



PD-24-13 (Quasi-Judicial)

(Adoption Hearing BCC Land Use Meeting 11-25-2025)

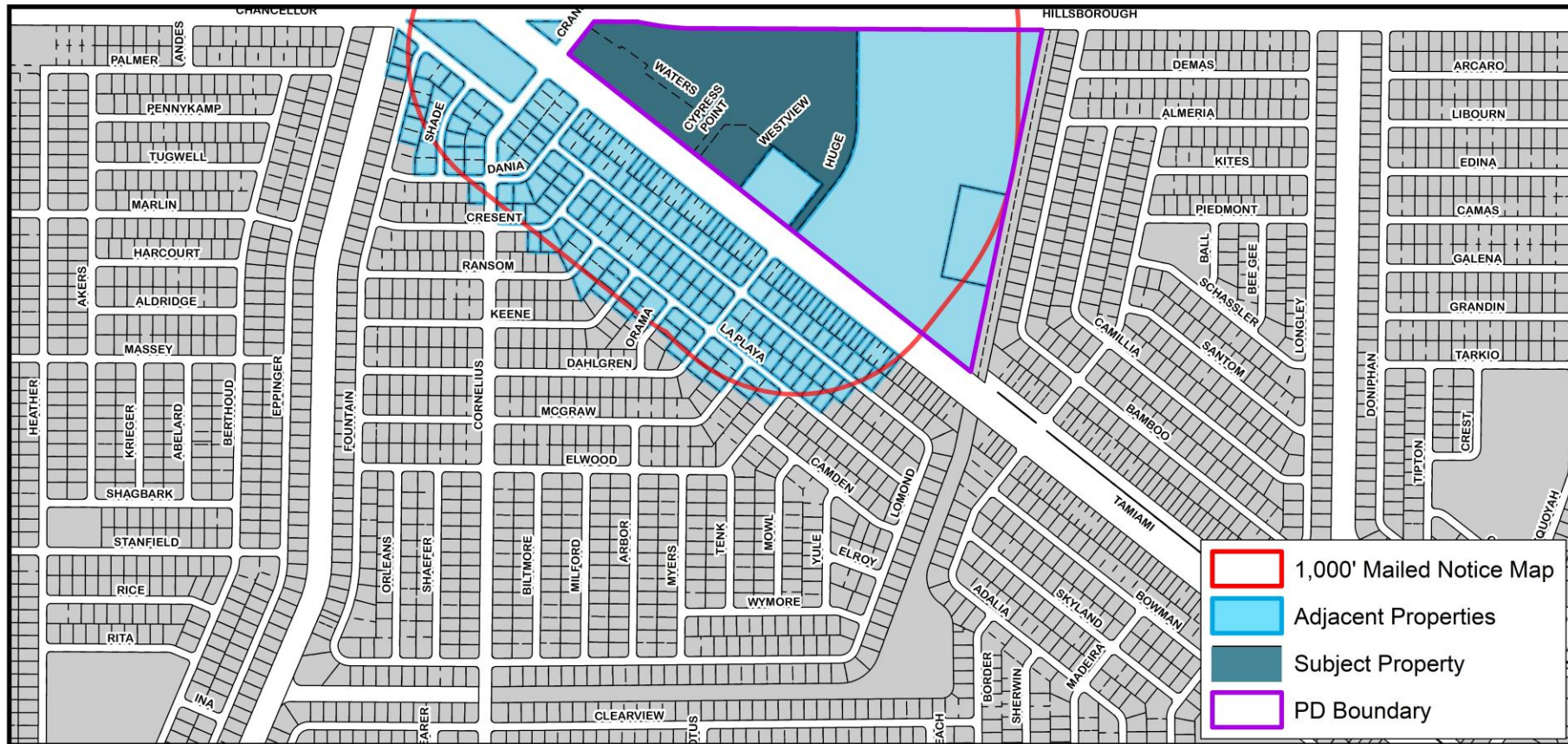
JBCC Development, LLC



CHARLOTTE COUNTY
FLORIDA

Proposed Changes

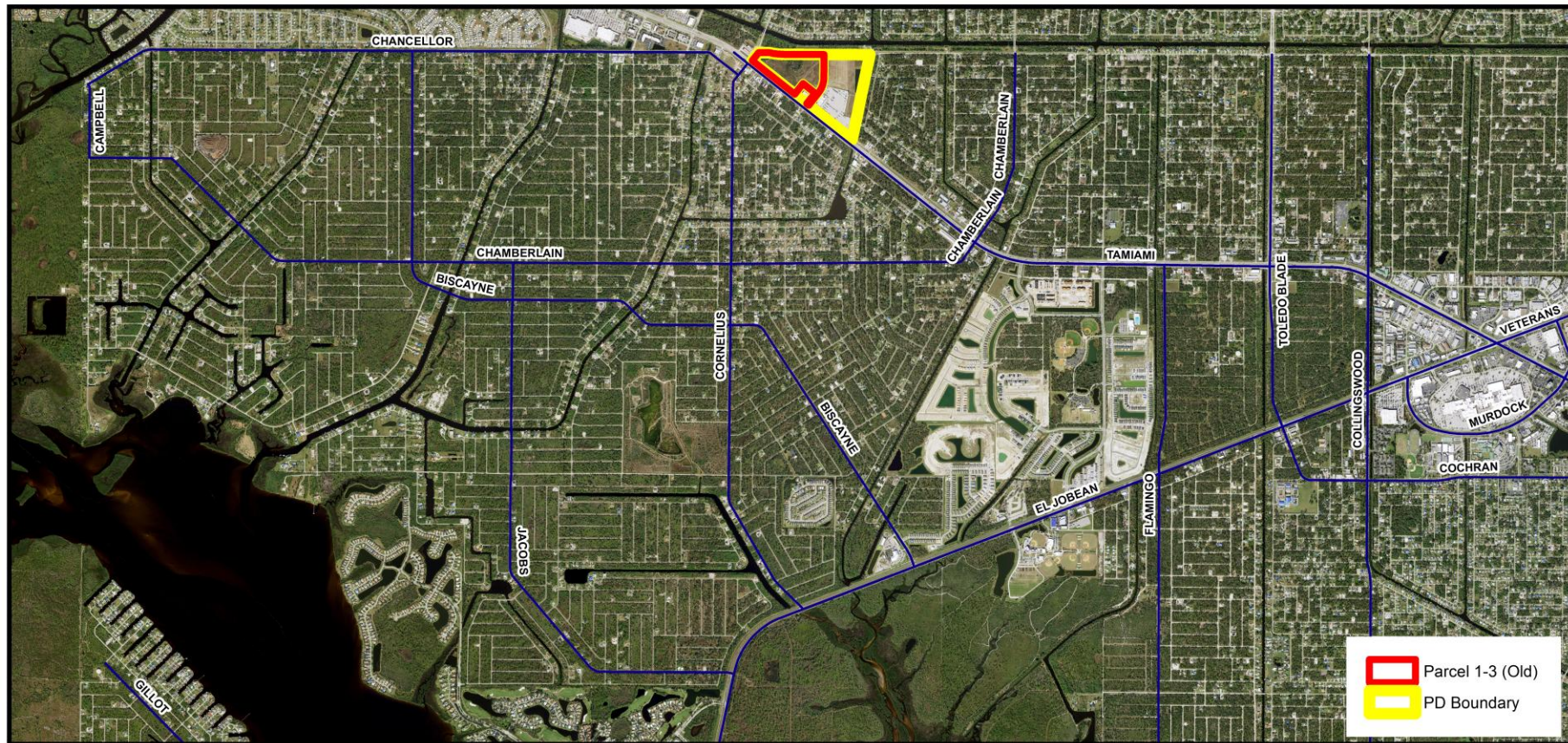
- A rezoning from Planned Development (PD) to PD, which is a major modification to the existing PD, Ordinance Number 2023-009, by:
 - Amending PD condition b.iv. and the General PD Concept Plan in order to revise the layout of some commercial buildings, and to add specific commercial uses and development standards for Lots 2-A, 2-B, 2-C, 2-D, & 3.
 - Adopting the revised General PD Concept Plan, Detail PD Concept Plan for Lot 3: “Chick-fil-A”, and Detail PD Concept Plan for Lot 2-A: “Texas Roadhouse.”
 - Deleting PD conditions o, q & r and revising PD condition p.
- Properties located in Commission District IV.



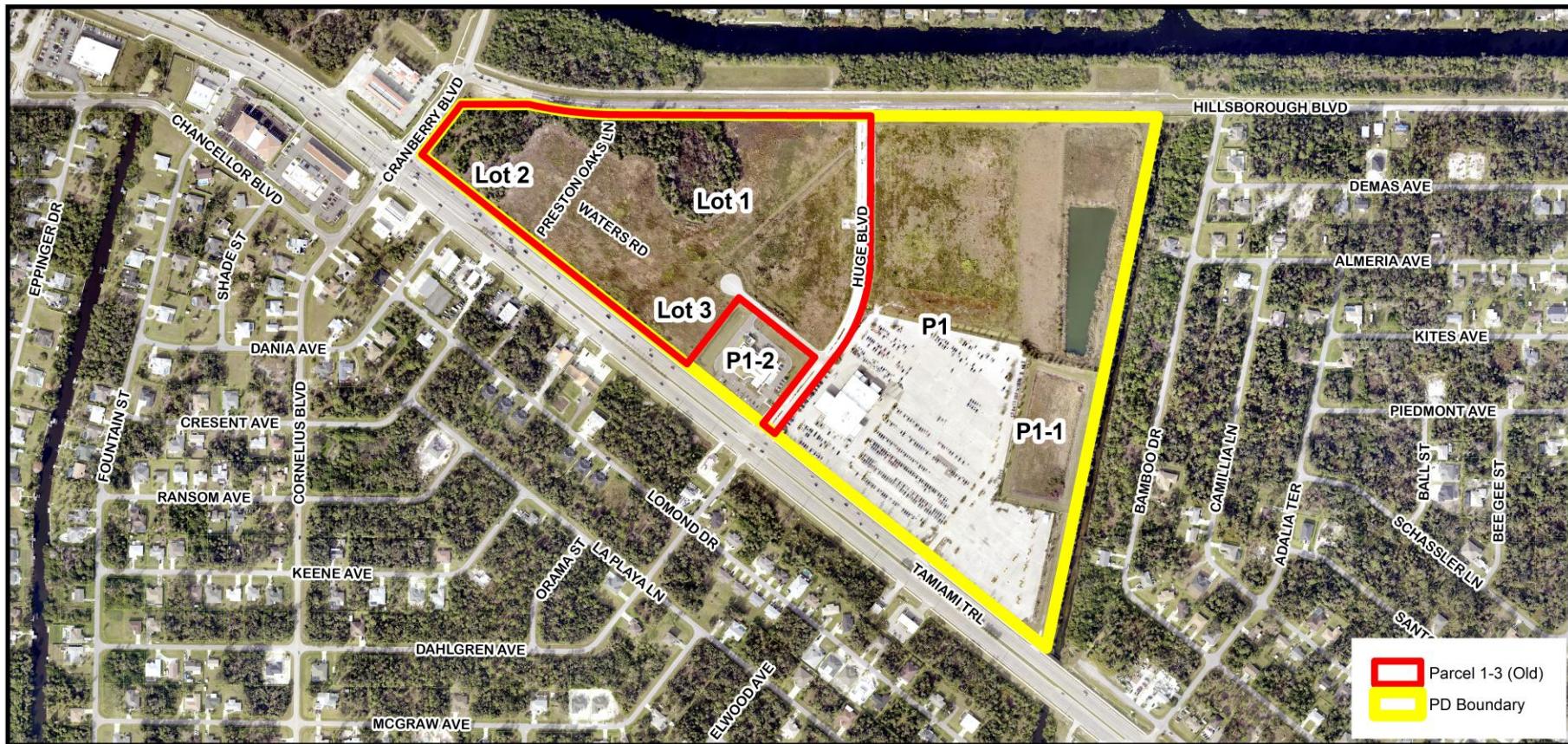
PD-24-13 1,000' Mailed Notice Map

**SUBJECT
PROPERTY**





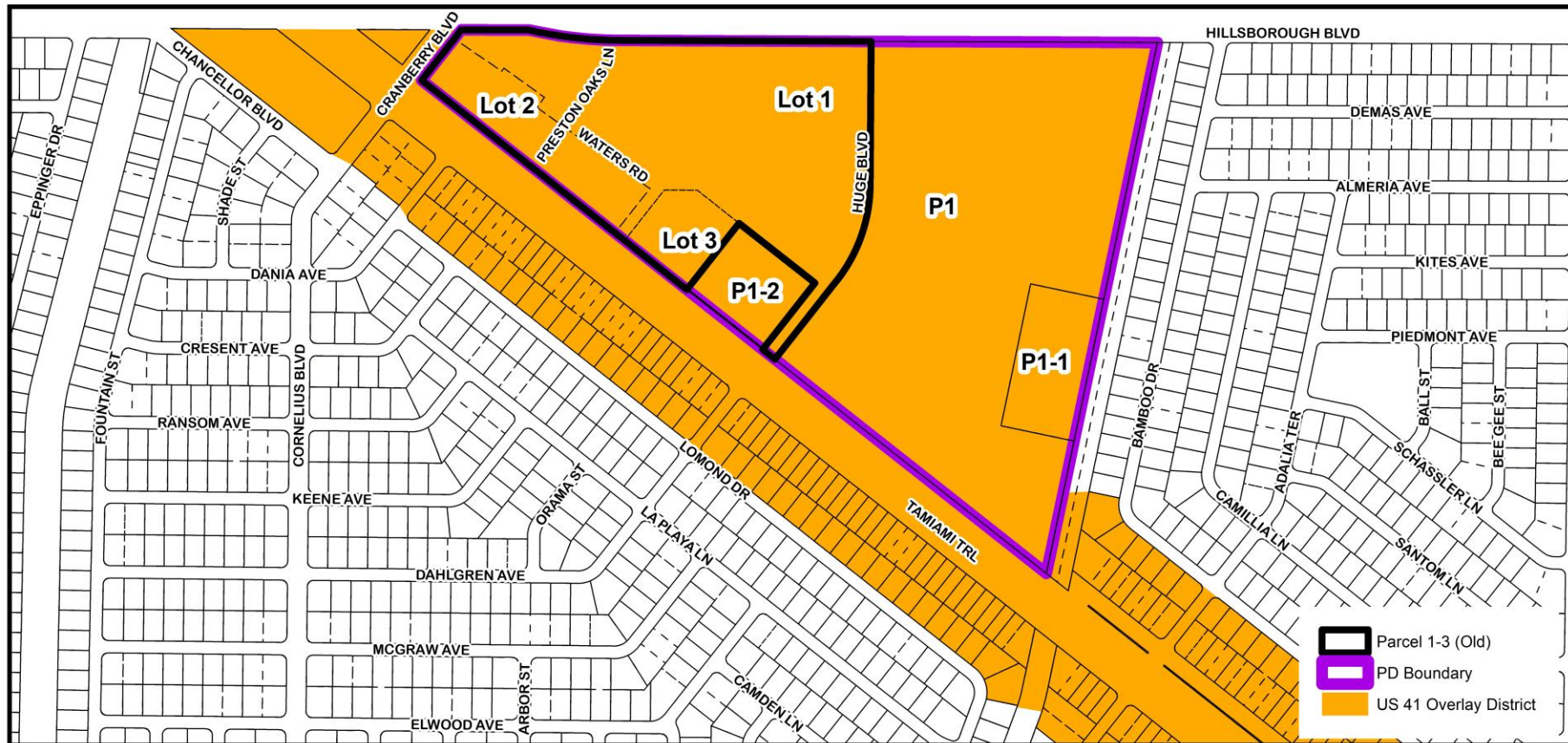
PD-24-13 Area Image (Mid-Range)



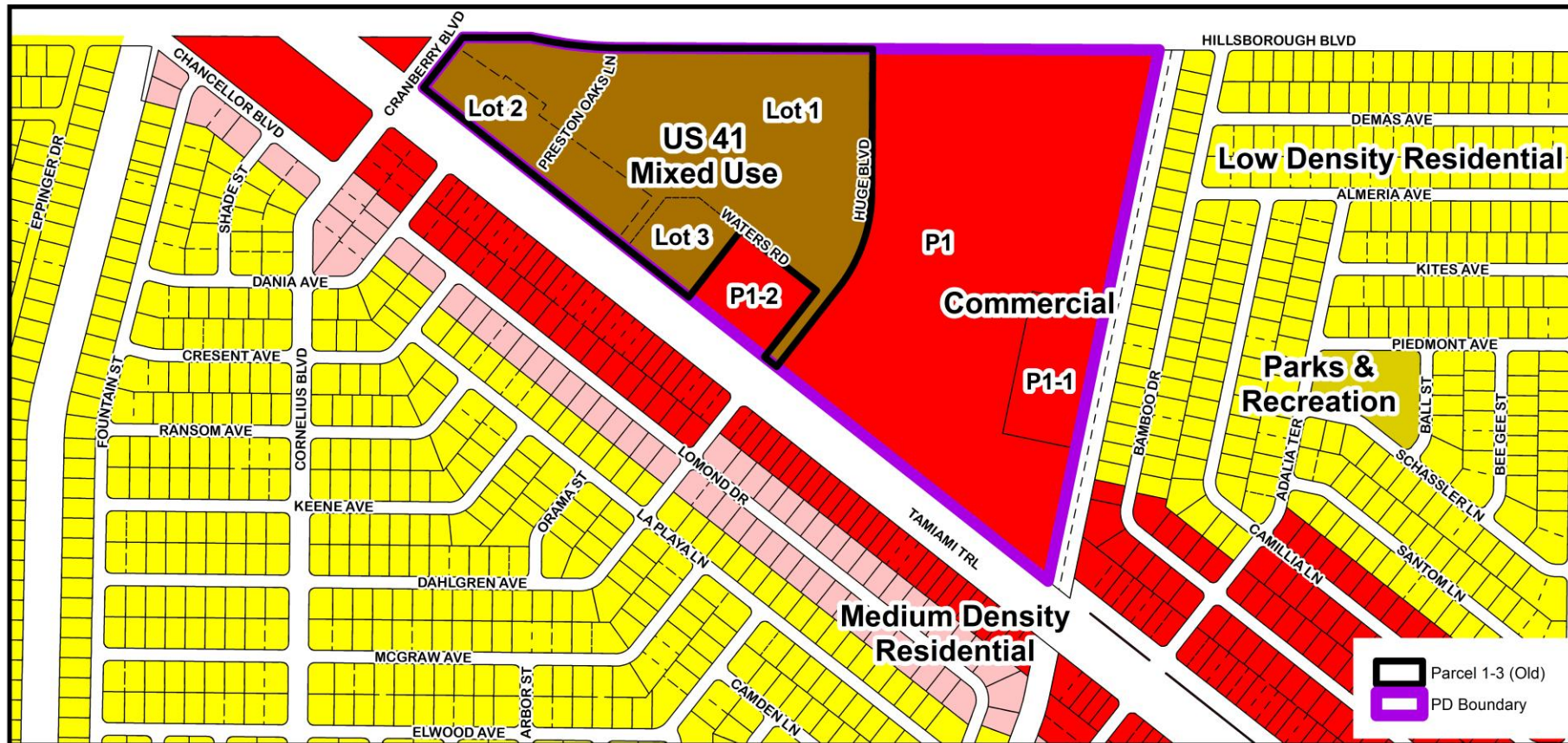
PD-24-13 Area Image



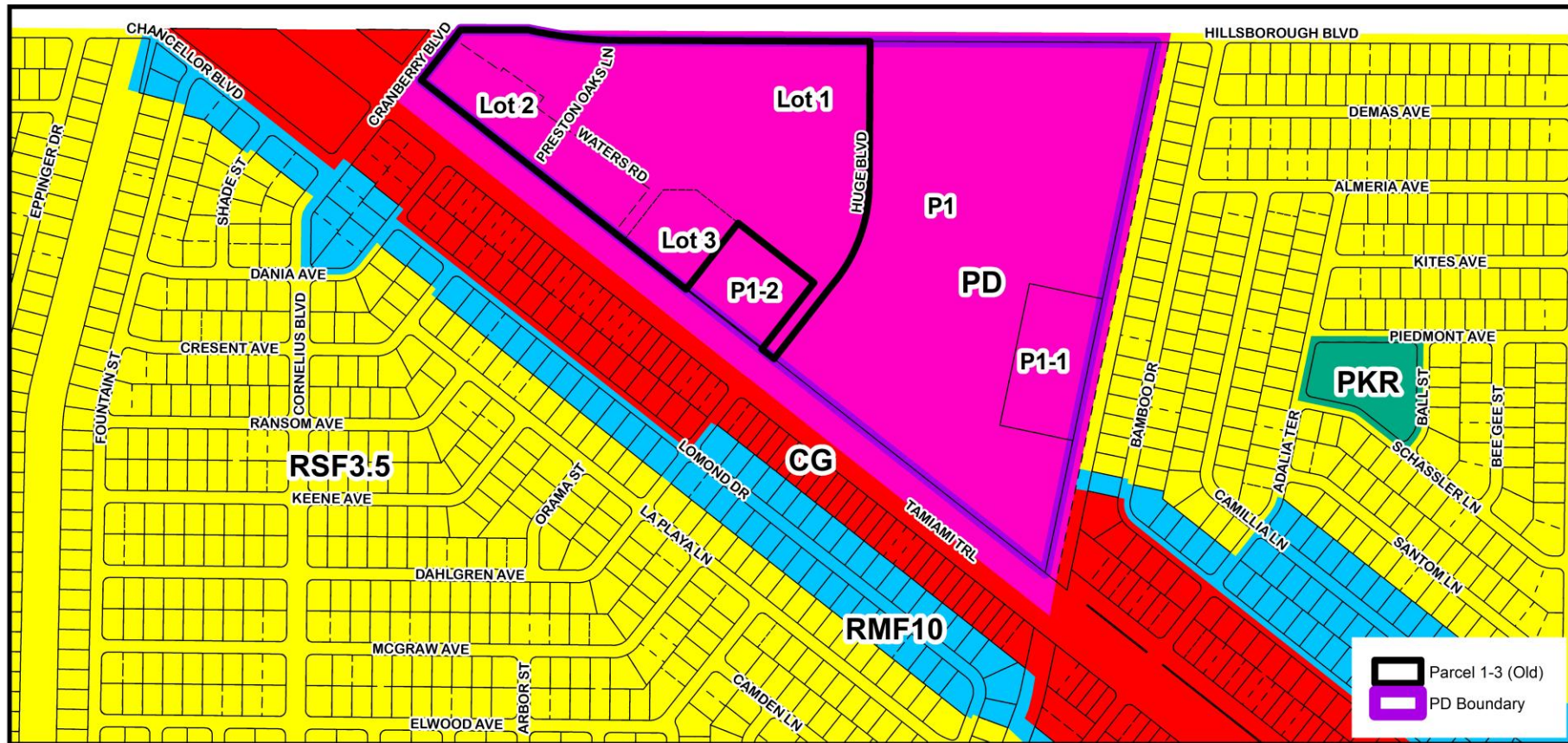
PD-24-13 Area Image



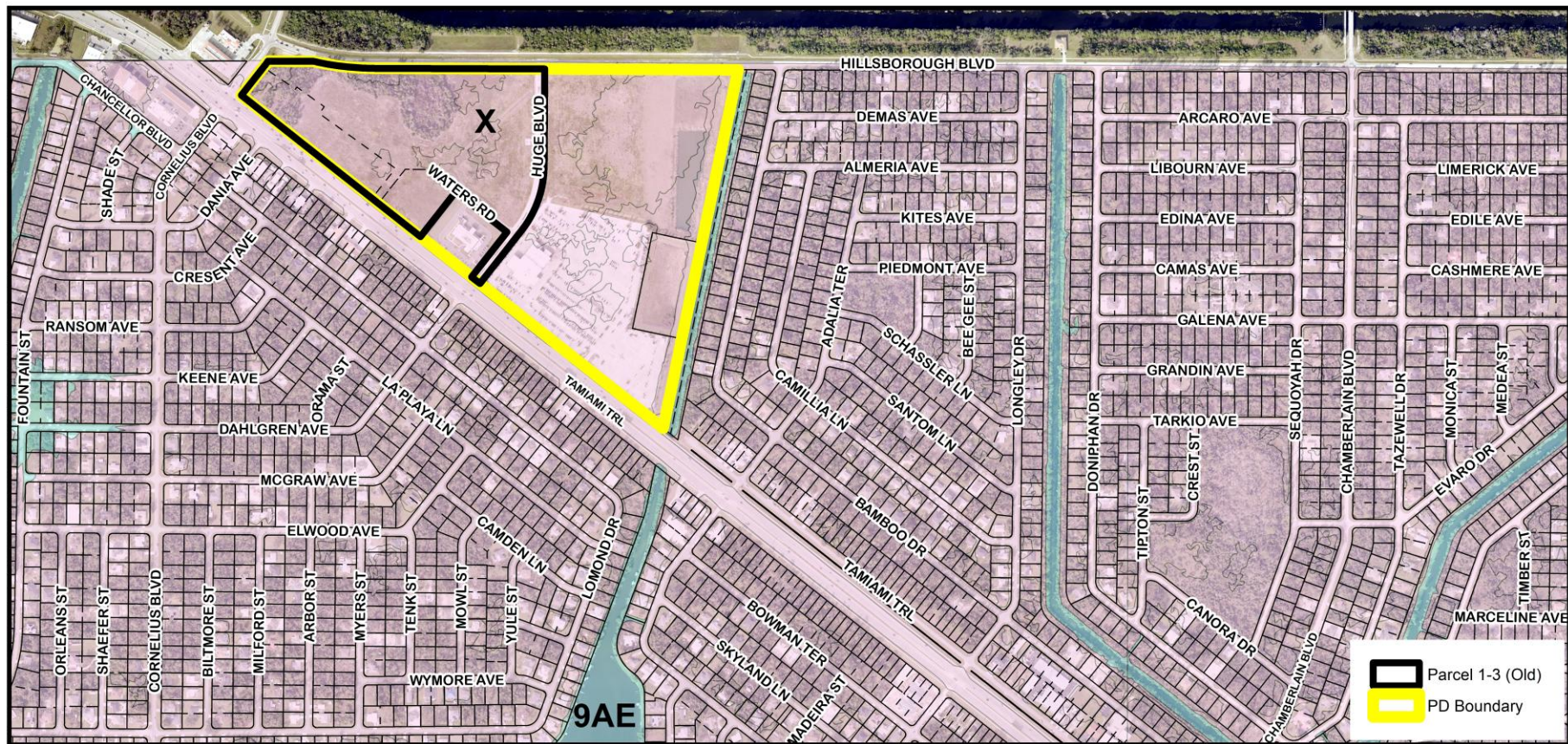
PD-24-13 US 41 Overlay District

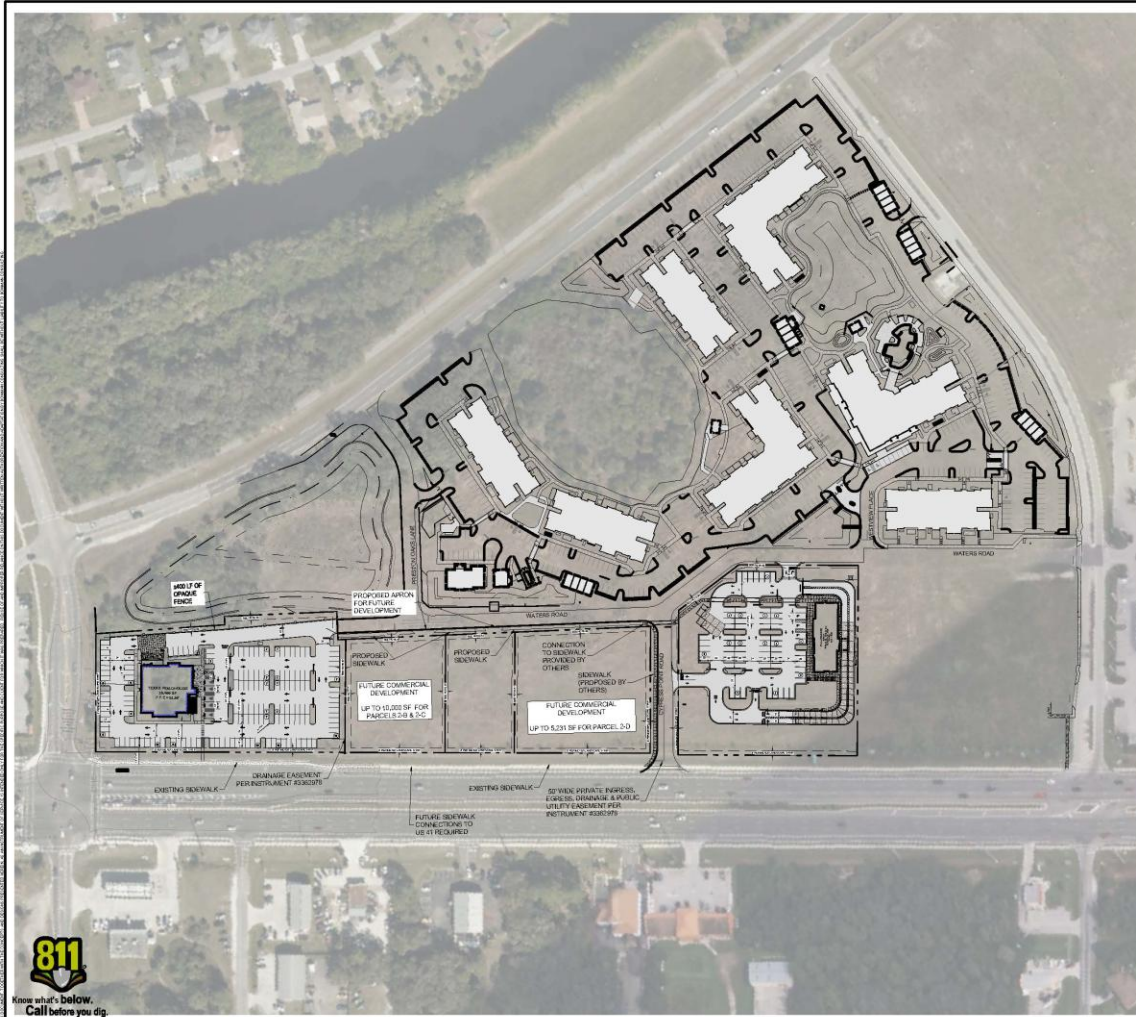


PD-24-13 FLUM Designations



PD-24-13 Zoning Designations





Know what's below.
Call before you dig.

SITE DATA TABLE

PROJECT NAME	COMMERCIAL DEVELOPMENT
PROJECT ADDRESS	CRANBERRY BLVD & U.S. 41
PROJECT DESCRIPTION	PROPOSAL FOR A NEW 8,428 SF RESTAURANT AND 8,231 SF GOR
TOTAL PARCEL/SITE AREA	LOT 2-A: 192,382 SF (2.34 AC) LOT 3: 193,482 SF (2.375 AC)
EXISTING ZONING	PLANNED DEVELOPMENT (PD)
PARCEL NUMBERS	LOT 2-A: 4821012807 LOT 3: 4821012804
MAX. BUILDING HEIGHT	35'
BUILDING SETBACK	25' PD SETBACK

PARCEL AREA	LOT 2-A 192,382 SF (2.34 AC)
BUILDING SF	8,428 SF
REQUIRED PARKING SPACES:	
RESTAURANTS	1/100 SF OF FLOOR AREA
TOTAL REQUIRED:	84 SPACES
TOTAL PROVIDED (NOT):	88 REGULAR (16'X19') 8 ADA (12'X 18')
RECD. LANDSCAPE BUFFERS	
FRONT (SOUTH & WEST)	0'
REAR (NORTH)	0'
REAR (EAST)	10'

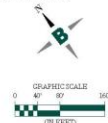
PARCEL AREA	LOT 3 193,482 SF (2.375 AC)
BUILDING SF	8,231 SF
REQUIRED PARKING SPACES:	
TAKE-OUT RESTAURANT	1,000 SF
TOTAL REQUIRED (P1):	27 SPACES
TOTAL PROVIDED (P1):	88 REGULAR (16'X19') 8 ADA (12'X 18')
RECD. LANDSCAPE BUFFERS	
FRONT (SOUTH & WEST)	0'
REAR (NORTH)	0'
REAR (EAST)	0'

CONCEPTUAL PLAN NOTES:

1. CONDITIONS MAY EXIST THAT COULD RESTRICT THE DEVELOPMENT OF THIS SITE AS SHOWN. THIS DRAWING IS INTENDED TO BE CONCEPTUAL ONLY AND ADDITIONAL RESEARCH AND STUDY WOULD BE REQUIRED FOR THE PREPARATION OF A SITE PLAN THAT MEETS LOCAL JURISDICTIONAL CODES.
2. BOWMAN DOES NOT WARRANT THAT THIS SITE CAN BE DEVELOPED AS SHOWN. THE PURCHASE OF THIS SITE SHALL BE AT THE CONSIGNEE'S SOLE RISK.
3. NO SITE VISITS HAVE BEEN PERFORMED TO DETERMINE THE ACCURACY OF THE AERIAL IMAGE SHOWN HEREON.
4. THIS CONCEPT IS NOT INTENDED TO BE USED AS A CONSTRUCTION DOCUMENT, AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.
5. PROPERTY LINES SHOWN ARE FROM COUNTY GIS AND ARE FOR CONCEPTUAL PURPOSES ONLY.
6. LANDSCAPING IN ACCORDANCE WITH PD CONDITIONS SEE CONDITIONS 3-A & 3-B.
7. LANDSCAPING IN ACCORDANCE WITH PD CONDITIONS SEE CONDITIONS 3-A & 3-B.
8. LANDSCAPING IN ACCORDANCE WITH PD CONDITIONS SEE CONDITIONS 3-A & 3-B.

CONCEPTUAL PLAN LEGEND:

PROPERTY LINE	---
BUILDING SETBACK LINE	---
LANDSCAPE BUFFER LINE	---
PARKING COUNT	(#)



Bowman

Regional Consulting Group, LLC
5484 Cypress Creek Dr.
Tampa, FL 33605
Phone: (813) 964-1424
Fax: (813) 964-1424

MASTER SITE PLAN
COMMERCIAL DEVELOPMENT
CRANBERRY BLVD & U.S. 41 (TAMAMI TRAIL)
PORT CHARLOTTE, FL

MISC PROJECT #
XXXXXX-00-XXX

DATE: 09/24/2020
DESIGNER: CHD
DRAWN: TPA
SCALE: 1" = 80'
JOB NO.: 01547-01-001
DATE: September 25, 2020
MASTER SITE PLAN
SHEET NO. C4.1

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CHARLOTTE COUNTY

[illegible]

PROJECT NOTES	
EXTERIOR FINISHES	
(3-0) BRICK COLOR: STONE GREY FINISH: PLAYSTAD	(3-0) PREPARED METAL COPIED COLOR: MOUNTAIN BRONZE
(3-0) STUCCO SYSTEM COLOR: WHITE FINISH: SAND BEACH	(1-0) EXTERIOR PAINT COLOR: DAWN BRONZE FINISH: 90-10-10
	(3-0) STONE/MASONRY COLOR: DAWN BRONZE

ATTACHED CANOPY SCHEDULE LE

Item	Description	Unit	Quantity	Rate	Amount	Subtotal	Remarks
1	Canopy	Sq. Ft.	1	10.00	10.00	10.00	
2	Canopy	Sq. Ft.	1	10.00	10.00	10.00	
3	Canopy	Sq. Ft.	1	10.00	10.00	10.00	
4	Canopy	Sq. Ft.	1	10.00	10.00	10.00	
5	Canopy	Sq. Ft.	1	10.00	10.00	10.00	
6	Canopy	Sq. Ft.	1	10.00	10.00	10.00	
7	Canopy	Sq. Ft.	1	10.00	10.00	10.00	
8	Canopy	Sq. Ft.	1	10.00	10.00	10.00	
9	Canopy	Sq. Ft.	1	10.00	10.00	10.00	
10	Canopy	Sq. Ft.	1	10.00	10.00	10.00	
11	Canopy	Sq. Ft.	1	10.00	10.00	10.00	
12	Canopy	Sq. Ft.	1	10.00	10.00	10.00	
13	Canopy	Sq. Ft.	1	10.00	10.00	10.00	
14	Canopy	Sq. Ft.	1	10.00	10.00	10.00	
15	Canopy	Sq. Ft.	1	10.00	10.00	10.00	
16	Canopy	Sq. Ft.	1	10.00	10.00	10.00	
17	Canopy	Sq. Ft.	1	10.00	10.00	10.00	
18	Canopy	Sq. Ft.	1	10.00	10.00	10.00	
19	Canopy	Sq. Ft.	1	10.00	10.00	10.00	
20	Canopy	Sq. Ft.	1	10.00	10.00	10.00	
21	Canopy	Sq. Ft.	1	10.00	10.00	10.00	
22	Canopy	Sq. Ft.	1	10.00	10.00	10.00	
23	Canopy	Sq. Ft.	1	10.00	10.00	10.00	
24	Canopy	Sq. Ft.	1	10.00	10.00	10.00	
25	Canopy	Sq. Ft.	1	10.00	10.00	10.00	
26	Canopy	Sq. Ft.	1	10.00	10.00	10.00	
27	Canopy	Sq. Ft.	1	10.00	10.00	10.00	
28	Canopy	Sq. Ft.	1	10.00	10.00	10.00	
29	Canopy	Sq. Ft.	1	10.00	10.00	10.00	
30	Canopy	Sq. Ft.	1	10.00	10.00	10.00	
31	Canopy	Sq. Ft.	1	10.00	10.00	10.00	
32	Canopy	Sq. Ft.	1	10.00	10.00	10.00	
33	Canopy	Sq. Ft.	1	10.00	10.00	10.00	
34	Canopy	Sq. Ft.	1	10.00	10.00	10.00	
35	Canopy	Sq. Ft.	1	10.00	10.00	10.00	
36	Canopy	Sq. Ft.	1	10.00	10.00	10.00	
37	Canopy	Sq. Ft.	1	10.00	10.00	10.00	
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43	Canopy	Sq. Ft.	1	10.00	10.00	10.00	
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52	Canopy	Sq. Ft.	1	10.00	10.00	10.00	
53	Canopy	Sq. Ft.	1	10.00	10.00	10.00	
54	Canopy	Sq. Ft.	1	10.00	10.00	10.00	
55	Canopy	Sq. Ft.	1	10.00	10.00	10.00	
56	Canopy	Sq. Ft.	1	10.00	10.00	10.00	
57	Canopy	Sq. Ft.	1	10.00	10.00	10.00	
58	Canopy	Sq. Ft.	1	10.00	10.00	10.00	
59	Canopy	Sq. Ft.	1	10.00	10.00	10.00	
60	Canopy	Sq. Ft.	1	10.00	10.00	10.00	
61	Canopy	Sq. Ft.	1	10.00	10.00	10.00	
62	Canopy	Sq. Ft.	1	10.00	10.00	10.00	
63	Canopy	Sq. Ft.	1	10.00	10.00	10.00	
64	Canopy	Sq. Ft.	1	10.00	10.00	10.00	
65	Canopy	Sq. Ft.	1	10.00	10.00	10.00	
66	Canopy	Sq. Ft.	1	10.00	10.00	10.00	
67	Canopy	Sq. Ft.	1	10.00	10.00	10.00	
68	Canopy	Sq. Ft.	1	10.00	10.00	10.00	
69	Canopy	Sq. Ft.	1	10.00	10.00	10.00	
70	Canopy	Sq. Ft.	1	10.00	10.00	10.00	
71	Canopy	Sq. Ft.	1	10.00	10.00	10.00	
72	Canopy	Sq. Ft.	1	10.00	10.00	10.00	
73	Canopy	Sq. Ft.	1	10.00	10.00	10.00	
74	Canopy	Sq. Ft.	1	10.00	10.00	10.00	
75	Canopy	Sq. Ft.	1	10.00	10.00	10.00	
76	Canopy	Sq. Ft.	1	10.00	10.00	10.00	
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81	Canopy	Sq. Ft.	1	10.00	10.00	10.00	
82	Canopy	Sq. Ft.	1	10.00	10.00	10.00	
83	Canopy	Sq. Ft.	1	10.00	10.00	10.00	
84	Canopy	Sq. Ft.	1	10.00	10.00	10.00	
85	Canopy	Sq. Ft.	1	10.00	10.00	10.00	
86	Canopy	Sq. Ft.	1	10.00	10.00	10.00	
87	Canopy	Sq. Ft.	1	10.00	10.00	10.00	
88	Canopy	Sq. Ft.	1	10.00	10.00	10.00	
89	Canopy	Sq. Ft.	1	10.00	10.00	10.00	
90	Canopy	Sq. Ft.	1	10.00	10.00	10.00	
91	Canopy	Sq. Ft.	1	10.00	10.00	10.00	
92	Canopy	Sq. Ft.	1	10.00	10.00	10.00	
93	Canopy	Sq. Ft.	1	10.00	10.00	10.00	
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98	Canopy	Sq. Ft.	1	10.00	10.00	10.00	
99	Canopy	Sq. Ft.	1	10.00	10.00	10.00	
100	Canopy	Sq. Ft.	1	10.00	10.00	10.00	

PRIMARY FACADE DESIGN TREATMENTS:

A) An architectural distinction around or above the primary customer entrance.

B) Canopies or porticos.

C) Overhangs of a minimum of three (3) feet wide.

D) Display windows of a minimum of six (6) feet high.

E) Ornamental or structural details that are integrated into the building structure.

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Chick-fil-A
5200 Buffington Road
Atlanta, Georgia
30349-2998

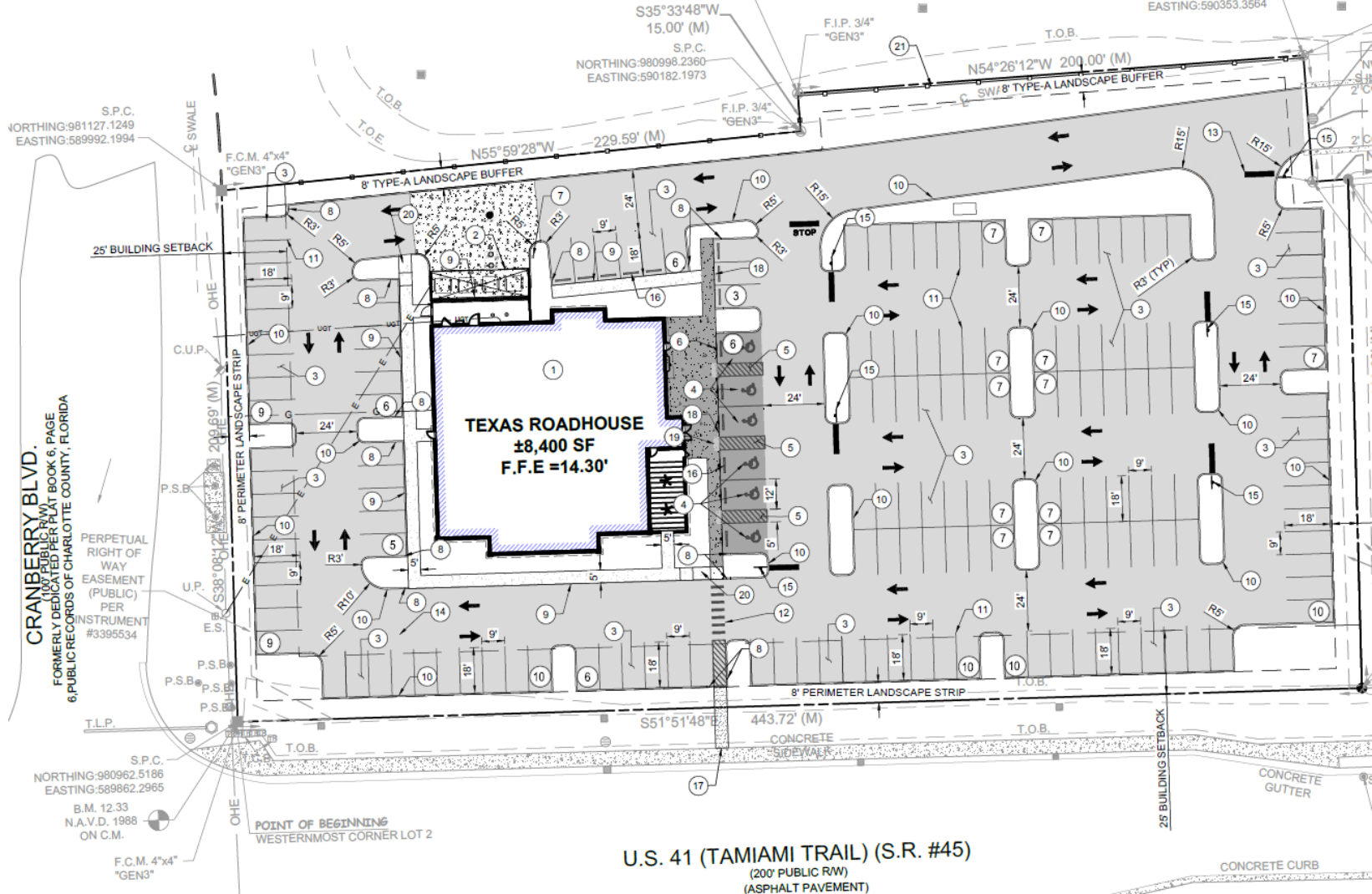
Mark S. Salopek, LLC



CHICK-FIL-A
TAMiami & CRANBERRY
100 TAMiami TRAIL
PORT CHARLOTTE, FL 33953

FSR#05636
BUILDING TYPE - SIZE: P44 LE 8
RELEASE: 26 11
PRINTED FOR:
DESIGN DEVELOPMENT
REVISION SCHEDULE
NO. DATE DESCRIPTION

X-900





EXTERIOR FINISH SCHEDULE	
FIBER CEMENT BOARD SIDING & TRIM	WHOLESALE PLANK SIDING, RUSTIC, CREAM & 2" OF EXPOSED COLOR; SUMMER WEAT ALUMINA VERTICAL PANEL, PAINTS # 30-GROOVE, COLOR: SUMMER WEAT ALUMINA 1/2" MILKWHITE HIGH DENSITY POLYURETHANE COLOR: SHERWIN WILLIAMS PAINTS, #6056, JUTE BROWN
EXTERIOR SHUTTERS	SPECIAL: LITE SL 18 POOR DOOR ONE FINISH
FRONT ENTRANCE DOORS	PAINT #1: SHERWIN WILLIAMS PAINTS, GREEN
FASCIA, FIBER CEMENT BOARD TRIM, METAL PLAS FLASHING & GUTTERS	PAINT #2: SHERWIN WILLIAMS PAINTS, #6117 "SMOKEY TOPAZ" FINISH: COLOR TO MATCH FIBER CEMENT COLOR
DOWNGUTTERS & SPLITS-FACE CURB	PAINT #3: SHERWIN WILLIAMS PAINTS, GLOSS BLACK
METAL DOORS & FRAMES, DUMPTER GATES & BOLLARDS	PAINTER PAINTS, EXTERIOR, COLOR: BLACK
METAL RAILS & METAL GATE	COMMERCIAL BRICK CORPORATION "ROMANSTRAT"
BRICK	GENERAL SHALE POWERS C&S2
BRICK (ALTERNATE)	METAL SALES BY CONRAD SCHULMEIER
METAL ROOF	

DISCLAIMER NOTE:

THE COLORS SPECIFIED ON THESE EXPLANATIONS ARE FOR GRAPHIC REPRESENTATION PURPOSES ONLY. PLEASE REFER TO MATERIAL BOARD FOR ACTUAL SAMPLE OF COLORS AND TEXTURES



Sec. 3-5-506	min of 3 of 3 required each primary facade										
	(d)(1)	(d)(2)	(d)(3)	(d)(4)	(d)(5)	(d)(6)	(d)(7)	(d)(8)	(d)(9)	(d)(10)	(d)(11)
Front Elevation (South West)	X	X (at towers & parapet)	X (arched shutters)					X	X		X (flag on tower peaks)
Rear Elevation (North East)	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Left Elevation (North West)		X (at tower)	X (arched shutters)					X	X		X (flag on tower peaks)
Right Elevation (South East)	X	X (at tower)	X (arched shutters)					X	X		X (flag on tower peaks)

Sec. 3-5-506	minimum of 2 required each facade						
	(T)(1)	(T)(2)	(T)(3)	(T)(4)	(T)(5)	(T)(6)	(T)(7)
Front Elevation (South West)	X	X	X		X		X
Rear Elevation (North East)	X	X					
Left Elevation (North West)	X	X		X	X	X	
Right Elevation (South East)	X	X	X	X	X		X

NOTE:
THERE ARE NO EXISTING TREES ON-SITE.

