

CHARLOTTE COUNTY PLANNING AND ZONING BOARD
REGULAR MEETING
Administration Center, 18500 Murdock Circle, Room 119, Port Charlotte, Florida

Board Members

Michael Gravesen, Chair
Doug Izzo
Stephen Vieira, Secretary
Vacant
Clint Baker, Vice-Chair



District

District V
District III
District I
District II
District IV

AGENDA
REGULAR MEETING

September 9th, 2024, at 1:30 P.M.

Call to Order

Roll Call

Approval of Minutes [–August 12th, 2024 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.) PV-24-02

Legislative

Commission District I



Debra and Stephen Vieira are requesting to vacate a portion of Harbour Heights Section 1, consisting of Lots 9 through 11 and 52, Block 10, as recorded in Plat Book 3, Pages 21A through 21D, of the Public Records of Charlotte County, Florida. The applicant is requesting a plat vacation in order to comply with a settlement agreement with the County in association with Resolution Number 2024-023. The property consists of 20,016± square feet and is located at 2289 Talbrook Terrace, in Commission District I.

2.) PV-24-03

Legislative

Commission District I



John P. and Holly D. Keith are requesting to vacate a portion of Harbour Heights Section 11, Replat of Part Two, consisting of lots 2 through 17, block 187B, as recorded in Plat Book 6, Pages 13A through 13D, of the Public Records of Charlotte County, Florida. The applicant is requesting a plat vacation in order to comply with a settlement agreement with the County in association with Resolution Number 2024-023. The property consists of 82,698.9± square feet or 1.90± acres and is located at 27163 San Carlos Drive, in Commission District I.

3.) PP-24-03

Quasi-judicial

Commission District II



Tuckers Investment, LLC is requesting Preliminary Plat approval for a subdivision to be named, Willow Phase 2, being a replat of Tract F-2 of Tuckers Pointe Phase 1, as recorded in Plat Book 27, Pages 3A through 3Z29, of the Public Records of Charlotte County, Florida. The proposed subdivision consists of 281 residential lots, five lake tracts, a common tract, and one right-of-way tract. This site contains 77.96± acres and is generally located north of Tuckers Grade, east of Tamiami Trail, west and south of I-75, within the East County area, and in Commission District II.

4.) PP-24-06

Quasi-judicial

Commission District I



Babcock Property Holdings, L.L.C. is requesting Preliminary Plat approval for a subdivision to be named, Midtown Parcel 4, being a replat of Tract E-48, of Midtown at Babcock Ranch, as recorded in Plat Book 27, Page 16A through 16Z9, of the Public Records of Charlotte County, Florida. The proposed subdivision consists of 216 lots and 19 tracts for residential development, roadway, drainage, and open space. The site contains 30.62± acres and is generally located south of Cypress Parkway, north of Saw Palmetto Parkway, west of the County line with Glades County and east of Babcock Trail. The site is within the boundary of the Babcock Ranch Community Development of Regional Impact (DRI) Increment 2, the East County area, and in Commission District I.

5.) Z-24-13

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) (109.767± acres) and Residential Multi-family 10 (RMF-10) (9.58± acres) to Parks and Recreation (PKR), for properties located at 1120 and 1185 Centennial Boulevard, in the Port Charlotte area, within the Murdock Village Community Redevelopment Area (CRA), containing 119.347± acres; Commission District IV; Petition No. Z-24-13; Applicant: Tina Powell, Charlotte County Parks & Natural Resources Divisions Manager; providing an effective date.

ADJOURNMENT