

CHARLOTTE COUNTY PLANNING AND ZONING BOARD

Administration Center

18500 Murdock Circle, Room 119, Port Charlotte, Florida 33948

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

MINUTES REGULAR MEETING

May 12, 2025, at 1:30 P.M.

Call to Order

Chair Gravesen called the meeting to order at 1:30 pm

Roll Call

The roll being called it was determined a quorum was present.

Approval of Minutes – April 14, 2025, Regular Meeting

The Minutes for April 14, 2025 were not completed for circulation or approval.

Announcements

Items 1 and 2 were presented together.

The oath to speak on Quasi-Judicial (Item 2) was administered by staff.

PETITIONS

1.) PAL-23-00005

Legislative

Commission District I

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 to amend Charlotte County FLUM Series Map #1: 2030 Future Land Use from Agriculture (AG) to Mineral Resource Extraction (MRE) for property located at 2650 SR 31, in the Punta Gorda area and within the East County area; containing 223.14± acres; Commission District I; Petition No. PAL-23-00005; Applicant: Lake Lonely, LLC; providing an effective date.

Jie Shao, stated in her presentation that the Transmittal Hearing for **PAL-23-00005** was scheduled for June 10, 2025. A hearing for Adoption had been scheduled for September 9, 2025.

Applicant's Presentation

Attorney Derek Rooney presented support and facilitated questions for the applicant (Pulte Development).

Public Input

Christopher Zeifflur stated concerns and knowledge of similar construction activity in the area.

Motion to close Public Input was moved by Member Izzo and seconded by Member Vieira. Motion carried.

2.) Z-23-41-19

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 2650 SR 31, in the Punta Gorda area and within the East County area; containing 223.14± acres; Commission District I; Petition No. Z-23-41-19; Applicant: Lake Lonely, LLC; providing an effective date.

Discussion

None.

Recommendations

Motion moved by Member Vieira to forward **Petition PAL-23-00005** to the Board of Commissioners with a recommendation of approval based on the findings and analysis of the Staff Report dated May 3, 2025, Charlotte County Comprehensive plan in the evidence of testimony presented at the public hearing before the Planning and Zoning Board.

Discussion on the Motion

None.

Motion seconded by Member Izzo. Motion carried unanimously.

Motion moved by Member Vieira to forward **Petition Z-23-41-9** to the Board of Commissioners with a recommendation of approval based on the findings and analysis of the Staff Report dated May 3, 2025, Charlotte County Comprehensive plan in the evidence of testimony presented at the public hearing before the Planning and Zoning Board.

Discussion on the Motion

None.

Motion seconded by Member Izzo. Motion carried unanimously.

3.) TCP-24-04

Legislative

Commission District I

Pursuant to Section 163.3184(3), Florida Statutes, transmit a Large Scale Plan Amendment (Text Amendment) to the Department of Commerce and other State review agencies for review and comment; this request is to amend 1) Future Land Use (FLU) Policy 3.1.4: Standards for Rural Settlement Area Overlay District to adopt a Pattern Book and development guideline and implement them via the Planned Development rezoning process; and 2) FLU Appendix 1: Land Use Guide, Section 4: Overlay Districts - Land Use Overlays, by revising Rural Settlement Area Overlay District (RSAOD) to a) increase the "Maximum Density" from 6,000 units to 8,000 units and the "Maximum Intensity" for "Regional Economic Development" uses from 1,000,000 square feet to 1,500,000 square feet, and clarify the developable area, b) revise Special Provisions item 3. Phasing of Development, Item 4. Density Transfers, Item 5. Open Spaces/Greenbelt, Item 6. Regional Economic and Commercial Development Standards, and Item 10. Wildlife Undercrossings, c) delete Special Provisions Item 7. Rural Village Standards, Item 8. Residential Development Standards, and subitem b under item 9. Transportation System, and d) adopt Master Development Plan as Exhibits 1 through 5 for properties generally located south of the Desoto County line, north of Palm Shores Boulevard, and east of US 17 (Duncan Road), in the East County area; containing 4,908± acres; Commission District I; Petition No. TCP-24-04; Applicant: Pulte Group; providing an effective date.

Jie Shao, Planner stated that a hearing for the Large-Scale Plan Amendment was scheduled for June 10, 2025 and a hearing for Adoption for September 9, 2025.

Applicant's Presentation

Attorney Derek Rooney presented rebuttals and facilitated questions for the applicant (Pulte Development).

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Public Input:

Christopher Thomas, Fred Todd, Ann Winkler, Mike Down, David Clawson, Mark Degrove, Howard Knik, Alycia Down, David Cessman, Turner Rouse, MaryAnn Tipton, Camelia Spicer, Justen Pace, Dwight Dean, Kasey Dewberry, John Martin, Derick Vigue, Debby Mearns, Tatyana Suechi, Jeff Creepy, Karina Draghi, Lindsay Harrington, Christopher Ziegler and Courtney Mason presented on traffic, construction and environmental impacts.

Motion was moved by Member Baker to the close the Public Input. Seconded by Member Izzo. Carried unanimously.

Recommendation

Motion moved by Member Vieira to forward **Petition TCP-24-04** to the Board of Commissioners with a recommendation of denial and for a review by the Florida Department of Commerce and other state review agencies based on the findings and analysis of the Staff Report dated May 3, 2025, Charlotte County Comprehensive plan in the evidence of testimony presented at the public hearing before the Planning and Zoning Board.

Seconded by Chair Gravensen. Motion carried as denial. **Yes: (3) No: (1)**

ADJOURNMENT

The meeting was adjourned at 4:38 p.m.

Accepted on behalf of the Charlotte County
Planning and Zoning Board



Michael Gravesen, Chair