

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

September 14, 2020 at 1:30 P.M.

Call to Order

Roll Call

[Approval of Minutes – July 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-20-05-12 Quasi-judicial Commission District I



Waldrop Engineering has requested Preliminary Plat approval for a for a 188 lot subdivision to be named, Kingsgate Phase 8. The site is 18.65 acres, more or less, and located one mile west of I-75, north of Rampart Blvd. and east of Kings Hwy., within the Victoria Estate DRI, in the Port Charlotte area.

Recommendation:

Community Development Department: Approval with Conditions

FP-20-05-11 Quasi-judicial Commission District III



Old Florida Homes LLC has requested Preliminary & Final Plat approval for a three-lot Minor Subdivision to be named Tuckers Bay. The site is 1.59 acres, more or less, and located at 1951 Wisconsin Avenue in the Englewood area.

Recommendation:

Community Development Department: Approval with Conditions

SV-20-06-03 Legislative Commission District I



Tracie L. York is requesting to vacate a portion of Parada Street, within Parada Del Sol Subdivision and is located north of Bermont Road and south of Washington Loop Road. The segment is 0.43 acres, more or less, lying East of Lot 4 & Lot 5 and lying West of Lot 12 & Lot 13 as recorded in Plat Book 15, Page 57, of the Public Records of Charlotte County, in the east County area.

Recommendation:

Community Development Department: Denial

PV-20-05-03

Legislative

Commission District IV



Dubbland Development LLC is requesting to vacate lots, streets and a park strip in a portion of Replat Port Charlotte Subdivision Section 30, including an access road and adjacent park strip, a total of 5.31 acres, more or less, as recorded in Plat Book 5, Page 49, 23A-23F, of the Public Records of Charlotte County, Florida, and located at the northeast corner of US 41 and Chamberlain Boulevard, in the Port Charlotte area.

Recommendation:

Community Development Department: Approval with Conditions

PP-20-07-13

Quasi-judicial

Commission District I



Babcock Property Holdings LLC has requested Preliminary Plat approval for a subdivision to be named, Babcock Ranch Community, Phase 1B3, consisting of 38 single-family lots. The site is 10.32 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 31 and 32, Township 42S, Range 26E, in Commission District I.

Recommendation:

Community Development Department: Approval with Conditions

PP-20-07-14

Quasi-judicial

Commission District I



Babcock Property Holdings, LLC has requested Preliminary Plat approval for a subdivision to be named, Babcock Ranch Community, Village III Southwest, consisting of 101 single-family lots. The site is 48.91 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 19 and 30, Township 42S, Range 26E, in Commission District I.

Recommendation:

Community Development Department: Approval with Conditions

20LAD-00000-00001

Quasi-Judicial

Commission Districts I



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 for the Victoria Estates Development of Regional Impact (DRI) to extend the buildout date of this Development Order to August 12, 2035. The DRI currently contains 382.94± acres in two non-contiguous parcels in the Port Charlotte area. The first consists of 301.44± acres located southeast of Kings Highway, southwest of I-75, north of Rampart Boulevard, and east of Loveland Boulevard, known as Kings Gate. The second consists of 72.5± acres located south of Suncoast Boulevard, north of Old Landfill Road, east of Loveland Boulevard and west of Minneola Avenue, known as Suncoast Lakes. Commission Districts I; Petition No. 20LAD-00000-00001; Applicant: Neal Communities of SW Florida, Inc.; providing an effective date.

Recommendation:

Community Development Department: Approval

20LAD-00000-00002

Quasi-Judicial

Commission Districts IV



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 Regulations, amending Development Orders for Increment II and Increment III of the Murdock Center Development of Regional Impact (DRI) to extend the buildout date of these Development Orders to March 15, 2025 and the expiration date of these Development Orders to March 15, 2027; for properties within Increment II generally located at the intersection of Tamiami Trail (U.S. 41) and El Jobean Road (S.R. 776), containing 132.4± acres, in the Port Charlotte area; for properties within Increment III containing 76± acres in two non-contiguous parcels, in the Port Charlotte area; the first parcel generally located east of Collingswood Boulevard, southeast of S.R. 776, southwest of Murdock Circle, west of Education Way,

and north of Cochran Boulevard; the second parcel generally located east of Education Way, southeast of Murdock Circle, and northwest of Cochran Boulevard; Commission District IV, Petition No. 20LAD-00000-00002; Applicant: Robert H. Berntsson; providing an effective date.

Recommendation:

Community Development Department: Approval

PAS-20-00006

Legislative

Commission District IV



An Ordinance pursuant to Section 163.3187(1)(C), Florida Statutes, adopt a Small-Scale Plan Amendment to change Charlotte County Future Land Use Map Series Map #1: 2030 Future Land Use, from Low Density Residential (LDR) to Office and Institutional (OI); for property located at 16890 Toledo Blade, in the Port Charlotte area, containing 0.689± acres; Commission District IV; Petition No. PAS-20-00006; Applicant: Paladin Land Management, LLC; providing an effective date.

Recommendation:

Community Development Department: Approval

Z-20-28-20

Quasi-Judicial

Commission District IV



An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Residential Single-family-3.5 (RSF-3.5) to Office Medical Institutional (OMI); for property located at 16890 Toledo Blade, in the Port Charlotte area, containing 0.689± acres; Commission District IV; Petition No. Z-20-28-20; Applicant: Paladin Land Management, LLC; providing an effective date.

Recommendation:

Community Development Department: Approval

PAS-20-00005

Legislative

Commission District II



An Ordinance pursuant to Section 163.3187(1)(C), Florida Statutes, adopt a Small-Scale Plan Amendment to change Charlotte County Future Land Use Map Series Map #1: 2030 Future Land Use, from Low Density Residential (LDR) and High Density Residential (HDR) to Commercial (COM); for property located at 3300 – 3506 Rosemary Drive, in the Punta Gorda area, containing 2.48-acres more or less; Commission District II; Petition No. PAS-20-00005; Applicant: Seventeen and Seventy-five LLC; providing an effective date.

Recommendation:

Community Development Department: Approval

PD-20-00004

Quasi-Judicial

Commission District II



An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Planned Development (PD), Residential Multifamily-5 (RMF-5) and Residential Multifamily-10 (RMF-10) to Planned Development (PD); for property located at 6201 Duncan Road and 3300 – 3506 Rosemary Drive, in the Punta Gorda area, containing 21.45-acres more or less; Commission District II; Petition No. PD-20-00004; Applicant: Seventeen and Seventy-five LLC; providing an effective date.

Recommendation:

Community Development Department: Approval with Conditions

TLDR-20-01

Legislative

County-Wide



An Ordinance pursuant to Section 125.66, Florida Statutes, amending Charlotte County Code Chapter 3-9, Zoning; by adding Accessory chicken keeping as a conditional use to Article II: District Regulations, Section 3-9-26.3: Use Table - Residential Zoning Districts; by creating new item (7) Accessory chicken keeping under Article II: District Regulations, Section 3-9-33: Residential single-family (RSF), subsection (d) Conditional uses and structures (C); by creating new item (14) Accessory Chicken Keeping under Article III: Special Regulation, Section 3-9-69: Conditional uses and structures, subsection (g)

Residential uses to provide standard conditions; 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

TCP-20-04

Legislative

County-Wide



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; the request is to amend the Future Land Use (FLU) Element of the County's Comprehensive Plan by revising 1) FLU Policy 1.2.17: Incentive Density Usage, to add item 4 addressing development under Mixed-Use (MU) and Planned Development (PD) zoning; and 2) FLU Appendix I: Land Use Guide, to amend the Compact Growth Mixed Use (CGMU) Future Land Use designation; Petition No. TCP-20-04; Applicant: Charlotte County Board of County Commissioners; providing an effective date.

Recommendation:

Community Development Department: Approval

TLDR-20-02

Legislative

County-Wide



An Ordinance of the Board of County Commissioners of Charlotte County, Florida, amending Charlotte County Code Chapter 3-9: Zoning, Article II: District Regulations, by 1) by revising Land Development Regulations Table of Contents to add new Section 3-9-45.1: Planned Development (PD) Open Space and Setback Special Requirements; 2) revising Section 3-9-45: Planned Development (PD); providing for revised intent; providing for revised uses permitted; providing for revised design criteria and development standards; providing for revised procedures for rezoning to PD; and providing for PD rezoning flow chat; and 3) creating new Section 3-9-45.1: Planned Development (PD) Open Space and Setback Special Requirements; providing for intent; providing for development requirements within the US 41 overlay, providing for development requirements within the Burnt Store Overlay District; providing for development within the Compact Growth Mixed Use Future Land Use Map (FLUM) designation; and providing for development requirements within the Rural Community Mixed Use FLUM designation or Conservation Subdivision; 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

TLDR-20-03

Legislative

County-Wide



An Ordinance pursuant to Section 125.66, Florida Statutes, amending Charlotte County Code, Chapter 3-9: Zoning, Article II: District Regulations, (1) by revising Land Development Regulations Table of Contents to add new Section 3-9-26.5: Use Table - Mixed Use Districts, and to rename Section 3-9-46 from Compact Mixed Use (CGM) to Mixed-Use (MU); (2) by creating new Section 3-9-26.5: Use Table - Mixed Use Districts; (3) by creating Section 3-9-46: Mixed-Use (MU) to provide for intent; provide for applicability; provide for mixed-use categories; provide for uses and structures permitted; and provide for development standards; and (4) by amending Section 3-9-69: Conditional uses and structures, to add conditional uses under Section 3-9-46: Mixed-Use (MU) to this section, and to provide for standard conditions; 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

ADJOURNMENT