

**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

**MINUTES
REGULAR MEETING**

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

Call to Order

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

Roll Call

A roll call was taken, and a quorum was present.

Approval of Minutes – June 9, 2025, Regular Meeting

Announcements

Mr. Cullinan spoke on two items. Item 2 (Copart) has been requested for continuance; it will be re-adverted with mailed notice. Regarding Boca Grande, he noted that although attendees were present to speak, public comment would not be heard.

Recording Secretary Sargent administered the oath to those wishing to provide testimony.

PETITIONS

1.) SV-25-03

Legislative

Commission District III

Tyler Mann, the applicant, 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.

Mr. Cullinan provided the findings and analysis for Petition **SV-25-03** with a recommendation of approval based on the reasons stated in the staff report.

Questions for Staff

Mr. Vieira and Mr. Cullinan discussed the owner of parcel nineteen.

Applicant's Presentation

Tyler Mann, the applicant, spoke on the petition.

Public Input

None offered.

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

Discussion

None offered.

Recommendation

Mr. Izzo moved that **SV-25-03**, be sent to the Board of County Commissioners with a recommendation of Approval, based on the findings and analysis in the staff report dated **July 22, 2025**, Charlotte County's Comprehensive Plan along with the evidence and testimony presented at today's meeting, second by **Mr. Baker**; and carried by a unanimous vote.

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.

Ms. Shao, Principal Planner, provided the findings and analysis for Petition **PD-25-09** with a recommendation of approval based on the reasons stated in the staff report.

Questions for Staff

Mr. Baker spoke about removing trees with Ms. Shao.

Applicant's Presentation

Paul Martin, representing the applicant, spoke about the easement, utilities, replanting trees, and the ordinance.

Public Input

Tim Ritchie, resident of Punta Gorda, speaks on the removal of the trees, what they provide, and what is involved.

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

Discussion

Discussion ensued between the board members and county staff.

Recommendation

Mr. Baker moved that **PD-25-09**, be sent to the Board of County Commissioners with a recommendation of Approval, based on the findings and analysis in the staff memo dated **August 2, 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.

4.) LAD-25-03

Quasi-Judicial

Commission District I

A resolution pursuant to Section J(1)(k) of the Sandhill Development of Regional (DRI) Development Order (DO), Resolution Number 2022-083, Section 380.06(7), Florida Statutes (F.S.), and Section 3-9-10.1, Development of Regional Impact Development Order (DO) Amendment Process and Procedure under Chapter 3-9, Zoning, Code of Laws and Ordinances, Charlotte County, Florida, amending the Sandhill DRI DO, Resolution Number 2023-165, by 1) using the approved equivalency matrix to exchange 104 multi-family units for 17,368 square feet of commercial uses on Parcel 5-16 of Tract 5 of the Sandhill DRI, and assigning 14,841 square feet of unallocated commercial rights on this parcel; and 2) revising Exhibit B, Map H Notes #1 and Map H, Exhibit #2 Notes; 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. LAD-25-03; Applicant: Golden Key Properties LLC; providing for 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, currently containing a total of 713.12± acres.

Ms. Shao, Principal Planner, provided the findings and analysis for Petition **LAD-25-03** with a recommendation of approval based on the reasons stated in the staff report.

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.

Ms. Shao, Principal Planner, provided the findings and analysis for Petition **PD-25-05** with a recommendation of approval based on the reasons stated in the staff report.

Questions for Staff

Mr. Vieira and **Ms. Shao** discussed the area designated as park is that part of the FPL easement.

Applicant's Presentation

Rob Berntsson, representing the applicant, was sworn. **Mr. Berntsson** spoke on the DRI, site and will reserve for rebuttal.

Mr. Vieira inquired about floating commercial rights and discussion occurs.

Public Input

None offered.

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

Discussion

None.

Recommendation

Mr. Vieira moved that **LAD-25-03**, be sent to the Board of County Commissioners with a recommendation of Approval, based on the findings and analysis in the staff memo dated **August 2, 2025**, Charlotte County's Comprehensive Plan along with the evidence and testimony presented at today's meeting, second by **Mr. Izzo**; and carried by a unanimous vote.

Recommendation

Mr. Vieira moved that **PD-25-05**, be sent to the Board of County Commissioners with a recommendation of Approval with conditions "a" through "m"/Denial, based on the findings and analysis in the staff report dated **August 2, 2025**, Charlotte County's Comprehensive Plan along with the evidence and testimony presented at today's meeting, second by **Mr. Smallwood**; and carried by a unanimous vote.

Discussion

None.

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.

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

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.

Ms. Shao, Principal Planner, provided the findings and analysis for Petition **Z-25-12** with a recommendation of approval based on the reasons stated in the staff report.

Questions for Staff

Mr. Vieira discussed traffic with **Ms. Shao**. Questions were referred to Transportation. Discussion ensued between the board members and **Ravi Kamarajugadda, Public Works Transportation Projects Manager**.

Applicant's Presentation

Mr. Berntsson, representing the applicant, accepted **Ms. Shao** as an expert. **Mr. Berntsson** spoke on the presentation slide, discussed all that is involved, requests approval of petition and will reserve for rebuttal.

Mr. Vieira asked if any active agricultural processes going on. **Mr. Berntsson** responded that it is mostly cattle grazing at this point.

Public Input

Keri DeHart and Richard Little are in opposition to the petition.

Recording Secretary Sargent swore in additional citizens.

The following citizens are in opposition to the petition:

Max Forget, Howard Kunik, James Lewis, James Roell, Luis Garcia, Dwight Dean, Patty Castro, Desiree Rabuse, Clark Kellar, Jason Boyette, Mary Little, Tim Ritchie.

Mr. Cullinan passed out an email received in opposition to the board members.

David Vinkler is in opposition to the petition.

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

Mr. Berntsson responded to public comments and discussed property rights comprehensive plan and permitting. He also advised the petition is consistent and requested board member approval.

Discussion

Mr. Vieira asked for clarity on dual applications for environmental.

Gary Bayne, Southwestern Engineering Design, was sworn. Mr. Bayne spoke on the shared driveway and a discussion ensued with staff and board members.

Recommendation

Mr. Vieira moved that PAL-25-01, be sent to the Board of County Commissioners with a recommendation of Denial, of transmittal of application PAL-25-01 to the Florida Department of Commerce and other State review agencies for review and comment, based on the findings and analysis in the staff report dated July 27, 2025, Charlotte County's Comprehensive Plan along with the evidence and testimony presented at today's meeting, second by Mr. Izzo; and carried by a 3 to 2 vote. (Mr. Vieira, Mr. Izzo and Mr. Smallwood voted against this request – Mr. Gravesen and Mr. Baker voted against the Denial).

Recommendation

Mr. Vieira moved that Z-25-12, be sent to the Board of County Commissioners with a recommendation of Denial, based on the findings and analysis in the staff memo dated July 27, 2025, Charlotte County's Comprehensive Plan along with the evidence and testimony presented at today's meeting, second by Mr. Smallwood.

Discussion

A discussion ensued between Chair Gravesen, Asst. Co. Atty. Moscoso, Mr. Cullinan, Mr. Berntsson regarding procedures for voting.

4:09 Recess – 5 Minutes

4:14 Resume

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.

Ms. Shao, Principal Planner, provided the findings and analysis for Petition **CSZ-25-18** with a recommendation of approval based on the reasons stated in the staff report.

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.

Ms. Shao, Principal Planner, provided the findings and analysis for Petition **PAS-24-08** with a recommendation of approval based on the reasons stated in the staff report.

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.

Ms. Shao, Principal Planner, provided the findings and analysis for Petition **Z-24-17** with a recommendation of approval based on the reasons stated in the staff report.

Questions for Staff

None.

Applicant's Presentation

Ms. Shao, representing the applicant (Charlotte County Community Services), spoke on three petitions.

Public Input

Vince Stark, resident at 3121 Hickory Court, Punta Gorda, spoke on the petitions with **Ms. Shao** and **Mr. Cullinan**.

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

Discussion

Mr. Vieira spoke on the TDUs with **Mr. Cullinan** and **Ms. Shao**.

Recommendation

Mr. Smallwood moved that **CSZ-25-18**, be sent to the Board of County Commissioners with a recommendation of Approval, based on the findings and analysis in the staff memo dated **July 3, 2025**, Charlotte County's Comprehensive Plan along with the evidence and testimony presented at today's meeting, second by **Mr. Izzo**; and carried by a unanimous vote.

Recommendation

Mr. Smallwood moved that **PAS-24-08**, be sent to the Board of County Commissioners with a recommendation of Approval, based on the findings and analysis in the staff memo dated **July 3, 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.

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Recommendation

Mr. Smallwood moved that **Z-24-17**, be sent to the Board of County Commissioners with a recommendation of Approval, based on the findings and analysis in the staff memo dated **July 3, 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.

ADJOURNMENT

The meeting was adjourned at 4:24 p.m.

Submitted by Kim Sargent, recording secretary
Community Development

A handwritten signature in cursive script, reading "Michael Gravesen", written in black ink. The signature is fluid and stylized, with a long horizontal stroke at the end.

Michael Gravesen, Chair