

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**  
**REGULAR MEETING**

June 12th, 2023, at 1:30 P.M.

Call to Order

Roll Call

Approval of Minutes – [May 8th, 2023, 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](mailto:David.Lyles@CharlotteCountyFL.gov).**

**PETITIONS**

1.) PD-23-00001

Quasi-Judicial

Commission District III



An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Planned Development (PD) to PD in order to 1) build an electrical substation on the northern portion of property (2.12± acres) (the rest of the property will remain as open space/vacant lands), 2) keep the base density of 82 dwelling units, and 3) adopt the "Detail PD Concept Plan", for property located at 6105 Winchester Boulevard and 6120 Ivory Bill Drive, in the Englewood area, containing 24.67± acres; Commission District III; Petition No. PD-23-00001; Applicant: Florida Power & Light Company; providing an effective date.

2.) CSZ-23-02

Quasi-Judicial

Commission District III



A Resolution of the Board of County Commissioners of Charlotte County, Florida, approving a petition to recertify 106 density units from properties located at 6105 Winchester Boulevard and 6120 Ivory Bill Drive, in the Englewood Area; containing 24.67± acres, in accordance with Part III Land Development and Growth Management, Chapter 3-9 Zoning, Article V Environmental Requirements and Other Requirements, Section 3-9-150(h)(1(a)(ii), Transfer of Density Units (TDU), of the Code of Laws and Ordinances of Charlotte County, Florida; Petition No. CSZ-23-02; Applicant: Pastore Doyle Developers LLC, providing an effective date.

3.) 23LAD-00000-00003

Quasi-Judicial

Commission District IV



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 Regulation, amending Development Order (DO), Resolution Number 2009-166 and Resolution Number 2020-175, for Increment II of the Murdock Center Development of Regional Impact (DRI), to add "Land Use Equivalency Matrix" as Exhibit 6; and use the new Land Use Equivalency Matrix to exchange approved 82,894.69 square feet of commercial/shopping center for property located within the "Regional Mall" for 722 multi-family dwelling units (Mid-Rise); to amend Exhibit 2

“Project Summary” to reflect changes of development rights; and to reflect the extension of the expiration date and buildout date of this DO per Governor’s Executive Orders, for property generally located at the intersection of Tamiami Trail (U.S. 41) and El Jobean Road (S.R. 776), in the Port Charlotte area, containing 132.4± acres; Commission District IV, Petition No. 23LAD-00000-00003; Applicant: Avery Port Charlotte, LLC; providing an effective date.

**4.) PD-23-00002**

**Quasi-Judicial**

**Commission District IV**



An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Commercial General (CG) to Planned Development (PD), in order to have residential development up to 250 dwelling units, increasing the base density from 0 units to 250 units; requesting 250 units of Incentive Density for the proposed residential development; and also requesting to adopt the “Detail PD Concept Plan”; for property located at 1441 Tamiami Trail, Unit 901, containing 7.01± acres, in the Port Charlotte area and within the boundary of the Murdock Center Increment II Development of Regional Impact (DRI); Commission District IV; Petition No. PD-23-00002; Applicant: Avery Port Charlotte, LLC; providing an effective date.

**5.) TCP-23-01**

**Legislative**

**Commission Districts IV & V**



Pursuant to Section 163.3184(3), Florida Statutes, transmit a Large Scale Plan Amendment to the Department of Economic Opportunity (DEO) and other State agencies for review and comment; this request is to revise Future Land Use (FLU) Appendix VI: Developments of Regional Impact by 1) adding a Land Use Equivalency Matrix to Increment II of the Murdock Center Development of Regional Impact (DRI) which will allow the conversion of approved commercial square footage to other uses within this DRI; and 2) amending the Murdock Center DRI development rights to a) decrease “Retail/office” from 2,699,000 - 2,685,591 square feet to 2,541,588.31 - 2,557,512.31 square feet; and b) reflecting the development rights as established in Increment II Development Order (DO) by adding “Regional Mall” of 630,605.31 square feet, “Theater” of 70,000 square feet, “Peripheral Development” of 440,500 square feet, and 722 “Multi-family” (Mid-Rise) Units; Petition No. TCP-23-01; Applicant: Avery Port Charlotte, LLC; this amendment will also update development rights as established in Increment IV DO by adding “Retail” of 515,749 square feet, “Office” of 44,076 square feet, and “Mini-Warehouse” of 155,730 square feet; and concurrently removing 150 “Hotel Rooms”, 150 units of “Senior Adult Housing”, and 125 units of “Assisted Living”; Commission Districts IV & V; providing an effective date.

**6.) PAL-23-00001**

**Legislative**

**Commission District II**



Pursuant to Section 163.3184(3), Florida Statutes, transmit a Large Scale Plan Amendment to the Department of Economic Opportunity (DEO) and other State agencies for review and comment; the amendment request is to change Charlotte County FLUM Series Map #1: 2030 Future Land Use, from Public Land & Facilities to Parks and Recreation; for property located at 2505 Carmalita Street, in the Punta Gorda area, containing 55.157± acres; Commission District II; Petition No. PAL-23-00001; Applicant: Tina Powell, Parks & Natural Resources Division Manager; providing an effective date.

**7.) Z-23-41-12**

**Quasi-Judicial**

**Commission District II**



An Ordinance, pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Residential Estate (RE1) to Parks and Recreation (PKR), for property located at 2505 Carmalita Street, in the Punta Gorda area, containing 55.157± acres; Commission District II; Petition No. Z-23-41-12; Applicant: Tina Powell, Charlotte County Parks & Natural Resources Division Manager; providing an effective date.

**ADJOURNMENT**