

**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**

July 10th, 2023, at 1:30 P.M.

Call to Order

Roll Call

Approval of Minutes – [June 12th, 2023, 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.) SV-23-03-01

Legislative

Commission District I



The applicant, George R. Roland, is requesting to vacate a portion of Barcelona Court adjacent to 28036 Barcelona Court and 400 Seminole Road, which are both owned by the applicant. The total area to be vacated contains 6,089± square feet or 0.14± acres and is generally located north of Deep Creek Boulevard, southwest of the Peace River, and east of Seminole Road, within the Punta Gorda area and located in Commission District I.

2.) PP-22-12-27

Quasi-judicial

Commission District I



Lennar Homes, LLC is requesting Preliminary Plat approval for a residential subdivision to be named, Tucker's Cove, consisting of 659 single-family lots and 44 tracts for future development of multi-family homes, lakes, preservation areas, roads, common areas, and an amenity site. This site contains 723.41± acres and is generally located south of Bermont Road, north of Babcock Trail, 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-23-03-03

Quasi-judicial

Commission District II



Zemel Land Partners, LLC, is requesting Preliminary Plat approval for a residential subdivision to be named, Residences at Burnt Store East, consisting of 344 single-family lots and 20 tracts. This site contains 338.02± acres and is located at 26901 Zemel Road, in the Punta Gorda area, within the boundary of the Burnt Store Area Plan area, and in Commission District II.

4.) PP-23-03-04

Quasi-judicial

Commission District I



Lennar Homes, LLC is requesting Preliminary Plat approval for a residential subdivision to be named, Webb's Reserve, consisting of 174 single-family lots and 57 tracts for lakes, preserve areas, roads, common areas, a future amenity site and golf course. This site contains 646.51± acres and is generally located south of Bermont Road, north of Babcock Trail, 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.

5.) PAS-22-00009

Legislative

Commission District I



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 Commercial (COM); for property located at 4771, 4779, 4787, 4795, 4803, and 4811 Duncan Rd., Punta Gorda, containing 1.084± acres; Commission District I; Petition No. PAS-22-00009; applicant: Food Services OPS, LLC; providing an effective date.

6.) PD-22-00016

Quasi-Judicial

Commission District I



An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Mobile Home Conventional (MHC) to Planned Development (PD); for property located at 4771, 4779, 4787, 4795, 4803, and 4811 Duncan Rd., Punta Gorda, containing 1.084+ acres; Commission District I; Application No. PD-22-00016; applicant: Food Services OPS, LLC; providing an effective date.

ADJOURNMENT