

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

Board Members

Kevin Graham
Robert Segur
Stephen Vieira, Vice-Chair
Phillip Smallwood, Secretary
Clint Baker, Chair



District

District V
District III
District I
District II
District IV

AGENDA
REGULAR MEETING

August 10th, 2026, at 1:30 P.M.

Call to Order

Roll Call

Approval of Minutes – [May 11th, 2026, 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.) PAL-26-02

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 to amend Charlotte County FLUM Series Map #1: 2030 Future Land Use from Agriculture (AG) to Mineral Resource Extraction (MRE) for property located at 44800 Bermont Road, in the Punta Gorda area and within the East County area; containing 164.66± acres; Commission District I; Petition No. PAL-26-02; Applicant: James Weeks; providing an effective date.

2.) Z-26-16

Quasi-Judicial

Commission District I



An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Agriculture (AG) to Excavation and Mining (EM) for property located at 44800 Bermont Road, in the Punta Gorda area and within the East County area; containing 164.66± acres; Commission District I; Petition No. Z-26-16; Applicant: James Weeks; providing an effective date.

3.) PAS-26-02

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 Parks and Recreation (PKR) to Commercial (COM); for property located at 11040 Pinetrail Road, in the Punta Gorda area, containing 3.74± acres; Commission District II; Petition No. PAS-26-02; Applicant: Sharon Murray; providing an effective date.

4.) PD-26-03

Quasi-Judicial

Commission District II



An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Commercial General (2.73± acres) and Parks and Recreation (PKR) (3.74± acres) to Planned Development (PD) to allow for commercial uses with outdoor storage and to bring the existing uses in compliance with the County's regulations; and also adopting a General PD Concept Plan; for property including multiple lots located at 11040 Pinetrail Road and 11119 and 11139 Tamiami Trail (US 41), in the Punta Gorda area, containing 6.47± acres; Commission District II; Petition No. PD-26-03; Applicant: Sharon Murray; providing an effective date.

5.) TCP-26-01

Legislative

Countywide



Pursuant to Section 163.3184(3), Florida Statutes, transmit a Large Scale Plan Amendment (Text Amendment) to the Florida Department of Commerce and other State review agencies for review and comment to amend: 1) the Future Land Use (FLU) Element by adding new FLU) Policy 1.2.18, Government-Created Nonconformities; and 2) the Property Rights (PR) Element by adding new PR Policy 1.2.5, Relief for Government-Created Nonconformities, to address properties rendered nonconforming solely as a result of a governmental taking; Countywide; Petition No. TCP-26-01; Applicant: Charlotte County Board of County Commissioners; providing an effective date.

6.) TLDR-26-01

Legislative

Countywide



An Ordinance of the Board of County Commissioners of Charlotte County, Florida, amending Charlotte County Code Chapter 3-9, Zoning, Article I, In General, by adding new subsection (g), Nonconformities resulting from a governmental taking to Section 3-9-9, Legal Nonconformities, providing for administrative relief procedures and criteria for properties rendered nonconforming solely as a result of a governmental taking; providing for conflicts with other Ordinances; providing for severability; and providing for an effective date; Countywide; Petition No. TLDR-26-01; Applicant: Charlotte County Board of County Commissioners.

ADJOURNMENT