

**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
Clint Baker



District
District V
District III
District I
District II
District IV

**AGENDA
REGULAR MEETING**

February 13, 2023, at 1:30 P.M.

Call to Order

Roll Call

Approval of Minutes – [January 9, 2023, 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.) PP-22-10-24

Quasi-judicial

Commission District I



Babcock Property Holdings, L.L.C. is requesting Preliminary Plat approval for a subdivision to be named, Curry Preserve Commercial at Babcock Ranch, being a replat of part of Tract E-35 and Tract I-73, and a partial replat of Tract E-36 of Babcock Ranch Community Spine Road EE5 & GG5, as recorded in Plat Book 26, Page 2-A through 2-I. The subdivision is to consist of seven tracts for commercial development, roadway, drainage, and open space. The site contains 31.69± acres and is generally located north of the County line with Lee County, south of Cypress Parkway, west of Muhly Grass Road, and east of SR 31, in the boundary of the Babcock Ranch Community Development of Regional Impact (DRI) Increment 1, within the East County area, and in Commission District I.

2.) TCP-22-04

Legislative

Commission District I



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; this request is to revise Future Land Use (FLU) Appendix VI: Developments of Regional Impact by removing permitted "Public Marina" land use/developer right, and increasing the total acreage of "Open Space, Preservation and Recreational Uses" to 169 acres, from the Harborview Development of Regional Impact (DRI); Petition No. TCP-22-04; Applicants: RDL Associates, LLC; Peace River Associates, LLC; Peace River East II, LLC; Post Falls Management Associates, LLC; providing an effective date. The Harborview DRI is located within Commission District I.

3.) PAS-22-0007

Legislative

Commission District IV



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 Commercial (COM) to U.S. 41 Mixed Use (US41MU); for property located at 100 Tamiami Trail, in the Port Charlotte area, containing 29.76± acres; Commission District IV; Petition No. PAS-22-00007; Applicant: JBCC Development, LLC; providing an effective date.

4.) PD-22-00009

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 PD. This is a major modification to the existing PD, Ordinance Number 2014-007 and Ordinance Number 2019-011, to allow for a mixture of residential and commercial development on a portion of the property specifically located at 100 Tamiami Trail and containing 29.76± acres; the proposed residential development up to 340 units, requiring a transfer of 340 density units to reach the maximum of 340 units; and to adopt a “General PD Concept Plan” for this proposed development, for property subject to the approved PD located at 100, 150, 202, and 250 Tamiami Trail, containing 77± acres; Commission District IV; Petition No. PD-22-00009; Applicant: JBCC Development, LLC; providing an effective date.

5.) PD-22-00014

Quasi-Judicial

Commission District I



An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Agriculture (AG) to Planned Development (PD) and adopting a General PD Concept Plan in order to only allow for an existing grove to be restored to a preserve with native vegetation; for property generally located north of Bermont Road (CR 74), south of Washington Loop Road, east of Duncan Road (US 17) and west of CR 31, in the East County area, containing 740± acres; Commission District I; Petition No. PD-22-00004; Applicants: Bermont Road Partnership and TMV Inc.; providing an effective date.

6.) PAL-22-00005

Legislative

Commission District I



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 Agriculture (AG) to Mineral Resource Extraction (MRE) with an annotation requiring a conservation easement in a form acceptable to the County Attorney’s Office and the Board of County Commissioners prior to issuance a commercial excavation permit; for property located at 43521 Neal Road, in the Punta Gorda area and within the East County area, containing 159.50± acres; Commission District I; Petition No. PAL-22-00005; Applicants: Kye and Deborah Bishop; providing an effective date.

7.) Z-22-48-18

Quasi-Judicial

Commission District I



An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Agriculture (AG) to Excavation and Mining (EM); for property located at 43521 Neal Road, in the Punta Gorda area and within the East County area, containing 159.50± acres; Commission District I; Petition No. Z-22-48-18; Applicants: Kye and Deborah Bishop; providing an effective date.

8.) PAL-22-00006

Quasi-Judicial

Commission District I



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 Agriculture (AG) to Mineral Resource Extraction (MRE) with an annotation requiring a conservation easement in a form acceptable to the County Attorney's Office and the Board of County Commissioners prior to issuance a commercial excavation permit; for property located at 43761 and 44511 Neal Road, in the Punta Gorda area and within the East County area, containing 478.32± acres; Commission District I; Petition No. PAL-22-00006; Applicant: Harborview Properties Neal Road, LLC; providing an effective date.

9.) Z-22-22-19

Quasi-Judicial

Commission District I



An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Agriculture (AG) to Excavation and Mining (EM); for property located at 43761 and 44511 Neal Road, in the Punta Gorda area and within the East County area, containing 478.32± acres; Commission District I; Petition No. Z-22-22-19; Applicant: Harborview Properties Neal Road, LLC; providing an effective date.

ADJOURNMENT