

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

September 8th, 2025, at 1:30 P.M.

Call to Order

Roll Call

Approval of Minutes – [August 11th, 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-25-04

Legislative

Commission District II



David Binder is requesting to vacate a portion of the undeveloped Venice Canal adjacent to Lot 11, Block D, 1st addition to Rio Villa subdivision, according to the Plat thereof as recorded in Plat Book 4, Page 10B of the Public Records of Charlotte County, Florida and abutting the property located at 535 Boardman Drive, in the Punta Gorda area. The site contains 1,940± square feet and is in Commission District II. **** PER THE APPLICANT'S REQUEST, THIS APPLICATION IS CONTINUED. ****

2.) PD-25-08

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 amending Ordinance Number 2025-007 to revise development standards for townhomes by reducing the "minimum lot width" from 20 feet to 16 feet and the "minimum side yard abutting road" from 15 feet to ten feet for townhomes; for multiple parcels, generally located north of El Jobean Road (SR 776), south of Seymour Avenue, east of the Como Waterway, and west of Collingswood Boulevard, within the boundary of the Murdock Village Community Redevelopment Area; in the Port Charlotte area; containing 154.93± acres; Commission District IV; Petition No. PD-25-08; Applicant: KL JAK WP, LLC; providing an effective date.

3.) TLDR-25-01

Legislative

Countywide



An Ordinance of the Board of County Commissioners of Charlotte County, Florida, amending Charlotte County Code Chapter (Ch) 3-7: Subdivision Regulations, by 1) revising Article I: In General, Section (Sec.) 3-7-32: Application Process, Steps 8 & 9, 2) revising Sec. 3-7-34: Approval of the Final Plat, and 3) replacing Article XI: Standard Forms, Sec. 3-7-185: Certificate of Approval of County Commission with new Sec. 3-7-185: Certificate of Approval of Community Development Department Director; Application number: TLDR-25-01; Applicant: Charlotte County Board of County Commissioners; providing for inclusion in the Charlotte County Code; providing for conflict with other ordinances; providing for severability; and providing for an effective date.

ADJOURNMENT