

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

August 14th, 2023, at 1:30 P.M.

Call to Order

Roll Call

Approval of Minutes – [July 10th, 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.) PP-23-03-05

Quasi-judicial

Commission District II



D.R. Horton, Inc. is requesting Preliminary Plat approval for a residential subdivision to be named, The Bend at Alligator Creek, consisting of 89 single-family lots and seven tracts. This site contains 26.22± acres and is generally located north of Acline Road, southwest of Taylor Road, and west of Indian Springs Cemetery Road, within the Punta Gorda area, and in Commission District II.

2.) PV-23-04-02

Legislative

Commission District III



The applicants, Andress Family Limited Partnership and Andress Holdings, LLC, are requesting to vacate a portion of the Rotonda Villas Subdivision generally consisting of Lots 12 through 22 in Block 17, Lots 5 and 7 through 13 in Block 18, and a portion of the unpaved Harring Way, consisting of 41,875± square feet or 0.96± acres, as recorded in Plat Book 12, Page 1, in the Public Records of Charlotte County, Florida. The total area to be vacated is 354,742± square feet or 8.14± acres and is generally located along Harring Way, west of Rotonda Trace, east of Sedan Road and south of Matom Way, in the Placida and the West County area, and located in Commission District III.

3.) SV-23-06-04

Legislative

Commission District IV



The applicant, John Bloodsworth, is requesting to vacate a 12' unnamed alleyway between Commercial Street and Myakka Avenue, and adjacent to lots 54 through 58 of El Jobean Subdivision Ward 1, as recorded in Plat Book 2, Page 30. All adjacent properties are owned by the applicant. The total area to be vacated is 2,019± square feet or 0.05± acres and generally located northwest of Commercial Street, southeast of Myakka Avenue, and west of Kerrigan Circle, within the Port Charlotte area and located in Commission District IV.

4.) 23LAD-00000-00004

Quasi-Judicial

Commission District I



A Resolution pursuant to Section J(1)(k) of the Sandhill Development of Regional (DRI) Development Order (DO), Resolution Number 2022-083, Section 380.06(7), Florida Statutes (F.S.), and Section 3-9-10.1, Development of Regional Impact Development Order (DO) Amendment Process and Procedure under Chapter 3-9, Zoning, Code of Laws and Ordinances, Charlotte County, Florida, amending the Sandhill DRI DO Resolution Number 2023-118, by 1) using the approved equivalency matrix to exchange 8,553.7 square feet of commercial uses (out of 45,000 square feet of entitlements) for 122,053 square feet of Mini-Warehouse on Parcels C-13 and C-23 of Tract 2 of the Sandhill DRI, 2) reducing the Parcels' entitlements by 36,446.3 square feet of commercial, and retaining the relinquished 36,446.3 square feet of commercial square footage within this DRI; and 3) revising Exhibit B, Map H Notes #1 and Map H, Exhibit #2 Notes to memorialize the exchange of square footage; for 2.83± acres of the property located at 1147 and 1185 Kings Highway, in the Port Charlotte area; Commission District I; Petition No. 23LAD-00000-00004; Applicant: Braintree Group; providing for an effective date. The Sandhill DRI is located south of the DeSoto County Line, north of Rampart Boulevard, east of Loveland Boulevard and west of the Deep Creek area; Section 7, Township 40 South, and Range 23 East, in the Port Charlotte area, currently containing a total of 713.12± acres.

5.) CSZ-23-04

Quasi-Judicial

Commission District I



Resolution of the Board of County Commissioners of Charlotte County, Florida, approving a petition for certification of Sending Zone, located at 25555 Sandhill Boulevard; containing 5.45± acres; for calculation and severance of 81 density units, in accordance with Part III Land Development and Growth Management, Chapter 3-9 Zoning, Article V Environmental Requirements and Other Requirements, Section 3-9-150 Transfer of Density Units (TDU), of the Code of Laws and Ordinances of Charlotte County, Florida; Petition No. CSZ-23-04; Applicant: Charlotte County Board of County Commissioners; providing an effective date.

6.) PAS-23-00003

Legislative

Commission District I



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 High Density Residential (HDR) to Parks and Recreation (PKR); for property located at 25555 Sandhill Boulevard, in the Port Charlotte area, containing 5.45± acres; Commission District I; Petition No. PAS-23-00003; Applicant: Tina Powell, Charlotte County Parks & Natural Resources Divisions Manager; providing an effective date.

7.) Z-23-47-16

Quasi-Judicial

Commission District I



An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Residential Multi-family 15 (RMF-15) to Parks and Recreation (PKR), for property located at 2555 Sandhill Boulevard, in the Port Charlotte area, containing 5.45± acres; Commission District I; Petition No. Z-23-47-16; Applicant: Tina Powell, Charlotte County Parks & Natural Resources Divisions Manager; providing an effective date.

ADJOURNMENT