

**PLANNING COMMISSION
MEETING
NOVEMBER 23, 2020**

MEMBERS PRESENT: Harvey Goldberg, Chairman
Joseph Comeaux, Bradford Gamblin,
Donna Peterman, Paul Sacilotto,
Edward Weiner

MEMBERS ABSENT: Roger Peterson

OTHERS PRESENT: Joan LeBeau, Urban Design Manager
Lisa Hannon, Zoning Official
Fabiana Solano, Planning Intern

CALL TO ORDER/ANNOUNCEMENTS

- Mr. Goldberg called the meeting to order at 2:00 p.m.
- A. Roll Call
- B. Next Scheduled Meeting
- 1. December 28, 2020

CITIZENS COMMENTS ON AGENDA ITEMS ONLY

- None.

APPROVAL OF MINUTES

- A. October 26, 2020
- Ms. Peterman MOVED, Mr. Comeaux SECONDED approval of the October 26, 2020, minutes. MOTION CARRIED UNANIMOUSLY.

NEW BUSINESS

- No items.

UNFINISHED BUSINESS

- A. 2021 Update to City of Punta Gorda Comprehensive Plan 2040
- Ms. Joan LeBeau, Urban Design Manager, reported Council had been presented with some of the revisions made to the Comprehensive Plan 2040 (2040 Plan), as delineated in the agenda material, anticipating comments from same would be brought to public workshops in January 2021. She stated the 2040 Plan update was in the second phase of three phases, noting the contract with the consultants focused on the Future Land Use, Coastal Management, Housing, Transportation and Historic Elements. She explained the public comment period had been extended to January 2021, adding staff would attend a meeting with the Home Owners Association (HOA) for the Historic District on December 2, 2020, and attempt to meet with additional HOAs in the area. She reviewed the concerns from the Department of Economic Opportunity and Department

of Transportation regarding non-residential intensity maximums (NRIM) identified in the current 2040 Plan, concluding staff was working to address same.

- Mr. Weiner questioned how information was being relayed to the general public other than through the City's website.
- Ms. LeBeau reiterated staff was working with HOAs and extending the public comment period; additionally, outside activities at Gilchrist Park were being explored. She indicated the contractual timeframe for the 2040 Plan could be extended and the City was not mandated to complete same by a particular time, adding staff had begun revisions to the 2040 Plan two years in advance and amendments could be adopted into the overall Comprehensive Plan which was due by 2022/2023.
- Mr. Weiner expressed concern with the short length of time councilmembers were given to review updates to the 2040 Plan between their meetings.
- Ms. LeBeau responded councilmembers were now given an entire week for same before meeting with the City Manager. She then stated staff was proposing workshops which would allow for three discussion periods with each focusing on one to two of the five elements.
- Mr. Goldberg spoke in favor of the information provided in the 2040 Plan, verifying staff preferred questions be submitted so that same could be addressed and incorporated in the updates. He then pointed out the data in some of the tables appeared outdated, expressing concern regarding the applicability of same.
- Ms. LeBeau replied the data was typically the best available; however, she would ensure the tables contained the most current information.
- Ms. Peterman noted most of the recommendations impacted District 1, expressing concern that the perspective of those residents had not been adequately represented in the 2040 Plan and that the 2040 Plan did not reflect the importance of the historic district in attracting people to the area.
- Mr. Sacilotto suggested adding footnotes as a reference for the acronyms in the 2040 Plan, recommending less acronyms be used throughout the document to allow for more readability.
- Ms. LeBeau advised there was a section within the 2040 Plan defining each acronym, agreeing to include same at the beginning of each element when distributed.
- Mr. Sacilotto recommended the Coastal Management Element include a goal for measuring and monitoring the quality of water in Charlotte Harbor (Harbor) as same was impacted by Punta Gorda Isles and surrounding jurisdictions, noting the Harbor was critical for tourism.

- Mr. Weiner then clarified the following: “net” was utilized, particularly in the Housing Element, to reference the number of units allowed on a parcel; the property owner of the white space surrounded by city boundaries (Future Land Use Element, page 17, Map #2) did not desire to annex into the City; staff was not opposed to working with business owners regarding mitigation of signs along US 41 if an opportunity appeared.
 - Mr. Comeaux noted the City was considering revising its sign ordinance, questioning whether there could be collaboration with Charlotte County (County) since they would possibly be subject to the mitigation.
 - Ms. LeBeau replied staff had not researched same, noting the sign ordinance would be presented to City Council at their December 2, 2020, meeting for further direction. She expressed uncertainty as to whether the County would be revising their sign ordinance, concluding staff could verify same.
 - Mr. Goldberg requested clarification regarding the elimination of the Medium Density classification (Future Land Use Element, page 25).
 - Ms. LeBeau explained same was not needed as there was a minimal number of such parcels and they could be captured within the new classifications.
 - Mr. Sacilotto opined low-quality high-density housing would fail.
 - Ms. LeBeau advised the form-based code would identify the development desired in those areas, noting staff desired to improve the City’s architectural requirements.
 - Mr. Weiner expressed concern the focus on walkability and reducing parking was not realistic given existing conditions in the City.
 - Mr. Goldberg drew attention to the new section on constrained corridors on page 29 of the Transportation Element, recalling a previous proposal in the Metropolitan Planning Organization’s (MPO) Long Range Transportation Plan for widening Aquí Esta Drive.
 - Ms. LeBeau explained same was put on hold and could remain in the MPO Plan for review; however, she opined the widening would not occur for a lengthy period of time. She then requested members submit their questions and comments relating to the 2040 Plan update in writing, reiterating staff would create a presentation specifically geared toward same.
- B. City of Punta Gorda: Park & Recreation Master Plan Status Report
- Ms. Fabiana Solano, Planning Intern, provided a detailed review regarding the purpose and process for establishing a Level of Service (LOS) standard in the Parks & Recreation Master Plan (P&R Plan), as delineated in the agenda material, noting same would guide the future of the park system. She explained the difference between the two forms of LOS (internal and external), concluding staff desired to address members’ questions in order to create comprehensible preliminary drafts.

STAFF COMMENTS

NOTE: Committee/Board Comments heard prior to Staff Comments.

A. 2021 Meeting Dates

- Ms. Hannon pointed out the proposed meeting dates for 2021 from the agenda material.

COMMITTEE/BOARD COMMENTS

- Ms. Peterman stated she was a member of the City's Historic Preservation Advisory Board (HPAB), noting the HPAB was frustrated current ordinances provided them with few tools to preserve historic structures and expressed hope the 2040 Plan would better promote same.
- Mr. Goldberg questioned when evaluation of the Land Development Regulations (LDRs) would commence.
- Ms. LeBeau replied staff desired to move forward with updating the LDRs at the beginning of 2021; however, City Council needed to approve the contract to move forward with same.
- Discussion ensued regarding the 2040 Plan as well as the process to update LDRs.
- Ms. LeBeau reiterated the LDRs would be part of the discussion at City Council's December 2, 2020, meeting, explaining the processes to update the 2040 Plan and the LDRs needed to coincide. She stated the market would direct future development, concluding the City could regulate the aesthetics of same.

NOTE: Staff Comments heard following Committee/Board Comments.

CITIZENS' COMMENTS

- None.

ADJOURNMENT

- Meeting Adjourned: 3:20 p.m.

Harvey Goldberg, Chairman

Leah Pues, Recording Secretary