

**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-REVISED
REGULAR MEETING**

February 10th, 2025, at 1:30 P.M.

Call to Order

Roll Call

Approval of Minutes – [January 13th, 2025, 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.) TCP-24-03

Legislative

Commission District IV



Pursuant to Section 163.3184(3), Florida Statutes, an application to transmit a Large Scale Plan Amendment (Text Amendment) to the Department of Commerce and other State agencies for review and comment to amend Future Land Use (FLU) Appendix VII: Compact Growth Mixed Use Master Development Plan by revising Section 1: West County Town Center, specifically, 1) changing the name of Section 1 from "West County Town Center" to "Harbor Village"; 2) amending the total acreage of this project from 1,187± to 1,174.14± acres; amending a) 1.A: Base Residential Density to decrease the base density from 1,831 units to 1,790 units; b) 1.B: Maximum Residential Density to reduce the residential development rights from 3,960 units to 3,475 units; c) 1.C: to rename and amend "Maximum Floor Area Ratio" to "Maximum Commercial and Light Industrial Intensity"; d) 1.D: to remove "Perpetual Conservation Easement" and replace with "Uses Permitted Within Area A As Shown on Figure 1-C Above"; and e) 1.E: Master Development Plan to adopt a new Master Land Use Plan/Pattern Book; for properties generally located southeast of McCall Road (SR 776) and southwest of the Myakka River, in the West County area; Petition No. TCP-24-03; Applicant: Maronda Homes LLC, of Florida; providing an effective date.

2.) PAL-24-04

Legislative

Commission District IV



Pursuant to Section 163.3184(3), Florida Statutes, transmit a Large Scale Plan Amendment to the Florida Department of Commerce and other State agencies for review and comment; the amendment request is to 1) amend Charlotte County FLUM Series Map #1: 2030 Future Land Use from Compact Growth Mixed Use (CGMU)(1,081.75± acres) and Preservation (PR)(92.39± acres) to CGMU (1,010.69± acres) and PR (163.45± acres) in order to allow for a mixture of residential up to 3,475 units (a reduction of 485 units), commercial and light industrial uses up to 1,400,000 square feet (a reduction of 109,807 square feet); increasing the base density from 1,631 units or 1,790 units with an approved PD ordinance restricting development on Area A as identified on Figure 1-A under Section 1 of FLU Appendix VII: Compact Growth Mixed Use Master Development Plan to low impact recreational uses/passive recreational uses; 2) amend Charlotte County FLUM Series Map

#2: 2050 Framework, from Agricultural/Rural to Emerging Neighborhood for 28.01± acres of properties and 99.13± acres of properties from Emerging Neighborhood to Agricultural/Rural; and 3) amend Charlotte County FLUM Series Map #3: 2030 Service Area Delineation, to extend the Urban Service Area boundary to include 28.01± acres of properties and to concurrently remove 99.13± acres of properties from the Urban Service Area; for properties generally located southeast of McCall Road (SR 776) and southwest of the Myakka River, in the West County area, containing 1,174.14± acres; Commission District IV; Petition No. PAL-24-04; Applicant: Maronda Homes LLC, of Florida; providing an effective date.

3.) PD-24-14

Quasi-Judicial

Commission District IV



An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Planned Development (PD)(408.39± acres, including 0.7 acres of Cattle Dock Point Road), Residential Single-family 2 (RSF-2)(428.20± acres), and Residential Multi-family 5 (RMF-5)(4.41± acres) to Planned Development (PD), and adopting its associated General PD Concept Plan in order to have a mixture of residential and commercial development; increasing the base density from 1,114 units to 2,000 units, and requiring a transfer of 886 density units to reach the maximum of 2,000 units; for property generally located north of Delamere Boulevard, southeast of McCall Road (SR 776), east of Gasparilla Road (CR 771), and west of Butterford Waterway, in the West County area, containing 840.30± acres; Commission District IV; Petition No. PD-24-14; Applicant: Maronda Homes, LLC of Florida; providing an effective date.

4.) PD-24-17

Quasi-Judicial

Commission District IV



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 amending Ordinance Number 2020-008, the adopted PD Concept Plan, and its associated PD conditions; converting through the adopted equivalency matrix approved 84,745.76 square feet of regional commercial uses to 350 units of single-family units and approved 58,394.16 square feet of regional commercial uses to 320 multi-family units, in order to have a mixture of residential and commercial development up to 670 residential units, 250,000 square feet of regional commercial uses, 150 keys of hotel uses, and 150,000 square feet of other commercial uses for governmental uses; adopting a General PD Concept Plan; for multiple parcels, generally located north of El Jobean Road (SR 776), south of Seymour Avenue, east of the Como Waterway, and west of Collingswood Boulevard, within the boundary of the Murdock Village Community Redevelopment Area; in the Port Charlotte area; containing 154.93± acres; Commission District IV; Petition No. PD-24-17; Applicant: Kolter Group Acquisitions, LLC; providing an effective date.

5.) PAS-24-04

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 Low Density Residential (LDR)(16.85± acres) and Commercial (COM)(16.81± acres) to LDR with an annotation to the 2030 Future Land Use Map stating that 1) the base density of the entire site is 16 units, and 2) the use of the entire site for a recreational vehicle park will be limited to 138 recreational vehicles and will not require a transfer of density; for subject property, including six parcels, five parcels are located at 2201, 2271, 2301, 2351 and 3011 Duncan Road (US 17), one parcel is generally located south of Sam Way, north of Taralane Drive, east of the Seminole Gulf Railway, and west of US 17, in the Punta Gorda area, containing 33.66± acres; Commission District I; Petition No. PAS-24-04; Applicant: Paradise Palms RV LLC; providing an effective date.

**** This application is rescheduled to be presented to the Planning and Zoning Board on March 10, 2025. 02/06/2025****

6.) PD-24-11

Quasi-Judicial

Commission District I



An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Residential Estate 1 (RE 1) (16.85± acres) and Commercial General (CG) (16.81± acres) to Planned Development (PD) to allow for a RV park to have recreational vehicles up to 138 units, and also adopt a General PD Concept Plan; for property, including six parcels, five parcels are located at 2201, 2271, 2301, 2351 and 3011 Duncan Road (US 17), one parcel is generally located south of Sam Way, north of Taralane Drive, east of the Seminole Gulf Railway, and west of US 17, in the Punta Gorda area, containing 33.66± acres; Commission District I; Petition No. PD-24-11; Applicant: Paradise Palms RV LLC; providing an effective date.

**** This application is rescheduled to be presented to the Planning and Zoning Board on March 10, 2025. 02/06/2025****

7.) PAL-24-07

Legislative

Commission District I



Pursuant to Section 163.3184(3), Florida Statutes, transmit to the Florida Department of Commerce and other State agencies for review and comment a Large Scale Plan Amendment to Charlotte County FLUM Series Map #1: 2030 Future Land Use from Agriculture (AG) to Mineral Resource Extraction (MRE); for property located at 42811 Neal Road, 3300, 3440, 3450 and 3460 SR 31, in the Punta Gorda area and within the East County area; containing 308.01± acres; Commission District I; Petition No. PAL-24-07; Applicant: Bluegrass Land & Mine; providing an effective date.

8.) Z-24-18

Quasi-Judicial

Commission District I



An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Agriculture (AG) to Excavation and Mining (EM); for property located at 42811 Neal Road, 3300, 3440, 3450 and 3460 SR 31, in the Punta Gorda area and within the East County area; containing 308.01± acres; Commission District I; Petition No. Z-24-18; Applicant: Bluegrass Land & Mine; providing an effective date.

ADJOURNMENT