

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-REVISED
REGULAR MEETING

April 8th, 2024, at 1:30 P.M.

Call to Order

Roll Call

Approval of Minutes – [March 11th, 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.

PETITIONS

1.) PFP-23-04-01

Quasi-judicial

Commission District II



CKJ Holdings Group, LLC and Charles Capps, Esq., of Pavese Law Firm, are requesting Preliminary and Final Plat approval for a replat of the property located at 1439 Virginia Drive (lot 12) and 2782 Lakeview Drive (lots 13, 14, and 15), of the Pettit Park Subdivision, as recorded in Plat Book 7, Page 11, in the Public Records of Charlotte County, Florida into a three-lot minor subdivision to be named, Lakeview Cottages. There is no bond or Development Agreement associated with this plat. The properties contain 0.7± acres and are located in the Punta Gorda area and in Commission District II.

2.) PD-24-03

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 2023-015, by amending the adopted PD condition "m" in order to define the "natural buffer with 25 feet in width", 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), containing 630.82± acres; Commission District IV; Petition No. PD-24-03; Applicant: Kolter Group Acquisitions, LLC; providing an effective date.

3.) 22LAD-00000-00007

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 Regulations, amending the DO for the Harborview DRI, Resolution Number 2010-083, to 1) revise for internal and statutory consistency to reflect updates to Florida Statutes, as applicable; 2) amend "Specific Conditions": "Vegetation and Wildlife"; "Wetlands"; "Stormwater Management/Water Quality"; "Transportation"; "Housing"; "Education", "Dock

Facilities” (existing “Marina and Dock Facilities”); “Energy”; “Flood Plain/Hurricane Preparedness”; and “Recreation and Open Space”; 3) update the “Land Use” condition to delete marina uses and add a residential Land Use Equivalency Matrix; 4) revise Map H as Exhibit “A” to be consistent with the proposed development rights; 5) revise the buildout date; 6) revise Exhibit “B” to include a “Residential Land Use Equivalency Matrix”; 7) replace the existing Exhibit “D”: “Harborview DRI Land Management Plan, a Manual of Best Management Practices for Preserve Areas, Wetland Buffers, Green Zone, Nutrient Management, Wildlife Utilization Area, and Listed Species Prepared by EarthBalance, February 25, 2010” with the new Exhibit “D”: “Harborview DRI Land Management Plan, a Manual of Best Management Practices for Preservation Prepared by Water Resource Associates, November 2023”; 8) replace Exhibit “E”: Wetland Impact/Preservation and Wildlife Areas/Green Zone Map (Map F-1) with a new Map F-1: Wetland Impact & Wildlife Utilization Map; and 9) delete Exhibit “F”: Marina Environmental Measures and Best Management Practices, Clean Marina Plan — Harborview Marina; for property general located north of the Peace River, south of Madras Court and Mauritania Road, east of Danforth Drive, and west of Discovery Drive; in the Port Charlotte area; containing 653± acres; Commission District I; Petition No. 22LAD-00000-00007; Applicant: Benderson Development Company, LLC; providing an effective date.

****Continued** per the applicant’s request. **This** application is rescheduled to be presented to the Planning and Zoning Board on May 13, 2024. 04/03/2024**

4.) PD-22-00015

Quasi-Judicial

Commission District I



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 Harborview Development of Regional Impact (DRI) PD, Ordinance Number 2010-071, by revising the development rights, removing the public marina, updating development standards, and adopting a Residential Land Use Equivalency Matrix and a General PD Concept Plan; requiring a transfer of density units for any residential development above 1,785 dwelling units; for property generally located north of the Peace River, south of Madras Court and Mauritania Road, east of Danforth Drive, and west of Discovery Drive; in the Port Charlotte area; containing 653± acres; Commission District I; Petition No. PD-22-00015; Applicants: Benderson Development Company, LLC; providing an effective date.

****Continued** per the applicant’s request. **This** application is rescheduled to be presented to the Planning and Zoning Board on May 13, 2024. 04/03/2024**

ADJOURNMENT