

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

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

Call to Order

Roll Call

Approval of Minutes – [February 13, 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.) SV-22-11-05

Legislative

Commission District I



East Coast Marble Inc. is requesting to vacate a portion of the unnamed 15-foot alleyway adjacent to 2505 Broadpoint Drive and 2493 Broadpoint Drive, which are both owned by the applicant. The total area to be vacated is 1,875± square feet or 0.04± acres and is generally located north of Rushmore Avenue, south of Adams Street, east of Sulstone Drive and West of Broadpoint Drive, within the Punta Gorda area and located in Commission District I.

2.) PD-22-00003

Quasi-Judicial

Commission District IV



An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Planned Development (PD)(434.68± acres), Residential Single-family 3.5 (RSF-3.5), Residential Multi-family 10 (RMF-10), Office, Medical, and Institutional (OMI) and Commercial General (CG) to PD. This is a major modification to the existing PD, Ordinance Number 2021-024, in order to add additional 196.14± acres located directly to the east to the development and have a mixture of residential and commercial development; and also adopt a General PD Concept Plan; for property generally located south of Franklin Avenue, north of El Jobean Road (SR 776), east of the Crestview Waterway, and west of Toledo Blade Boulevard, in the Port Charlotte area, within the Murdock Village Community Redevelopment Area (CRA), and in Commission District IV, containing 630.82± acres; Commission District IV; Petition No. PD-22-00003; Applicant: Kolter Group Acquisitions, LLC; providing an effective date.

3.) PAS-22-00005

Legislative

Commission District III



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 Medium Density Residential (MDR) to Commercial (COM) for 2.066 acres, for a portion of the property including three lots, one lot located at 1918 S McCall Road (SR 776) and two lots located north of SR 776, south of E 2nd Street, west of Manor Road, and east Hickory Drive, in the Englewood area, containing 7.37± acres; Commission District III; Petition No. PAS-22-00005; Applicant: Rapid Building Solutions, LLC; providing an effective date.

4.) PD-22-00007

Quasi-Judicial

Commission District III



An Ordinance, pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Commercial General (CG) and Residential Multi-family 10 (RMF-10) to Planned Development (PD) in order to develop a self-storage with outdoor storage as an accessory use, for property including three lots, one lot located at 1918 S McCall Road (SR 776) and two lots located north of SR 776, south of E 2nd Street, west of Manor Road, and east Hickory Drive, in the Englewood area, containing 7.37± acres; Commission District III; Petition No. PD-22-00007; Applicant: Rapid Building Solutions, LLC; providing an effective date.

5.) TLDR-22-03(Part 2)

Legislative

Countywide



An Ordinance of the Board of County Commissioners of Charlotte County, Florida, amending Charlotte County Code Chapter 3-9: Zoning, Article I. General, by revising Section 3-9-2, Rules of Construction; Definitions to add the definition of "Farmers' Market", and to revise the definition of "Park" and "Private Park"; providing for conflict with other Ordinances; providing for severability; and providing for an effective date. Applicant: Charlotte County Board of County Commissioners.

ADJOURNMENT