

CHARLOTTE COUNTY PLANNING AND ZONING BOARD
REGULAR MEETING

Administration Center, 18500 Murdock Circle, Room 119, Port Charlotte, Florida

Board Members

Michael Gravesen, Chair
Paul Bigness, Vice-Chair
Stephen Vieira, Secretary
Don McCormick
Clint Baker



District

District V
District III
District I
District II
District IV

AGENDA
REGULAR MEETING

May 13th, 2024, at 1:30 P.M.

Call to Order

Roll Call

Approval of Minutes – [April 8th, 2024, Regular Meeting](#)

Announcements

NOTE: For each petition on the Agenda, there will be a twenty (20) minute time limit for applicant's presentations, a five (5) minute time limit for each citizen's presentation, and a five (5) minute time limit for applicant's response.

Charlotte County Board of County Commissioners does not discriminate on the basis of disability.

FM Sound Enhancement Units for the Hearing Impaired are available at the Front Security Desk, Building A of the Murdock Administration Complex. Anyone needing other reasonable accommodation or auxiliary aids and services please contact our office at 941.743.1381, TDD/TTY 941.743.1234, or by email to David.Lyles@CharlotteCountyFL.gov.

PETITIONS

1.) PFP-04-01

Quasi-judicial

Commission District II



4840 Irlo, LLC is requesting Preliminary and Final Plat approval for a two-lot subdivision to be named, Campbell's Subdivision. There is no infrastructure construction, bond or Developer's Agreement associated with this plat. The properties contain 8.03± acres and are located at 2757, 2851, and 2741 Taylor Road. The proposed plat is located within the Punta Gorda area and Commission District II.

2.) 22LAD-00000-00007

Quasi-Judicial

Commission District I



A Resolution pursuant to Section 380.06(7), Florida Statutes (F.S.) and County Code Section 3-9-10.1, amending the Harborview DRI Development Order, Resolution Number 2010-083, to 1) revise for internal and statutory consistency to reflect updates to Florida Statutes, as applicable; 2) amend "Specific Conditions": "Vegetation and Wildlife"; "Wetlands"; "Water Supply"; "Stormwater Management/Water Quality"; "Transportation"; "Housing"; "Police and Fire Protection"; "Education", "Dock Facilities" (existing "Marina and Dock Facilities"); "Energy"; "Flood Plain/Hurricane Preparedness"; "Recreation and Open Space"; and "General Provisions"; 3) update the "Land Use" condition to delete marina uses; 4) revise Map H (Exhibit "A") to be consistent with the proposed development rights; 5) revise the buildout date; 6) revise Exhibit "B" to include a "Residential Land Use Equivalency Matrix"; 7) amend Exhibit "D": "Harborview DRI Land Management Plan, a Manual of Best Management Practices for Preservation Prepared by Water Resource Associates, March 2024"; 8) amend Exhibit "E": Wetland Impact/Preservation and Wildlife Areas/Green Zone Map (Map F-1) to insert a new Map F-1: Wetland Impact & Wildlife Utilization Map; 9) delete Exhibit "F": Marina Environmental Measures and Best Management Practices, Clean Marina Plan – Harborview Marina; 10) delete Exhibit "H" – Proposed Dredging; and 11) amend Exhibit "I": Bicycle and Pedestrian System Map; for property general located north of the Peace River, south of Madras Court and Mauritania Road, east of Danforth Drive, and west of Discovery Drive; in the Port Charlotte area; containing 653± acres; Commission District I; Petition No. 22LAD-00000-00007; Applicant/Developer: Benderson Development Company, LLC; providing an effective date.

3.) PD-22-00015

Quasi-Judicial

Commission District I



An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Planned Development (PD) to PD; this is a major modification to the existing Harborview Development of Regional Impact (DRI) PD, Ordinance Number 2010-071, by revising the development rights, removing the public marina, updating development standards, and adopting a Residential Land Use Equivalency Matrix and a General PD Concept Plan; requiring a transfer of density units for any residential development above 1,785 dwelling units; for property generally located north of the Peace River, south of Madras Court and Mauritania Road, east of Danforth Drive, and west of Discovery Drive; in the Port Charlotte area; containing 653± acres; Commission District I; Petition No. PD-22-00015; Applicants: Benderson Development Company, LLC; providing an effective date.

4.) CSZ-24-01

Quasi-Judicial

Commission District III



Resolution of the Board of County Commissioners of Charlotte County, Florida, approving a petition for certification of a Sending Zone, located at 3450 N. Access Road, in the West County area, containing 2.162± acres; for calculation and severance of 21 density units, in accordance with Part III Land Development and Growth Management, Chapter 3-9 Zoning, Article V Environmental Requirements and Other Requirements, Section 3-9-150 Transfer of Density Units (TDU), of the Code of Laws and Ordinances of Charlotte County, Florida; Petition No. CSZ-24-01; Applicant: Charlotte County Board of County Commissioners; providing an effective date.

5.) PAS-24-01

Legislative

Commission District III



Pursuant to Section 163.3187, Florida Statutes, adopt a Small Scale Plan Amendment to change Charlotte County FLUM Series Map #1: 2030 Future Land Use, from Medium Density Residential (MDR) to Parks and Recreation (PKR); for a portion of property located at 3450 N. Access Road, in the West County area, containing 2.162± acres; Commission District III; Petition No. PAS-24-01; Applicant: Tina Powell, Charlotte County Parks & Natural Resources Divisions Manager; providing an effective date.

6.) Z-24-12

Quasi-Judicial

Commission District III



An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Residential Multi-family 10 (RMF-10) to Parks and Recreation (PKR), for a portion of property located at 3450 N. Access Road, in the West County area, containing 2.162± acres; Commission District III; Petition No. Z-24-12; Applicant: Tina Powell, Charlotte County Parks & Natural Resources Divisions Manager; providing an effective date.

ADJOURNMENT