

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
Phillip Smallwood
Clint Baker, Vice-Chair



District

District V
District III
District I
District II
District IV

AGENDA
REGULAR MEETING

November 18th, 2024, at 1:30 P.M.

Call to Order

Roll Call

Approval of Minutes –[September 9th, 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.) PP-24-05

Quasi-judicial

Commission District II



Lennar Homes, LLC is requesting Preliminary Plat approval for a subdivision to be named, Willow Townhomes, being a replat of Tract F-3 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 360 residential lots and 20 tracts. This site contains 31.41± acres and is generally located north of Tuckers Grade, east of Tamiami Trail, south of Cloverly Lane, and west of Willowleaf Boulevard, within the South County area, and in Commission District II.

2.) 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-23-00002; Applicant: Casto JBCC Hwy 70 LLC; providing an effective date.

3.) PD-24-10

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-24-10; Applicant: Casto JBCC Hwy 70 LLC; providing an effective date.

4.) Z-24-14

Quasi-Judicial

Commission District II



An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Residential Estate 1 (RE-1) to Commercial General (CG) in order to correct an inconsistency between the Future Land Use Map designation and the zoning district, for property generally located north of Jones Loop Road, southwest of I-75 and east of Mac Drive, in the Punta Gorda area, containing 4.81± acres; Commission District II; Petition No. Z-24-14; Applicant: McBrosPG, LLC; providing an effective date.

5.) PD-24-12

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 the existing PD, Ordinance Number 2021-049, by amending the adopted PD conditions “e”, “k.i”. and “k.iii” to increase the maximum height for the rear wall of the covered storage from 14 feet to 24 feet in order to allow for proper clearance for stored vehicles; for the subject property located at 25505 Old Landfill Road, in the Port Charlotte area, containing 20.97± acres; Commission District I; Petition No. PD-24-12; Applicant: Sitti Engineering Group; Amjad Sitti, P.E.; providing an effective date.

**6.) TLDR-24-02 Revisions to Manasota and Sandpiper Key Zoning District Overlay
Commission District III**

Legislative



An Ordinance of the Board of County Commissioners of Charlotte County, Florida, amending Charlotte County Code Chapter 3-9, by amending Section 3-9-50, Manasota Key Zoning District Overlay to 1) amend (a) Definitions by removing the definition of “building setback calculation”, “height”, “highest constructed element”, “maximum building height”, “maximum building height calculation”, “minimum finished floor elevation”, “NGVD”, “setback”, and “structure height”, which have been established in Section 3-9-2; 2) amend the maximum height to 38 feet under the MES, MSF-1, MSF-3.5, MSF-5 zoning; and amend code where needed to reflect proposed height; 3) amend the maximum height to 45 feet under the MCG and MCT zoning; and amend code where needed to reflect proposed height; 4) reduce the side yard setback for interior lots from 10 feet to 7.5 feet, and 10% of the lot width or five feet, which is greater for all non-conforming lots; 5) reduce the width of the side yards abutting any water for legally non-conforming lots to 10% of the lot width or five feet, whichever is greater; 6) reduce the width of Peripheral Landscape Strip from 10 feet to five feet; 7) amend the MPD requirements to be user friendly; 8) remove (7) Maximum building height under (i) Development standards; 9) update (12) Nonconforming lots under (i) Development standards to remove the variance requirement; 10) remove the administrative waiver requirement; 11) amend (14) Disaster recovery to ensure legal non-conforming structure and/or use can be rebuilt under (i) Development standards; 15) create new subsection (18) the requirement for non-conforming structures to be rebuilt under (i) Development standards; and 16) amend other subsections for consistency; Application number: TLDR-24-02; Commission District III; Applicant: Charlotte County Board of County Commissioners; providing an effective date.