

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

August 8, 2016 at 1:30 P.M.

Call to Order

Roll Call

Approval of Minutes *July 11, 2016*

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. SV-16-05-04

Legislative

Commission District IV



Donel and Susan Law are requesting to vacate an undeveloped portion of Fleming Street, a total of 0.15 acres, more or less, part of Port Charlotte Subdivision Section 54, as recorded in Plat Book 5, Page 68C, of the Public Records of Charlotte County, Florida. The targeted segment is located south of the Myakka River, north of Yahner Lane, west of the Fleming Waterway, and east of Norlander Drive, in Section 33, Township 40, Range 21, in Commission District IV.

Recommendation

Community Development Department: *Approval*

2. PP-16-06-04

Quasi-judicial

Commission District I



Babcock Property Holdings, LLC has requested Preliminary Plat approval for a subdivision to be named, Babcock Ranch Community Phase 1B1, consisting of 298 mixed use lots. The site is 256.36 acres, more or less, and is located south of Bermont Road, north of the border with Lee County, east of State Road 31, and west of the border with Glades County, in Sections 29, 30, 31 and 32, Township 42 S, Range 26 E, in Commission District I.

Recommendation

Community Development Department: *Approval*

3. Z-16-06-09

Quasi-Judicial

Commission District II



An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Residential Estate 1 (RE-1) to Planned Development (PD); for property located at 12260 Burnt Store Road, in the Punta Gorda area, containing 27.5± acres; Commission District II; Petition No. Z-16-06-09; applicant: Bryan Paul, Inc.; providing an effective date.

Recommendation

Community Development Department: *Approval*

4. Z-16-05-08-TDU

Quasi-Judicial

Commission District II



An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Residential Estate 1 (RE-1) to Planned Development (PD); for property located at 12421 Burnt Store Road, in the Punta Gorda area, containing 80.53± acres; Commission District II; Petition No. Z-16-05-08-TDU; applicant: JPC Burnt Store Preserve, LLC; providing an effective date.

Recommendation

Community Development Department: *Approval*

5. PA-16-03-02

Legislative

Commission District II



Pursuant to Section 163.3184(3), Florida Statutes, adopt a Small Scale Plan Amendment to change Charlotte County FLUM Series Map #1: 2030 Future Land Use, from Agriculture (AG) to Commercial (COM); for property located at 7300 and 7500 Florida Street, in the Punta Gorda area, containing 8.72± acres; Commission District II; Petition No. PA-16-03-02; applicant: Patrick McGinnis; providing an effective date.

Recommendation

Community Development Department: *Approval*

6. Z-16-03-03

Quasi-Judicial

Commission District II



An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Residential Estate 1 (RE-1) to Commercial general (CG); for property located at 7300 and 7500 Florida Street, in the Punta Gorda area, containing 8.72± acres; Commission District II; Petition No. Z-16-03-03; applicant: Patrick McGinnis; providing an effective date.

Recommendation

Community Development Department: *Approval*

7. PA-16-05-07-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) and other State review agencies for review and comment; this amendment is to amend the Future Land Use (FLU) Element of the County's Comprehensive Plan by deleting FLU Policy 6.2.2: Development Timing Standards; Petition No. PA-16-05-07-LS; Applicant: Charlotte County Board of County Commissioners; providing an effective date.

Recommendation

Community Development Department: *Approval*

8. Z-16-05-05

Legislative

Commission District I



An Ordinance amending Charlotte County Code Chapter 3-9, Zoning, by amending Section 3-9-88 Waterfront property; providing for the resolution of inconsistencies with Section 3-9-50 and 3-9-47; 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*

9. Z-15-05-04

Legislative

Commission District I



An Ordinance amending Charlotte County Code Chapter 3-9, by deleting Section 3-9-47 through 3-9-47.15, inclusive, in their entirety and creating new Section 3-9-47, Charlotte Harbor Community Development Code and new Section 3-9-47.1, Charlotte Harbor Community Redevelopment Area tax increment financing; providing for intent; providing for permitted uses and structures; providing for accessory uses and structures; providing for prohibited uses and structures; providing for development standards; 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*

10. Z-16-05-06

Quasi-Judicial

Commission District I



Pursuant to Section 125.66, Florida Statutes, amend the Charlotte County Zoning Atlas, from 1) Commercial Tourist (CT) to Charlotte Harbor Riverwalk (CHRW) (15.78± acres); 2) Commercial General (CG) to CHRW (14.84± acres); 3) Residential Multi-family 15 (RMF-15) to Charlotte Harbor Mixed Use (CHMU) (12.13± acres); 4) CHMU to CHRW (10.75± acres); 5) Charlotte Harbor Coastal Residential (CHCR) to CHRW (2.75± acres); 6) RMF-15 to Charlotte Harbor Neighborhood Business Residential (CHNBR) (2.75± acres); 7) CG to CHNBR (1.78± acres); and 8) CHNBR to CHMU (1.14± acres). All properties are located in the Charlotte Harbor Community Redevelopment Area; containing a total of 61.92± acres; Petition No. PA-16-05-06; Applicant: Charlotte County Board of County Commissioners; providing an effective date.

Recommendation

Community Development Department: *Approval*

11. PA-14-03-03-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) and other State agencies for review and comment; this request is to add Intergovernmental Coordination (ICE) Policy 1.1.9: Loop Municipal Services Area Joint Planning Agreement, to renumber three ICE Policies to accommodate for the new policy, and to amend Potable Water and Sanitary Sewer (WSW) Policy 4.3.1: Adoption of Water Supply Facilities Work Plan to accommodate for the new policy; Petition No. PA-14-03-03-LS; Applicant: Charlotte County Board of County Commissioners; providing an effective date.

Recommendation

Community Development Department: *Approval*