

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

May 8th, 2023, at 1:30 P.M.

Call to Order

Roll Call

Approval of Minutes – [April 10th, 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-23-01-01

Quasi-judicial

Commission District II



CC Burnt Store, LLC, has requested Preliminary Plat approval for a residential subdivision to be named, Coral Lakes, consisting of 496 single-family lots, both attached and detached, and 27 tracts. This site contains 306.51± acres and is located at 12300 and 13000 Burnt Store Road, in the Punta Gorda area, within the boundary of the Burnt Store Area Plan area, and in Commission District II.

2.) PAS-22-00001

Legislative

Commission District V



An Ordinance pursuant to Section 163.3187 Florida Statutes, adopt a Small Scale Plan Amendment to change Charlotte County Future Land Use Map Series Map #1: 2030 Future Land Use, from Commercial (COM) to Compact Growth Mixed Use (CGMU) with an annotation limiting development rights up to 791 dwelling units, 600 hotel rooms, and 500,000 square feet of commercial uses; the base density of the site is 0 units, and the applicant is requesting 791 units of Incentive Density for the proposed residential portion of the development; for property located at 3280 Tamiami Trail, in the Port Charlotte area, containing 26.39± acres; Commission District V; Petition No. PAS-22-00001; Applicant: JLJI PC, LLC.; providing an effective date.

3.) Z-22-46-12

Quasi-Judicial

Commission District V



An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Commercial General (CG) to Mixed Use (MU); for property located at 3280 Tamiami Trail, in the Port Charlotte area, containing 26.39± acres; Commission District V; Petition No. Z-22-46-12; Applicant: JLJI PC, LLC.; providing an effective date.

4.) 23LAD-00000-00001

Quasi-Judicial

Commission District I



A Resolution pursuant to Section J(1)(k) of the Sandhill Development of Regional (DRI) Development Order (DO), Resolution Number 2022-083, Section 380.06(7), Florida Statutes (F.S.), and Section 3-9-10.1, Development of Regional Impact Development Order (DO) Amendment Process and Procedure under Chapter 3-9, Zoning, Code of Laws and Ordinances, Charlotte County, Florida, amending the Sandhill DRI DO by 1) using the approved equivalency matrix to exchange 12,000 square feet of commercial uses for 74 hotel rooms on Parcel 5-10 of Tract 5 of the Sandhill DRI, and 2) revising Exhibit B, Map H Notes #1 and Map H, Exhibit #2 Notes; for 1.29± acres of the property located at 24490 Sandhill Boulevard, in the Port Charlotte area; Commission District I; Petition No. 23LAD-00000-00001; Applicant: Legacy Development, Ryan Rivett; providing for an effective date. The Sandhill DRI is located south of the DeSoto County Line, north of Rampart Boulevard, east of Loveland Boulevard and west of the Deep Creek area; Section 7, Township 40 South, and Range 23 East, in the Port Charlotte area, currently containing a total of 713.12± acres.

5.) 23LAD-00000-00002

Quasi-Judicial

Commission District I



A Resolution pursuant to Section 380.06(7), Florida Statutes (F.S.) and Section 3-9-10.1, Development of Regional Impact (DRI) Development Order (DO) Amendment Process and Procedure under Chapter 3-9, Zoning, the County's Land Development Regulation, amending Development Order (DO), Resolution Number 2022-083, for the Sandhill Development of Regional Impact (DRI) to 1) revise Exhibit E Equivalency Matrix by adding Self-Storage/Mini-Warehouse to this matrix; 2) pursuant to Section J(1)(k) of the Sandhill DRI DO, to use the approved equivalency matrix by exchanging 11,200 square feet of commercial uses for 159,813 square feet of mini-warehouse on Parcel C-5A (Old "C-4") of Tract 1 of the Sandhill DRI, and 3) to revise Exhibit B, Map H Notes #1 and Map H, Exhibit #2 Notes; for 1.45± acres of the property located at 24200 Corporate Court or 720 J C Center Court, in the Port Charlotte area; Commission District I; Petition No. 23LAD-00000-00002; Applicant: Englewood Florida Storage, LLC; providing for an effective date. The Sandhill DRI is located south of the DeSoto County Line, north of Rampart Boulevard, east of Loveland Boulevard and west of the Deep Creek area; Section 7, Township 40 South, and Range 23 East, in the Port Charlotte area, currently containing a total of 713.12± acres.

ADJOURNMENT