

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

August 12th, 2024, at 1:30 P.M.

Call to Order

Roll Call

Approval of Minutes – [July 8th, 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.) PP-24-01

Quasi-judicial

Commission District I



Lennar Homes, LLC is requesting Preliminary Plat approval for a subdivision to be named, Tuckers Cove – Phase 2, being a replat of a portion of Tract F-1 of Tuckers Cove, as recorded in Plat Book 27, Pages 7A through 7Z48, of the Public Records of Charlotte County, Florida. The proposed subdivision consists of 505 residential lots and 7 tracts. This site contains 116.15± acres and is generally located south of Bermont Road, north of Babcock Trail, west of the County line with Glades County, and east of SR 31, in the boundary of the Babcock Ranch Community Development of Regional Impact (DRI) Increment 2, within the East County area, and in Commission District I.

2.) PP-24-02

Quasi-judicial

Commission District I



Lennar Homes, LLC is requesting Preliminary Plat approval for a subdivision to be named, Webbs Reserve – Phase 2, being a replat of a portion of Tract F-3 of Webbs Reserve, as recorded in Plat Book 27, Pages 8A through 8Z53, of the Public Records of Charlotte County, Florida. The proposed subdivision consists of 142 residential lots and 10 tracts. This site contains 58.85± acres and is generally located south of Bermont Road, north of Babcock Trail, west of the County line with Glades County, and east of SR 31, in the boundary of the Babcock Ranch Community Development of Regional Impact (DRI) Increment 2, within the East County area, and in Commission District I.

3.) PV-24-01

Legislative

Commission District III



ARR Holdings, LLC is requesting to vacate a portion of Rotonda Heights consisting of lots 1944 through 1952, lots 1955 through 1959, and lots 1973 through 1981, as recorded in Plat Book 8, Pages 26A through 26Z, of the Public Records of Charlotte County, Florida. The properties consist of 9.307± acres and are generally located north and west of Rotonda Boulevard West, south of Flower Road (Rd), east of Placida Rd, in the Rotonda West and West County area, and located in Commission District III.

4.) PD-24-04

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)(34.1± acres) and Planned Development (PD)(315± acres) to Planned Development (PD) in order to have a residential development up to 1,000 residential units (no change); adding a Land Use Equivalency Matrix for a mixture of residential and commercial development, and the maximum development rights would be 1,000 residential units with no commercial square footage, or a maximum of 100,000 square feet of commercial uses with 466 residential units; requiring transferring density of 779 units for residential development above the base density of 221 units; adopting a General PD Concept Plan, for property, including four parcels, three parcels located at 15162 and 15170 Burnt Store Road and 26000 Zemel Road, and one parcel generally located north of Zemel Road, south of Shotgun Road, and east of Burnt Store Road, in the boundary of the Burnt Store Area Plan area and in the Punta Gorda area, containing 349.1± acres; Commission District II; Petition No. PD-24-04; Applicant: Zemel Land Partners LLC; providing an effective date.

5.) PD-24-05

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)(47.85± acres) and Planned Development (PD)(96.99± acres) to Planned Development (PD) in order to have a residential development up to 273 residential units (a reduction of 86 residential units); requiring transfer of density of units for residential development above the base density of 14 units; adopting a General PD Concept Plan for the property, including multiple parcels, generally located north and east of Prada Drive, south of Zemel Road, east of Burnt Store Road, and west of Charlotte County Landfill and Weigh Station, in the boundary of the Burnt Store Area Plan area and in the Punta Gorda area, containing 144.84± acres; Commission District II; Petition No. PD-24-05; Applicant: Zemel Land Partners LLC; providing an effective date.

6.) PD-24-07

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. This is a major modification of the existing PD, Ordinance Numbers 2021-031 and 2007-037, by amending the adopted PD Concept Plan and its associated PD conditions to 1) allow residential and commercial development containing up to 999 dwelling units (no change) and 200,000 square feet of commercial uses (no change); allow a transfer of 268 density units for a maximum of 999 dwelling units; 2) memorialize the prior phase and other minor modifications, and 3) adopt the General PD Concept Plan; for property, including three parcels, two parcels located at 12300 and 13000 Burnt Store Road and one parcel located between these two parcels, in the Punta Gorda area and within the boundary of the Burnt Store Area Plan area; containing 306.51± acres; Commission District II; Petition No. PD-24-07; Applicant: CC Burnt Store LLC; providing an effective date.

7.) PD-24-06

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 of the existing PD, Ordinance Number 2022-057, by amending the adopted PD condition “v” and the adopted General PD Concept Plan in order to remove internal sidewalks along all internal roadways except for the main corridor as depicted in the revised General PD Concept Plan; adopting the revised General PD Concept Plan; for property, which includes four parcels, three parcels located at 379 Horizon Road, 1 Horizon Road, and 102 Sydney Street, and one parcel generally located southeast of Riverside Drive and northwest of Duncan Road (U.S. 17), in the Punta Gorda area, containing 90.82± acres; Commission District I; Petition No. PD-24-06; Applicant: Palm Breeze of Punta Gorda LLC; providing an effective date.

Election of Officers

- **Vice-Chair**

ADJOURNMENT