

**CITY OF PUNTA GORDA, FLORIDA
DEVELOPMENT REVIEW COMMITTEE MEETING MINUTES
DECEMBER 17, 2021, 9:00 A.M.**

MEMBERS PRESENT: Lisa Hannon, Acting Chair
Randy Cole, Building Division; TJ Smith, Fire Department;
Norman Nahra, Police Department; Bryan Clemons, Public Works
Department; Robert Ruth, Utilities Department

OTHERS PRESENT: David McCarty, Code Compliance Supervisor; Carlene Zeches;
Jim Mahoney; Garrett Kizer

CALL TO ORDER

Ms. Hannon called the meeting to order at 9:00 a.m.

PUBLIC COMMENTS

Ms. Carlene Zeches stated she was a resident abutting 501 Gill Street, explaining the survey submitted for SRC-02-2021 conflicted with surveys of her father's property at 519 Gill Street. She received clarification of the requirements for development of 509 Gill Street.

NOTE: Approval of Minutes was heard following Staff Comments.

1) **APPROVAL OF MINUTES**

1.a **November 12, 2021 Meeting Minutes**

Exhibits:

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11-12-2021 Minutes

Ms. Sposito **MOVED** to approve the November 12, 2021, minutes, **SECONDED** by Mr. Cole. **MOTION UNANIMOUSLY CARRIED.**

2) **PERMIT REVIEW**

No items.

3) **APPLICATION REVIEW**

3.a SE-02-2021 - A request by Brian Brunderman, authorized agent, for James P & Donnamarie Mahoney, property owner, for a Special Exception pursuant to Chapter 25, Section 16.8, Punta Gorda Code, to allow a third driveway be constructed to provide access to a newly constructed attached garage addition to an existing single-family residence, which is permitted by Special Exception pursuant to Chapter 26, Article 10, Section 10.3(h)(10), Punta Gorda Code, for a parcel located in the General Single-family 3.5 units per acre (GS-3.5) zoning district.

Exhibits:

Cover Page

SE-02-2021 DRC Staff Report

[SE-02-2021 Application](#)
[SE-02-2021 Survey](#)
[SE-02-2021 Site Plan](#)

Ms. Hannon briefly reviewed the special exception request, noting the application met all required criteria for permitting a third driveway and Urban Design staff recommended approval of the request.

Mr. Jim Mahoney, SE-02-2021 applicant, explained he had requested a third driveway on a single street instead of connecting the garage to the existing driveway to benefit the neighborhood's aesthetic.

Ms. Sposito **MOVED** to recommend approval of SE-02-2021, **SECONDED** by Mr. Cole. **MOTION UNANIMOUSLY CARRIED.**

- 3.b [SRC-02-2021 - A Resolution of the City Council of the City of Punta Gorda, Florida approving the final plat to subdivide a parcel of land containing 35,526 +/- square feet \(0.81 +/- acres\) into three \(3\) single-family residential lots and one \(1\) private road/driveway, in order to create a subdivision to be called "Seagrove on Gill Subdivision" for the property at 509 Gill Street, Punta Gorda, Florida, more particularly described on Exhibit "A" attached to this Resolution; authorizing the Mayor and City Clerk to execute the plat; authorizing the City Clerk to forward this Resolution and the original plat to the Charlotte County Clerk of the Circuit Court for recording at the applicant's expense; and providing an effective date.](#)

Exhibits:

[Cover Page](#)

[SRC-02-2021 Application](#)

[SRC-02-2021 Resolution 509 Gill St](#)

Ms. Hannon briefly reviewed the request to subdivide the existing property into three single-family residential lots and one private road/driveway, noting the Utilities Department recommended the owner/developer construct new water and sewer lines to each proposed lot at the time of plat approval. She requested comments from members regarding same.

Mr. Garrett Kizer stated he had no plans to further subdivide the lots or to construct duplexes, explaining he intended to build custom homes on the lots, with plans already in place for two of the lots if the plat were approved.

Mr. Gary Bayne, applicant's engineer, stated stormwater management would not be required; however, drainage would be addressed.

Mr. Cole inquired if the private road would be used for drainage.

Mr. Bayne replied each lot would have a drainage easement to the private road and then drainage would flow down the private road. He indicated water would not drain onto adjacent properties.

Ms. Sposito **MOVED** to recommend approval of SRC-02-2021, **SECONDED** by Mr. Cole. **MOTION UNANIMOUSLY CARRIED.**

- 3.c [SRC-01-2019 - A Resolution of the City Council of the City of Punta Gorda, Florida approving the final plat to subdivide a parcel of land containing 51,618 +/- square feet \(1.185 +/- acres\) into three \(3\) single-family residential lots, in order to create a subdivision to be called "Whip-poor-will Triangle" for the property at 3645 Whip-poor-will Boulevard, Punta Gorda, Florida, more particularly described on Exhibit "A" attached to this resolution; authorizing the Mayor and City Clerk to execute the plat; authorizing the City Clerk to forward this](#)

Resolution and the original final plat to the Charlotte County Clerk of the Circuit Court for recording at the applicant's expense and providing an effective date.

Exhibits:

Cover Page

SRC-01-2019 Application

SRC-01-19 Resolution 3645 Whip-poor-will Blvd

Ms. Hannon briefly reviewed the request to subdivide the property into three single-family residential lots, noting the Utilities Department recommended the owner/developer construct new water and sewer lines to each proposed lot at the time of plat approval. She requested comments from members regarding same.

Mr. Cole inquired as to an overall drainage plan for the site.

Mr. Juergen Siewer, applicant, replied swales would be utilized and there were three culverts to accommodate stormwater.

Ms. Sposito **MOVED** to recommend approval of SRC-01-2019 with staff's comments, **SECONDED** by Mr. Cole. **MOTION UNANIMOUSLY CARRIED.**

STAFF COMMENTS

None.

ADJOURNMENT

Meeting adjourned at 9:21 a.m.

Chair

Recording Secretary