

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  
Clint Baker



**District**

District V  
District III  
District I  
District II  
District IV

**AGENDA**  
**REGULAR MEETING**

September 12, 2022, at 1:30 P.M.

Call to Order

Roll Call

Approval of Minutes – [August 8, 2022, 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](mailto:David.Lyles@CharlotteCountyFL.gov).**

**PETITIONS**

**1.) PP-22-06-01**

**Quasi – Judicial**

**Commission District I**



Creekside Run LB, LLC, is requesting Preliminary Plat approval for a subdivision to be named, Creekside Run, consisting of 291 single-family residential lots and 25 tracts with associated infrastructure. This site contains 101.89± acres, and is generally located south of Bermont Road, north of the County line with Lee County, west of the County line with Glades County and east of Bluebird Trail, in the boundary of the Babcock Ranch Community Development of Regional Impact (DRI) Increment 2, within the East County area, and in Commission District I.

**2.) PP-22-06-03**

**Quasi-Judicial**

**Commission District I**



William Ryan Homes Florida, Inc. a Florida Corporation, has requested Preliminary Plat approval for a subdivision to be named, Babcock Ranch Community, Village II, Parcel 1 – Phase 1, consisting of 228 lots and 22 tracts for residential development, roadway, drainage, and open space. This site contains 148.323± acres and is generally located south of Bermont Road, north of the County line with Lee County, west of the County line with Glades County and east of SR 31, in the boundary of the Babcock Ranch Community Development of Regional Impact (DRI) Increment 2, within the East County area, and in Commission District I.

**3.) PP-22-07-02**

**Quasi-Judicial**

**Commission District I**



Park Square Enterprises, LLC has requested Preliminary Plat approval for a replat of part of Tract E-20, Babcock Ranch Community, Cypress Parkway, as recorded in Plat Book 23, Pages 15A through 15K, a residential subdivision to be named, Townwalk, consisting of 242 townhouse lots and nine tracts for roadway, utility, and common area. This site contains 26.28± acres and is generally located south of Lake Babcock Drive, northwest of Cypress Parkway and east of SR 31, in the boundary of the Babcock Ranch Community Development of Regional Impact (DRI) Increment 1, within the East County area, and in Commission District I.

**4.) PAS-22-00004**

**Legislative**

**Commission District I**



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 Low Density Residential (LDR) to Medium Density Residential (MDR), increasing density from 37 units to 74 units; for property located at 24258 Harborview Road and 4088 Oakview Drive, in the Port Charlotte area, containing 7.48± acres; Commission District I; Petition No. PAS-22-00004; Applicant: P. F. Poinciana LLC; providing an effective date.

**5.) PD-22-00006**

**Quasi – Judicial**

**Commission District I**



An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Residential Multifamily 5 (RMF-5) to Planned Development (PD), increasing density from 37 units to 74 units, for property located at 24258 Harborview Road and 4088 Oakview Drive, in the Port Charlotte area, containing 7.48± acres; Commission District I; Petition No. PD-22-00006; Applicant: P. F. Poinciana LLC; providing an effective date.

**6.) 22LAD-00000-00002**

**Quasi – Judicial**

**Commission District 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 Regulation, amending Development Order, Resolution Number 2020-089, 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 amending the adopted Land Use Equivalency Matrix to add Mini-warehouse to this matrix; and using the revised Land Use Equivalency Matrix 1) to exchange approved 32 hotel rooms for 155,730 square feet of mini-warehouse; 2) to exchange approved 118 hotel rooms for 25,334 square feet of retail uses; 3) to exchange approved 125 beds of assisted living for 8,825 square feet of retail uses; and 4) to exchange approved 150 dwelling units of senior adult housing for 11,025 square feet of retail uses, on Parcel 2 of Increment IV of the Murdock Center DRI; and to amend Land Uses Table 10-1A-1 Project Description to reflect changes of development rights; for property generally located 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. 20LAD-00000-00002; applicant: Land America, LLC; providing an effective date.

**7.) 22LAD-00000-00003**

**Quasi – Judicial**

**Commission District II**



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 the Development Order (DO) for the Heritage Landing Development of Regional Impact (DRI) to amend the approved development rights by 1) decreasing single-family dwelling units from 860 to 810 units, and concurrently increasing multi-family dwelling units from 950 to 1,000 units; 2) increasing the square footage of spa and tennis club from 7,500 to 9,000 square feet; 3) increasing tennis and pickleball courts from 10 to 12; revise Map H to be consistent with the proposed development rights; and revise the buildout date to reflect the extension of the buildout date of this DO per the Governor's Executive Orders; for property located northwest of Burnt Store Road, in portions of Sections 13, 17, 18, 19, and 20, Township 42 South, Range 23 East, containing 1,778± acres, in the Burnt Store area, Charlotte County; Commission District II; Petition No. 22LAD-00000-00003 Applicant: Lennar Homes, LLC; providing an effective date.

**8.) PD-22-00005**

**Quasi – Judicial**

**Commission District II**



An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Planned Development (PD) to PD. This is a major modification of an existing PD for the Heritage Landing Development of Regional Impact (DRI) to 1) amend the development rights as set forth in the PD Concept Plan and PD conditions adopted in Ordinance Number 2019-022 to be consistent with development rights and Map H adopted via Petition 22LAD-00000-00003; and 2) revise accessory structure setback requirement; for property located northwest of Burnt Store Road, in portions of Sections 17, 19, and 20, Township 42 South, Range 23 East, containing 913.97± acres, in the Burnt Store area, Charlotte County; Commission District II; Petition No. PD-22-00005; Applicant: Lennar Homes, LLC; providing an effective date.

**9.) PAS-22-00003**

**Legislative**

**Commission District II**



Pursuant to Section 163.3187, Florida Statutes, adopt a Small Scale Plan Amendment to change Charlotte County FLUM Series Map #1: 2030 Future Land Use from Commercial (COM) (9.2± acres) to Medium Density Residential (MDR) with an annotation to the 2030 Future Land Use Map limiting the residential development up to 258 units for the entire property, containing seven parcels; for six parcels located at 3426, 3430, 3432, 3434, 3436, and 3444 Taylor Road, and one parcel located southeast of Technology Boulevard, northeast of Taylor Road, and west of Tuscany Isles Drive, in the Punta Gorda area, containing 35.7± acres; Commission District II; Petition No. PAS-22-00003; Applicant: Sage Communities 3, LLC; providing an effective date.

**10.) PD-22-00004**

**Quasi – Judicial**

**Commission District II**



An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Residential Multi-family 10 (RMF-10) (26.5± acres) and Commercial General (CG)(9.2± acres) to Planned Development (PD) to allow for residential development up to 258 units for the entire property, containing seven parcels; for six parcels located at 3426, 3430, 3432, 3434, 3436, and 3444 Taylor Road, and one parcel located southeast of Technology Boulevard, northeast of Taylor Road, and west of Tuscany Isles Drive, in the Punta Gorda area, containing 35.7± acres; Commission District II; requiring no transferring of density units; Petition No. PD-22-00004; Applicant: Sage Communities 3, LLC; providing an effective date.

**11.) PAL-22-00004**

**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 change Charlotte County FLUM Series Map #1: 2030 Future Land Use, from Parks and Recreation (PKR) to Preservation (PR) with an annotation to the 2030 Future Land Use Map limiting the residential development rights to 0 units; for property, including two parcels, located at 3120 and 6812 Gasparilla Pines Boulevard, in the Englewood area, containing 79.62± acres; Commission District III; Petition No. PAL-22-00004; Applicant: Lemon Bay Conservancy, Inc.; providing an effective date.

**12.) Z-22-20-16**

**Quasi – Judicial**

**Commission District III**



An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Residential Single-family 5 (RSF-5) to Environmentally Sensitive (ES), for property, including two parcels, one parcel located at 3120 Gasparilla Pines Boulevard, and another parcel generally located north of Fiddlers Green Boulevard, southwest of Gasparilla Pines Boulevard and east of Placida Road (C.R. 775), in the Englewood area and within the West County area, containing 79.62± acres; Commission District III; Petition No. Z-22-20-16; Applicant: Lemon Bay Conservancy, Inc.; providing an effective date.

**ADJOURNMENT**