

**PLANNING COMMISSION
MEETING
AUGUST 26, 2019**

MEMBERS PRESENT: Harvey Goldberg, Chairman
Joseph Comeaux, Bradford Gamblin,
Susan Hill, Paul Sacilotto, Edward Weiner

MEMBERS ABSENT: Donna Peterman, Roger Peterson

OTHERS PRESENT: Mayor Nancy Prafke
Councilmember Lynne Matthews
Mitchell Austin, Chief Planner
George Palmer, Bob Fritz, Nancy Johnson,
Cathy Getz, Keith Frohlich

CALL TO ORDER/ANNOUNCEMENTS

- A. Roll Call
- B. Next Scheduled Meeting
 - 1. September 23, 2019

CITIZENS COMMENTS ON AGENDA ITEMS ONLY

- Mr. George Palmer expressed concern regarding the safety of bicycle lanes, then suggesting the City fund electric passenger carts.
- Mr. Bob Fritz opined the number and height of high-rise apartments in the Draft Citywide Master Plan (the Plan) was excessive, then voicing concern regarding proposed residential development along Jones Loop Road.
- Ms. Nancy Johnson commented favorably on the Plan.
- Ms. Cathy Getz spoke in support of the Plan, particularly the suggested changes to traffic patterns.

APPROVAL OF MINUTES

- A. June 24, 2019
 - Mr. Gamblin MOVED, Mr. Comeaux SECONDED approval of the June 24, 2019 minutes. MOTION CARRIED UNANIMOUSLY.

PUBLIC HEARINGS

- A. PLAN Punta Gorda - 2019 Citywide Master Plan - Draft Plan August 15, 2019
 - Mr. Mitchell Austin, Chief Planner, presented the Plan denoted in the agenda material, reviewing the history of its development as well as the present and future visions for Punta Gorda. He provided an overview of the five "Big Ideas" denoted in the Plan, focusing in particular on the need for diversified housing types, the importance of expanded and upgraded transportation facilities and the need to diversify the City's tax base through strategic commercial development. He stated the Planning Commission should focus on the Plan's implementation and impact on the Comprehensive Plan and Land

Development Regulations, requesting members select action items to be considered for recommendation to City Council. He concluded by stating public feedback would be incorporated into the final Plan.

- Mr. Goldberg reminded members the plan was aspirational and many of the items might not be implemented for years, noting prioritization of items was key. He stated the goal was to create a foundation for future development.
- Mr. Weiner expressed concern regarding funding projects through the General Fund, opining the City's largely residential tax base would not generate enough revenue.
- Mr. Comeaux spoke against focusing on fiscal constraints at this time, asserting members should focus on the viability and applicability of ideas and their prioritization.
- Mr. Gamblin remarked a conceptual plan such as this would ensure development was not haphazard, especially in light of the City's high resident turnover.
- Mr. Sacilotto expressed concern regarding threats to implementation of the Plan, particularly red tide and the economic cycle, suggesting threats be considered when prioritizing items.
- Mr. Goldberg pointed out sections in both the Plan and the Economic Development and Budgetary Analysis addressed strengths, weaknesses, threats and opportunities associated with the Plan.
- Ms. Hill commented the Plan set the stage for collaboration and discussion.
- Mr. Sacilotto opined technology would impact implementation of the Plan.
- Mr. Goldberg recommended the Plan be updated in accordance with the City's Strategic Plan.
- Mr. Comeaux confirmed the Board would make a formal recommendation during the September 23, 2019 meeting.

STAFF COMMENTS

- Mr. Austin offered to provide spreadsheets from Dover, Kohl & Partners.
- Mr. Comeaux confirmed copies of the Economic Development and Budgetary Analysis could be provided.

CITIZEN'S COMMENTS

- Councilmember Lynne Matthews requested the Waterfront Development Master Plan be provided to members, opining same should be incorporated in the Plan. She commented favorably on Governor Ron DeSantis, particularly his efforts to protect Florida's water quality.
- Mayor Nancy Prafke spoke on steps recently taken by the Florida League of Cities' Utilities, Natural Resources and Public Works Committee and the City to protect Florida's water quality.

- Mr. George Palmer spoke in favor of well-planned, progressive development.
- Mr. Keith Frohlich introduced himself as a new alternate member of the Commission. He then commented favorably on the Plan; however, he suggested consideration be given to offsetting undesirable consequences of development.

ADJOURNMENT

- Meeting Adjourned: 3:34 p.m.

Harvey Goldberg, Chairman

Leah Pues, Recording Secretary