

**CITY OF PUNTA GORDA, FLORIDA
PLANNING COMMISSION MEETING MINUTES
APRIL 25, 2022, 2:00 P.M.**

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

MEMBERS ABSENT: Kellythorne

OTHERS PRESENT: Lisa Hannon, Zoning Official; Mitchell Austin, Principal Planner; Beaumont Hayner, Planner; Bob Sifrit; Bob Fritz; Steve Helmers; Jim Borman, April Ziegler

CALL TO ORDER

Ms. Peterman called the meeting to order at 2:00 p.m., followed by the Pledge of Allegiance.

PUBLIC COMMENTS

Mr. Bob Sifrit read a letter which expressed concerns with Dover Kohl's proposed plans to revitalize the City, particularly relating to reducing residential parking spaces and increasing density within the Historic District.

Mr. Bob Fritz spoke on the lack of public transportation and residential parking within the City, opining Dover Kohl's proposed plans would increase parking issues. He then commented on the City's process for receiving citizen comments on agenda items, opining citizens should be permitted to comment following the presentation of items.

1) APPROVAL OF MINUTES

1.a March 28, 2022 Meeting Minutes

Exhibits:

Cover Page

03-28-2022 Minutes

Mr. Sacilotto **MOVED** to approve the March 28, 2022, minutes, **SECONDED** by Mr. Johnson.

MOTION UNANIMOUSLY CARRIED.

2) LEGISLATIVE PUBLIC HEARINGS

No items.

Recording Secretary Pues swore in all participants of the quasi-judicial public hearings.

3) QUASI-JUDICIAL PUBLIC HEARINGS

3.a Quasi-Judicial - AX-02-2022- An Ordinance of the City Council of the City of Punta Gorda, Florida, annexing within the corporate limits of the City of Punta Gorda, Florida, property addressed as 10100 Burnt Store Road, Punta Gorda, containing 853,477 +/- square feet, (19.59 +/- acres), identified as a parcel of land lying within Section 28, Township 41 South, Range 23 East, Charlotte

County, Florida, more particularly shown and 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 herewith; 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 the Court, Charlotte County Administrator, Florida Department of State and Florida Department of Economic and Demographic Research; Providing for conflict and severability; and Providing an effective date.

Exhibits:

Cover Page
Proof of publication 4-1-2022
Proof of publication 4-8-2022
Proof of property posting
Staff report
Presentation
Application
Pre-annexation agreement
Proposed Ordinance
Existing City Limits Map
Proposed City Limits Map

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. Sacilotto verified the subject property received utility services from the City.

Mr. Steve Helmers spoke in favor of becoming a citizen of the City.

Mr. Jim Borman objected to River Haven's process for annexing into the City, confirming he was opposed to the request.

Ms. April Ziegler indicated some residents were impressed with the advantages of annexing into the City, expressing appreciation for the research completed by opposing residents.

Ms. Hannon confirmed the vote to join the City by residents of River Haven passed at 58%.

Ms. Peterman called three times for public comment.

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

MOTION UNANIMOUSLY CARRIED.

Mr. Goldberg **MOVED** to find AX-02-2022 consistent with the Comprehensive Plan and to recommend approval of this request based on the evidence and testimony presented, **SECONDED** by Mr. Johnson.

MOTION UNANIMOUSLY CARRIED.

- 3.b Quasi-Judicial - CP-02-2022 - 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 designation of Low Density Residential/County (LDR/COUNTY) to Mobile Home/City (MH/CITY), of a parcel of land containing 853,477 +/- square feet (19.59 +/- acres), lying within Section 28, Township 41 South, Range 23 East, Charlotte County, Florida, being more particularly described and shown in Exhibit "A" attached hereto and incorporated

herein; and addressed as 10100 Burnt Store Road, Punta Gorda, Florida; Providing for conflict and severability; and Providing an effective date.

Exhibits:

Cover Page
Proof of Publication 4-1-2022
Proof of Publication 4-8-2022
Proof of Property Posting
Staff Report
Presentation
Application
Proposed Ordinance
Current FLUM
Proposed FLUM

Ms. Hannon entered the staff report into the record by reference, noting the request was a companion amendment to the annexation request. She reviewed the presentation for the amendment request, which detailed it's consistency with the objectives and policies of the 2040 Comprehensive Plan as well as concurrency requirements. She summarized staff's findings and conclusions, concluding the Urban Design Division recommended approval of the request.

Mr. Borman reiterated his dissatisfaction with the annexation process, opining some residents were not given fair treatment.

Ms. Peterman called three times for public comment.

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

MOTION UNANIMOUSLY CARRIED.

Mr. Sacilotto indicated concerns from residents should be resolved within the River Haven community and not with the Planning Commission.

Mr. Sacilotto **MOVED** to find CP-02-2022 was 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 - PD-01-2022 - An Ordinance of the City Council of the City of Punta Gorda, Florida, rezoning property addressed as 10100 Burnt Store Road, Punta Gorda, containing 853,477 +/- square feet, (19.59 +/- acres), of land lying within Section 28, Township 41 South, Range 23 East, Charlotte County, Florida, more particularly shown and described in Exhibit "A" attached hereto and incorporated herein, from Mobile Home Park/County (MHP/COUNTY) to Planned Development Neighborhood/City (PDN/CITY); Providing for certain modifications to the regulations applicable to the Planned Development Neighborhood zoning classification; Providing for conflict and severability; and Providing an effective date.

Exhibits:

Cover Page
Proof of publication 4-1-2022
Proof of publication 4-8-2022
Proof of property Posting
Staff Report
Presentation
Application
Proposed Ordinance

[Current Zoning Map](#)
[Proposed Zoning Map](#)

Ms. Hannon entered the staff report into the record by reference, noting this was the final request related to the annexation and amendment request. She reviewed the presentation for the planned development request, which detailed its consistency with the objectives and policies of the 2040 Plan as well as the concurrency requirements. She summarized staff's findings and conclusions, concluding the Urban Design Division recommended approval of the request.

Mr. Johnson verified the applicant was responsible for maintaining the roadways for the property.

Ms. Peterman called three times for public comment.

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

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

MOTION UNANIMOUSLY CARRIED.

4) GENERAL BUSINESS

- 4.a Land Development Regulations - Form Based Codes - Greater Downtown Area
Minor revisions to Article 2 - Purpose and Intent, Article 4 - Uses permitted with conditions, Article 5 - Planned Developments, Article 6 - Application of regulations, Article 8 - Standards of general applicability, Article 9 - Streets, Article 10 - Parking and loading, Article 11 - Sign standards, Article 12 - Landscaping standards, Article 13 - Events, Article 15 - Review authorities, Article 16 - Application review and approval requirements, Article 17 - Non-Conformities, and Article 19 - Definitions

Exhibits:

Cover Page

Article 2 Purpose and Intent

Article 4 Uses Permitted with Conditions

Article 5 Planned Developments

Article 6 Application of Regulations

Article 8 Standards of General Applicability

Article 9 Streets

Article 10 Parking and Loading

Article 11 Sign Standards

Article 12 Landscaping Standards

Article 13 Events

Article 15 Review Authorities

Article 16 Application Review and Approval Requirements

Article 17 Non-Conformities

Article 19 Definitions

Form Based Code - 1st Draft Presentation - Other Articles

Mr. Mitchell Austin, Principal Planner, drew members' attention to the Form Based Code – 1st Draft Presentation (Presentation), noting same was the second portion of the Land Development Regulations (LDRs) discussion and addressed the remaining articles in the LDRs. He then provided a detailed review of the

Presentation, beginning with an explanation of the proposed revisions to Article 2 – Purpose and Intent and ending with a summarization of Article 19 – Definitions (slides 4-26), concluding the next step was for members to provide feedback on the articles discussed this date.

Ms. Peterman indicated it appeared as though the intention was to increase density regardless of the consequences discussed by the Commission.

Mr. Austin stated there were some factual inaccuracies in the existing LDRs, providing an explanation of current entitlements for the greater downtown area. He indicated the City had a 32-year goal of incentivizing and encouraging as development and redevelopment within the downtown area.

A lengthy discussion ensued regarding the current and proposed density for the greater downtown area, particularly relating to existing and future congestion and traffic concerns which could derive from same.

Mr. Goldberg questioned if tiny homes could be developed.

Mr. Austin replied there were no minimum unit size requirements.

Ms. Peterman indicated members had reservations regarding the direction in which the plans were going and how same would affect residents' quality of life.

Discussion continued regarding traffic concerns as well as potential solutions for same, with Mr. Austin verifying there had not been any redevelopment in the downtown core since the current Code was adopted.

Ms. Peterman stated members would continue to monitor the process.

Mr. Austin concluded with the proposed timeline for the LDR review process, anticipating the second draft for the Form Based Codes would be presented by fall 2022.

Ms. Peterman stated members should encourage residents to be engaged in the process.

Mr. Austin verified members could forward any comments or questions to staff and same would be addressed at the next meeting.

STAFF COMMENTS

[2023 Tentative Board Meeting Dates](#)

Exhibits:

[Cover Page](#)

[2023 Planning Commission meeting schedule](#)

Recording Secretary Pues verified the July 25, 2022, meeting was cancelled, explaining meetings would be held at the Military Heritage Museum (Museum) beginning August 2022 due to renovation of City Hall. She indicated the 2023 meeting dates were included in the agenda material for members to review and approve so that those dates could be provided to the Museum, concluding the only changes that could be made to the dates following approval were cancellations.

Mr. Sacilotto **MOVED** to adopt the 2023 meeting dates, **SECONDED** by Mr. Johnson.

MOTION UNANIMOUSLY CARRIED.

NOTE: Item 3.a. was heard following Staff Comments.

MEMBER COMMENTS

None.

ADJOURNMENT

The meeting was adjourned at 3:45 p.m.

Recording Secretary

Chair