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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 RESIDENTIAL ESTATE 1 (RE-1) TO COMMERCIAL GENERAL (CG) (62.824± ACRES) AND ENVIRONMENTALLY SENSITIVE (ES) (19.06± ACRES) IN ORDER TO CORRECT AN INCONSISTENCY BETWEEN THE FUTURE LAND USE MAP DESIGNATION AND ZONING DISTRICT, FOR PROPERTY, INCLUDING THREE PARCELS, TWO OF WHICH ARE LOCATED AT 27544 GREEN GULF BOULEVARD AND 11711 TAMIAMI TRAIL, AND ONE UNADRESSED PARCEL GENERALLY LOCATED NORTH OF GREEN GULF BOULEVARD, SOUTH OF NOTRE DAME BOULEVARD, EAST OF ALLIGATOR STREET, AND WEST OF TAMIAMI TRAIL (US 41), IN THE PUNTA GORDA AREA AND IN THE SOUTH COUNTY AREA, CONTAINING 81.884± ACRES, COMMISSION DISTRICT II, CHARLOTTE COUNTY, FLORIDA; PETITION Z-26-14; APPLICANT: BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA; PROVIDING AN EFFECTIVE DATE.

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RECITALS

WHEREAS, in a public hearing held on Tuesday, June 9, 2026, the Board of County Commissioners of Charlotte County, Florida ("Board") reviewed Petition Z-26-14, submitted by applicant, Board of County Commissioners of Charlotte County, Florida ("Applicant"), which requested a rezoning to amend the Charlotte County Zoning Atlas from Residential Estate 1 (RE-1) to Commercial General (CG) (62.824± acres) and Environmentally Sensitive (ES) (19.06± acres) in order to correct an inconsistency between the Future Land Use Map designation and the zoning district, for property, including three parcels, two of which are located located at 27544 Green Gulf Boulevard and 11711 Tamiami Trail, and one unaddressed parcel generally located north of Green Gulf Boulevard, south of Notre Dame Boulevard, east of Alligator Street, and west of

36 Tamiami Trail (US 41), in the Punta Gorda area and in the South County area,
37 containing 81.884± acres, within Commission District II, Charlotte County,
38 Florida, and more particularly described in Exhibit "A" which is attached hereto
39 ("Property"); and

40 WHEREAS, the Applicant seeks to rezone the Property from
41 RE-1 to CG and ES to correct an inconsistency between the Future Land Use
42 Map (FLUM) designation and the zoning district; and

43 WHEREAS, Petition Z-26-14 was heard by the Charlotte County
44 Planning and Zoning Board ("P&Z Board") and, based on the findings and
45 analysis provided by County Staff and the evidence presented to the P&Z Board,
46 the P&Z Board recommended approval on April 13, 2026; and

47 WHEREAS, after due consideration, based on the findings and
48 analysis provided by County Staff and the evidence presented to it, the Board
49 finds that approval of Petition Z-26-14 is consistent with the County's
50 Comprehensive Plan and meets the requirements for the granting of a rezone;
51 and

52 WHEREAS, based on the above findings, the Board finds that
53 Petition Z-26-14 satisfies the requirements of Section 125.66, F.S., and that it is
54 in the best interests of the County and its citizens to approve Petition Z-26-14.

55 NOW, THEREFORE, BE IT ORDAINED by the Board of County
56 Commissioners of Charlotte County, Florida:

57 SECTION 1. The following petition, made by applicant,
58 Board of County Commissioners of Charlotte County, Florida, for an amendment
59 to the Charlotte County Zoning Atlas is hereby approved:

60 Petition Z-26-14 requesting to amend the Charlotte
61 County Zoning Atlas from Residential Estate 1 (RE-1)
62 to Commercial General (CG) and Environmentally
63 Sensitive (ES), for property, including three parcels,
64 two of which are located at 27544 Green Gulf
65 Boulevard and 11711 Tamiami Trail, and one
66 unaddressed parcel generally located north of Green
67 Gulf Boulevard, south of Notre Dame Boulevard, east
68 of Alligator Street, and west of Tamiami Trail (US 41),
69 in the Punta Gorda area and in the South County
70 area, containing 81.884± acres; Commission District
71 II, Charlotte County, Florida, and more particularly
72 described in Exhibit "A" which is attached hereto.

73
74
75 SECTION 2. That the zoning for this property shall run with the
76 property and shall apply to any subsequent owners, heirs and assigns.

77 SECTION 3. This Ordinance shall take effect upon filing in the
78 Office of the Secretary of State, State of Florida.

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[SIGNATURE PAGE FOLLOWS]

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PASSED AND DULY ADOPTED this 9th day of June, 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:

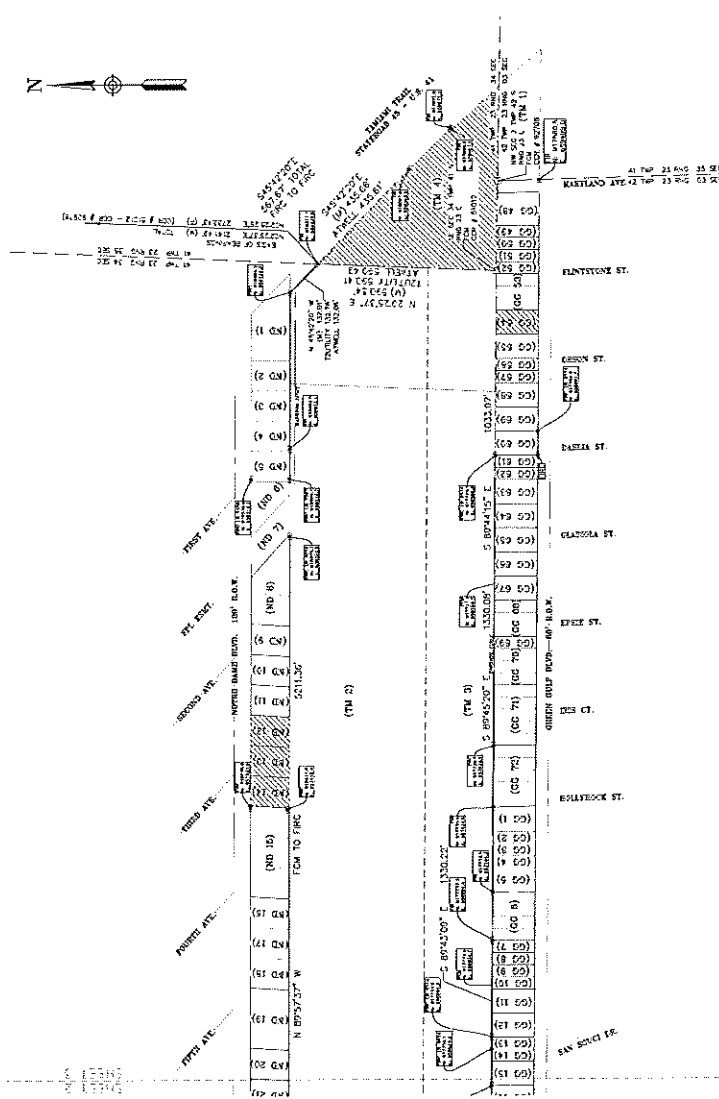
By: _____
Thomas M. David, County Attorney
LR2026-0189

KMD

BOUNDARY SURVEY

NOTRE DAME @ TROPICAL GULF ACRES
LOCATED IN
SECTION 34, TOWNSHIP 41 SOUTH, RANGE 23 EAST
CHARLOTTE COUNTY, FLORIDA

INDX	LOT/BLOCK	OWNER	ADDRESS	FIG.	BLK/BOOK & PAGE
001	133-20A	133-20A		4223448005	Block 1 - PG 88A-88D
002	133-20B	133-20B		4223448006	Block 1 - PG 88A-88D
003	133-20C	133-20C		4223448007	Block 1 - PG 88A-88D
004	133-20D	133-20D		4223448008	Block 1 - PG 88A-88D
005	133-20E	133-20E		4223448009	Block 1 - PG 88A-88D
006	133-20F	133-20F		4223448010	Block 1 - PG 88A-88D
007	133-20G	133-20G		4223448011	Block 1 - PG 88A-88D
008	133-20H	133-20H		4223448012	Block 1 - PG 88A-88D
009	133-20I	133-20I		4223448013	Block 1 - PG 88A-88D
010	133-20J	133-20J		4223448014	Block 1 - PG 88A-88D
011	133-20K	133-20K		4223448015	Block 1 - PG 88A-88D
012	133-20L	133-20L		4223448016	Block 1 - PG 88A-88D
013	133-20M	133-20M		4223448017	Block 1 - PG 88A-88D
014	133-20N	133-20N		4223448018	Block 1 - PG 88A-88D
015	133-20O	133-20O		4223448019	Block 1 - PG 88A-88D
016	133-20P	133-20P		4223448020	Block 1 - PG 88A-88D
017	133-20Q	133-20Q		4223448021	Block 1 - PG 88A-88D
018	133-20R	133-20R		4223448022	Block 1 - PG 88A-88D
019	133-20S	133-20S		4223448023	Block 1 - PG 88A-88D
020	133-20T	133-20T		4223448024	Block 1 - PG 88A-88D
021	133-20U	133-20U		4223448025	Block 1 - PG 88A-88D
022	133-20V	133-20V		4223448026	Block 1 - PG 88A-88D
023	133-20W	133-20W		4223448027	Block 1 - PG 88A-88D
024	133-20X	133-20X		4223448028	Block 1 - PG 88A-88D
025	133-20Y	133-20Y		4223448029	Block 1 - PG 88A-88D
026	133-20Z	133-20Z		4223448030	Block 1 - PG 88A-88D
027	133-20AA	133-20AA		4223448031	Block 1 - PG 88A-88D
028	133-20AB	133-20AB		4223448032	Block 1 - PG 88A-88D
029	133-20AC	133-20AC		4223448033	Block 1 - PG 88A-88D
030	133-20AD	133-20AD		4223448034	Block 1 - PG 88A-88D
031	133-20AE	133-20AE		4223448035	Block 1 - PG 88A-88D
032	133-20AF	133-20AF		4223448036	Block 1 - PG 88A-88D
033	133-20AG	133-20AG		4223448037	Block 1 - PG 88A-88D
034	133-20AH	133-20AH		4223448038	Block 1 - PG 88A-88D
035	133-20AI	133-20AI		4223448039	Block 1 - PG 88A-88D
036	133-20AJ	133-20AJ		4223448040	Block 1 - PG 88A-88D
037	133-20AK	133-20AK		4223448041	Block 1 - PG 88A-88D
038	133-20AL	133-20AL		4223448042	Block 1 - PG 88A-88D
039	133-20AM	133-20AM		4223448043	Block 1 - PG 88A-88D
040	133-20AN	133-20AN		4223448044	Block 1 - PG 88A-88D
041	133-20AO	133-20AO		4223448045	Block 1 - PG 88A-88D
042	133-20AP	133-20AP		4223448046	Block 1 - PG 88A-88D
043	133-20AQ	133-20AQ		4223448047	Block 1 - PG 88A-88D
044	133-20AR	133-20AR		4223448048	Block 1 - PG 88A-88D
045	133-20AS	133-20AS		4223448049	Block 1 - PG 88A-88D
046	133-20AT	133-20AT		4223448050	Block 1 - PG 88A-88D
047	133-20AU	133-20AU		4223448051	Block 1 - PG 88A-88D
048	133-20AV	133-20AV		4223448052	Block 1 - PG 88A-88D
049	133-20AW	133-20AW		4223448053	Block 1 - PG 88A-88D
050	133-20AX	133-20AX		4223448054	Block 1 - PG 88A-88D
051	133-20AY	133-20AY		4223448055	Block 1 - PG 88A-88D
052	133-20AZ	133-20AZ		4223448056	Block 1 - PG 88A-88D
053	133-20BA	133-20BA		4223448057	Block 1 - PG 88A-88D
054	133-20BB	133-20BB		4223448058	Block 1 - PG 88A-88D
055	133-20BC	133-20BC		4223448059	Block 1 - PG 88A-88D
056	133-20BD	133-20BD		4223448060	Block 1 - PG 88A-88D
057	133-20BE	133-20BE		4223448061	Block 1 - PG 88A-88D
058	133-20BF	133-20BF		4223448062	Block 1 - PG 88A-88D
059	133-20BG	133-20BG		4223448063	Block 1 - PG 88A-88D
060	133-20BH	133-20BH		4223448064	Block 1 - PG 88A-88D
061	133-20BI	133-20BI		4223448065	Block 1 - PG 88A-88D
062	133-20BJ	133-20BJ		4223448066	Block 1 - PG 88A-88D
063	133-20BK	133-20BK		4223448067	Block 1 - PG 88A-88D
064	133-20BL	133-20BL		4223448068	Block 1 - PG 88A-88D
065	133-20BM	133-20BM		4223448069	Block 1 - PG 88A-88D
066	133-20BN	133-20BN		4223448070	Block 1 - PG 88A-88D
067	133-20BO	133-20BO		4223448071	Block 1 - PG 88A-88D
068	133-20BP	133-20BP		4223448072	Block 1 - PG 88A-88D
069	133-20BQ	133-20BQ		4223448073	Block 1 - PG 88A-88D
070	133-20BR	133-20BR		4223448074	Block 1 - PG 88A-88D
071	133-20BS	133-20BS		4223448075	Block 1 - PG 88A-88D
072	133-20BT	133-20BT		4223448076	Block 1 - PG 88A-88D
073	133-20BU	133-20BU		4223448077	Block 1 - PG 88A-88D
074	133-20BV	133-20BV		4223448078	Block 1 - PG 88A-88D
075	133-20BW	133-20BW		4223448079	Block 1 - PG 88A-88D
076	133-20BX	133-20BX		4223448080	Block 1 - PG 88A-88D
077	133-20BY	133-20BY		4223448081	Block 1 - PG 88A-88D
078	133-20BZ	133-20BZ		4223448082	Block 1 - PG 88A-88D
079	133-20CA	133-20CA		4223448083	Block 1 - PG 88A-88D
080	133-20CB	133-20CB		4223448084	Block 1 - PG 88A-88D
081	133-20CC	133-20CC		4223448085	Block 1 - PG 88A-88D
082	133-20CD	133-20CD		4223448086	Block 1 - PG 88A-88D
083	133-20CE	133-20CE		4223448087	Block 1 - PG 88A-88D
084	133-20CF	133-20CF		4223448088	Block 1 - PG 88A-88D
085	133-20CG	133-20CG		4223448089	Block 1 - PG 88A-88D
086	133-20CH	133-20CH		4223448090	Block 1 - PG 88A-88D
087	133-20CI	133-20CI		4223448091	Block 1 - PG 88A-88D
088	133-20CJ	133-20CJ		4223448092	Block 1 - PG 88A-88D
089	133-20CK	133-20CK		4223448093	Block 1 - PG 88A-88D
090	133-20CL	133-20CL		4223448094	Block 1 - PG 88A-88D
091	133-20CM	133-20CM		4223448095	Block 1 - PG 88A-88D
092	133-20CN	133-20CN		4223448096	Block 1 - PG 88A-88D
093	133-20CO	133-20CO		4223448097	Block 1 - PG 88A-88D
094	133-20CP	133-20CP		4223448098	Block 1 - PG 88A-88D
095	133-20CQ	133-20CQ		4223448099	Block 1 - PG 88A-88D
096	133-20CR	133-20CR		4223448100	Block 1 - PG 88A-88D
097	133-20CS	133-20CS		4223448101	Block 1 - PG 88A-88D
098	133-20CT	133-20CT		4223448102	Block 1 - PG 88A-88D
099	133-20CU	133-20CU		4223448103	Block 1 - PG 88A-88D
100	133-20CV	133-20CV		4223448104	Block 1 - PG 88A-88D



DATE	1/27/2026
SHEET	3 OF 3
NO.	139546

FOR THE EXCLUSIVE USE OF:
CHARLOTTE COUNTY BOARD
OF COUNTY COMMISSIONERS
CHARLOTTE COUNTY PUBLIC WORKS
COUNTY SURVEYING DEPARTMENT
PUNTA GORDA, FLORIDA 33950 (841) 575-5000

