

**PLANNING COMMISSION
MEETING
NOVEMBER 25, 2019**

MEMBERS PRESENT: Harvey Goldberg, Chairman
Bradford Gamblin, Donna Peterman,
Roger Peterson, Paul Sacilotto, Edward Weiner

MEMBERS ABSENT: Joseph Comeaux

OTHERS PRESENT: Lisa Hannon, Zoning Official
Michael Haymans, Dawn MacGibbon

CALL TO ORDER/ANNOUNCEMENTS

- A. Roll Call
- B. Next Scheduled Meeting
- 1. December 17, 2019

CITIZENS COMMENTS ON AGENDA ITEMS ONLY

- None.

APPROVAL OF MINUTES

- A. October 28, 2019
- Mr. Goldberg announced the minutes for the October 2019 meeting would be approved at the December 17, 2019 meeting.

QUASI- JUDICIAL PUBLIC HEARINGS

- A. CP-03-19 An Ordinance of the City Council of the City of Punta Gorda, Florida, amending the City of Punta Gorda Comprehensive Plan Future Land Use Map to reflect the change in the current zoning designation of High Density Residential to Professional Office for 0.46 acres, a parcel of land lying within Lots 1, 2, 3, 4, 5, 6 & 7, subdivision of original Lots 1, 2, & 3 of Block O, Woods Second Addition to Town of Punta Gorda, as filed in Plat Book 1, Page 78, Public Records of Charlotte County, Florida, being more particularly described in Exhibit "A" attached hereto; providing for conflict and severability; and providing an effective date.
- Recording Secretary Pues swore in all participants.
- Ms. Lisa Hannon, Zoning Official, reviewed the staff report included in the agenda material, noting the request would amend the City's Future Land Use Map to designate the subject property as Professional Office and would apply all provisions of the City's Comprehensive Plan as described in the application. She reviewed staff's findings and conclusions, pointing out Finding #5 should state Tuscan Lodge rather than Rebekka Lodge. She advised future development would be reviewed for compliance with all

applicable land development regulations, concluding staff recommended approval of CP-03-19 contingent upon those conditions.

- Mr. Weiner opined Objective 4.1.1 conflicted with Policy 1.1.14.4 and Policy 4.1.8.2.
 - Ms. Hannon replied the property was still eligible for 15 units per acre, explaining Z-04-19 would rezone the subject property to Neighborhood Center, which allowed for multifamily development.
 - Mr. Goldberg called three times for public comment on CP-03-19.
 - Mr. Gamblin MOVED, Mr. Sacilotto SECONDED to close the public hearing. MOTION CARRIED UNANIMOUSLY.
 - Ms. Peterman confirmed no development was proposed at this time.
 - Mr. Weiner MOVED, Ms. Peterman SECONDED to find CP-03-19 consistent with the Comprehensive Plan and to recommend approval of the request with staff's conditions based on the evidence and testimony presented. MOTION CARRIED UNANIMOUSLY.
- B. Z-04-19 An Ordinance of the City Council of the City of Punta Gorda, Florida, rezoning 0.46 acres, a parcel of land lying within Lots 1, 2, 3, 4, 5, 6 & 7, subdivision of original lots 1, 2, & 3 of Block O, Woods Second Addition to town of Punta Gorda, as filed in Plat Book 1, Page 78, Public Records of Charlotte County, Florida, being more particularly described in Exhibit "A" attached hereto; from its current Charlotte County zoning classification of Neighborhood Residential 15 Units per Acre (NR-15) to Neighborhood Center (NC); providing for conflict and severability; and providing an effective date.
- Ms. Hannon entered the staff report into the record by reference, noting Z-04-19 was consistent with the City's Comprehensive Plan. She provided a brief overview of the request and reviewed the staff report in detail, noting any future development would be reviewed for compliance with all applicable land development regulations. She reviewed staff's findings and conclusions, concluding staff recommended approval of Z-04-19 contingent upon staff conditions related to future development and land use.
 - Mr. Michael Haymans, applicant's representative, concurred with staff's comments and accepted staff's conditions of approval.
 - Mr. Goldberg called three times for public comment on Z-04-19.
 - Ms. Peterman MOVED, Mr. Peterson SECONDED to close the public hearing. MOTION CARRIED UNANIMOUSLY.
 - Mr. Gamblin MOVED, Ms. Peterman SECONDED to find Z-04-19 consistent with the Comprehensive Plan and to recommend approval of this request with staff's conditions based on the evidence and testimony presented. MOTION CARRIED UNANIMOUSLY.

STAFF COMMENTS

A. 2020 Meeting Dates

- Mr. Goldberg noted the 2020 meeting dates were included in the agenda material.

CITIZENS' COMMENTS

- Ms. Dawn MacGibbon questioned why the agenda for this meeting was not available online earlier, as well as the minutes from the October 28, 2019 meeting.
- Mr. Goldberg reiterated the minutes would be approved at the December meeting.

ADJOURNMENT

- Meeting Adjourned: 2:28 p.m.

Harvey Goldberg, Chairman

Leah Pues, Recording Secretary