

**CITY OF PUNTA GORDA, FLORIDA  
PLANNING COMMISSION MEETING MINUTES  
MARCH 28, 2022, 2:00 P.M.**

**MEMBERS PRESENT:** Peterman, Chair  
Comeaux, Gamblin, Goldberg, Johnson, Kellythorne, Sacilotto

**OTHERS PRESENT:** Lisa Hannon, Zoning Official; Mitchell Austin, Principal Planner;  
William Rogner; Edward Wotitzky

**CALL TO ORDER**

Ms. Peterman called the meeting to order at 2:00 p.m.  
Deputy City Clerk Sara Welch swore in all participants of the quasi-judicial public hearings, followed by the Pledge of Allegiance.

**1) APPROVAL OF MINUTES**

1.a February 28,2022 Meeting Minutes

***Exhibits:***

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02-28-2022 Minutes

Mr. Goldberg **MOVED** to approve the February 28, 2022, minutes, **SECONDED** by Mr. Johnson.

**MOTION UNANIMOUSLY CARRIED.**

**2) LEGISLATIVE PUBLIC HEARINGS**

No items.

**PUBLIC COMMENTS**

None.

**3) QUASI-JUDICIAL PUBLIC HEARINGS**

3.a Quasi-Judicial - AX-01-2022 - An Ordinance of the City of Punta Gorda, Florida, annexing within the corporate limits of the City of Punta Gorda, Florida, property addressed as 102 Rio Villa Drive, Punta Gorda, containing 23,986 +/- square feet, (0.55 +/- acres), identified as Lot 37, Block A, Aqui Esta Subdivision, as recorded in Plat Book 3, Page 11, Public Records of Charlotte County, Florida, more particularly described in Exhibit "A" attached hereto and incorporated herein, 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.

***Exhibits:***

Cover Page

[Proof of publication 3-4-2022](#)  
[Proof of property posting](#)  
[Staff Report](#)  
[Presentation](#)  
[Application](#)  
[3629-2022 Pre-annexation Resolution](#)  
[Ordinance](#)  
[AX0122\\_ExistingCityLimits](#)  
[AX0122\\_ProposedCityLimits](#)

Ms. Lisa Hannon, Zoning Official, entered the staff report into the record by reference. She reviewed the presentation of the annexation request, which included staff's findings and conclusions, concluding the Urban Design Division recommended approval of the request.

Mr. William Rogner, applicant, thanked members and staff for considering the request.

Ms. Peterman called three times for public comment.

Mr. Sacilotto **MOVED** to close the public hearing, **SECONDED** by Mr. Johnson.

**MOTION UNANIMOUSLY CARRIED.**

Mr. Goldberg **MOVED** to find AX-01-2022 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.b [Quasi-Judicial - CP-01-2022 - 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 designation of Commercial/County \(COMMERCIAL/COUNTY\) to Highway Commercial Corridor/City \(HCC/CITY\), for 23,986 +/- square feet, \(0.55 +/- acres\), identified as Lot 37, Block A, Aquí Esta Subdivision, as recorded in Plat Book 3, Page 11, Public Records of Charlotte County, Florida, being more particularly described in Exhibit "A" attached hereto and incorporated herein, and addressed as 102 Rio Villa Drive, Punta Gorda, Florida; Providing for conflict and severability; and Providing an effective date.](#)

***Exhibits:***

[Cover Page](#)  
[Proof of publication 3-4-2022](#)  
[Proof of property posting](#)  
[Staff Report](#)  
[Presentation](#)  
[Application](#)  
[Ordinance](#)  
[CP-01-22\\_CurrentFLU](#)  
[CP-01-22\\_ProposedFLU](#)

Ms. Hannon stated this request was a companion amendment to the annexation request. She reviewed the presentation for the amendment request, which detailed its consistency with the objectives and policies of the 2040 Comprehensive Plan as well as the concurrency requirements. She summarized

staff's findings and conclusions, concluding the Urban Design Division recommended approval of the request.

Ms. Kellythorne questioned whether the City's zoning classification and building types would differ from those of Charlotte County (County).

Mr. Mitchell Austin, Principal Planner, replied with uncertainty since the County's architectural provisions varied by location, verifying all new development within the City's commercial mixed-use properties were subject to architectural provisions.

Mr. Goldberg **MOVED** to open the public hearing, **SECONDED** by Mr. Johnson.

**MOTION UNANIMOUSLY CARRIED.**

Ms. Peterman called three times for public comment.

Mr. Goldberg **MOVED** to close the public hearing, **SECONDED** by Mr. Comeaux.

**MOTION UNANIMOUSLY CARRIED.**

Mr. Sacilotto **MOVED** to find CP-01-2022 consistent with the Comprehensive Plan and to recommend approval of this request based on the evidence and testimony presented, **SECONDED** by Mr. Comeaux.

**MOTION UNANIMOUSLY CARRIED.**

- 3.c [Quasi-Judicial - Z-01-2022 - An Ordinance of the City of Punta Gorda, Florida, rezoning, 23,986 +/- square feet, \(0.55 +/- acres\) identified as Lot 37, Block A, Aqui Esta Subdivision, as recorded in Plat Book 3, Page 11, Public Records of Charlotte County, Florida, being more particularly described in Exhibit "A" attached hereto and incorporated herein, and addressed as 102 Rio Villa Drive, Punta Gorda, from Commercial General/County \(CG/COUNTY\) to Highway Commercial/City \(HC/CITY\); Providing for certain modifications to the regulations applicable to the Highway Commercial zoning classification; Providing for conflict and severability; and Providing an effective date.](#)

***Exhibits:***

[Cover Page](#)

[Proof of publication 3-4-2022](#)

[Proof of property posting](#)

[Staff Report](#)

[Presentation](#)

[Application](#)

[Ordinance](#)

[Z-01-2022\\_CurrentZoning](#)

[Z-01-2022\\_ProposedZoning](#)

Ms. Hannon stated this was the final request for the subject property, noting same coincided with the annexation and amendment request. She briefly reviewed the presentation for the zoning request, which included the background of and concurrency requirements for same, concluding the Urban Design Division recommended approval of the request.

Ms. Peterman called three times for public comment.

Mr. Sacilotto **MOVED** to close the public hearing, **SECONDED** by Mr. Goldberg.

**MOTION UNANIMOUSLY CARRIED.**

Mr. Comeaux **MOVED** to find Z-01-2022 was consistent with the Comprehensive Plan and to recommend approval based on the evidence and testimony presented, **SECONDED** by Mr. Goldberg.

**MOTION UNANIMOUSLY CARRIED.**

Mr. Rogner indicated he intended to encourage surrounding property owners to annex into the City as there were benefits to same.

- 3.d Quasi-judicial - Resolution - SV-03-2021 - A Resolution of the City Council of the City of Punta Gorda, Florida, vacating all of that certain 10 foot wide alley lying in Block 120, Davis Addition to Punta Gorda, a subdivision according to the plat thereof as recorded in Plat Book 1, Page 20, of the 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 3 11 22  
Proof of posting  
Staff report  
Presentation  
Application  
RESOLUTION  
Aerial  
DRC 02-25-2022 Excerpt

Ms. Hannon announced the street vacation request was for an alley that was already improved by the applicant, explaining the request enabled the applicant to be responsible for any future improvements or maintenance of same. She reviewed the presentation of the street vacation request, which included an overhead view of the subject location as well as the proposed plans for same, concluding the Development Review Committee and the Urban Design Division recommended approval of the request.

Mr. Edward Wotitzky, applicant's representative, confirmed there were no questions regarding the request.

Ms. Peterman called three times for public comment.

Mr. Goldberg **MOVED** to close the public hearing, **SECONDED** by Mr. Comeaux.

**MOTION UNANIMOUSLY CARRIED.**

Mr. Gamblin **MOVED** to find SV-03-2021 consistent with the Comprehensive Plan and to recommend approval based on the evidence and testimony presented, **SECONDED** by Mr. Johnson.

**MOTION UNANIMOUSLY CARRIED.**

4) GENERAL BUSINESS

No items.

**STAFF COMMENTS**

None.

**MEMBER COMMENTS**

Ms. Kellythorne pointed out the property to be annexed appeared to have discrepancies with the Code, questioning when same would be addressed.

Ms. Hannon replied existing nonconformities were permitted as part of the pre-annexation agreement, noting members could have included comments relating to same in their recommendation to City Council.

Mr. Austin added Charlotte County recently adopted an ordinance which should address parking at the right-of-way by the property.

Ms. Peterman recalled less constraint was given to properties to encourage annexation into the City. She then questioned the status of reviewing the Land Development Regulations (LDRs).

Mr. Austin responded a presentation would be given to City Council at their April 20, 2022, meeting regarding same, anticipating the Commission would move forward with the review process for additional articles within the LDRs at their April 25, 2022, meeting.

Mr. Goldberg requested the revisions recommended by the Commission be included in the presentation to City Council.

Mr. Austin agreed to do so, confirming the presentation to City Council would focus on Article 3.

## **ADJOURNMENT**

The meeting was adjourned at 2:30 p.m.

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Chair

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Recording Secretary