

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 11th, 2023, at 1:30 P.M.

Call to Order

Roll Call

Approval of Minutes – [November 13th, 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-23-06-05

Legislative

Commission District V



The applicant, Bruce Schafer, is requesting to vacate a portion of the Haverhill Waterway Right-of-Way behind their property located at 21271 Cottonwood Avenue, to bring an existing shed into compliance with the required setbacks of the zoning district. The site contains 2,809.46± square feet, being an extension of lot 51 of Port Charlotte Subdivision Section 28, as shown on Plat Book 5, Pages 21A through 21B, of the Public Records of Charlotte County, Florida and generally located south of Cottonwood Avenue, west of Dewitt Street, north of Haverhill Waterway, east of Morningstar Waterway, within the Port Charlotte area, and located in Commission District V.

2.) PP-23-07-08

Quasi-judicial

Commission District I



Babcock Property Holdings, L.L.C. is requesting Preliminary Plat approval for a commercial subdivision to be named, Babcock Ranch Community Shoppes at Yellow Pine, being a replat of Tract E-18 and a portion of Tract I-41, Babcock Ranch Community Cypress Parkway, as recorded in Plat Book 23, Page 15A through 15K and consisting of one lot. This site contains 16.08± acres and is generally located north of Cypress Parkway, east of SR 31, west of Curry Preserve Drive, and south of Lake Babcock Drive, 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.

3.) PP-23-08-09

Quasi-judicial

Commission District II



Zemel Land Partners, LLC, is requesting Preliminary Plat approval for a residential subdivision to be named, Firelight – Phase I, consisting of 219 single-family lots and 23 tracts. This site contains 332.69± acres and is located at 26000 Zemel Road, in the Punta Gorda area, within the boundary of the Burnt Store Area Plan area, and in Commission District II.

4.) PAS-23-00002

Legislative

Commission District IV



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 Low Density Residential (LDR) to Commercial (COM), for property, containing 15 platted lots, located at 13343, 13377, 13385, 13393, 13401, and 13405 S Access Road, 6937 Pinedale Drive, 13420, 13410, 13402, 13394, 13386, 13378, 13370, and 13362 Hopkinton Avenue, in the West County area, containing 3.52± acres; Commission District IV; Petition No. PAS-22-00011; Applicant: Casto JBCC Hwy 70 LLC; providing an effective date.

5.) PD-23-00004

Quasi-Judicial

Commission District IV



An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Residential Single-family 3.5 (RSF-3.5) to Planned Development (PD), and adopting its associated General PD Concept Plan, in order to allow for commercial development; for property, containing 15 platted lots, located at 13343, 13377, 13385, 13393, 13401, and 13405 S Access Road, 6937 Pinedale Drive, 13420, 13410, 13402, 13394, 13386, 13378, 13370, and 13362 Hopkinton Avenue, in the West County area, containing 3.52± acres; Commission District IV; Application No. PD-23-00004; Applicant: Casto JBCC Hwy 70 LLC; providing an effective date.

ADJOURNMENT