

**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-REVISED
REGULAR MEETING**

May 11th, 2026, at 1:30 P.M.

Call to Order

Roll Call

Approval of Minutes – [April 13th, 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.) VPL-25-02

Legislative

Commission District I



EIP IV FL Caloos Land LLC is requesting to vacate the remaining portion of the Re-subdivision of Tamiami subdivision to allow for the creation of a Mitigation Bank, specifically to vacate the remaining outparcels/lots and streets. Most of this plat was previously vacated via Resolution 2008-159; the Re-subdivision of Tamiami subdivision is shown on Plat Book 2, Page 24 ½ of the public records of Charlotte County and located in the East County Area; Commission District I; Petition Number: VPL-25-02; providing an effective date. The applicant is concurrently seeking to amend Resolution No. 2008-156 to replace the adopted conservation easement with a restrictive covenant, in order to fulfill the previously approved transfer of density units and retain 12 density units on the property. The property is generally located north of Bermont Road, east of SR 31, and west of the Glades County line, in the East County area, Commission District I.

2.) VST-26-01

Legislative

Commission District I



James and Marcia Noble are requesting to vacate a portion of the Jupiter Water Way adjacent to lot 60, Block 2035, Port Charlotte Subdivision Section 24, according to the plat thereof as recorded in Plat Book 5, Page 16A-16E of the Public Records of Charlotte County, Florida and abutting property located at 488 Eppinger Drive. The site contains 3306 ± square feet and is Commission District I.

3.) PAL-26-01

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 44000, 44520, and 44570 Bermont Road, in the Punta Gorda area and within the East County area; containing 1032.33± acres; Commission District I; Petition No. PAL-26-01; Applicant: Kelly Family Holdings, LLC; providing an effective date.

4.) Z-26-13

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 44000, 44520, and 44570 Bermont Road, in the Punta Gorda area and within the East County area; containing 1032.33± acres; Commission District I; Petition No. Z-26-13; Applicant: Kelly Family Holdings, LLC; providing an effective date.

5.) CSZ-26-06

Quasi-Judicial

Commission District IV



Resolution of the Board of County Commissioners of Charlotte County, Florida, approving a petition for certification of a Sending Zone located at 13555 Marathon Boulevard, in the West County area, containing 6.879± acres; for calculation and severance of 34 density units in accordance with Section 3-9-150(d)(1)(k)(Transfer of Density Units) of the Code of Laws and Ordinances of Charlotte County, Florida; Petition No. CSZ-26-06; Applicant: Charlotte County Board of County Commissioners; providing an effective date.

6.) PAS-26-01

Legislative

Commission District IV



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 Low Density Residential (LDR) to Parks and Recreation (PKR); for property located at 13555 Marathon Boulevard, in the West County area, containing 6.879± acres; Commission District IV; Petition No. PAS-26-01; Applicant: Tina Powell, Charlotte County Parks & Natural Resources Divisions Manager; providing an effective date.

7.) Z-26-15

Quasi-Judicial

Commission District IV



An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Manufactured Home Conventional (MHC) to Parks and Recreation (PKR), for property located at 13555 Marathon Boulevard, in the West County area, containing 6.879± acres; Commission District IV; Petition No. Z-26-15; Applicant: Tina Powell, Charlotte County Parks & Natural Resources Divisions Manager; providing an effective date.

ADJOURNMENT