



CHARLOTTE COUNTY

Community Development

Staff Report for: Z-26-12 and TDU-26-01

Meeting Date: April 13, 2026/May 26, 2026

To: Planning and Zoning Board /Board of County Commissioners

From: Jie Shao, AICP, MCP, Planner, Principal (see Exhibit 1 for professional qualifications)

Regarding: A request to amend the Zoning Atlas and Transfer One Density Unit

Part 1 – General Information

Applicant: Nina Grigorov, Trustee of the Nina Grigorov Living Trust, 939 Rotonda Circle, Rotonda West, FL 33947

Agent: Attorney Robert H. Berntsson, 3195 S. Access Road, Englewood, FL 34224

Owner: Nina Grigorov, Trustee of the Nina Grigorov Living Trust, 939 Rotonda Circle, Rotonda West, FL 33947

Request: A privately initiated request to amend 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.

A request to a transfer of one density unit to subject property.

Location: **Commission District III:** The property is located at 960 Rotonda Circle, in the Rotonda West area and in the West County area.

Area: The subject property contains a total of 0.74± acres.

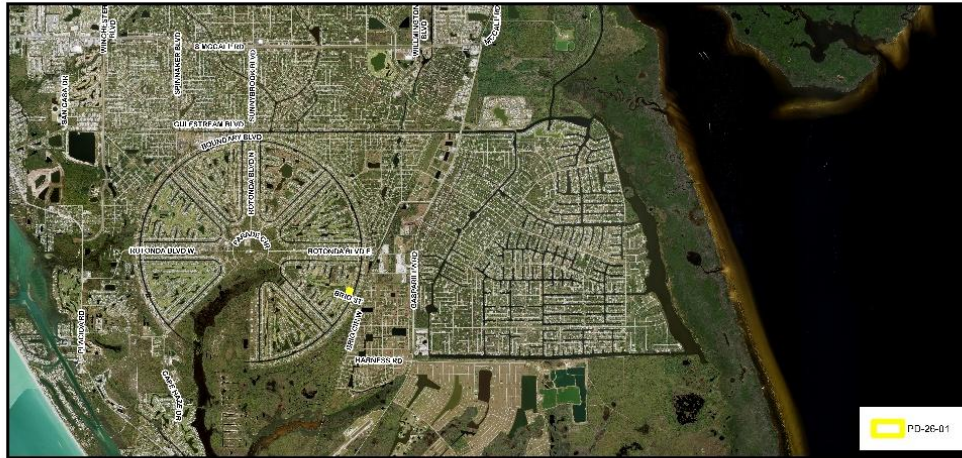
Public Notice: Public Notice has been given as required by Charlotte County Code, Section 3-9-10; subsections (d) Published Notice; (e) Mailed Notice (1,000-foot Mailed Notice Map); and (f) Posted Notice.

Part 2 – Analysis and Conclusion

Request

The applicant/property owner, Nina Grigorov, Trustee of the Nina Grigorov Living Trust, is requesting a rezoning from Commercial General (CG) to Residential Single-family 3.5 (RSF-3.5). The applicant is concurrently seeking to transfer one density unit to the property.

The subject property is located on the northwest side of Rotonda Circle, in the Rotonda West area and within the West County area. The stated purpose of this rezoning application is to correct an inconsistency between the Future Land Use Map (FLUM) designation and the zoning district.



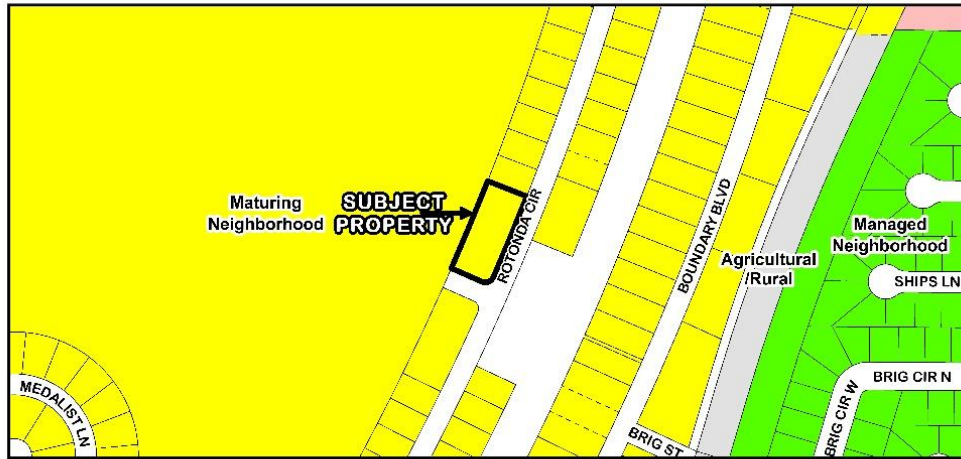
Z-25-12 and TDU-26-01 Area Image (Mid-Range)



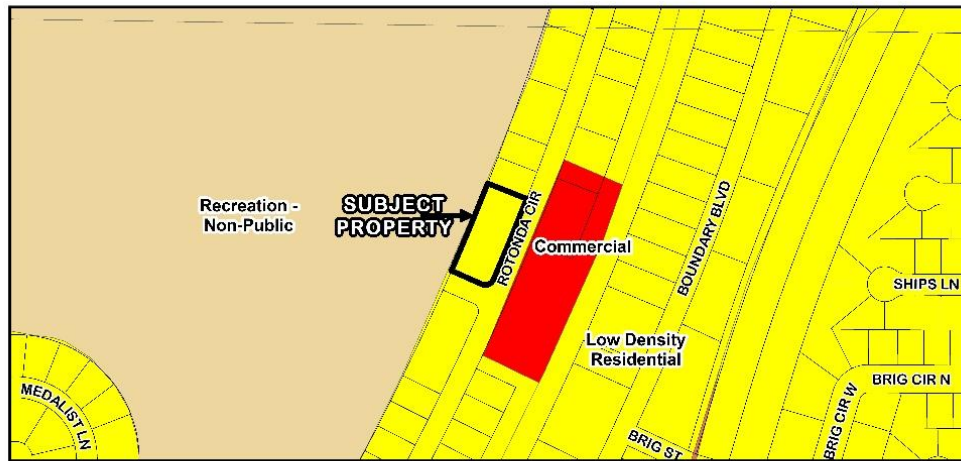
Z-26-12 and TDU-26-01 Area Image

Consistency with the County's Comprehensive Plan

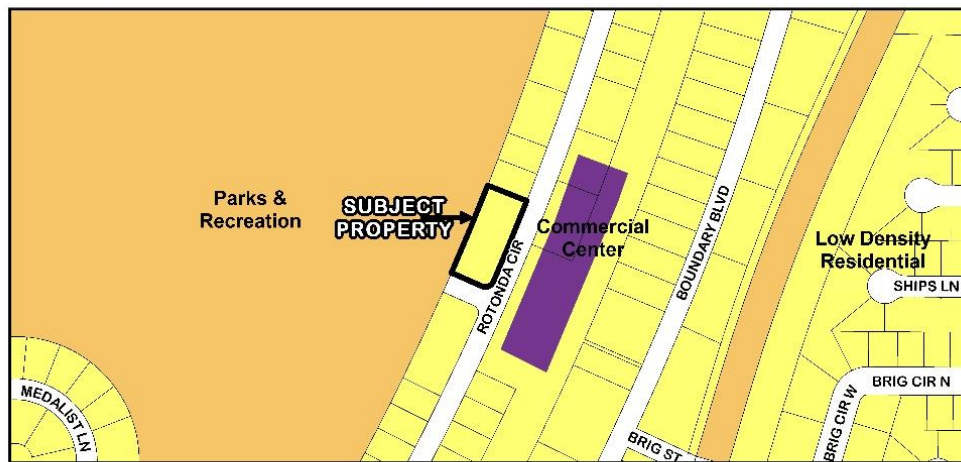
The site is designated on the 2050 Framework Map (FLUM Map #2 2050 Framework) as Maturing Neighborhood. The property has been designated as Low Density Residential since at least 1988.



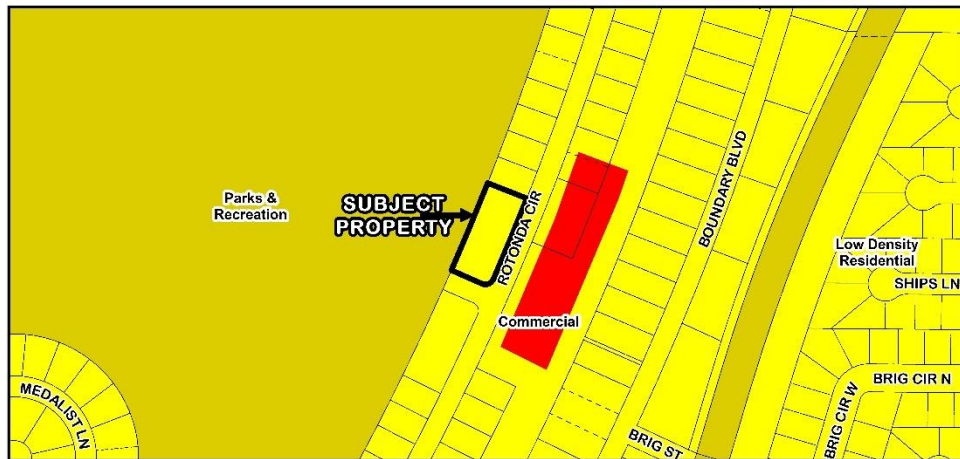
Z-26-12 and TDU-26-01 Framework



Z-26-12 and TDU-26-01 1988 FLUM Designations



Z-26-12 and TDU-26-01 1997-2010 FLUM Designations



Z-26-12 and TDU-26-01 FLUM Designations

The property has been zoned Commercial General (CG) since 1987 (Attachment 1: 1987 Zoning Map). The purpose and intent of the CG zoning district is to allow general commercial activities; however, the Low Density Residential (LDR) Future Land Use Map (FLUM) designation generally allows for *single-family residential, multi-family residential, manufactured residential dwelling units, recreational vehicle parks, sub-neighborhood commercial uses, recreational facilities in association with residential development, schools, and public services and facilities*. Sub-neighborhood commercial uses may only be developed through Planned Development (PD) with no residential uses or through Commercial Neighborhood (CN). Therefore, there is an inconsistency between the FLUM designation of LDR and the CG zoning.

The property owner/applicant would like to have the opportunity for residential development on the property; therefore, a rezoning to a residential zoning district is necessary.

Furthermore, to determine the base density unit for the property, the County's Comprehensive Plan requires that: *If there is an inconsistency between the future land use map category and the zoning district, the base density is determined using the least intensive zoning district that implements the existing future land use map designation*. In this instance, Residential Estate 1 (RE-1) is the least intensive zoning district to implement the existing LDR FLUM designation.

In addition, per the County Code, Section 3-9-9: Legal Nonconformities, the property contains approximately 0.74 acres and was legally nonconforming and legally existing on October 22, 1990. Therefore, the base density unit for the property is one dwelling unit. The applicant is requesting RSF-3.5 zoning. If approved, two dwelling units could be constructed on the property. Therefore, the property owner/applicant has concurrently submitted an application (Application Number TDU-26-01) to transfer one additional density unit to the property.



Z-26-12 and TDU-26-01 Existing Zoning Designations



Z-26-12 and TDU-26-01 Proposed Zoning Designations

Additionally, the proposed change will correct the inconsistency and ensure that the property owner/applicant has the right to construct single-family homes on the property, which is consistent with and supported by the County’s Property Rights Element of the Comprehensive Plan.

Surrounding Uses and Compatibility Issues

The property is located in the West County area. Single-family homes are located immediately to the north, south, and east of the property. This area is designated as Low Density Residential (LDR) on the 2030 Future Land Use Map (FLUM) with Residential Single-Family 5 (RSF-5) zoning. One single-family home is located across Rotonda Circle to the east; this area is designated as Commercial (COM) on the 2030 FLUM with RSF-5 zoning. The existing golf course community, Long Marsh Golf Club, is located immediately to the west of the subject property. The golf course area is designated as Parks and Recreation (PKR) on the 2030 FLUM with RSF-5 zoning, while the portion developed with single-family homes is designated as LDR on the FLUM with RSF zoning.

The proposed rezoning to RSF-3.5 is less intense than and similar in character to the surrounding RSF-5 zoning.

Concurrency issues

- **Water and Sewer:** The subject property is located within the Charlotte County Utilities service area. The proposed change, if approved, would allow for the construction of two single-family homes on the property, which is less intense than the existing Commercial General (CG) zoning.
- **Traffic:** The intent of the proposed change is to correct an inconsistency between the existing Future Land Use Map (FLUM) designation and the zoning district. The proposed change, if approved, would allow for the construction of two single-family homes on the property, which is less intense than the existing CG zoning.
- **Schools:** The proposed Residential Single-Family 3.5 (RSF-3.5) zoning could allow for two single-family homes. According to the “Interlocal Agreement for Coordinated Planning and School Concurrency,” approved in May 2018, all single-family lots of record that existed prior to the effective date of school concurrency are exempt from the requirements of school concurrency. The subject property has existed since at least 1987 and has been designated Low Density Residential (LDR). The agreement further states that, “*Upon request by an applicant submitting any land development application with a residential component, School Board staff shall issue a determination as to whether or not a development, lot, or unit is exempt from the requirements of school concurrency.*” The intent of this application is to correct an inconsistency between the FLUM designation and the zoning district in order to allow development of the property.

It is staff’s professional opinion that, the proposed change will meet concurrency requirements.

Conclusion

It is staff’s professional opinion that this proposed rezoning to RSF-3.5 is generally consistent with the County’s Comprehensive Plan and is comparable with surrounding existing residential homes.

Transfer of One Density Unit

The subject property has a Future Land Use Map (FLUM) designation of Low Density Residential (LDR) and a zoning designation of Residential Single-family 3.5 (RSF-5) if the Board of County Commissioners (Board) approves the companion rezoning (Application Number Z-26-12). Two density units could be constructed on the property, while the base density unit for the property is one. Therefore, the applicant/the property owner is seeking to transfer one non-Coastal High Hazard (CHHA) density unit from the West County area to the subject property.

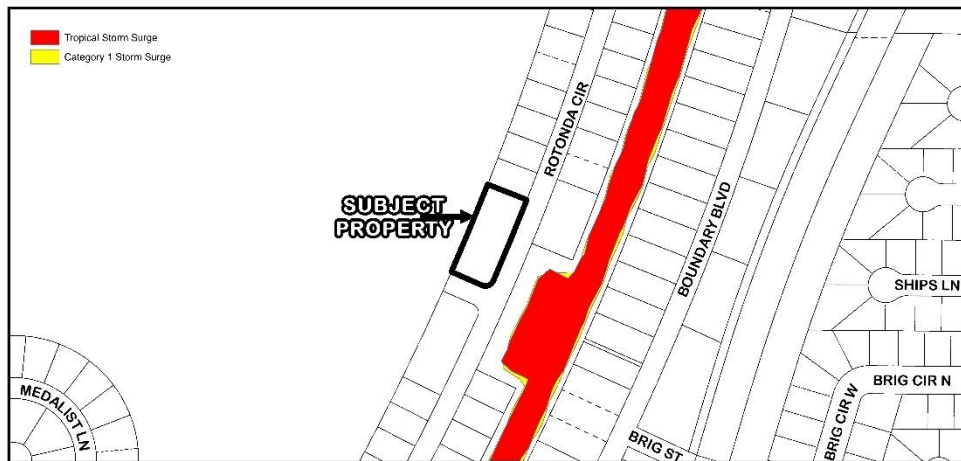
The criteria for a Receiving Zone within the TDU program are established in ***Future Land Use (FLU) Policy 1.2.11: TDU Receiving Zones***, which states that, among other areas, Maturing Neighborhoods qualify as Receiving Zones. As detailed above, the subject site is located within a Maturing Neighborhood.

Section 3-9-150(e)(1) of the Charlotte County Code of Laws and Ordinances (County Code) establishes the criteria for becoming a Receiving Zone and states that “to qualify as an RZ, the proposed RZ must comply with all of the following criteria”. These criteria include being located within the Urban Service Area and being designated one of several Framework designations, including Maturing Neighborhood.



Z-26-12 and TDU-26-01 Service Area Delineation

The property is located outside of the Coastal High Hazard Area (CHHA) and in FEMA Flood Zone X.



Z-26-12 and TDU-26-01 Coastal High Hazard Area



Z-26-12 and TDU-26-01 Flood Zones (Subject Property - X Zone)

Section 3-9-150(g)(4)b of the County Code states that “for a Plan amendment and/or rezoning not involving a planned development (PD) rezoning, an applicant shall simultaneously submit one (1) of the following:

- a) A TDU application utilizing certificates of transferable density credit.
- b) A TDU application requesting the LATF option.
- c) A certification application to sever density from an SZ and a TDU application requesting transfer of that density to the proposed RZ.”

This TDU application (TDU-26-01) was submitted concurrently the RSF-3.5 rezoning application (Z-26-12). One Certificate of Transferrable Density Credit will be utilized from the following certificate:

- Certificate No. CSZ-064.1.1A.1A represents one unit from the West County area.

Based upon the analysis and conclusions set forth herein, it is staff’s professional opinion that the application is generally consistent with the intent of the County’s TDU Program as established in County’s Comprehensive Plan and complies with all requirements of the program as set forth in County’s Comprehensive Plan, the County’s Code of Laws and Ordinances, and other applicable guidelines.

Part 3 – Summary and Recommendation

Staff Summary:

Based upon the analysis and conclusions set forth herein, in staff’s professional opinion, the application (Application No. Z-26-12) is generally consistent with Charlotte County’s Comprehensive Plan, and Charlotte County’s Code of Laws and Ordinances and other applicable guidelines.

Based upon the analysis and conclusions set forth herein, in staff’s professional opinion, the application (Application No. TDU-26-01) is generally consistent with intent of the County’s TDU

Program Charlotte County’s Comprehensive Plan, Charlotte County's Code of Laws and Ordinances and other applicable guidelines.

Planning and Zoning Board recommendation on April 13, 2026:

*Approve a motion to forward application Z-26-12 to the Board of County Commissioners with a recommendation of **Approval by a unanimous vote**, based on the findings and analysis in the staff report dated March 21, 2026, Charlotte County’s Comprehensive Plan, and the evidence and testimony presented at the public hearing before the Planning and Zoning Board.*

*Approve a motion to forward application TDU-26-01 to the Board of County Commissioners with a recommendation of **Approval by a unanimous vote**, based on the findings and analysis in the staff report dated March 21, 2026, Charlotte County’s Comprehensive Plan, and the evidence and testimony presented at the public hearing before the Planning and Zoning Board.*

Part 4: Research and Findings

1. **2050 Framework Map Designation:** Maturing Neighborhood (FLUM Map #2 - 2050 Framework)
2. **2030 Service Area Delineation:** In the Urban Service Area
3. **Existing Land Use on the Site:** The subject property is currently vacant. (See attached Site Image and Boundary Survey.)
4. **Existing Future Land Use and Zoning Designations:**
(See attached Future Land Use Map and Zoning Map)

FLUM:	Development Standards:
Low Density Residential (LDR)	<p>General Range of Uses</p> <p>Single-family residential, multi-family residential, manufactured residential dwelling units, recreational vehicle parks, sub-neighborhood commercial uses, recreational facilities in association with residential development, schools, and public services and facilities.</p> <p>Maximum Density</p> <p>Residential densities shall not exceed five dwelling units per acre. If zoned Environmentally Sensitive, the density is one dwelling unit per ten acres.</p> <p>Maximum Intensity for Sub-neighborhood Commercial Uses</p> <ul style="list-style-type: none"> • Range of acreage: 0.4 to 3 acres • Maximum building coverage of a site: 60% • Maximum floor area ratio: 0.6 <p>Special Provisions for Sub-neighborhood Commercial Use</p> <ol style="list-style-type: none"> 1. Sub-Neighborhood Commercial Centers must have sufficient buffering to prevent intrusion into residential areas and may be developed only as a

	Planned Development (PD) with no residential uses or Commercial Neighborhood (CN).
Zoning:	Development Standards:
Commercial General (CG)	<p>The purpose and intent of this district is to allow general commercial activity.</p> <ul style="list-style-type: none"> • Minimum lot area is 12,000 square feet. • Minimum lot width is 100 feet. • Setbacks: <ul style="list-style-type: none"> ○ Front: 15 feet ○ Side (interior): 0 feet ○ Side (street): 10 feet ○ Rear (interior): 10 feet ○ Abutting greenbelt: 15 feet ○ Abutting water: 20 feet • Maximum lot coverage of all buildings is 55% percent. • Maximum building height is 60 feet.

Table 1

5. Proposed Future Land Use and Zoning Designations:

(See attached Future Land Use Map and Zoning Map)

FLUM:	Development Standards:
(No change) Low Density Residential (LDR)	<p>General Range of Uses</p> <p>Single-family residential, multi-family residential, manufactured residential dwelling units, recreational vehicle parks, sub-neighborhood commercial uses, recreational facilities in association with residential development, schools, and public services and facilities.</p> <p>Maximum Density</p> <p>Residential densities shall not exceed five dwelling units per acre. If zoned Environmentally Sensitive, the density is one dwelling unit per ten acres.</p> <p>Maximum Intensity for Sub-neighborhood Commercial Uses</p> <ul style="list-style-type: none"> • Range of acreage: 0.4 to 3 acres • Maximum building coverage of a site: 60% • Maximum floor area ratio: 0.6 <p>Special Provisions for Sub-neighborhood Commercial Use</p> <p>1. Sub-Neighborhood Commercial Centers must have sufficient buffering to prevent intrusion into residential areas and may be developed only as a Planned Development (PD) with no residential uses or Commercial Neighborhood (CN).</p>
Zoning:	Development Standards:

Residential Single-family (RSF)	<p>The purpose and intent of these districts is to provide for single-family residential dwellings and other uses normally associated therewith. Among RSF-2, RSF-3.5 and RSF-5 districts, there are variations in requirements for lot area, width, and certain yards.</p> <p>Development standards for RSF-3.5 Zoning:</p> <ul style="list-style-type: none"> • Minimum lot area is 10,000 square feet. • Minimum lot width is 80 feet. • Setbacks: <ul style="list-style-type: none"> ○ Front: 25 feet ○ Side (interior): 7.5 feet ○ Side (street): 15 feet ○ Rear (interior): 20 feet ○ Abutting greenbelt: 15 feet ○ Abutting water: 20 feet • Maximum lot coverage of all buildings is 40% percent. • Maximum building height is 38 feet. • Maximum density is 3.5 units per acre.
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Table 2

6. Surrounding Land Uses and their Future Land Use and Zoning Designations:

Direction:	Existing Land Use:	FLUM Designation:	Zoning District Designation:
North	Single-family homes	Low Density Residential (LDR)	Residential Single-family 5 (RSF-5)
East	Rotonda Circle Single-family homes Vacant platted residential lots	Low Density Residential (LDR) Commercial (COM)	Residential Single-family 5 (RSF-5)
South	Single-family homes	Low Density Residential (LDR)	Residential Single-family 5 (RSF-5)
West	Gold Course (Long Marsh Golf Club) Single-family residences	Parks and Recreation (PKR) Low Density Residential (LDR)	Residential Single-family 5 (RSF-5)

Table 3

7. Buildout Calculations (square footage or density):

The proposed RSF-3.5 zoning for the entire site would develop two single-family homes. The subject property is qualified as a receiving zone based on the following:

- The site for residential development meets FLU Policy 1.2.10, TDU Receiving Zones, which states that Receiving Zones inside the Urban Service Area include lands within the following designations of FLUM Series Map #2: 2050 Framework: 2. Maturing Neighborhoods.
- FLU Policy 1.2.11. Prohibited Receiving Zones does not apply to the subject property because the subject property does not meet any criteria listed in FLU Policy 1.2.11. The policy states:

Density shall not be transferred into:

1. Lands within Managed Neighborhoods (FLUM Series Map #2).
2. Lands within the Resource Conservation and Preservation FLUM categories.
3. Land containing historical or archeological resources, or land deemed to contain environmentally sensitive resources; except that when a portion of a property contains these resources, that area deemed not to contain resources may receive density if it meets one of the criteria of a receiving zone, a conservation easement will be required over the resource along with an undeveloped buffer of at least 100 feet or may have the required 100-foot buffer reduced only if approved through an environmental resource permit or applicable State or Federal permit. Any development shall comply with Federal and State regulations as well as policies set forth in this Plan to protect environmentally sensitive resources. An historical or archaeological resource that is to be integrated into a development will not need to be buffered.
4. Lands within the Prime Aquifer Recharge Area (FLUM Series Map #6).
5. Lands within the one-half mile setback of the Watershed Overlay District and Tippen Bay and Long Island Marsh (FLUM Series Map #4).
6. Land within a Public Water System Wellhead Protection Area (FLUM Series Map #7) unless public potable water and sanitary sewer services are available.
7. Land on a barrier island, except that density may be transferred within Manasota Key or Sandpiper Key.

8. Is subject property in a Community, Special Planning Area or Overlay District?No
The subject property is not located in any special planning area. (FLUM Maps #8, #9, #10 or #11)

9. Is subject property located adjacent to existing or proposed Federal, State, or County wildlife management areas, parks, preserves or reserves?No
The subject property is located outside of any existing or proposed Federal, State, or County wildlife management areas, parks, preserves or reserves (SPAM Maps, #35, #74 and #75)

10. Is the proposed land use designation consistent with the provisions of the:

- a. Charlotte Harbor Aquatic Preserves Management Plan? (SPAM Map #36)
The subject property is located outside the boundary of the Charlotte Harbor Aquatic Preserves.
- b. Lemon Bay Aquatic Preserve Management Plan? (SPAM Map #36)
The subject property is located outside the boundary of the Lemon Bay Aquatic Preserve.

11. Does subject property contain archaeological or historic resources? (SPAM Map #3, #27 & #53)

A letter from Florida Master Site File dated June 16, 2025, states that: *“In response to your request of June 16, 2025, a search of the Florida Master Site File inventory shows no previously recorded cultural resources located for the 960 Rotonda Boulevard rezoning subject property, Charlotte County, Fla.*

When interpreting the results of this search, please consider the following information:

- *This search area may contain unrecorded archaeological sites, historical structures or other resources even if previously surveyed for cultural resources.*

• *Federal, state and local laws require formal environmental review for most projects. This search DOES NOT constitute such a review. If your project falls under these laws, you should contact the Compliance and Review Section of the Division of Historical Resources at CompliancePermits@dos.myFlorida.com*

12. Are there wetlands on the property?Possible. A zoning determination letter December 10, 2025, states that due to the fact that the proposed zoning is less intense, and an environmental study/review is required at the house permitting stage, there is no need for these reviews at the rezoning stage.

a. Number of acres of Category I:Possible

b. Number of acres of Category II:Possible

a. Significant natural resources or critical habitat for endangered species:

A zoning determination letter December 10, 2025, states that due to the fact that the proposed zoning is less intense, and an environmental study/review is required at the house permitting stage, there is no need for these reviews at the rezoning stage.

b. Possible impacts to groundwater, surface water, wetlands or other significant natural resources: **No.**

c. Is subject property in the Watershed Overlay District? (FLUM Map #4)**No**

d. Is subject property in the **Surface Water Protection Overlay District?** (FLUM Map #5)**No**

e. Is subject property in the **Prime Aquifer Recharge Area?** (FLUM Map #6)**No**

f. Is subject property in a **Wellhead Protection Area?** (FLUM Map #7)**No**

13. Coastal Planning:

a. Is the subject site within the **Coastal Planning Area?** (FLUM Map #13)**No**
The subject property is located Zone 2 of the Coastal Planning Area.

b. Could the proposed changes impact beach accessibility?**No**

c. Could the proposed change affect other waterfront access?**No**

d. Flood Zone: The subject site is in Flood Zone "X". Flood Zone "X" is an area in which areas are determined to be outside the 0.2% annual chance floodplain. (per FEMA Codes).

e. Storm Surge Evacuation Zone: The site is located within Evacuation Zones "B".

f. Is the subject site within the Coastal High Hazard Area? (FLUM Map #14)**No**

g. Could the proposed changes impact evacuation times?**No**

14. Charlotte County Facilities and Services:

a. Nearest Park (SPAM Map #74)

Name: Ann Dever Memorial Regional Park at Oyster Creek

Classification: Regional

Address: 6791 San Casa Drive, in the Englewood area

Distance: approximately 4.7 miles to the northwest of the subject site

b. Nearest Police Station (Spam Map #25):

Name: District 1

Address: 6868 San Casa Drive, in the Englewood area

Distance: approximately 4.97 miles to the northwest of the subject site

c. Nearest Fire/EMS Station (Spam Map #22):

Name: Charlotte County Station No. 13

Address: 6868 San Casa Road, in the Englewood area

Response Time: Approximate response time is 4-6 minutes

d. Nearest Library (SPAM Map #73):

Name: Englewood Charlotte Public Library

Address: 3450 North Access Road, in the Englewood area

Distance: approximately 4.31 miles to the northwest of the subject site

e. Nearest Hospital (SPAM Map #24):

Name: AdventHealth Port Charlotte

Address: 2500 Harbor Boulevard, in the Port Charlotte area

Distance: approximately 12 miles to the northeast of the subject site

f. Nearest Potential Emergency Shelter (SPAM Map #21):

Name: Lemon Bay High School

Address: 2201 Placida Road, in the Englewood area

Distance: Approximately 5.75 miles to the northwest of the subject site

g. Nearest Public Schools:

1. Elementary (SFAM Map #1):

Name: Vineland Elementary School

Address: 467 Boundary Boulevard, in the Rotonda area

Distance: approximately 2.65 miles to the northwest of the subject site

2. Middle (SFAM Map #1)

Name: L.A. Ainger Middle School

Address: 245 Cougar Way, in the Rotonda West area

Distance: Approximately 2.91 miles to the northwest of the subject site

3. High (SFAM Map #3):

Name: Lemon Bay High School

Address: 2201 Placida Road, in the Englewood area

Distance: approximately 5.57 miles to the northwest of the subject site

15. Concurrency:

a. Roads Level of Service:.....A zoning determination letter December 10, 2025, states that due to the fact that the proposed zoning is less intense, and an environmental study/review is required at the house permitting stage, there is no need for these reviews at the rezoning stage.

b. Potable Water and Sanitary Sewage Level of Service:

1. *Analysis:* The subject property is located within the Charlotte County Utilities service area. The proposed change, if approved, would allow for the construction of two single-family homes on the property, which is less intense than the existing Commercial General (CG) zoning.

c. Park and Recreation Level of Service:

1. *Level of Service:*.....**Adopted Level of Service is 16 Park, Recreation & Open Space points (16 PROS points) per 1,000 population.**
2. *Analysis:***A 2009 analysis shows that the County currently has 17.2 PROS points per 1,000 population.**

d. Schools:.....The proposed RSF-3.5 zoning could allow for two single-family homes. According to the “Interlocal Agreement for Coordinated Planning and School Concurrency,” approved in May 2018, *all single-family lots of record that existed prior to the effective date of school concurrency are exempt from the requirements of school concurrency.* The subject property has existed since at least 1987 and has been designated Low Density Residential (LDR). The agreement further states that, *“Upon request by an applicant submitting any land development application with a residential component, School Board staff shall issue a determination as to whether or not a development, lot, or unit is exempt from the requirements of school concurrency.”* The intent of this application is to correct an inconsistency between the FLUM designation and the zoning district in order to allow development of the property.

e. Solid Waste:

1. *Refuse Collector:***Waste Management Inc. of Florida or another provider**
2. *Solid Waste Provider:***Public Works Dept. - Municipal Solid Waste Management**
3. *Level of Service:* Zemel Road landfill currently has capacity to dispose of 4.6 million cubic yards of waste. The landfill has a projected remaining lifespan to the year 2027. An estimated 170 acres for future disposal cells will provide disposal capacity beyond the year 2050.
 - Solid Waste (Landfill) 5.0 pounds per day per equivalent fulltime resident
 - Solid Waste (Recycle) 2.2 pounds per day per equivalent fulltime resident

f. Drainage: Level of Service:

New arterials: flood free in the 100-year rainfall event.

New and improved collectors: not less than one lane of traffic in each direction above the design high water elevation from a 25-year, 24-hour rainfall.

New local residential streets: designed and constructed with the pavement centerline at or above the design high water elevation resulting from a 5-year, 24-hour rainfall.

Storm-water management facilities: in all new subdivisions manage a 25-year, 24-hour rainfall.

New parking facilities: maximum temporary detention depth of nine inches (9”) resulting from a 5-year, 24-hour rainfall.

New development on existing platted lots (except single-family, duplex, and triplex dwellings):
on-site storm-water management for a 25-year, 24-hour rainfall.

Analysis: The SW Florida Water Management District and the Community Development Department review storm-water management plans on a project specific basis.

16. Capital Improvements Program:

Are any updates to the CIP required because of this petition?**No**

17. Intergovernmental Coordination:

Does this amendment require comments from, or coordination with adjacent governments or other governmental agencies?**No**

18. Has a public hearing been held on this property within the last year?No

19. 2050 Comprehensive Plan: Goals, Objectives, and Policies that may be relevant to the proposed amendment:

Various goals, objectives, and policies set forth in the County’s Comprehensive Plan as analyzed above.

Part 5 – Approval Criteria

20. Standards for Rezoning Approval: For the rezoning of land, the final action of the Board shall be made after giving due consideration to the following criteria:

a. Would the proposed change be consistent with the Comprehensive Plan?

Finding: The purpose of the proposed rezoning to Residential Single-Family 3.5 (RSF-3.5) is to resolve the inconsistency between the property’s Low Density Residential (LDR) Future Land Use Map (FLUM) designation and the existing Commercial General (CG) zoning. The proposed RSF-3.5 zoning district is consistent with the property’s LDR FLUM designation.

b. The existing land use pattern in adjacent areas:

Finding: The property is located in the West County area. Single-family homes are located immediately to the north, south, and east of the property. One single-family home is located across Rotonda Circle to the east. The existing golf course community, Long Marsh Golf Club, is located immediately to the west of the subject property.

c. The capacity of public facilities and services, including but not limited to schools, roads, recreational facilities, wastewater treatment, water supply, and storm-water drainage facilities:

Finding: The proposed RSF-3.5 zoning could allow for two single-family homes. According to the “Interlocal Agreement for Coordinated Planning and School Concurrency,” approved in May 2018, all single-family lots of record that existed prior to the effective date of school concurrency are exempt from the requirements of school concurrency. The subject property has existed since at least 1987 and has been designated Low Density Residential (LDR). The agreement further states that, “*Upon request by an applicant*

submitting any land development application with a residential component, School Board staff shall issue a determination as to whether or not a development, lot, or unit is exempt from the requirements of school concurrency.”

The proposed rezoning to Residential Single-Family 3.5 (RSF-3.5), if approved, would allow for the construction of two single-family homes on the property, which is less intense than the existing Commercial General (CG) zoning and would therefore generate less traffic volume.

The subject property is located within the Charlotte County Utilities service area. Because the proposed use is less intense than the existing CG zoning, the development of two single-family homes is not expected to place significant additional demand on public facilities.

Therefore, it is staff’s professional opinion that the proposed rezoning will not create concurrency issues.

d. Would the proposed change adversely influence living conditions or property values in adjacent areas?

Finding: The proposed rezoning to RSF-3.5 is less intense than and similar in character to the surrounding RSF-5 zoning. Therefore, it is staff’s professional opinion that the proposed RSF-3.5 rezoning shall not create any negative impacts on surrounding existing and future residential uses.

e. Would the proposed change affect public safety?

Finding: Public safety should not be affected by this proposed zoning change from CG to RSF-3.5.

Attachment 1

1987 Zoning Map



CHARLOTTE COUNTY

Community Development

Qualifications of Jie Shao

Position: Principal Planner

Years with Charlotte County: 22

Position Summary & Experience: I have worked as a Planner for Charlotte County Community Development Department since January 2004. My main duties include reviewing and making recommendations on plan amendments, zoning map changes and text amendments to the County's Comprehensive Plan, and amendments to the County's Land Development Regulations. I prepare and present staff reports and recommend actions to the Planning and Zoning Board and the Board of County Commissioners.

I evaluate Site Plan Review applications specifically related to development within Development of Regional Impacts for consistency with the County's Comprehensive Plan and Development Orders. I review all development within the Planned Development zoning district. I review applications for establishment of Community Development Districts, applications under the Transfer Density Units (TDU) program and track all TDUs.

In addition, I created the US 41 Zoning District Overlay Code in 2004. I worked with the planning Advisory Committee to successfully create the Little Gasparilla Island Community Plan in 2007 and also created the Little Gasparilla Island Zoning District Overlay Code and the Bridgeless Barrier Island Zoning District in 2013. As a project manager, I successfully completed the US 17 Corridor Planning Study in 2009-2010. I served as a liaison for the South Gulf Cove Advisory Committee and the Little Gasparilla Island Advisory Committee in 2006-2009. I hosted roundtable meetings to solicit public's input. As a team member, I revised and rewrote the County's Land Development Regulations in 2013-2014. Further, I worked on the County's Comprehensive Plan rewrite in 2009-2010, and EAR-based amendments for the County's Comprehensive Plan in 2007, 2014, and 2022.

Education:

- September 1997 to December 2001
University of Cincinnati; Cincinnati, Ohio; Obtained a M.S. degree in Community Planning
- September 1986 to July 1990
Chongqing University China; Obtained a B.S. degree in Architecture

Professional Associations and Certifications:

- AICP, American Association of Certified Planners since 2017
- American Planning Association (APA), Member since 2004

Related Past Experience:

- Planner, Architectural Graphics Designer, University Instructor in Architecture, Suzhou Planning Bureau/Institute of Urban Construction & Environmental Protection (1990-1994)

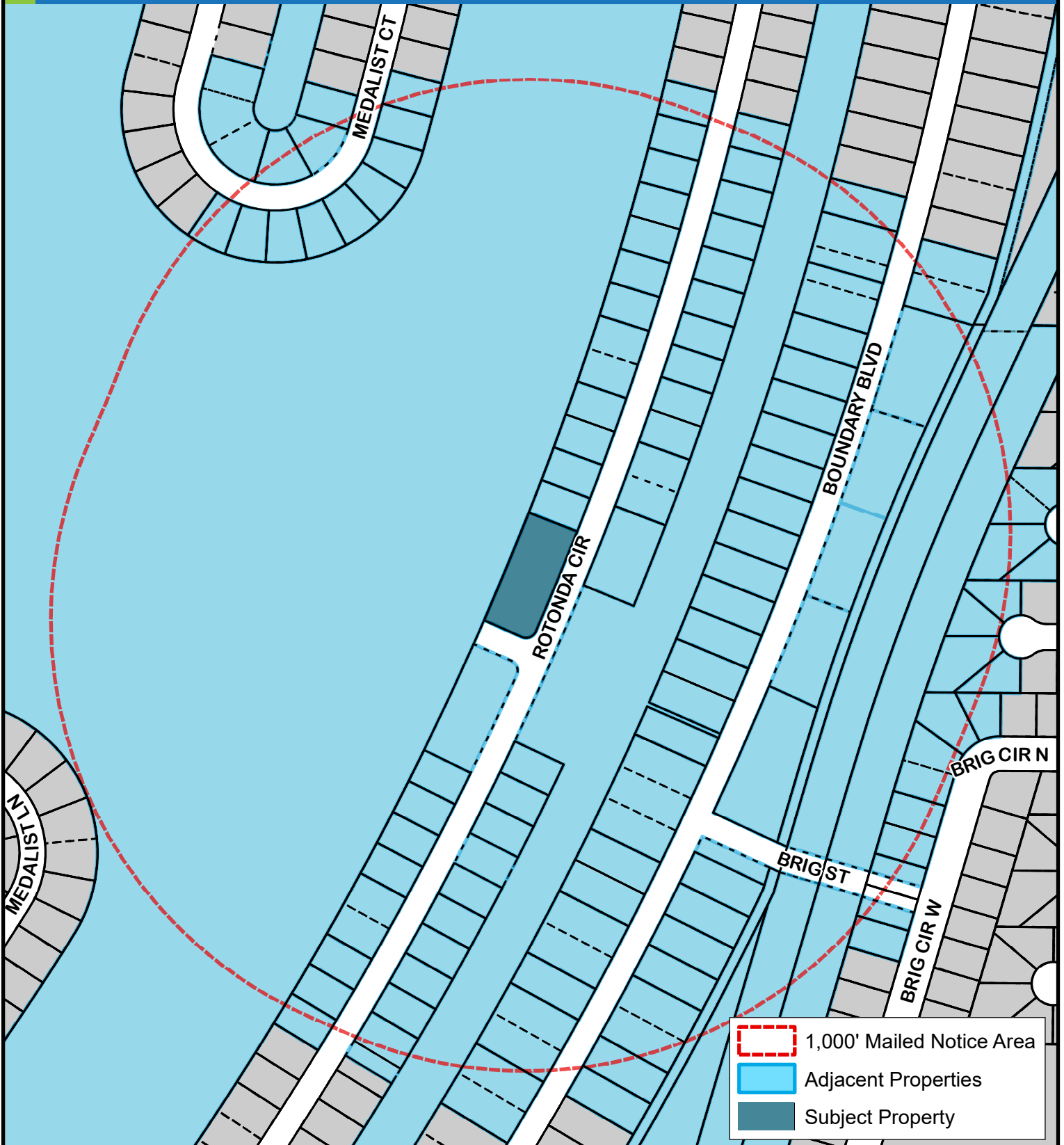
Exhibit 1

CHARLOTTE COUNTY

1,000' Foot Mailed Notice of Z-26-12 and TDU-26-01



CHARLOTTE COUNTY
Community Development



30/41/21 West County



(NOT TO SCALE)

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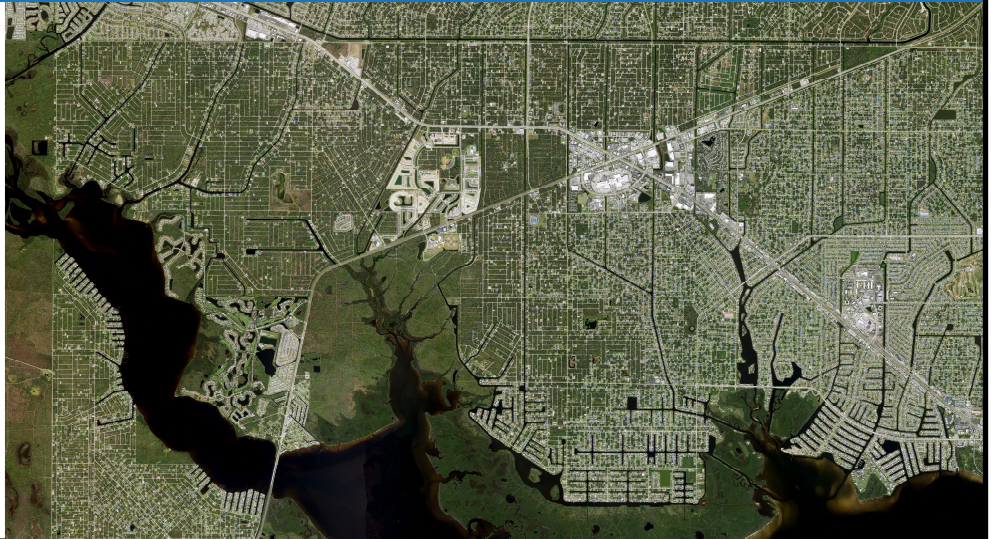
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CHARLOTTE COUNTY

Location Map for Z-26-12 and TDU-26-01



CHARLOTTE COUNTY
Community Development



 Punta Gorda Boundary

30/41/21 West County



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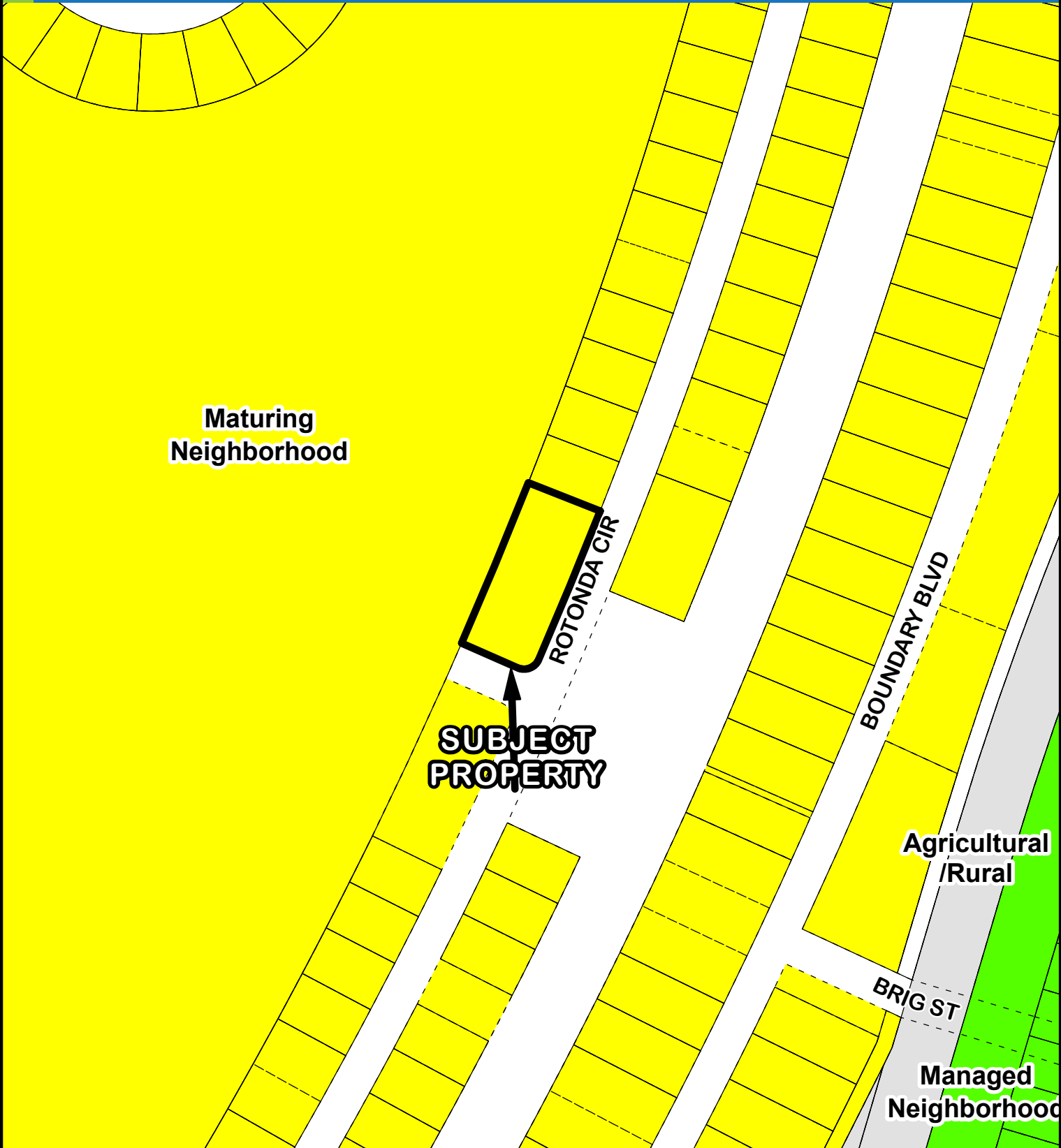
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CHARLOTTE COUNTY

Framework for Z-26-12 and TDU-26-01



CHARLOTTE COUNTY
Community Development



**Maturing
Neighborhood**

**SUBJECT
PROPERTY**

ROTONDA CIR

BOUNDARY BLVD

BRIG ST

**Agricultural
/Rural**

**Managed
Neighborhood**

30/41/21 West County



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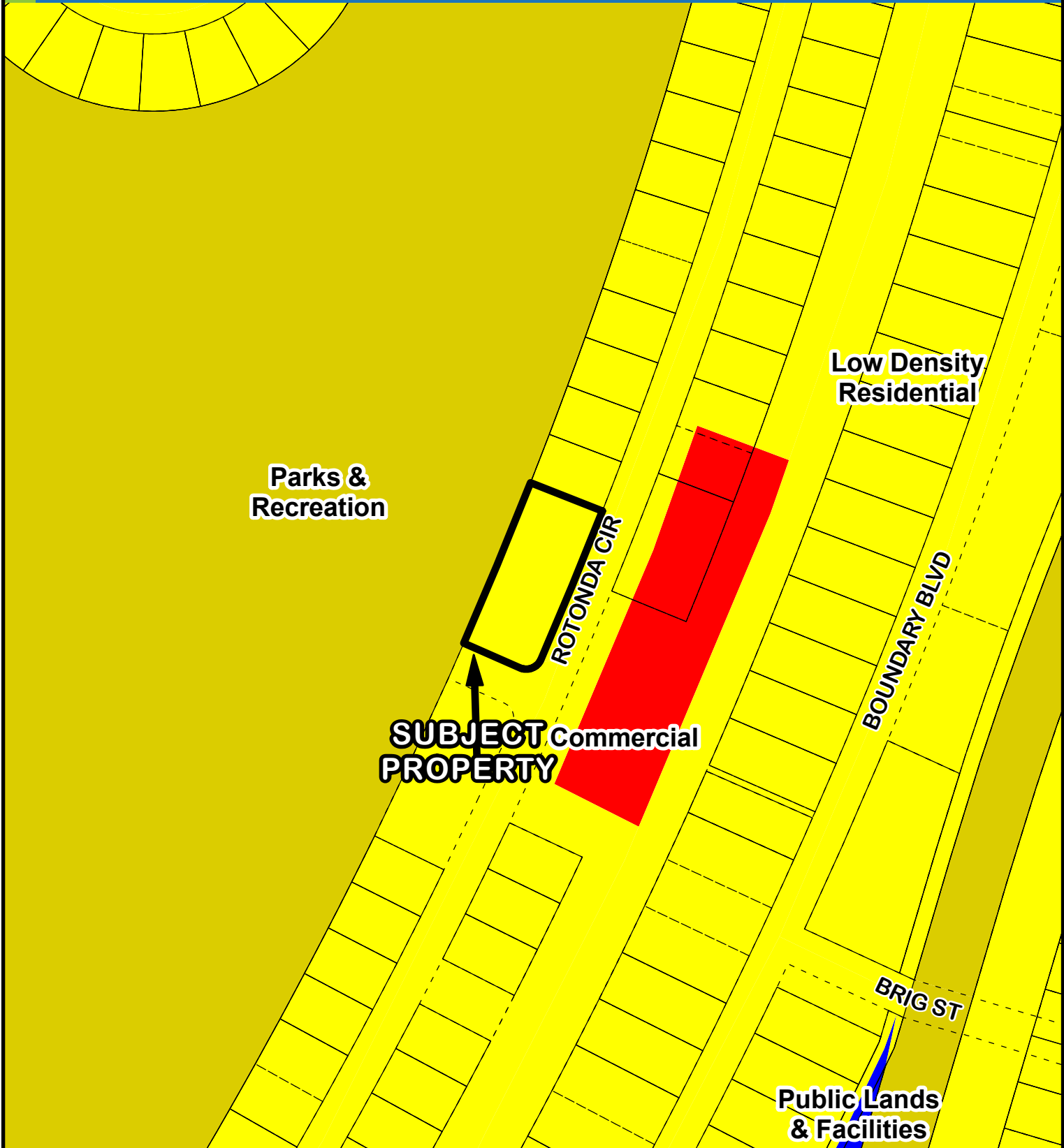
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CHARLOTTE COUNTY

FLUM Designations for Z-26-12 and TDU-26-01



30/41/21 West County



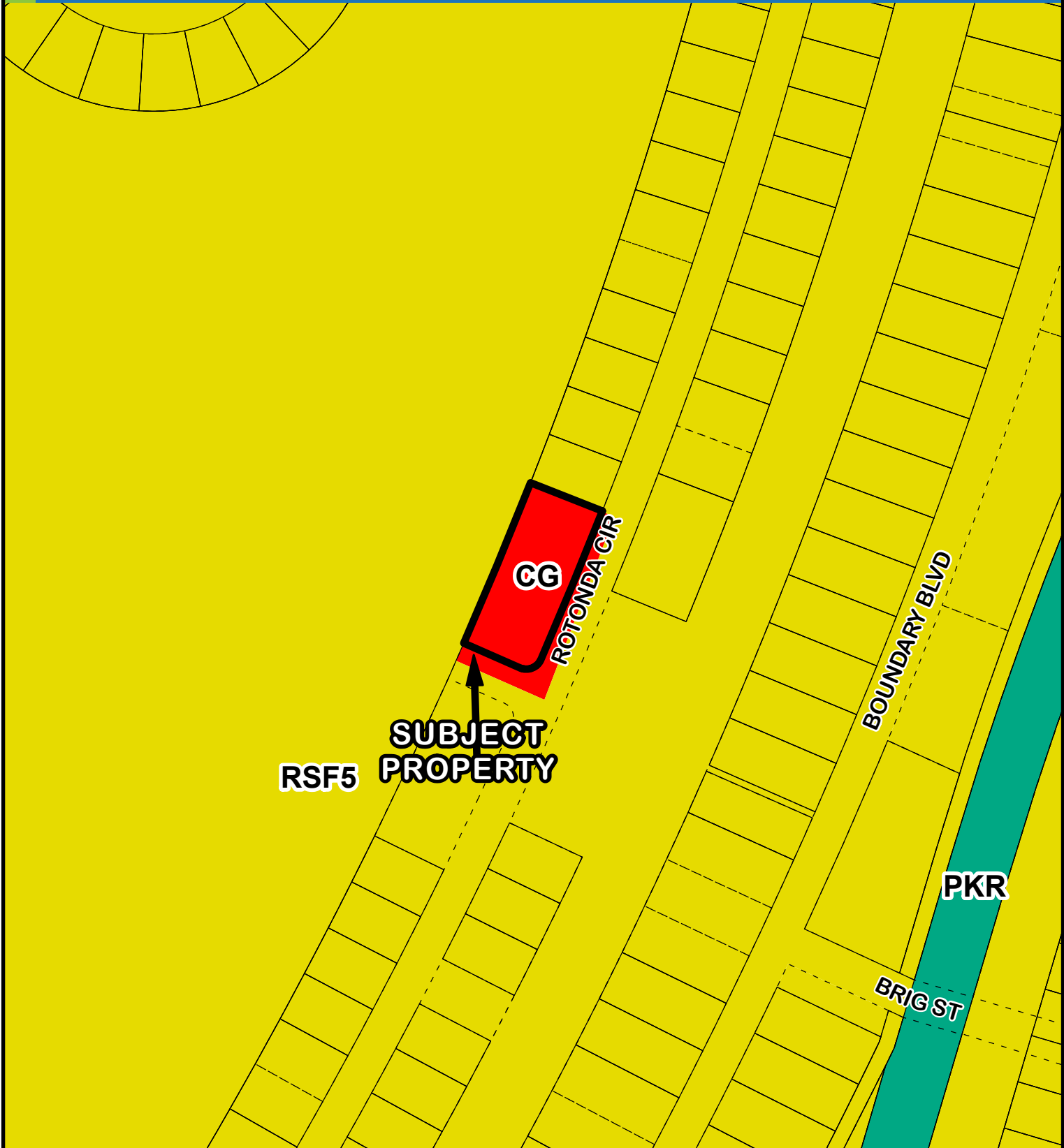
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CHARLOTTE COUNTY

Zoning Designations for Z-26-12 and TDU-26-01



30/41/21 West County



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CERTIFICATE OF TRANSFERABLE
DENSITY CREDITS



CHARLOTTE COUNTY, FLORIDA

Certificate No. CSZ-064.1.1A.1A
Transfer of Density from
Certificate Number CSZ-064.1A



This Certificate is the Property of
Nina Grigorov

This Certificate was created on November 12, 2025

The Certificate Holder Acquired
One unit of Density (West County Area)
from SBGrace, LLC

Jie Shao

Jie Shao, AICP, MCP, Planner, Principal
Comprehensive Planning Division
Community Development Department