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

Board Members

Michael Gravesen, Chair Paul Bigness, Vice-Chair Stephen Vieira, Secretary Don McCormick Thomas P. Thornberry



AGENDA REGULAR MEETING November 8, 2021 at 1:30 P.M. District V District III District I District II District IV

Call to Order

Roll Call

Approval of Minutes October 11, 2021 Regular Meeting

Announcements

<u>NOTE:</u> 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 applicant's response. (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 <u>David.Lyles@CharlotteCountyFL.gov</u>.

PETITIONS



Quasi-judicial

Commission District IV

James Harvey, KI JAK WP, LLC has requested Preliminary Plat approval for a subdivision to be named, Landings at West Port Phase 2, consisting of 90 lots. The site is 18.89± acres. The subject property previously received plat approval at the BCC meeting held March 24. 2020 under the WEST PORT plat (FP-18-04-04). Since then, Landings Phase 1 has received Preliminary Plat approval under petition (PP-21-01-01) on April 27, 2021. This is a replat of Tract C of the Landings Phase 1 Plat. It is located North of El Jobean Road, South and East of Centennial Boulevard, and West of the Flamingo Waterway, in the Port Charlotte area.

Recommendation:

Community Development Department: Approval

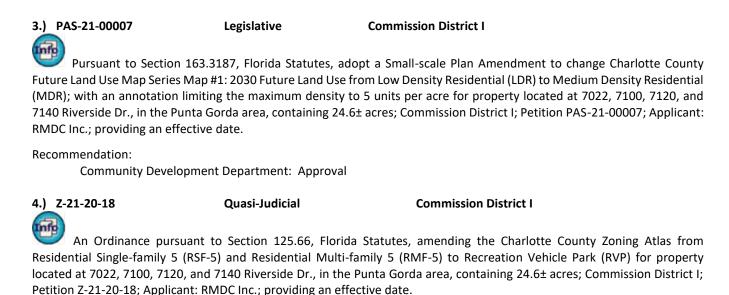
2.) SV-21-04-02

Legislative

Commission District III

Ms. Finlay and Mr. Buess are requesting to vacate the undeveloped 50-foot Right of way portion of Hickory Drive (Palm Drive per plat) between Lot 6 block C and Lot 1 Block E, within the Rock Creek Park subdivision. The total area to be vacated is 0.17± acres. Located north of E. 2nd Street, south of E. 3rd Street east of Pine Street and west of Manor Road, in the Englewood area.

Recommendation: Community Development Department: Denial



Recommendation:

Community Development Department: Approval



Quasi-Judicial

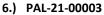
Commission District III



An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Planned Development (13.20± acres), and Residential Multi-family 5 (RMF-5)(1.62± acres) to Planned Development (PD), and this is a major modification to the existing PD, Ordinance Number 2018-042, to add two outparcels; increasing the maximum allowable density from 60 units to 99 units, requiring a transfer of 68 density units; for property located at 13000, 13110, 13120, and 13140 Fishery Road, in the Placida Revitalizing Neighborhood; containing 14.82± acres; Commission District III; Petition No. PD-21-00013; Applicant: Placida Point LLC; providing an effective date.

Recommendation:

Community Development Department: Approval with conditions



Legislative

Commission District II



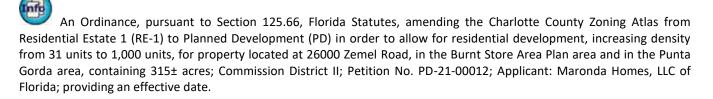
Pursuant to Section 163.3184(3), Florida Statutes, transmit a Large-scale Plan Amendment to the Department of Economic Opportunity (DEO) and other State agencies for review and comment; the amendment request is to change Charlotte County FLUM Series Map #1: 2030 Future Land Use, from Burnt Store Village Residential (BSVR)(179.1± acres) and Burnt Store Limited Development (BSLD)(135.9± acres) to Burnt Store Village Residential (BSVR) with an annotation to the 2030 Future Land Use Map limiting the overall maximum density up to 1,000 units; increasing density from 31 units to 1,000 units; for property located at 26000 Zemel Road, in the Burnt Store Area Plan area and in the Punta Gorda area, containing 315± acres; Commission District II; Petition No. PAL-21-00003; Applicant: Maronda Homes, LLC of Florida; providing an effective date.

Recommendation:

Community Development Department: Approval

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Quasi-Judicial



Recommendation:

7.) PD-21-00012

Community Development Department: Approval with conditions



Legislative

Commission District I

Commission District II

Pursuant to Section 163.3184(3), Florida Statutes, transmit a Large-scale Plan Amendment to the Department of Economic Opportunity (DEO) and other State agencies for review and comment; the amendment request is to 1) change Charlotte County FLUM Series Map #3: 2030 2030 Service Area Delineation, to extend the Urban Service Area boundary to include the subject property; and 2) amend Charlotte County FLUM Series Map #2: 2050 Framework, from Agricultural/Rural to CRA; for property located at 22801 Bayshore Road, in the Charlotte Harbor Community Redevelopment Area (CRA) and in the Port Charlotte area, containing 16.37± acres; Commission District I; Petition No. PAL-21-00004; Applicant: SEI Bayshore, LLC; providing an effective date.

Recommendation:

Community Development Department: Approval



Legislative

Commission District I

Pursuant to Section 163.3187, Florida Statutes, adopt a Small-scale Plan Amendment; the amendment request is to change 1) Charlotte County FLUM Series Map #1: 2030 Future Land Use, from Preservation (PR) to Charlotte Harbor Commercial (CHC) for 14.24 acres, and 2) Charlotte County FLUM Series Map #1A: Charlotte Harbor 2030 FLU - Detail Map from Preservation to Charlotte Harbor Commercial (CHC) for 14.24 acres, and 2) Charlotte County FLUM Series Map #1A: Charlotte Harbor 2030 FLU - Detail Map from Preservation to Charlotte Harbor Commercial (CHC) for 14.24 acres, for a portion of the property located at 22801 Bayshore Road, in the Charlotte Harbor Community Redevelopment Area (CRA) and in the Port Charlotte area, containing 16.37± acres; Commission District I; Petition No. PAS-21-00008; Applicant: SEI Bayshore, LLC; providing an effective date.

Recommendation:

Community Development Department: Approval



Quasi-Judicial

Commission District I

An Ordinance, pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Environmentally Sensitive (ES) to Planned Development (PD) in order to allow for development of a restaurant and retail complex, for property located at 22801 Bayshore Road, in the Charlotte Harbor Community Redevelopment Area (CRA) and in the Port Charlotte area, containing 16.37± acres; Commission District I; Petition No. PD-21-00014; Applicant: SEI Bayshore, LLC; providing an effective date.

Recommendation:

Community Development Department: Approval with conditions

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11.) PD-21-00008	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) to Planned Development (PD) in order to have a vehicle storage; for a portion of the propert located at 25505 Old Landfill Road, in the Port Charlotte area, containing 20.97± acres; Commission District I; Petition No. PD 21-00008; Applicant: Rance Kleiber, Sr.; providing an effective date. Recommendation: Community Development Department: Approval with conditions		
Series Map #1: 2030 Futur (COM); for property locate	e Land Use, from Low Density Res d at 4138 Taylor Road (a portion o	a Small-scale Plan Amendment to change Charlotte County FLU idential (LDR) and High Density Residential (HDR) to Commerc of this property), 4320 and 4416 Taylor Road, in the Punta Gor ation No. PAS-21-00006; Applicant: ABPGFL LLC; providing
Recommendation: Community Deve	lopment Department: Approval	
13.) PD-21-00011	Quasi-Judicial	Commission District II
	suant to Section 125.66, Florida	Statutes, amending the Charlotte County Zoning Atlas fro

An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Residential Estate 1 (RE-1) and Office, Medical, and Institutional (OMI) to Planned Development (PD); for property located at 4138 Taylor Road (a portion of this property), 4320 and 4416 Taylor Road, in the Punta Gorda area, containing 4.5± acres; Commission District II; Application No. PD-21-00011; Applicant: ABPGFL LLC; providing an effective date.

Recommendation:

Community Development Department: Approval with conditions

ADJOURNMENT