

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**

May 11, 2020 at 1:30 P.M.

Call to Order

Roll Call

[Approval of Minutes – April 13, 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**

**PP-20-03-10**

**Quasi-Judicial**

**Commission District II**



Lennar Homes, LLC has requested Preliminary Plat approval for a subdivision to be named, Heritage Landing Phase II, consisting of 256 residential lots. The site is 386.35 acres, more or less, and is located east of the Peace River, north and west of Burnt Store Road, and south of the City of Punta Gorda, in Sections 17, 19 and 20, Township 42, Range 23, in Commission District II.

Recommendation:

Community Development Department: Approval with Conditions

**PAL-20-00003**

**Legislative**

**Commission District III**



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 add an annotation to Charlotte County FLUM Series Map #1: 2030 Future Land Use to limit the overall density of the subject property to five units; for property located at 6530, 6600, 6640, and 6650 San Casa Drive, in the Englewood area, containing 19.9± acres; Commission District III; Petition No. PAL-20-00003; applicants: Casa Sand, LLC, Lake Hurst Holdings, LLC, and San Casa Investments, LLC; providing an effective date.

Recommendation:

Community Development Department: Approval

**Z-20-46-17**

**Quasi-Judicial**

**Commission District III**



An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Planned Development (PD) to Residential Estate 1 (RE-1), increasing density from one unit to five units (the existing PD allows for up to 41 single-family homes); for property located at 6530, 6600, 6640, and 6650 San Casa Drive, in the Englewood area; containing 19.9± acres; Commission District III; Petition No. Z-20-46-17; applicants: Casa Sand, LLC, Lake Hurst Holdings, LLC, and San Casa Investments, LLC; providing an effective date.

Recommendation:

Community Development Department: Approval

**NOPC-20-49-18**

**Quasi-Judicial**

**Commission Districts IV and V**



A Resolution pursuant to Section 380.06(7), Florida Statutes (F.S.) and Section 3-9-10.1, Development of Regional Impact (DRI) Development Order (DO) Amendment Process and Procedure under Chapter 3-9, Zoning, the County's Land Development Regulation, amending Development Order, Resolution Number 2009-167, for Increment IV of the Murdock Center Development of Regional Impact (DRI) to revise Exhibit C: Murdock Center Increment IV Land Uses Table 10-1A-1 Project Description by adding an Land Use Equivalency Matrix; to use the proposed Land Use Equivalency Matrix 1) to exchange 9,581 square feet of approved retail uses for 50 hotel rooms; 2) to exchange 10,237 square feet of approved retail uses for 150 dwelling units of senior adult housing; and 3) to exchange 9,515 square feet of approved retail uses for 125 beds of assisted living, on Parcel 2 within Increment IV of the Murdock Center DRI; to amend Land Uses Table 10-1A-1 Project Description to reflect changes of development rights; and to reflect the extension of the buildout date and expiration date of this Development Order per Governor's Executive Orders; for property generally northeast of Tamiami Trail (U.S.41), southeast of Veterans Boulevard, and west of Cochran Boulevard, containing 98.36± acres, in the Port Charlotte area; Commission District IV, Petition No. NOPC-20-49-18; applicant: Cherrywood Pointe Investment, LLC; providing an effective date.

Recommendation:

Community Development Department: Approval

**TCP-20-01**

**Legislative**

**Commission Districts IV and V**



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 revise Future Land Use (FLU) Appendix VI: Developments of Regional Impact by adding a Land Use Equivalency Matrix to Increment IV of the Murdock Center Development of Regional Impact (DRI) which will allow the conversion of approved commercial square footage to other uses within the DRI; and by amending the Murdock Center DRI development rights to 1) reduce the range of square footage for Retail/office from 2,714,000 – 2,729,924 square feet to 2,669,667 – 2,685,591 square feet; 2) increase the hotel rooms from 100 to 150 within Increment IV; 3) add 150 units of Senior Adult Housing within Increment IV; and 4) add 125 beds of Assisted Living within Increment IV; Petition No. TCP-20-01: Applicant: Cherrywood Pointe Investment, LC; and, LLC, Lake Hurst Holdings, LLC, and San Casa Investments, LLC; providing an effective date.

Recommendation:

Community Development Department: Approval

**Z-18-10-40**

**Quasi-Judicial**

**Commission District II**



An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Industrial General (IG) to Planned Development (PD); for property located at 3539, 3589, 3609 and 3649 Acline Road, in the Punta Gorda area, containing 13.38± acres; Commission District II; Petition No. Z-18-10-40; applicant: TNT Southern Holdings LLC; providing an effective date.

Recommendation:

Community Development Department: Approval with conditions

**ADJOURNMENT**