

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
Kenneth Chandler



District

District V
District III
District I
District II
District IV

AGENDA
REGULAR MEETING

March 9, 2020 at 1:30 P.M.

Call to Order

Roll Call

[Approval of Minutes – February 10, 2020 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

SV-20-01-02

Legislative

Commission District II



Kirk Bouffard Plumbing, Inc. is requesting to vacate an undeveloped portion of Pelican Road, within Pine Lake Subdivision, a total of 0.16 acres, more or less, as recorded in Plat Book 3, Page 37B, of the Public Records of Charlotte County, Florida, and located south of Cypress Road, north and east of Placida Road, and west of Everington Road, in Section 21, Township 41, Range 20, in Commission District II.

Recommendation:

Community Development Department: Approval

PP-20-01-01

Quasi-judicial

Commission District I



Lennar Homes, LLC has requested Preliminary Plat approval for a subdivision to be named, Babcock National Phase 2, consisting of 15 single-family lots. The site is 42.81 acres, more or less, and is located south of Bermont Road, north of the border with Lee County, east of Babcock Ranch Road, and west of the border with Glades County, in Sections 20 and 29, Township 42S, Range 26E, in Commission District I.

Recommendation:

Community Development Department: Approval with Conditions

PP-20-01-06

Quasi-judicial

Commission District I



Babcock Property Holdings, LLC has requested Preliminary Plat approval for a remedial subdivision to be named, Babcock Ranch Community Wayside Bend, consisting of two tracts and additions to twenty-four single-family lots. The site is 7.74 acres, more or less, and is located south of Bermont Road, north of the border with Lee County, east of Babcock Ranch Road, and west of the border with Glades County, in Section 32, Township 42S, Range 26E, in Commission District I.

Recommendation:

Community Development Department: Approval

PP-20-01-07

Quasi-judicial

Commission District I



Babcock Property Holdings, LLC has requested Preliminary Plat approval for a subdivision to be named, Babcock Ranch Community Phase 2C, consisting of two tracts and 195 single-family lots. The site is 59.38 acres, more or less, and is located south of Bermont Road, north of the border with Lee County, east of Babcock Ranch Road, and west of the border with Glades County, in Section 32, Township 42S, Range 26E, in Commission District I.

Recommendation:

Community Development Department: Approval with Conditions

PP-20-01-08

Quasi-judicial

Commission District IV



Forestar (USA) Real Estate Group, Inc has requested Preliminary Plat approval for a subdivision to be named, The Shores and The Cove at West Port Phase 1B, consisting of 124 residential lots. The site is 90.95 acres, more or less, and is located south of U.S. Highway 41, north of El Jobean Road, east of the Crestwood Waterway, and west of the Flamingo Waterway, in Sections 10 and 11, Township 40S, Range 21E, in Commission District IV.

Recommendation:

Community Development Department: Approval with Conditions

FP-20-01-02

Quasi-judicial

Commission District III



Rotonda Golf Partners II, LLC has requested Preliminary and Final Plat approval for a two-lot Minor Subdivision to be named, Par View Estates One. The site is 1.65 acres, more or less, and is located north of Par View Court, south of Par View Road, east of Par View Terrace, and west of Rotonda Circle, in Section 19, Township 41, Range 21, in Commission District III.

Recommendation:

Community Development Department: Approval

FP-20-01-03

Quasi-judicial

Commission District III



Rotonda Golf Partners II, LLC has requested Preliminary and Final Plat approval for a three-lot Minor Subdivision to be named, Par View Estates Two. The site is 1.83 acres, more or less, and is located north of Par View Road, south of Long Meadow Court, east of Par View Terrace, and west of Rotonda Circle, in Section 19, Township 41, Range 21, in Commission District III.

Recommendation:

Community Development Department: Approval

FP-20-01-04

Quasi-judicial

Commission District III



Rotonda Golf Partners II, LLC has requested Preliminary and Final Plat approval for a four-lot Minor Subdivision to be named, Par View Estates Three. The site is 3.31 acres, more or less, and is located north of Par View Road, south of Par View Place, east of Par View Terrace, and west of Rotonda Circle, in Section 19, Township 41, Range 21, in Commission District III.

Recommendation:

Community Development Department: Approval

Legislative

Commission District IV



KL West Port, LLC is requesting approval of an Amended Developer's Agreement for the West Port (fka Murdock Village) development. The property is 434.68 acres, more or less, and is located east of the Crestwood Waterway, west of the Flamingo Waterway, south of Franklin Avenue, and north of SR.-776, in Commission District IV.

PA-20-01-01

Legislative

Commission District III



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 Parks and Recreation (PKR) to Low Density Residential (LDR), increasing density from 0 units to 17 units, and adding an annotation to limit the total residential density to 17 units; for property located at 780 Rotonda Circle, in the Rotonda West area, containing 6.79± acres; Commission District III; Petition No. PA-20-01-01; applicant: Rotonda Golf Partners II, LLC; providing an effective date.

Recommendation:

Community Development Department: Approval

Z-20-02-09

Legislative

County Wide



An Ordinance amending Charlotte County Code Chapter 3-9, Zoning; Article I, In General; amending Section 3-9-6.2, Special Exceptions, subsection (e) Notice of Public Hearing; amending Section 3-9-6.3, Variances, subsection (f) Notice of Public Hearing; amending Section 3-9-10, Amendments, subsection (e) Mailed Notice and subsection (f) Posted Notice; 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

PA-20-01-04-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 (DEO) and other State agencies for review and comment; the amendment request is to change Charlotte County FLUM Series Map #1: 2030 Future Land Use, from Agriculture (AG) to Mineral Resource Extraction (MRE); for property located at 2000 and 2150 State Road (SR) 31, in the East County area, containing 87.24± acres; Commission District I; Petition No. PA-20-01-04-LS; Applicant: BDC Shell & Aggregate, LLC; providing an effective date.

Recommendation:

Community Development Department: Approval

Z-20-01-05

Quasi-Judicial

Commission District I



An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Agriculture (AG) to Excavation and Mining (EM); for property located at 2000 and 2150 State Road (SR) 31, in the East County area, containing 87.24± acres; Commission District I; Petition No. Z-20-01-05; Applicant: BDC Shell & Aggregate, LLC; providing an effective date.

Recommendation:

Community Development Department: Approval

ADJOURNMENT