

**PLANNING COMMISSION
MEETING
JULY 27, 2020**

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

OTHERS PRESENT: Lisa Hannon, Zoning Official
Joan LeBeau, Urban Design Manager
Mitchell Austin, Zoning Official
Fabiana Solano, Planning Intern
Geri Waksler, Laura Rossi

CALL TO ORDER/ANNOUNCEMENTS

- Mr. Goldberg called the meeting to order at 2:00 p.m.
- A. Roll Call
- B. Next Scheduled Meeting
- 1. August 24, 2020

CITIZENS COMMENTS ON AGENDA ITEMS ONLY

- None.

APPROVAL OF MINUTES

- A. June 29, 2020
- Mr. Weiner MOVED, Ms. Peterman SECONDED approval of the June 29, 2020, minutes.
MOTION CARRIED UNANIMOUSLY.

QUASI-JUDICIAL PUBLIC HEARINGS

- Recording Secretary Pues swore in all participants.
- A. AX-01-2020 An Ordinance of the City Council of Punta Gorda, Florida, annexing within the corporate area of the City of Punta Gorda, a total of 3.16 +/- acres being a portion of Section 17, Township 41 South, Range 23 East, Charlotte County, Florida, more particularly described in the boundary surveys attached hereto, and addressed as 3086 and 3078 Cooper Street, in accordance with the voluntary annexation provisions of Section 171.044, Florida Statutes; redefining the boundary lines of said City in conformance therewith; amending the official boundary map of the City of Punta Gorda, Florida; directing the City Clerk to provide certified copies of this Ordinance to the Charlotte County Clerk of Court, Charlotte County Administrator, Florida Department of State and Florida Office of Economic and Demographic Research; providing for conflict and severability; and providing an effective date.
- Ms. Lisa Hannon, Zoning Official, entered the staff report, as delineated in the agenda material, into the record by reference. She reviewed the requirements for voluntary

annexations along with staff's findings and conclusions. She explained the subject properties were currently served with municipal water. She stated a two-inch force main for wastewater lines had recently been extended to the property line and additional utility construction plans were in review. She concluded staff recommended approval of the request.

- Mr. Weiner expressed concern regarding the number of units connected to the two-inch force main, adding he did not want same to become a City issue.
- Ms. Geri Waksler, authorized agent, explained all plans for the force main extension had been reviewed and approved by staff prior to installation, noting same extended along Cooper Street and the lines extended down the access road as to be able to properly serve both properties. She then presented her findings, concurring with staff's findings and conclusions.
- Mr. Goldberg called three time for public comment.
- Mr. Comeaux MOVED, Mr. Gamblin SECONDED to close the public hearing. MOTION CARRIED UNANIMOUSLY.
- Mr. Comeaux MOVED, Ms. Peterman SECONDED to find AX-01-2020 was consistent with the Comprehensive Plan and to recommend approval based on the evidence and testimony presented.
- Mr. Weiner requested that the two-inch force main be increase in size at the applicant's expense if same was found to have insufficient capacity.
- MOTION CARRIED UNANIMOUSLY.
- B. CP-01-2020 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 include newly annexed lands; amending the Future Land Use Map to reflect the change in the current designations of Low Intensity Industrial/County (LII/COUNTY) to Light Industrial/City (LI/CITY) for 3.16 +/- acres being a portion of Section 17, Township 41 South, Range 23 East, Charlotte County, Florida, more particularly described in the boundary surveys attached hereto, and addressed as 3086 and 3078 Cooper Street; providing for conflict and severability; and providing an effective date.
- Ms. Hannon stated this request was a companion to AX-01-2020 and Z-01-2020, noting same would apply all provisions of the City's Comprehensive Plan. She explained there was no new development proposed at this time, reiterating the wastewater lines were recently extended and the properties were served with municipal water. She then entered the staff report into the record in its entirety by reference, highlighting the goals, policies and objectives along with staff's findings and conclusions from the agenda material. She concluded staff recommended approval of the request and requested approval to

transmit the proposed Comprehensive Plan amendment to the Florida Department of Economic Opportunity (DEO) and related reviewing agencies.

- Ms. Waksler concurred with staff's findings and conclusions and requested approval of the request.
 - Mr. Gamblin questioned whether the two-inch force main would be sufficient for fire related emergencies.
 - Ms. Hannon responded the utilities construction plans had been submitted to the Utilities Department which was responsible for ensuring the two-inch force main had sufficient capacity for the subject properties.
 - Ms. Waksler added the Utilities and Fire Departments had not expressed any concerns regarding the utility connections.
 - Mr. Weiner expressed dissatisfaction regarding the capacity of the two-inch force main for wastewater serving the surrounding properties.
 - Mr. Goldberg called three times for public comment.
 - Mr. Weiner MOVED, Mr. Comeaux SECONDED to close the public hearing. MOTION CARRIED UNANIMOUSLY.
 - Mr. Gamblin MOVED, Mr. Sacilotto SECONDED to find CP-01-2020 was consistent with the Comprehensive Plan and to recommend approval based on the evidence and testimony presented along with approval for the Urban Design Department' staff to transmit the proposed comprehensive plan amendment to the DEO and related reviewing agencies. MOTION CARRIED UNANIMOUSLY.
- C. Z-01-2020 An Ordinance of the City Council of the City of Punta Gorda, Florida, rezoning 3.16 +/- acres being a portion of Section 17, Township 41 South, Range 23 East, Charlotte County, Florida, more particularly described in the boundary surveys attached hereto, and addressed as 3086 and 3078 Cooper Street, from its current Charlotte County zoning classification of Industrial General/County (IG/COUNTY) to City of Punta Gorda zoning classification Special Purpose/City (SP/CITY); providing for conflict and severability; and providing an effective date.
- Ms. Hannon entered the staff report into the record by reference, noting this request was the final component to AX-01-2020 and CP-01-2020. She provided a brief review of the request, concluding staff recommended approval of same.
 - Ms. Waksler reiterated she concurred with staff's findings and conclusions.
 - Mr. Goldberg called three times for public comment.
 - Mr. Peterson MOVED, Mr. Comeaux SECONDED to close the public hearing. MOTION CARRIED UNANIMOUSLY.
 - Mr. Weiner reiterated his dissatisfaction with the capacity of the two-inch force main.

- Ms. Peterman MOVED, Mr. Sacilotto SECONDED to find Z-01-2020 was consistent with the Comprehensive Plan and to recommend approval based on the evidence and testimony presented. MOTION CARRIED UNANIMOUSLY.
- D. SV-01-2020 A Resolution of the City Council of the City of Punta Gorda, Florida, vacating a portion of the Plat of South Highlands, according to the map or plat thereof as recorded in Plat Book 2, Page 6, Public Records of Charlotte County, Florida, being further bound and described as all or part of Lots 14 through 34, 39 through 51, 69 through 70 and Rights-of-Way of First Avenue, Second Avenue and Third Avenue, lying North of Jones Loop Road Right-of-Way, containing 5.43 +/- acres; and providing an effective date.
 - Ms. Hannon entered the staff report into the record by reference, noting the property in question was vacant and the platted streets contained no public improvements. She explained all appropriate utilities services had been notified; adding the objection received from Comcast had been resolved; however, no comments were received from CenturyLink. She concluded staff recommended approval of the request.
 - Mr. Weiner asked how many apartment units were proposed.
 - Ms. Hannon responded approximately 297 units.
 - Ms. Geri Waksler, applicant's representative, provided a brief summary of the request, concurring with staff's findings and conclusions.
 - Mr. Goldberg called three times for public comment.
 - Mr. Comeaux MOVED, Mr. Peterson SECONDED to close the public hearing. MOTION CARRIED UNANIMOUSLY.
 - Mr. Peterson MOVED, Ms. Peterman SECONDED to find SV-01-2020 was consistent with the Comprehensive Plan and to recommend approval based on the evidence and testimony presented this date.
 - VOTING AYE: Comeaux, Gamblin, Goldberg, Peterman, Peterson, Sacilotto.
 - VOTING NAY: Weiner.
 - MOTION CARRIED.
- E. CP-02-2020 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 changing the Future Land Use Map designation from Highway Commercial Corridor (HCC/CITY) to High Density Residential/City (HDR/CITY) for 22.80 +/- acres lying in Section 21, Township 41 South, Range 23 East, being a part of the property described in Official Records Book 3642, Page 473, Charlotte County Public Records and being further bounded and described in Exhibit "A" attached hereto; providing for conflict and severability; and providing an effective date.

- Ms. Hannon entered the staff report into the record by reference, noting the request was consistent with the City's Comprehensive Plan and would apply all provisions of same. She summarized the goals, policies and objectives as well as staff's findings and conclusions, noting a rezoning amendment was required and was running concurrent with this amendment. She explained development review approval was required prior to the applicant submitting for building permit, concluding staff recommended approval of the request and approval to transmit the proposed Comprehensive Plan amendment to the DEO and related reviewing agencies.
 - Mr. Weiner questioned if affordable housing would be included. Additionally, he questioned parking for resident's guests, suggesting an additional exit be located west of the property line.
 - Ms. Hannon clarified those items would be addressed during the development review process.
 - Ms. Waksler stated affordable housing was not being considered at this time. She then displayed an aerial view of the proposed plans, pointing out a secondary access road was required onto Burnt Store Road. She then provided additional details regarding the proposed plans, concurring with staff's findings and conclusions.
 - Mr. Goldberg called three times for public comment.
 - Mr. Gamblin MOVED, Mr. Comeaux SECONDED to close the public hearing. MOTION CARRIED UNANIMOUSLY.
 - Mr. Sacilotto MOVED, Ms. Peterman SECONDED to find CP-02-2020 was consistent with the Comprehensive Plan and to recommend approval based on the evidence and testimony presented along with approval for the Urban Design Department' staff to transmit the proposed comprehensive plan amendment to the DEO and related reviewing agencies.
 - VOTING AYE: Comeaux, Gamblin, Goldberg, Peterman, Peterson, Sacilotto.
 - VOTING NAY: Weiner.
 - Mr. Weiner stated his objection was related to the lack of affordable housing proposed.
 - MOTION CARRIED.
- F. PD-01-2020 An Ordinance of the City Council of the City of Punta Gorda, Florida, rezoning 22.80 +/- acres lying in Section 21, Township 41 South, Range 23 East, being a part of the property described in Official Records Book 3642, Page 473, Charlotte County Public Records and being further bounded and described in Exhibit "A" attached hereto; from its current zoning classification of Highway Commercial/City (HC/CITY) to Planned Development Neighborhood/City (PDN/CITY); providing for conflict and severability; and providing an effective date.

- Ms. Hannon entered the staff report into the record by reference, noting this request was a companion to CP-02-2020 and SV-01-2020. She reviewed staff's findings and conclusions along with the provisions and requirements for proposed developments, concluding staff recommended approval of the request.
- Mr. Weiner requested clarification for Table 1: Existing Zoning Trip Generation denoted in the Traffic Impact Statement.
- Ms. Laura Rossi, Traffic Impact Coordinator, reviewed the information considered when performing the traffic analysis, confirming that the subject property would generate approximately 32,000 trips daily if 80% of the area was developed as commercial and 85 trips daily if 20% was developed as residential.
- Mr. Weiner suggested a deceleration lane be added along the entrance from Jones Loop Road with a ten-foot sidewalk along the property line.
- Ms. Waksler explained an additional traffic study would be required before the final site plans would be approved by the Development Review Committee, adding the City would determine during the zoning process if site related improvements (such as a deceleration lane) were needed. She then stated that her previous comments corresponded with this request, concurring with staff's findings and conclusions.
- Mr. Goldberg called three times for public comment.
- Mr. Comeaux MOVED, Mr. Gamblin SECONDED to close the public hearing. MOTION CARRIED UNANIMOUSLY.
- Mr. Gamblin MOVED, Ms. Peterman SECONDED to find PD-01-2020 was consistent with the Comprehensive Plan and to recommend approval based on the evidence and testimony presented.
- VOTING AYE: Comeaux, Gamblin, Goldberg, Peterman, Peterson, Sacilotto.
- VOTING NAY: Weiner.
- MOTION CARRIED.

NEW BUSINESS

- A. City of Punta Gorda: Park & Rec Master Plan Update 2020
 - Ms. Fabiana Solano, Planning Intern, provided a brief update on staff's efforts to gather public input for the Parks and Recreations Master Plan (Plan), noting more information regarding same would be provided in August 2020.
 - Mr. Goldberg verified the Plan was estimated to be completed by the end of fiscal year 2020. He then questioned whether the Plan would include a recommendation for a Parks and Recreations Department.
 - Ms. Joan LeBeau, Urban Design Manager, replied affirmatively, noting further review and input would be discussed at a future date.

UNFINISHED BUSINESS

- A. Master Plan: City of Punta Gorda Comprehensive Plan 2040 Update
- Mr. Mitchel Austin, Chief Planner, explained staff had received numerous Planning and Zoning applications to process and review prior to this meeting; therefore, the proposed objectives, goals and policies relating to the five elements modified by Dover Kohl and Partners could not be discussed this date. He concluded staff would be thoroughly reviewing the documents from the consultants and developing a draft based on same, anticipating the draft would be completed in August 2020.

STAFF COMMENTS

- None.

COMMITTEE/BOARD COMMENTS

- Ms. Peterman suggested the proposal for a Parks and Receptions Department be included in the Plan, noting recommendations for the Plan would be insufficient without dedicated staff for same.
- Ms. LeBeau agreed to do so.

CITIZENS' COMMENTS

- None.

ADJOURNMENT

- Meeting Adjourned: 3:15 p.m.

Harvey Goldberg, Chairman

Leah Pues, Recording Secretary