

**PLANNING COMMISSION
MEETING
FEBRUARY 26, 2018**

MEMBERS PRESENT: Charles Thomas, Chairman
Joseph Comeaux, Bradford Gamblin, Harvey
Goldberg, Donna Peterman, Roger Peterson

MEMBERS ABSENT: Massey Loughman

OTHERS PRESENT: Lisa Hannon, Zoning Official
Charles Council, Cathy Getz, Eunice Wiley,
Robert Berntsson, Robert McQueen

CALL TO ORDER/ANNOUNCEMENTS

- A. Roll Call
- 1. Presentation of Plaque – Charlie Council
 - Mr. Thomas presented a Certificate of Appreciation to Mr. Charlie Council, thanking him for his years of service on the Commission.
 - Mr. Council indicated his pleasure at having served on the Commission.
- B. Next Scheduled Meeting
- 1. March 26, 2018

CITIZENS COMMENTS ON AGENDA ITEMS ONLY

- There were none.

APPROVAL OF MINUTES

- A. December 19, 2017
- Mr. Goldberg MOVED, Mr. Comeaux SECONDED approval of the December 19, 2017 minutes. MOTION CARRIED UNANIMOUSLY.

PUBLIC HEARINGS

- Recording Secretary Sara Welch swore in all participants.
- A. ZA-01-18 – An Ordinance of the City of Punta Gorda, Florida, amending Chapter 26 of the Punta Gorda Code, known as “The Land Development Regulations”, amending Article 3, “Regulating Districts”, Section 26-3.9, “CC, City Center District”, Subsection (a)(8) and (15), “Permitted Principal Uses and Structures”, renaming the “Trabue Woods Historic Overlay District”; amending Subsection (f), “Special Exceptions”; Paragraph (5), “Trabue Woods Historic Overlay District”; amending Section 26-3.14 Paragraph (k), renaming the “Trabue Woods Historic Overlay District”; amending Article 7, renaming the “Trabue Woods Historic Overlay District”; providing for conflict and severability; and providing an effective date.

- Ms. Lisa Hannon, Zoning Official, explained the proposed ordinance, as delineated in the agenda, would rename the subject district.
- Ms. Cathy Getz expressed her desire for a united historic district.
- Mr. Goldberg confirmed City Council would have the final word in renaming the district.
- Ms. Eunice Wiley thanked the Commission for considering this matter, recommending the district be named the Bethel–St. Mark Overlay District in recognition of the historical work of two local churches.
- Mr. Thomas called three times for anyone to speak on ZA–01–18.
- Mr. Goldberg MOVED, Mr. Gamblin SECONDED to close the public hearing. MOTION CARRIED UNANIMOUSLY.
- Ms. Peterman stated the Historic Preservation Advisory Board had voted unanimously in favor of this action on two separate occasions, opining the change in the historic overlay district’s name aligned with the City’s history. She explained the intention was for one “Historic District” for display on public signage, with differentiation between the three limited to the Land Development Regulations.
- Mr. Goldberg MOVED, Mr. Gamblin SECONDED to find ZA–01–18 consistent with the Comprehensive Plan and to recommend approval of this request based on the evidence and testimony presented. MOTION CARRIED UNANIMOUSLY.

QUASI–JUDICIAL PUBLIC HEARINGS

- A. SE–01–18 – A Special Exception request by Robert Berntsson, Agent for Eastern Oil Company, Inc., property owner, pursuant to Chapter 26, Section 26–16.8, Punta Gorda Code, to allow for a drive–through facility as is permitted by Special Exception per Chapter 26, Article 3, Section 26–3.9(f)(4), Punta Gorda Code; and subject to the conditions of Chapter 26, Article 4, Section 26–4.17, “Drive–through Window Facilities”, Punta Gorda Code, for the property addressed as 911 Tamiami Trail, Punta Gorda, Florida, located in the City Center (CC) zoning district.
- Ms. Hannon entered the staff report into the record by reference, recommending conditional approval and reviewing the requirements for same. She explained the applicant wished to build a drive–through Automatic Teller Machine facility as opposed to a remote branch.
- Mr. Thomas confirmed the drive–through would not be plumbed for a pneumatic telling system.
- Mr. Robert Berntsson, applicant’s representative, reviewed the previous use of the site, noting the many constraints associated with its location and its long period of vacancy. He requested favorable consideration of SE–01–18 from the Commission.
- Mr. Thomas called three times for anyone to speak on SE–01–18.

- Mr. Gamblin MOVED, Mr. Peterson SECONDED to close the public hearing. MOTION CARRIED UNANIMOUSLY.
 - Mr. Comeaux MOVED, Mr. Goldberg SECONDED to find SE-01-18 consistent with the Comprehensive Plan and to recommend approval of this request with the conditions outlined by staff based on the evidence and testimony presented. MOTION CARRIED UNANIMOUSLY.
- B. AX-01-18 – An Ordinance of the City Council of Punta Gorda, Florida, annexing within the corporate area of the City of Punta Gorda, property generally described as Multiple Loop Properties, Punta Gorda, Charlotte County, Florida, and more particularly described in Exhibit “A” attached hereto, containing 13.78 +/- acres 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. Hannon entered the staff report into the record by reference, noting this annexation was bringing The Loop properties into the City which had not been accessible to the property owner during the previous annexation.
 - Mr. Comeaux confirmed there were still three to four enclaves the City had not yet annexed.
 - Mr. Thomas called three times for anyone to speak on AX-01-18.
 - Mr. Goldberg MOVED, Mr. Comeaux SECONDED to close the public hearing. MOTION CARRIED UNANIMOUSLY.
 - Mr. Peterson MOVED, Mr. Goldberg SECONDED to find AX-01-18 consistent with the Comprehensive Plan and to recommend approval of this request based on the evidence and testimony presented. MOTION CARRIED UNANIMOUSLY.
- C. CP-01-18 – 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 Density Residential/County (LDR/County), and Commercial/County (C/County) to Highway Commercial Corridor/City (HCC/City) for 13.78 acres being a portion of South Highlands, according to the map or plat thereof, as recorded in Plat Book 2, Page 6, Public Records of Charlotte County, Florida, together with Sections 21 and 28, Township 41 South, Range 23 East, being more particularly

described in Exhibit "A" (the "Loop Area") attached hereto; providing for conflict and severability; and providing an effective date.

- Ms. Hannon entered the staff report into the record by reference, announcing the Urban Design Division found the request consistent with the Comprehensive Plan and recommended approval to move forward and submit the Proposed Expedited State Review Comprehensive Plan Amendment to the required State agencies.
 - Mr. Thomas called three times for anyone to speak on Z-01-18.
 - Mr. Goldberg MOVED, Mr. Comeaux SECONDED to close the public hearing. MOTION CARRIED UNANIMOUSLY.
 - Mr. Goldberg confirmed staff desired the expedited nature of the amendment to be included as a condition.
 - Mr. Goldberg MOVED, Mr. Peterson SECONDED to find CP-01-18 consistent with the Comprehensive Plan and to recommended approval with the stated conditions of this request based on the evidence and testimony presented. MOTION CARRIED UNANIMOUSLY.
- D. Z-01-18- An Ordinance of the City Council of the City of Punta Gorda, Florida, rezoning 13.78 +/- acres being a portion of South Highlands, according to the map or plat thereof, as recorded in Plat Book 2, Page 6, Public Records of Charlotte County, Florida, together with Sections 21 and 28, Township 41 South, Range 23 East, being more particularly described in Exhibit "A" (the "Loop Area") attached hereto; from its current Charlotte County zoning classifications of Commercial General (CG), Mobile Home Conventional (MHC), Residential Single Family 5 (RSF5) to City of Punta Gorda zoning district Highway Commercial (HC); providing for conflict and severability; and providing an effective date.
- Ms. Hannon entered the staff report into the record by reference, drawing attention to Finding #3 which stated the City would transfer additional City density units to the annexed Loop properties, bringing the properties to a maximum of 450 density units.
 - Mr. Robert McQueen questioned if the last three hearings would affect access to his nearby properties.
 - Ms. Hannon explained none of the right-of-ways had been vacated, and a public hearing would be required for a vacation.
 - Mr. Thomas called three times for anyone to speak on Z-01-18.
 - Mr. Goldberg MOVED, Mr. Comeaux SECONDED to close the public hearing. MOTION CARRIED UNANIMOUSLY.

- Mr. Comeaux MOVED, Mr. Peterson SECONDED to find Z-01-18 consistent with the Comprehensive Plan and to recommend approval of this request based on the evidence and testimony presented. MOTION CARRIED UNANIMOUSLY.

UNFINISHED BUSINESS

A. CRA Status Report Update – February

- Ms. Hannon drew attention to the CRA Status Report, as delineated in the agenda material, confirming there were no questions.

STAFF COMMENTS

A. Election of Chairman and Vice Chairman

- Recording Secretary Welch opened the floor for nominations for Chairman.
- Mr. Goldberg NOMINATED Mr. Thomas for Chairman.
- As there were no other nominations, Mr. Thomas was appointed Chairman by acclamation.
- Recording Secretary Welch then opened the floor for nominations for Vice Chairman.
- Ms. Peterman NOMINATED Mr. Goldberg for Vice Chairman.
- As there were no other nominations, Mr. Goldberg was appointed Vice Chairman by acclamation.

ADJOURNMENT

- Meeting Adjourned: 2:32 p.m.

Charles Thomas, Chairman

Sara Welch, Recording Secretary