

**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**

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

Call to Order

Roll Call

Approval of Minutes – [February 10th, 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.) SV-25-01

Legislative

Commission District I



The applicant is requesting to vacate a portion of the undeveloped San Carlos canal basin behind their property located at lots 60 through 64, Block 191, of Harbour Heights Section Eleven Part Two, as shown on Plat Book 4, Pages 48A through 48G, of the Public Records of Charlotte County, Florida. The total area to be vacated contains 26,142.97± square feet and is generally located southwest of Neaptide Drive and northeast of San Carlos Drive, within the Mid-County area, and located in Commission District I.

2.) SV-25-02

Legislative

Commission District I



Scott Andrew Ford Jr is requesting to vacate a portion of the undeveloped San Carlos canal basin behind his property located at 27048 San Carlos Drive, being lots 39 through 44, Block 191, of Harbour Heights Section Eleven Part Two, as shown on Plat Book 4, Pages 48A through 48G, of the Public Records of Charlotte County, Florida. The total area to be vacated contains 24,382.06± square feet and is generally located southwest of Neaptide Drive and northeast of San Carlos Drive, within the Mid-County area, and located in Commission District I.

3.) PAS-24-04

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 Low Density Residential (LDR)(16.85± acres) and Commercial (COM) (16.81± acres) to LDR with an annotation to the 2030 Future Land Use Map stating that 1) the base density of the entire site is 16 units, and 2) the use of the entire site for a recreational vehicle park will be limited to 138 recreational vehicles and will not require a

transfer of density; for subject property, including six parcels; five parcels are located at 2201, 2271, 2301, 2351 and 3011 Duncan Road (US 17), one parcel is generally located south of Sam Way, north of Taralane Drive, east of the Seminole Gulf Railway, and west of US 17, in the Punta Gorda area, containing 33.66± acres; Commission District I; Petition No. PAS-24-04; Applicant: Paradise Palms RV LLC; providing an effective date.

**4.) PD-24-11**

**Quasi-Judicial**

**Commission District I**



An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Residential Estate 1 (RE-1) (16.85± acres) and Commercial General (CG) (16.81± acres) to Planned Development (PD) to allow for a RV park to have recreational vehicles up to 138 units, and also adopt a General PD Concept Plan; for property, including six parcels; five parcels are located at 2201, 2271, 2301, 2351 and 3011 Duncan Road (US 17), one parcel is generally located south of Sam Way, north of Taralane Drive, east of the Seminole Gulf Railway, and west of US 17, in the Punta Gorda area, containing 33.66± acres; Commission District I; Petition No. PD-24-11; Applicant: Paradise Palms RV LLC; providing an effective date.

**5.) TCP-24-04**

**Legislative**

**Commission District I**

~~Pursuant to Section 163.3184(3), Florida Statutes, transmit a Large Scale Plan Amendment (Text Amendment) to the Department of Commerce and other State review agencies for review and comment; this request is to amend 1) Future Land Use (FLU) Policy 3.1.4: Standards for Rural Settlement Area Overlay District to adopt a Pattern Book and development guideline and implement them via the Planned Development rezoning process; and 2) FLU Appendix 1: Land Use Guide, Section 4: Overlay Districts—Land Use Overlays, by revising Rural Settlement Area Overlay District (RSAOD) to a) increase the “Maximum Density” from 6,000 units to 8,000 units and the “Maximum Intensity” for “Regional Economic Development” uses from 1,000,000 square feet to 1,500,000 square feet, and clarify the developable area, b) revise Special Provisions item 3. Phasing of Development, Item 4. Density Transfers, Item 5. Open Spaces/Greenbelt, Item 6. Regional Economic and Commercial Development Standards, and Item 10. Wildlife Undercrossings, c) delete Special Provisions Item 7. Rural Village Standards, Item 8. Residential Development Standards, and subitem b under item 9. Transportation System, and d) adopt Master Development Plan as Exhibit “A” and Pattern Book as Exhibit “B”; for properties generally located south of the Desoto County line, north of Palm Shores Boulevard, and east of US 17 (Duncan Road), in the East County area; containing 4,908± acres; Commission District I; Petition No. TCP-24-04; Applicant: Pulte Group; providing an effective date.~~

**\*\* This application is continued in a later time.\*\***

**ADJOURNMENT**