



Staff Report for: CSZ-26-06, PAS-26-01, and Z-26-15

Meeting Date: May 11, 2026/June 9, 2026

To: Planning and Zoning Board /Board of County Commissioners (BCC Transmittal)/BCC Adoption

From: Jie Shao, AICP, MCP, Planner, Principal (see Exhibit 1 for professional qualifications)

Regarding: A request to certify density units, amend the 2030 Future Land Use Map and the Zoning Atlas

Part 1 – General Information

Applicant: Tina Powell, Parks & Natural Resources Division Manager, Charlotte County Board of County Commissioners, 1120 Centennial Boulevard, Port Charlotte, FL 33953

Agent: Jamie Scudera, Parks & Natural Resources Recourses Project Manager, Charlotte County Board of County Commissioners, 1120 Centennial Boulevard, Port Charlotte, FL 33953

Owner: Charlotte County Board of County Commissioners, 18500 Murdock Circle, Port Charlotte, FL 33948

Request: A publicly initiated request to:

- Certify a Sending Zone for the subject property to sever 34 density units.
- Amend the Charlotte County FLUM Series Map #1: 2030 Future Land Use from Low Density Residential (LDR) to Parks and Recreation (PKR); and
- Amend the Charlotte County Zoning Atlas from Manufactured Home Conventional (MHC) to Parks and Recreation (PKR).

Location: **Commission District IV:** The subject property is located at 13555 Marathon Boulevard, in the West County area.

Area: The subject property contains 6.879± 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 Area Map); and (f) Posted Notice.

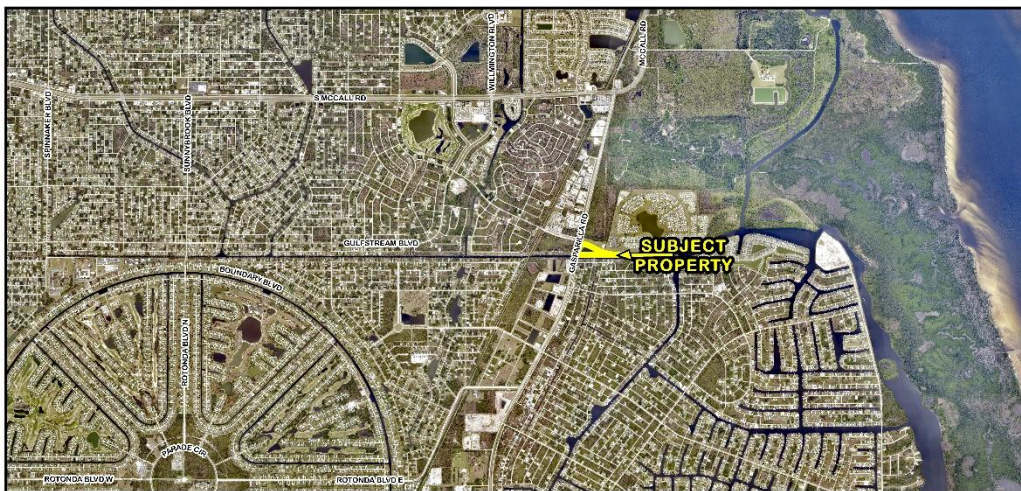
Part 2 – Analysis and Conclusion

Request

Staff, on behalf of the Charlotte County Board of County Commissioners (Board), is requesting three applications to:

- Certify a Sending Zone from the subject property for 34 density units.
- Amend the Charlotte County FLUM Series Map #1: 2030 Future Land Use from Low Density Residential (LDR) to Parks and Recreation (PKR).
- Amend the Charlotte County Zoning Atlas from Manufactured Home Conventional (MHC) to Parks and Recreation (PKR).

The subject property is located at 13555 Marathon Boulevard, in the West County area.



CSZ-26-06, PAS-26-01, and Z-26-15 Area Image (Mid-Range)

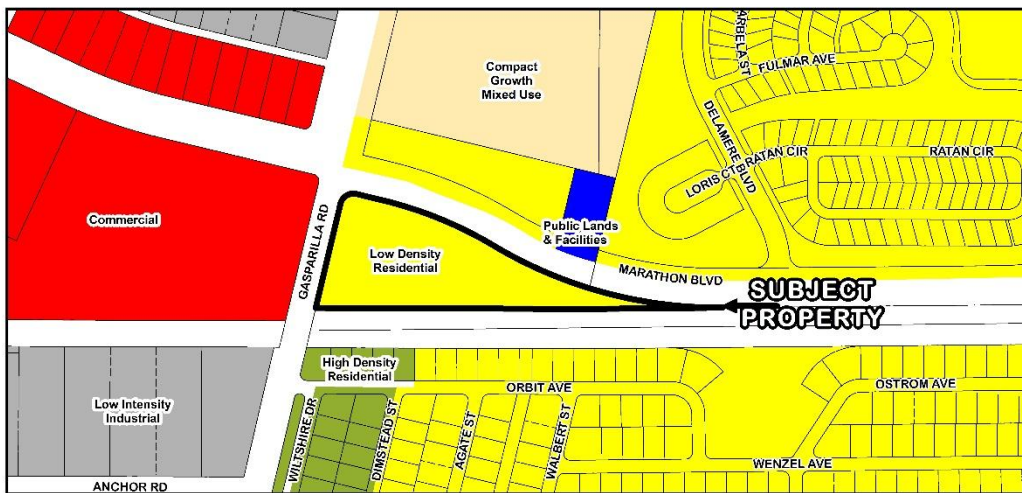


CSZ-26-06, PAS-26-01, and Z-26-15 Area Image

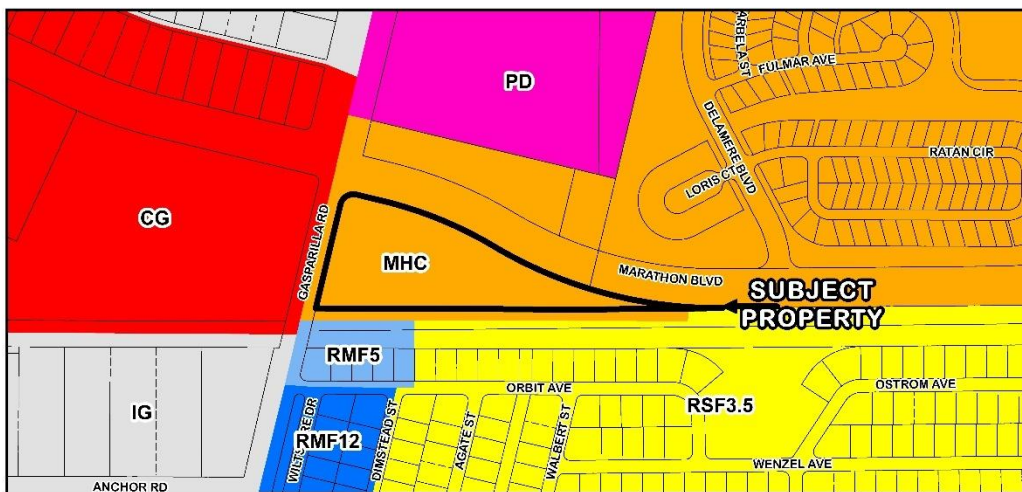
The site contains 6.879 acres. The subject property contains the County's Butterford Waterway Park. The stated purpose of this plan amendment and companion rezoning of the subject property is to make sure that the proposed FLUM designation of PKR and the zoning category of PKR are consistent with the current and future use of the property as a park.

Certification of Sending Zone (CSZ) (Application CSZ-26-06)

The County is requesting an application to certify a Sending Zoning (SZ) for the subject property. The existing Future Land Use Map (FLUM) designation for the subject property is Low Density Residential (LDR) with Manufactured Home Conventional (MHC) zoning. The site contains approximately 6.879 acres. Therefore, the base density of the subject property is 34 dwelling units (6.879 ± acres × 5 units per acre).

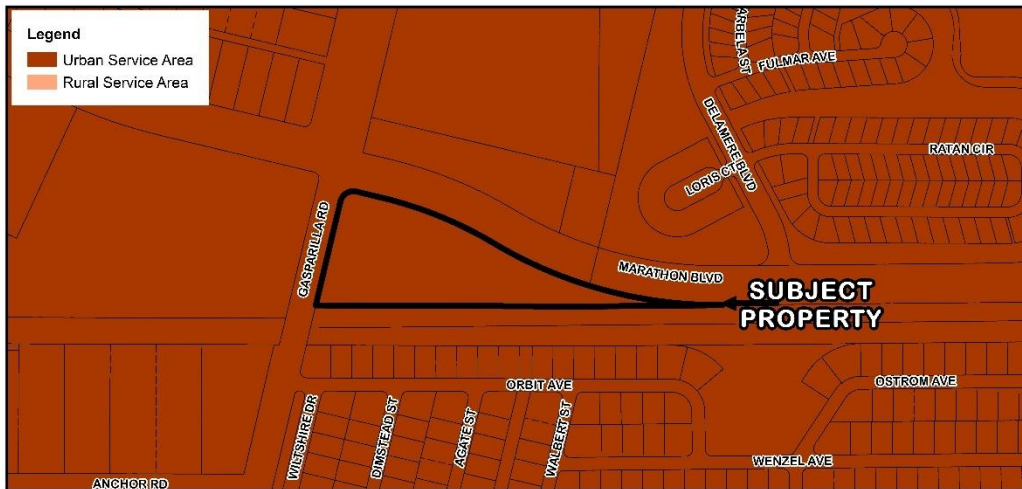


CSZ-26-06, PAS-26-01, and Z-26-15 Existing FLUM Designations

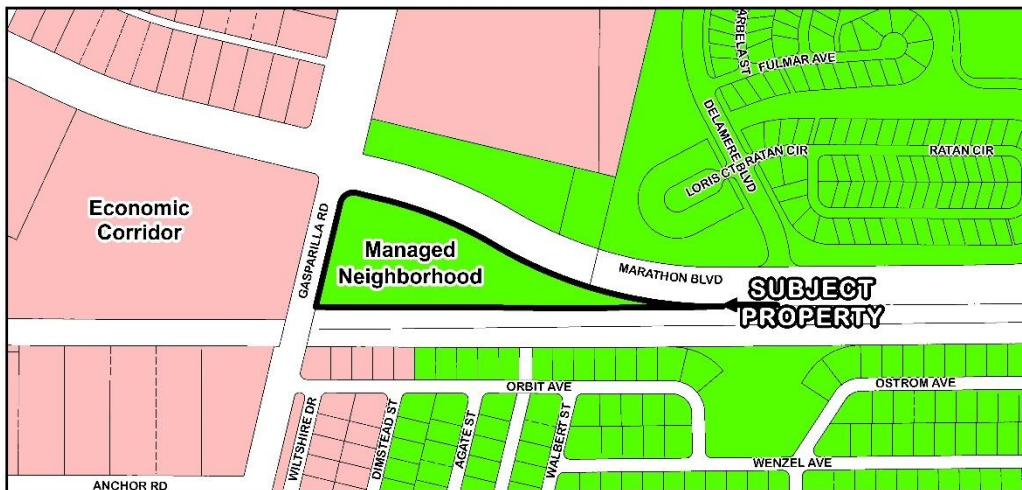


CSZ-26-06, PAS-26-01, and Z-26-15 Existing Zoning Designations

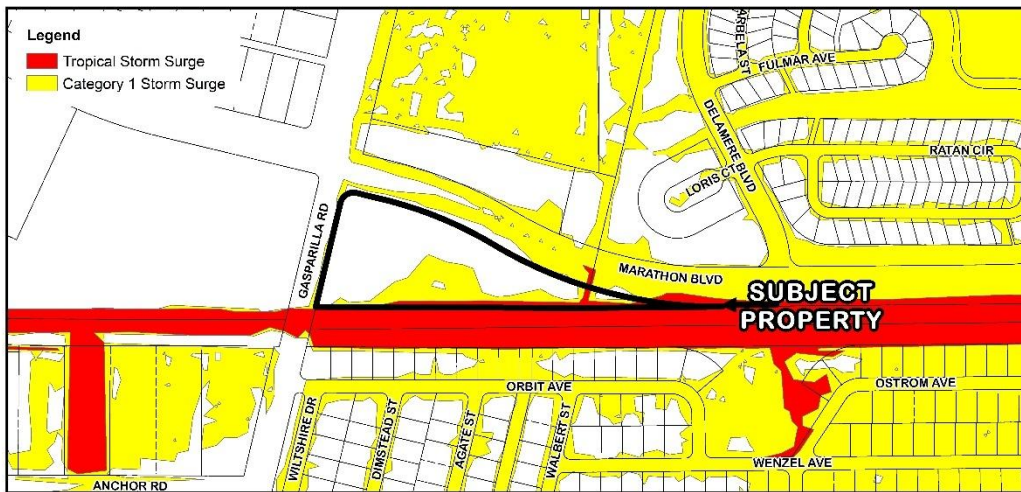
The subject property is located within the Urban Service Area and is part of a Managed Neighborhood on the 2050 Framework Map. Approximately 0.67 acres of the property is located within the Tropical Storm Surge zone of the Coastal High Hazard Area (CHHA), approximately 1.59 acres are located within the Category 1 Storm Surge zone of the CHHA, and the remaining area is located outside of the CHHA. The property is located within both FEMA Flood Zones 8AE and X.



CSZ-26-06, PAS-26-01, and Z-26-15 Service Area Delineation



CSZ-26-06, PAS-26-01, and Z-26-15 Framework



CSZ-26-06, PAS-26-01, and Z-26-15 Coastal High Hazard Area



**CSZ-26-06, PAS-26-01, and Z-26-15 Flood Zones
(Subject Property - 8AE & X Flood Zones)**

Consistency with the County’s Comprehensive Plan

The criteria for SZs within the Transfer of Density Unit (TDU) program is set forth in **Future Land Use (FLU) Policy 1.2.9: TDU Sending Zones**, in the Future Land Use Element, which states that, “the following sending zones are recognized by the County:

“10. Lands located within the Urban Service Area and a building permit and/or Certificate of Occupancy has been issued to develop a school, place of worship, park, cemetery or mausoleum subsequent to December 3, 2007.”

The subject property is located within the Urban Service Area and contains the County’s existing Butterford Waterway Park. The site is qualified as a SZ because a building permit was issued subsequent to December 3, 2007, and include, specifically:

- On May 15, 2020, Building Permit No. 20200410101 was issued to restore and repair the park.

- On July 28, 2020, Building Permit No. 20200720724 was issued for an asphalt overlay of the parking and drive lanes.

Consistency with the County's Land Development Regulations (LDRs), Section 3-9-150, Transfer of Density Units (TDU)

The criteria for qualifying as an SZ is also established in Section 3-9-150, TDU. Subsection (d)(1)(k) states that *"to qualify as an SZ, the proposed SZ must contain at least one (1) density unit and it must comply with one (1) of the following"* criteria:

"It is located within the urban service area and a building permit and/or certificate of occupancy has been issued to develop a school, place of worship, park, cemetery or mausoleum subsequent to December 3, 2007."

As mentioned above, the subject property is located within the Urban Service Area, it is one of the County-owned parks, for which a building permit was issued to improve the site after December 3, 2007; therefore, the subject site is qualified as a SZ.

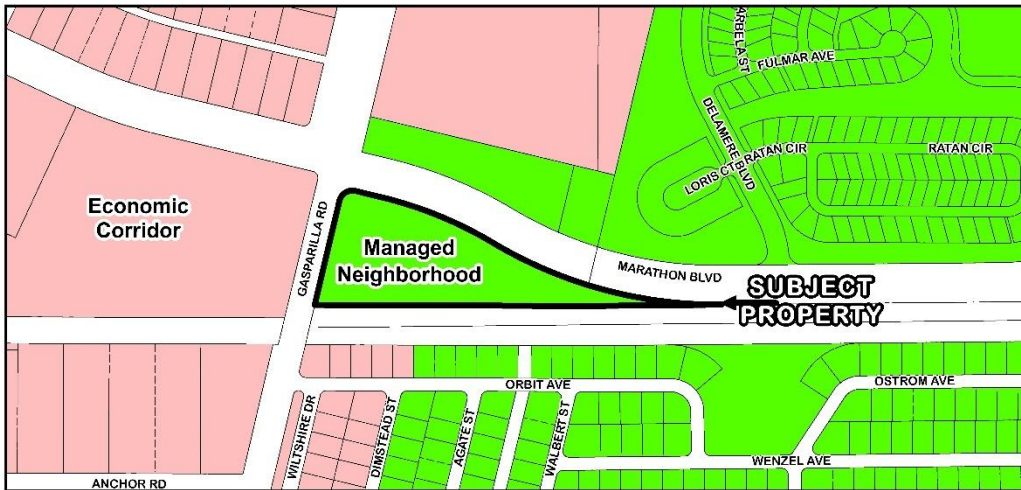
Unified Application (Small Scale Plan Amendment Application PAS-26-01 and Rezoning Application Z-26-15)

The subject site is located at the southeast corner of Gasparilla Road and Marathon Boulevard in the West County area. It is designated as part of the Managed Neighborhood on the 2050 Framework Map.

The subject property is currently designated as LDR with MHC zoning. The proposed PKR FLUM designation is intended for lands that may contain park sites with either extensive or minimal associated facilities and may include public services and infrastructure.

The PKR zoning district, established in 2014, is intended to provide a unique conventional zoning category for lands used for recreational opportunities, as well as to protect and preserve submerged lands in the county extending seaward from the mean high-water line or bulkhead line.

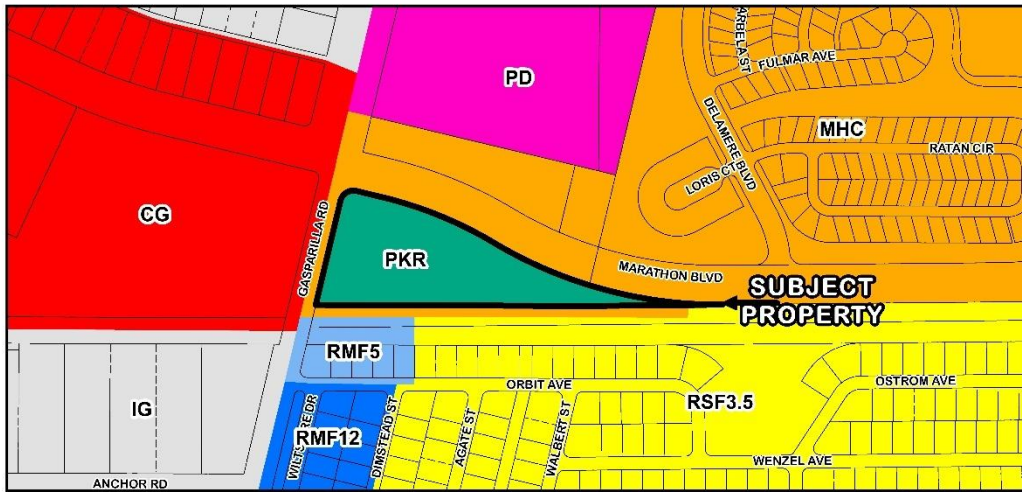
The site contains an existing County park. Therefore, the proposed PKR FLUM designation and PKR zoning are the most appropriate designations for the subject property.



PAS-26-01, Z-26-15, and CSZ-26-06 Framework



PAS-26-01, Z-26-15, and CSZ-26-06 Proposed FLUM Designations



PAS-26-01, Z-26-15, and CSZ-26-06 Proposed Zoning Designations

Compatibility and Impacts on Adjacent Land Uses

The subject property is located in the West County area. The Butterford Waterway is immediately south of the property. The Village of Holiday Lake, a mobile home park, is located northeast of the property. Vacant lands designated for commercial uses are located across Gasparilla Road to the west.

The County purchased this property in 2005, and it has been used as a County park for many years to serve residents in the area. The proposed changes will ensure that no residential development occurs on the property and that the site will continue to be used as a park for the benefit of surrounding residents.

Concurrency Issues

- Potable Water and Sanitary Sewer: The subject property is located within the Charlotte County Utilities Service area.
- Student Generation: The subject property contains the County’s Butterford Waterway Park. The proposed PRK FLUM designation and the PKR zoning do not involve any residential development rights; therefore, the school concurrency is irrelevant with this unified application.
- Traffic: The subject property contains an existing active park. The site is located directly on a local road. The proposed small scale plan amendment and its companion rezoning will ensure that FLUM designation and zoning district are consistent with the use of the subject property as a park, which shall not cause the Level of Service (LOS) of the adjacent County roadways to fall below the adopted LOS “D”.

Based on these facts, the proposed changes should not create any concurrency issues.

Conclusion

It is staff's professional opinion that the proposed certification of a Sending Zone, small scale plan amendment to the PKR FLUM designation, and its associated PKR rezoning are generally consistent with and supported by the various goals, objectives, and policies set forth in the County's Comprehensive Plan. The proposed amendments should not create any negative impacts on the surrounding properties.

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. CSZ-26-06) is generally consistent with Charlotte County's Comprehensive Plan, Charlotte County's Code of Laws and Ordinances, the intent of the County's Transfer of Density Units program, and other applicable guidelines.

Based upon the analysis and conclusions set forth herein, in staff's professional opinion, the application (Application No. PAS-26-01) is generally consistent with Charlotte County's Comprehensive Plan, Charlotte County's Code of Laws and Ordinances and other applicable guidelines.

Based upon the analysis and conclusions set forth herein, in staff's professional opinion, the application (Application No. Z-26-15) is generally consistent with Charlotte County's Comprehensive Plan, Charlotte County's Code of Laws and Ordinances and other applicable guidelines.

Planning and Zoning Board recommendations on May 11, 2026:

*A motion to forward application No. CSZ-26-06 to the Board of County Commissioners with a recommendation of **Approval by a unanimous vote** to certify a Sending Zone for the subject property, based on the findings and analysis in the staff report dated April 7, 2026, Charlotte County's Comprehensive Plan, and the evidence presented at the public hearing held by the Planning and Zoning Board.*

*Approve a motion to forward application PAS-26-01 to the Board of County Commissioners with a recommendation of **by a unanimous vote**, based on the findings and analysis in the staff report April 7, 2026, Charlotte County's Comprehensive Plan, and the evidence and testimony presented at the public hearing before the Planning and Zoning Board.*

*Approve a motion to forward application Z-26-15 to the Board of County Commissioners with a recommendation of **by a unanimous vote**, based on the findings and analysis in the staff report dated April 7, 2026, 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

- 1. 2050 Framework Map Designation:** Managed Neighborhood (FLUM Map #2 - 2050 Framework)
- 2. 2030 Service Area Delineation:** In the Urban Service Area

3. **Existing Land Use on the Site:** The subject property contains an existing County park, called Butterford Waterway Park. (See attached Site Image and Boundary Survey.)

4. **Existing Future Land Use and Zoning Designations:**
(See attached Future Land Use Map and Zoning Map.)

FLUM:	Development Standards:
Low Density Residential (LDR)	<p><u>General Range of Uses</u> Single-family residential, Multi-family residential, recreational vehicle parks, sub-neighborhood commercial uses, and recreational facilities in association with residential development, schools, and public services and facilities</p> <p><u>Maximum Density</u> Residential densities may not exceed five dwelling units per acre. If zoned Environmentally Sensitive, the density is one dwelling unit per ten acres. Maximum Intensity for Sub-neighborhood Commercial Uses</p> <ul style="list-style-type: none"> • Range of acreage: 0.4 to 3 acres • Maximum building coverage of a site: 60% • Maximum floor area ratio: 0.6
Zoning:	Development Standards:
Manufactured Home Conventional (MHC)	<p>The purpose and intent of this district is to allow manufactured homes and single-family detached dwelling units and related uses on individual platted lots.</p> <ul style="list-style-type: none"> • Minimum lot area is 7,500 square feet. • Minimum width is 60 feet. • Setbacks: <ul style="list-style-type: none"> ○ Front: 25 feet. ○ Side (interior): 7.5 feet. ○ Abutting water: 20 feet. • Maximum lot coverage is 40 percent. • Maximum building height is 38 feet. • Maximum density is 5 units per acre.

Table 1

5. **Proposed Future Land Use and Zoning Designations:**
(See attached Future Land Use Map and Zoning Map.)

FLUM:	Development Standards:
Parks and Recreation (PKR)	<p>These lands are designated for either active (facilities based) or passive (resource based) recreational uses.</p> <p><u>General Range of Uses</u> These lands may contain park sites with many associated facilities or with minimal facilities, and may include public services and facilities. Parks and recreational lands may be publicly or privately owned.</p> <p><u>Maximum Intensity</u></p>

	<ul style="list-style-type: none"> • The maximum FAR for all structures in a primarily active park is 0.7 and the maximum impervious surface coverage is 35 percent. • The maximum FAR for all structures in a primarily passive park is 0.1 and the maximum impervious surface coverage is ten percent.
Zoning:	Development Standards:
Parks and Recreation (PKR)	<p>The purpose and intent of this district is to provide land for recreational opportunities, as well as to protect and preserve submerged lands in the county extending seaward from the mean high-water line or bulkhead line. Canals, manmade lakes, ponds, and water impoundment areas are specifically excluded from the operation of this section.</p> <ul style="list-style-type: none"> • Minimum lot area is 5,000 square feet. • Minimum width is 25 feet. • Setbacks: <ul style="list-style-type: none"> ○ Front: 10 feet. ○ Side (interior): 10 feet. ○ Abutting water: 20 feet. • Maximum lot coverage is 40 percent. • Maximum building height is 38 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	Compact Growth Mixed Use (CGMU)	Planned Development (PD)
East	Manufactured homes	Low Density Residential (LDR)	Manufactured Home Conventional (MHC)
South	Single-family homes	Low Density Residential (LDR)	Residential Single-family 3.5 (RSF-3.5)
West	Gasparilla Road Vacant lands for commercial uses	Commercial (COM)	Commercial General (CG)

Table 3

7. Buildout Calculations (square footage or density):

If the Board of County Commissioners approves this unified petition, the existing park will remain the same to continually serve Charlotte County citizens. The property can be redeveloped for park uses and the maximum FAR for all structures in a primarily active park is 0.7 and the maximum impervious surface coverage is 35 percent.

8. Is subject property in a Community, Special Planning Area or Overlay District?.....No

Subject property is not located within any Community, Special Planning Area or Overlay District. (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
Subject property is not located adjacent to any existing or proposed Federal, State, or County wildlife management areas, parks, preserves or reserves. (SPAM Maps, #52, #92 and #93)

10. Is the proposed land use designation consistent with the provisions of the:
a. Charlotte Harbor Aquatic Preserves Management Plan? (SPAM Map #53)
Subject property is located outside the boundary of the Charlotte Harbor Aquatic Preserves.
b. Lemon Bay Aquatic Preserve Management Plan? (SPAM Map #53)
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, #44 & #70)
N/A, the subject site contains an existing County park.

12. Are there wetlands on the property?N/A, the subject site contains an existing County park.
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: No
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)Yes
The subject property is located within Zone 2.
b. Could the proposed changes impact beach accessibility?No
c. Could the proposed change affect other waterfront access?No
d. Flood Zone: Subject property is located in Flood Zone "8AE" and "X". (per FEMA Codes)
e. Storm Surge Evacuation Zone: The site is located within Evacuation Zone "A".
f. Is the subject site within the Coastal High Hazard Area? (FLUM Map #14)Yes, a portion of the property is located within the Coastal High Hazard area.
g. Could the proposed changes impact evacuation times?No

15. Charlotte County Facilities and Services:

- a. Nearest Park:**N/A** (SPAM Map #57)
- b. Nearest Police Station:.....**District 1 Charlotte County Sheriff's Office** (SPAM Map #25)
Address:.....11051 Willmington Boulevard, Englewood
Distance:approximately 4.1 miles to the northeast of subject property
- c. Nearest Fire/EMS Station:**Charlotte County Fire Station No. 4** (SPAM Map #22)
Address:.....13600 Marathon, Gulf Cove
Response Time:approximate response time is 4-6 minutes (SPAM Map #39)
- d. Nearest Library:.....**N/A** (SPAM Map #73)
- e. Nearest Hospital:**AdventHealth Port Charlotte** (SPAM Map #24)
Address:.....2500 Harbor Boulevard, in the Port Charlotte area
Distance:approximately 16.4 miles to the northwest of subject property
- f. Nearest Emergency Shelter: ..**N/A** (SPAM Map #21)
- g. Public School Attendance Boundary: **N/A**

16. Concurrency:

- a. **Roads Level of Service:**.....The site contains an active County park. The proposed changes will ensure that the proposed PKR FLUM designation and the PKR zoning are the most appropriate land use and zoning categories for the subject property. Therefore, no negative impacts on the County's roads level of service.
- b. **Potable Water Level of Service:**
 - 1. *Provider's Name:*..... **Charlotte County Utilities** (SPAM Map #83)
 - 2. *Analysis:* The property is located within the Charlotte County Utilities Service Area.
- c. **Sanitary Sewage Level of Service:**
 - 1. *Provider's Name:*..... **Charlotte County Utilities** (SPAM Map #86)
 - 2. *Analysis:* The property is located within the Charlotte County Utilities Service Area.
- 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**

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 designated as Low Density Residential (LDR) with a MHC zoning. A portion of the site is located in the Coastal High Hazard Area. The property contains an existing active County park. The intent of the proposed Parks and Recreation (PKR) Future Land Use Map (FLUM) classification is specifically for lands that may contain park sites with many associated facilities or with minimal facilities, and may include public services and facilities, which is the most appropriate FLUM designation for the subject property. If the Board of County Commissioners approves the proposed small scale plan amendment to amend the FLUM designation of the site to PKR, the proposed PKR rezoning is consistent with various goals, objectives, and policies set forth in the County's Comprehensive Plan.

b. The existing land use pattern in adjacent areas:

Finding: The subject property is located in the West County area. The Butterford Waterway is immediately south of the property. The Village of Holiday Lake, a mobile home park, is located northeast of the property. Vacant lands designated for commercial uses are located across Gasparilla Road to the west.

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 subject property contains the County's Butterford Waterway Park. The proposed PRK FLUM designation and the PKR zoning do not involve any residential development rights; therefore, the school concurrency is irrelevant with this unified application.

The subject property contains an existing active park. The site is located on Marathon Boulevard, which is a local road. The proposed small scale plan amendment and its companion rezoning ensures that the most appropriate FLUM designation and zoning district correspond to the use of the subject property as a park, which shall not cause the LOS of the adjacent County roadways to fall below the adopted LOS "D".

The subject property is located within the Charlotte County Utilities service area.

Based on these facts, the proposed changes should not create any negative impacts on the capacity of public facilities and services.

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

Finding: The subject property is owned by the County. The site contains an existing active park that has been in use for many years. The proposed Parks and Recreation (PKR) FLUM designation is intended for lands that may include park sites with a wide range of associated facilities, from extensive amenities to minimal improvements, and may also include public services and facilities.

The intent of the Parks and Recreation (PKR) zoning district is to provide a unique conventional zoning category for lands used for recreational opportunities. The PKR FLUM

designation and PKR zoning are the most appropriate classifications for the subject property.

Therefore, it is staff's professional opinion that the proposed changes will ensure the property remains a park serving nearby residential areas and will not adversely affect living conditions or property values in adjacent areas.

e. Would the proposed change affect public safety?

Finding: The subject property contains an active park, which has been serving Charlotte County residents for years. Public safety should not be affected by this proposed zoning change from MHC to PKR.



CHARLOTTE COUNTY

Community Development

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)

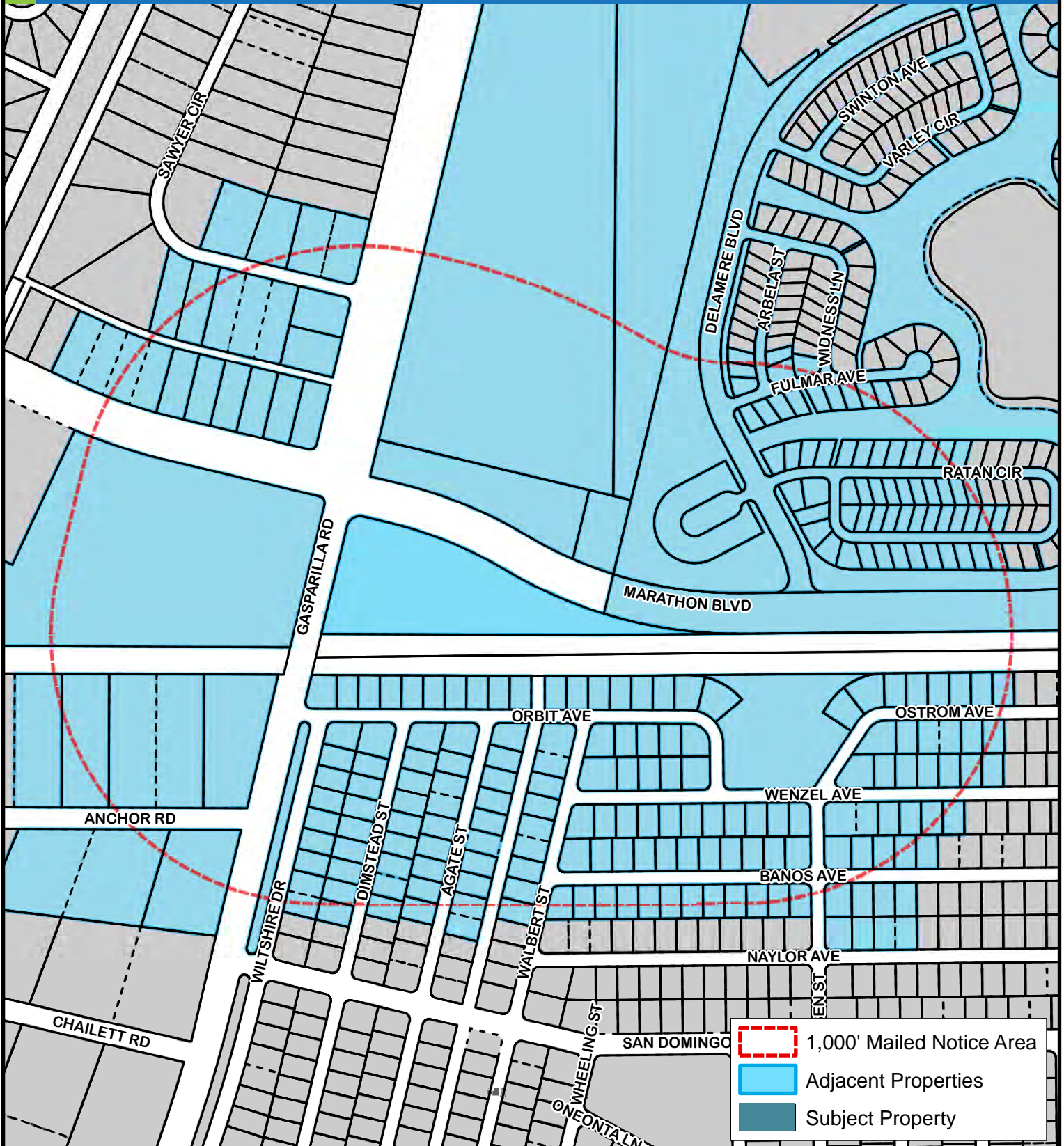
Exhibit 1

CHARLOTTE COUNTY

1,000' Foot Mailed Notice of CSZ-26-06, PAS-26-01, and Z-26-15



CHARLOTTE COUNTY
Community Development



08/41/21 West County



This map is a representation of compiled public information. It is believed to be an accurate and true depiction for the stated purpose, but Charlotte County and its employees make no guarantees, implied or otherwise, to the accuracy, or completeness. We therefore do not accept any responsibilities as to its use. This is not a survey or it is to be used for design. Reflected Dimensions are for informational purposes only and may have been rounded to the nearest tenth. For precise dimensions, please refer to recorded plats and related documents.

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CHARLOTTE COUNTY

Location Map for CSZ-26-06, PAS-26-01, and Z-26-25



CHARLOTTE COUNTY
Community Development



08/41/21 West County



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CHARLOTTE COUNTY

Area Image CSZ-26-06, PAS-26-01, and Z-26-15



CHARLOTTE COUNTY
Community Development



08/41/21 West County



(NOT TO SCALE)

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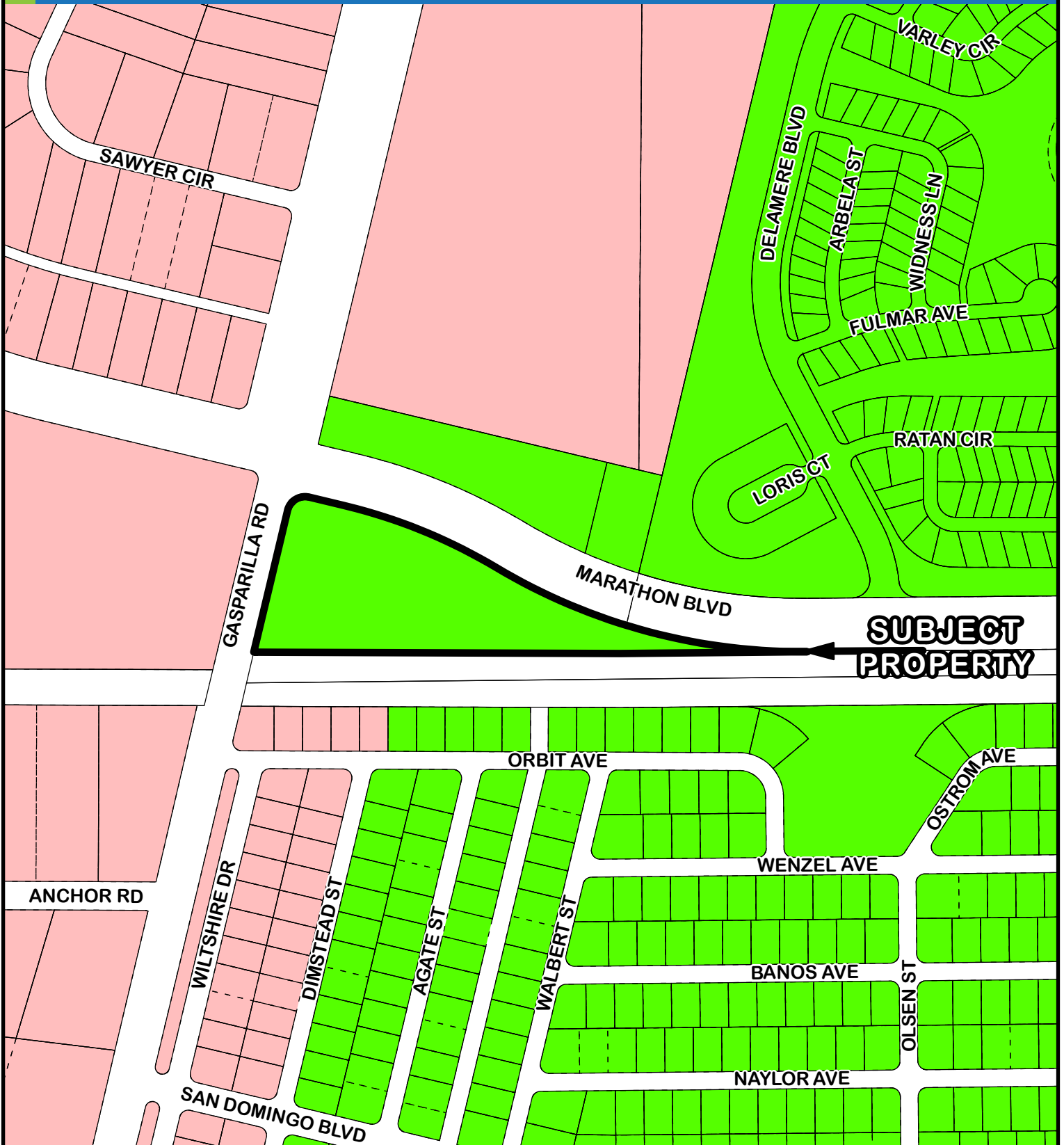
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CHARLOTTE COUNTY

Framework CSZ-26-06, PAS-26-01, and Z-26-15



CHARLOTTE COUNTY
Community Development



**SUBJECT
PROPERTY**

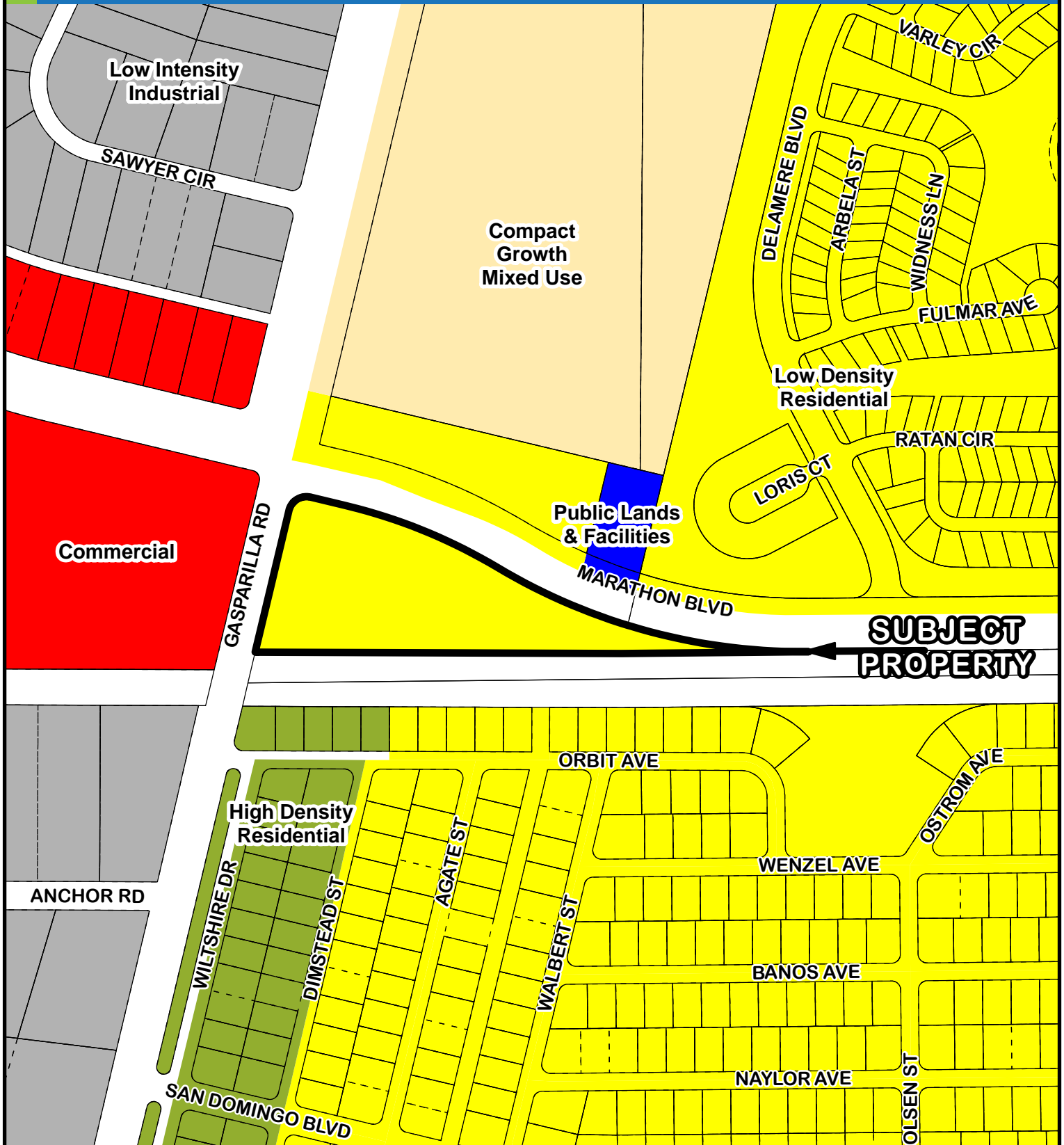
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CHARLOTTE COUNTY

FLUM Designations CSZ-26-06, PAS-26-01, and Z-26-15



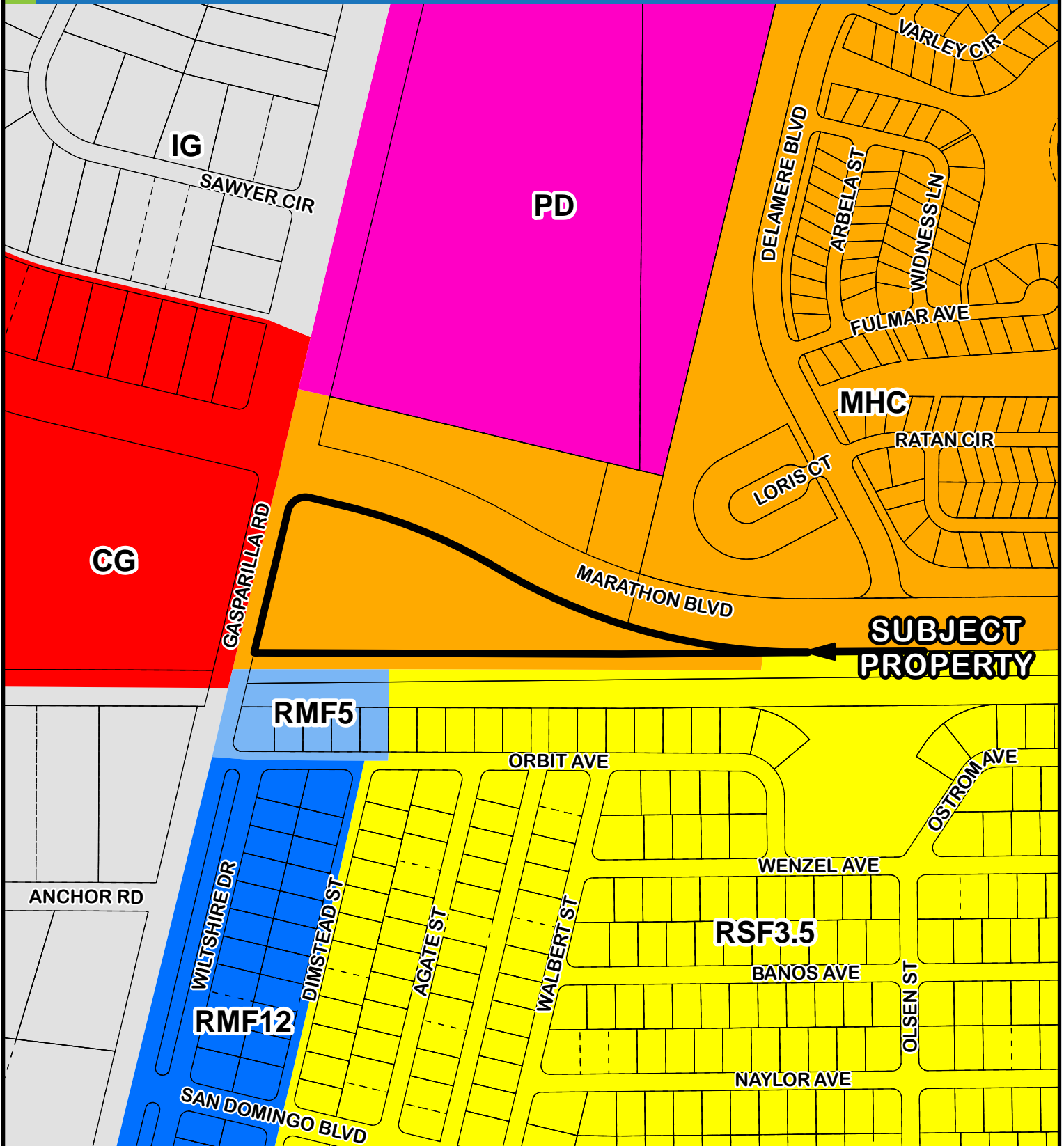
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CHARLOTTE COUNTY

Zoning Designations CSZ-26-06, PAS-26-01, and Z-26-15



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