

**PLANNING COMMISSION
MEETING
OCTOBER 24, 2011**

MEMBERS PRESENT: Edward Zapke, Chairman
John Burrage, Massey Loughman, Lynne Matthews,
Bill Schindler, Charles Thomas, Charles Zajicek

OTHERS PRESENT: Teri Tubbs, Zoning Official
Lisa Hannon, Zoning Coordinator
David Hilston, Urban Design Manager

CALL TO ORDER/ANNOUNCEMENTS

- A. Roll Call
- B. Next Scheduled Meeting
- 1. November 28, 2011

APPROVAL OF MINUTES

- A. Meeting of September 26, 2011
- Mr. Burrage MOVED, Mr. Zajicek SECONDED approval of the September 26, 2011 minutes. MOTION CARRIED UNANIMOUSLY.

PUBLIC HEARINGS

- Recording Secretary Smith swore in all participants.
- A. PD-01-11 - An Ordinance of the City of Punta Gorda, Florida, Amending Ordinances #1215-98 and #1358-03 regulating uses and structures on property described as Lots 1, 13, 14, 15, 16, 17, 18, 19 and the westerly ½ of Lot 20, Block G, a revised plat of La Punta Park according to the plat thereof as recorded in Plat Book 2, Page 4, of the public records of Charlotte County Florida, also the vacation of a portion of Boca Grande Boulevard and the Park as shown on a revised plat of La Punta Park, addressed as 1750 Manzana Avenue, Punta Gorda, Florida, which is zoned Planned Development/ Special Purpose (PD/SP), to allow additional structures and uses on said property; providing for conflict and severability; and providing an effective date.
- Ms. Teri Tubbs, Zoning Official, displayed an overhead of the proposed site plan, as delineated in the agenda material, announcing this was a request to amend the previously approved PD to add an enclosed storage yard to help facilitate the need of Habitat for Humanity's construction division. She explained the yard was proposed to be enclosed with a six foot high privacy fence with two sets of gates measuring one hundred feet in length by fifty feet in width. She noted the fence would be painted in a color to match the existing structure and would be maintained without any stains or broken and/or deteriorated boards. She continued the proposed storage area was

located on the southeast portion of the site which was currently a parking lot; however, sufficient parking existed without use of same. She explained the items which would be stored included construction trailers, equipment and recycling containers, adding pre-fabrication of wall framing for Habitat homes would take place within the fenced area as needed. She confirmed there would be no storage outside of the proposed storage area. She summarized there would be no additional traffic impacts nor impacts on the concurrency requirements of the Comprehensive Plan, adding the fence would serve as a buffer to the neighboring residential properties, which would be an improvement to existing conditions.

- Mr. Burrage inquired if this request was related to a City Code violation.
- Ms. Tubbs replied affirmatively, specifically unpermitted outside storage. She explained this application was submitted to correct the violation.
- Mr. Burrage inquired if there were any objections by the neighbors.
- Ms. Tubbs replied in the negative, adding those who inquired were pleased with the idea of the enclosure.
- Mr. Zajicek requested clarification of the location of the Boca Grande Boulevard street vacation.
- Ms. Tubbs replied that was not related to this request but rather had happened several years earlier.
- Mr. Thomas inquired if the parking spaces would be eliminated.
- Ms. Tubbs replied affirmatively, confirming the site was in compliance relative to parking standards.
- Mr. Mike Mansfield, Executive Director for Habitat for Humanity, stated he had been unaware of the City Code violation until staff brought same to his attention. He stated the Fire Department did not allow storage of lawn mowing equipment and gasoline inside the building, which created the need for the pod. He noted Habitat had constructed 40 homes in the past year, concluding they were amenable to making the described changes.
- Mr. Burrage asked if the area's zoning was being changed.
- Ms. Tubbs replied the changes under the PD zoning designation were specific to this parcel.
- Mr. Zapke called three times for anyone to speak on PD-01-11.
- Mr. Burrage MOVED, Mr. Loughman SECONDED to close the public hearing. MOTION CARRIED UNANIMOUSLY.

- Ms. Matthews MOVED, Mr. Burrage SECONDED to find PD-01-11 consistent with the City's Comprehensive Plan and to recommend approval of same based upon the evidence and testimony presented.
- Ms. Matthews commented favorably on the Habitat for Humanity organization and all their community services.
- MOTION CARRIED UNANIMOUSLY.

STAFF COMMENTS

- A. Community Redevelopment Agency (CRA) Project Status Report
- Mr. Zapke confirmed there were no questions.

ADJOURNMENT

- Meeting Adjourned: 2:12 p.m.

Edward Zapke, Chairman

Karen Smith, Recording Secretary