

**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  
REGULAR MEETING**

November 10<sup>th</sup>, 2025, at 1:30 P.M.

Call to Order

Roll Call

Approval of Minutes – [October 13<sup>th</sup>, 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](mailto:David.Lyles@CharlotteCountyFL.gov).**

**PETITIONS**

**1.) LAD-25-07**

**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 2025-317, 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 by 1) using the approved equivalency matrix to exchange 122,053 square feet of Mini-Warehouse for 8,553.7 square feet of commercial uses on Parcels C-13 and C-23 of Tract 2 of the Sandhill DRI, and assigning 17,424.3 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 2.9± acres of the property located at 1147 or 1185 Kings Highway, in the Port Charlotte area; Commission District I; Petition No. LAD-25-07; Applicant: Kings Highway Family Limited Partnership; 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.

**2.) PD-25-10**

**Quasi-Judicial**

**Commission District II**



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 the existing PD, Ordinance Number 2007-063 and Ordinance Number 2023-019, in order to have a residential development up to 715 residential units (a reduction of 179 residential units); requiring transfer of density of units for residential development above the base density of 344 units; adopting a revised General PD Concept Plan, for the property located at 26901 or 27001 Zemel Road; in the Punta Gorda area and within the boundary of the Burnt Store Area Plan area, containing 334.38± acres; Commission District II; Petition No. PD-25-10; Applicant: Zemel Land Partners LLC; providing an effective date.

**3.) TLDR-25-03 Revisions to Sections 3-9-2:**

**Rules of Construction; Definitions**

**Legislative**

**Countywide**



An Ordinance of the Board of County Commissioners of Charlotte County, Florida, amending Charlotte County Code Chapter 3-9: Zoning, by revising Article I: In General, Section 3-9-2: Rules of Construction; Definitions to revise the definition of “Building, height of” and to add the new definition of “Design Flood Elevation” and “Freeboard” to promote resilience in Charlotte County; and amend definition of “Freeboard” as established in Section 3-9-50: Manasota and Sandpiper Key Zoning District Overlay Application number: TLDR-25-03; 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**