

**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 11<sup>th</sup>, 2024, at 1:30 P.M.

Call to Order

Roll Call

Approval of Minutes – [February 12th, 2024, 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](mailto:David.Lyles@CharlotteCountyFL.gov).**

**PETITIONS**

1.) PD-23-00007

Quasi-Judicial

Commission District II



An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Planned Development (PD) to PD in order to have a residential development up to 1,762 dwelling units (a reduction of 341 dwelling units); adopting the General PD Concept Plan; requiring a transfer of 1,311 density units to reach the maximum of 1,762 dwelling units; for property, including three parcels, located at 12390, 13250 and 13280 Burnt Store Road, within the boundary of the Burnt Store Area Plan and in the Punta Gorda area, containing 425.93± acres; Commission District II; Petition No. PD-23-00007; Applicant: Burnt Store Developers, LLC; providing an effective date.

2.) PAS-23-00007

Legislative

Commission District II



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 Public Lands and Facilities (PL) (6.52± acres) and Low Density Residential (LDR) (3.81± acres) to Commercial (COM); for property located at 5221 and 5225 Taylor Road, in the Punta Gorda area, containing 10.33± acres; Commission District II; Petition No. PAS-23-00007; Applicant: Scenic View V, LLC; providing an effective date.

3.) PD-23-00010

Quasi-Judicial

Commission District II



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), and adopting its associated General PD Concept Plan, in order to have a maximum of 145,000 square feet of "Storage" pursuant to the County Code sec. 3-9-2: Rules of Construction; Definitions, including 11 buildings and no more than 68,000 square feet dedicated to Recreational Vehicle storage, for property located at 5221 and 5225 Taylor Road, in the Punta Gorda area, containing 10.33± acres; Commission District II; Petition No. PD-23-00010; Applicant: Scenic View V, LLC; providing an effective date.

**4.) PAS-23-00006**

**Legislative**

**Commission District V**



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 Public Lands and Facilities (PL) to Parks and Recreation (PKR); for property located at 21125 McGuire Avenue, in the Port Charlotte area, containing 4.96± acres; Commission District V; Petition No. PAS-23-00006; Applicant: Tina Powell, Charlotte County Parks & Natural Resources Divisions Manager; providing an effective date.

**5.) Z-23-05-20**

**Quasi-Judicial**

**Commission District V**



An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Residential Single-family 3.5 (RSF-3.5) to Parks and Recreation (PKR), for property located at 21125 McGuire Avenue, in the Port Charlotte area, containing 4.96± acres; Commission District V; Petition No. Z-23-05-20; Applicant: Tina Powell, Charlotte County Parks & Natural Resources Divisions Manager; providing an effective date.

**6.) TCP-24-01**

**Legislative**

**County-wide**



Pursuant to Section 163.3184(3), Florida Statutes, transmit a Large Scale Plan Amendment (Text Amendment) to the Department of Commerce and other State review agencies for review and comment; this request is to amend the Potable Water and Sanitary Sewer subelement under the Infrastructure Element by revising WSW Policy 3.3.3: Community Utility System Reporting and creating a new WSW Policy 3.3.4: Feasibility of Providing Sanitary Sewer Services; Petition No. TCP-24-01; Applicant: Dave Watson, Utilities Director, Charlotte County Utilities; providing an effective date.

**Sunshine Law Video – 24:00 minutes.**

**ADJOURNMENT**