

**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**

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

Call to Order

Roll Call

Approval of Minutes – [November 14, 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.

PETITIONS

1.) PP-22-05-17

Quasi – Judicial

Commission District II



Graydon Miars with GreenPointe Communities has requested Preliminary Plat approval for a subdivision to be named, Turnleaf Phase 1, consisting of 406 residential lots and 31 tracts to include 438 dwelling units, with supporting utility, roadway and stormwater infrastructure, and for future development. This site contains 295.13± acres and is located at 13250 and 13280 Burnt Store Road. The properties are within the boundary of the Burnt Store Area Plan area and the Punta Gorda area in Commission District II.

2.) PAS-22-00008

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, a. from Low Density Residential (LDR)(39.10± acres) and Agriculture (AG) (10.03± acres) to Medium Density Residential (MDR) with an annotation to the 2030 Future Land Use Map stating that 1) the base density of the entire site is 12 units, and 2) the use of the entire site for a recreational vehicle park will be limited to 256 recreational vehicles and will not require a transfer of density; b. to remove an annotation from the 2030 Future Land Use Map which states that 1) the base density of the site (portion of a parcel located at 1 Creek Side Loop) is two units, and 2) the use of the site for a recreational vehicle park will be limited to 195 recreational vehicles and will not require a transfer of density; for property, including two parcels, 39.10 ± acres of one parcel located at 1 Creek Side Loop, and another parcel located at 27095 Jones Loop Road, in the Punta Gorda area, containing 49.13± acres; Commission District II; Petition No. PAS-22-00008; Applicant: TAG Creekside, LLC; providing an effective date.

3.) PD-22-00012

Quasi – Judicial

Commission District II



An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Recreational Vehicle Park (RVP) (39.10± acres) and Residential Estate 1 (RE-1) (10.03± acres) to Planned Development (PD) to allow for expansion of an existing RV park to have recreational vehicles up to 256 units, and also adopt a General PD Concept Plan; for property, including two parcels, 39.10 ± acres of one parcel located at 1 Creek Side Loop, and another parcel located at 27095 Jones Loop Road, in the Punta Gorda area, containing 49.13± acres; Commission District II; Petition No. PD-22-00012; Applicant: TAG Creekside, LLC; providing an effective date.

ADJOURNMENT