

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
Phillip Smallwood
Clint Baker, Vice-Chair



District

District V
District III
District I
District II
District IV

AGENDA
REGULAR MEETING

May 12th, 2025, at 1:30 P.M.

Call to Order

Roll Call

Approval of Minutes – [April 14th, 2025, 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-23-00005

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 2650 SR 31, in the Punta Gorda area and within the East County area; containing 223.14± acres; Commission District I; Petition No. PAL-23-00005; Applicant: Lake Lonely, LLC; providing an effective date.

2.) Z-23-41-19

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 2650 SR 31, in the Punta Gorda area and within the East County area; containing 223.14± acres; Commission District I; Petition No. Z-23-41-19; Applicant: Lake Lonely, LLC; providing an effective date.

3.) TCP-24-04

Legislative

Commission District I



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 1) Future Land Use (FLU) Policy 3.1.4: Standards for Rural Settlement Area Overlay District to adopt a Pattern Book and development guideline and implement them via the Planned Development rezoning process; and 2) FLU Appendix 1: Land Use Guide, Section 4: Overlay Districts - Land Use Overlays, by revising Rural Settlement Area Overlay District (RSAOD) to a) increase the "Maximum Density" from 6,000 units to 8,000 units and the "Maximum Intensity" for "Regional Economic Development" uses from 1,000,000 square feet to 1,500,000 square feet, and clarify the developable area, b) revise Special Provisions item 3. Phasing of Development, Item 4. Density Transfers, Item 5. Open Spaces/Greenbelt, Item 6. Regional Economic and Commercial Development Standards, and Item 10. Wildlife Undercrossings, c) delete Special Provisions Item 7. Rural Village

Standards, Item 8. Residential Development Standards, and subitem b under item 9. Transportation System, and d) adopt Master Development Plan as Exhibits 1 through 5 for properties generally located south of the Desoto County line, north of Palm Shores Boulevard, and east of US 17 (Duncan Road), in the East County area; containing 4,908± acres; Commission District I; Petition No. TCP-24-04; Applicant: Pulte Group; providing an effective date.

ADJOURNMENT