

**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**

September 11, 2023, at 1:30 P.M.

Call to Order

Roll Call

Approval of Minutes – [August 14th, 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.

PETITIONS

1.) PFP-23-05-02

Quasi-judicial

Commission District I



Meritage Homes of Florida, Inc. is requesting Preliminary and Final Plat approval for a subdivision to be named Babcock Ranch Community Crescent Lakes Phase 2. They also seek approval of a Developer's Agreement and surety to cover the construction of the plat infrastructure. The proposed subdivision, consisting of 173 single-family lots and three tracts with supporting utility, roadway, and stormwater infrastructure, is the second phase of the Crescent Lakes subdivision. The property contains 39.78± 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 Bluebird 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-22-01-01

Legislative

Commission District III



Ms. Angela Cupp is requesting to vacate all of 4th Avenue adjacent to Lot 1 and Lot 4, Block N, Rock Creek Park 3rd Addition as per plat thereof recorded in Plat Book 6, Page 1, of the Public Records of Charlotte County, Florida and a portion of the undeveloped 50' Right of Way of 8th Street abutting Lot 1, Block N, Rock Creek Park 3rd Addition, adjacent to her property located at 836 E. 7th Street, Englewood, FL. The total area to be vacated is 15,703.2± square feet and is generally located north of E. 7th Street, south of the Sarasota County Line, east of Pine Street and west of Skipper Lane, within the Englewood area and located in Commission District III.

3.) PAS-22-00010

Legislative

Commission District I



Pursuant to Section 163.3187, Florida Statutes, adopt a Small Scale Plan Amendment to change 1) Charlotte County FLUM Series Map #1: 2030 Future Land Use, from Charlotte Harbor Commercial (CHC) to Charlotte Harbor Mixed Use (CHMU), and 2) Charlotte County FLUM Series Map #1A: Charlotte Harbor 2030 FLU - Detail Map from Charlotte Harbor Commercial (CHC) to Charlotte Harbor Mixed Use (CHMU), for property located at 4536 Tamiami Trail, in the Charlotte Harbor Community Redevelopment Area (CRA) and in the Port Charlotte area, containing 2.06± acres; Commission District I; Petition No. PAS-22-00010; Applicant: David M. Davenport AIA, NCARB, LEED, AP BD&C; providing an effective date.

4.) PD-22-00017

Quasi-Judicial

Commission District I



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 allow for an additional self-storage building on the site with an existing self-storage building and also requesting to adopt the Detail PD Concept Plan, for property located at 4536 Tamiami Trail, in the Charlotte Harbor Community Redevelopment Area (CRA) and in the Port Charlotte area, containing 2.06± acres; Commission District I; Petition No. PD-22-00017; Applicant: David M. Davenport AIA, NCARB, LEED, AP BD&C; providing an effective date.

5.) TLDR-23-02

Legislative

Countywide



An Ordinance of the Board of County Commissioners of Charlotte County, Florida, amending Charlotte County Code Chapter 3-9: Zoning, Article III. Special Regulations, by adding new Section 3-9-92. Affordable Housing/Accessory Density Units, providing for purpose and intent; providing for requirements for an affordable housing unit or accessory density unit; providing for standards for an accessory density unit; providing for standards for an affordable duplex; providing for conflict with other Ordinances; providing for severability; and providing for an effective date. Applicant: Charlotte County Board of County Commissioners.

ADJOURNMENT