



**PLANNING COMMISSION AGENDA**  
**120 LAISHLEY COURT, PUNTA GORDA, FLORIDA 33950**  
**FEBRUARY 23, 2026, 2:00 PM**

Robert C Sifrit, Chair  
James Wilton, Vice Chair  
Charles V Lewis, Board Member  
Patrice Petrik, Board Member  
Jan M. Dick, Alternate  
John Reynders, Board Member  
Toni Gray, Board Member  
Heather Knuffke, Board Member

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**CALL TO ORDER**

Roll Call  
Pledge of Allegiance  
Announcements  
Next Meeting

**Election of Chair and Vice Chair**

**PUBLIC COMMENTS**

Anyone wishing to address the Planning Commission on any subject may do so at the appropriate time during the meeting. Those who choose to speak must state their name for the record. Each person will be allowed to speak up to a maximum of three minutes.

**1. APPROVAL OF MINUTES**

**1.a December 22, 2025, Meeting Minutes.**

**2. LEGISLATIVE PUBLIC HEARINGS**

**2.a SV-01-2025 - A request by Suntoshi, Inc. property owner, the vacate a utility easement located between Lots 1 through 4 and Lots 5 and 9, Block 36, City of Punta Gorda, according to the Plat thereof as recorded in Plat Book 1, Page 13, of the Public Records of Charlotte County, Florida.**

**2.b ZA-03-2026 Proposed amendment to Chapter 26, Articles 3.4 and 3.5 to allow for the possible expansion of the General Single-Family and General Multi-Family Districts, and require multi-family structures within the GM Districts to comply**

with Article 7 with exemptions.

2.c CP-01-2026 - Magdalena FLU change

3. **QUASI-JUDICIAL PUBLIC HEARINGS**

3.a Z-01-2026 - Magdalena Drive - City Initiated - Amendment of the District Designation form GS-3.5 to GM-10

3.b ZA-01-2026 Proposed amendments to the City of Punta Land Development Regulations, Chapter 26 of the Punta Gorda Code, to establish procedures for the review and approval of certified recovery residences and a process for requesting reasonable accommodations from local land use regulations

4. **GENERAL BUSINESS**

4.a VR-02-2025 - A request by Kurt W. Havel and Delonda S David, property owners, for an initial determination of vested rights, pursuant to Chapter 27, Vested Rights Determination, Punta Gorda Code, to allow the applicant to continue forward with development of a new home of proposed properties.

4.b Commission Training

**STAFF COMMENTS**

**MEMBER COMMENTS**

**ADJOURNMENT**

If any person decides to appeal any matter considered at this meeting, he or she may need a record of the proceedings, and for such purpose he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act and Florida Statute 286.26, the location of this public hearing is accessible to persons with disabilities. If you are a person with disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Interpreters for the hearing impaired (TTY 941-575-5013) or non-English speaking citizens, and any other special accommodations can be requested by contacting the Human Resources Manager/Non-Discrimination Coordinator whose address is 326 W. Marion Avenue, Punta Gorda, FL 33950, whose telephone number is (941) 575-3308, and whose email address is [humres@cityofpuntagordafl.com](mailto:humres@cityofpuntagordafl.com), at least two (2) calendars days prior to the meeting.

The following motion format is recommended for use by the board/committee in a quasi-judicial proceeding: Based on the evidence and testimony presented at this Public Hearing for Item # \_\_\_\_\_, I find that this request (is/is not) consistent with the City of Punta Gorda Comprehensive Plan and move that we recommend to the City Council (approval/approval with conditions/denial) of this request. If any person decides to appeal any decision made by this Commission with respect to any matter considered at the meeting or hearing, he or she may need a record of the proceedings, and for such purpose he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.