

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, Vice-Chair
Phillip Smallwood, Secretary
Clint Baker, Chair



District

District V
District III
District I
District II
District IV

AGENDA-REVISED
REGULAR MEETING

April 13th, 2026, at 1:30 P.M.

Call to Order

Roll Call

Approval of Minutes – [March 9th, 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-25-13

Quasi-Judicial

Commission District II



An Ordinance, pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Planned Development (PD) (265± acres) and Commercial General (CG) (12.55± acres) to PD, in order to have a mixture of residential uses up to 999 residential units and commercial uses up to 195,000 square feet; requiring transfer of density of units for residential development above the base density of 26 units; adopting a General PD Concept Plan, for the property, including 11 parcels, located at 14290, 14310, 14300, 14330, 14340, 14380, 14400, 14410, 14430, 14440 Burnt Store Road and 26100 Zemel Road; in the Punta Gorda area, within the boundary of the Burnt Store Area Plan area, containing 277.55± acres; Commission District II; Petition No. PD-25-13; Applicant: Burnt Store Road RET-LLC; providing an effective date.

2.) PD-26-01

Quasi-Judicial

Commission District I



An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Planned Development (PD) to PD; this amendment constitutes a major modification to Ordinance Number 2023-003 by amending PD conditions “a”, “b”, and “c” , to add single-family attached as a permitted use and to increase the approved residential development rights from 208 dwelling units to 212 dwelling units; however, the base density is 212 dwelling units and no transfer of density units is required; adopting the Bella Via PD Concept Plan for development in Phase 2; for property generally located north of Harborview Road, south of Westchester Boulevard, west of Loveland Boulevard, and east of Kings Highway, in the Port Charlotte area, containing 42.62± acres; Commission District I; Petition No. PD-26-01; Applicant: Taylor Morrison of Florida, Inc.; providing an effective date.

3.) PD-26-02

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 Planned Development (PD). This amendment constitutes a major modification to Ordinance Number 2025-007 by revising the adopted PD condition “e)xi)” to modify the conditions governing drive-through uses for property consisting of 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 boundaries of the Murdock Village Community Redevelopment Area (CRA), in the Port Charlotte area, containing 154.93± acres, located in Commission District IV; Petition No. PD-26-02; Applicant: KLWP Village LLC, by its Manager, The Kolter Group LLC; providing an effective date.

4.) Z-26-12

Quasi-Judicial

Commission District III



An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Commercial General (CG) to Residential Single-family 3.5 (RSF-3.5) in order to correct an inconsistency between the Future Land Use Map designation and the zoning district, and requiring a transfer of one density unit on site; for property located at 960 Rotonda Circle, in the Rotonda West area and in the West County area, containing 0.74± acres; Commission District III; Petition No. Z-26-12; Applicant: Nina Grigorov, Trustee of the Nina Grigorov Living Trust; providing an effective date.

5.) TDU-26-01

Quasi-Judicial

Commission District III



Resolution of the Board of County Commissioners of Charlotte County, Florida, approving a petition for a transfer of one density unit to a Receiving Zone located at 960 Rotonda Drive, in the Rotonda West area and in the West County area, containing 0.74± acres, in accordance with Part III, Land Development and Growth Management, Chapter 3-9 Zoning, Article V Environmental Requirements and Other Requirements, Section 3-9-150 Transfer of Density Units (TDU), of the Code of Laws and Ordinances of Charlotte County Commission, District II; Petition No. TDU-26-01; Applicant: Nina Grigorov, Trustee of the Nina Grigorov Living Trust; providing an effective date.

6.) Z-26-14

Quasi-Judicial

Commission District II



An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Residential Estate (RE-1) to Commercial General (CG) (62.824± acres) and Environmentally Sensitive (ES) (19.06± acres) in order to correct an inconsistency between the Future Land Use Map designation and the zoning district, for property, including three parcels, two of which located at 27544 Green Gulf Boulevard and 11711 Tamiami Trail, and one unaddressed parcel generally located north of green Gulf Boulevard, south of Notre Dame Boulevard, east of Alligator Street, and west of Tamiami Trail (US 41), in the Punta Gorda area and within the South County area; containing 81.884± acres; Commission District II; Petition No. Z-26-14; Applicant: Charlotte County Board of County Commissioners; providing an effective date.

ADJOURNMENT