



Charlotte County Board of Zoning Appeals

Administration Center, 18500 Murdock Circle, Room 119, Port Charlotte, FL 33948

Current Planning & Zoning Office is located at 18400 Murdock Circle, Phone: 941.743.1956

<u>Board Members:</u>	<u>District:</u>
Steve Vieira, Vice Chair	District 1
Turner Rouse.....	District 2
Nichole Beyer, Secretary	District 3
Blair McVety, Chair	District 4
Andrew Filieo	District 5

REVISED - AGENDA

July 10, 2024 at 9:00 AM

Call to Order:

Pledge of Allegiance:

Roll Call:

Swearing in of Those Giving Testimony:



Approval of Minutes:June 12, 2024

Introduction of Staff:

- Zoning Official
- Legal Department
- Chair, Board of Zoning Appeals

New Business: The following petitions were advertised on June 25, 2024: SE-24-009, SE-24-010, SE-24-011, SE-24-012, VAR-24-011, and VAR-24-012



1. Petition SE-24-009:

Robert Berntsson, representative for Acorn Port Charlotte, LLC, is requesting a special exception to modify SE-24-003, to remove conditions of approval, in the Commercial General (CG) zoning district. The property is located at **3740 El Jobean Road**, in Port Charlotte, and is described as Parcel P2, located in Sections 21 & 22, Township 40 South, Range 21 East. A full legal description of subject property is available on file. The Parcel ID for subject property is 402122301001.



2. Petition SE-24-010:

Steven Grant, representative for Greentopps Landscape Maintenance & Tree Service LLC, is requesting a special exception to allow outdoor storage for a building trades contractor, in the Commercial General (CG) zoning district. The property is located at **17368 Abbott Avenue**, in Port Charlotte, and is described as Lots 18 – 22, Block 1086, of the Port Charlotte Subdivision, Section 16, located in Section 01, Township 40 South, Range 21 East. The Parcel ID for subject property is 402101454004.



3. Petition SE-24-011:

Robert Berntsson, representative for Placida Meridian, LLC, is requesting a special exception to allow a clubhouse, in the Residential Multifamily-10 (RMF-10) zoning district. The property is located at **13150 Ribbonfish Court**, in Placida, and is described as Tract 11, of the Rotonda Springs Subdivision, located in Section 09, Township 42 South, Range 21 East. The Parcel ID for subject property is 422109205001.



4. Petition SE-24-012:

WITHDRAWN

~~Robert Berntsson, representative for Doodie Calls, Inc., is requesting a special exception to allow outdoor storage for a building trades contractor, and storage of flammable liquids, in the Commercial General (CG) zoning district. The property is located at **4371 Duncan Road**, in Punta Gorda, and is described as Parcel P-21-2, located in Section 25, Township 40 South, Range 23 East. The Parcel ID for subject property is 402325254014.~~



5. Petition VAR-24-011:

Bobbi Jean Wilt, representative for WJHFL LLC, d/b/a Century Complete, is requesting a variance to reduce the required 25-foot front yard setback by 3 feet to allow a 22-foot front yard setback, to allow a new single-family residence to remain "as-is" in its current location, in the Residential Single-family-3.5 (RSF-3.5) zoning district. The property is located at **27324 Senator Drive**, in Punta Gorda, and is described as Lot 20, Block 55, of the Tropical Gulf Acres Subdivision, Unit 4, located in Section 03, Township 42 South, Range 23 East. The Parcel ID for subject property is 422303451014.



6. Petition VAR-24-012:

Dylan Curry, representative for Synergy Homes LLC, is requesting a variance to reduce the required 15-foot rear yard setback by 4.1 feet to allow a 10.9-foot rear yard setback, for a new single-family residence, in the Residential Single-family-3.5 (RSF-3.5) zoning district. The property is located at **16196 Branco Drive**, in Punta Gorda, and is described as Lot 13, Block 347, of the Punta Gorda Isles Subdivision, Section 16, located in Section 29, Township 42 South, Range 23 East. The Parcel ID for subject property is 422329282017.

Public Comments:

Staff Comments:

Member Comments:

Next Meeting:August 14, 2024

Adjournment.

NOTE: Charlotte County Board of County Commissioners does not discriminate on the basis of disability. This nondiscrimination policy involves every aspect of the County's functions, including access to and participation in

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meetings, programs and activities. 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, or TDD/TTY 941.743.1234, or by email to David.Lyles@CharlotteCountyFL.gov