

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

August 11th, 2025, at 1:30 P.M.

Call to Order

Roll Call

Approval of Minutes – [June 9th, 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.) SV-25-03

Legislative

Commission District III



Tyler Mann is requesting to vacate a 30' portion of Missouri Avenue (Ave), platted on the Map of Grove City, as shown on Plat Book 1, Page 4, of the Public Records of Charlotte County, Florida and abutting his property located at 3230 Smith Street. The site contains 0.1± acres and is generally located north of Nebraska Ave., east of Cindy Lane, south of Maryland Ave., and west of Smith St., in Commission District III.

2.) PD-25-01

Quasi-Judicial

Commission District I



An Ordinance, pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Agriculture (AG) to Planned Development (PD) to allow for a pre- & post-disaster storage facility and its associated accessory uses; adopting a General PD Concept Plan; for two parcels, one parcel located at 39450 or 39550 Bermont Road and the second parcel located immediately to the east of the first parcel and north of Bermont Road, in the Punta Gorda area and within the East County area; containing 829.08± acres; Commission District I; Petition No. PD-25-01; Applicant: Jon Lawson; providing an effective date. **** PER THE APPLICANT'S REQUEST, THIS APPLICATION IS CONTINUED. ****

3.) PD-25-09

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 to Ordinance Number 2024-017, by amending the adopted PD condition "m" in order to modify the requirements of the "natural buffer with 25 feet in width", for property generally located south of Franklin Avenue, north of El Jobean Road (SR 776), east of the Crestview Waterway, and west of Toledo Blade Boulevard, in the Port Charlotte area, within the Murdock Village Community Redevelopment Area (CRA), and in Commission District IV, containing 630.82± acres; Commission District IV; Petition No. PD-25-09; Applicant: KL Westport Expansion LLC; providing an effective date.

4.) LAD-25-03

Quasi-Judicial

Commission District I



An ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas. The rezoning is from Planned Development (PD) to PD. This is a major modification of an existing PD for the Sandhill Development of Regional Impact (DRI) 1) to revise a portion of the General PD Concept Plan specifically for Parcel 5-16 of Tract 5 of the Sandhill DRI to be consistent with development rights as set forth in Petition LAD-25-03; 2) to adopt the revised General PD Concept Plan; and 3) to add specific development standards for commercial development on Parcel 5-16 of Tract 5 of the Sandhill DRI; for 32.115± acres of the property, including three parcels, two parcels located at 200 and 250 Kings Highway, and one parcel generally located north of Sandhill Boulevard and southeast of Kings Highway, in the Port Charlotte area; Commission District I; Petition No. PD-25-05; Applicant: Golden Key Properties LLC; providing an effective date. The Sandhill DRI is located south of the DeSoto County Line, north of Rampart Boulevard, east of Loveland Boulevard and west of the Deep Creek area; Section 7, Township 40 South, and Range 23 East, in the Port Charlotte area.

5.) PD-25-05

Quasi-Judicial

Commission District I



An ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas. The rezoning is from Planned Development (PD) to PD. This is a major modification of an existing PD for the Sandhill Development of Regional Impact (DRI) 1) to revise a portion of the General PD Concept Plan specifically for Parcel 5-16 of Tract 5 of the Sandhill DRI to be consistent with development rights as set forth in Petition LAD-25-03; 2) to adopt the revised General PD Concept Plan; and 3) to add specific development standards for commercial development on Parcel 5-16 of Tract 5 of the Sandhill DRI; for 32.115± acres of the property, including three parcels, two parcels located at 200 and 250 Kings Highway, and one parcel generally located north of Sandhill Boulevard and southeast of Kings Highway, in the Port Charlotte area; Commission District I; Petition No. PD-25-05; Applicant: Golden Key Properties LLC; providing an effective date. The Sandhill DRI is located south of the DeSoto County Line, north of Rampart Boulevard, east of Loveland Boulevard and west of the Deep Creek area; Section 7, Township 40 South, and Range 23 East, in the Port Charlotte area.

6.) PAL-25-01

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 Large Scale Plan Amendment to Charlotte County FLUM Series Map #1: 2030 Future Land Use from Agriculture (AG) to Mineral Resource Extraction (MRE); for approximately 453.27 acres of the property (property contains a total of 519.63± acres) located at 33350 Bermont Road, and 35486 and 36366 Washington Loop Road, in the Punta Gorda area and within the East County area; containing 453.27± acres; Commission District I; Petition No. PAL-25-01; Applicant: Thomas J. Chastain; providing an effective date.

7.) Z-25-12

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 approximately 453.27 acres of the property (property contains a total of 519.63± acres) located at 33350 Bermont Road, 35486 and 36366 Washington Loop Road, in the Punta Gorda area and within the East County area; containing 453.27± acres; Commission District I; Petition No. Z-25-12; Applicant: Thomas J. Chastain; providing an effective date.

8.) CSZ-25-18

Quasi-Judicial

Commission District II



Resolution of the Board of County Commissioners of Charlotte County, Florida, approving a petition for certification of Sending Zone located at 3100 Hickory Court, in the Punta Gorda area and in the South County area, containing 0.427± acres; for calculation and severance of two density units, in accordance with Section 3-9-150(d)(1)(k) (Transfer of Density Units) of the Code of Laws and Ordinances of Charlotte County, Florida; Petition No. CSZ-25-18; Applicant: Charlotte County Board of County Commissioners; providing an effective date.

9.) PAS-24-08

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 3100 Hickory Court, in the Punta Gorda area and in the South County area, containing 0.427± acres; Commission District II; Petition No. PAS-24-08; Applicant: Tina Powell, Charlotte County Parks & Natural Resources Divisions Manager; providing an effective date.

10.) Z-24-17

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), located at 3100 Hickory Court, in the Punta Gorda area and in the South County area, containing 0.427± acres; Commission District II; Petition No. Z-24-17; Applicant: Tina Powell, Charlotte County Parks & Natural Resources Divisions Manager; providing an effective date.

ADJOURNMENT