# 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 V
District III
District I
District III
District III
District III

# MINUTES REGULAR MEETING

June 9, 2025, at 1:30 P.M.

## Call to Order

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

### Roll Call

Upon the roll being called it was determined a quorum was present, Clint Baker and Phillip Smallwood were absent.

Approval of Minutes - April 14, 2025, Regular Meeting and May 12, 2025, Regular Meeting

### **Announcements**

The oath was provided by Recording Secretary Sargent for those wishing to provided testimony.

#### **PETITIONS**

# 1.) PAS-25-01

# Legislative

#### **Commission District III**

Pursuant to Section 163.3187, Florida Statutes, adopt a Small Scale Plan Amendment to Charlotte County FLUM Series Map #1: 2030 Future Land Use, from Medium Density Residential (MDR) to Commercial (COM); for Lots 19 and 20, in Block 3571, Port Charlotte Subdivision, Section 64, located at 3797 S Access Road, in the Englewood area and within the West County area, containing 0.45± acres; Commission District III; Petition No. PAS-25-01; Applicant: Truex Preferred Construction LLC; providing an effective date.

**Jie Shao, Planner,** provided the findings and analysis for Petition **PAS-25-01** with a recommendation of approval based on the reasons stated in the staff report.

# 2.) PD-25-06

# **Quasi-Judicial**

## **Commission District III**

An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Commercial General (CG) (0.229± acres) and Residential Multi-family (RMF-10) (0.45± acres) to Planned Development (PD) to allow for expansion of existing commercial uses, and adopting a General PD Concept Plan; for Lots 5, 19, and 20, in Block 3571, Port Charlotte Subdivision, Section 64, located at 3797 S Access Road, in the Englewood area and within the West County area, containing 0.679± acres; Commission District III; Petition No. PD-25-06; Applicant: Truex Preferred Construction LLC; providing an effective date.

**Jie Shao, Planner,** provided the findings and analysis for Petition **PD-25-06** with a recommendation of approval based on the reasons stated in the staff report.

# **Questions for Staff**

Chair Gravesen asked about the back gate that is on the residential street, which is restricted to just emergency use and discussed with Ms. Shao.

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# **Applicant's Presentation**

**Rob Berntsson, Big W. Law, representing the applicant,** accepted Ms. Shao as an expert and agreed to all the proposed conditions. Mr. Berntsson stated they went the PD route, talked about buffers, compatibility, explained the PD which allows better buffering, and expansion backwards of an existing business.

**Mr. Izzo** asked about the buffering along the street and **Mr. Berntsson** explained the type D buffer, the wall and landscaping.

## **Public Input**

None offered.

Mr. Viera moved to close the public comment, second by Mr. Izzo, with a unanimous vote.

# **Recommendation**

*Mr. Izzo* moved that **PAS-25-01**, be sent to the Board of County Commissioners with a recommendation of Approval, based on the findings and analysis in the staff report dated **May 31, 2025**, Charlotte County's Comprehensive Plan along with the evidence and testimony presented at today's meeting, second by *Mr. Vieira*; and carried by a unanimous vote.

## Recommendation

*Mr. Izzo* moved that **PD-25-06**, be sent to the Board of County Commissioners with a recommendation of Approval, with conditions "a" through "k", based on the findings and analysis in the staff report dated **May 31**, **2025**, Charlotte County's Comprehensive Plan along with the evidence and testimony presented at today's meeting, second by *Mr. Vieira*; and carried by a unanimous vote.

## Discussion

None offered.

Chair Gravesen stated he will not be at the July meeting.

### **ADJOURNMENT**

The meeting was adjourned at 1:45 p.m. Accepted on behalf of the Charlotte County Planning and Zoning Board

Michael Gravesen, Chair