

**BOARD OF COUNTY COMMISSIONERS - ROUNDTABLE DISCUSSION**

**DECEMBER 4, 2007**

A meeting of the Board of County Commissioners was held at the Murdock Administration Complex in Room 119, Port Charlotte, Florida. The following members were present: Chairman D'Aprile, Commissioner Duffy, Commissioner Cummings, Commissioner Moore, and Commissioner Loftus. Also in attendance were County Administrator Loucks, County Attorney Knowlton, Deputy Clerk Manley, and Minutes Secretary Joanne Lansing. The following members were absent: None. The meeting was called to order at 9:03 AM followed by the Pledge of Allegiance.

Chairman D'Aprile opened the meeting by announcing the topic for discussion and introduced Martina Kuche of Growth Management.

**1. The SR 776 Corridor Plan**

Ms. Kuche discussed the importance and challenges of growth related plans for SR 776 Corridor from Sarasota County to US 41; indicated the topic has been a concern for fear that SR 776 would resemble US 41; mentioned several incremental changes made over the years; stated plans include all development but will focus on commercial development; strip formation; mixed use; the need for nodes; and the necessity to make permanent changes.

Ms. Kuche proceeded with the presentation; outlined how enhancements and mixed use nodes along the corridor will improve the quality of life; reduce costs; and increase employment in Charlotte County. In addition, Ms. Kuche commented on shifts in development; public safety, density transfer incentives; increased lot coverage; increased allowable height; internal roads; regulations; permitting, reduced fees, the creation of a Design Review Board; and indicated the hope to move forward on the proposal early next year.

Chairman D'Aprile thanked Ms. Kuche for the presentation and asked for Board questions.

Commissioner Duffy asked if water conservation and sprinkler systems are being considered for proposed commercial landscaping.

Ms. Kuche explained several water conservation proposals are being considered with incentives to landscape with native, mature, and Florida friendly vegetation.

**Commissioner Duffy** questioned the locations of the four proposed nodes and vacant properties.

Ms. Kuche indicated the locations on the map; confirmed which land was vacant; and advised the owner has already requested mixed use.

**Commissioner Moore** commented on the importance of reuse; the need for staff to meet with Charlotte County Utilities (CCU) to discuss the subject; asked what incentive options are available; questioned the 60' height requirement; and if increased height is needed.

Ms. Kuche agreed to discuss reuse with CCU; provided several incentive options including grant and match programs; and opined increased height should be an option in the future.

**Commissioner Loftus** agreed to future flexibility of increased height, density, and mixed use and commented on the need to work with developers and move forward quickly.

**Commissioner Cummings** agreed this issue needed to be pursued for a long time; questioned the potential for a limited access plan; mentioned reducing density and creating nodes; expressed support for moving forward before residential development increases; and asked if the established Sunshine Committee could work as the Design Review Board.

Ms. Kuche mentioned current efforts that may assist in limited access; advised she will perform additional research; discussed good traffic planning; and outlined Review Board and Development Review Committee responsibilities.

**Commissioner Cummings** expressed concern with several node issues including water preservation; ways to store reuse; broadband encouragement; data access; height variances; density; shared parking; reduced impact fees; and industrial zoning.

Ms. Kuche advised SR 771 has available industrial zoned land.

**Commissioner Cummings** stated the topic was the SR 776 corridor but referenced one of the few locations remaining in Mid-County where a commercial node had been considered and expressed concerns for Northwest Port Charlotte and Murdock Village.

**Commissioner Loftus** commented on the need to include and utilize the expertise of various departments from the start and suggested including light industry, addressing impact fee issues, and moving forward now.

**Commissioner Moore** asked Ms. Kuche to describe her vision for the future of the area between the nodes.

Ms. Kuche summarized the ideal corridor with residential development, buffered roadways, landscaped sidewalks, public amenities, walkable nodes, regular public transit from node to node, mixed parking areas, and smaller office and industrial parks.

**Commissioner Moore** wondered if service roads are considered an asset since they are so close to SR 776 and stated the proposed SR 771/776 plan for nodes is a great opportunity.

Ms. Kuche agreed that service roads are too close to SR 776 with incomplete linkage but provided many reasons why they are an asset. Ms. Kuche pointed out several positive features on the 22 acre undeveloped proposed node which includes a retention pond, residential development, internal roadway networks, waterways, space for a pedestrian trail, and two entrance points.

**Commissioner Cummings** expressed the desire for residential development along the corridor; suggested heavy landscaping for undeveloped vacant land areas now with low maintenance and Florida friendly landscaping to encourage residential development. **Commissioner Cummings** also stated there could not be a sign ordinance that could satisfy business advertisers, customers, and height regulations.

Ms. Kuche suggested establishing a fund for matching incentives.

Commissioner Moore asked how SR 776 lot owners could transfer their rights into the node.

Ms. Kuche responded transfers would be based on market conditions with fair incentives.

Commissioner Cummings added comments on transfer residential density.

Chairman D'Aprile stated this project is a great undertaking that should not be taken lightly; there will be many hurdles to cross; advised this program should be vigorously continued; expressed concern with height increases, Planned Developments, and fee waivers; and suggested beautification along the corridor.

ADJOURNED 10:17 AM

Signature on file in Commission Minutes  
Chairman

ATTEST:

BARBARA T. SCOTT, CLERK  
OF THE CIRCUIT COURT AND  
EX-OFFICIO TO THE BOARD  
OF COUNTY COMMISSIONERS

By: Signature on file in Commission Minutes  
Deputy Clerk

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