

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

January 9, 2023, at 1:30 P.M.

Call to Order

Roll Call

Approval of Minutes – [December 12, 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-22-05-12

Quasi-judicial

Commission District I



Babcock Property Holdings L.L.C., is requesting Preliminary Plat approval for a subdivision to be named, The Flatwoods at Babcock Ranch, consisting of 246-lots and 23 tracts, also being a replat of Tract E-36, Babcock Ranch Community Spine Road EE5 & GG5. The property contains 68.51± acres, and is generally located south of Cypress Parkway, north of the Lee County line, west of Muhly Grass Road, 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 Commission District I.

2.) PD-22-00010

Quasi-Judicial

Commission District I



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 to modify the layout and placement of some buildings, and to revise development standards as established in Final Detail Site Plan for residential development, called Bella Via Condominium, and approved via Resolution Number 2006-169. This development is within the existing Planned Development (PD-80-1). The proposed changes will also reduce the approved residential development rights from 212 dwelling units to 208 dwelling units, and adopt the General PD Concept Plan; for property generally located north of Harborview Road, south of Westchester Boulevard, west of Loveland Boulevard, and east of Kings Highway, in the Port Charlotte area, containing 42.62± acres; Commission District I; Petition No. PD-22-00010; Applicant: Taylor Morrison of Florida, Inc -c/o Charles Cook; providing an effective date.

3.) PD-22-00013

Quasi-Judicial

Commission District II



An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Planned Development (PD)(135.62± acres) and Manufactured Home Conventional (MHC)(7.55± acres) to PD. This is a major modification to an existing PD, Ordinance Number 2020-020, to 1) include additional lands currently zoned as MHC to this development, 2) amend the development rights and development standards as established in the ordinance; and 3) adopt the General PD Concept Plan, in order to have a residential development up to 615 dwelling units; requiring no transferring of density units; for property located south of N. Jones Loop Road, northeast of Interstate 75, and north of S. Jones Loop Road, in the Punta Gorda area; containing 143.17± acres; Commission District II; Petition No. PD-22-00013; Applicants: Harper/McNew Development Co., Inc., McNew Property Holdings 3, LLC, Harper Property Holdings 3, LLC, and Beverly H. McNew, as Trustee of the Beverly H. McNew Revocable Trust U/.D/T 3/29/95; providing an effective date.

4.) TLDR-22-03

Legislative

Countywide



An Ordinance of the Board of County Commissioners of Charlotte County, Florida, amending Charlotte County Code Chapter 3-9: Zoning, 1) Article I. General, by revising Section 3-9-2, Rules of Construction; Definitions to add the definition of "Farmers' Market"; 2) Article III. Special Regulations, by adding new Section 3-9-91. Accessory Use – Farmers' Market, providing for intent; providing for purpose; providing for requirements and conditions; providing for conflict with other Ordinances; providing for severability; and providing for an effective date. Applicant: Charlotte County Board of County Commissioners.

Election of Officers

- **Chair**
- **Vice-Chair**
- **Secretary**

ADJOURNMENT