

ORDINANCE
NUMBER 2025 -

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 AMENDING ORDINANCE NUMBER 2025-007, TO REVISE DEVELOPMENT STANDARDS FOR TOWNHOMES BY REDUCING THE "MINIMUM LOT WIDTH" FROM 20 FEET TO 16 FEET AND THE "MINIMUM SIDE YARD ABUTTING ROAD" FROM 15 FEET TO 10 FEET; FOR 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 BOUNDARY OF THE MURDOCK VILLAGE COMMUNITY REDEVELOPMENT AREA (CRA); IN THE PORT CHARLOTTE AREA, CONTAINING 154.93± ACRES; COMMISSION DISTRICT IV; PETITION NO. PD-25-08; APPLICANT: KL JAK WP, LLC; PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, in a public hearing held on Tuesday, October 28, 2025, the Board of County Commissioners of Charlotte County, Florida ("Board") reviewed Petition PD-25-08, submitted by applicant, KL JAK WP, LLC ("Applicant"), which requested a rezoning from Planned Development (PD) to PD; a major modification to the existing PD (Ordinance Number 2025-007) to revise development standards for townhomes by reducing the "minimum lot width" from 20 feet to 16 feet and the "minimum side yard abutting road" from 15 feet to 10 feet; for 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 boundary of the Murdock Village Community Redevelopment Area (CRA), in the Port Charlotte area, containing 154.93±

acres; Commission District IV; and more particularly described in Exhibit "A" attached hereto ("Property"); and

WHEREAS, Petition PD-25-08 was heard by the Charlotte County Planning and Zoning Board ("P&Z Board") and, based on the findings and analysis provided by County Staff and the evidence presented to the P&Z Board, the P&Z Board recommended approval on September 8, 2025; and

WHEREAS, after due consideration, based on the findings and analysis provided by County Staff and the evidence presented to it, the Board finds that approval of Petition PD-25-08 is consistent with the County's Comprehensive Plan, and that it meets the requirements for rezoning; and

WHEREAS, based on the above findings, the Board finds that the Petition satisfies the requirements of Section 125.66, F.S. and that it is in the best interests of the County and its citizens to approve Petition PD-25-08.

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

SECTION 1. The following petition, made by applicant, KL JAK WP, LLC for an amendment to the Charlotte County Zoning Atlas is hereby approved subject to the conditions contained in the attached Exhibit "B":

Petition PD-25-08 requesting rezoning from Planned Development (PD) to PD; a major modification to the existing PD (Ordinance Number 2025-007), to revise development standards for townhomes by reducing the "minimum lot width" from 20 feet to 16 feet and the "minimum side yard abutting road" from 15 feet to 10 feet; for 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 boundary of the

64 Murdock Village Community Redevelopment Area
65 (CRA), in the Port Charlotte area; containing 154.93±
66 acres; Commission District IV, Charlotte County,
67 Florida, and more particularly described in Exhibit "A"
68 attached hereto.

69
70 SECTION 2. That the zoning for this property shall run with the

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

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

73 Office of the Secretary of State, State of Florida.

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PASSED AND DULY ADOPTED this 28th day of October, 2025.

BOARD OF COUNTY COMMISSIONERS
OF CHARLOTTE COUNTY, FLORIDA

By: _____
Joseph M. Tiseo, Chairman

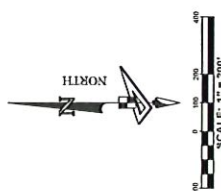
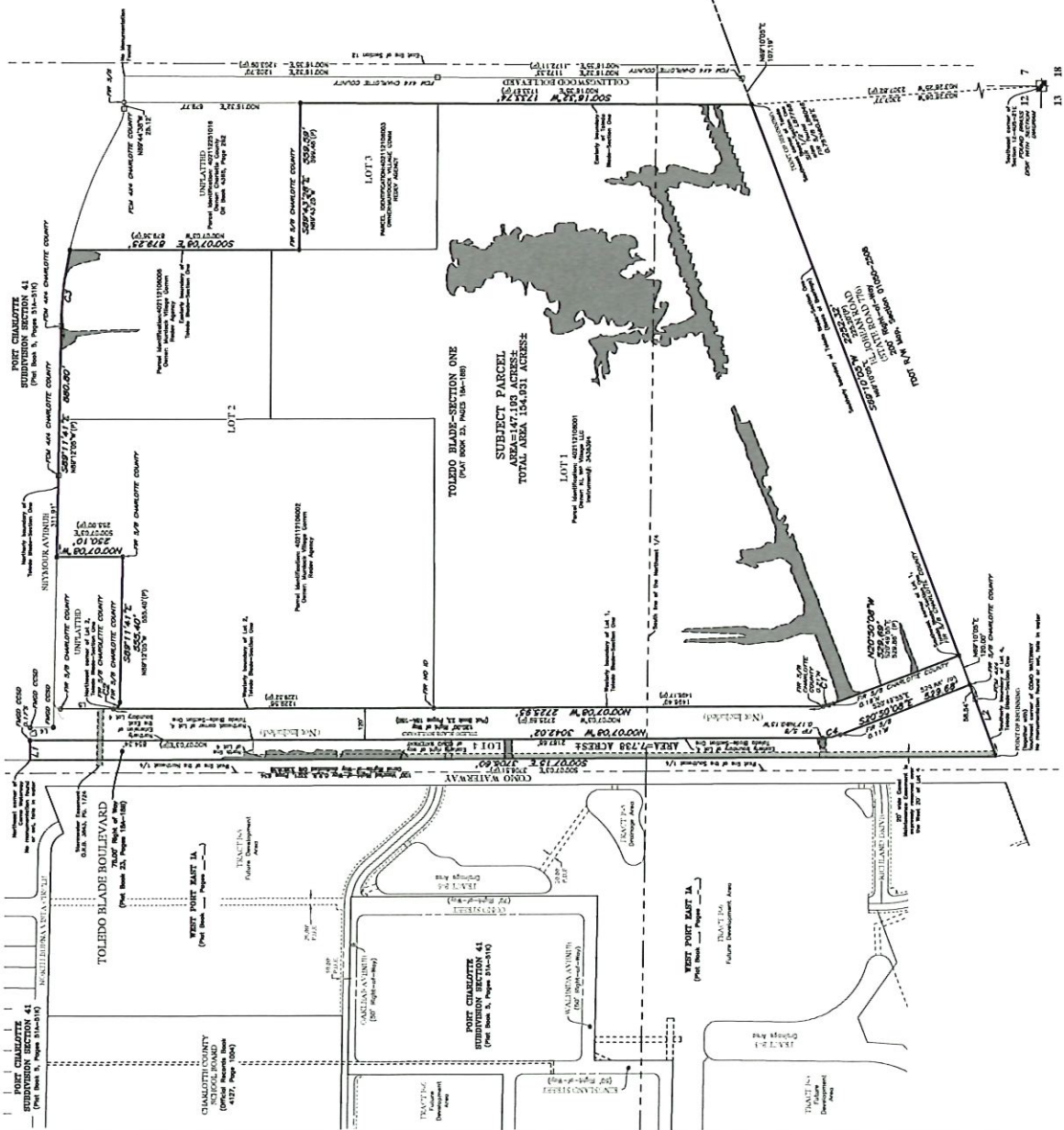
ATTEST:
Roger D. Eaton, Clerk of the Circuit Court
and Ex-Officio Clerk of the
Board of County Commissioners

By: _____
Deputy Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

By: _____
Janette S. Knowlton, County Attorney
LR2025-0705

JSK

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www.geopointsurvey.com
Licensed Surveyors No.: LA 77148
GeoPoint
Surveying, Inc.

 **Charles M. Arnett** **L56884**

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FOR THE UNITED STATES DEPARTMENT OF JUSTICE
OFFICE OF THE ATTORNEY GENERAL
WASHINGTON, D.C. 20530

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Boundary and Topographic Survey
 PREPARED FOR:
 RLS - KL WP Village Revl LLC
 LOCATED IN:
 Section 12, Township 40 S., Range 21 E., Charlotte County

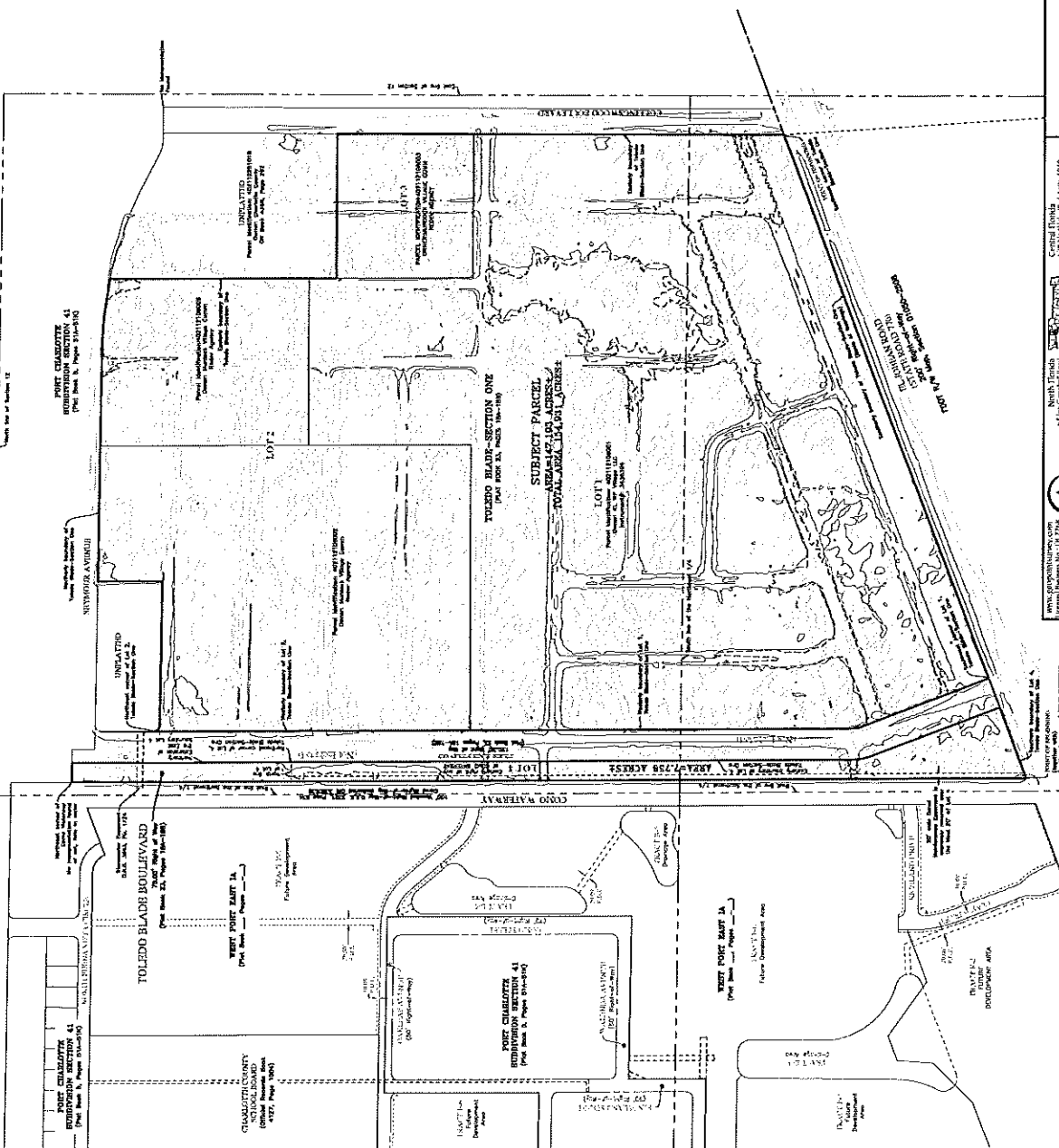
North Florida 627 Saw Campbell Road Interpvt. Florida 32719 Phone (904) 740-0810	Central Florida 128 Northlake Blvd, Suite 1040 Altamonte Springs, Florida 32701 Phone (312) 72-0490	East Florida 4132 West Flar Heron Blvd Suite 105 Riviera Beach, Florida 33404 Phone (361) 4494-2720	West Florida 2111 Hobbs Street Tampa, Florida 33619 Phone (813) 245-8888 Fax (813) 246-2266
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 www.geopointsurveying.com
 Licensed: Harbison No. 1317740

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EXHIBIT "A"
Total: 9 pages



GeoPoint Surveying, Inc.

Central Florida
578 Northlake Blvd., Suite 1040
Altamonte Springs, Florida 32702
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East Florida
4232 West Blue Heron Blvd.
Suite 105
Kissimmee Beach, Florida 33704
Phone: (305) 444-2720



West Florida
Hutchins Street
Bastida 11619
31 20th Street
31 20th Street

Nurella Jirinda
 691 10th Campbell Road
 Concord, CA 94520
 Phone: (925) 741-0165

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Inc.

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POINT OF
CONTACT
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FOR THE
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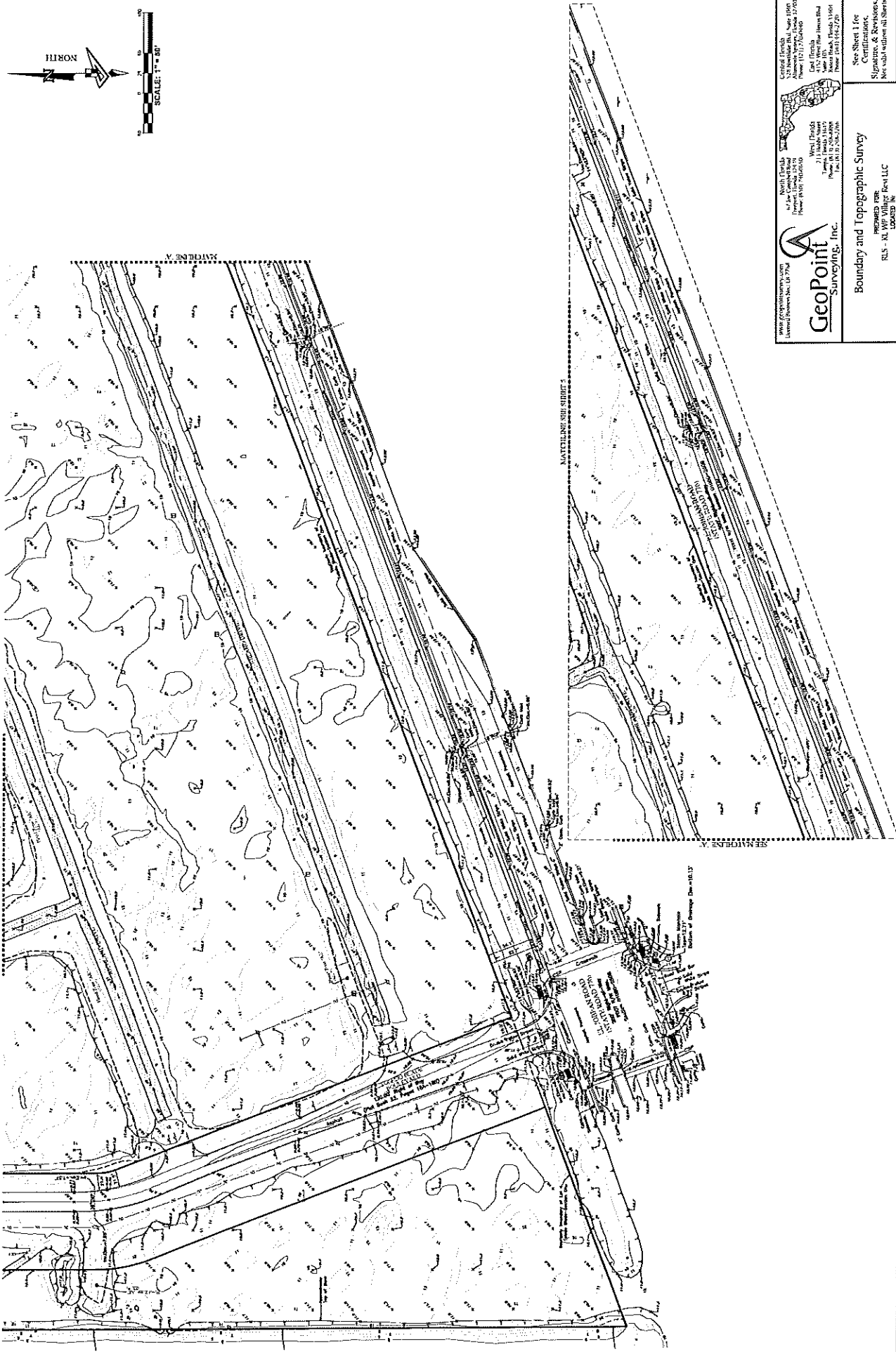
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3000 E. 10th Avenue, Suite 100
 Lakeland, Florida 34001
 Phone: (800) 368-6600

2711 N. 1st Avenue, Suite 100
 Tampa, FL 33605
 Phone: (813) 244-0000

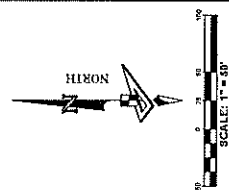
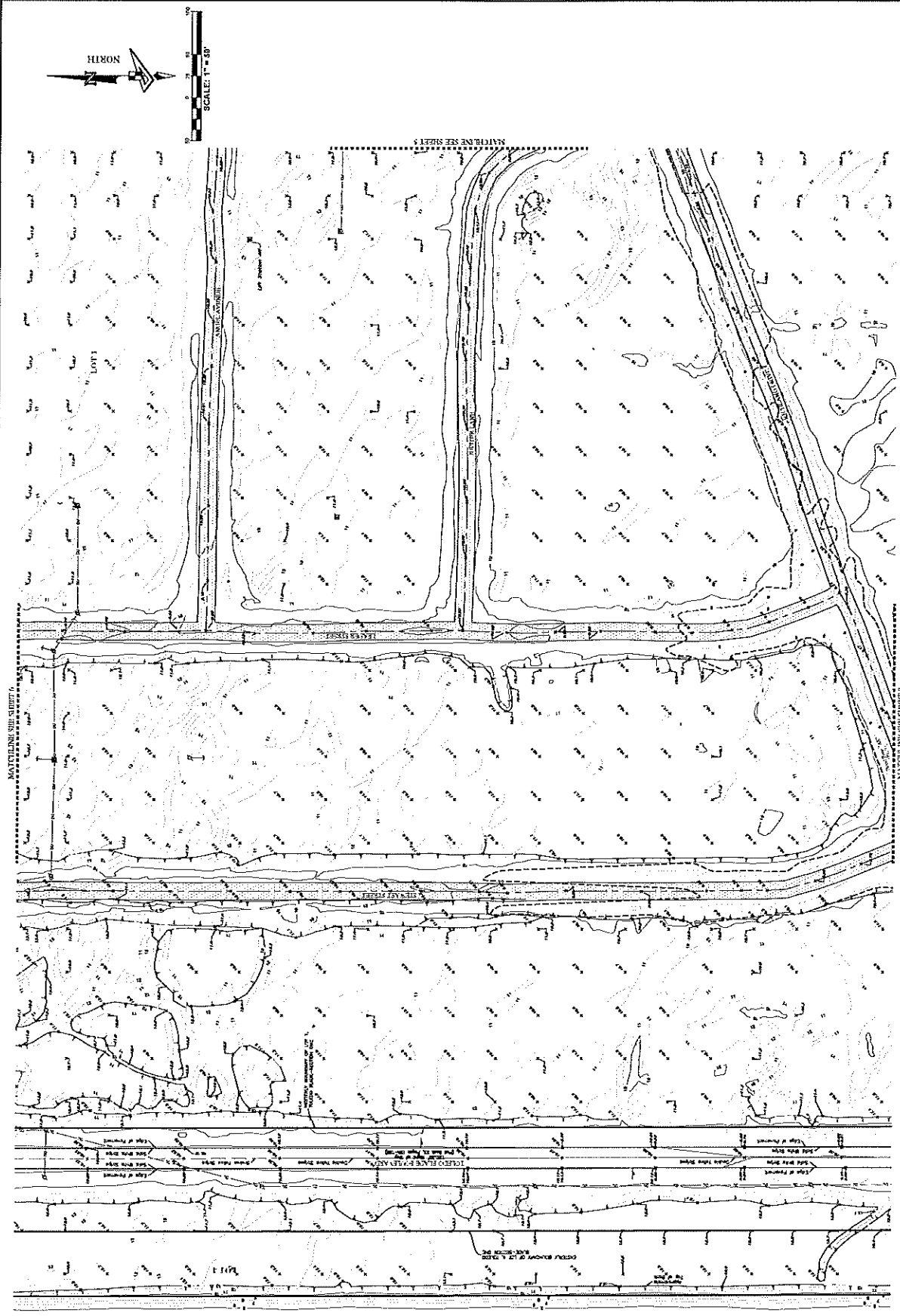
1000 N. 1st Avenue, Suite 100
 Fort Lauderdale, FL 33301
 Phone: (954) 571-1000

GeoPoint
 Surveying, Inc.

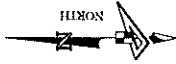
Boundary and Topographic Survey
 PREPARED FOR:
 RLS - K&N Vending, Inc. LLC
 1000 N. 1st Avenue, Suite 100
 Fort Lauderdale, FL 33301

See Sheet 1 for
 Certification.
 Signature & Revisions:
 See side of sheet for details.

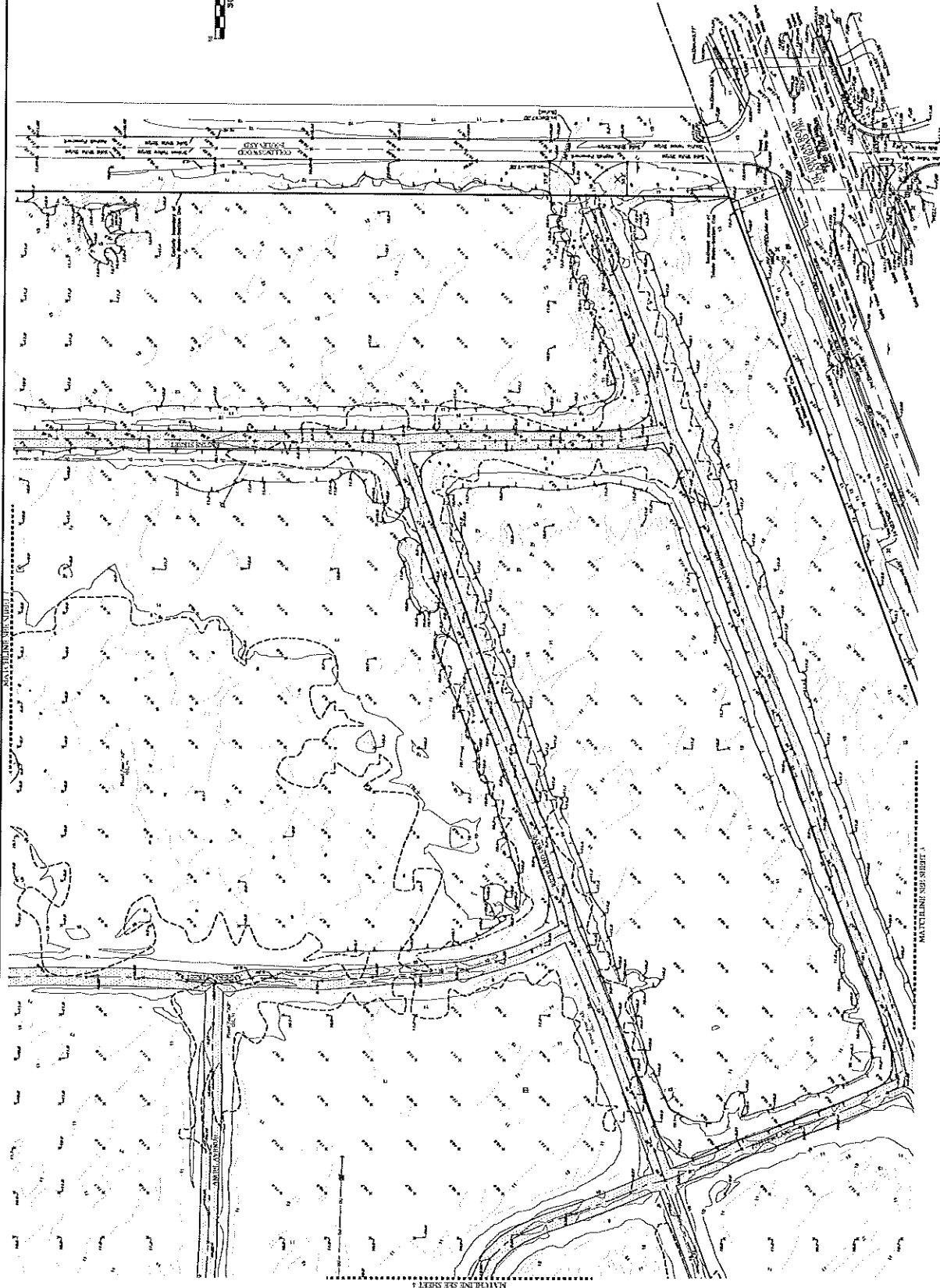
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West Florida 11111 West Florida Blvd. Tampa, FL 33613 Phone: (813) 244-4444 Fax: (813) 244-4444		East Florida 11111 East Florida Blvd. Tampa, FL 33613 Phone: (813) 244-4444 Fax: (813) 244-4444	
West Florida 11111 West Florida Blvd. Tampa, FL 33613 Phone: (813) 244-4444 Fax: (813) 244-4444		East Florida 11111 East Florida Blvd. Tampa, FL 33613 Phone: (813) 244-4444 Fax: (813) 244-4444	
GeoPoint Surveying, Inc.			
Boundary and Topographic Survey PREPARED FOR: KLS - K. W. Village, Inc. LLC LOCATED: Section 12, Township 40 S., Range 21 E., Charlotte County, Florida			
See Sheet 1 for Certifications, Signatures, & Revisions. Not valid without all sheets.			
SHEET 0451 09			



SCALE 1" = 30'



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Survey License No. 11774

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Boundary and Topographic Survey

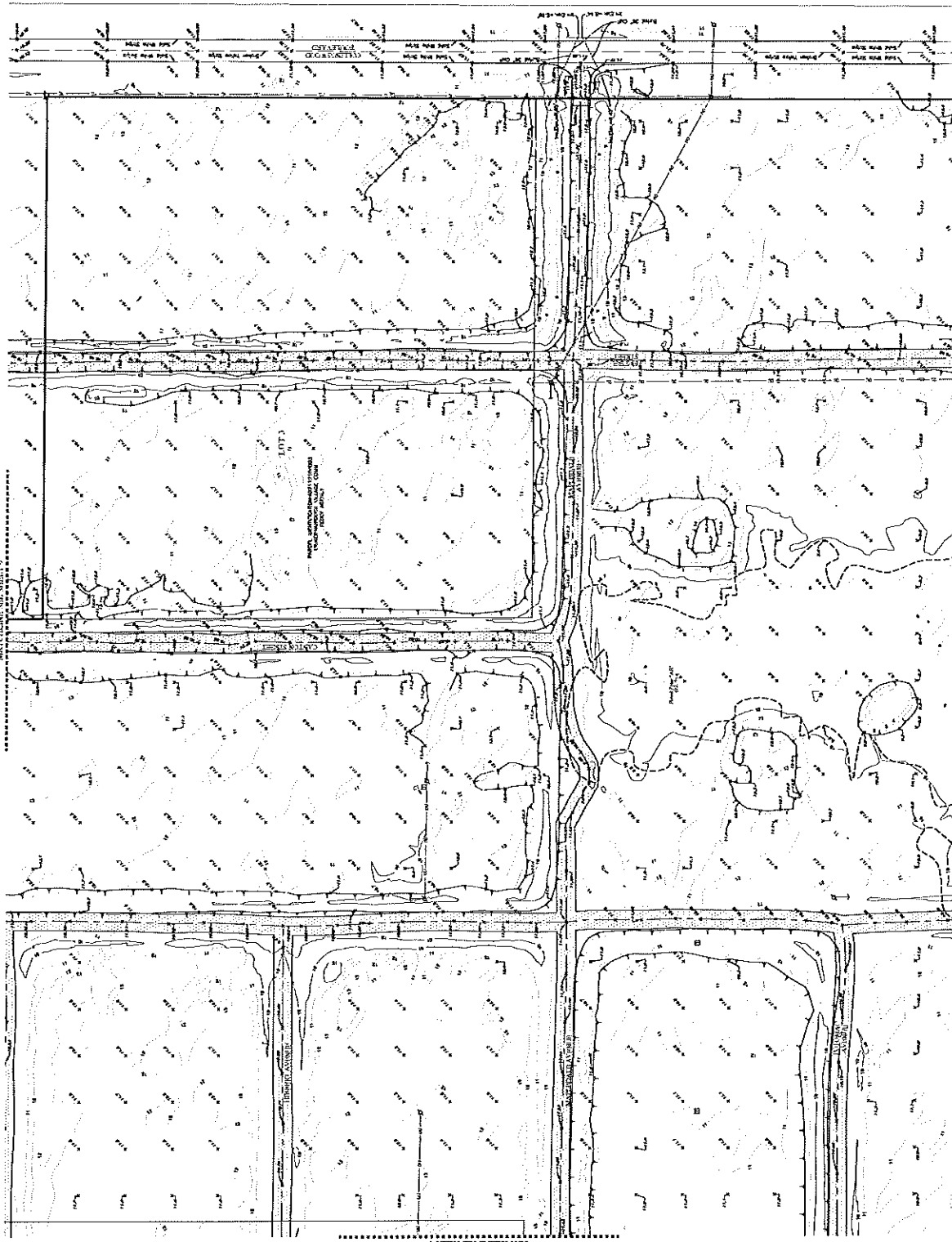
RSLS - K. W. Village Res. LLC

Section 12, Township 40 S., Range 21 E., Charlotte County, Florida

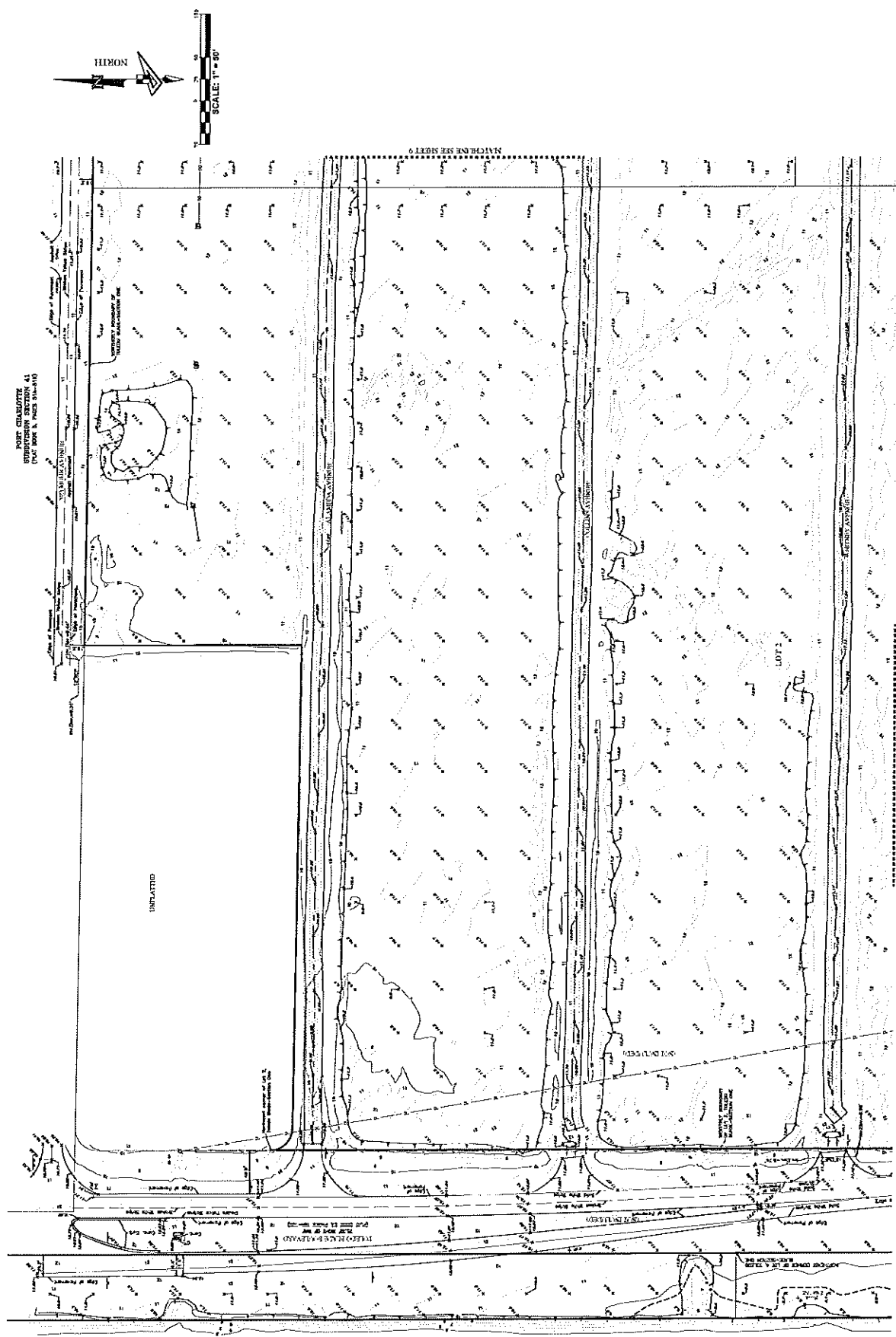
See Sheet 1 for
Continuation

Signature & Seal
Not valid without all Sheets

SHEET 05 of 09



LOCATED IN
Section 12, Township 40 S., Range 21 E., Charlotte County, Florida



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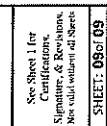
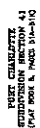
Boundary and Topographic Survey

REDACTED FOR REDACTED

Section 12, Township 40 S., Range 21 E., Charlotte County, Florida

See Sheet 1 for
Certification,
Signature, & Revisions.
Not valid without all Sheets

SHEET: 08 of 09



Boundary and Topographic Survey

PREPARED FOR:
EUS - KL WTP Village Ren LLC

Section 12, Township 40 S., Range 21 E., Charlotte County, Florida

Central Florida
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Phone: (407) 251-1111

Florida
United States
10490
00-0150

 **GeoPoint**
Surveying, Inc.

doi:10.1016/j.jad.2011.05.007

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 <u>16</u>	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 <u>10</u>	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.

