

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 9th, 2026, at 1:30 P.M.

Call to Order

Roll Call

Approval of Minutes [January 12th, 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.

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