.
 - Mr. Gary Bain, Southwest Engineering, explained the proposed angles of the parking spaces were to coincide with the parking spaces of the adjacent carwash development, noting changes could be made to same if necessary.
 - Mr. Austin indicated differing angles of parking spaces were prohibited within the same parking lot, explaining the timing of the two developments conflicted and development of the carwash was not guaranteed.
 - Mr. Bain then stated the subject property had two parcels and the property line was relocated approximately 15 to 20 feet to the west, confirming a legal description of the property would be provided and a lot split would be completed. He verified the cross-access easement agreement would be provided as well, concluding he would work with staff to resolve the issues.

- G. MV-02-2021 – Raices De Mi Tierra LLC, 127 Carmalita Street
- Mr. Austin briefly reviewed the request for mobile food vending, verifying the location for same was between US 41 and Taylor Street.
 - Ms. Vanessa Franswell, authorized agent, verified the existing food truck at the subject location would be sold.
 - Ms. Molnar stated 10 feet needed to be maintained between the food truck and property line as well as any other ignition sources, noting flammable fuel containers were stored at a business nearby.
 - Ms. Franswell indicated she would verify the food truck was 10 feet from the location, adding same would be relocated if needed. She then verified the Fire Department had already conducted an inspection.
 - Mr. Cole inquired whether there was a written agreement with the business at the location for use of the restroom.
 - Ms. Franswell replied affirmatively.

STAFF COMMENTS

- None.

ADJOURNMENT

- Meeting Adjourned: 9:22 a.m.

Mitchell Austin, Acting Chair

Leah Pues, Recording Secretary