

**DEVELOPMENT REVIEW COMMITTEE
MEETING
NOVEMBER 22, 2019**

MEMBERS PRESENT: Lisa Hannon, Acting Chairman
Randy Cole, Chief Building Official
Steve Adams, Utilities Engineering Manager
Jennifer Molnar, Fire Marshal
Norman Nahra, Police Lieutenant
Linda Spósito, Senior Project Manager

MEMBERS ABSENT: David Hilston, Chairman

OTHERS PRESENT: Julie Ryan, Senior Project Manager
Jennifer Daumann, Executive Assistant
Kevin Rainey

CALL TO ORDER/ANNOUNCEMENTS

- A. Roll Call
- B. Next Scheduled Meeting
- 1. December 13, 2019

CITIZENS COMMENTS ON AGENDA ITEMS ONLY

- None.

APPROVAL OF MINUTES

- A. November 8, 2019
- Ms. Molnar MOVED, Ms. Spósito SECONDED approval of the November 8, 2019, minutes.
MOTION CARRIED UNANIMOUSLY.

NEW BUSINESS

NOTE: Item A. heard following Item F.

- A. VH-01-19 - Pedal Punta Gorda
- Ms. Hannon announced VH-01-19 was presented for technical review, noting the pedi-cab would operate along the former Nickel Ride route, as delineated in the agenda material. She clarified alcohol was not permitted to be sold or served in the pedi-cab, adding the pedi-cab was subject to inspection by the Police Department. She explained a designated parking spot must be used to load and unload passengers, noting additional regulations were outlined in Punta Gorda Code, Section 26-8.28.
- Mr. Nahra indicated the Police Department had no concerns as long as traffic laws were obeyed.
- Ms. Molnar MOVED, Ms. Spósito SECONDED to recommend approval of VH-01-19.
MOTION CARRIED UNANIMOUSLY.

NOTE: Item B. heard following Item D.

- B. DRC-08-19 - 2001 Aqui Esta Dr. - Meridian Punta Gorda
- Ms. Hannon provided a brief review of DRC-08-19 from the agenda material, noting the Meridian Punta Gorda Treatment Center was approved by Special Exception SE-02-17. She stated the Fair Share Impact fees were \$10,166.35 (City) and \$72,941.15 (Charlotte County). She then noted conditions were established when SE-02-17 was approved. She requested the following: location and specifications of the bicycle rack; clarification of the gate material; specifications of the proposed lighting fixtures; identification of the mechanical equipment's location in the site plan and how same would be screened. She further explained the following information required attention: copy of the survey was more than one year old; building elevations should be from base flood elevation; lattice on the structure was an unpermitted material; landscaping needed to comply with Punta Gorda Code.
 - Ms. Sposito confirmed the Public Works Department's comments were received, noting required adjustments could be made at a later date.
 - Mr. Kevin Rainey, applicant's representative and Project Manager, stated grades would be entered into the grading plan and returned to the Public Works Department.
 - Mr. Adams noted a letter had been issued, adding the Utilities Department would wait for a response from the engineers.
 - Mr. Cole recommended the Federal Emergency Management Agency's preliminary flood risk maps be reviewed for changes to the property's elevation for consideration during the project's design.
 - Ms. Hannon concluded the applicant had three months from this date to meet with each department and resolve any deficiencies.
 - Mr. Rainey questioned whether the decorative concrete light pole in the revised architectural plan was permitted.
 - Ms. Hannon replied she would review the specifications once the revised plan was submitted.
 - Mr. Rainey then stated revisions were being made to the lattice, adding he had no objections to staff's conditions.

NOTE: Item C heard prior to Item B.

- C. CP-03-19 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 reflect the change in the current zoning designation of High Density Residential to Professional Office for 0.46 acres, a parcel of land lying within Lots 1, 2, 3, 4, 5, 6 & 7, subdivision of original

Lots 1, 2, & 3 of Block O, Woods Second Addition to Town of Punta Gorda, as filed in Plat Book 1, Page 78, Public Records of Charlotte County, Florida, being more particularly described in Exhibit "A" attached hereto; providing for conflict and severability; and providing an effective date.

- Ms. Hannon stated CP-03-19 was a Proposed Expedited State Review Comprehensive Plan Amendment which did not include any text changes, noting same would amend the City's Future Land Use Map to designate the subject property's Future Land Use as Professional Office and to apply all provisions of the City's Comprehensive Plan to the proposed property as described in the application. She stated no development was proposed at this time, adding future development would be required to undergo development review and to meet all the applicable land development regulations. She explained the request was consistent with the City's 2040 Comprehensive Plan; therefore, staff recommended approval of the request. She concluded the request would proceed to the Planning Commission and City Council if recommended.
 - Ms. Molnar MOVED, Ms. Sposito SECONDED to recommend moving forward with CP-03-19. MOTION CARRIED UNANIMOUSLY.
- D. Z-04-19 An Ordinance of the City Council of the City of Punta Gorda, Florida, rezoning 0.46 acres, a parcel of land lying within Lots 1, 2, 3, 4, 5, 6 & 7, subdivision of original lots 1, 2, & 3 of Block O, Woods Second Addition to town of Punta Gorda, as filed in Plat Book 1, Page 78, Public Records of Charlotte County, Florida, being more particularly described in Exhibit "A" attached hereto; from its current Charlotte County zoning classification of Neighborhood Residential 15 units per acre (NR-15) to Neighborhood Center (NC); providing for conflict and severability; and providing an effective date.
- Ms. Hannon explained Z-04-19 accompanied CP-03-19, reiterating there were no development plans at this time. She concluded staff recommend approval of the request, noting the Neighborhood Center zoning classifications allowed 15 units per acre if residential units were desired.
 - Ms. Molnar MOVED, Ms. Sposito SECONDED to recommend approval of Z-04-19. MOTION CARRIED UNANIMOUSLY.

NOTE: Item E. heard following Item B.

- E. Harborwalk Area 2a - Harborwalk Only - Technical Review - 90% Plans
- Ms. Julie Ryan, Senior Project Manager, questioned whether there were any staff comments relating to Harborwalk Area 2a, noting same would be presented at the December 4, 2019 City Council meeting.

- Ms. Sposito stated the Public Works Department would move forward once comments from the Utilities Department were resolved, requesting to review their responses once received.
- Mr. Adams stated written comments had been issued to Weiler Engineering, Inc., noting the contractor had responded related changes would be made.
- Ms. Hannon questioned whether the item would return to the Committee with 100% Plans prior to construction.
- Ms. Ryan replied staff had wished not to do so.
- Ms. Sposito questioned whether the 100% Plan would be available for review prior to going out for bid.
- Ms. Ryan replied affirmatively; however, changes could not be made at that point.

NOTE: Item F heard prior to Item A.

- F. Event Permit; 19-154641; Girls on the Run 5k; Laishley Park, December 7, 2019.
- Ms. Jennifer Daumann, Executive Assistant, requested a road closure form, Certificate of Insurance naming the City as additional insured and a copy of the current Certificate of Exemption. She stated an example of off-premises signage would be required if signage was requested, clarifying same should be placed 24 hours prior to the event and removed immediately following the event. She then explained the Facilities Maintenance Division would need to be contacted for water, electricity and restrooms. She concluded the road would be closed between Laishley Park and Laishley Crab House for safety.
 - Mr. Nahra stated a one-officer detail was required, adding two or three Police Department volunteers would be provided for assistance.
 - Ms. Molnar MOVED, Ms. Sposito SECONDED approval of Event Permit #19-154641 contingent upon comments made this date. MOTION CARRIED UNANIMOUSLY

CITIZENS' COMMENTS

- None.

ADJOURNMENT

- Meeting Adjourned: 10:19 a.m.

Lisa Hannon, Acting Chairman

Leah Pues, Recording Secretary