

**CITY OF PUNTA GORDA, FLORIDA
PLANNING COMMISSION MEETING MINUTES
NOVEMBER 22, 2021, 2:00 P.M.**

MEMBERS PRESENT: Goldberg, Chair
Comeaux, Hill, Johnson, Kellythorne, Peterman, Sacilotto

MEMBERS ABSENT: Gamblin

OTHERS PRESENT: Lisa Hannon, Zoning Official; Mitchell Austin, Principal Planner; Geri Waksler

CALL TO ORDER

Mr. Goldberg called the meeting to order at 2:00 p.m.

PUBLIC COMMENTS

1) APPROVAL OF MINUTES

1.a October 25, 2021, Minutes

Exhibits:

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10-25-2021 Minutes

Mr. Sacilotto **MOVED** approval of the October 25, 2021, minutes, **SECONDED** by Ms. Peterman. **MOTION UNANIMOUSLY CARRIED.**

NOTE: Quasi-Judicial Public Hearings were heard following approval of the minutes.

Recording Secretary Pues swore in all participants.

2) LEGISLATIVE PUBLIC HEARINGS

2.a SV-01-2021 - A resolution of the City Council of the City of Punta Gorda, Florida, vacating 1.78 +/- acres, a tract or parcel of land situated in the State of Florida, County of Charlotte, lying in Section 21, Township 41 South, Range 23 East and being further bounded and described in Exhibit "A" attached hereto and incorporated herein; also described as a portion of Orange Road a/k/a Mac Dine Road; and providing an effective date.

Exhibits:

Cover Page

Proof of Publication

Legal Ad 11-5-21

Vacation Application

Resolution to vacate Street

SV-01-2021 PC Staff Report

SV-01-2021 Presentation

Ms. Lisa Hannon, Zoning Official, reviewed the street vacation request, noting same was required to facilitate the proposed site development. She stated the appropriate utility services were notified of the request, adding an objection was received from Florida Power & Light (FP&L). She concluded staff and the Development Review Committee recommended approval of the request, contingent the applicant resolved the issues with FP&L.

Mr. Sacilotto received clarification on the street vacation process. He then pointed out the information in the request indicated the Punta Gorda Housing Authority was the property owner.

Ms. Hannon stated same was a clerical error and would be corrected, confirming the property was owned by Jones Loop, LLC.

Ms. Geri Waksler, authorized agent, concurred with staff's analysis and findings and requested approval of the request.

Mr. Goldberg called three times for public comment.

Ms. Peterman **MOVED** to close the public hearing, **SECONDED** by Mr. Sacilotto. **MOTION UNANIMOUSLY CARRIED.**

Mr. Sacilotto **MOVED** to find SV-01-2021 consistent with the Comprehensive Plan and to recommend approval based on the evidence and testimony presented, **SECONDED** by Ms. Peterman. **MOTION UNANIMOUSLY CARRIED.**

- 2.b [SV-02-2021 - A resolution of the City Council of the City of Punta Gorda, Florida, vacating 53.91 +/- acres, a tract or parcel of land situated in the State of Florida, County of Charlotte, lying in Sections 21 & 28, Township 41 South, Range 23 East, being part of the Plat of South-Highlands, according to the plat thereof as recorded in Plat Book 2, Page 6, Public Records of Charlotte County, Florida, and being further bounded and described in Exhibit "A" attached hereto and incorporated herein; and providing an effective date.](#)

Exhibits:

[Cover Page](#)

[Proof of Publication](#)

[Legal Ad 11-5-21](#)

[Plat Vacation Application](#)

[Resolution to vacate Plat](#)

[SV-02-2021 PC Staff Report](#)

[SV-02-2021 Presentation](#)

Ms. Hannon reviewed the street vacation request, noting same was required to facilitate the proposed site development. She stated the appropriate utility services were notified of the request, adding an objection was received from FP&L. She concluded staff and the Development Review Committee recommended approval of the request, contingent the applicant resolved the issues with FP&L.

Ms. Geri Waksler, authorized agent, provided a brief overview of the subject property, noting the applicant was in contact with FP&L to resolve the issues. She concurred with staff's analysis and conclusions and requested approval of the request.

Ms. Peterman questioned the anticipated timeframe for development.

Ms. Waksler replied the applicant desired development to commence soon after the approval process.

Mr. Goldberg called three times for public comment.

Ms. Peterman **MOVED** to close the public hearing, **SECONDED** by Mr. Comeaux. **MOTION UNANIMOUSLY CARRIED.**

Ms. Hill **MOVED** to find SV-02-2021 consistent with the Comprehensive Plan and to recommend approval with staff's conditions based on the evidence and testimony presented, **SECONDED** by Ms. Peterman. **MOTION UNANIMOUSLY CARRIED.**

3) QUASI-JUDICIAL PUBLIC HEARINGS

- 3.a CP-04-2021 - AN ORDINANCE OF THE CITY OF PUNTA GORDA, FLORIDA, ADOPTING AN AMENDMENT TO THE "CITY OF PUNTA GORDA COMPREHENSIVE PLAN 2040" FOR THE PURPOSE OF CREATING THE "PROPERTY RIGHTS ELEMENT" INCLUDING THE GOAL, OBJECTIVES, AND POLICIES AS REQUIRED BY STATE STATUTE; PROVIDING FOR CONFLICTS AND SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Exhibits:

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Legal Ad 11-5-21

Ordinance

Exhibit A

Mr. Mitchell Austin, Principal Planner, briefly reviewed the amendment request, explaining same was required pursuant to State Statute 163.3177(6)(i).

Mr. Goldberg called three times for public comment.

Ms. Peterman **MOVED** to close the public hearing, **SECONDED** by Mr. Comeaux. **MOTION UNANIMOUSLY CARRIED.**

Mr. Comeaux received clarification on the purpose of the required amendment.

Mr. Comeaux **MOVED** to find CP-04-2021 consistent with the Comprehensive Plan and to recommend approval of this request based on the evidence and testimony presented. **SECONDED** by Ms. Hill. **MOTION UNANIMOUSLY CARRIED.**

- 3.b AX-03-2021 - An Ordinance of the City of Punta Gorda, Florida, annexing within the corporate limits of the City of Punta Gorda, property addressed as 9511 Mac George Street, Punta Gorda, containing 0.15 +/- acres; identified as lot 387, South-Highlands, as recorded in Plat Book 2, page 6, Public Records of Charlotte County, Florida, described in Exhibit "A" attached hereto and incorporated herein; and annexing a portion of the property generally described as 9298 Mac Ever Street, containing 2.49 +/- acres; which is a tract or parcel of land in Charlotte County, Florida, described in Exhibit "B" attached hereto and incorporated herein; In accordance with the voluntary annexation provision of Section 171.044. Florida Statutes; Redefining the boundary lines of said 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.

Exhibits:

Cover Page

Proof of Publication

Legal Ad 11-5-21

Application

Ordinance
Existing City Limits
Proposed City Limits
AX-03-2021 PC Staff Report 9511 Mac George St
AX-03-2021 9511 Mac George St Presentation

Ms. Hannon entered the staff report into the record by reference, providing a review of the annexation request. She stated the request allowed the applicant to become part of the municipality and contributed to contiguous growth, summarizing staff's findings and conclusions. She concluded staff and the Development Review Committee recommended approval of the request.

Mr. Sacilotto received clarification on the process for preparing the subject property for development.

Ms. Geri Waksler, authorized agent, concurred with staff's analysis and conclusions and requested approval of the request.

Mr. Goldberg called three times for public comment.

Ms. Peterman **MOVED** to close the public hearing, **SECONDED** by Ms. Hill. **MOTION UNANIMOUSLY CARRIED.**

Mr. Sacilotto **MOVED** to find AX-03-2021 consistent with the Comprehensive Plan and to recommend approval of this request based on the evidence and testimony presented, **SECONDED** by Ms. Kellythorne. **MOTION UNANIMOUSLY CARRIED**

- 3.c [CP-03-2021 - An Ordinance 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 Density Residential/County \(LDR/COUNTY\), to Highway Commercial Corridor/City \(HCC/CITY\), for 0.15 +/- acres, identified as lot 387, South-Highlands, as recorded in Plat Book 2, page 6, Public Records of Charlotte County, Florida, being more particularly described in Exhibit "A" attached hereto, and addressed as 9511 Mac George Street, and for 2.49 +/- acres, a tract or parcel of land situated in Charlotte County, Florida, which is a portion of the property generally described as 9298 Mac Ever Street, and being further bounded and described in Exhibit "B" attached hereto and incorporated herein; Providing for conflict and severability; and Providing an effective date.](#)

Exhibits:

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Proof of Publication

Legal Ad 11-5-21

CP-03-2021 PC Staff Report 9511 Mar George St

Application

Ordinance

Existing FLUM

Proposed FLUM

CP-03-2021 9511 Mar George St Presentation

Ms. Hannon entered the staff report into the record by reference, noting this was a companion amendment to the annexation request. She reviewed staff's findings and conclusions, concluding staff and the Development Review Committee recommended approval of the request and transmitting same to the Department of Economic Opportunity and related reviewing agencies.

Ms. Geri Waksler, authorized agent, concurred with staff's analysis and conclusions and requested approval of the request.

Mr. Goldberg called three times for public comment.

Ms. Peterman **MOVED** to close the public hearing, **SECONDED** by Mr. Sacilotto. **MOTION UNANIMOUSLY CARRIED.**

Ms. Peterman **MOVED** to find CP-03-2021 consistent with the Comprehensive Plan and to recommend approval of this request based on the evidence and testimony presented, **SECONDED** by Ms. Hill. **MOTION UNANIMOUSLY CARRIED.**

- 3.d PD 03-2021 An Ordinance of the City of Punta Gorda, Florida, rezoning, 0.15 +/- acres, identified as lot 387, South-Highlands, as recorded in Plat Book 2, page 6, Public Records of Charlotte County, Florida, being more particularly described in Exhibit "A" attached hereto, and addressed as 9511 Mac George Street, and 2.49 +/- acres, a tract or parcel of land situated in Charlotte County, Florida, which is a portion of the property generally described as 9298 Mac Ever Street, and being further bounded and described in Exhibit "B" attached hereto and incorporated herein; and 86.78 +/- acres, a tract or parcel of land situated in the State of Florida, County of Charlotte, lying in Sections 21 & 28, Township 41 South, Range 23 East, being a part of the Plat of South-Highlands, according to the plat thereof as recorded in Plat Book 2, page 6, Public Records of Charlotte County; and being further bounded and described in Exhibit "C" attached hereto and incorporated herein; from Residential Single Family 5 units per acre/County (RSF5/COUNTY) to Planned Development Village/City (PDV/CITY) and from Highway Commercial/City (HC/CITY) to Planned Development Village/City (PDV/CITY); Providing for certain modifications to the regulations applicable to the development; Providing for conflict and severability; and Providing an effective date.

Exhibits:

Cover Page

Proof of Publication

Legal Ad 11-5-21

PD Application

PD-03-2021 Location Map

PD-03-2021 PDV Ordinance Seagrass

PD-03-2021 - Planning Commission PD Staff Report

PD-03-2021 Seagrass Development presentation

Ms. Hannon stated staff was requesting a continuance of this request, noting same would be advertised for a future date.

Mr. Sacilotto **MOVED** to continue PD-03-2021, **SECONDED** by Mr. Comeaux. **MOTION UNANIMOUSLY CARRIED.**

NOTE: Legislative Public Hearings were heard following Quasi-Judicial Public Hearings.

4) GENERAL BUSINESS

STAFF COMMENTS

[2022 Meeting Dates](#)

Exhibits:

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[2022 Meeting Dates](#)

Ms. Hannon pointed out the 2022 meeting dates were included in the agenda material.

MEMBER COMMENTS

Ms. Kellythorne commented on the Form-Based Code, speaking in opposition of the proposed Community Benefits Program within same.

A lengthy discussion ensued regarding Form Based Codes, including the details, history, advantages and disadvantages of same.

ADJOURNMENT

The meeting adjourned at 3:20 p.m.

Chair

Recording Secretary