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

Board Members	District
Kevin Graham	District V
Robert Segur	District III
Stephen Vieira, Vice-Chair	District I
Phillip Smallwood, Secretary	District II
Clint Baker, Chair	District IV

MINUTES
REGULAR MEETING

April 13, 2026, at 1:30 p.m.

Call to Order
Mr. Viera called the meeting to order at 1:30 p.m.

Roll Call
Absent: Robert Segur and Clint Baker. Upon roll call, it was determined a quorum was present.

Approval of Minutes – March 9, 2026, Regular Meeting, minutes were approved by Mr. Graham, seconded by Mr. Smallwood.

The oath was provided by **Recording Secretary Sargent** for those wishing to provide testimony.

Announcements
None.

PETITIONS

1.) PD-25-13 Legislative Commission District I

An Ordinance, pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Planned Development (PD) (265± acres) and Commercial General (CG) (12.55± acres) to PD, in order to have a mixture of residential uses up to 999 residential units and commercial uses up to 195,000 square feet; requiring transfer of density of units for residential development above the base density of 26 units; adopting a General PD Concept Plan, for the property, including 11 parcels, located at 14290, 14310, 14300, 14330, 14340, 14380, 14400, 14410, 14430, 14440 Burnt Store Road and 26100 Zemel Road; in the Punta Gorda area, within the boundary of the Burnt Store Area Plan area, containing 277.55± acres; Commission District II; Petition No. PD-25-13; Applicant: Burnt Store Road RET-LLC; providing an effective date

Ms. Shao, Principal Planner, presented the findings and analysis for Petition **PD-25-13** and recommended approval based on the staff report.

Questions for Staff
Mr. Smallwood asked if there was any actual density increase. **Ms. Shao** stated that this is merely to add a commercial component.

Applicant's Presentation
Daniel DeLisi stated that he was sworn in. He explained that they are trying to expand the commercial center, making it more viable for the residents of the area.

Public Input
Frank Petrosino, Curtis Newberry, Charles Russell, and **John Henderson** spoke.

A letter of support was received from the Burnt Store Corridor Coalition.

- ***Mr. Smallwood*** moved to close public comment, seconded by ***Mr. Graham,*** with a unanimous vote.

Discussion
None.

Rebuttal
Todd Rebol, engineer with Atwell, was sworn in and addressed the concerns voiced regarding traffic and water management.

Recommendation
Mr. Graham moved that **PD-25-13**, be sent to the Board of County Commissioners with a recommendation of Approval of conditions "a" through "w" based on the findings and analysis in the staff report dated **March 23, 2026**, Charlotte County's Comprehensive Plan along with the evidence and testimony presented at today's meeting, seconded by ***Mr. Smallwood***; and carried by a unanimous vote.

2.) PD-26-01 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 amendment constitutes a major modification to Ordinance Number 2023-003 by amending PD conditions "a", "b", and "c" , to add single-family attached as a permitted use and to increase the approved residential development rights from 208 dwelling units to 212 dwelling units; however, the base density is 212 dwelling units and no transfer of density units is required; adopting the Bella Via PD Concept Plan for development in Phase 2; for property generally located north of Harborview Road, south of Westchester Boulevard, west of Loveland Boulevard, and east of Kings Highway, in the Port Charlotte area, containing 42.62± acres; Commission District I; Petition No. PD-26-01; Applicant: Taylor Morrison of Florida, Inc.; providing an effective date.

Ms. Shao, Principal Planner, presented the findings and analysis for Petition **PD-26-01** and recommended approval based on the reasons outlined in the staff report.

Questions for Staff
None.

Applicant's Presentation
Tom Sacharski, AICP-RVI planning + Landscape Architecture, stated he was sworn in. He agreed with the staff recommendation.

Public Input
Debra Sharron and **Kathleen Knupp** spoke.

- ***Mr. Smallwood*** moved to close public comment, seconded by ***Mr. Graham,*** with a unanimous vote.

Rebuttal
Tom Sacharski, AICP-RVI planning + Landscape Architecture, addressed the traffic concerns.

Todd Rebol, engineer with Atwell also spoke regarding traffic concerns.

Recommendation
Mr. Graham moved that **PD-26-01**, be sent to the Board of County Commissioners with a recommendation of Approval based on the findings and analysis in the staff report dated **March 23, 2026**, Charlotte County's Comprehensive Plan along with the evidence and testimony presented at today's meeting, seconded by ***Mr. Smallwood***; and carried by a unanimous vote.

3.) PD-26-02 Quasi-Judicial Commission District IV
An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Residential Estate 1 (RE-1) (8.21± acres) and Agriculture (AG) (4.64± acres) to Planned Development (PD) to allow for commercial general uses, and also adopt a General PD Concept Plan; for property located at 5905 Duncan Road (US 17), in the Punta Gorda area, containing 12.85± acres; Commission District II; Petition No. PD-25-14; Applicant: 5905 Duncan Road LLC; providing an effective date.

Ms. Shao, Principal Planner, presented the findings and analysis for Petition **PD-26-02** and recommended approval based on the reasons outlined in the staff report.

Questions for Staff
Mr. Graham asked for clarification on drive-thru use and intersections **Ms. Shao** explained further.

Applicant's Presentation
Linda Stewart, certified planner with Pape-Dawson stated that she was sworn in. She stated that drive-thrus are approved in West Port and requested approval of the petition.

Public Input
None.

- ***Mr. Smallwood*** moved to close public comment, seconded by ***Mr. Graham,*** with a unanimous vote.

Discussion
None.

Recommendation
Mr. Smallwood moved that **PD-26-02**, be sent to the Board of County Commissioners with a recommendation of Approval with amended pd conditions based on the findings and analysis in the staff report dated **March 21, 2026**, Charlotte County's Comprehensive Plan along with the evidence and testimony presented at today's meeting, seconded by ***Mr. Graham***; and carried by a unanimous vote.

4.) Z-26-12 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 Residential Single-family 3.5 (RSF-3.5) in order to correct an inconsistency between the Future Land Use Map designation and the zoning district, and requiring a transfer of one density unit on site; for property located at 960 Rotonda Circle, in the Rotonda West area and in the West County area, containing 0.74± acres; Commission District III; Petition No. Z-26-12; Applicant: Nina Grigorov, Trustee of the Nina Grigorov Living Trust; providing an effective date.

5.) TDU-26-01 Quasi-Judicial Commission District III
Resolution of the Board of County Commissioners of Charlotte County, Florida, approving a petition for a transfer of one density unit to a Receiving Zone located at 960 Rotonda Drive, in the Rotonda West area and in the West County area, containing 0.74± 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 Transfer of

Density Units (TDU), of the Code of Laws and Ordinances of Charlotte County Commission, District II; Petition No. TDU-26-01; Applicant: Nina Grigorov, Trustee of the Nina Grigorov Living Trust; providing an effective date.

Ms. Shao, Principal Planner, presented the findings and analysis for Petitions **Z-26-12** and **TDU-26-01**, with a recommendation of approval based on the reasons outlined in the staff report.

Questions for Staff
None.

Applicant's Presentation
Robert H. Berntsson of Big W Law, stated that he was sworn in. He explained that the client would like 2 units which is the reasoning for the rezoning.

Public Input
None.

- ***Mr. Graham*** moved to close public comment, seconded by ***Mr. Smallwood,*** with a unanimous vote.

Discussion
None.

Recommendation
Mr. Graham moved that **Z-26-12**, be sent to the Board of County Commissioners with a recommendation of Approval of with amended pd conditions based on the findings and analysis in the staff report dated **March 21, 2026**, Charlotte County's Comprehensive Plan along with the evidence and testimony presented at today's meeting, seconded by ***Mr. Smallwood,*** and carried with a unanimous vote.

Mr. Graham moved that **TDU-26-01**, be sent to the Board of County Commissioners with a recommendation of Approval of with amended pd conditions based on the findings and analysis in the staff report dated **March 21, 2026**, Charlotte County's Comprehensive Plan along with the evidence and testimony presented at today's meeting, seconded by ***Mr. Smallwood,*** and carried with a unanimous vote.

6.) Z-26-14 Quasi-Judicial Commission District II

An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Residential Estate (RE-1) to Commercial General (CG) (62.824± acres) and Environmentally Sensitive (ES) (19.06± acres) in order to correct an inconsistency between the Future Land Use Map designation and the zoning district, for property, including three parcels, two of which located at 27544 Green Gulf Boulevard and 11711 Tamiami Trail, and one unaddressed parcel generally located north of green Gulf Boulevard, south of Notre Dame Boulevard, east of Alligator Street, and west of Tamiami Trail (US 41), in the Punta Gorda area and within the South County area; containing 81.884± acres; Commission District II; Petition No. Z-26-14; Applicant: Charlotte County Board of County Commissioners; providing an effective date.

Mr. Jaden Keech, Planner, presented the findings and analysis for Petition **Z-26-14** recommended approval based on the reasons outlined in the staff report.

Questions for Staff
Mr. Graham *asked how the property would be accessed.*

Applicant's Presentation

Mr. Cullinan is the applicant on behalf of the county, who owns the property, and explained accessibility. He also explained the intent is to put a water tower and a fire station on the property, not commercial development. However, there will be a 4-lane roadway put in because that is the only road wide enough for it.

Public Input

David Gardner, Mark Dorr, and **Howard Snuffer** spoke.

Public comment was not officially closed, an oversight.

Recommendation

Mr. Smallwood moved that **Z-26-14**, be sent to the Board of County Commissioners with a recommendation of Approval of with amended pd conditions based on the findings and analysis in the staff report dated **March 18, 2026**, Charlotte County's Comprehensive Plan along with the evidence and testimony presented at today's meeting seconded by ***Mr. Vieira***; motion passed with a 2-1 recommendation. (Mr. Smallwood and Mr. Vieira voted yes to approve-Mr. Graham voted no against the approval.

ADJOURNMENT

The meeting adjourned at 3:02 p.m.
Submitted by Jane Babler, recording secretary
Community Development Department

5/11/26

Clint Baker, Chair Date