

**PLANNING COMMISSION
MEETING
JUNE 28, 2021**

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

MEMBERS ABSENT: Roger Peterson

OTHERS PRESENT: Lisa Hannon, Zoning Official
Geri Waksler

CALL TO ORDER/ANNOUNCEMENTS

- Mr. Goldberg called the meeting to order at 2:00 p.m.
- A. Roll Call
- B. Next Scheduled Meeting
- 1. July 26, 2021

CITIZENS COMMENTS ON AGENDA ITEMS ONLY

- None.

APPROVAL OF MINUTES

- A. May 24, 2021
- Mr. Weiner MOVED, Mr. Sacilotto SECONDED approval of the May 24, 2021, minutes.
MOTION CARRIED UNANIMOUSLY.

QUASI-JUDICIAL PUBLIC HEARING

- Recording Secretary Pues swore in all participants.
- A. PD-02-2021 An Ordinance of the City of Punta Gorda, Florida, amending the conceptual site plan previously adopted with Ordinance No. 1907-18, adding an amended site specific plan for the Westerly ½ of Lot 15, 4.52 +/- acres, generally described as 24420 Airport Road, Punta Gorda, Florida, and more particularly described in Exhibit "A" attached hereto; amending the previously limited total density; providing for certain modifications to the regulations applicable to the development; 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 history of the subject property as well as the amendment request, noting same would amend the site specific plan adopted in 2018 and would permit the total density to be calculated based on the overall property. She stated the request was consistent with the Comprehensive Plan 2040 (Plan), summarizing some of the objectives and policies which aligned with the Future

Land Use and Housing Elements within the Plan. She indicated the request fulfilled the need for affordable housing, explaining Planned Development Neighborhood Districts were intended to encourage the development of a mixture of housing types and price ranges as well as promote the organization of residential development into efficient neighborhoods with appropriate supportive community facilities and services. She concluded the Development Review Committee and staff recommended approval of the request, including the deviations from the land development regulations referenced in the staff report.

- Mr. Weiner inquired if density was calculated based on gross acreage.
- Ms. Hannon replied affirmatively, explaining density was calculated based on the total parcel according to the boundary survey.
- Mr. Sacilotto questioned whether 4.5 acres of the 8.5 acres in the original plan was set aside for a senior center, which he recalled the City was obliged to develop.
- Ms. Hannon responded in the negative, clarifying the subject location was privately owned when annexed into the City. She stated while the Punta Gorda Housing Authority (PGHA) originally intended to develop senior affordable housing, age restrictions were removed in 2018.
- Mr. Sacilotto inquired as to the property's zoning.
- Ms. Hannon replied the property's zoning designation was Planned Development Neighborhood Center, verifying commercial use was not required.
- Mr. Weiner questioned whether affordable housing would be permanent for the location.
- Ms. Hannon responded the applicant could address same.
- Ms. Geri Waksler, McCrory Law Firm, reiterated the purpose for the request, adding same would allow an increase of 56 units to no more than 80 units. She explained the two buildings adjacent to the existing senior apartment community were enlarged to allow 24 units and the existing playground was moved slightly north of its original location, noting the proposed project would look similar to what would be built under the existing approval. She indicated the expansion would meet a significant public need for affordable housing as the demand for same exceeded supply, adding the proposed apartments were compatible with the surrounding neighborhood. She verified the site would meet the landscape requirements and contained no environmentally sensitive areas, noting the location was within walking distance of schools, shopping centers and employment opportunities. She then responded to Mr. Weiner's inquiry regarding the permanency of the facility's affordable housing status, explaining the PGHA partnered with NorthShore Development, who was seeking tax credits that required a fifty-year

deed restriction. She concluded the PGHA and NorthShore Development concurred with staff's findings and conclusions and requested approval of the amendment.

- Mr. Weiner suggested an additional Americans with Disabilities Act (ADA) parking space be installed. He then expressed uncertainty regarding the location of the dumpsters, next speaking in favor of tree islands.
- Ms. Hannon indicated the ADA requirements would be addressed when the plans were submitted for review by the Building Division. She then explained there were landscape requirements which must be met, including landscape islands that must be placed for every ten parking spaces.
- Ms. Waksler pointed out the dumpsters were located at the entrance from Airport Road.
- Mr. Goldberg called three times for public comment.
- Ms. Peterman MOVED, Mr. Comeaux SECONDED to close the public hearing. MOTION CARRIED UNANIMOUSLY.
- Mr. Weiner MOVED, Ms. Peterman SECONDED to find PD-02-2021 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.

NEW BUSINESS

- No items.

UNFINISHED BUSINESS

- No items.

STAFF COMMENTS

- None.

COMMITTEE/BOARD COMMENTS

- Members spoke in favor of the affordable housing project moving forward.
- Mr. Sacilotto questioned whether there was a sidewalk from the development to the shopping center.
- Ms. Hannon replied affirmatively, noting the locations of same.

CITIZENS' COMMENTS

- None.

ADJOURNMENT

- Meeting Adjourned: 2:28 p.m.

Harvey Goldberg, Chairman

Leah Pues, Recording Secretary