

**CHARLOTTE COUNTY PLANNING AND ZONING BOARD
REGULAR MEETING
Administration Center, 18500 Murdock Circle, Room 119, Port Charlotte, Florida**

Board Members
Michael Gravesen, Chair
Doug Izzo
Stephen Vieira, Secretary
Don McCormick
Clint Baker



District
District V
District III
District I
District II
District IV

**AGENDA
REGULAR MEETING**

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

Call to Order

Roll Call

Approval of Minutes – [May 13, 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-24-02

Quasi-judicial

Commission District I



Babcock Property Holdings, L.L.C. is requesting Preliminary and Final Plat approval for a subdivision to be named Midtown at Babcock Ranch, being a replat of all of tracts A-60, I-74, I-75, I-76, D-94, D-95, E-37, and E-38, of Babcock Ranch Community Spine Road DD8-10, as recorded in Plat Book 26, Page 10A through 10J of the Public Records of Charlotte County, Florida, all of mitigation area MA-G1, as recorded in Official Records Book 5022, Page 873, of said Public Records and a portion of unplatted lands. There is no bond or Developer's Agreement associated with this plat. The proposed subdivision, consisting of 36 tracts for roadway, drainage, irrigation, open space, conservation, and future development. The property contains 809.75± acres and is generally located south of Bermont Road, north of the County line with Lee County, west of the County line with Glades County and east of Babcock Trail. The site is within the boundary of the Babcock Ranch Community Development of Regional Impact (DRI) Increment 2, the East County area, and in Commission District I.

2.) SV-24-01

Legislative

Commission District V



The applicant, Bruce Schafer, is requesting to vacate a portion of the Haverhill Waterway Right-of-Way behind their property located at 21271 Cottonwood Avenue, to bring an existing shed into compliance with the required setbacks of the zoning district. The site contains 2,809.46± square feet, being an extension of lot 51 of Port Charlotte Subdivision Section 28, as shown on Plat Book 5, Pages 21A through 21B, of the Public Records of Charlotte County, Florida and generally located south of Cottonwood Avenue, west of Dewitt Street, north of Haverhill Waterway, east of Morningstar Waterway, within the Port Charlotte area, and located in Commission District V.

3.) PV-23-12-09

Legislative

Commission District II



Seventeen and Seventy-Five, LLC is requesting to vacate a portion of Golf Club Estates consisting of lot 1-A, and lots 1 through 14, and lot 16 and lot 17, Block A, as recorded in Plat Book 1, Page 43, of the Public Records of Charlotte County, Florida, consisting of 3.276± acres and a portion of Rosemary Drive containing 0.455± acres. The total area to be vacated is 3.731± acres and is generally located north of Duncan Road (Rd), south of Riverside Drive (Dr), east of I-75, and west of Regent Rd, within the Punta Gorda area and located in Commission District II.

4.) PAS-23-00005

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 Commercial (COM) (19.99± acres) and Low Density Residential (LDR) (2.13± acres) , and High Density Residential (HDR) (0.91± acres) to HDR with an annotation to the 2030 Future Land Use Map limiting the overall maximum density up to 338 units; increasing density from 18 units to 338 units; for property located at 6201 Duncan Road, 3300 and 3406 Rosemary Drive, in the Punta Gorda area, containing 23.03± acres; Commission District II; Petition No. PAS-23-00005; Applicant: Mivo Development Group; providing an effective date.

5.) PD-23-00008

Quasi-Judicial

Commission District II



An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Planned Development (PD) (19.99 acres), Residential Multi-family-5 (RMF-5) (2.13± acres), and Residential Multi-family 10 (RMF-10) (0.91± acres) to PD, in order to have a residential development up to 338 units; requiring a transfer of 320 density units to reach the maximum of 338 units; and adopting a "General PD Concept Plan" for this proposed development; for property located at 6201 Duncan Road, 3300 and 3406 Rosemary Drive, in the Punta Gorda area, containing 23.03± acres; Commission District II; Petition No. PD-23-00008; Applicant: Mivo Development Group; providing an effective date.

6.) PAS-23-00004

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 Burnt Store Limited Development (BSLD) to Commercial (COM), for property located at 17150 Burnt Store Road, in the Punta Gorda area and within the boundary of the Burnt Store Area Plan area, containing 41.31± acres; Commission District II; Petition No. PAS-23-00004; Applicant: Jaxon Fischer LLC; providing an effective date.

7.) Z-23-35-17

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) (the base density is one unit per ten acres) to Commercial General (CG), for property located at 17150 Burnt Store Road, in the Punta Gorda area and within the boundary of the Burnt Store Area Plan area, containing 41.31± acres; Commission District II; Petition No. Z-23-35-17; Applicant: Jaxon Fischer LLC; providing an effective date.

8.) PAL-24-02

Legislative

Commission District I



Pursuant to Section 163.3184(3), Florida Statutes, transmit a Large Scale Plan Amendment to the Florida Department of Commerce and other State agencies for review and comment; the amendment request is to amend Charlotte County FLUM Series Map #1: 2030 Future Land Use from Low Density Residential (LDR)(138.32± acres) and Commercial (COM)(1.56± acres) to Medium Density Residential (MDR) with an annotation to the 2030 Future Land Use Map limiting the overall maximum density up to 1,188 units; increasing density from 135 units to 1,188 units; for property located north of Turbak Drive, south of Peace River Shores Boulevard, east of Cobalt Boulevard and west of Duncan Road (US 17), in the Punta Gorda area, containing 139.88± acres; Commission District I; Petition No. PAL-24-02; Applicant: TAG Lakeside, LLC; providing an effective date.

9.) PD-24-02

Quasi-Judicial

Commission District I



An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Planned Development (PD) (138.32± acres) and Commercial General (CG)(1.56± acres) to PD, and adopting its associated General PD Concept Plan, in order to allow for a residential multi-family development up to 1,188 units; increasing density from 135 units to 1,188 units; requiring a transfer of 1,053 density units to reach the maximum of 1,188 units; for property located north of Turbak Drive, south of Peace River Shores Boulevard, east of Cobalt Boulevard, and west of Duncan Road (US 17), in the Punta Gorda area, containing 139.88± acres; Commission District I; Petition No. PD-24-02; Applicant: TAG Lakeside, LLC; providing an effective date.

10.) TLDR-24-01 Revisions to Subdivision Regulations

Legislative

Countywide



An Ordinance of the Board of County Commissioners of Charlotte County, Florida, amending Charlotte County Code Chapter 3-7: Subdivision Regulations, by 1) revising Article I: In General, Section (Sec.) 3-7-1: Purpose; Sec. 3-7-5: Definitions; and Article II: Procedure for Plat Approval, by revising Sec. 3-7-21: Steps to record final plat, now referred to as Detailed Platting Application Process, Sec. 3-7-21: General requirements; Sec. 3-7-23: Basic application process; Sec. 3-7-26: Preliminary plat procedure; Sec. 3-7-27: Agency review, now referred to as Preliminary Plat Review; Sec. 3-7-31: Construction plans procedure, Sec. 3-7-32: Authority granted by approval, Sec. 3-7-33: Limit of approval, Sec. 3-7-34: Amendments and changes, Sec. 3-7-35: Final plat procedure generally, now referred to as General Final Plat Procedure, Sec. 3-7-36: Review, now referred to as Final Plat Review, Sec. 3-7-37: Approval by the board of county commissioners, now referred to as Approval of the Final Plat, Sec. 3-7-38: Recording of the final plat; 2) creating new Sec. 3-7-26: Determination; 3) renumbering various sections; and 4) repealing Section 3-7-24: Zoning; Sec. 3-7-28: Planning director; Section 3-7-29: Planning and zoning board; and Section 3-7-30: Approval by the board of county commissioners to remove the requirements of public hearings. Additionally, 5) revising Article III: Standard Requirements for Subdivision, Sec. 3-7-65: Certification of improvements or performance guarantee; Sec. 3-7-66: Maintenance, materials, and workmanship warranty bond after construction is complete; Sec. 3-7-106: Suitability of land; Sec. 3-7-121: For infrastructure to be constructed prior to final plat; Sec. 3-7-122: For infrastructure to be bonded instead of built; 6) repealing Article VII: Procedure for Minor Subdivisions, and 7) revising Article VIII: Enforcement, Sec. 3-7-141: Building permits, now referred to as Building and other permits, repealing Sec. 3-7-142: Other permits, and 8) repealing Chapter 3-5: Planning and Development, Article III: Plats, which was adopted in 1986, and providing for conflict with other ordinances; providing for severability; and providing for an effective date. This is the first phase of proposed changes to the County Code to streamline the platting process and align the regulations with Florida State Statutes. Application number: TLDR-24-01; Applicant: Charlotte County Board of County Commissioners.

ADJOURNMENT