

**CHARLOTTE COUNTY PLANNING AND ZONING BOARD  
REGULAR MEETING  
Administration Center, 18500 Murdock Circle, Room 119, Port Charlotte, Florida**

**Board Members**

Kevin Graham  
Robert Segur  
Stephen Vieira, Secretary  
Phillip Smallwood  
Clint Baker, Vice-Chair



**District**

District V  
District III  
District I  
District II  
District IV

**AGENDA  
REGULAR MEETING**

February 9<sup>th</sup>, 2026, at 1:30 P.M.

Call to Order

Roll Call

Approval of Minutes – [January 12<sup>th</sup>, 2026, 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.) PD-25-12**

**Quasi-Judicial**

**Commission District III**



An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Residential Multi-family 12 (RMF-12) to Planned Development (PD) in order to have a residential development up to 135 residential units; requiring transfer of density units for residential development above the base density of 108 units; and adopting a General PD Concept Plan, for property generally located northeast of Placida Road and southwest of Cape Haze Drive, in the Placida area and within the West County area, containing 9± acres; Commission District III; Petition No. PD-25-12; Applicant: Hutton MF Cape Haze, LLC; providing an effective date.

**2.) PAS-25-03**

**Legislative**

**Commission District I**



Pursuant to Section 163.3187, Florida Statutes, adopt a Small Scale Plan Amendment to change Charlotte County FLUM Series Map #1: 2030 Future Land Use, from Medium Density Residential (MDR) to High Density Residential (HDR); for property located at 2352 and 2452 Luther Road, in the Port Charlotte area, containing 10.30± acres; Commission District I; Petition No. PAS-25-03; Applicant: Blue Luther, LLC; providing an effective date.

**3.) PD-25-16**

**Quasi-Judicial**

**Commission District I**



An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Residential Multi-family 10 (RMF-10) to Planned Development (PD) in order to allow for residential development up to 154 residential dwelling units; the base density for the subject property is 103 dwelling units; requesting 51 units of Incentive Density for the proposed affordable housing; also requesting to adopt the General PD Concept Plan; for property located at 2352 and 2452 Luther Road, in the Port Charlotte area, 10.30± acres; Commission District I; Petition No. PD-25-16; Applicant: Blue Luther, LLC; providing an effective date.

**Discussion**

Appointment of P&Z board member to Affordable Housing Advisory Committee.

**ADJOURNMENT**