

PD-25-08 (Quasi-Judicial)

(Adoption Hearing BCC Land Use Meeting 10-28-2025)

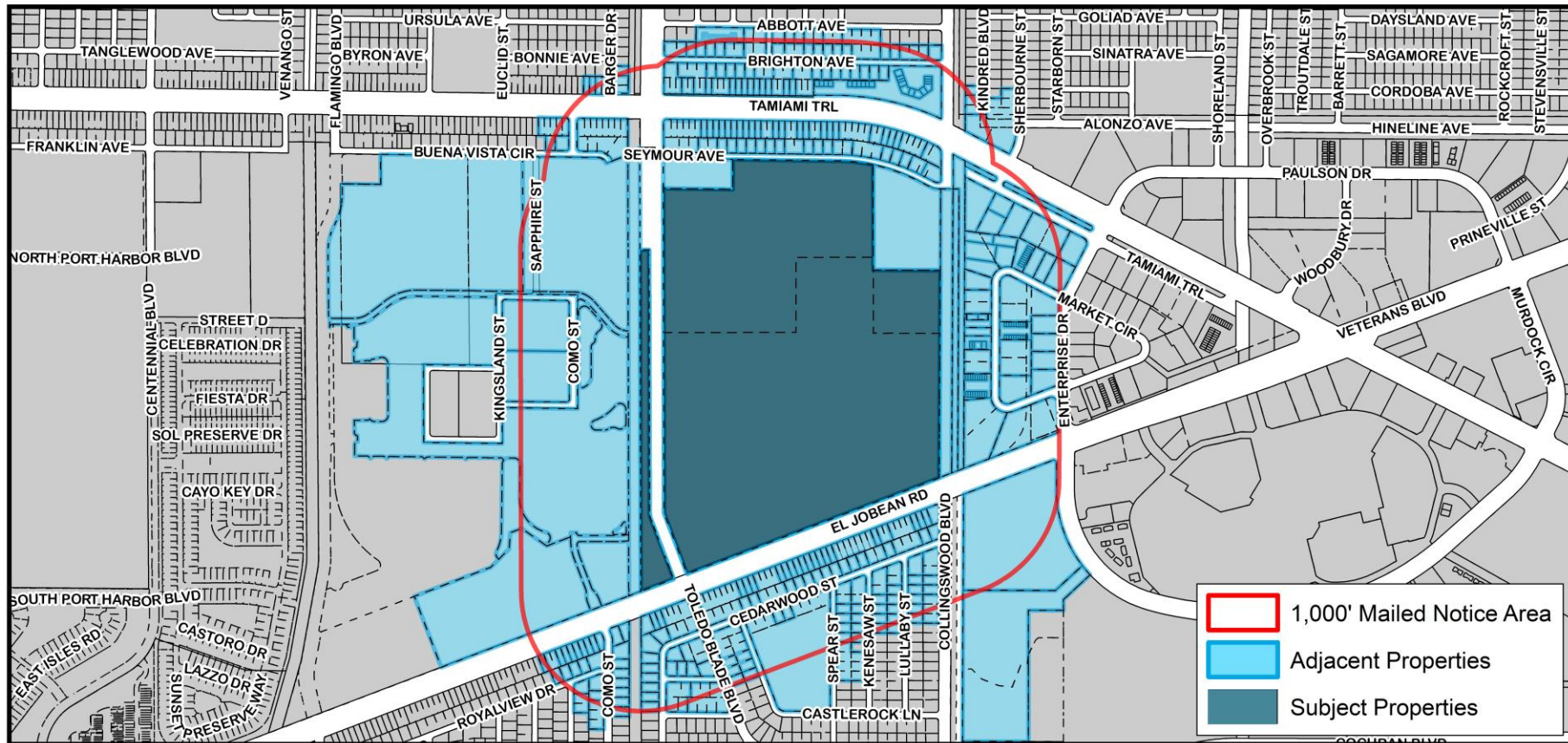
KL JAK WP, LLC

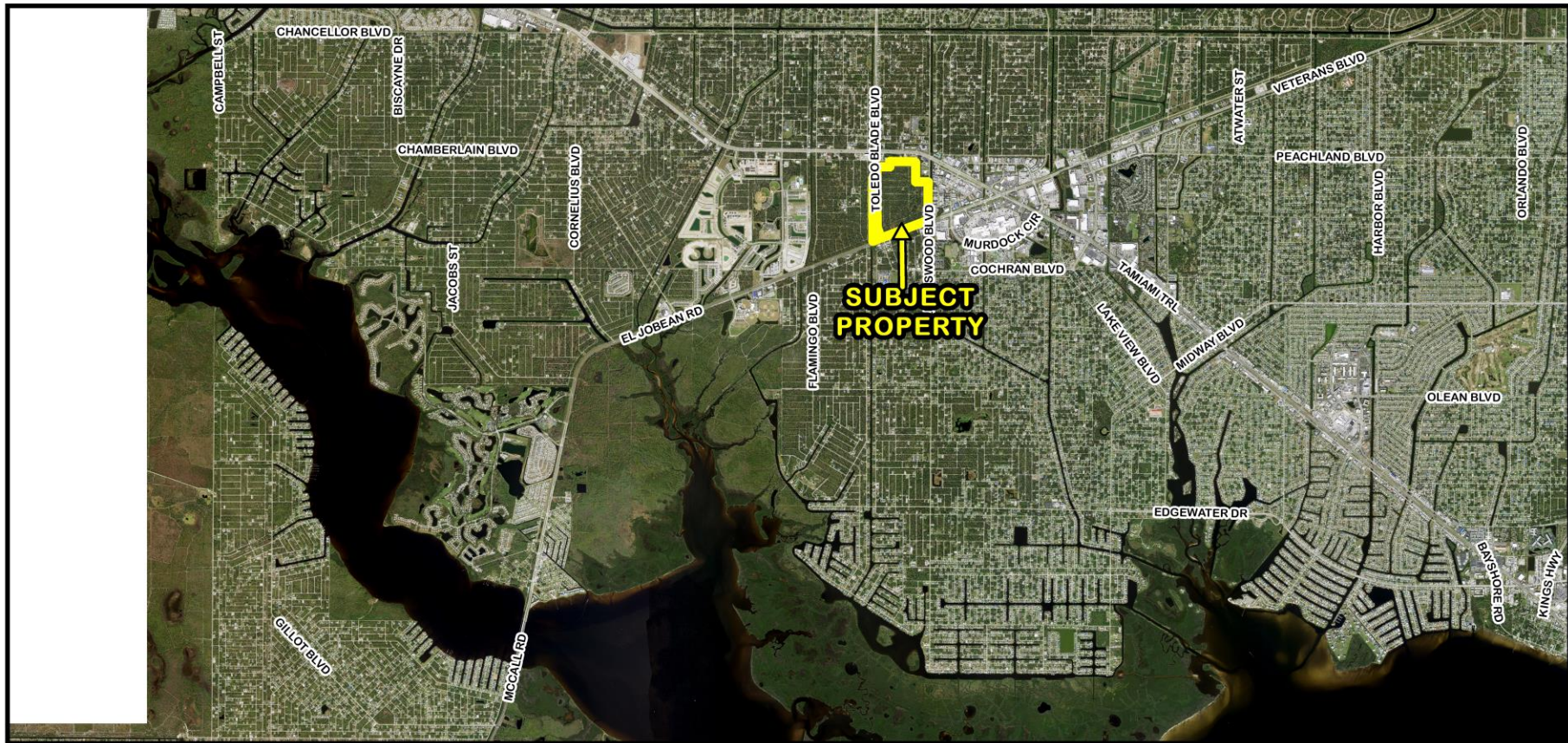


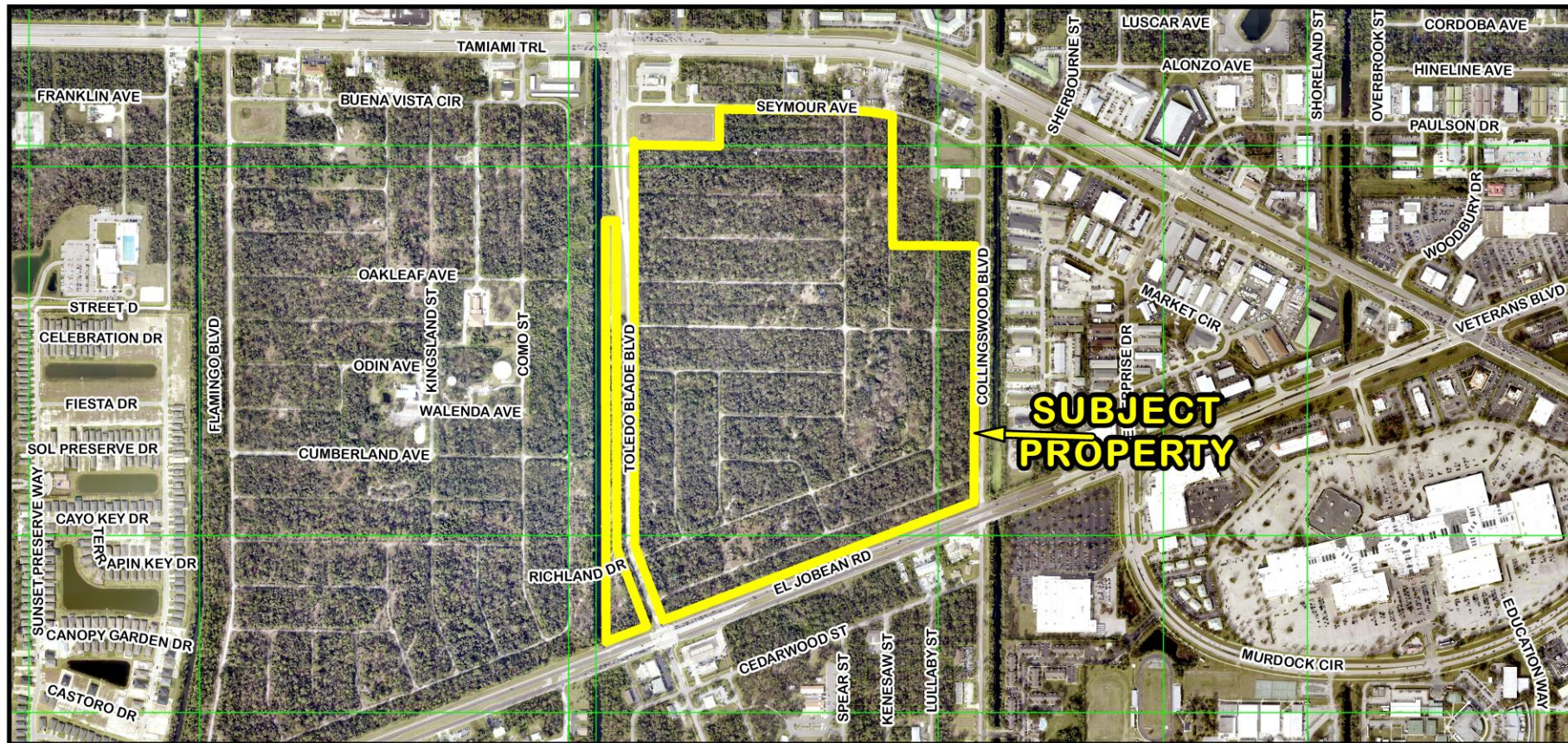
CHARLOTTE COUNTY
FLORIDA

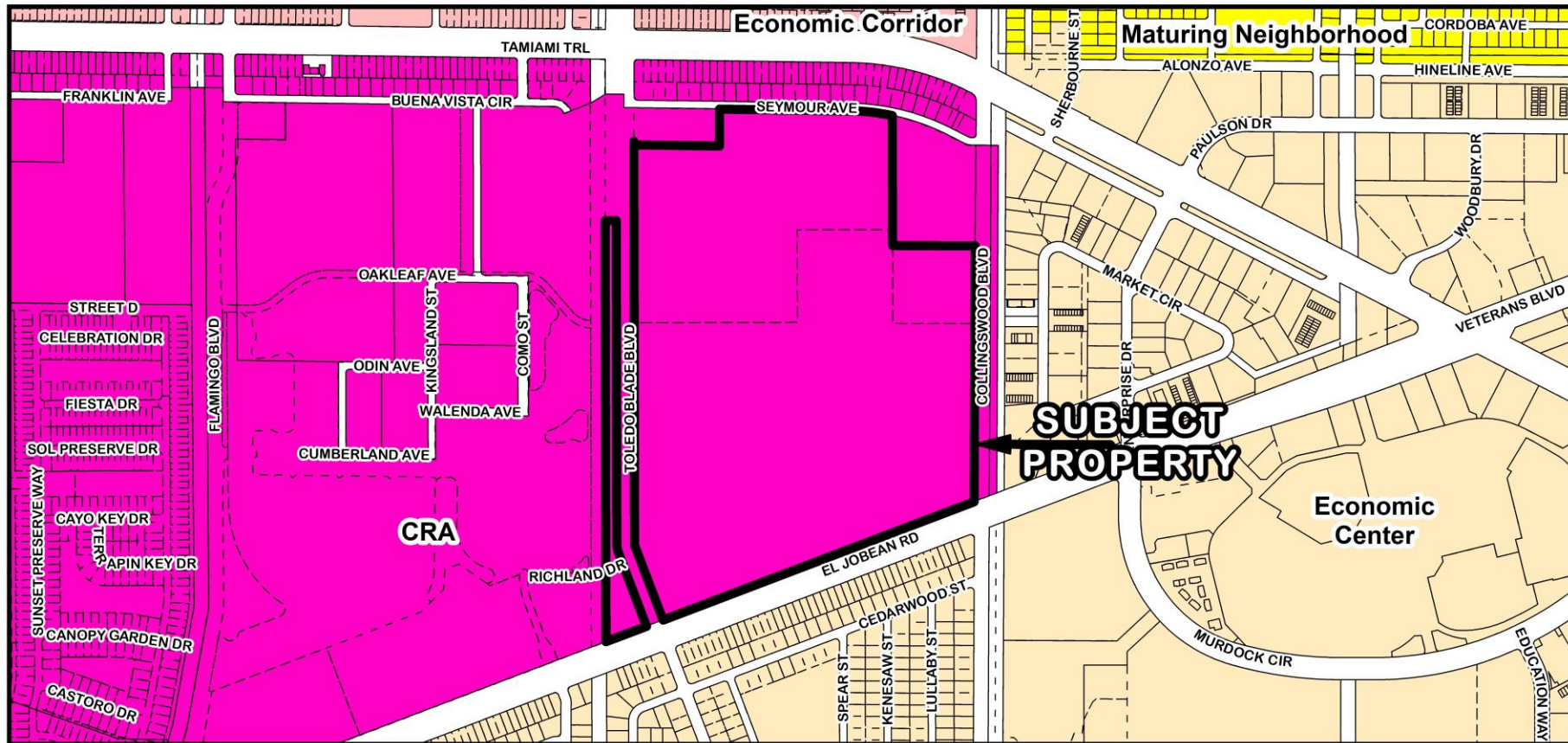
Proposed Changes

- A rezoning from Planned Development (PD) to PD. This is a major modification amending Ordinance Number 2025-007 to revise development standards for townhomes by reducing:
 - The “minimum lot width” from 20 feet to 16 feet
 - The “minimum side yard abutting road” from 15 feet to ten feet.
- Located in Commission District IV

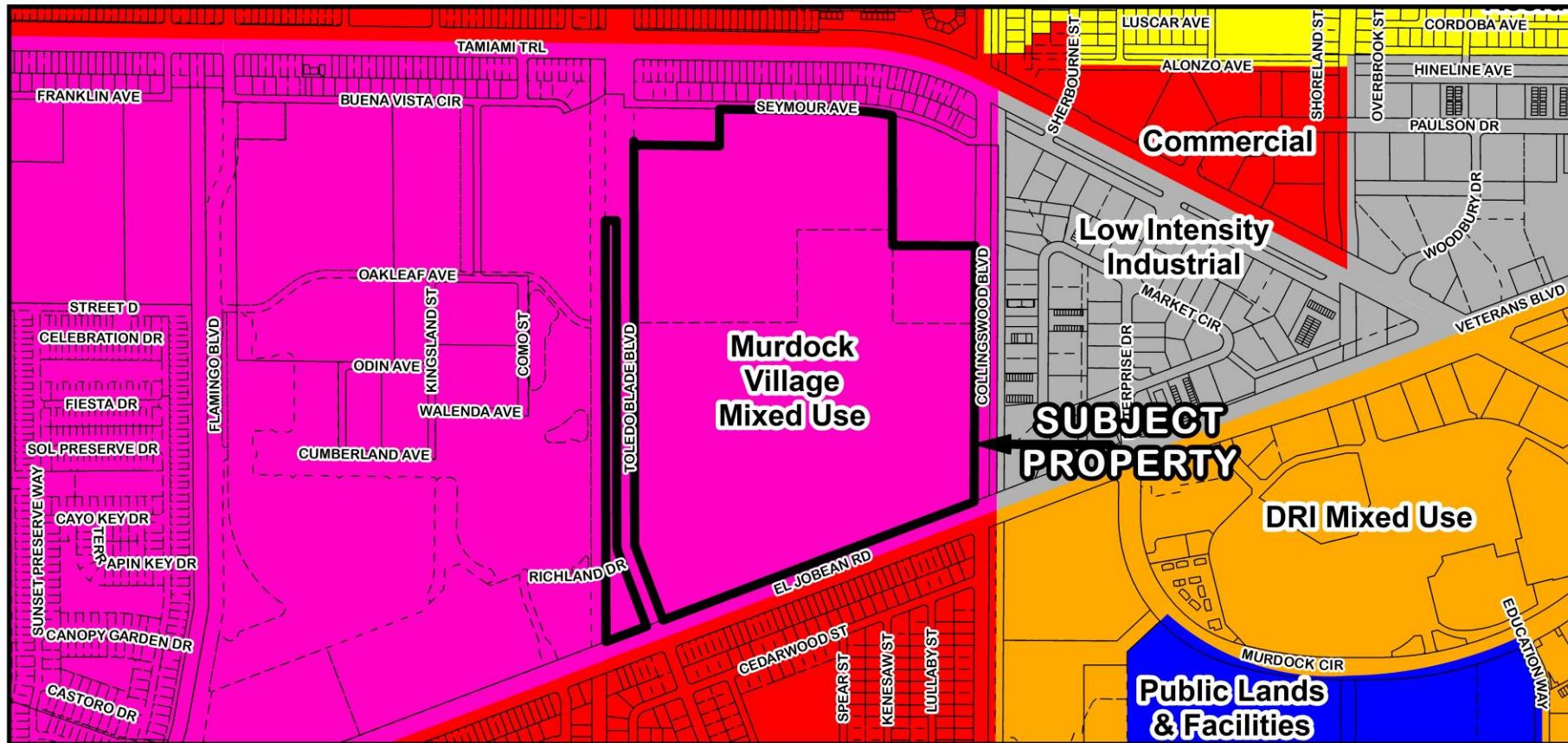


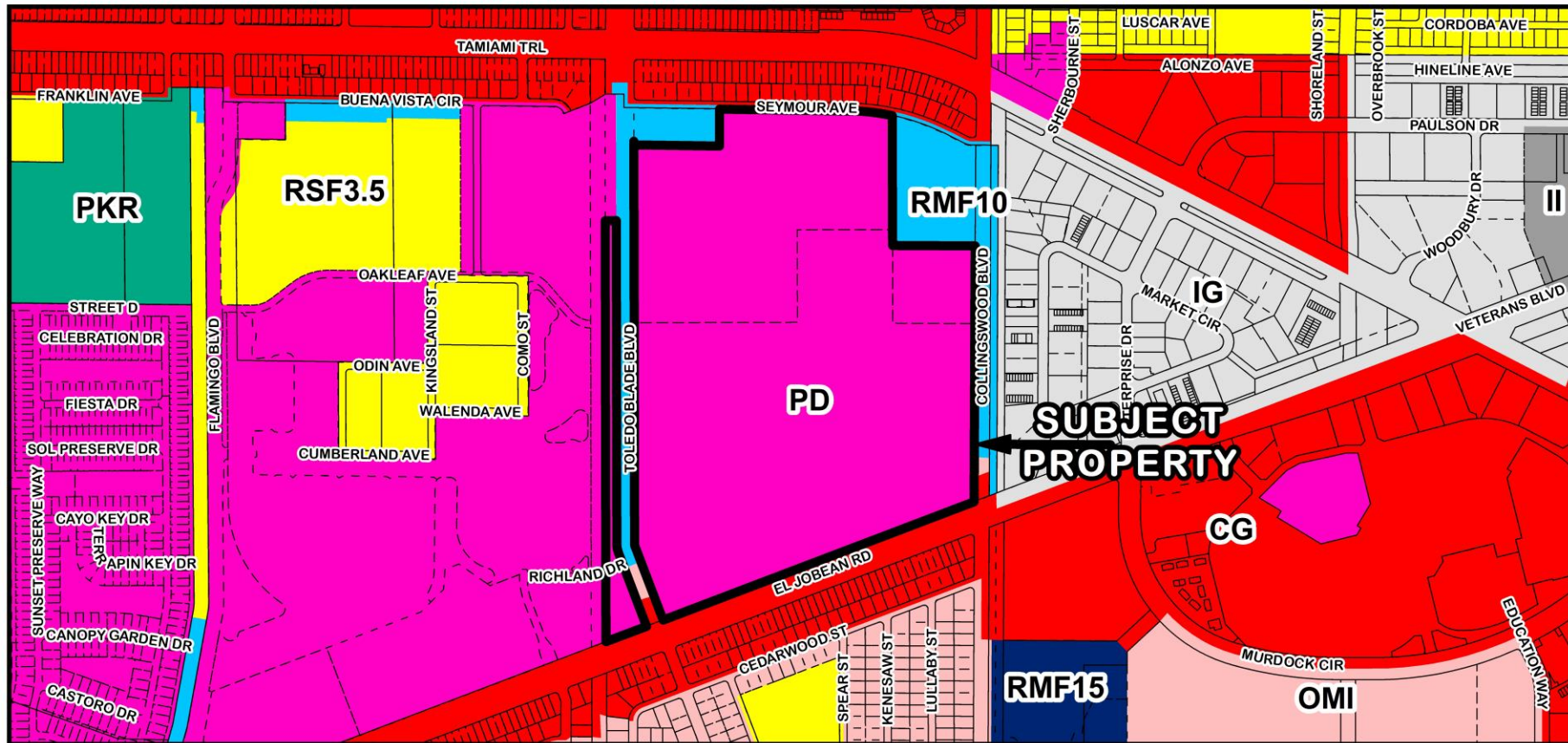






PD-25-08 Framework





PD-25-08 Zoning Designations

Application PD-25-08 **Revisions to PD Conditions as Established in** **Ordinance Number 2025-007**

The following development standards shall be applied:

Use	Single-family detached	Single-family attached	Multi-family	Townhomes	Commercial	Amenities
Required Parking (spaces)	2/unit	2/unit	As Section 3-9-79	2/unit	As Section 3-9-79	One-half that required by Section 3-9-79
Minimum lot size (s.f.)	4,000	3,200	7,500	2,000	12,000	None
Minimum lot width (ft.)	40	35	80	20 16	100	None
Minimum front yard (ft.)	20	20	20	20	15	20
Minimum interior side yard (ft.)	5	5 exterior 0 interior	Half building height, not less than 7.5	5 exterior 0 interior	0	Half building height, not less than 7.5
Minimum side yard abutting road (ft.)	15	15	15	45 10	10	15
Minimum interior rear yard (ft.)	10	10	Half building height, not less than 7.5	10	10	Half building height, not less than 7.5
Minimum rear yard abutting road or alley (ft.)	15	15	15	15	10	15
Minimum rear yard abutting water (ft.)	15	15	15	15	20	15
Maximum building height (ft.)	38	38	60	38	60	38
Maximum lot coverage (%)	65	70	45	75	55	65
Accessory structure setbacks	Same as principal structure, except that provided there is at least 15 feet between the rear property line and the top of bank when adjoining water, the rear setback may be reduced to 5					

All other PD conditions as established in Ordinance Number 2025-007 shall apply to this development.

