

**PLANNING COMMISSION
MEETING
JUNE 24, 2019**

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

MEMBERS ABSENT: Edward Weiner

OTHERS PRESENT: Lisa Hannon, Zoning Official
Mitchell Austin, Urban Design Planner
Geri Waksler, Frank Pinnisi, Pat Feder,
Chad Commers, Linda Ricker,
Councilmember Lynne Matthews

CALL TO ORDER/ANNOUNCEMENTS

- A. Roll Call
- B. Next Scheduled Meeting
 - 1. July 22, 2019
 - Mr. Goldberg presented Mr. Thomas with a Certificate of Appreciation for his service as a Commission member.

CITIZENS COMMENTS ON AGENDA ITEMS ONLY

- There were none.

APPROVAL OF MINUTES

- A. May 21, 2019
 - Mr. Gamblin MOVED, Mr. Peterson SECONDED approval of the May 21, 2019 minutes. MOTION CARRIED UNANIMOUSLY.

QUASI- JUDICIAL PUBLIC HEARINGS

- Mr. Goldberg reviewed the procedures for quasi-judicial public hearings and the approval criteria for special exceptions.
- A. SE-02-19 – A Special Exception request by Geri Waksler, Authorized Agent for Broadway Shoppes, LLC, applicant and property owner, pursuant to Chapter 26, Section 16.8, Punta Gorda Code, to allow an indoor storage facility, which is permitted by Special Exception pursuant to Chapter 26, Article 3, Section 3.8(f)(9), Punta Gorda Code; for the property addressed as 1133 Bal Harbor Boulevard, Punta Gorda, Florida, located in the Neighborhood Center (NC) zoning district.
 - Recording Secretary Pues swore in all participants.
 - Ms. Lisa Hannon, Zoning Official, entered the staff report denoted in the agenda material into the record by reference. She reviewed the four criteria which must be met in order

for a special exception to be approved, as well as staff's findings and conclusions, advising staff recommended approval of SE-02-19 contingent upon the applicant acquiring an approved building permit prior to construction and receiving approval of the enhanced landscape buffer.

- Ms. Geri Waksler provided a detailed explanation of the request and its compliance with the criteria for approval, confirming the only proposed exterior changes were an eighteen-foot extension of the enclosed loading platform and the installation of ramps into the loading area. She requested a recommendation of approval of SE-02-19.
- Discussion ensued regarding potential commercial uses of the property, parking capacity and access to the facility.
- Mr. Frank Pinnisi expressed concern regarding 24-hour operation of the facility, lighting impacts, the vegetative buffer and safety of the loading dock's ramp.
- Ms. Pat Feder opined another storage facility was not needed, voicing concern regarding traffic and lighting impacts, refuse at the facility and signage.
- Ms. Waksler clarified the loading dock design, offering to make lighting with motion-sensors a condition of approval. She opined 24-hour access to the facility would not cause significant traffic at night.
- Ms. Feder opined commercial use should be considered relative to the surrounding dense residential neighborhood.
- Mr. Goldberg called three times for anyone else to speak on SE-02-19.
- Ms. Peterman MOVED, Mr. Peterson SECONDED to close the public hearing. MOTION CARRIED UNANIMOUSLY.
- Mr. Gamblin inquired as to the necessity of 24-hour access to the facility.
- Mr. Chad Commers replied the hours were for customers' convenience, reiterating night traffic would be minimal. He offered to discuss limiting the hours of operation.
- Mr. Goldberg confirmed the property manager would be responsible for replacing the vegetative buffer; however, a timeframe was not yet established.
- Mr. Gamblin inquired as to the property's lighting.
- Mr. Commers replied lighting was intended to enhance safety.
- Ms. Hannon provided a brief overview of landscaping requirements and lighting standards for commercial properties, noting staff would review proposed exterior lighting at the time of permitting.
- Mr. Thomas disclosed he managed and leased the subject property; however, he had no interest in managing the proposed project.
- Mr. Goldberg opined a storage facility was less intrusive than other possible commercial developments.

- Mr. Gamblin MOVED, Mr. Peterson SECONDED to find SE-02-19 consistent with the Comprehensive Plan and to recommend approval of this request with staff's conditions, based on the evidence and testimony presented. MOTION CARRIED UNANIMOUSLY.

STAFF COMMENTS

A. CRA Status Report Update – June

- Mr. Goldberg confirmed there were no questions regarding the June 2019 report.

CITIZEN'S COMMENTS

- Ms. Linda Ricker inquired as to a height restriction for the facility.
- Mr. Mitchell Austin, Chief Planner, replied the property was subject to a building height limit of 35 feet.

ADJOURNMENT

- Meeting Adjourned: 2:54 p.m.

Harvey Goldberg, Chairman

Leah Pues, Recording Secretary