

**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**

April 14<sup>th</sup>, 2025, at 1:30 P.M.

Call to Order

Roll Call

Approval of Minutes – [March 10<sup>th</sup>, 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](mailto:David.Lyles@CharlotteCountyFL.gov).**

**PETITIONS**

**1.) PAS-24-07**

**Legislative**

**Commission District II**



Pursuant to Section 163.3187, Florida Statutes, adopt a Small Scale Plan Amendment amending Charlotte County FLUM Series Map #1: 2030 Future Land Use, from Low Density Residential (LDR) to Parks and Recreation (PKR); for property located at 537 Darst Avenue, in the Punta Gorda area and within the South County area, containing 0.483± acres; Commission District II; Petition No. PAS-24-07; Applicant: Tina Powell, Charlotte County Parks & Natural Resources Divisions Manager; providing an effective date.

**2.) Z-24-16**

**Quasi-Judicial**

**Commission District II**



An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Residential Single-family 5 (RSF-5) to Parks and Recreation (PKR), for property located at 537 Darst Avenue, in the Punta Gorda area and in the South County area, containing 0.483± acres; Commission District II; Petition No. Z-24-16; Applicant: Tina Powell, Charlotte County Parks & Natural Resources Divisions Manager; providing an effective date.

**3.) PD-25-04**

**Quasi-Judicial**

**Commission District II**



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 2024-012, the adopted General PD Concept Plan and its associated PD conditions, to amend maximum building square footage of "Storage" pursuant to the County Code sec. 3-9-2: Rules of Construction; Definitions from 145,000 square feet to 200,000 square feet, specifically, 1) to reduce the numbers of buildings from 11 to eight; 2) to increase the maximum square footage for mini- storage uses from 77,000 square feet to 110,000 square feet; 3) to increase the maximum square footage of RV storage units from 68,000 square feet to 90,000 square feet; and 4) to adjust the parking area and internal roadways, for property located at 5221 and 5225 Taylor Road, in the Punta Gorda area, containing 10.33± acres; Commission District II; Petition No. PD-25-04; Applicant: Derek Rooney, Esq. of Gary Robinson, P.A.; providing an effective date.

**4.) PD-24-18**

**Quasi-Judicial**

**Commission District II**



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 PD conditions and its associated PD Concept Plan as established in Ordinance Number 2022-022, and adopt the General PD Concept Plan, in order to have a residential development up to 230 dwelling units (a reduction of 48 units); requiring a transfer of 96 density units from the Coastal High Hazard Area (CHHA) (The property contains 230 non-CHHA density units via Resolution Number 2021-107); for property located at 12150 Burnt Store Road, within the boundary of the Burnt Store Area Plan and in the Punta Gorda area, containing 68.43± acres; Commission District II; Petition No. PD-24-18; Applicant: DR Horton; providing an effective date.

**5.) TCP-22-04**

**Legislative**

**Commission District I**



Pursuant to Section 163.3184(3), Florida Statutes, adopt a Large Scale Plan Amendment to revise Future Land Use (FLU) Appendix VI: Developments of Regional Impact by 1) removing permitted "Public Marina" land use/development right from the Harborview Development of Regional Impact (DRI), 2) increasing the total minimum acreage of "Open Space, Preservation and Recreational Uses" to 226.55 acres for this DRI, and 3) updating "Notes" to remove Note #1 for the West Village residential development rights and to revise and renumber Note #2 to new Note #1 to reflect a new Land Use Equivalency Matrix; Petition No. TCP-22-04; Applicants: RDL Associates, LLC; Peace River Associates, LLC; Peace River East II, LLC; and Post Falls Management Associates, LLC; providing an effective date. The Harborview DRI is located within Commission District I.

**6.) 22LAD-00000-00007 & LAD-25-02**

**Quasi-Judicial**

**Commission District I**



A Resolution pursuant to Section 380.06(7), Florida Statutes (F.S.) and Section 3-9-10.1, Development of Regional Impact (DRI) Development Order (DO) Amendment Process and Procedure under Chapter 3-9, Zoning, the County's Land Development Regulations, amending the DO for the Harborview DRI, Resolution Number 2010-083, to 1) revise for internal and statutory consistency to reflect updates to Florida Statutes, as applicable; 2) amend "Specific Conditions": "Vegetation and Wildlife"; "Wetlands"; "Stormwater Management/Water Quality"; "Transportation"; "Education", "Dock Facilities" (existing "Marina and Dock Facilities"); "Energy"; "Flood Plain/Hurricane Preparedness"; and "Recreation and Open Space"; 3) update the "Land Use" condition to delete marina uses; 4) revise Map H as Exhibit "A" to be consistent with the proposed development rights; 5) revise the buildout date; 6) revise Exhibit "B" to include a "Land Use Equivalency Matrix"; 7) replace the existing Exhibit "D": "Harborview DRI Land Management Plan, a Manual of Best Management Practices for Preserve Areas, Wetland Buffers, Green Zone, Nutrient Management, Wildlife Utilization Area, and Listed Species Prepared by EarthBalance, February 25, 2010" with the new Exhibit "D": "Harborview DRI Land Management Plan, a Manual of Best Management Practices for Preservation Prepared by Water Resource Associates, November 2023"; 8) replace Exhibit "E": Wetland Impact/Preservation and Wildlife Areas/Green Zone Map (Map F-1) with a new Map F-1: Wetland Impact & Wildlife Utilization Map; and 9) delete Exhibit "F": Marina Environmental Measures and Best Management Practices, Clean Marina Plan – Harborview Marina; for property generally located north of the Peace River, south of Madras Court and Mauritania Road, east of Danforth Drive, and west of Discovery Drive; in the Port Charlotte area; containing 653± acres; Commission District I; Petition No. 22LAD-00000-00007 & LAD-25-02; Applicant: Benderson Development Company, LLC; providing an effective date.

**7.) PD-22-00015 & PD-25-03**

**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 Harborview Development of Regional Impact (DRI) PD, Ordinance Number 2010-071, by revising the development rights, removing the public marina, updating development standards, and adopting a General PD Concept Plan; for property generally located north of the Peace River, south of Madras Court and Mauritania Road, east of Danforth Drive, and west of Discovery Drive; in the Port Charlotte area; containing 653± acres; Commission District I; Petition No. PD-22-00015 & PD-25-03; Applicants: Benderson Development Company, LLC; providing an effective date.

**8.) PAL-23-00004**

**Legislative**

**Commission District V**



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 request is to 1) amend Charlotte County FLUM Series Map #3: 2030 Service Area Delineation, to extend the Urban Service Area boundary to include 14.52± acres of the property; and 2) amend Charlotte County FLUM Series Map #2: 2050 Framework, from Agricultural/Rural to Revitalizing Neighborhood for 11.51± acres of the property and Managed Neighborhood for 3.01± acres; for property including three parcels, two parcels located at 4331 and 4399 Willow Street, in the Port Charlotte area, and one unaddressed parcel generally located north of the Peace River, south of Edgewater Drive, west of Bayshore Road, east of Lister Street and southeast of Crews Court, in the Charlotte Harbor Community Redevelopment area and in the Port Charlotte area, containing 14.52± acres; Commission District V; Petition No. PAL-23-00004; Applicant: Tarpon Waterfront Village LLC c/o Jeffrey DiLaura; providing an effective date.

**9.) PAS-24-00002**

**Legislative**

**Commission District V**



Pursuant to Section 163.3187, Florida Statutes, adopt a Small Scale Plan Amendment amending Charlotte County FLUM Series Map #1: 2030 Future Land Use, from Preservation (PR) (11.01± acres) and Parks and Recreation (PKR) (8.57± acres) , and Low Density Residential (LDR) (0.75± acres) to High Density Residential (HDR) for 11.05± acres and PR for 9.28± acres, for property including five parcels, four parcels located at 4420 or 4444 Crews Court, 4331 and 4399 Willow Street, and 4400 Lister Street, in the Port Charlotte area, and one unaddressed parcel generally located north of the Peace River, south of Edgewater Drive, west of Bayshore Road, east of Lister Street and southeast of Crews Court, in the Charlotte Harbor Community Redevelopment area and in the Port Charlotte area, containing 20.33± acres; Commission District V; Petition No. PAS-24-00002; Applicant: Tarpon Waterfront Village LLC c/o Jeffrey DiLaura; providing an effective date.

**10.) PD-24-08**

**Quasi-Judicial**

**Commission District V**



An Ordinance, pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Environmentally Sensitive (ES) (9.74± acres), Parks and Recreation (PKR) (3.51± acres), Residential Single-family 3.5 (RSF-3.5) (0.75± acres), Residential Multi-family 5 (1.27 acres), and Commercial Tourist (CT) (5.06± acres) to Planned Development (PD) in order to allow for a residential development up to 156 units; requiring a transfer of 152 density units to reach the maximum of 156 units; and adopting a "General PD Concept Plan" for this proposed development; for property including five parcels, four parcels located at 4420 or 4444 Crews Court, 4331 and 4399 Willow Street, and 4400 Lister Street, in the Port Charlotte area, and one unaddressed parcel generally located north of the Peace River, south of Edgewater Drive, west of Bayshore Road, east of Lister Street and southeast of Crews Court, in the Charlotte Harbor Community Redevelopment area and in the Port Charlotte area, containing 20.33± acres; Commission District V; Petition No. PD-24-08; Applicant: Tarpon Waterfront Village LLC c/o Jeffrey DiLaura; providing an effective date.

**ADJOURNMENT**