



Staff Report for: Z-23-35-17

Meeting Dates: July 8, 2024/July 28, 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

Part 1 – General Information

Applicant: Jaxon Fischer, LLC, 25020 Harborside Boulevard, Punta Gorda, FL 33955

Agent: Jason Green, 70 Mansell Court, Suite 200, Roswell, GA 30076

Owner: Jaxon Fischer, LLC, 25020 Harborside Boulevard, Punta Gorda, FL 33955

Request: A privately initiated request to amend the Charlotte County Zoning Atlas from Residential Estate 1 (RE-1) to Commercial General (CG).

Location: **Commission District II:** The subject property is at 17150 Burnt Store Road, in the Burnt Store Area Plan area and in the Punta Gorda area.

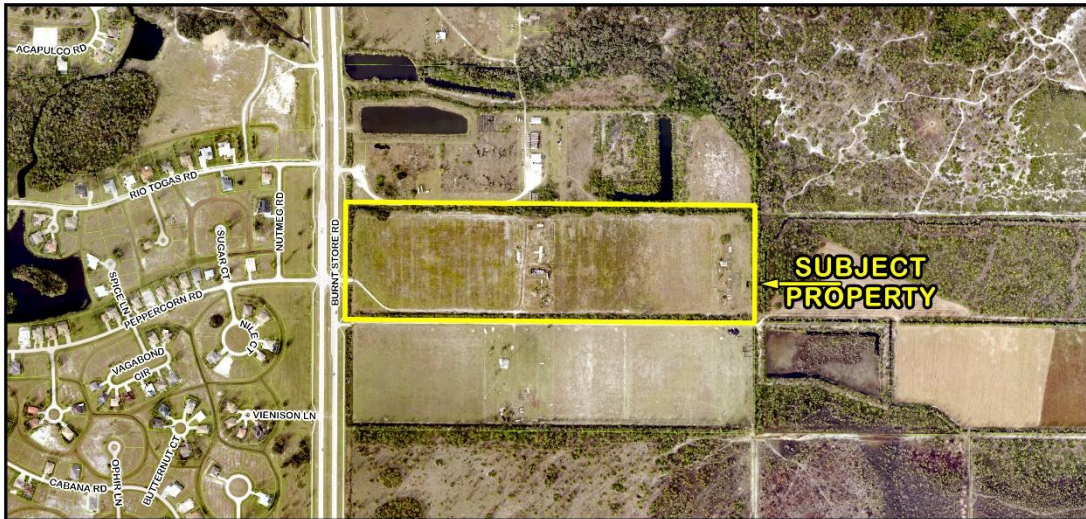
Area: The subject property contains a total of 41.31± acres.

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

Part 2 – Analysis and Conclusion

Request

The applicant and property owner, Jaxon Fischer LLC, is requesting a rezoning from Residential Estate 1 (RE-1) to Commercial General (CG). The subject property is located on the east side of Burnt Store Road, within the boundary of the Burnt Store Area Plan area and in the South County area.



Z-23-35-17 Area Image

History and Current Status of the Subject Property

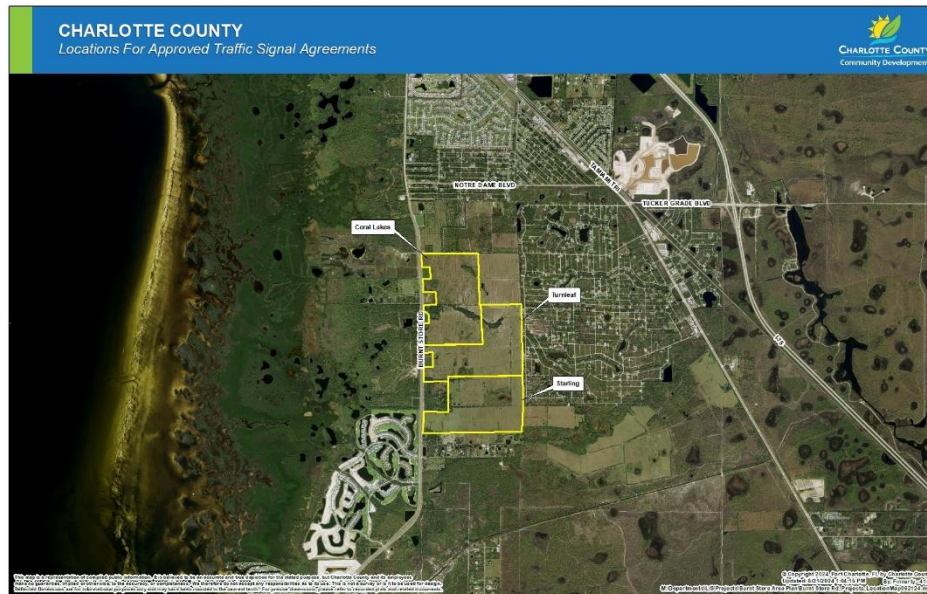
In 2023, the applicant/property owner requested a small scale plan amendment to amend the subject property's Future Land Use Map (FLUM) designation from Burnt Store Limited Development (BSLD) (Application Number PAS-23-00004) to Commercial (COM), and a companion rezoning from Residential Estate 1 (RE-1) to Commercial General (CG) (Application Number Z-23-35-17).

On July 8, 2024, the Planning and Zoning (P&Z) Board recommended approval of this unified application with a 2-1 vote.

Staff raised the following primary concern to the Board of County Commissioners (Board) in the staff report for this unified application at the September 10, 2024 adoption hearing:

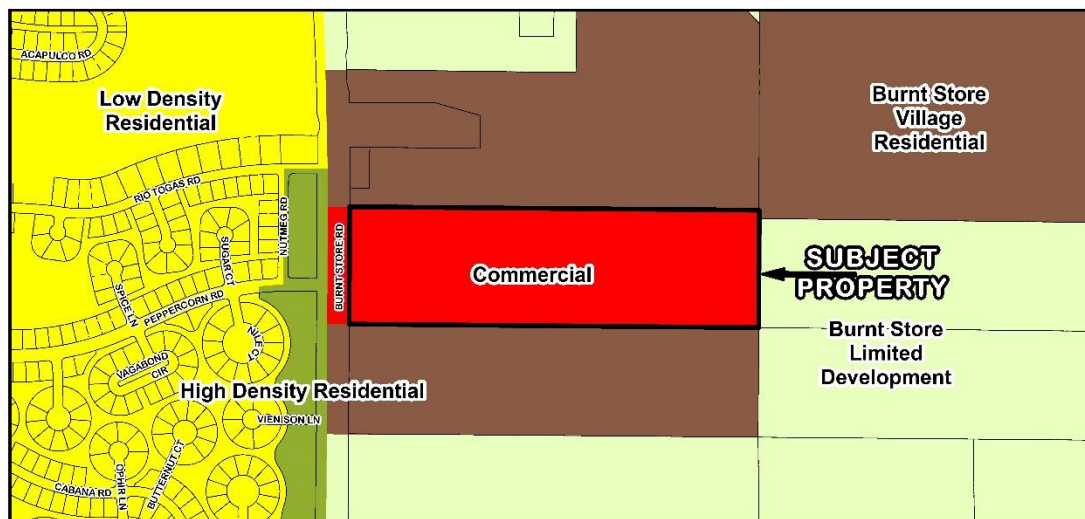
1. The submitted Transportation Impact Analysis (TIA) report was ***not approved*** by the County Transportation Engineer due to the following reasons:

- **Uninterrupted Traffic Flow** - Burnt Store Road can't be considered a roadway with uninterrupted traffic flow. Several signals have been planned along the corridor from Notre Dame Blvd. to Vincent Drive. The Board of County Commissioners approved three "Traffic Improvements Agreements" for the design and construction of three traffic signals at the intersection of Burnt Store Road and the main entrance of three approved planned development communities.



- **FDOT Growth Rate** - The applicant's selected growth rate was not applicable to the site because it does not reflect known impacts from approved developments impacting the relevant segment of Burnt Store Road.

On September 10, 2024, the Board approved the requested small scale plan amendment to Commercial (COM) via Ordinance No. 2024-028 (Attachment 1), limiting the Floor Area Ratio (FAR) to 0.35. The Board also approved the applicant's request to continue the rezoning application to an unspecified date to address outstanding traffic issues with staff.



Z-23-35-17 FLUM Designations

Since then, the applicant's agent has been working with staff from the Public Works Department to update the Transportation Impact Analysis (TIA). The revised TIA was updated March 28, 2026. The County's Transportation engineer agrees with the analysis, which states that:

"Based upon Charlotte County's estimated trip distribution, the segments of Burnt Store Road

located north of the project site are anticipated to experience a Level of Service (LOS) below the adopted LOS standard assuming future total traffic conditions and the existing four-lane geometry. Once this segment of Burnt Store Road is expanded to a six-lane facility, the segment will operate at an acceptable LOS. Based upon Charlotte County’s estimated trip distribution, the segment of Zemel Road from Burnt Store Road to the County Landfill is anticipated to experience an LOS below the adopted LOS standard assuming future total traffic conditions and the existing two-lane geometry. This segment of Zemel Road as a four-lane facility will operate at an acceptable level of service.” The analysis further states that: “Charlotte County’s trip distribution does not reflect the likelihood of shorter trips resulting from the addition of a commercially zoned parcel in south Charlotte County. The distribution is also based upon the trip generation tables provided earlier in this report. These tables provide a worst-case scenario that limits the Pass-by Capture rate to only 19%. Based on field observation and regional context along Burnt Store Road and surrounding commercial corridors in Punta Gorda, retail development patterns consist of distributed centers generally below 300,000 square feet. Therefore, pass-by characteristics are more consistent with mid-sized shopping centers rather than a single regional destination.

The site is also not located near an Interstate 75 interchange. Thus, the establishment of a regional retail center here is unlikely. If the site consists of smaller (less than 300,000 square feet) commercial developments, then the Pass-By Capture rate would likely be at least 10 percent higher at 29 percent.”

As mentioned above, the Board approved the requested small scale plan amendment for this property to Commercial (COM) through Ordinance No. 2024-028, with an annotation on the 2030 Future Land Use Map limiting the maximum Floor Area Ratio (FAR) to 0.35. Based on this FAR, the maximum commercial development potential is approximately 629,812.26 square feet, rather than 300,000 square feet.

The Comprehensive Plan requires that *Charlotte County treat amendments to the Zoning Atlas as quasi-judicial actions and review all rezoning applications for consistency with the Comprehensive Plan, as well as for potential adverse impacts on neighboring properties and their owners, whether public or private.* In addition, rezoning applications require *that the Traffic Impact Study (TIS) address the number of vehicle trips that may be generated at full buildout, consistent with the approved Future Land Use Map designation and the proposed zoning.*

Furthermore, the **Transportation Element (TRA) Policy 1.1.1: Level of Service (LOS) Standards**, requires that: *The County shall maintain minimum LOS Standards on the system set forth in the table below.*

Roadway Class	Adopted LOS Standard	Limitations (if any)
<i>Arterials</i>	<i>D</i>	<i>None</i>
<i>Collectors</i>	<i>D</i>	<i>None</i>

<i>FDOT (Urban/Transitioning Area)</i>	<i>C (FDOT)</i>	<i>None</i>
<i>FDOT-(Rural Area)</i>	<i>B (FDOT)</i>	<i>None</i>

TRA Policy 1.1.2: Development Orders, also requires that: The County shall deny any development order that will reduce any road within the County below the LOS Standards established in TRA Policy 1.1.1, except where the development is vested under law or provides adequate mitigation pursuant to State and County regulations.

The updated TIA submitted by the applicant demonstrates that segments of Burnt Store Road and Zemel Road are projected to operate below the adopted Level of Service (LOS) “D” based on the potential maximum commercial development rights at 0.35 FAR. If the proposed commercial site development is between 300,001 and 629,812.26 square feet of commercial uses, the existing Level of Service of the County roadways will be dropped below the adopted LOS “D”.

This is a straight rezoning under which no conditions are allowed, and no site plan is required; therefore, the actual uses and development square footage are unknown if the Board approves the requested CG rezoning. If the proposed commercial development is under 300,001 square feet, there will not be any additional LOS deficiencies, and the proposed development will generally be consistent with the County’s Comprehensive Plan.

Alternatively, to address the roadway capacity issue based on the maximum development rights allowed under the proposed CG rezoning, it is staff’s professional opinion that the following suggestions offer adequate mitigation pursuant to ***TRA Policy 1.1.2*** and may be addressed at the time of Development Orders:

- The applicant may apply for a small scale plan amendment to reduce the approved Floor Area Ratio (FAR); or
- The applicant may apply for a Planned Development (PD) rezoning to limit the maximum commercial square footage and restrict Commercial General uses.

Other Infrastructure Capacity

- ***Water and Sewer:*** The subject site is located in an area serviced by Charlotte County Utilities Burnt Store site. The Charlotte County Utilities (CCU) Department Availability Request Form issued on May 1, 2023, states that: “*Water, sewer, and reclaimed water are available for the subject property, and services are mandatory for commercial properties.*” However, the water and sewer services currently are not provided to the subject property.
- ***School:*** The proposed CG rezoning does not involve residential development; therefore, the student population will not be changed.

Conclusion

The requested rezoning to the conventional Commercial General (CG) zoning district does not require a development proposal, site plan, or concept plan as part of the application. According to the submitted revised Traffic Impact Analysis (TIA), the existing County roadway network cannot support the proposed Commercial General (CG) rezoning if future commercial development on the site ranges between 300,001 and 629,812.26 square feet. Under that development scenario, certain roadway segments would operate below the adopted level of service (LOS) standards if the requested rezoning were approved. However, if future commercial development on the site is limited to less than 300,001 square feet, no additional LOS deficiencies are anticipated, and such development would generally be consistent with the County's Comprehensive Plan.

This is a straight rezoning application, for which conditions cannot be imposed and no site plan is required. Therefore, as a result, the specific uses and amount of development that could occur under the requested CG zoning are unknown at this time.

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-23-35-17) is generally consistent with Charlotte County's Comprehensive Plan, the Burnt Store Area Plan, Charlotte County's Code of Laws and Ordinances and other applicable guidelines if future commercial development on the site is limited to less than 300,001 square feet.

Planning and Zoning Board recommendation on July 8, 2024:

*Approve a motion to forward application Z-23-35-17 to the Board of County Commissioners with a recommendation of **Approval with a 2-1 vote**, based on the findings and analysis in the staff report dated June 2, 2024, 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

- 2050 Framework Map Designation:** Emerging Neighborhood (FLUM Map #2 - 2050 Framework)
- 2030 Service Area Delineation:** In the Urban Service Area
- Existing Land Use on the Site:** The subject property is currently vacant. According to the Charlotte County Property Appraiser webpage, the current use of the property is "*acreage not classified Agricultural*." (See attached Site Image and Boundary Survey.)
- Existing Future Land Use and Zoning Designations:**
(See attached Future Land Use Map and Zoning Map.)

FLUM:	Development Standards:
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Commercial (COM)	General Range of Uses This category provides for full range of sales and service activities. These uses may occur in self-contained centers, multi-story structures, campus parks, municipal central business districts, or along arterial highways. In reviewing zoning requests or site plans, the specific intensity and range of uses, and design will depend on location factors, particularly compatibility with adjacent uses, availability of highway capacity, ease of access and availability of other public services and facilities. Uses should be located to protect adjacent residential use from such impacts as noise or traffic. In wellfield protection areas uses are prohibited that involve the use, handling, storage, generation or disposal of hazardous toxic material or substances, or waste or petroleum products. Maximum Intensity Maximum FAR shall not exceed 1.0. Development should be consistent with the applicable underlying zoning classification standards and land development regulations.
Zoning:	Development Standards:
Residential Estate 1 (RE-1)	The purpose and intent of this district is to allow low-density, large-lot residential and related uses. • Minimum lot area is one acre. • Minimum lot width is 125 feet. • Setbacks: ○ Front: 40 feet ○ Side: 20 feet ○ Rear: 15 feet ○ Rear (accessory buildings): 10 feet ○ Rear (street): 25 feet ○ Abutting greenbelt: 15 feet ○ Abutting greenbelt: 10 feet for all accessory structures ○ Abutting water: 20 feet • Maximum lot coverage of all buildings is 20 percent. • Maximum building height is 38 feet. • Maximum density (units per acre): one unit per 10 acres within the Burnt Store Area Plan.

Table 1

5. Proposed Future Land Use and Zoning Designations:

(See attached Future Land Use Map and Zoning Map.)

FLUM:	Development Standards:
No Change Commercial (COM)	General Range of Uses This category provides for full range of sales and service activities. These uses may occur in self-contained centers, multi-story structures, campus parks, municipal central business districts, or along arterial highways. In reviewing zoning requests or

	site plans, the specific intensity and range of uses, and design will depend on location factors, particularly compatibility with adjacent uses, availability of highway capacity, ease of access and availability of other public services and facilities. Uses should be located to protect adjacent residential use from such impacts as noise or traffic. In wellfield protection areas uses are prohibited that involve the use, handling, storage, generation or disposal of hazardous toxic material or substances, or waste or petroleum products. Maximum Intensity Maximum FAR shall not exceed 1.0. Development should be consistent with the applicable underlying zoning classification standards and land development regulations.
Zoning:	Development Standards:
Commercial General (CG)	The purpose and intent of this district is to allow general commercial activity. • Minimum lot area is 12,000 square feet. • Minimum width is 100 feet. • Setbacks: ○ Front: 15 feet ○ Side (interior): 0 feet ○ Side (street): 10 feet ○ Rear (interior or street): 10 feet ○ Abutting water: 20 feet • Lot coverage of all buildings: 55% • Height: 60 feet

Table 2

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

Direction:	Existing Land Use:	FLUM Designation:	Zoning District Designation:
North	Vacant lands designated for residential development	Burnt Store Village Residential (BSVR)	Residential Estate (RE-1) - The base density is one unit per 10 acres per Burnt Store Area Plan.
East	Vacant lands	Burnt Store Limited Development (BSLD)	Agriculture (AG)
South	Vacant lands	Burnt Store Limited Development (BSLD)	Agriculture (AG)
West	Vacant Single-family homes	Low Density Residential (LDR)\ High Density Residential (HDR)	Residential Single Family-3.5 (RSF-3.5) Residential Multi-Family-15 (RMF-15)

Table 3

7. Buildout Calculations (square footage or density):

The proposed CG rezoning would allow a maximum commercial development up to 629,812.26 square feet.

8. Is subject property in a Community, Special Planning Area or Overlay District? Yes

The subject property is located within the Burnt Store Area Plan which was approved by the Board of County Commissioners in 2005. (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 not located adjacent to 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 and #53)

No letter from Florida Master Site File has been provided.

12. Are there wetlands on the property?According to the submitted "Protected Species Assessment" report prepared by Ian Vincent & Associates, dated March 2023, the subject property contains a ditch (approximately 5.96 acres).

a. Number of acres of Category I:N/A

b. Number of acres of Category II:N/A

13. Natural Resources:

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

The submitted "Protected Species Assessment" report prepared by Ian Vincent & Associates, dated March 2023, states that *"Search of available online resources revealed that the subject property is located within an 18.6-mile radius designated as Core Foraging Area of several wood stork (Mycteria americana) nesting colonies. Each of the documented colonies appears to be greater than 13 miles from the subject property. Under current regulations, the proximity of the off-site nesting colonies is not likely to affect the future development of the subject property. However, any impacts which require federal review may trigger additional coordination relative to the species.*

Search of available online resources revealed that the subject property is located within the Consultation Area of the Florida scrub jay (Aphelocoma coerulescens). However, review of the Charlotte County Natural Resources Department Florida Scrub Jay Territory Search Database revealed that the subject property is not a scrub jay review area parcel. Our inspection failed to

detect the presence of scrub jay on or adjacent to the subject property. Therefore, the Florida scrub jay is not likely to affect the future development of the property.

Search of the Audubon Society Bald Eagle Nest Locator website revealed no nests within a quarter mile radius of the subject property. No eagles or nests were observed on or around the subject property. Bald eagle should therefore not likely affect the future development of the subject property.

Search of available online resources revealed that the subject property is located within the Consultation Area of the red-cockaded woodpecker (Picoides borealis). The nearest documented red-cockaded woodpecker (RCW) sighting is greater than 4 miles from the subject property. No evidence of nesting or utilization by the species was observed. The red-cockaded woodpecker is not anticipated to be utilizing the subject parcel, and therefore, is not likely to affect the future development of the property.

The subject parcel is located within the FWS Consultation Area of the Florida bonneted bat (Eumops floridanus). No evidence of utilization by the Florida bonneted bat was observed onsite during the site inspection. The Florida bonneted bat is therefore not likely to affect the future development of the subject property.

Search of available online resources did not reveal documentation of any other listed wildlife species currently utilizing the subject property.

The subject site contains upland habitats which could potentially be utilized by the gopher tortoise (Gopherus polyphemus). No gopher tortoise burrows, or evidence of the species were observed on the parcel. If gopher tortoise burrows are found on the parcel, a 100% gopher tortoise survey and relocation permit from the Florida Fish and Wildlife Conservation Commission will be required prior to development of the site if gopher tortoise burrows cannot be avoided during construction.

The subject parcel contains habitats which are suitable for utilization by the Florida burrowing owl (Athene cunicularia) and is located in areas with extensive utilization by the species. No Florida burrowing owl burrows were observed on the parcel. If burrowing owl burrows are found on the parcel and cannot be avoided by a minimum of 3 3' during construction, a migratory bird nest removal permit from the Florida Fish and Wildlife Conservation Commission will be required prior to development of the site.

No protected species or evidence of protected species utilization which would require permits from the FWC or FWS were observed onsite during the site inspection."

- 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**

14. Coastal Planning:

- a. Is the subject site within the **Coastal Planning Area?** (FLUM Map #13)..... **No**
The subject property is located outside 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 “D”. Flood Zone “D” is an area in which flood hazards are undetermined, but possible. (per FEMA Codes)
- e. Storm Surge Evacuation Zone: The site is located within Evacuation Zone “C”.
- f. Is the subject site within the Coastal High Hazard Area? (FLUM Map #14).....**No**
- g. Could the proposed changes impact evacuation times?**No**

15. Charlotte County Facilities and Services:

- a. Nearest Park is illustrated on SPAM Map #74.
- b. Nearest Police Station is illustrated on SPAM Map #26.
- c. Nearest Fire/EMS Station is illustrated on SPAM Map #21.
- d. Nearest Library is illustrated on SPAM Map #73.
- e. Nearest Hospital is illustrated on SPAM Map #24.
- f. Nearest Emergency Shelter is illustrated SPAM Map #21.
- g. Public School Attendance Boundary: N/A

16. Capacity:

- a. **Roads Level of Service:**.....According to the submitted revised TIA dated March 28, 2026, the existing County roadway network cannot support the proposed Commercial General (CG) rezoning; and certain roadways would operate below the adopted level of service if the requested rezoning were approved and the proposed commercial development is between 300,001 and 629,812.26 square feet of commercial uses on the property.
- b. **Potable Water Level of Service:**
 - 1. *Provider’s Name:* Charlotte County Utilities, Burnt Store Plant
 - 2. *Analysis:* The subject site is not currently provided with water and sanitary sewer services. It is located in an area served by Charlotte County Utilities, the Burnt Store site. The Charlotte County Utilities Department Availability Request Form was issued on May 1, 2023, which states that the water, sewer, and reclaimed water are available for the subject property, and services are mandatory for commercial properties if rezoning for anything else please contact CCU.
- c. **Sanitary Sewage Level of Service:**
 - 1. *Provider’s Name:* Charlotte County Utilities, Burnt Store Plant
 - 2. *Analysis:* The subject site is not currently provided with water and sanitary sewer services. It is located in an area served by Charlotte County Utilities, the Burnt Store site. The Charlotte County Utilities Department Availability Request Form was issued on May 1, 2023, which states that the water, sewer, and reclaimed water are available for the subject property, and services are mandatory for commercial properties if rezoning for anything else please contact CCU.
- d. **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.**

e. **Schools:**..... N/A

f. 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

g. 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.

17. Capital Improvements Program:

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

18. Intergovernmental Coordination:

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

This application does not require comments from any other government or agency.

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

20. 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

21. 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 subject property is currently designated as Commercial (COM) on the 2030 Future Land Use Map pursuant to Ordinance No. 2024-028 (Attachment 1). The site is also located within the boundaries of the Burnt Store Area Plan.

If approved, the proposed Commercial General (CG) rezoning would allow commercial development of up to 629,812.26 square feet, based on the approved Floor Area Ratio (FAR) of 0.35.

This is a straight rezoning application, for which conditions cannot be imposed and no site plan is required. As a result, the specific uses and amount of development that may occur under the requested CG zoning are unknown at this time. However, if future commercial development on the site is limited to less than 300,001 square feet, no additional level of service (LOS) deficiencies are anticipated, and such development would generally be consistent with the goals, objectives, and policies of the County's Comprehensive Plan.

b. The existing land use pattern in adjacent areas:

Finding: The subject site is located in the South County area and within the boundary of the Burnt Store Area Plan. The subject property is located on the east side of Burnt Store Road. Across Burnt Store Road to the west, there are vacant lands designated for residential development. Further to the west, there is an established residential community, called Punta Gorda Isles, including single-family homes and some vacant platted residential lots.

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 CG rezoning request does not involve residential development; therefore, the student population will not be changed.

Based on the submitted revised TIA and the comments from the County's Transportation engineer, If the proposed commercial development on site is between 300,001 and 629,812.26 square feet, the existing Level of Service of the County roadways will be dropped below the adopted LOS "D".

This is a straight rezoning under which no conditions are allowed, and no site plan is required; therefore, the actual uses and development square footage are unknown if the Board approves the requested CG rezoning. If the proposed commercial development is under 300,001 square feet, there will not be any additional LOS deficiencies.

The subject site is not currently provided with water and sanitary sewer services. It is located in an area served by Charlotte County Utilities, the Burnt Store site. The Charlotte County Utilities Department Availability Request Form was issued on May 1, 2023, which states that the water, sewer, and reclaimed water are available for the subject property, and services are mandatory for commercial properties if rezoning for anything else please contact CCU.

In conclusion, it is staff's professional opinion that the submitted application may potentially create a transportation capacity issue.

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

Finding: The majority of the properties surrounding the subject site are currently vacant. An established residential community, Punta Gorda Isles, located across Burnt Store Road to the west. The proposed CG zoning allows for 46 different types of commercial uses, seven conditional uses and 19 Special Exception uses. Some of the commercial uses have the potential to generate substantial traffic volumes on Burnt Store Road. In addition, the maximum building height permitted under the CG zoning is 60 feet, compared to 38-foot maximum height allowed under the current RE-1 zoning. Therefore, it is staff's professional opinion that the proposed changes may have potentially adverse impacts on existing and future residential uses, including increased traffic volumes, reduced roadway capacity and safety.

e. Would the proposed change affect public safety?

Finding: Public safety may be affected by this proposed zoning change from Residential Estate (RE) to CG.

Attachment 1

Ordinance Number 2024-028

ORDINANCE
NUMBER 2024 - 028

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, PURSUANT TO SECTION 163.3187, FLORIDA STATUTES, ADOPTING A SMALL SCALE PLAN AMENDMENT TO CHANGE CHARLOTTE COUNTY FLUM SERIES MAP #1: 2030 FUTURE LAND USE, FROM BURNT STORE LIMITED DEVELOPMENT (BSLD) TO COMMERCIAL (COM); FOR PROPERTY LOCATED AT 17150 BURNT STORE ROAD, IN THE PUNTA GORDA AREA AND WITHIN THE BOUNDARY OF THE BURNT STORE AREA PLAN AREA, CONTAINING 41.31± ACRES; COMMISSION DISTRICT II; PETITION NO. PAS-23-00004; APPLICANT: JAXON FISCHER LLC; PROVIDING AN EFFECTIVE DATE.

ROGER D. EATON, CHARLOTTE COUNTY CLERK OF
CIRCUIT COURT
PAGE: 4
INSTR #: 3448890 Doc Type: GOV
Recorded: 09/12/2024 at 03:29 PM
Rec. Fee: RECORDING \$35.50

RECITALS

WHEREAS, applicant, Jaxon Fischer LLC ("Applicant"), filed Petition PAS-23-00004, seeking a small scale plan amendment to the County's Comprehensive Plan to amend Charlotte County FLUM Series Map #1: 2030 Future Land Use, from Burnt Store Limited Development (BSLD) to Commercial (COM); for property located at 17150 Burnt Store Road, in the Punta Gorda area and within the boundary of the Burnt Store Area Plan area, Commission District II, containing approximately 41.31± acres, which is owned by Applicant, and more particularly described in Exhibit "A" attached hereto; and

WHEREAS, on July 8, 2024, Petition PAS-23-00004 was heard before 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 it, the P&Z Board recommended approval of Petition PAS-23-00004; and

WHEREAS, after due consideration regarding Petition PAS-23-00004 in a public hearing held on September 10, 2024, and based on the findings and analysis

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provided by County Staff and the evidence presented to it, the Board finds that approval of Petition PAS-23-00004 is consistent with the County's Comprehensive Plan and meets the requirements for adopting a small scale plan amendment; and

WHEREAS, based on the above findings, the Board finds that the Petition satisfies the requirements of Section 163.3187, F.S. and that it is in the best interests of the County and its citizens to adopt the small scale plan amendment requested by Petition PAS-23-00004.

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

Section 1. Adoption. Petition PAS-23-00004 requesting a small scale plan amendment to the County's Comprehensive Plan to amend Charlotte County FLUM Series Map #1: 2030 Future Land Use from Burnt Store Limited Development (BSLD) to Commercial (COM) for property located at 17150 Burnt Store Road, in the Punta Gorda area and within the boundary of the Burnt Store Area Plan area, containing 41.31± acres more or less, Charlotte County, Florida, Commission District II, and more particularly described in Exhibit "A" attached hereto, is hereby adopted subject to the following condition: The FLUM Series Map #1 (2030 Future Land Use) is hereby annotated to reflect that the subject property described in Exhibit "A" shall be limited to a maximum Floor Area Ratio (FAR) of 0.35.

Section 2. Effective date. The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If timely challenged, this amendment shall become effective on the date the state land planning

58 agency or the Administration Commission enters a final order determining this adopted
59 amendment to be in compliance. No development orders, development permits, or land
60 uses dependent on this amendment may be issued or commence before it has become
61 effective. If a final order of noncompliance is issued by the Administration Commission, this
62 amendment may nevertheless be made effective by adoption of a resolution affirming its
63 effective status, a copy of which resolution shall be sent to the state land planning agency.

64
65 PASSED AND DULY ADOPTED this 10th day of September, 2024.

66
67 BOARD OF COUNTY COMMISSIONERS
68 OF CHARLOTTE COUNTY, FLORIDA

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70 By: William G. Buex
71 William G. Buex, Chairman
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74

75 ATTEST:

76 Roger D. Eaton, Clerk of the Circuit Court
77 and Ex-Officio Clerk of the
78 Board of County Commissioners
79

80 By: Kimberly Eaton
81 Deputy Clerk
82
83
84

85 APPROVED AS TO FORM
86 AND LEGAL SUFFICIENCY:

87
88 By: Janette S. Knowlton
89 Janette S. Knowlton, County Attorney
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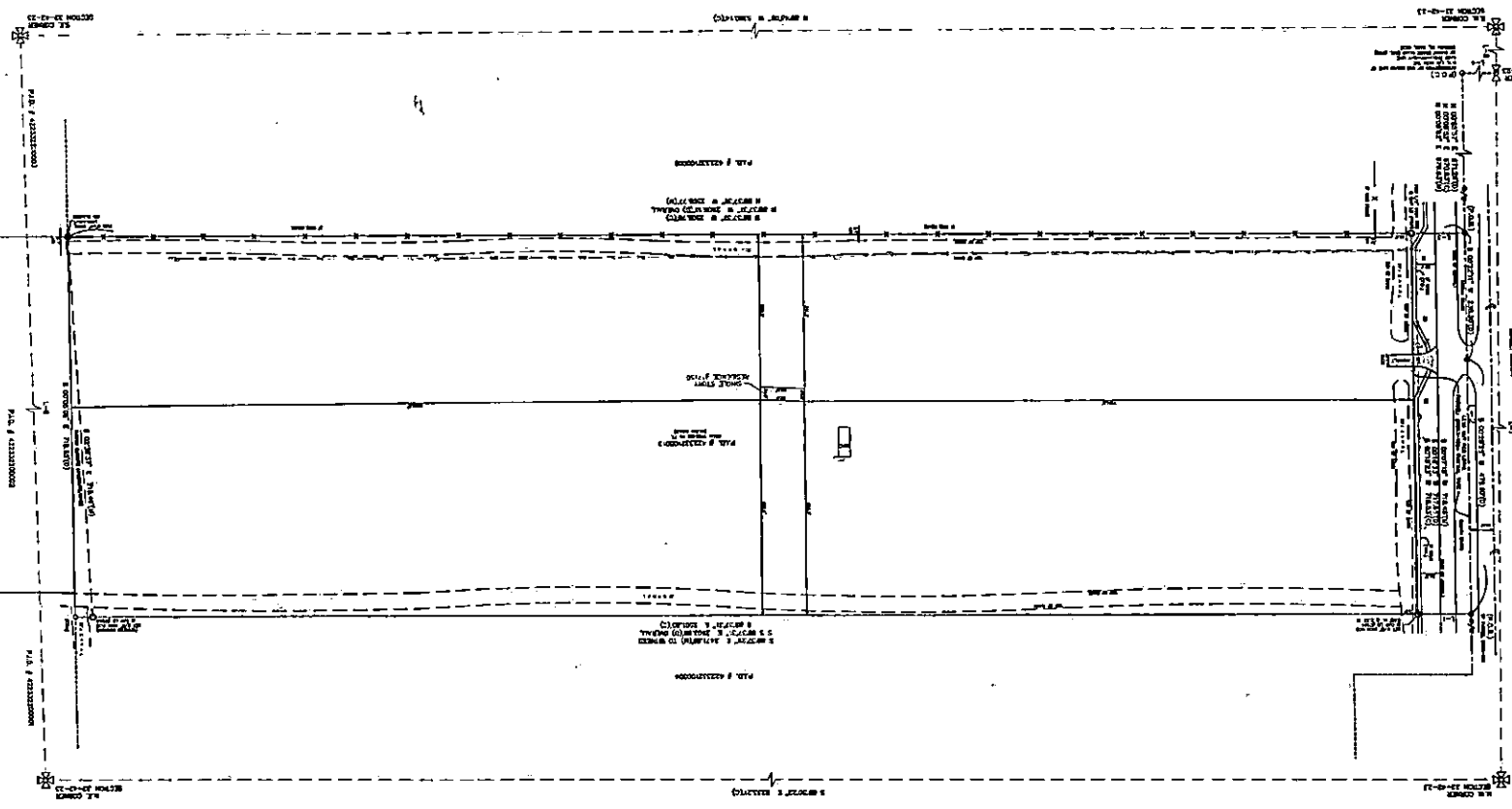
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AERIAL VIEW (NOT TO SCALE)

BURNT STORE ROAD (STATE ROAD #705)
KNOX COUNTY, TENNESSEE

NORTH
SCALE: 1"=100'

BOUNDARY SURVEY



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PROPERTY ADDRESS: 17150 BUENAT STORE ROAD, PUNTA GORDA, FLORIDA 33955

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CHANGING THE
PRACTICE OF
PRACTICE



Figure 1

A schematic diagram illustrating the experimental setup for measuring the effect of temperature on the rate of reaction between hydrogen peroxide and potassium iodide. The diagram shows a test tube containing a mixture of hydrogen peroxide and potassium iodide solution, which is placed in a water bath. A thermometer is used to measure the temperature of the water bath. The reaction is monitored by observing the color change from colorless to brown.



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

September 12, 2024

Roger D. Eaton
Clerk of the Circuit Court
County Comptroller
Charlotte County
18500 Murdock Circle, Room 416
Port Charlotte, Florida 33948

Dear Roger Eaton,

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Charlotte County Ordinance No. 2024-028, which was filed in this office on September 12, 2024.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/wlh



Ticket# 3936906-1
BCC 9:10
5 x 13.5
Submitted by: Heather Bennett
Publish: 08/26/24
163352 3936909

**PUBLISHER'S AFFIDAVIT OF
PUBLICATION STATE OF FLORIDA COUNTY
OF CHARLOTTE:**

Before the undersigned authority personally appeared Amber Douglas, who on oath says that she is the Legal Advertising Representative of The Daily Sun, a newspaper published at Charlotte Harbor in Charlotte County, Florida; that the attached copy of advertisement, being a Legal Notice that was published in said newspaper in the issue(s)

08/26/24

as well as being posted online at www.yoursun.com and www.floridapublicnotices.com.

Affiant further says that the said newspaper is a newspaper published at Charlotte Harbor, in said Charlotte County, Florida, and that the said newspaper has heretofore been continuously published in said Charlotte County, Florida, Sarasota County, Florida and DeSoto County, Florida, each day and has been entered as periodicals matter at the post office in Punta Gorda, in said Charlotte County, Florida, for a period of 1 year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

(Signature of Affiant)

Sworn and subscribed before me this 26th day of
August, 2024

(Signature of Notary Public)



Personally known X OR Produced Identification

-SUNFILE PHOTO
BY SCOTT
LAWSON

Dave Covey, of Dutchess County, New York, prepares storm shutters in September 2012 for his daughter's windows of her North Port residence. A tax "holiday" started Saturday for supplies needed for hurricane situations.



Tax/From A1

dubbed the "tool time" tax holiday from Sept. 1 through Sept. 7 to provide tax breaks on tools and work gear such as gloves, boots and ladders. Hurricane seasons historically pick up in mid-August with the climatological peak around Sept. 10. Meteorological experts have forecast an above-average hurricane season this year, which could mean more than 20 named storms before the end of November.

So far, the season has produced five named storms, including Hurricane Debby, which made landfall near Steinatchee on Aug. 5 as a Category 1 storm before dumping heavy rain across North Florida and parts of Georgia and the Carolinas.

Florida Emergency Management Director Kevin Guthrie this week advised people not to be fooled by the current calm in the Atlantic and to use the tax holiday that starts Saturday to "go out and restock or stock for disaster items."

"We're entering the peak weeks of hurricane season," Guthrie said Wednesday while in Sarasota. "They're up on us. Tropical cyclones may develop over the next four to six or even eight weeks."

The private meteorology company AccuWeather on Thursday predicted six to 10 named storms in September, citing factors such as water temperatures that remain near or at record highs across much of the Atlantic, Caribbean and Gulf of Mexico. Warm water helps fuel hurricanes.

"There's a possibility that we could see multiple tropical storms and hurricanes in the Atlantic basin on the same day, similar to the frequency of storms that we've seen during other supercharged hurricane seasons like 2007," Alex d'Silva, AccuWeather lead hurricane expert, said in a prepared statement.

The tax holiday and the similar period around the start of hurricane season are projected to trim \$80.2 million from state and local tax revenues. This year's overall tax-cut package carries an estimated \$439.6 million price tag.

Among other things, shoppers will not have to pay sales taxes on reusable ice packs that cost \$20 or less; portable radios, fuel tanks and packages of batteries that cost \$50 or less; coolers that cost \$60 or less; tarps that cost \$100 or less; and portable generators that cost \$3,000 or less.

Also, tax exemptions apply to such things as wet dog or cat food that costs \$10 or less; cat litter that costs \$25 or less; pet beds that cost \$40 or less; and over-the-counter pet medications, pet carriers and bags of dry dog or cat food that cost \$100 or less.

During the "tool time" period in early September,

sales-tax exemptions will be provided on work gloves that cost \$25 or less and such things as hand tools, safety glasses, protective coveralls, shovels and rakes that cost \$50 or less.

As other examples, tax exemptions will apply to hard hats that cost \$100 or less; work boots that cost \$175 or less; ladders that cost \$250 or less; and power tools and vehicle tool boxes that cost \$300 or less.

The tool time tax breaks are projected to save shoppers \$19.8 million.

Families/From A1

kits on their lawns. "I think we would have gotten it bigger, but we had to shut down the requests," Shannon said. "It takes three hours to make each kit — it's really labor intensive."

The kit contains a stake, an image of one of the 13 inside a plastic sleeve and colored duct tape corresponding to their branch of military as well as the American flag. iHeart Radio host and retired U.S. Army Sgt. Jay Hemingway donated patches to go with the kits.

"We really wanted to try to show respect to them and their families," she said. "The support from the community has been great."

The Mesenburs said that the feedback from the families is thankful for the support.

"So many people have completely forgotten about this, and it's important to keep remembering," Mitch said.

"The families never forget," Shannon added.

Money raised from selling the kits goes back into

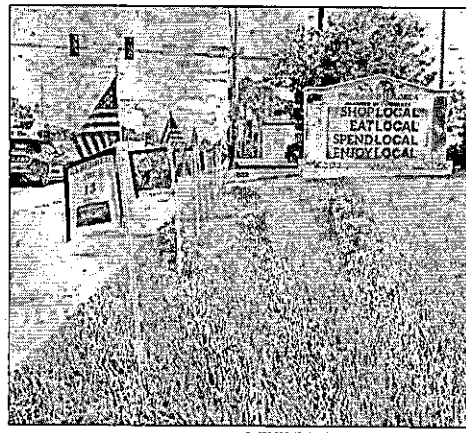


PHOTO PROVIDED BY ENGLEWOOD CHAMBER OF COMMERCE

Fallen 13 kits are placed in front of the Englewood Chamber of Commerce.

programming for Operation Solid 7.

"It's not extremely profitable," Mitch said, laughing. "We do a lot of different kinds of programs, with veterans and first responders."

Programs like Iguana hunting, cigar therapy and events like a dice run are just a few of the

activities the Mesenburs do.

"You can see a lot of the times the stress on people's faces is just intense, and then they get into an environment where it's not anything particular," Mitch said. "It's just kind of enjoying, and all of a sudden their face relaxes."

The Mesenburs said that remembering the Fallen 13 together as a community is impactful.

"Our community really loves our military," Shannon said. "I'm gonna tear up just driving and seeing all of them."

For more information about Operation Solid 7, visit solid7.org.

NOTICE OF PUBLIC MEETING AND HEARING FOR ONE OR MORE OF THE FOLLOWING MATTERS: PROPOSED CHANGES TO THE FUTURE LAND USE MAP AND COMPREHENSIVE PLAN ELEMENTS, DEVELOPMENTS OF REGIONAL IMPACT OR CHANGES THERETO, REZONINGS, TRANSFER OF DENSITY UNITS (TDU), PRELIMINARY AND FINAL PLATS, DEVELOPER AGREEMENTS, STREET AND PLAT VACATIONS, DRC FINAL DETAIL PLANS OR CHANGES THERETO, TEXT AMENDMENTS AND STREET NAMING

A PUBLIC MEETING AND HEARING ON PROPOSALS AND PETITIONS AS DESCRIBED BELOW WILL BE CONDUCTED BY THE BOARD OF COUNTY COMMISSIONERS AT A REGULAR MEETING ON TUESDAY, SEPTEMBER 10, 2024, AT 2:00 P.M. OR AS SOON THEREAFTER AS THE MATTER MAY BE HEARD DURING THE COURSE OF ACTION. THE MEETING AND HEARING WILL BE HELD IN COMMISSION CHAMBERS, ROOM 119, FIRST FLOOR, BUILDING A, THE CHARLOTTE COUNTY ADMINISTRATION CENTER, 1850 MURDOCK CIRCLE, FORT CHARLOTTE, FLORIDA. THE BOARD IS NOT BOUND TO CONSIDER THE PETITIONS IN THE ORDER LISTED IN THIS NOTICE. ANY OF THESE PETITIONS MAY BE CONSIDERED AS SOON AS THE MEETING COMMENCES.

COPIES OF SAID PETITIONS WITH COMPLETE LEGAL DESCRIPTIONS AND SUBSEQUENT STAFF REPORTS WILL BE AVAILABLE FOR REVIEW AT THE CHARLOTTE COUNTY COMMUNITY DEVELOPMENT DEPARTMENT AND ALL CHARLOTTE COUNTY PUBLIC LIBRARIES. A MEETING AGENDA AND PETITION PACKETS MAY BE REVIEWED AT THE FOLLOWING INTERNET ADDRESS: <http://www.charlottecountyfl.gov/boards-commissioners/planning-zoning-board/agenda.html>.

ALL INTERESTED PERSONS ARE URGED TO ATTEND. THE PUBLIC IS WELCOME TO SPEAK; TIME LIMITS ARE SET BY BOARD RULES. IF YOU HAVE SPECIFIC QUESTIONS OR COMMENTS, YOU ARE ENCOURAGED TO CONTACT A STAFF PERSON AT ANY TIME IN ADVANCE OF THE PUBLIC HEARING(S). PLEASE CALL 941-764-4903 AND MENTION THE PETITION NUMBER OF THE MATTER YOU WISH TO DISCUSS.

PETITION LAND USE CONSENT AGENDA

DRC-24-030 Quasi-Judicial Commission District II
Banks Engineering is requesting a PD Final Detail Site Plan approval for Firelight East. The first phase of this development consists of 344 single-family units. This project site is 338.02± acres and is located at 27001 Zemel Rd, Punta Gorda, FL within the boundary of the Burnt Store Area Plan in Commission District II.

DRC-24-050 Quasi-Judicial Commission District I
Legacy Design Group is requesting a PD Final Detail Site Plan approval for My Place Hotel. The project consists of a 63-room hotel. This project site is 1.28± acres and is located at 24490 Sandhill Blvd, Punta Gorda, within the boundary of the Sandhill Development of Regional Impact (DRI) in Commission District I.

DRC-24-074 Quasi-Judicial Commission District II
Banks Engineering is requesting a PD Final Detail Site Plan approval for Firelight North, formerly, Eagle Creek (DRC-21-00109). The project consists of Phase I of a residential development with 220 units. This project site is 123.42± acres of a 314.19± acre parcel boundary and is located at 26000 Zemel Rd, Punta Gorda, FL within the boundary of the Burnt Store Area Plan in Commission District II.

Resolution No. 2023-182 Quasi-Judicial Commission District II
Re-Record Resolution Number 2023-182 (DRC-22-00158) for and error in the number of units. The recorded resolution was recorded for 483 units instead of 438 units. The Barraco Engineering is requesting PD Final Detail Site Plan approval for this project. This project consists of single-family detached, single-family attached and multi-family with a total of 438 units and associated infrastructure. This project site is 295.1± acre site and is located at 13250 and 13280 Burnt Store Road, Punta Gorda, Florida in Section 09, Township 42, Range 23 in Commission District II.

FP-22-05-16 Quasi-Judicial Commission District I
On behalf of Pulse Home Company, LLC, Barraco and Associates, Inc. is requesting a Bond Reduction and First Amendment to Developer's Agreement to reduce the amount of the approved survey provided under Letter of Credit No. LICK1975235. Issued by Leona Insurance Company, in the amount of \$10,150,883.93 to \$3,956,690.15 for the completion of the remaining infrastructure for Babcock Ranch Community Verde. The subdivision, consisting of 399 single-family residential lots and 20 tracts, was granted Final Plat approval by the Board of County Commissioners on July 11, 2023. This site contains 109.23± acres and is generally located south of Belmont Road, north of the County line with Lee County, west of the County line with Glades County, and east of Cypress Parkway, in the boundary of the Babcock Ranch Community Development of Regional Impact (DRI) Increment 2, within the East County area, and in Commission District I.

FP-19-06-08 Quasi-Judicial Commission District IV
On behalf of Lennar Homes, LLC, Banks Engineering is requesting a Bond Reduction and First Amendment to Developer's Agreement to reduce the amount of the approved survey provided under Letter of Credit FGAC-22413, issued by Fidelity Guaranty and Acceptance Corp., in the amount of \$1,725,648.47 to \$128,936.50 for the completion of the remaining second lift of asphalt for the subdivision named, Biscayne Landing North. The subdivision, consisting of 141 lots, was granted Final Plat approval by the Board of County Commissioners on September 13, 2022. The site contains 70.91± acres and is located east of Biscayne Drive, north of El Joban Road, west of the Flamingo Waterway, and south of Crofton Springs Way, and in Commission District IV.

LAND USE REGULAR AGENDA

PAS-23-00004 Legislative Commission District II
Pursuant to Section 163.3187, Florida Statutes, and a Small Scale Plan Amendment to Change Charlotte County FLUM Series Map #1: 2030 Future Land Use, from Burnt Store Limited Development (LSLD) to Medium Density Residential (MDR) with an annotation to the 2030 Future Land Use Map limiting the overall maximum density up to 1,188 units; increasing density from 135 units to 1,188 units, for property located north of Turbak Drive, south of Peace River Shores Boulevard, east of Cobalt Boulevard and west of Duncan Road (US 17), in the Punta Gorda area, containing 139.88± acres; Commission District I; Petition No. PAL-24-02; Applicant: TAG Lakeside, LLC; providing an effective date.

Z-23-35-17 Quasi-Judicial Commission District II
An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Residential Estate I (RE-I) (the base density is one unit per ten acres) to Commercial General (CG), for property located at 17150 Burnt Store Road, in the Punta Gorda area and within the boundary of the Burnt Store Area Plan area, containing 41.31± acres; Commission District II; Petition No. Z-23-35-17; Applicant: Jaxon Fischer LLC; providing an effective date.

PAL-24-02 Legislative Commission District I
Pursuant to Section 163.3184(3), Florida Statutes, transmit a Large Scale Plan Amendment to the Florida Department of Commerce and other State agencies for review and comment; the amendment request is to amend Charlotte County FLUM Series Map #1: 2030 Future Land Use from Low Density Residential (LDR) (18-32± acres) and Commercial (COM) (1.56± acres) to Medium Density Residential (MDR) with an annotation to the 2030 Future Land Use Map limiting the overall maximum density up to 1,188 units; increasing density from 135 units to 1,188 units, for property located north of Turbak Drive, south of Peace River Shores Boulevard, east of Cobalt Boulevard and west of Duncan Road (US 17), in the Punta Gorda area, containing 139.88± acres; Commission District I; Petition No. PAL-24-02; Applicant: TAG Lakeside, LLC; providing an effective date.

SHOULD ANY AGENCY OR PERSON DECIDE TO APPEAL ANY DECISION MADE BY THE BOARD WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING, A RECORD OF THE PROCEEDING, AND FOR SUCH PURPOSE, A VERBATIM RECORD OF THE PROCEEDING IS REQUIRED, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

Charlotte County Board of County Commissioners does not discriminate on the basis of disability. This nondiscrimination policy involves every aspect of the County's functions, including access to and participation in meetings, programs and activities. For Sound Enhancement Units for the Hearing Impaired are available at the Front Security Desk, Building A of the Murdock Administration Complex. Anyone needing other reasonable accommodation or auxiliary aids and services please contact our office at 941.764.4191, TDD/TTY 941.743.1234, or by email to David.Lyles@CharlotteCountyFL.gov.

Published: August 26, 2024





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

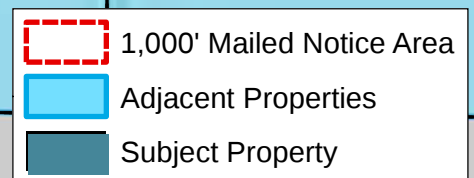
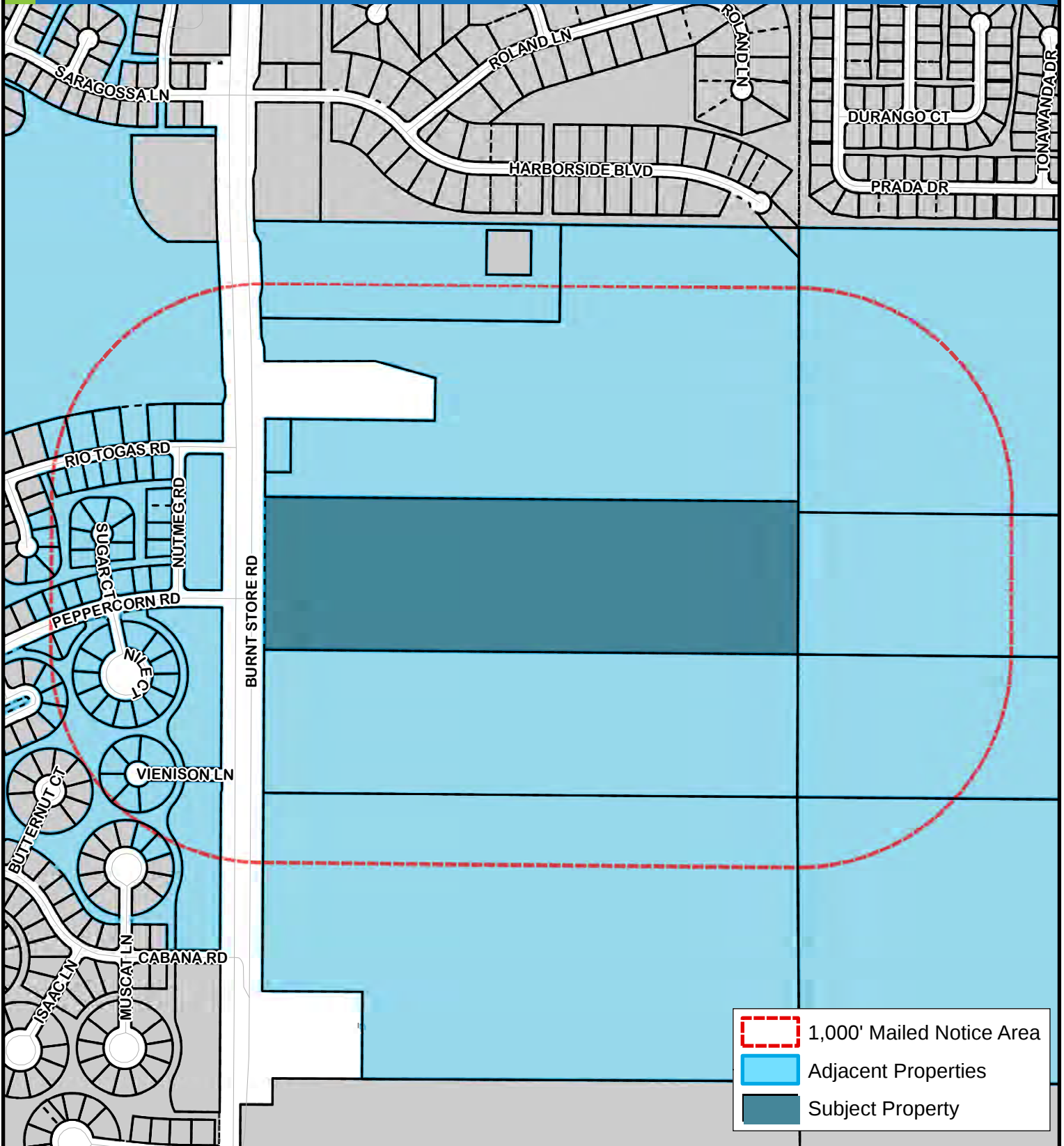
Related Past Experience:

- 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-23-35-17



32/42/23 South County



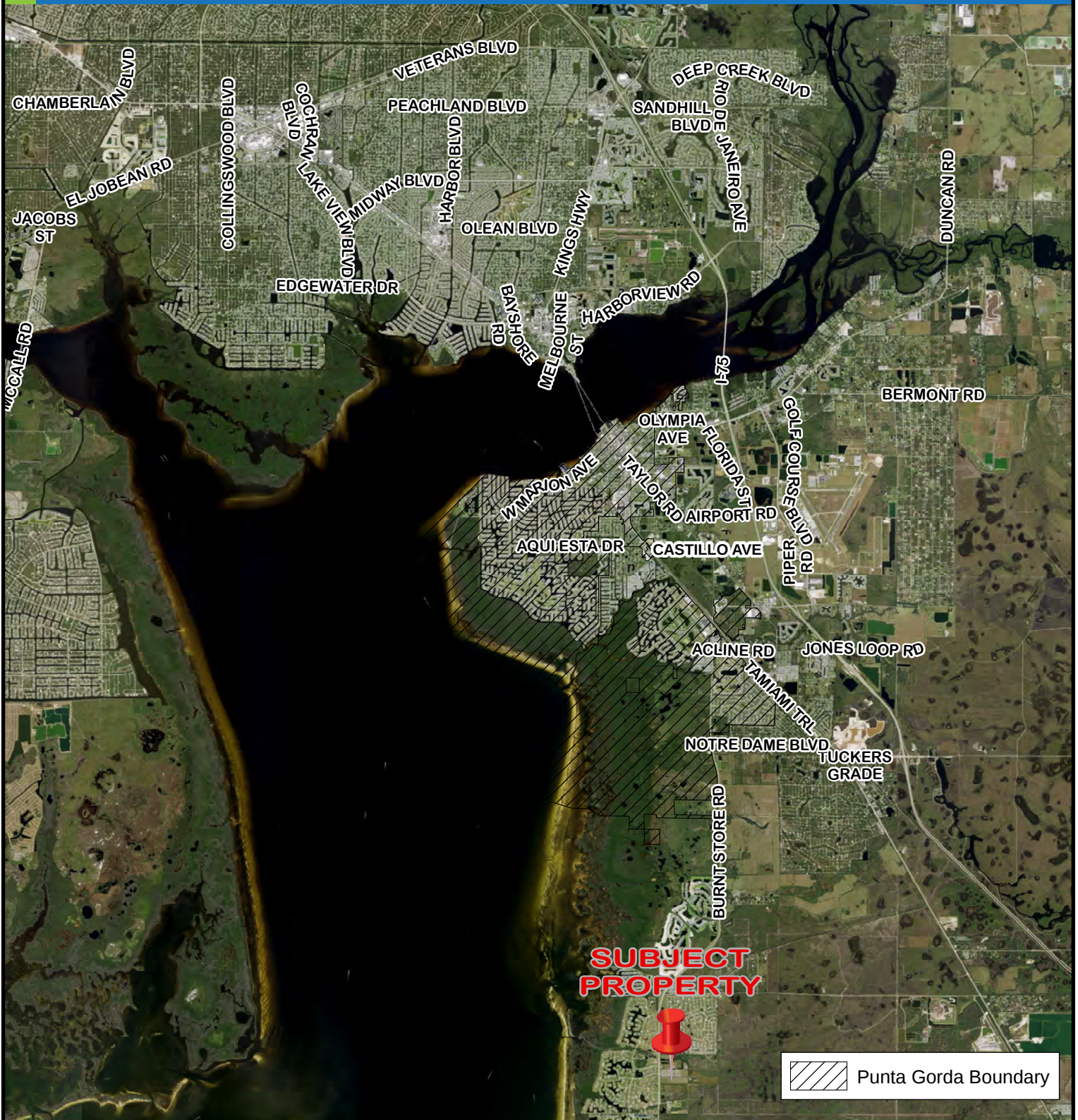
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CHARLOTTE COUNTY

Location Map for Z-23-35-17



32/42/23 South County



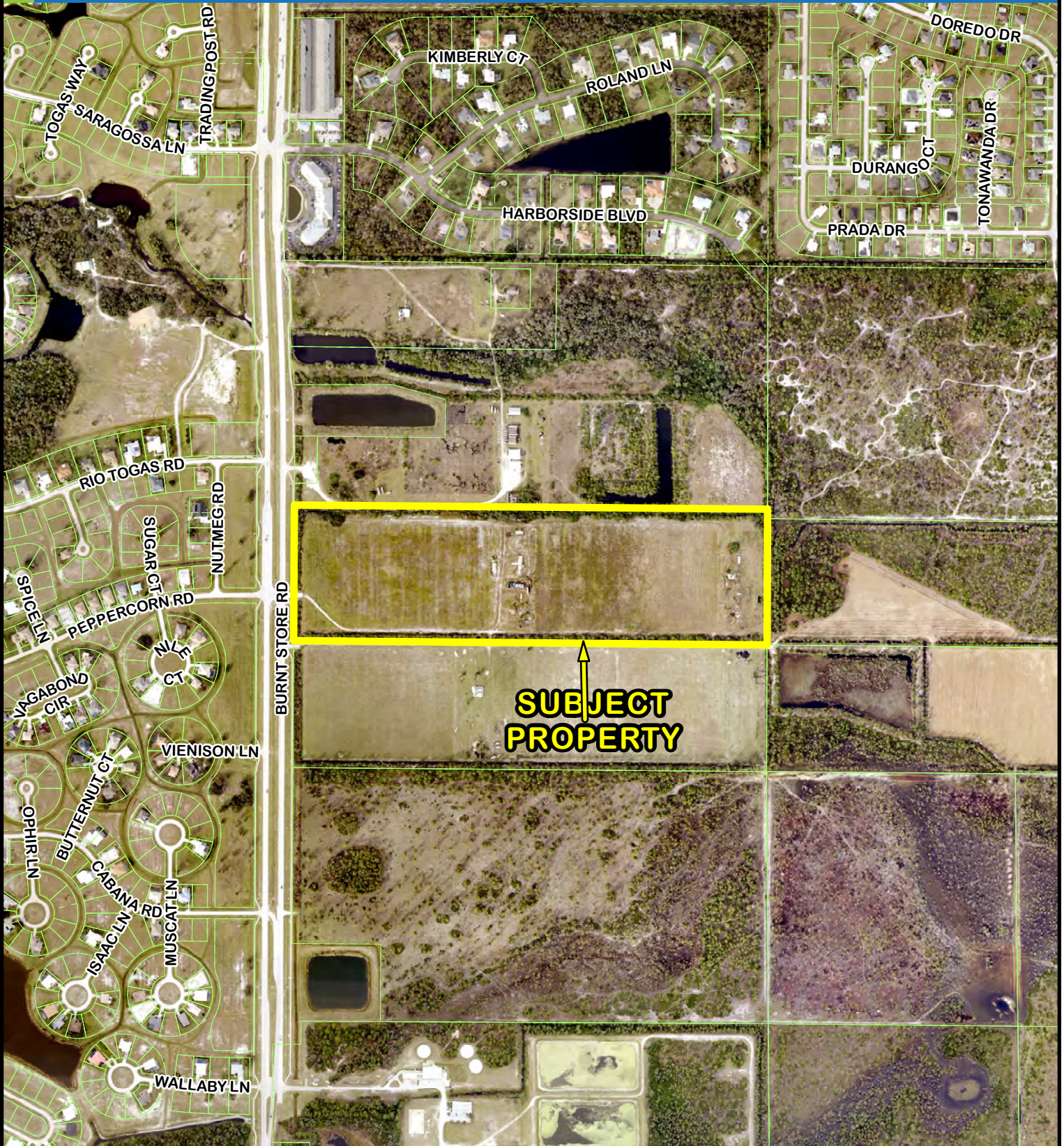
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CHARLOTTE COUNTY

Area Image for Z-23-35-17



32/42/23 South County



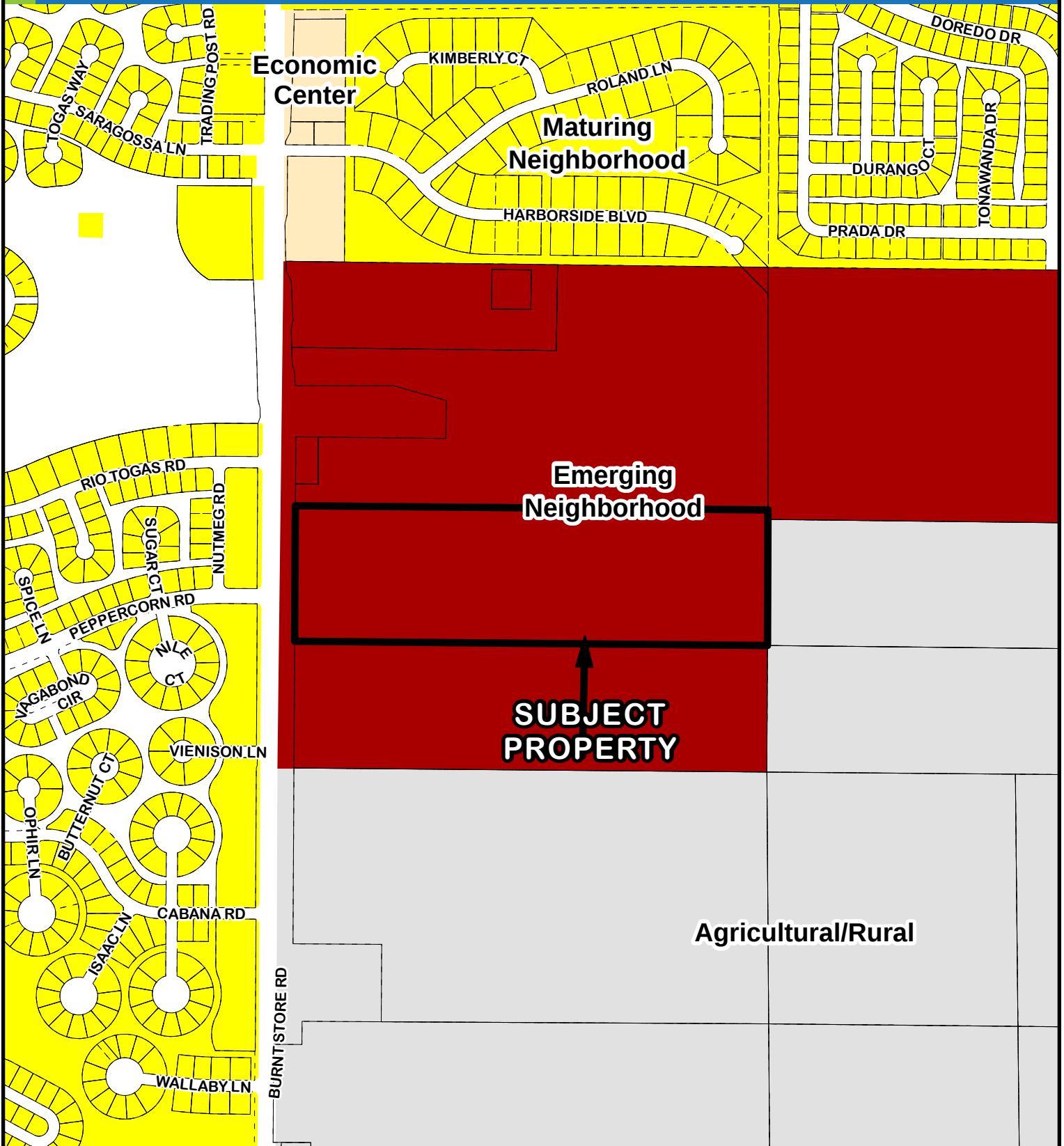
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CHARLOTTE COUNTY

Framework for Z-23-35-17



32/42/23 South County



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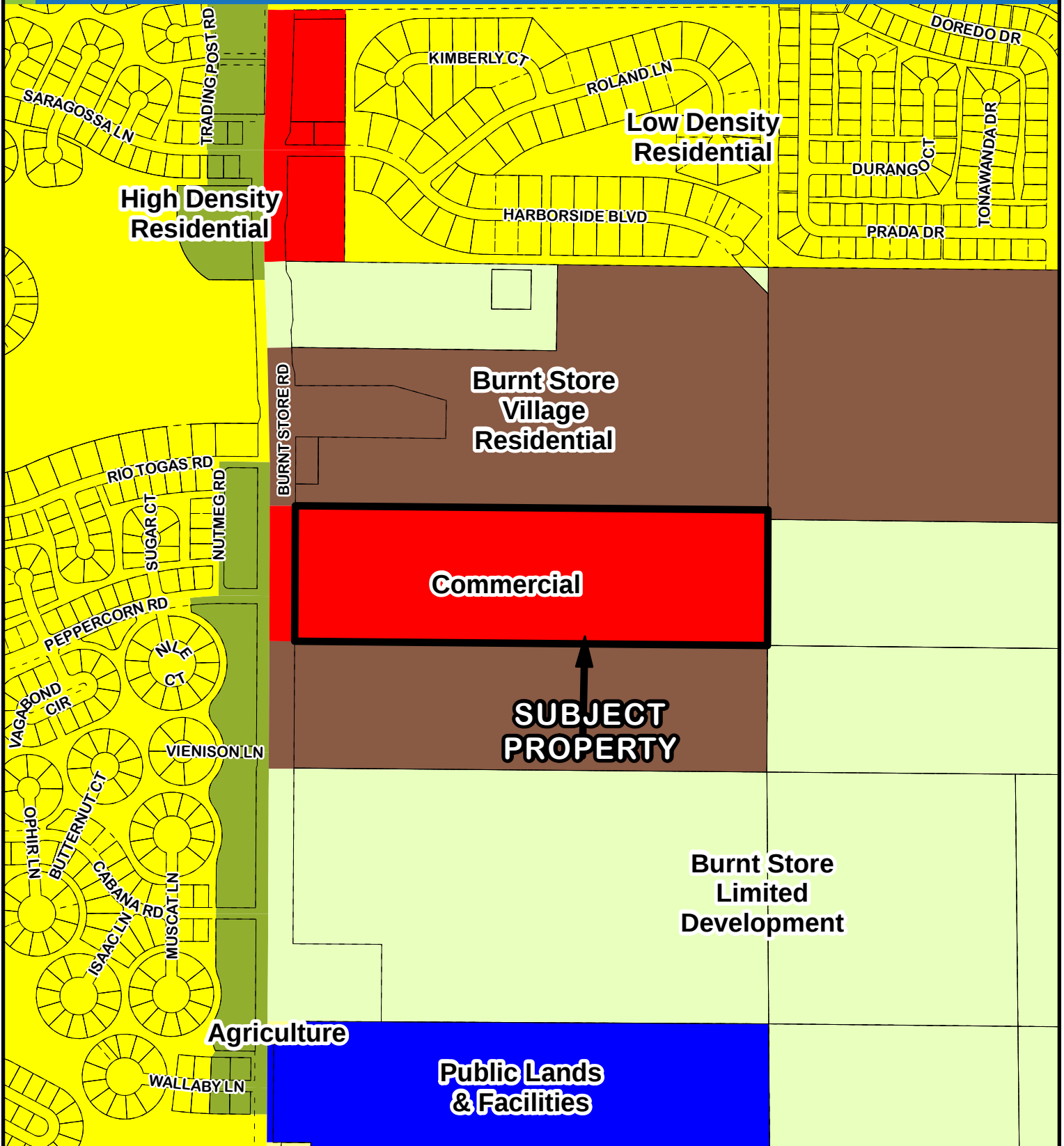
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CHARLOTTE COUNTY

FLUM Designations for Z-23-35-17



32/42/23 South County



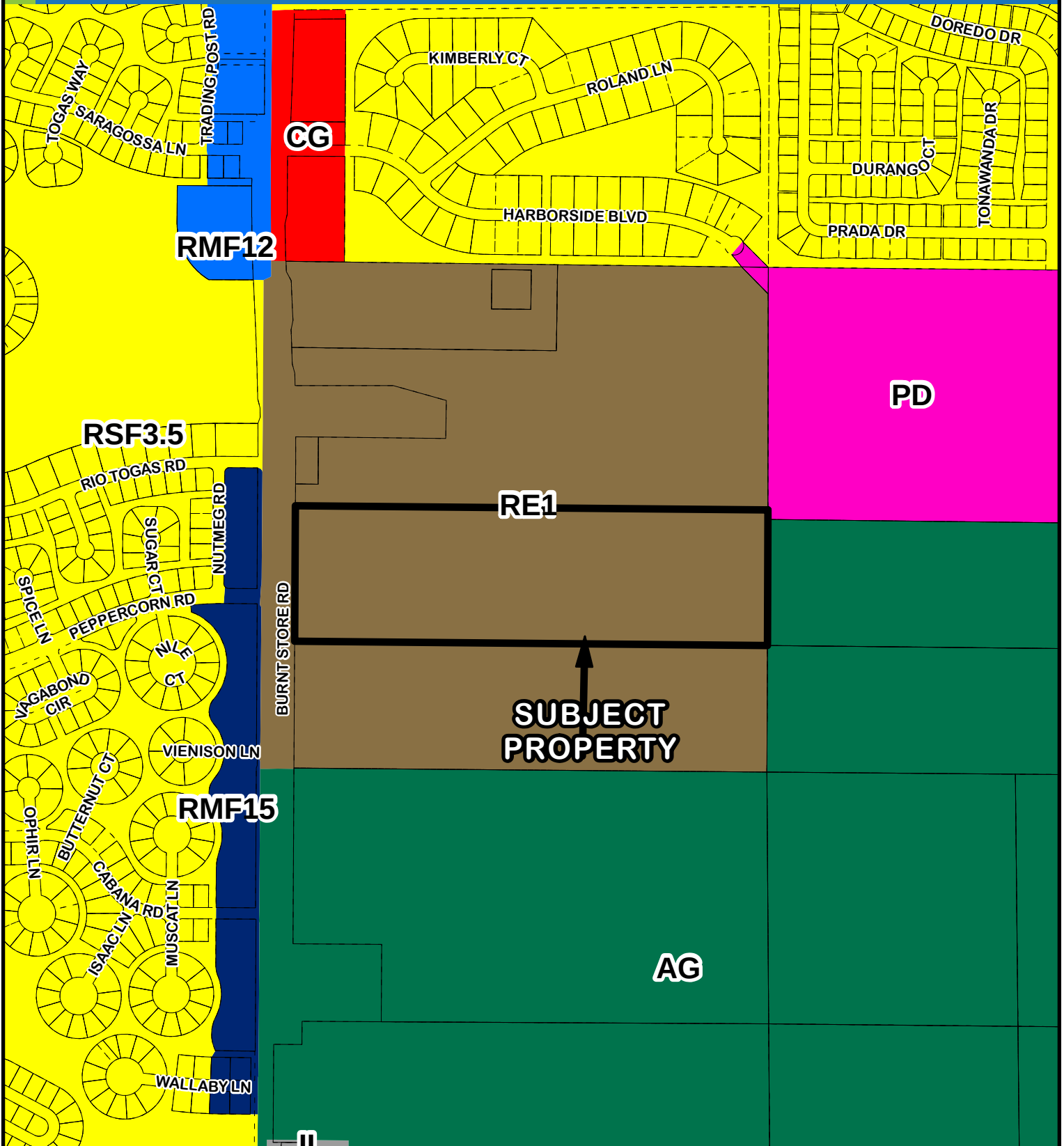
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CHARLOTTE COUNTY

Zoning Designations for Z-23-35-17



32/42/23 South County



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