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ORDINANCE
NUMBER 2026 -

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, AMENDING THE CHARLOTTE COUNTY ZONING ATLAS FROM PLANNED DEVELOPMENT (PD) TO PD; A MAJOR MODIFICATION TO ORDINANCE NUMBER 2025-007, BY AMENDING ADOPTED PD CONDITION "e)xi)", TO MODIFY THE CONDITIONS GOVERNING DRIVE-THROUGH USES FOR PROPERTY CONSISTING OF MULTIPLE PARCELS, GENERALLY LOCATED NORTH OF EL JOBEAN ROAD (SR 776), SOUTH OF SEYMOUR AVENUE, EAST OF THE COMO WATERWAY, AND WEST OF COLLINGSWOOD BOULEVARD, WITHIN THE BOUNDARIES OF THE MURDOCK VILLAGE COMMUNITY REDEVELOPMENT AREA (CRA), IN THE PORT CHARLOTTE AREA; CONTAINING 154.93± ACRES; COMMISSION DISTRICT IV, CHARLOTTE COUNTY, FLORIDA; PETITION NUMBER PD-26-02; APPLICANT, KL WP VILLAGE LLC, BY ITS MANAGER, THE KOLTER GROUP LLC; PROVIDING AN EFFECTIVE DATE.

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RECITALS

WHEREAS, in a public hearing held on Tuesday, May 26, 2026, the Board of County Commissioners of Charlotte County, Florida ("Board") reviewed Petition PD-26-02, submitted by applicant, KL WP Village LLC, by its Manager, The Kolter Group LLC ("Applicant"), which requested a rezoning from Planned Development (PD) to PD; a major modification to the existing Ordinance Number 2025-007 by amending adopted PD condition "e)xi)" to modify the conditions governing drive-through uses for property consisting of multiple parcels, generally located north of El Jobean Road (SR 776), south of Seymour Avenue, east of the Como Waterway, and west of Collingswood Boulevard, within the boundaries of the Murdock Village Community Redevelopment Area (CRA), in

34 the Port Charlotte area, containing 154.93± acres; Commission District IV; and
35 more particularly described in Exhibit "A" attached hereto ("Property"); and

36 WHEREAS, Petition PD-26-02 was heard by the Charlotte County
37 Planning and Zoning Board ("P&Z Board") and, based on the findings and
38 analysis provided by County Staff and the evidence presented to the P&Z Board,
39 the P&Z Board recommended approval on April 13, 2026; and

40 WHEREAS, after due consideration, based on the findings and
41 analysis provided by County Staff and the evidence presented to it, the Board
42 finds that approval of Petition PD-26-02 is consistent with the County's
43 Comprehensive Plan, and that it meets the requirements for rezoning; and

44 WHEREAS, the Board finds that approval of Petition PD-26-02 to
45 rezone the Property from PD to PD is in the best interests of the County.

46 NOW, THEREFORE, BE IT ORDAINED by the Board of County
47 Commissioners of Charlotte County, Florida:

48 SECTION 1. The following petition, made by applicant,
49 KL WP Village LLC, by its Manager, The Kolter Group LLC for an amendment to
50 the Charlotte County Zoning Atlas is hereby approved subject to the condition
51 contained in the attached Exhibit "B":

52 Petition PD-26-02 requesting rezoning from Planned
53 Development (PD) to PD; a major modification to the
54 existing PD (Ordinance Number 2025-007), by
55 amending adopted PD condition "e)xi)" to modify the
56 conditions governing drive-through uses for property
57 consisting of multiple parcels, generally located north
58 of El Jobean Road (SR 776), south of Seymour
59 Avenue, east of the Como Waterway, and west of
60 Collingswood Boulevard, within the boundaries of the
61 Murdock Village Community Redevelopment Area

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(CRA), in the Port Charlotte area, containing 154.93± acres; in Commission District IV, Charlotte County, Florida, and more particularly described in Exhibit "A" attached hereto.

SECTION 2. That the zoning for this property shall run with the

property and shall apply to any subsequent owners, heirs and assigns.

SECTION 3. This Ordinance shall take effect upon filing in the

Office of the Secretary of State, State of Florida.

[SIGNATURE PAGE FOLLOWS]

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PASSED AND DULY ADOPTED this 26th day of May, 2026.

BOARD OF COUNTY COMMISSIONERS
OF CHARLOTTE COUNTY, FLORIDA

By: _____
Joseph M. Tiseo, Chairman

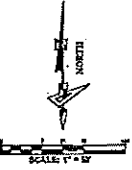
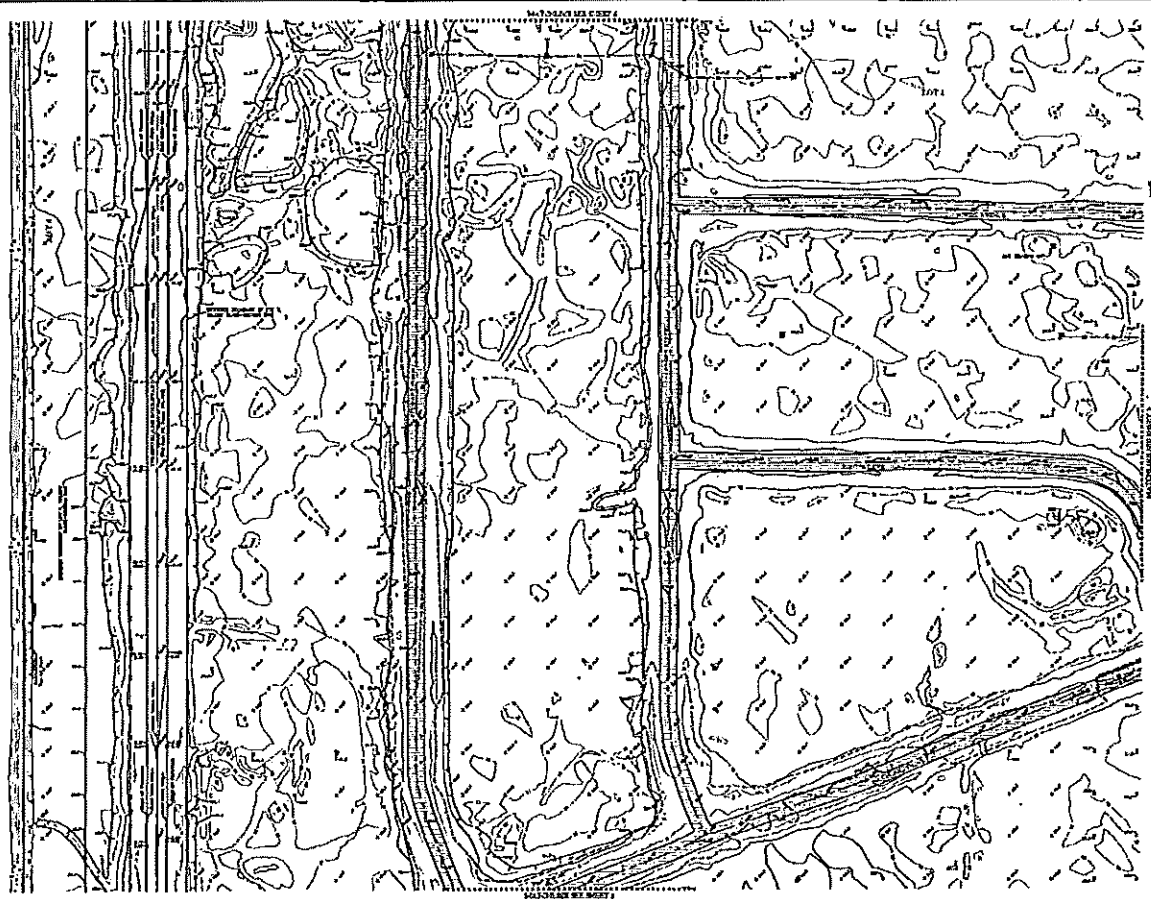
ATTEST:
Roger D. Eaton, Clerk of the Circuit Court
and Ex-Officio Clerk of the
Board of County Commissioners

By: _____
Deputy Clerk

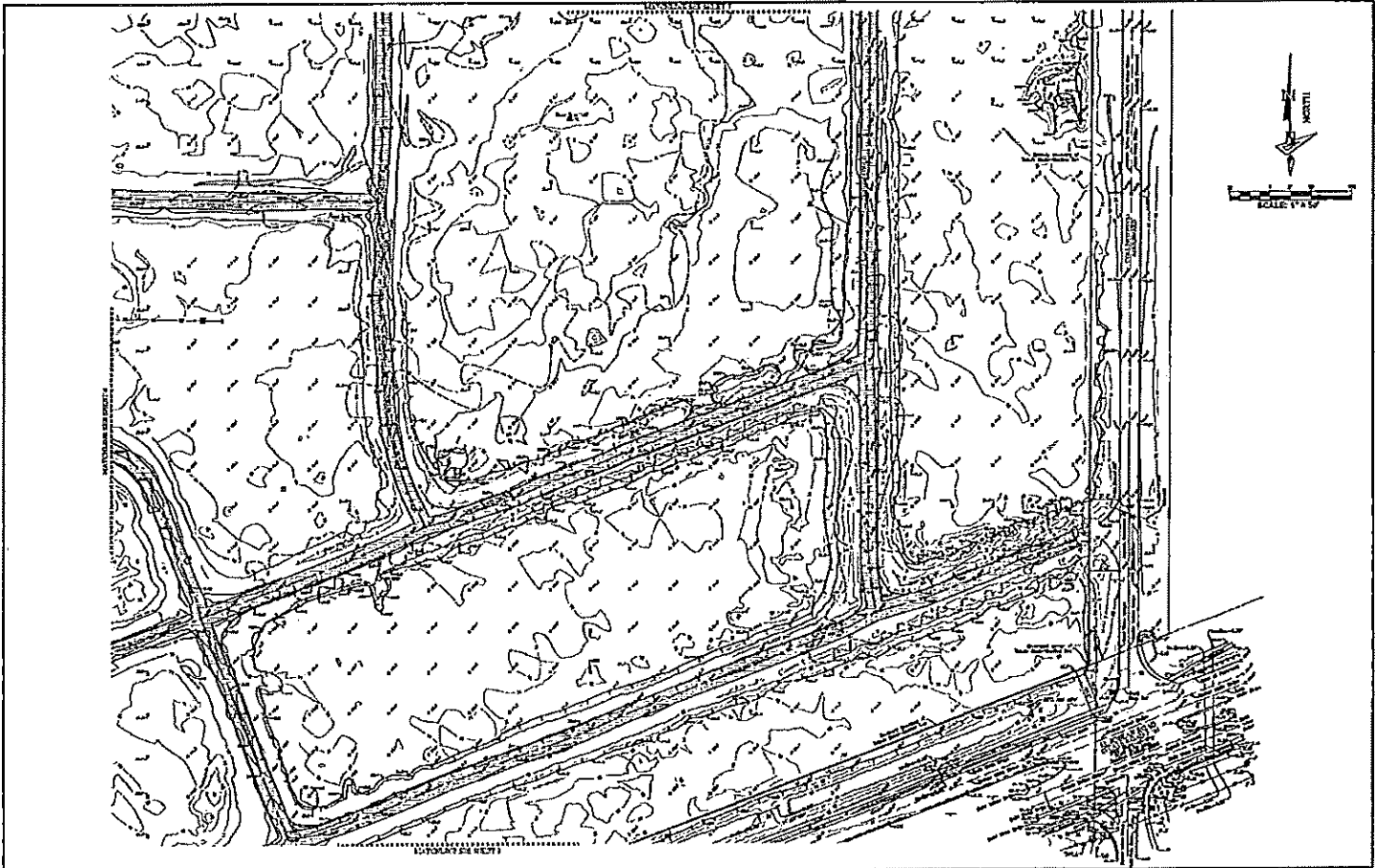
APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

By: _____
Thomas M. David, County Attorney
LR2026-0215

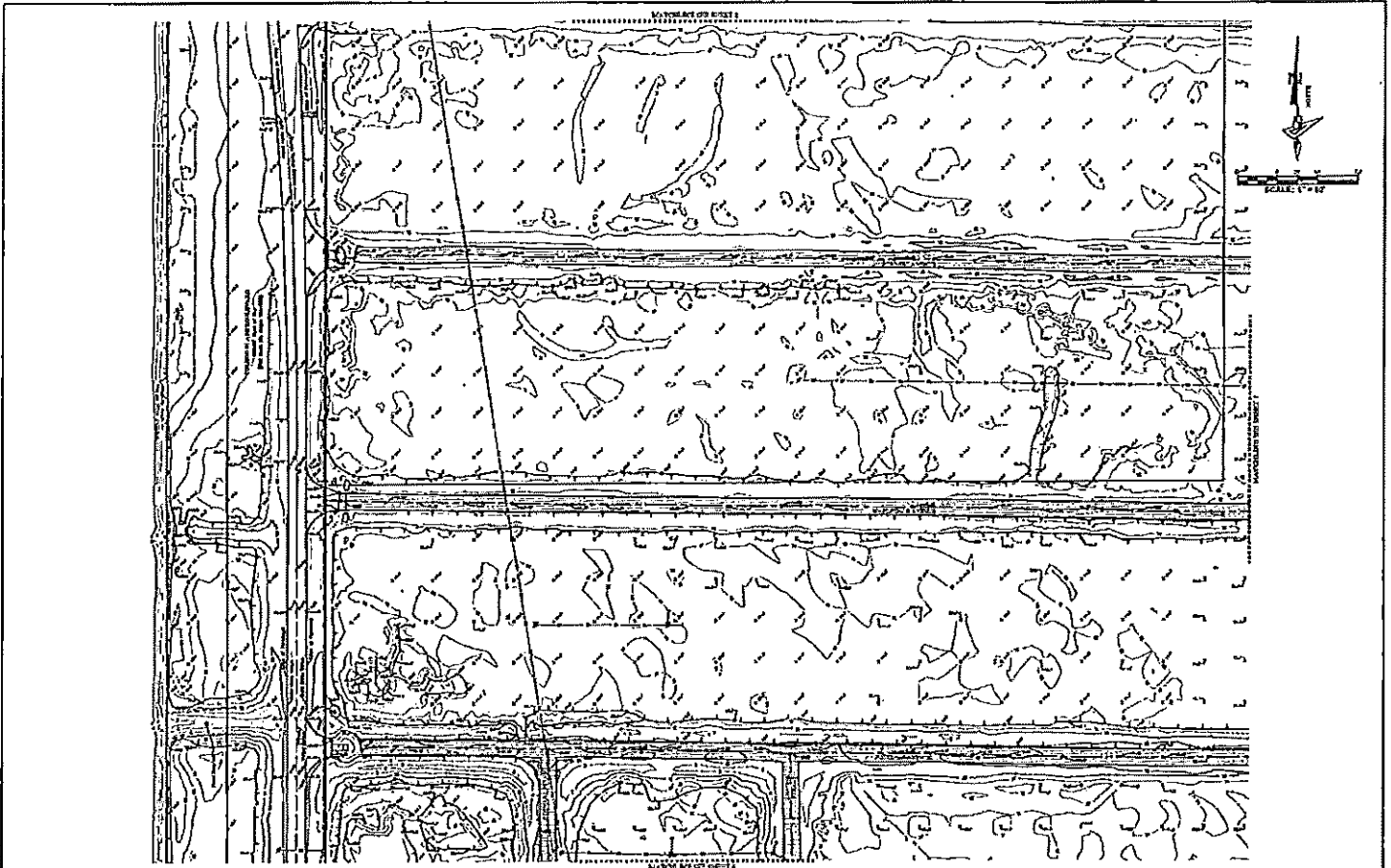
KMD



<p>GeoPoint Surveying, Inc.</p>	<p>North Arrow of the State of Florida Surveying License No. 12782</p> <p>Professional Seal of the State of Florida Surveying License No. 12782</p>	<p>Boundary and Topographic Survey March 2009 R.S. - 11707 (Survey) and L.C. 15070 (S)</p> <p>Section 12, Township 10 S., Range 21 E., Collier County, Florida</p>	<p>See Sheet 1 for Continuation. Engineer's & Surveyor's lic. and notes at back. SHEET: 048 OF</p>
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<p>GeoPoint Surveying, Inc.</p>	<p>North Point 12100 North Point Blvd North Point, FL 32109</p>	<p>South Point 12100 South Point Blvd South Point, FL 32109</p>	<p>Boundary and Topographic Survey Prepared For: 665 - 117th Village Road LLC 10000 117th Section 12, Township 31 S., Range 11 E., Charlotte County, Florida</p>	<p>See Sheet 1 for Contour Lines, Elevation, & Benchmarks that are not on this sheet.</p> <p>Sheet: 054 09</p>
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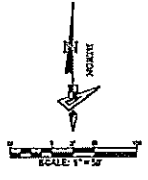
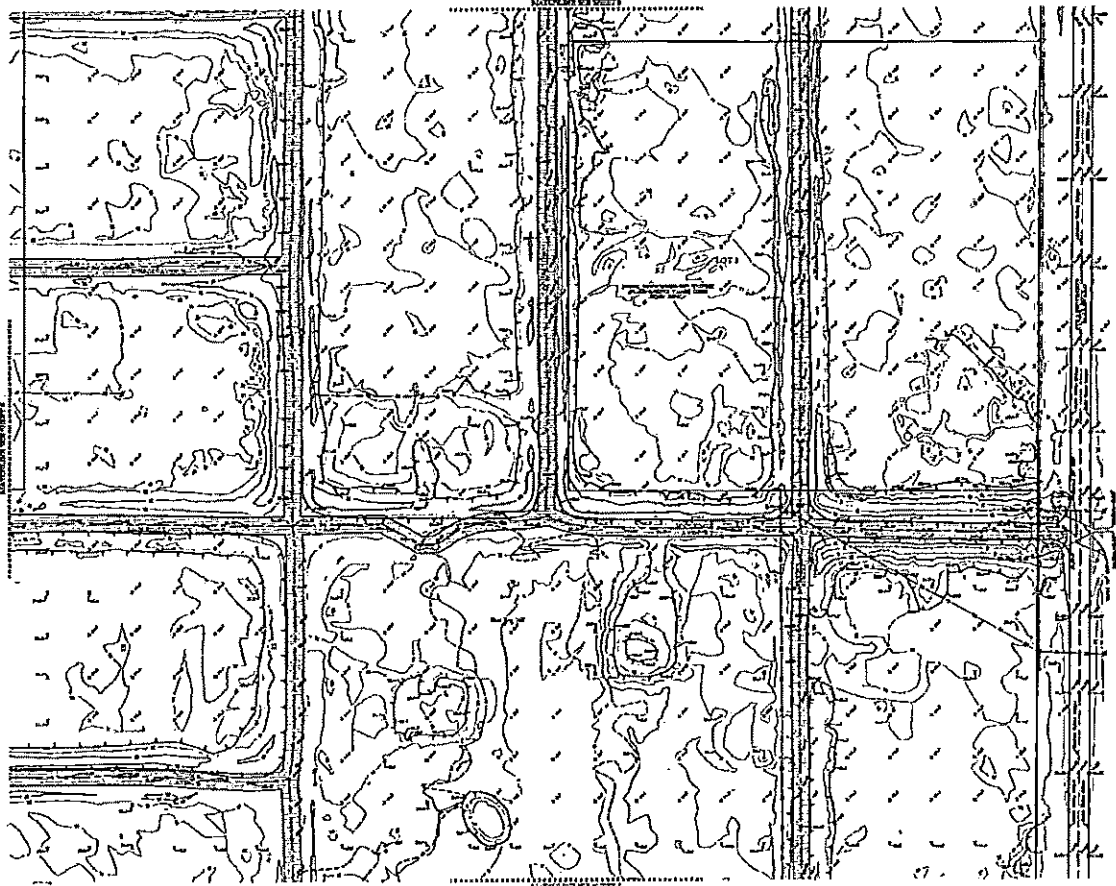

 GeoPoint
 Surveying, Inc.

South Florida
 All the Florida Keys
 Miami-Dade County

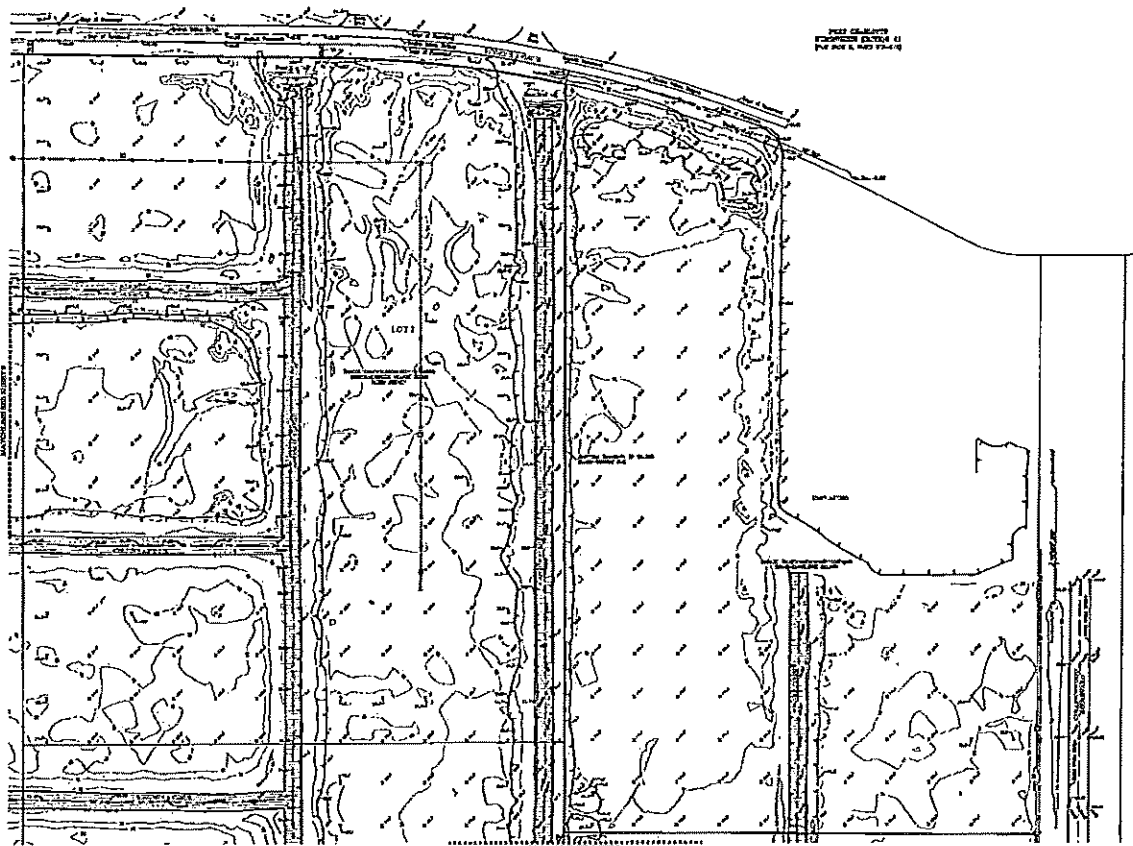
South Florida
 All the Florida Keys
 Miami-Dade County

Boundary and Topographic Survey
 PREPARED FOR
 RS - 81101 Survey Root LLC
 10000 SW
 Section 11, Township 30 S., Range 21 E., Charlotte County, Florida

See Sheet 1 for
 General Notes,
 Signature, & Acknowledgments.
 See also volume of sheets
 SHEET: 06309



<p>GeoPoint Surveying, Inc.</p>	<p>North Arrow Scale 1" = 50'</p>	<p>Surveyed by Date of Survey</p>	<p>Boundary and Topographic Survey PROJECT NO. R.L. & P. 199 Village East LLC 1000000 Section 11, Township 33 S., Range 21 E., Collier County, Florida</p>	<p>See Sheet 1 for Certificate, Exhibits, & Remarks See also Exhibit 10 SHEET: 07 of 03</p>
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GeoPoint
Surveying, Inc.

Professional Seal
Surveying License No. 12345
State of Florida
Exp. 12/31/2025
Surveying License No. 12345
State of Florida
Exp. 12/31/2025

Boundary and Topographic Survey
Richard J. Hill
RES - 51 109 2202-100 LLC
10000 SE
Section 11, Township 61 S., Range 11 E., Charlotte County, Florida

See Also For
Corrections,
Easements, & Evidences
See Also Exhibit A & B
SHEET: 02 OF 02

Application PD-26-02
Revisions to PD Condition e)xi)
as Established in Ordinance Number 2025-007

Uses:

- e) The following uses may be permitted:
 - xi) Drive-through uses, subject to the following conditions:
 - ~~(1) All drive-through lanes shall only be accessed from an alley.~~
 - ~~(2)(1) Stacking lanes shall not encroach on any public right-of-way.~~
 - ~~(3) Drive-through uses shall not be located at intersections.~~

