

**CHARLOTTE COUNTY PLANNING AND ZONING BOARD**  
Administration Center, 18500 Murdock Circle, Room 119, Port Charlotte, Florida

**Board Members**

Paula Hess, Chair  
Michael Gravesen, Vice-Chair  
Stephen J. Vieira, Secretary  
Paul Bigness  
Kenneth Chandler



**District**

District II  
District V  
District I  
District III  
District IV

**AGENDA**

*September 14, 2015 at 1:30 P.M.*

*Call to Order*

*Roll Call*

*Approval of Minutes June 8, 2015*

*Announcements*

**NOTE:** For each case 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.

*The Charlotte County Commission meeting room (Room #119) is accessible to the physically disabled. However, if you need assistance or require auxiliary services please contact our office at 941-743-1392. FM Sound Enhancement Units for the Hearing Impaired are available at the Front Desk.*

**PETITIONS**

**1. PP-15-07-02**

**Quasi-judicial**

**Commission District III**



Edgewater Opportunity Fund II, LP has requested Preliminary Plat approval for a subdivision to be named, Island Lake Estates, consisting of 400 single-family lots. The site is 169.68 acres, more or less, and is located south of San Casa Drive, north of Cypress Road, east of Placida Road, and west of Winchester Boulevard, in Section 16, Township 41 S, Range 20 E, in Commission District III.

**Recommendation**

Community Development Department: *Approval*

**2. PP-07-05-09**

**Quasi-judicial**

**Commission District IV**



SRQ 999 Partners, LLC is requesting a two-year extension to the Preliminary Plat approval for Gramercy Street Development, which was originally approved by the Board of County Commissioners on August 21, 2007. The Planning and Zoning Board granted a one-year extension on July 13, 2009, a one-year extension on October 11, 2010, a two-year extension on

September 12, 2011, and a two-year extension on October 21, 2013. The subdivision, consisting of fourteen (14) cluster housing lots on 4.66 acres, more or less, is located on the east side of Gramercy Street, west of Crestwood Waterway, and north of El Jobean Road, in Section 15, Township 40, Range 21, in Commission District IV.

**Recommendation**

Community Development Department: *Approval*

**3. PA-15-05-06-LS                      Legislative                      Commission District II**



Pursuant to Section 163.3184(3), Florida Statutes, transmit a Large Scale Plan Amendment to the Department of Economic Opportunity (DEO) for review and comments; the amendment request is to change Charlotte County FLUM Series Map #1: 2030 Future Land Use, from Commercial (COM) (36.94± acres) and Agriculture (AG) (2.67± acres) to Low Density Residential (LDR) (39.61± acres) with an annotation to the 2030 Future Land Use Map stating that 1) the base density of the site is two units; and 2) the use of the site for a recreational vehicle park will be limited to 198 units and will not require a transfer of density, and from Agriculture (AG) (0.65± acres) to Preservation (PR) (0.65± acres); for property located at 26925 and 27005 Jones Loop Road, in the Punta Gorda area, containing 40.26± acres; Commission District II; Petition No. PA-15-05-06-LS; Applicant: TAG Creekside, LLC; providing an effective date.

**Recommendation**

Community Development Department: *Approval*

**4. Z-15-05-07                      Quasi-Judicial                      Commission District II**



An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Commercial General (CG) (10± acres), Planned Development (PD) (26.94± acres), and Residential Estate (RE-1) (2.67± acres) to Recreational Vehicle Park (RVP) (39.61± acres), and from RE-1 (0.65± acres) and PD (3.29± acres) to Environmentally Sensitive (ES) (3.94± acres), for property located at 26925 and 27005 Jones Loop Road, in the Punta Gorda area, containing 43.55± acres; Commission District II; Petition No. Z-15-05-07; applicant: TAG Creekside, LLC; providing an effective date.

**Recommendation**

Community Development Department: *Approval*

***The agenda item below will not be heard at today's meeting***

**5. PA-14-12-18-LS                      Legislative                      Commission District I**



Pursuant to Section 163.3184(3), Florida Statutes, transmit a Large Scale Plan Amendment to the Department of Economic Opportunity for review and comments; the amendment request is to change Charlotte County FLUM Series Map #1: 2030 Future Land Use, from Low Density Residential (LDR) to Commercial (COM) with an annotation to the 2030 Future Land Use Map to limit use of the site to outdoor storage, wholesale tree farm and nursery operation with

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customary accessory uses which are clearly incidental to the permitted uses; for property located northwest of Harborview Road, south of Old Landfill Road, and east of Pebble Terrace, in the Port Charlotte area, containing 23.75± acres; Commission District I; Petition No. PA-14-12-18-LS; Applicant: Timothy Verwiebe; providing an effective date.

**Recommendation**

Community Development Department: *Approval*

*The agenda item below will not be heard at today's meeting*

**6. Z-15-03-03**

**Quasi-Judicial**

**Commission District I**



An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Residential Estate (RE-1) to Planned Development (PD), for property located northwest of Harborview Road, south of Old Landfill Road, and east of Pebble Terrace, in the Port Charlotte area, containing 23.75± acres; Commission District I; Petition No. Z-15-03-03; applicant: Timothy Verwiebe; providing an effective date.

**Recommendation**

Community Development Department: *Approval with conditions*

**7. Sec. 3-9-10. Amendment**

**Legislative**

**Countywide**



An Ordinance amending Charlotte County Code Chapter 3-9, Zoning, by revising Section 3-9-10, Amendments; providing for requirements and procedure that Land Development Regulations and the Office Zoning Atlas may be amended or repealed; providing for standards for approval; providing for conflict with other ordinances; providing for severability; and providing for an effective date. Applicant: Charlotte County Board of County Commissioners.

**Recommendation**

Community Development Department: *Approval*