



CHARLOTTE COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT

**PLANNED DEVELOPMENT REZONING
Application Information**

Application Submittal Requirements

- **Supply one unbound copy of the Application Materials (see checklist below) with an electronic copy, in PDF format, of all documents.** Staff will have up to ten working days following the application deadline day to review the application for completeness. If incomplete, the application will be returned with a description of the reasons why the application is incomplete.
- **If deemed complete, the application will be logged in and assigned to a P&Z and BCC hearing cycle (see attached Application Schedule).** Staff will commence review.
 - The applicant is responsible for promptly providing any information that needs to be updated, modified, or newly submitted as part of the review; otherwise the petition may be continued to a later cycle or a recommendation of denial will be necessary.
- **Additional items may be required prior to the public hearing dates. However, no additional changes may be made to any information in an application subsequent to one week before the hearing packet is due to be compiled for the Planning and Zoning Board members or the Legistar Agenda item deadline for the Board of County Commissioners.** The planner in charge of the petition will be able to inform the applicant of the final date.

Consistency with the Comprehensive Plan

The changes proposed by this application will be reviewed with regard to consistency with the Goals, Objectives, and Policies (GOPs) of the County's 2050 Comprehensive Plan.

The review will also be concerned with impacts to infrastructure (i.e. roads, water and sewer facilities, libraries, public buildings, parks, and schools), services (i.e. garbage collection, police protection, and fire/EMS service), the environment (i.e. impact to listed plant and animals species, soil content, erosion, generation of hazardous waste, water quality), and the potential for natural disasters (i.e. hurricanes and flooding).

Application Materials Checklist

- Completed Application form
- Survey and accurate legal description (including acreage), signed and sealed by a registered land surveyor
 - For unplatted property, one original boundary survey - *one hard copy and one copy in AutoCAD format or a shape file*
 - For platted land, one original surveyor's sketch
- Most current *Title Insurance Policy* or an *Ownership and Encumbrance Report* for subject property
- Notarized authorization from each owner, as applicable (Form A)
- Notarized authorization for agent to submit petition, as applicable (Form B)
- A copy of any covenants, easements or restrictions that have been recorded for the subject site
- Environmental Assessment Report*
- Traffic Impact Analysis*
 - *Hurricane Evacuation Study*, as applicable
- Letters of availability of utility service from sanitary sewer and potable water utilities that would provide service to the site and *Estimated Potable Water and Sanitary Sewer Usage Report*
- Archeological/Historical Memo* indicating whether or not listed objects are located on the subject site
 - *Archeological/Historical Survey*, as applicable
- Narrative addressing rezoning standards of approval
- All information required by Section 15 of the application, 'A' through 'K'
- Adjacent property owners map and an electronic copy of the adjacent property owners list in text format (txt file) provided on disc.
- Affidavits A & B, signed and notarized
- Filing fee of **\$4,540.00**, with check made payable to the Charlotte County Board of County Commissioners, or CCBCC.
- Filing of **\$2,590.00** for a Major Modification of a PD, with check made payable as noted above.

For Purposes of Public Hearing Presentation

Two views of the concept plan must be submitted to the County in an electronic format designed to fit on a PowerPoint slide; one view based against an off-white background, and one view presented as an overlay on a GIS aerial map of a scale to show adjacent properties. In order to make viewing of the PowerPoint concept plan easier, only the site plan, development standards, north arrow, and scale shall be portrayed. The concept (site) plan should be marked for easy reading:

- areas set aside for water retention should be colored blue
- areas set aside for Open Space should be colored green – dark green for preservation and light green for other areas
- areas set aside for Public Space should be colored brown

ATTENTION

If you are submitting an application that, if approved, will increase the amount of density allowed to be developed on your property, read this notice.

FLU Policy 1.2.7 of Smart Charlotte County outlines those situations wherein the Transfer of Density Units program is applicable.

“The TDU program shall be used during the review and approval process for all plan amendments and rezonings that propose to increase the base density on land and street vacations that would result in an accumulation of acreage allowing development of new units of density; this requirement shall continue to apply to lands that have been annexed by the City of Punta Gorda.”

Property may be exempted from the TDU program if located within a Revitalizing Neighborhood with an adopted Revitalization Plan. The exemption would need to be consistent with policies adopted into Smart Charlotte.

If not exempted, property must meet one of these requirements in order to be an acceptable Receiving Zone:

FLU Policy 1.2.10 TDU Receiving Zones

Receiving zones inside the Urban Service Area include lands within the following designations of FLUM Series Map #2: 2050 Framework:

1. Emerging Neighborhoods.
2. Maturing Neighborhoods.
3. Economic Corridors and Centers.
4. CRAs
5. Revitalizing Neighborhoods prior to adoption of a Revitalization Plan and also what may be required in accordance with a Revitalization Plan.

Receiving Zones within the Rural Service Area include lands within:

1. Rural Community Mixed Use areas.
2. The Rural Settlement Area Overlay District.

AND

Must not be in a prohibited Receiving Zone:

FLU Policy 1.2.11 Prohibited Receiving Zones

Density shall not be transferred into:

1. Lands within Managed Neighborhoods (FLUM Series Map #2).
2. Lands within the Resource Conservation and Preservation FLUM categories.
3. Land containing historical or archeological resources, or land deemed to contain environmentally sensitive resources; when a portion of a property contains resources, that area deemed not to contain resources may receive density if it meets one of the criteria of a receiving zone, a conservation easement will be required over the resource along with an undeveloped buffer of at least 100 feet. An historical structure that is to be integrated into a development will not need to be buffered.
4. Lands within the Prime Aquifer Recharge Area (FLUM Series Map #6).
5. Lands within the one-half mile setback of the Watershed Overlay District and Tippen Bay and Long Island Marsh (FLUM Series Map #4).
6. Land within a Public Water System Wellhead Protection Area (FLUM Series Map #7).
7. Land on a barrier island.



**CHARLOTTE COUNTY
 COMMUNITY DEVELOPMENT DEPARTMENT**

**APPLICATION for
 PLANNED DEVELOPMENT REZONING**

Date Received:	Time Received:
Date of Log-in:	Petition #: Accela #:
Receipt #:	Amount Paid:

1. PARTIES TO THE APPLICATION

Name of Applicant: KL WP VILLAGE LLC BY ITS MANAGER THE KOLTER GROUP LLC

Mailing Address: **105 NE 1ST STREET**

City: DELRAY BEACH	State: FLORIDA	Zip Code: 33444
Phone Number: 813.615.1244	Fax Number:	
Email Address:		

Name of Agent: PAPE-DAWSON CONSULTING ENGINEERS LLC

Mailing Address: **2000 NW LOOP 410**

City: SAN ANTONIO	State: TEXAS	Zip Code: 78212
Phone Number: 941.444.6644	Fax Number:	
Email Address: Linda.Stewart@Pape-Dawson.com		

Name of Engineer/Surveyor: PAPE-DAWSON CONSULTING ENGINEERS LLC

Mailing Address: **6901 PROFESSIONAL PKWY E, STE 103**

City: SARASOTA	State: FLORIDA	Zip Code: 34240
Phone Number: 941.444.6644	Fax Number:	
Email Address: Linda.Stewart@Pape-Dawson.com		

Name of Property Owner (if more than one property owner, attach a separate sheet with a list of all owners):

KL WP VILLAGE LLC

Mailing Address: **105 NE 1ST STREET**

City: DELRAY BEACH	State: FLORIDA	Zip Code: 33444
Phone Number: 813.615.1244	Fax Number:	
Email Address:		

Name of Property Owner (if more than one property owner, attach a separate sheet with a list of all owners):

MURDOCK VILLAGE REDEVELOPMENT AGENCY

Mailing Address: **18500 MURDOCK VILLAGE**

City: **PORT CHARLOTTE** State: **FLORIDA** Zip Code: **33948**

Phone Number: **941.743.1944** Fax Number:

Email Address: hector.flores@charlottecounty.fl.gov

2. PROPERTY INFORMATION

If more than one account number exists, attach a separate sheet listing all information required by this section

Property Account #: 402112106001, 402112106002, 402112106003, 402112106004, 402112106006		
Section: 12	Township: 40S	Range: 21E
Parcel/Lot #:	Block #:	Subdivision: WEST PORT VILLAGE
Total acreage or square feet of the property: 154.93^{+/-}		

3. SURVEY:

- For unplatted property, provide one original boundary survey that is **signed and sealed** by a registered land surveyor and an accurate legal description (including acreage) of the property.
- For platted land, provide one original surveyor's sketch that is **signed and sealed** by a registered land surveyor and an accurate legal description (including acreage) of the property.

4. PROOF OF LAND OWNERSHIP: Provide the most current *Title Insurance Policy* or an *Ownership and Encumbrance Report* on the subject property.

5. NOTARIZED AUTHORIZATION:

- If the applicant is not the owner of the property, a written, notarized authorization from each owner must be provided with this application – use Form A, attached. Property owner authorization is required. If the property owner withdraws permission at any point during the review and approval process, the application is considered null and void.
- If an agent is submitting the application for the applicant – authorization from the applicant is required – use Form B, attached.

6. RESTRICTIONS: Provide a copy of any covenants, easements or restrictions that have been recorded for the subject site.

7. EXISTING LAND USE DESIGNATIONS

Future Land Use Map (FLUM) designation(s)	Acreage
MURDOCK VILLAGE MIXED USE	154.93^{+/-}
Zoning District(s)	Acreage
PLANNED DEVELOPMENT (PD)	154.93^{+/-}

8. APPLICANT'S PROPOSED CHANGE(S):

If the proposed change involves an increase in density, which of the Receiving Zone criteria does the property meet, or would this be an exemption consistent with a Revitalization Plan?
NO PROPOSED CHANGES IN DENSITY

9. REASON FOR PROPOSED CHANGE(S):

REMOVE LANGUAGE FROM THE EXISTING ORDINANCE 2025-007 REGARDING DRIVE THRU ACCESS

10. CURRENT LAND USE OF SUBJECT PROPERTY (example: house, vacant land, barn, etc.):
VACANT ZONED PD

11. SURROUNDING LAND USES:

North: **EXISTING & VACANT COMMERCIAL AND PUBLIC PARCELS**

South: **EL JOBEAN RD**

East: **EXISTING AND VACANT PARCELS LIGHT INDUSTRIAL PARK**

West: **EXISTING & VACANT WEST PORT PD DEVELOPMENT**

12. ENVIRONMENTAL ASSESSMENT:

- Provide an *Environmental Assessment Report*, conducted within one year or less from the date of submittal, that includes:
 - Maps and surveys of the subject site illustrating the existing land cover according to Level 3 of the FLUCCS
 - Locations of listed flora and fauna species, if present.
 - If any wetlands are identified on site, provide a survey showing delineations of any wetlands, acreages, and the wetland Category (ENV Policy 3.1.3) under which they fall.
 - If the property is adjacent to any Federal, State, or County wildlife management areas, parks, preserves or reserves, supply a science-based analysis of possible impacts to the environmental resources of these lands and the manner in which these impacts can be eliminated. Where elimination is not possible, the analysis shall detail how these impacts can be reduced and mitigated.

13. INFRASTRUCTURE:

A. Roadway

- i. List the roads or streets upon which vehicles may travel to gain access to the site (generally within ¼ mile radius):

SITE ACCESS CAN OCCUR TO THE WEST FROM TOLEDO BLADE BLVD / NORTH FROM SEYMORE AVE / EAST FROM COLLINGSWOOD BLVD / SOUTH FROM EL JOBEAN RD

- ii. *Traffic Impact Analysis*: This study must be authored by a registered professional engineer in the State of Florida. Provide a study showing the impacts development of the subject site would have on the surrounding roadway network. Where traffic impacts reduce LOS below ‘D’ provide a proportionate fair share assessment for impacted roadways.
- *Hurricane Evacuation Study*: For any property that is even partially located in a Coastal High Hazard Area, or which generates trips wherein the majority of those trips would utilize a roadway that runs through a Coastal High Hazard Area, a *Hurricane Evacuation Study*

must accompany any *Traffic Impact Analysis*.

B. Potable Water and Sanitary Sewer

- i. Submit a letter from any water or sewer utilities that will be serving the subject site stating availability of utility service to the property.
- ii. Attach an *Estimated Potable Water and Sanitary Sewer Usage Report*: provide a report showing the gallons per day that may be generated by development of the subject site at the maximum buildout

14. HISTORICAL OR ARCHEOLOGICAL SITES: When the property under review is within the area determined to contain potential historic and archeological resources by the Archaeological Predictive Model (depicted on SPAM Series Map #3), the applicant must submit an *Archeological/Historical Memo* indicating that a review of the National Register of Historic Places, the Florida Master Site File and the Local Historic Register (when available) has been performed and the results of that review. If the subject site contains any object listed in these resources, the applicant must provide an *Archeological/Historical Survey* performed by a professional archeologist licensed in the State of Florida.

15. REZONING NARRATIVE

Charlotte County Code Section 3-9-11(e) lists the following standards for approval. A narrative stating the applicant's justification for the rezoning based upon the following standards of approval is required:

- A. Whether the proposed change would be contrary to the Comprehensive Plan
- B. The existing land use pattern in adjacent areas
- C. The population density pattern and possible increased load on public facilities such as schools, utilities, and streets
- D. Whether changed conditions make the passage of the proposed amendment appropriate
- E. Whether the proposed change will adversely influence living conditions or property values in adjacent areas
- F. Whether the proposed change will affect public safety
- G. Whether the proposed change will reduce light and air to adjacent areas
- H. Whether there are substantial reasons why the property cannot be used in accordance with existing zoning

16. CONCEPT PLAN and DEVELOPMENT INFORMATION: Submit the following information regarding the proposed project.

(All maps must contain title of the project, landowner of record, names of the representatives of the landowner of record, scale, date, and north arrow)

- A. Include a *General Location Map*.
- B. Include *Existing Features Map(s)* showing all streets, curb cuts, buildings, watercourses, easements, other important physical features, zoning designations and future land use map designations in the property and on adjacent lands.
- C. Include a *Concept Design Map* showing locations of structures, acreage, density, and intensity for each proposed land use; show points of access and traffic flow and road improvements; show buffers, landscaped areas, and open space.
- D. Supply tabulations of total gross acreage in the proposed development, the percentage of total acreage to be devoted to each proposed use, height, and intensity of use identified through Floor Area Ratio calculations and/or projected number of housing units proposed by dwelling

type.

- E. Supply a phasing plan or general schedule of the development.
- F. Supply standards for height, open space, building density, and parking area.
- G. Include a narrative in which you cite specifically how this project meets the intent and goals of the Planned Development Zoning District, including any “community enhancements”.
- H. Show the general façade and overall architectural design scheme; explain building orientation, if applicable.
- I. Describe any Green Building or Low Impact Development (LID) design techniques that will be used.
- J. Supply a copy of any draft deed restrictions, protective covenants, and other statements or devices which will be used to control the use, development and maintenance of the land and improvements thereon, including those areas which are to be commonly owned and maintained.
- K. Supply any additional information identified at the preapplication conference, at concept approval, or requested by the Zoning Official or Building and Growth Management Director prior to submittal of the rezoning application.

18. ADJACENT PROPERTY OWNERS INFORMATION:

Provide an *electronic text file (.txt)* that includes the names and addresses of all property owners within 200 feet of the subject property (excluding street right-of-ways), and a map indicating which properties are included in the address list. The Adjacent Property Owner List must be based upon the latest available property records of the Property Appraiser’s Office. The list shall include property owner’s name, mailing address, and parcel(s) or lot(s) description or account number so each parcel can be referenced on the Adjacent Property Owner Map. Refer to the Geographic Information System Internet site for mapping and owner information at <http://www.ccgis.com/>. (Use a buffer of 250 feet or larger in order to account for right-of-ways, canals, etc.) Every property owner within 200 feet of every parcel of land involved will be notified of the schedule of public hearings

FORM A. PROPERTY OWNER AUTHORIZATION TO APPLICANT

I, the undersigned, being first duly sworn, depose and say that I am the owner of the property described and which is the subject matter of the proposed hearing.

I give authorization for KL WP VILLAGE LLC to be the applicant for this REZONING.

STATE OF FLORIDA, COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me this 5th day of FEBRUARY, 2026, by

HECTOR FLORES who is personally known to me or has/have produced _____ as identification and who did/did not take an oath.

Amanda Baez
Notary Public Signature

Hector Flores
Signature of Owner

Amanda Baez
Notary Printed Signature

HECTOR FLORES, EXECUTIVE DIRECTOR FOR MURDOCK VILLAGE COMMUNITY REDEVELOPMENT AGENCY
Printed Signature of Owner

Executive Assistant to County Administration
Title

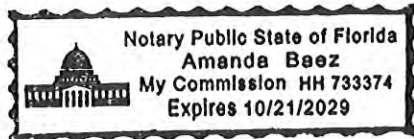
18500 MURDOCK CIRCLE
Address

Commission Code

PORT CHARLOTTE, FLORIDA 33948
City, State, Zip

941.743.1944

Telephone Number



FORM B. APPLICANT AUTHORIZATION TO AGENT

I, the undersigned, being first duly sworn, depose and say that I am the applicant for the REZONING of the property described and which is the subject matter of the proposed hearing.

I give authorization for PAPE-DAWSON CONSULTING ENGINEERS LLC to be my agent for this application.

STATE OF FLORIDA, COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 5th day of FEBRUARY, 2026, by

JAMES P. HARVEY who is personally known to me or has/have produced

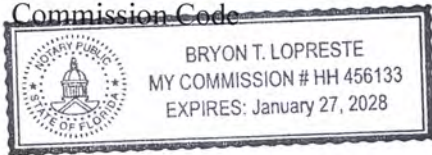
_____ as identification and who did/did not take an oath.

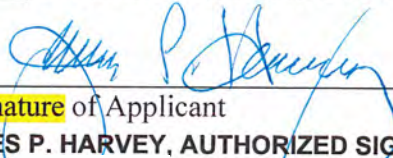

Notary Public Signature

Bryon T. LoPreste
Notary Printed Signature

Notary Public
Title

HH456133
Commission Code




Signature of Applicant

**JAMES P. HARVEY, AUTHORIZED SIGNATORY FOR
KL WP. VILLAGE | LCC BY ITS MANAGER THE KOLTER GROUP LLC**
Printed Signature of Applicant

105 NE 1ST STREET
Address

DELRAY BEACH, FLORIDA 33444
City, State, Zip

813.615.1244
Telephone Number


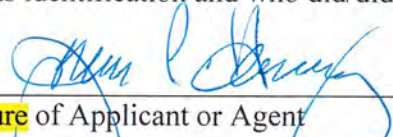
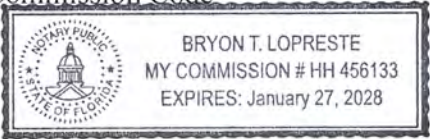
AFFIDAVIT A

I, the undersigned, being first duly sworn, depose and say that I am the owner or agent of the property described and which is the subject matter of the proposed hearing; that all answers to the questions in this application, and all sketches, data and other supplementary matter attached to and made a part of the application are honest and true to the best of my knowledge and belief. I understand this application must be complete and accurate before the hearing can be advertised, and that if I am not the owner of the property I have attached a notarized authorization from the owner(s) to submit this application. I acknowledge that all items listed in the application must be submitted concurrent at the time the County accepts the application. I swear that the attached list of adjacent property owners is complete, including all property owners within 200 feet of the subject properties (excluding right-of-ways), that it is correct, providing addresses as listed in the County Tax Roll.

STATE OF FLORIDA, COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 5th day of FEBRUARY, 2026, by

James P .Harvey who is personally known to me or has/have produced _____ as identification and who did/did not take an oath.

 Notary Public Signature	 Signature of Applicant or Agent
<u>Bryon T. LoPreste</u> Notary Printed Signature	<u>JAMES P. HARVEY. AUTHORIZED SIGNATORY FOR KL WP VILLAGE LCC BY ITS MANAGER THE KOLTER GROUP LLC</u> Printed Signature of Applicant or Agent
<u>Notary Public</u> Title	<u>105 NE 1ST STREET</u> Address
<u>HH456133</u> Commission Code	<u>DELRAY BEACH, FLORIDA 33444</u> City, State, Zip
	<u>813.615.1244</u> Telephone Number

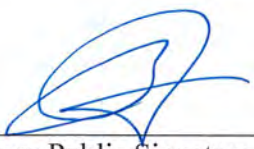
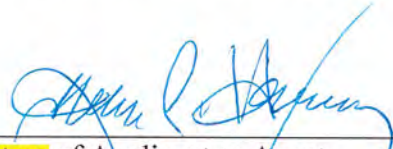
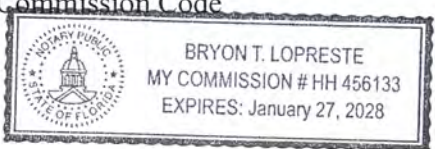
AFFIDAVIT B

The applicant/owner hereby acknowledges and agrees that any staff discussion about conditions of approval are preliminary only, and are not final, nor are they the specific conditions or demands required to gain approval of the application, unless the conditions or demands are actually included in writing in the final development order or the final denial determination or order.

STATE OF FLORIDA, COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 5th day of FEBRUARY, 2026, by

JAMES P. HARVEY who is personally known to me or has/have produced
_____ as identification and who did/did not take an oath.

	
Notary Public Signature	Signature of Applicant or Agent
<u>Bryon T. LoPreste</u>	<u>JAMES P. HARVEY, AUTHORIZED SIGNATORY FOR</u>
Notary Printed Signature	<u>KL WP VILLAGE LCC BY ITS MANAGER THE KOLTER GROUP LLC</u>
Notary Public	<u>105 NE 1ST STREET</u>
Title	Address
<u>HH456133</u>	<u>DELRAY BEACH, FLORIDA 33444</u>
Commission Code	City, State, Zip
	<u>813.615.1244</u>
	Telephone Number

CHG
BCC

ROGER D. EATON, CHARLOTTE COUNTY CLERK OF
CIRCUIT COURT
PAGE: 31
INSTA #: 3509143 Doc Type: GOV
Recorded: 03/26/2025 at 02:07 PM
Rec. Fee: RECORDING \$265.00

ORDINANCE
NUMBER 2025 -007

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AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, AMENDING THE CHARLOTTE COUNTY ZONING ATLAS FROM PLANNED DEVELOPMENT (PD) TO PD; A MAJOR MODIFICATION TO THE EXISTING PD, ORDINANCE NUMBER 2020-008, THE ADOPTED PD CONCEPT PLAN, AND ITS ASSOCIATED PD CONDITIONS; CONVERTING THROUGH THE ADOPTED EQUIVALENCY MATRIX PREVIOUSLY APPROVED 84,745.76 SQUARE FEET OF REGIONAL COMMERCIAL USES TO 350 UNITS OF SINGLE-FAMILY UNITS AND PREVIOUSLY APPROVED 58,394.16 SQUARE FEET OF REGIONAL COMMERCIAL USES TO 320 MULTI-FAMILY UNITS, IN ORDER TO HAVE A MIXTURE OF RESIDENTIAL AND COMMERCIAL DEVELOPMENT UP TO 670 RESIDENTIAL UNITS, 250,000 SQUARE FEET OF REGIONAL COMMERCIAL USES, 150 KEYS OF HOTEL USES, AND 150,000 SQUARE FEET OF OTHER COMMERCIAL USES FOR GOVERNMENTAL USES; ADOPTING A GENERAL PD CONCEPT PLAN; 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, IN THE PORT CHARLOTTE AREA; CONTAINING 154.93± ACRES; COMMISSION DISTRICT IV, CHARLOTTE COUNTY, FLORIDA; PETITION NUMBER PD-24-17; APPLICANT, KOLTER GROUP ACQUISITIONS, LLC; PROVIDING AN EFFECTIVE DATE.

RECITALS

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WHEREAS, in a public hearing held on Tuesday, March 25, 2025, the Board of County Commissioners of Charlotte County, Florida ("Board") reviewed Petition PD-24-17, submitted by applicant, Kolter Group Acquisitions, LLC ("Applicant"), which requested a rezoning from Planned Development (PD) to PD; a major modification to the existing PD (Ordinance Number 2020-008), the adopted PD Concept Plan, and its associated PD conditions; converting through the adopted equivalency matrix previously approved 84,745.76 square feet of

MIN

40 regional commercial uses to 350 units of single-family units and previously
41 approved 58,394.16 square feet of regional commercial uses to 320 multi-family
42 units, in order to have a mixture of residential and commercial development up to
43 670 residential units, 250,000 square feet of regional commercial uses, 150 keys
44 of hotel uses, and 150,000 square feet of other commercial uses for
45 governmental uses; adopting a General PD Concept Plan; for multiple parcels,
46 generally located north of El Jobean Road (SR 776), south of Seymour Avenue,
47 east of the Como Waterway, and west of Collingswood Boulevard, within the
48 boundary of the Murdock Village Community Redevelopment Area; in the Port
49 Charlotte area; containing 154.93± acres; Commission District IV; and more
50 particularly described in Exhibit "A" attached hereto ("Property"); and

51 WHEREAS, Petition PD-24-17 was heard by the Charlotte County
52 Planning and Zoning Board ("P&Z Board") and, based on the findings and
53 analysis provided by County Staff and the evidence presented to the P&Z Board,
54 the P&Z Board recommended approval on February 10, 2025; and

55 WHEREAS, after due consideration, based on the findings and
56 analysis provided by County Staff and the evidence presented to it, the Board
57 finds that approval of Petition PD-24-17 is consistent with the County's
58 Comprehensive Plan, and that it meets the requirements for rezoning and
59 adopting the associated General PD Concept Plan; and

60 WHEREAS, the Board finds that approval of Petition PD-24-17 to
61 rezone the Property from PD to PD is in the best interests of the County.

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

64 SECTION 1. The following petition, made by applicant,
65 Kolter Group Acquisitions, LLC, for an amendment to the Charlotte County
66 Zoning Atlas is hereby approved subject to the conditions contained in the
67 attached Exhibit "B":

68 Petition PD-24-17 requesting rezoning from Planned
69 Development (PD) to PD; a major modification to the
70 existing PD (Ordinance Number 2020-008), the
71 adopted PD Concept Plan, and its associated PD
72 conditions; converting through the adopted
73 equivalency matrix previously approved 84,745.76
74 square feet of regional commercial uses to 350 units
75 of single-family units and previously approved
76 58,394.16 square feet of regional commercial uses to
77 320 multi-family units, in order to have a mixture of
78 residential and commercial development up to 670
79 residential units, 250,000 square feet of regional
80 commercial uses, 150 keys of hotel uses, and
81 150,000 square feet of other commercial uses for
82 governmental uses; adopting a General PD Concept
83 Plan; for multiple parcels, generally located north of El
84 Jobean Road (SR 776), south of Seymour Avenue,
85 east of the Como Waterway, and west of
86 Collingswood Boulevard, within the boundary of the
87 Murdock Village Community Redevelopment Area; in
88 the Port Charlotte area; containing 154.93± acres;
89 Commission District IV, Charlotte County, Florida, and
90 more particularly described in Exhibit "A" attached
91 hereto.

92
93 SECTION 2. That the zoning for this property shall run with the
94 property and shall apply to any subsequent owners, heirs and assigns.

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

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PASSED AND DULY ADOPTED this 25th day of March, 2025.

BOARD OF COUNTY COMMISSIONERS
OF CHARLOTTE COUNTY, FLORIDA

By: Joseph M. Tiseo, Chairman

SEAL
BOARD OF COUNTY COMMISSIONERS
OF CHARLOTTE COUNTY, FLORIDA

ATTEST:

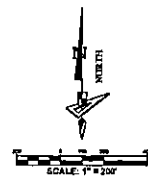
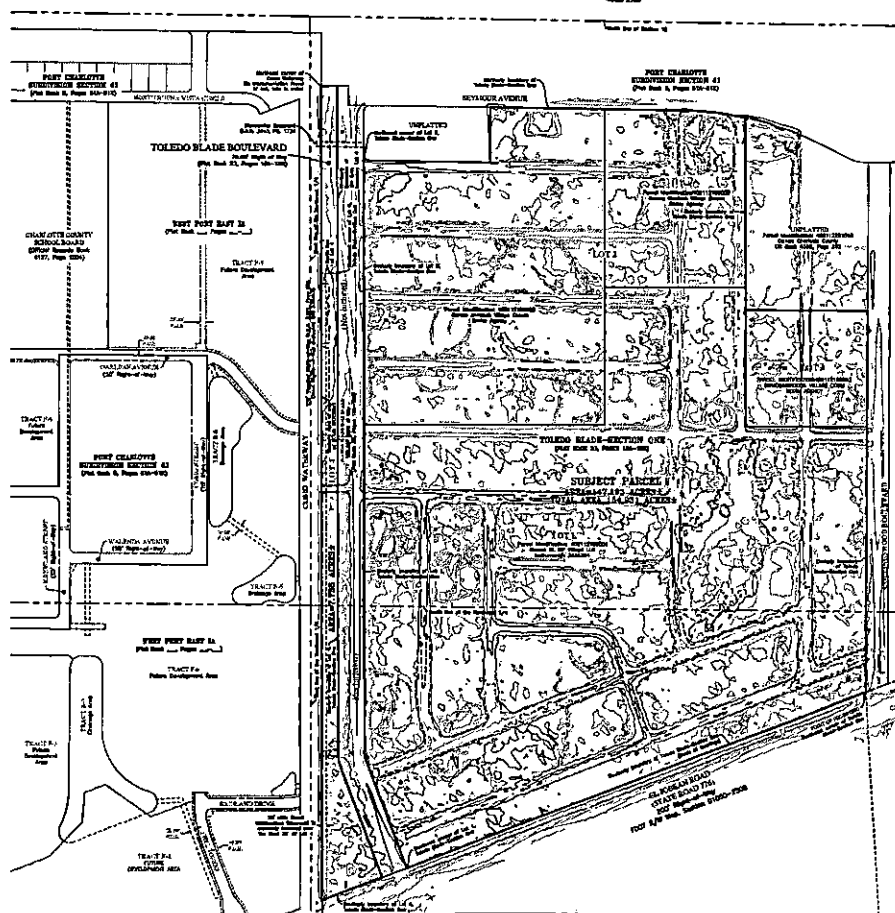
Roger D. Eaton, Clerk of the Circuit Court
and Ex-Officio Clerk of the
Board of County Commissioners

By: Kimberly Wells
Deputy Clerk

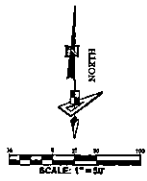
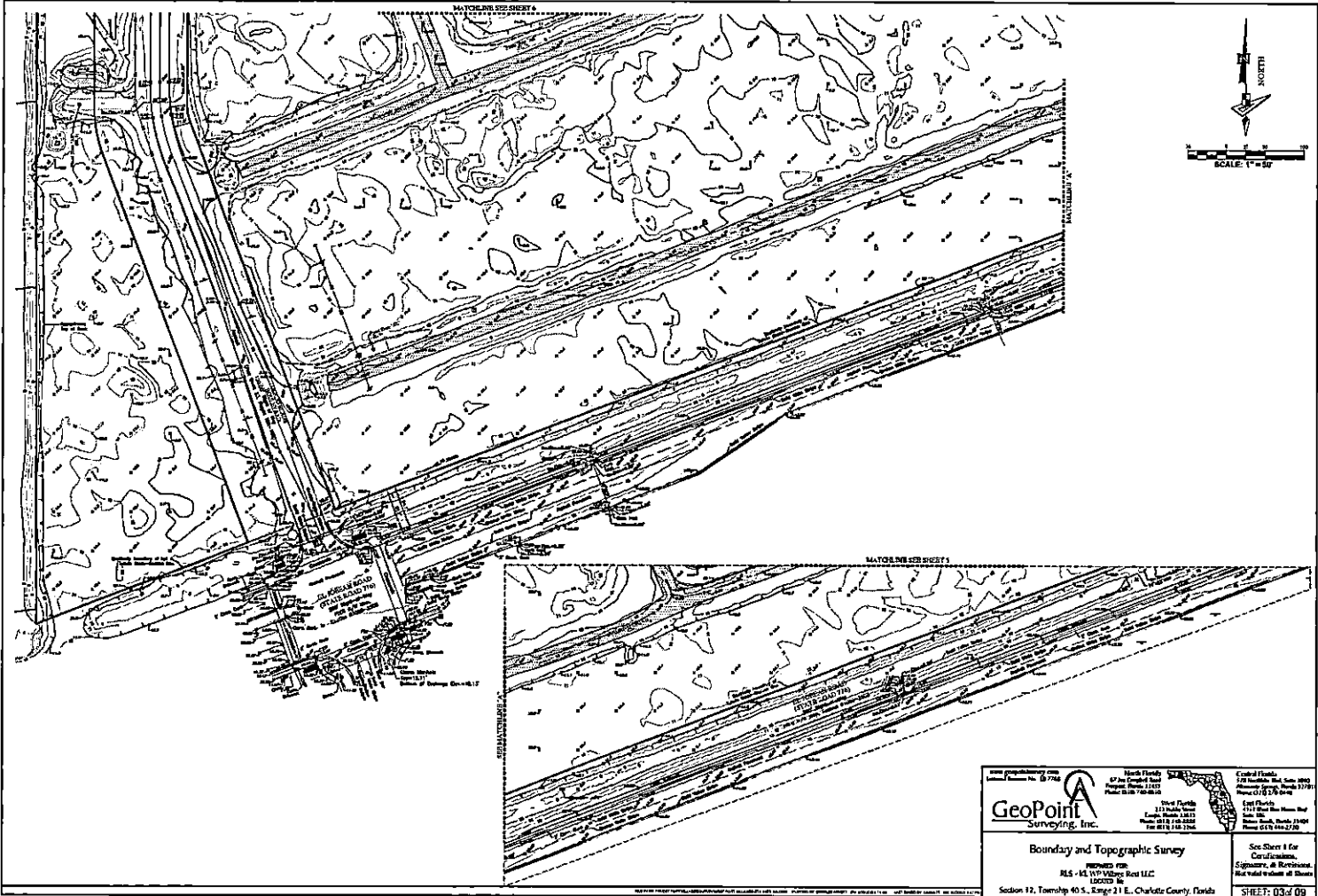
APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

By: Janette S. Knowlton
Janette S. Knowlton, County Attorney
LR2024-0853

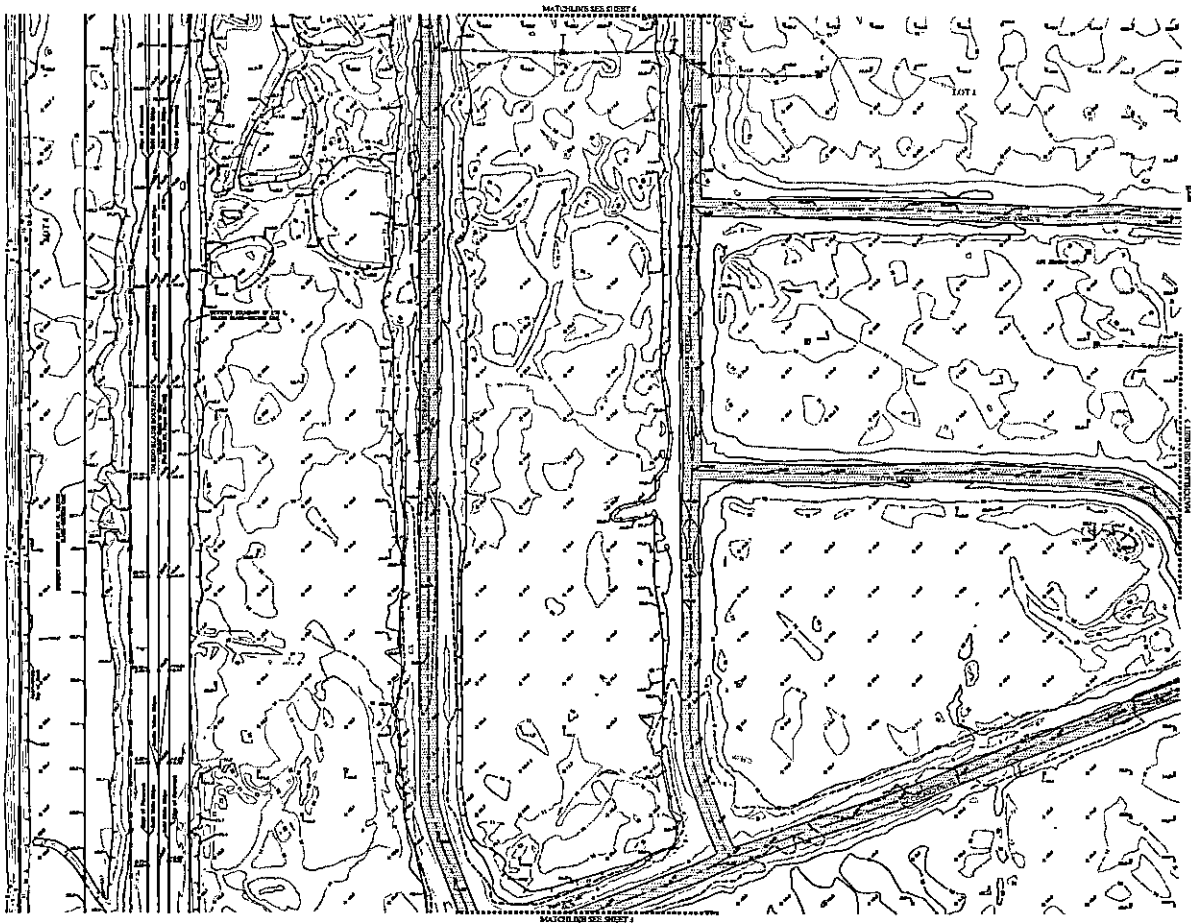
Knowlton



www.geopointinc.com 	North Florida 47 W. Oakleaf Blvd Tallahassee, FL 32310 Phone: 904.875.6224	Central Florida 122 N. Florida Blvd., Suite 1540 Orlando, Florida 32801 Phone: 407.270.2144	Boundary and Topographic Survey PREPARED FOR: RES - KLP VCHgr Real LLC LICENSE # 16	See Sheet 1 for Contourlines, Spot heights, & Reinforcing Not used unless all shown
	West Florida 2111 N. Dale Street Tampa, Florida 33604 Phone: 813.214.2123 Fax: 813.214.2126	East Florida 1111 East New Haven Road Ft. Lauderdale, Florida 33304 Phone: 954.911.2722		



<p>www.geopointinc.com License # 03778</p> <p>GeoPoint Surveying, Inc.</p>		<p>North Florida 4700 W. US Highway 90 Panama City, FL 32409 Phone: 904.778.0900</p>	<p>Central Florida 2700 W. US Highway 90 Panama City, FL 32409 Phone: 904.778.0900</p>
<p>West Florida 2115 W. US Highway 90 Panama City, FL 32409 Phone: 904.778.0900</p>		<p>East Florida 1111 W. US Highway 90 Panama City, FL 32409 Phone: 904.778.0900</p>	
<p>Boundary and Topographic Survey</p> <p>PROJECT NO: MS - 44, 1st 1/2 Sec 11, T.</p> <p>LOCATED IN: Section 12, Township 40 S., Range 21 E., Charlotte County, Florida</p>			<p>See Sheet 4 for Certification, Signature, & Return Fee Information & Status</p>
			<p>SHEET: 03 of 09</p>



www.geopoint.com
 47 W. Campbell Blvd
 Raleigh, North Carolina 27617
 Phone: 919.748.0118

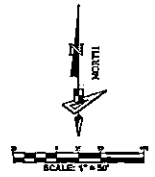
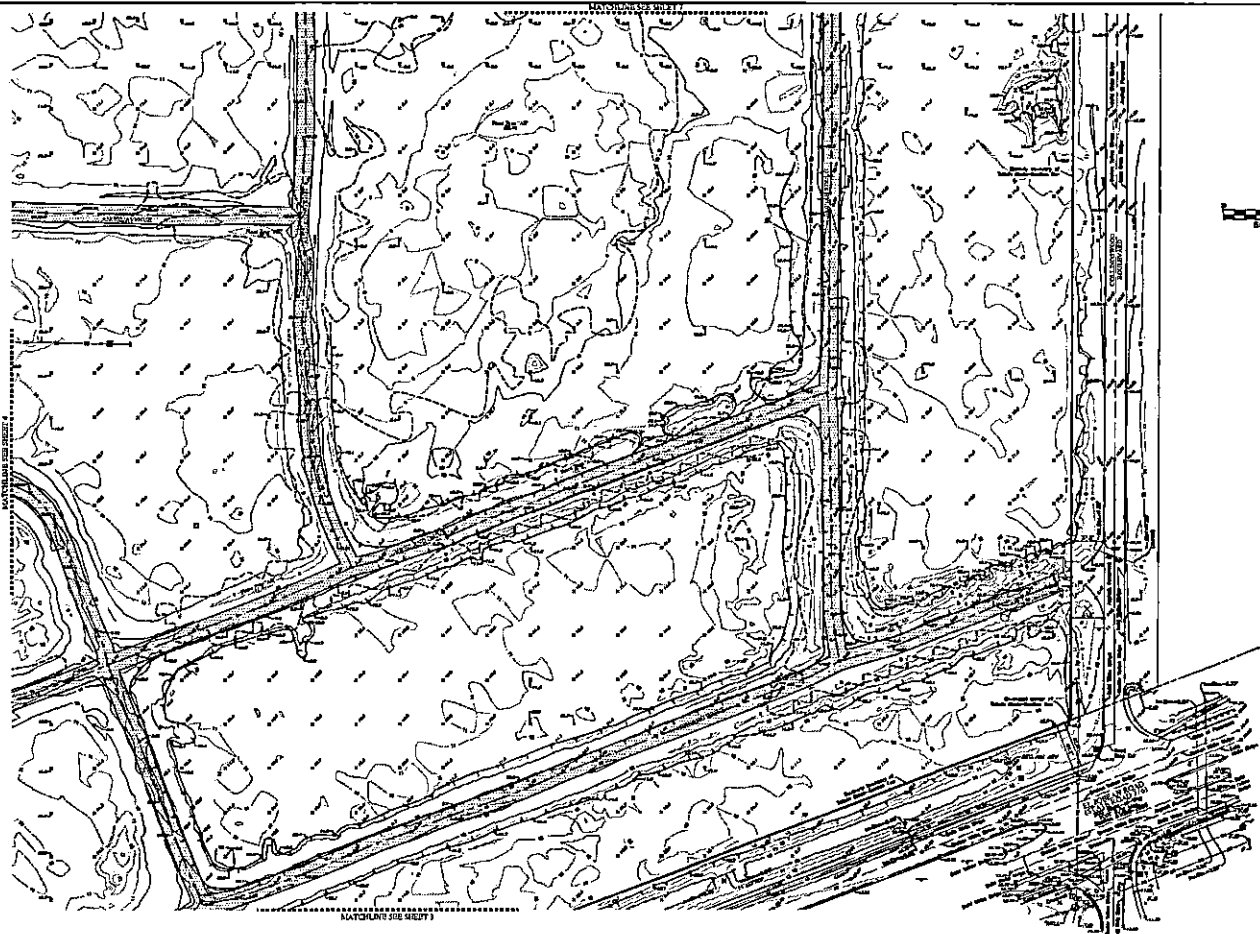
GeoPoint
 Surveying, Inc.

North Florida
 2220 W. Highway 17
 Palm Bay, Florida 32909
 Phone: 888.748.0118

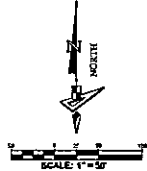
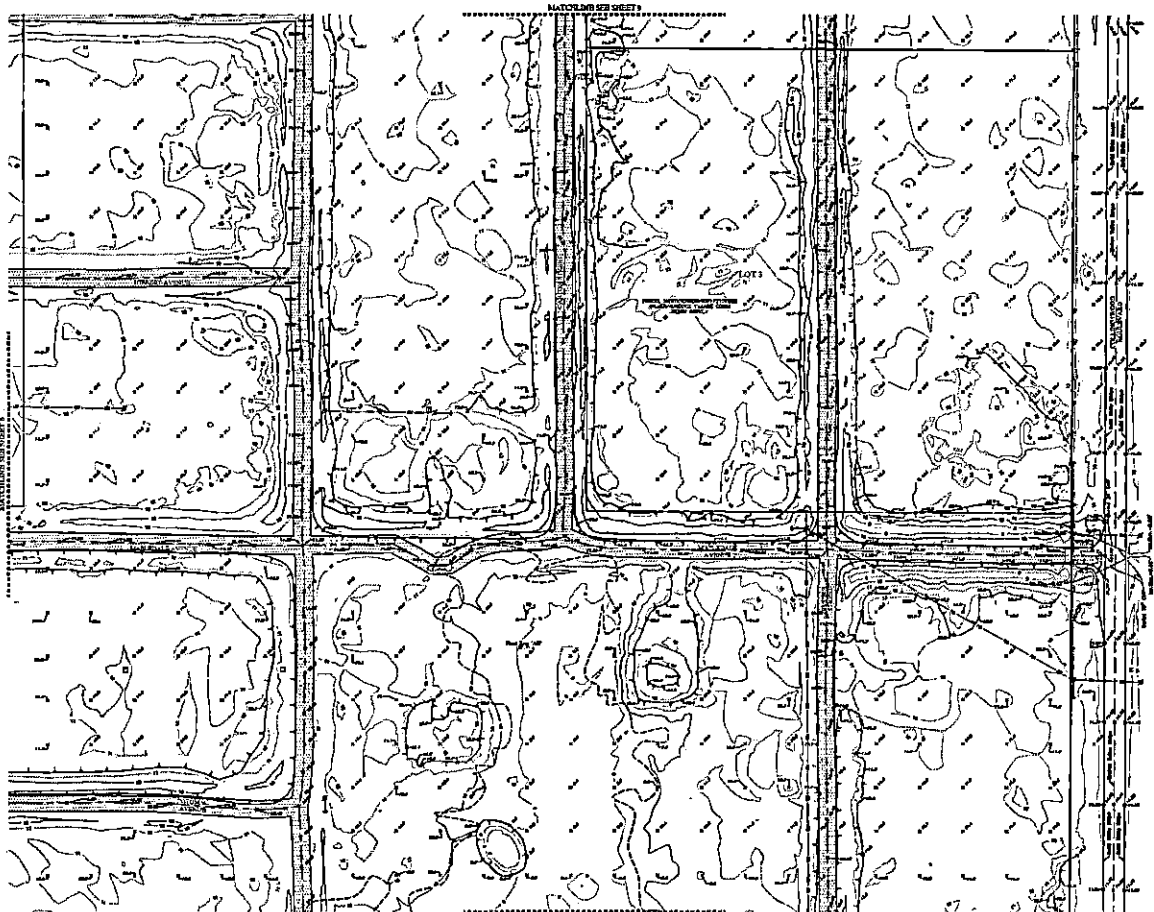
South Florida
 2115 N.W. 13th St
 Ft. Lauderdale, Florida 33304
 Phone: 954.344.4344
 Fax: 954.344.4344

Boundary and Topographic Survey
 PREPARED FOR:
 BLS - 101 101 101 101 LLC
 LUGO 10
 Section 12, Township 40 S., Range 21 E., Charlotte County, Florida

See Sheet 1 for
 Certification,
 Signature, & Seal/Stamp.
 Not valid without all sheets.
SHEET: 04 of 09



<p>www.geopointinc.com PLS No. 12 7963 GeoPoint Surveying, Inc.</p>	<p>Florida Florida PLS No. 12 7963 PLS No. 12 7963 PLS No. 12 7963</p>	<p>Central Florida PLS No. 12 7963 PLS No. 12 7963 PLS No. 12 7963</p>	<p>Boundary and Topographic Survey PROJECT FILE RLS - RT, YIP Valley Road LLC 12/20/12 Section 12, Township 40 S., Range 21 E., Charlotte County, Florida</p>	<p>See Sheet 1 for Certification Signature, & Registration No. and Expiration date shown SHEET: 05 of 09</p>
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www.geopointinc.com
 North Florida
 3110 South Orange
 Orange, Florida 32717
 Phone 407.776.0210

Central Florida
 215 Woodloch Blvd., Suite 1000
 Altamonte Springs, Florida 32714
 Phone 407.257.2644

West Florida
 3115 South Orange
 Orange, Florida 32717
 Phone 407.776.0210

East Florida
 1411 Woodloch Home Bldg
 Altamonte Springs, Florida 32714
 Phone 407.257.2644

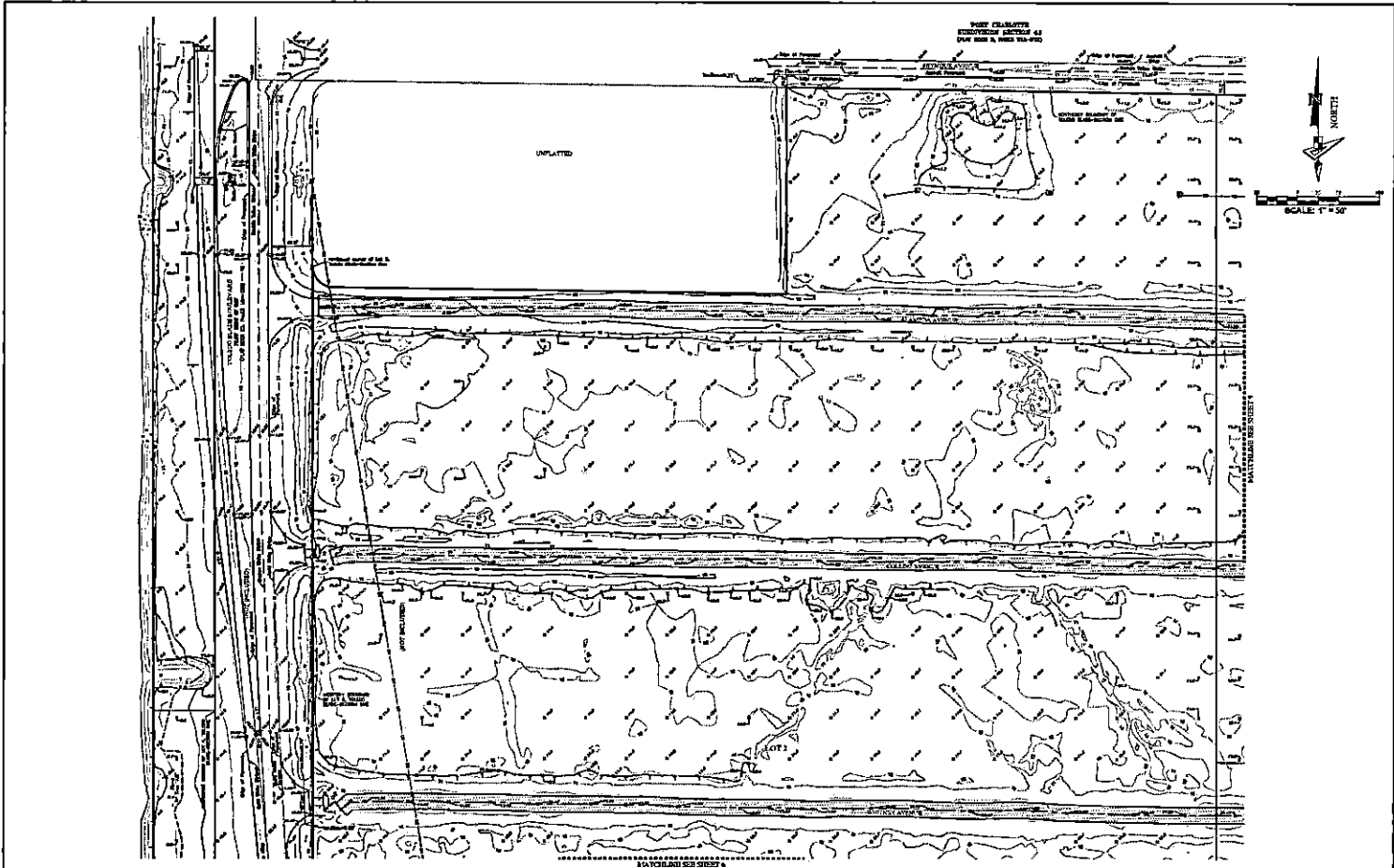
Boundary and Topographic Survey

PROJECT #101
 RLS - RT WP Village Rest LLC
 6620712-01

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

See Sheet 1 for
 Certificate of
 Signature, & Notarization.
 Not valid without all sheets.

SHEET: 07 of 09



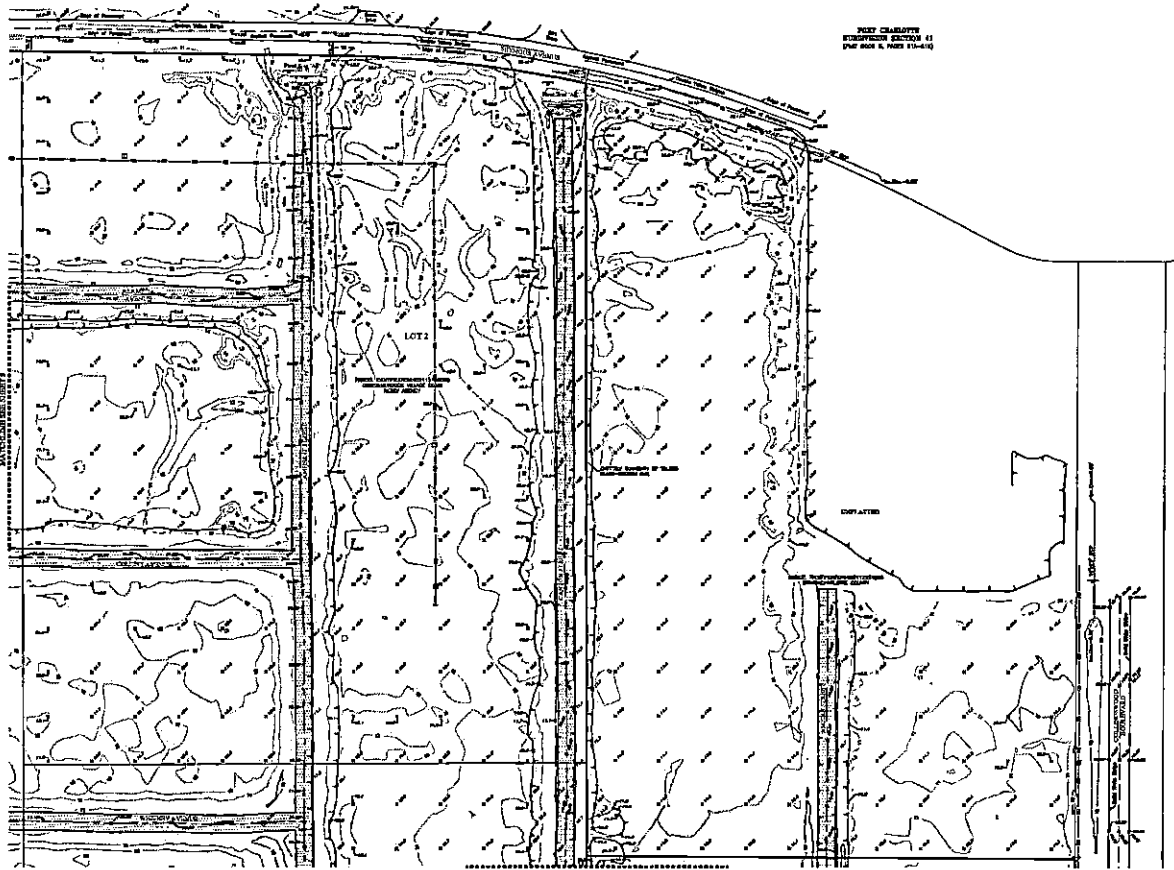
License Professional Surveyor
 License No. 61794
GeoPoint
 Surveying, Inc.

North Florida
 47 So. Campbell Blvd
 Tallahassee, Florida 32310
 Phone 904-748-0236

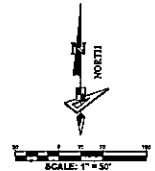
Central Florida
 112 Southpark Blvd, Suite 1000
 Southpark Shoppes, Orlando 32716
 Phone (407) 276-2168

Boundary and Topographic Survey
 PERMITTED FOR
 RELS - K2 SURVEYING AND LLC
 LICENSED AS
 Section 11, Township 40 S., Range 21 E., Charlotte County, Florida

See Sheet 1 for
 Certification,
 Signature, & Return
 See note to owner of Survey
SHEET: 08 of 09



NEED CHARLOTTE
 IMPROVEMENT SECTION 11
 (Part of S. 1/4 Sec 11-41)



<p>www.geopoint.com GeoPoint Surveying, Inc.</p>	<p>North Florida 6700 W. Campbell Road Jacksonville, FL 32217 Phone: 904.734.0215</p>	<p>Central Florida 327 Hamilton Blvd., Suite 1000 Altamonte Springs, FL 32714 Phone: 407.976.8242</p>	<p>Boundary and Topographic Survey PREPARED FOR: RLS - KL WSP Vantage Real LLC LOCATED IN: Section 12, Township 40 S., Range 21 E., Charlotte County, Florida</p>	<p>See Sheet 1 For Contourlines, Signature, & Revisions. Not valid without all Sheets SHEET: 09 of 09</p>
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PD Conditions for Application PD-24-17 Revisions to PD Conditions as Established in Ordinance Number 2020-008

Recommended Conditions of Approval:

Entitlements: This proposed development shall comply with all applicable requirements as set forth in Charlotte County's Code of Laws and Ordinances. In addition, the following shall apply:

a) Development entitlements:

Project Summary

<u>Area</u>	<u>154.93± Acres</u>
 <u>Residential Uses</u>	
Single Family	350 Units
Multi-Family	220 Units
Multi-Family (Affordable)	100 Units
<u>Total Residential</u>	<u>670 Units</u>
 <u>Commercial Uses</u>	
Regional commercial space (retail/service)	250,000 square feet
<u>Total Commercial Space</u>	<u>250,000 square feet</u>
 <u>Regional commercial space (hotel)</u>	
	<u>150 keys</u>
 <u>Governmental Use</u>	
	<u>150,000 square feet</u>

a)

- i) As established in the Preliminary Decision of Determination of Vested Rights for Murdock Village, dated March 25, 2009 and effective as final April 9, 2009, the initial development entitlements granted include:
 - (1) 432,434.00 square feet of Regional commercial space
 - (2) 802,396.94 square feet of Other commercial space
- ~~ii) As established in the Agreement for Purchase and Sale between the Murdock Village Community Redevelopment Agency and Lost Lagoon Development LLLP, dated October 24, 2017, the final development entitlements include:~~
 - ~~(1) 2,000,000 square feet of commercial, retail, restaurant, destination entertainment, and accessory storage uses.~~
 - ~~(2) Two conference centers.~~
 - ~~(3) Hotels totaling 1,250 keys.~~
 - ~~(4) 45 acres for a water park.~~
- iii) Entitlements established in the Agreement for Purchase and Sale may be considered Regional Commercial, Community Commercial, or General Commercial, as established according to the Murdock Village Equivalency Matrix included in Section 6 of Charlotte 2050 FLU Appendix I: Land Use Guide. Specific uses shall be classified as follows:



- ~~(1) Commercial uses may be considered Community Commercial or General Commercial.~~
- ~~(2) Retail uses may be considered Community Commercial or General Commercial.~~
- ~~(3) Restaurant uses may be considered Community Commercial or General Commercial.~~
- ~~(4) Destination entertainment uses may be considered Regional Commercial only.~~
- ~~(5) Accessory storage uses may be considered Community Commercial or General Commercial.~~
- ~~(6) Hotels with conference centers may be considered Regional Commercial only.~~
- ~~(7) Other hotels may be considered Community Commercial or General Commercial.~~
- ~~(8) Water park uses, including offices, maintenance areas, and other "back-of-house" uses, may be considered Regional Commercial only.~~

~~iv)ii) Initial/Approved development entitlements may be increased in one land use category and concurrently reduced in another land use category to achieve the final development entitlements according to the Murdock Village Equivalency Matrix included in Section 6 of Charlotte 2050 FLU Appendix I: Land Use Guide through the procedure established in Article XXVI: Vested Rights of the Charlotte County Code of Laws and Ordinances (County Code). All applications for Preliminary/Final Detail Site Plan Approval shall include calculations supporting any proposed exchanges using the Equivalency Matrix, together with a running total of remaining entitlements.~~

~~v) Commercial use types shall not exceed the following maximums:~~

- ~~(1) Regional Commercial uses shall not exceed 1,200,000 square feet gross leasable area.~~
- ~~(2) Community Commercial uses shall not exceed 400,000 square feet gross leaseable area.~~
- ~~(3) Other Commercial uses shall not exceed 2,291,448 square feet gross leasable area.~~

~~vi) Uses established within a hotel structure or site such as restaurants, bars, limited retail, or personal services including spas or salons shall be considered accessory uses of the hotel and be included in the hotel's development entitlements, not as separate commercial uses.~~

~~b) Land use categories within this Planned Development shall be considered General Commercial, Community Commercial, or Regional Commercial, as established in the Murdock Village Mixed Use Future Land Use Map designation contained in FLU Appendix I.~~

Development and Phasing:

~~e)b) Development on the subject property shall occur as generally illustrated on the General Planned Development Concept Plan (Attachment 1: Planned Development Concept Plan for West Port Village) submitted by the applicant, prepared by Morris Engineering & Consulting, LLC/Banks Engineering, dated January 28, 2019/January 24, 2025, except such modifications as may be required to meet the conditions of the Planned Development zoning district. In addition, the Site Plan Review (Petition No. DRC-18-0004624-234) conditions comments of approval according to the letter dated February 43, 2019/2025, and signed by Shaun Cullinan, Charlotte County Zoning Official, are required to be met. Such General PD Concept Plan shall be valid until a Final Detail Site Plan is approved per Section 3-9-45, Planned Development (PD).~~

~~d)c) No development activity shall occur prior to Final Detail Site Plan approval for each phase of the development. A request for Final Detail Site Plan approval will be placed on the Board of County Commissioner's consent agenda.~~

e)d) _____ This Planned Development may be developed in phases, and a phase may consist of one building or of multiple buildings and structures. Each phase shall ~~shall~~ may submit a concept plan for review through the Site Plan Review process.

f) ~~Each phase shall submit the following as part of its Preliminary Site Plan approval:~~

- ~~i) Anticipated land uses within the conceptual plan boundaries, including entitlements used.~~
- ~~ii) Tract boundaries, where applicable.~~
- ~~iii) Conceptual design of the vehicular, pedestrian, and bicycle transportation networks, including designation of street types as established in Condition "p".~~
- ~~iv) Landscaping plans.~~
- ~~v) Parking studies.~~
- ~~vi) Lighting plans.~~
- ~~vii) Signage plans.~~
- ~~viii) Utility layouts.~~
- ~~ix) Stormwater management plans.~~
- ~~x) Any additional details deemed necessary.~~

Uses:

g)e) _____ The following uses may be permitted:

- i) ~~Amphitheater~~ Animal hospital.
- ii) Art, dance, music, photo studio or gallery.
- iii) Auditorium, convention center, performing arts center.
- iv) Bank, financial services.
- v) Bar, cocktail lounge, nightclub, tavern.
- vi) Boat, travel trailer and motor vehicle sales, including recreational vehicles and campers, provided that the use is showroom-only and no vehicles are stored on-site.
- vii) Business services.
- viii) Clubhouse, community center.
- vii)ix) Cluster housing.
- viii)x) Day care center, child.
- ~~ix)xi) Drive-through uses, subject to the following conditions:~~
 - ~~(1) All drive through lanes shall only be accessed from an alley.~~
 - (2) Stacking lanes shall not encroach on any public right-of-way.
 - ~~(3) Drive-through uses shall not be located at intersections.~~
- ~~x)xii) Drug store, pharmacy.~~
- ~~xix)xiii) Dry cleaner.~~
- ~~xix)xiv) Emergency services.~~
- ~~xix)xv) Essential services (see Section 3-9-71, essential services.).~~
- ~~xix)xvi) Fences or walls, which may be permitted prior to the principal uses and structures.~~
- ~~xv) Gas stations, subject to the following conditions:~~
 - ~~(1) Pumps must be placed behind or to the side of the primary structure.~~
 - ~~(2) If located at an intersection, the primary structure must be placed at the property corner abutting the intersection.~~
 - ~~(3)xvii) All street frontages of the primary structure must have customer entrances.~~

- ~~xvi)~~xviii) _____ General offices.
- ~~xvii)~~xix) General retail sales and services (see Section 3-9-61, accessory outdoor retail sales, display, and storage).
- xx) _____ Government uses and facilities.
- xxi) _____ Hospital.
- ~~xviii)~~xxii) _____ Hotel, motel, inn.
- xxiii) _____ Laboratories, class 1, 2, 3.
- xxiv) _____ Laundromat.
- ~~xix)~~xxv) Liquor, package store.
- xxvi) _____ Medical or dental office, clinic.
- xxvii) _____ Model homes.
- xxviii) _____ Motor vehicle wash.
- xxix) _____ Multi-family residential buildings, including duplex, triplex, and townhomes.
- ~~xx)~~xxx) Noncommercial vehicle rental.
- ~~xxi)~~xxxii) Outdoor market or exhibition space, including but not limited to 4H-type exhibitions.
- ~~xxii)~~xxxiii) _____ Paid or public parking lot, garage, structure.
- ~~xxiii)~~xxxiiii) _____ Private off-site parking.
- ~~xxiv)~~xxxv) _____ Personal services.
- xxxv) _____ Place of worship, the minimum property size for such use is two acres.
- xxxvi) _____ Post office.
- xxxvii) _____ Private club.
- ~~xxxviii)~~xxxviii) _____ Professional services.
- ~~xxxix)~~xxxix) _____ Recreation, indoor.
- ~~xl)~~xl) Recreation, outdoor.
- xli) _____ Restaurant.
- xlii) _____ Single-family attached homes.
- ~~xliv)~~xliii) _____ Single-family detached homes, which may have a guest suite that is structurally attached, with or without cooking facilities.
- ~~xxix)~~—Uses and structures which are customarily accessory and clearly incidental to primary uses and structures, including but not limited to the following:
 - (1) _____ Infrastructure associated with alternative energy production for the development, including as part of parking lot landscaping consistent with condition “vv”.
 - (2) _____ Telecommunications facilities for the internal operations of the development, including management, maintenance, and similar activities.
 - (3) _____ Vehicle fueling, repair, and washing facilities for use by the internal operations of the development. These facilities shall not be open to the general public.
- ~~xxx)~~xliv) Water park with a recreational vehicle park as an accessory use subject to the following conditions:
 - (1) This use shall contain no more than 20 recreational vehicle sites at no more than one location within this Planned Development.
 - (2) Development standards:

Minimum site area (s.f.)	3,000
Minimum site width (ft.)	40
Minimum setbacks (ft.)	

Park:	
Outer boundary	25
Abutting water	20
Sites:	
Street sides	10
Interior sides	5
Maximum percent coverage	
Park	60
Sites	40
Maximum height (ft.)	
	38

~~(3) Each site shall be connected to public potable water and sanitary systems. If recreational vehicle sites are to be provided to recreational vehicles that have no bath or toilet facilities, then those sites shall be located not more than 200 feet from approved shower and toilet facilities.~~

~~(4) The park shall have an appropriate fire protection plan and appropriate base facilities for fighting fire, approved by Charlotte County Fire/EMS.~~

~~h) Vertical mixed use of permitted uses shall be allowed, provided that the design, form, and size limitations established in these conditions are followed.~~

Streets and Circulation:

~~i)f) All new development shall have access to an improved public street, private street, recorded easement, or alley or be part of a common fire access plan. A private access easement that provides the opportunity for a future street connection shall not be considered a driveway for the purpose of determining access.~~

~~j)g) Streets shall be designed to prioritize the ease of pedestrian and bicycle movement and safety, and to encourage slower vehicular operating speeds.~~

~~k)h) Unless otherwise established by these conditions, all roadways within the subject property shall be constructed to Charlotte County standards. All private roadways shall be required to be maintained by the developer, and subsequently, a property owners association, Community Development District or a similar entity.~~

~~l)i) Road surfaces may be constructed of alternative materials such as pavers, subject to approval by the County Engineer and Charlotte County Fire/EMS and, if intended to be publicly dedicated, a maintenance agreement with the County.~~

~~m) A variety of curb types may be used, subject to approval by the County Engineer, including vertical or ribbon curbs, subject to stormwater needs, or mountable curbs where necessary for fire access.~~

~~n) Streets shall be classified according to the following types:~~

~~i) Perimeter Streets: Existing streets bounding the perimeter of the site, including El Jobean Road (SR 776), Toledo Blade Boulevard, and Collingswood Boulevard.~~

~~ii) Primary Streets: Streets that provide connections from the Secondary and Local Streets to the Perimeter Streets.~~

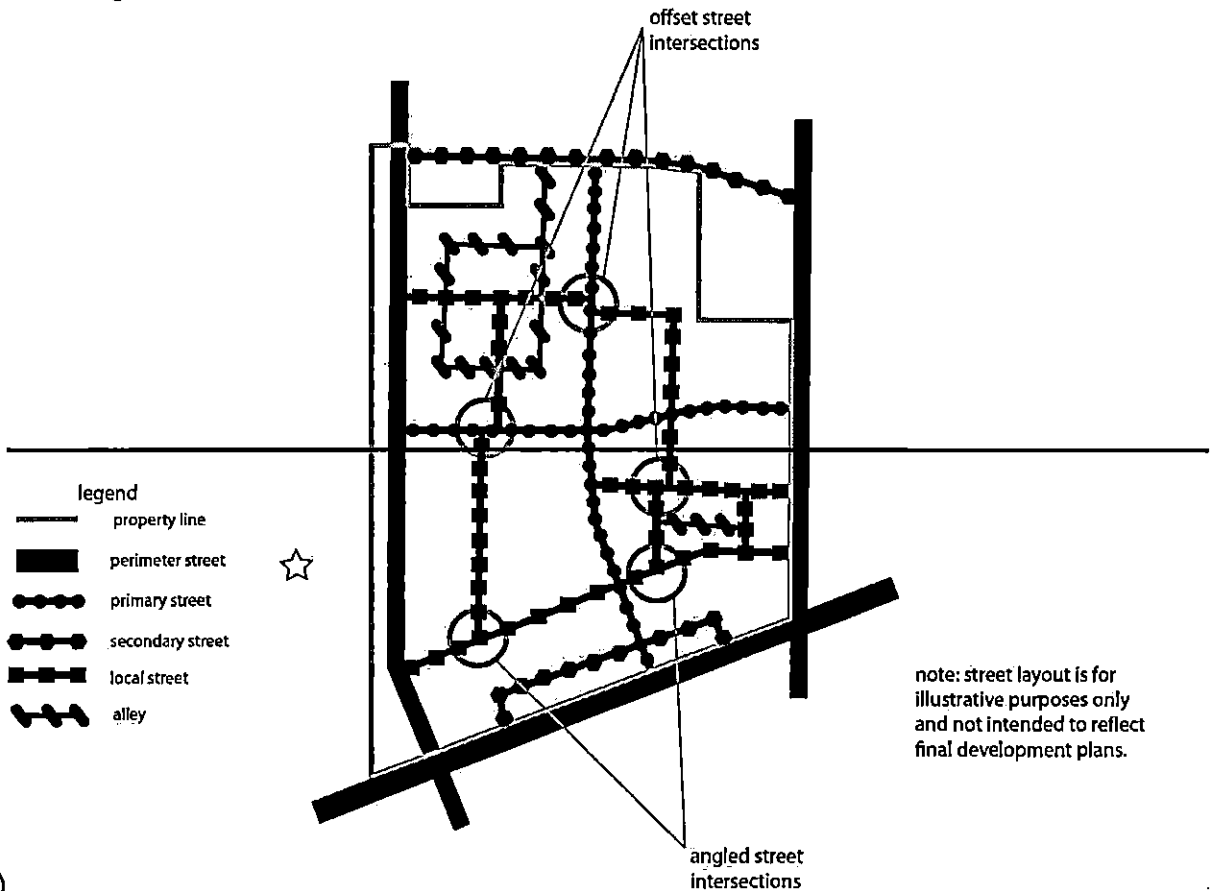
~~iii) Secondary Streets: Streets that provide access to commercial, workplace, and mixed use properties. Existing Seymour Avenue, or as it may be realigned or renamed, shall be considered a Secondary Street.~~

iv) ~~Local Streets: Streets that provide access to businesses and entertainment uses. These streets are intended to maintain low vehicle speeds and facilitate pedestrian and bicycle movements.~~

~~(1) Angled roadways and offset intersections are acceptable on Local Streets.~~

~~(2) Local streets should be laid out in a connected network. The use of cul-de-sacs should be minimized.~~

~~(3)j) Driveway access is not limited, but alley access and shared driveways are encouraged.~~



v)k)

~~Alleys: Alleys provide rear access to sites for parking access, refuse collection, utilities, and other services.~~

~~(1) The use of alleys is encouraged.~~

~~(2) Alley access points are permitted only onto Secondary Streets and Local Streets.~~

~~(3) Fire access shall not be required for alley design where adequate emergency service access exists along another street frontage.~~

o)l) Traffic calming solutions appropriate to each street type shall may be undertaken in the project to lower vehicular speeds and ensure a safe and comfortable environment for pedestrians, bicyclists, community electric vehicles, golf carts, and all road uses. All traffic calming solutions must be approved by the County Engineer. Acceptable traffic calming solutions include, but are not limited to:

- i) Roundabouts designed according to the criteria set forth in the latest edition of "Roundabouts, an Informational Guide," published by the Federal Highway Administration.
- ii) Centerline offsets.
- iii) Street trees.
- iv) Intersection control.
- v) Bump-outs.
- vi) Parking offsets.
- vii) Roadway curvature.
- viii) Low design speeds.
- ix) Other urban design approaches.

x) ~~Speed humps are not an acceptable traffic calming solution.~~

~~Right-of-way lines may intersect without a radius.~~

Blocks:

~~All block dimensions shall be measured from curb to curb. Right of way widths shall not be included in the measurement of block widths or depths.~~

~~Unless otherwise stated, block dimensions shall not exceed 660 feet by 400 feet and block depth to width ratios shall not exceed 1 to 4.~~

~~On sites 15 acres or larger, the site may contain one block with a maximum dimension of 660 feet by 660 feet for every 30 acres.~~

~~All sites shall have an internal circulation system connecting the blocks, forming an interconnected, grid-like system. This system may be made up of publicly dedicated rights-of-way, private streets, or a combination of both.~~

~~When a block dimension exceeds 660 feet, a mid-block pedestrian plaza shall be provided, allowing access to the opposite side of the block. This pedestrian plaza does not need to be placed at the exact mid point of the block, but shall be located no nearer any end of the block than one-third of the block dimension.~~

~~Contiguous green spaces are not subject to the block length requirements, but if the green space is longer than 150 feet it must include a pedestrian walkway with shared bicycle use as a mid-block connection every 150 feet.~~

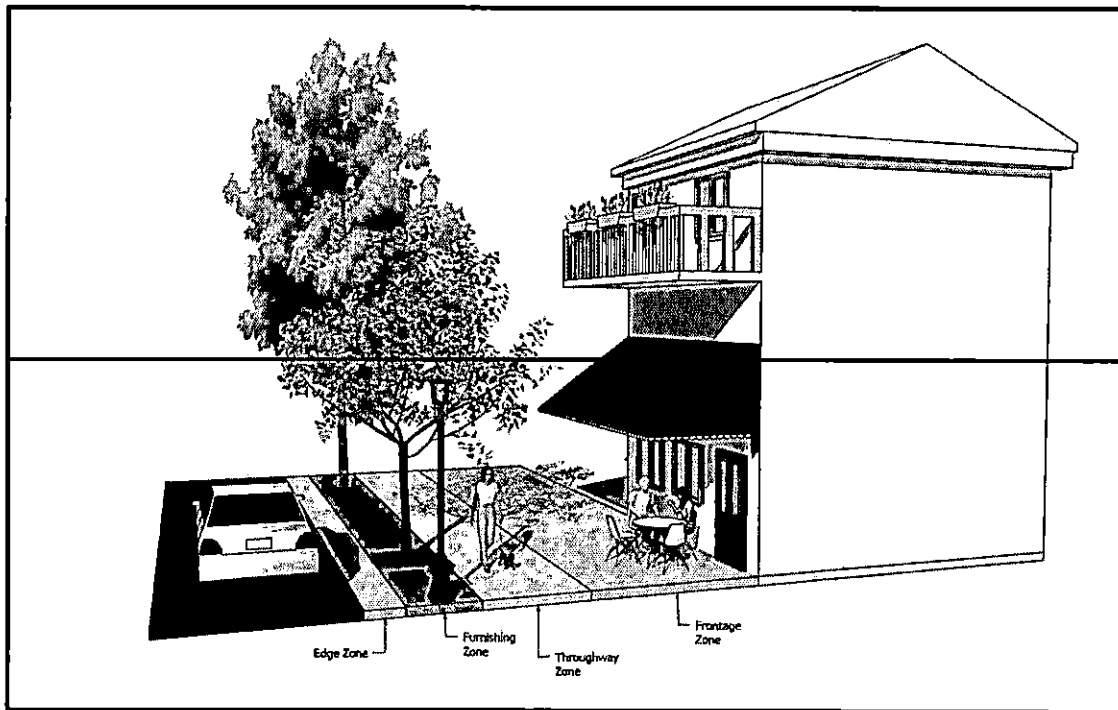
x) ~~The water park site shall be exempt from any maximum block size standards.~~

p)m) ~~Sidewalks or landscaped rights-of-way may be used for commercial or entertainment activities including, but not limited to, musical entertainment, sidewalk dining, sidewalk sales, display of merchandise, or temporary festivals.~~

q) ~~Sidewalk element zones are established as follows:~~

Zone	Required	Minimum Width (ft.)	Location	Purpose	Uses
Edge	∅	2	Closest to curb	Prevent damage by parking or passing cars to streetscape elements	Must be clear of permanent obstructions.
Furnishing	N	4	Between Edge and Throughway zones	Provide a buffer between pedestrians and vehicles	Public uses such as landscaping, street furniture, public signage, and street lighting.

					Private uses such as temporary signage and sidewalk dining.
Throughway	Y	6	Between Furnishing and Frontage	Provide unobstructed passage for pedestrians	Must be clear of permanent obstructions.
Frontage	N	0	Between Throughway and building facade	Provide outdoor accessory uses for primary uses fronting the street. May be partially or entirely outside of the right-of-way.	Private uses such as street furniture, temporary signage, merchant displays, and sidewalk dining.



Parking:

- r) ~~Parking in relation to the principal entrance of a use shall be provided according to the following standards:~~
 - i) ~~All parking must be within 1,200 feet of the principal entrance of the use served.~~
 - ii) ~~No more than 50 percent of the required parking may be located more than 600 feet away from the principal entrance of the use served~~
 - iii) ~~On-street parking may be included, provided that the on-street spaces are located within 600 feet of the principal entrance of the use served.~~

- ~~iv) Parking for the water park is exempt from these conditions, provided that all parking for the water park is located on the same parcel as the water park following Final Site Plan approval or any modifications thereto.~~
- ~~sn) Required parking shall be provided according to Section 3-9-79, Off-street parking and loading facilities, or through a parking study acceptable to the County. Such studies shall include considerations such as a joint parking and shared parking agreements, prepared to the satisfaction of the County Attorney, between two or more property owners establishing how parking areas will be shared, interconnected, how bicycle parking may be provided to reduce the number of automobile spaces, and how parking spaces used for electric vehicles, compact cars, motorcycles, golf carts or similar forms of transportation may be counted towards the minimum required amount of parking. On street, parallel parking in front of residential structures may be permitted. Residential buildings located along an alley may utilize their parking from the alley or the roadway as may be designed with individual tracts.~~
- ~~to) Parking lots may be used for temporary events such as outdoor seating, where applicable, provided that such temporary use does not result in a reduction of usable parking spaces to fewer than the minimum required parking for the site as established by Section 3-9-79, Off-street parking and loading facilities, or a parking study prepared in accordance with County regulations condition "u".~~
- ~~up) _____ Consolidated driveways are encouraged, with cross-access agreements between adjacent parking areas.~~
- ~~v) Driveways shall have a 15-foot radius.~~
- ~~w)g) _____ Parking spaces other than handicapped-accessible spaces may be a pervious material, approved by the County Engineer.~~
- ~~r) _____ Parking areas designated for limited use or overflow, such as for special events, may be grass or gravel.~~
- ~~x)s) _____ Dedicated spaces for electric vehicle charging may be placed within the residential and commercial areas.~~

Site and Building Design:

- ~~y)t) All development shall connect to public potable water and sanitary sewer service.~~
- ~~z) An applicant for a new phase shall include a Design and Development Standards (DDS) manual with the application for Site Plan Review. Alternatively, the applicant may choose to conform to the adopted DDS manual of an immediately adjacent phase. The DDS manual shall include an architectural pattern book prepared by a licensed architect, establishing the required architectural details for all structures within the phase. The costs of preparing the DDS manual shall be borne by the applicant.~~
- ~~aa) Lots:~~
 - ~~i) There shall be no minimum lot size.~~
 - ~~ii) There shall be no maximum lot coverage.~~
 - ~~iii) Setbacks are established based upon the street frontage of the lot, according to the street types established in Condition "p", and the following standards:~~
 - ~~(1) There are no required minimum setbacks along any lot line except along Perimeter streets, where there shall be a minimum setback of 10 feet.~~
 - ~~(2) The following maximum setbacks shall be required:~~

Street Type	Front	Side	Rear
Perimeter	20	20	None

Primary	15	40	20
Secondary	15	40	20
Local	40	40	20
Alley	N/A	None	None

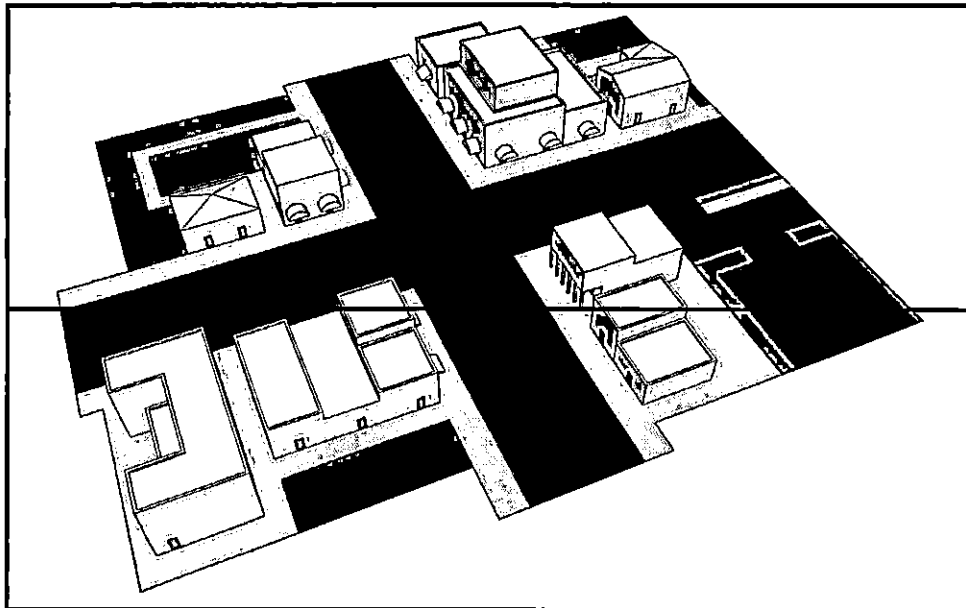
The following development standards shall be applied:

<u>Use</u>	<u>Single-family detached</u>	<u>Single-family attached</u>	<u>Multi-family</u>	<u>Townhomes</u>	<u>Commercial</u>	<u>Amenities</u>
<u>Required Parking (spaces)</u>	<u>2/unit</u>	<u>2/unit</u>	<u>As Section 3-9-79</u>	<u>2/unit</u>	<u>As Section 3-9-79</u>	<u>One-half that required by Section 3-9-79</u>
<u>Minimum lot size (s.f.)</u>	<u>4,000</u>	<u>3,200</u>	<u>7,500</u>	<u>2,000</u>	<u>12,000</u>	<u>None</u>
<u>Minimum lot width (ft.)</u>	<u>40</u>	<u>35</u>	<u>80</u>	<u>20</u>	<u>100</u>	<u>None</u>
<u>Minimum front yard (ft.)</u>	<u>20</u>	<u>20</u>	<u>20</u>	<u>20</u>	<u>15</u>	<u>20</u>
<u>Minimum interior side yard (ft.)</u>	<u>5</u>	<u>5 exterior 0 interior</u>	<u>Half building height, not less than 7.5</u>	<u>5 exterior 0 interior</u>	<u>0</u>	<u>Half building height, not less than 7.5</u>
<u>Minimum side yard abutting road (ft.)</u>	<u>15</u>	<u>15</u>	<u>15</u>	<u>15</u>	<u>10</u>	<u>15</u>
<u>Minimum interior rear yard (ft.)</u>	<u>10</u>	<u>10</u>	<u>Half building height, not less than 7.5</u>	<u>10</u>	<u>10</u>	<u>Half building height, not less than 7.5</u>
<u>Minimum rear yard abutting road or alley (ft.)</u>	<u>15</u>	<u>15</u>	<u>15</u>	<u>15</u>	<u>10</u>	<u>15</u>
<u>Minimum rear yard abutting water (ft.)</u>	<u>15</u>	<u>15</u>	<u>15</u>	<u>15</u>	<u>20</u>	<u>15</u>
<u>Maximum building height (ft.)</u>	<u>38</u>	<u>38</u>	<u>60</u>	<u>38</u>	<u>60</u>	<u>38</u>
<u>Maximum lot coverage (%)</u>	<u>65</u>	<u>70</u>	<u>45</u>	<u>75</u>	<u>55</u>	<u>65</u>
<u>Accessory structure setbacks</u>	<u>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</u>					

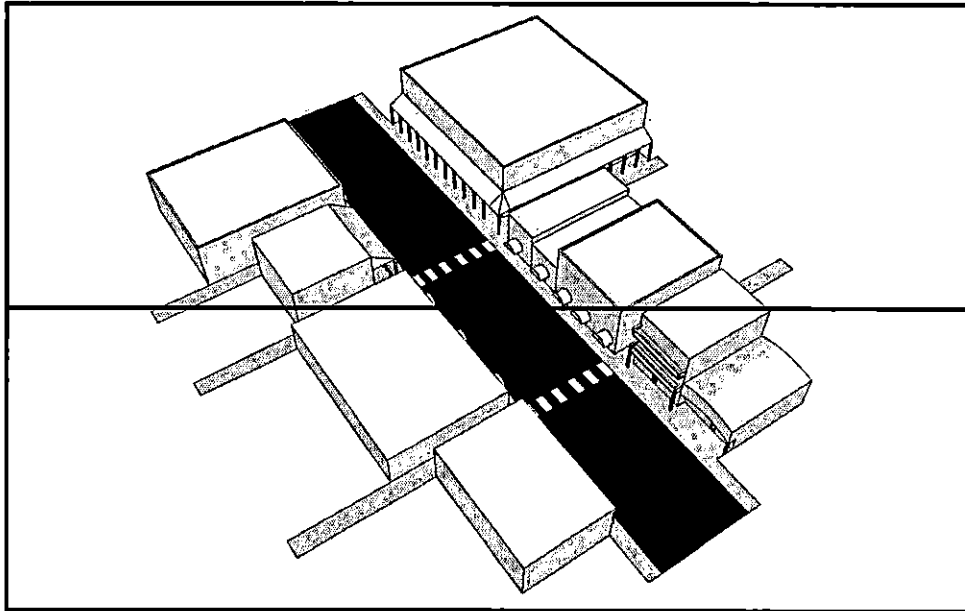
bb)u) Building height:

- i) Maximum building heights shall be as noted in table above 450 feet.

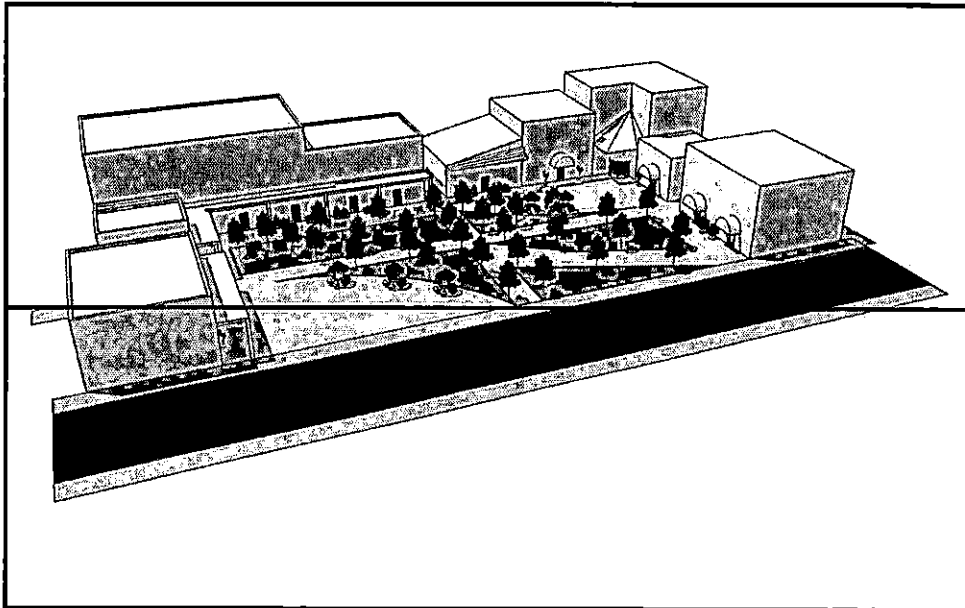
- v) All non-residential and multi-family development except for affordable housing is subject to the provisions of Chapter 3-5, Article XXIV, Commercial Design Standards, of the Charlotte County Code, as may be amended. In addition, at a minimum, each primary facade shall incorporate a minimum of five design treatments. All other requirements in Chapter 3-5, Article XXIV, Commercial Design Standards, of the Charlotte County Code shall apply.
- ii) ~~Alternative structures, including rides or structures within the water park, may reach a maximum height of 170 feet.~~
- ce) ~~Building orientation:~~
- i) ~~No building shall have its rear facade facing a Perimeter Street. Facades facing Perimeter Streets shall be considered side or front facades and be designed with customer entrances and architectural features consistent with side or front facades. Along Collingswood Boulevard, buildings may have its rear facade face the street, provided that a Type "D" buffer with a wall, as defined in Section 3-9-100, is installed along the right-of-way.~~
 - ii) ~~Building orientation along streets shall be designed to reinforce a sense of consistent streetscape.~~
 - iii) ~~Buildings shall be aligned with neighboring buildings in order to reinforce the street edge. Landscaping may be used to reinforce this line.~~
 - iv) ~~Buildings shall always be oriented so that the main entrances and windows are parallel to the street that serves the subject property. Main entrances shall be clearly identifiable from the street.~~
 - v) ~~When a phase involves more than one building, including proposed outparcel buildings, all primary and outparcel buildings shall be arranged and grouped so that their primary orientation complements the adjacent existing development and does one of the following:~~
 - (1) ~~Frames the corner of an adjacent street intersection.~~



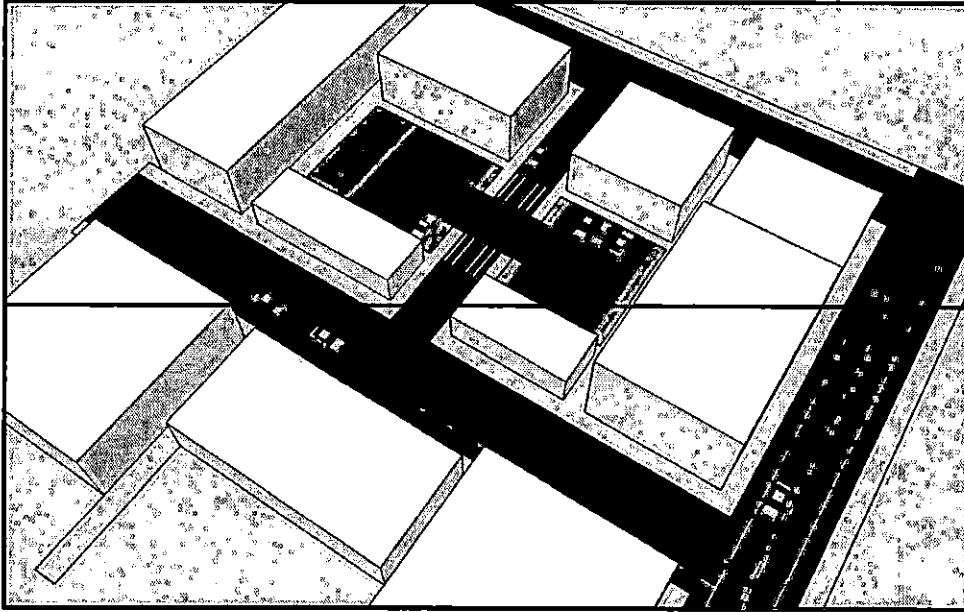
(2) Frames and encloses a "main street" pedestrian and vehicle access corridor within the phase.



(3) Frames and encloses on at least three sides public spaces or other site amenities.



~~(4) Frames a parking area where the buildings face the outer edge of the parcel.~~



- ~~vi) Corner lots shall place as much building mass near the intersection as possible to help anchor the lot and take advantage of high visibility.~~
- ~~vii) Buildings may front along a pedestrian plaza in place of fronting along a street. Any building located at the corner of a street and a pedestrian plaza shall include a public entrance along the street facade, even if the main entrance faces the pedestrian plaza.~~
- ~~viii) Buildings within the water park, as established through Final Site Plan approval, are exempt from these conditions.~~
- ~~dd) Roofs:~~
 - ~~i) Rooflines and roof features shall be consistent with the building's mass and scale.~~
 - ~~ii) To the maximum extent possible, all rooftop equipment shall be concealed from public view in a manner consistent with the architectural design of the building.~~
 - ~~iii) Mansard and shed roofs are prohibited.~~
 - ~~iv) Buildings with sloped roofs shall include dormers and gables along the front to maintain a prominent facade, when feasible.~~
 - ~~v) Buildings with sloped roofs shall provide roof overhangs.~~
- ~~ee) Refuse storage and dumpsters shall be enclosed from view, with a minimum six-foot high stockade fence or masonry wall and gate, or located within a concealing structure, except those that are placed on-site for construction purposes or are located on an alley.~~

- ~~ff) To the extent practicable, loading areas will be screened by buildings or other acceptable design solutions.~~
- ~~gg) Commercial outdoor displays of merchandise shall be permitted as an accessory use within the Frontage zone as established in Condition "v", subject to the following conditions:

 - ~~i) Such displays are only permitted during hours when the business is open.~~
 - ~~ii) Merchandise shall be stored indoors at night or be located within a secured area not located on the sidewalk or in front of the building.~~~~
- ~~hh) Utility easements shall generally be provided along all front and side lot lines, adjacent to the road right of way. They may be provided along other side and rear lot lines as deemed necessary for utility mains.

 - ~~ii) Where practical, gravity sewer lines should be located within a single street lane to minimize road closures in the event of repair activities. Manholes for those lines should be located in the center of the driving lane to allow vehicles to avoid them.~~~~
- ~~jj) All phases shall submit a lighting plan that meets the standards of Section 3-5-512.~~
- ~~kk) All phases shall submit a signage plan that meets the standards of Section 3-9-85 except as detailed below, which shall supersede the general standards.

 - ~~i) Monument signs are required.~~
 - ~~ii) Signs within a phase shall maintain a consistent design.~~~~

Landscaping:

- ~~ll) Each phase shall be developed with a unified landscaping theme.~~
- w)
- ~~mm) All development within a phase shall be designed in a manner that takes advantage of the presence of existing heritage trees by including them as focal points within the development.~~
- ~~nn) Large canopy trees shall not be planted or located within eight feet of any potable water or sanitary sewer mains except where approved special provisions for root impacts are incorporated.~~
- ~~oo) Low Impact Development design criteria shall be used in the development and construction of all stormwater management facilities subject to approval by the County Engineer and the Southwest Florida Water Management District.~~
- ~~pp) The area between a building's facade and the sidewalk should be landscaped with a balance of hardscape and softscape or be designed for activating uses such as sidewalk dining or street furniture.~~
- ~~qq) Landscaped areas should be configured as usable open space for the enjoyment of tenants, employees, and the public to the extent practicable rather than solely as visual buffers.~~
- ~~rr) Landscaped buffers shall not generally be required to separate lots, uses, or areas. Screening elements may be used to screen parking areas and to screen service yards, dumpsters, and other similar areas from public view.~~
- ~~ss) Landscaping requirements may be met by plantings in containers, or with contributions to landscaping in the right of way or in adjacent civic space.~~
- ~~tt) Parking lot landscaping shall meet the standards of Section 3-9-100.2 except as detailed below, which shall supersede the general standards:

 - ~~i) Trees may be contained in tree wells or other arrangements as long as trees have sufficient non-compacted soil for healthy growth or are of a species that grows well in compacted soil.~~
 - ~~ii) Earthen berms are prohibited.~~
 - ~~iii) Landscape areas are not required to have curbs.~~~~

iv) ~~Landscape islands may be combined as a component of a stormwater management plan.~~

v) ~~Landscape islands may be omitted for solar panel installations or other shading structures of equal or greater coverage.~~

x) Alternative landscaping designs for parking areas may be approved if they meet the intent of Section 3-9-100.2 and this Planned Development. Such alternative designs shall be reviewed as part of the Site Plan Review process, and approved as part of the Final Detail Site Plan by the Board on its consent agenda.

y) The five percent open space/habitat reservation is not required, nor is the payment in lieu of reservation, provided that each development tract provides at least 20 percent open space.

z) A 25-foot perimeter setback for the entire PD site is not required except for portion of the property located along SR 776.

The following standards shall apply to the 25-foot buffer for commercial/retail development on parcels abutting SR 776:

<u>Buffer</u>	<u>Depth</u>	<u>Supplemental Landscaping</u>	<u>Signs per Section 3-9-85</u>
<u>Area 1 (the area immediately adjacent to SR 776)</u>	<u>15 feet</u>	<u>Accent trees and canopy trees shall be allowed.</u>	<u>Permitted</u>
<u>Area 2</u>	<u>5 feet</u>	<u>Accent trees and canopy trees shall be allowed. Perimeter hedge row shall be a minimum height of 36 inches upon planting.</u>	<u>Not permitted</u>

1. Removal of all exotic and invasive vegetation is required in Area 1 and Area 2. All vegetation shall be retained in Area 1 during construction until installation of any building roof structures has commenced.

2. Preservation of existing native trees if applicable shall be required, except as provided below.

3. Accent trees and canopy trees shall be incorporated with the existing native trees to achieve the equivalent of Type B buffer, including three canopy trees and one accent/understory tree per 100 linear feet. Perimeter hedge row (the minimum maintained height of 48 inches) to form a continuous, solid visual screen within one (1) year of planting shall be required.

4. Tree points are subject to the County code, section 3-9-100.3: Tree requirements.

5. Tree removal is subject to the County code, section 3-9-100.3: Tree requirements, except that:

- All trees less than eight inches DBH and palms less than 12 inches DBH, may be removed from Area 1.
- All trees may be removed from Area 2.
- Tree permits are required for removal of any trees with equal or greater than four-inch caliper and any palm with equal or greater than six (6) feet of clear trunk.

6. A tree barrier, which is used to prevent damage to tree root systems, shall be placed at grade and at the boundary of Area 1 ~~for the~~ for the duration of construction of the project.

However, the tree barrier shall be installed after consultation with county staff so that the tree barrier will not impact the existing tree root systems.

aa) Regarding the school concurrency issues:

- i) If the school concurrency process is still required under a valid interlocal agreement, prior to Final Detail Site Plan or Final Plat approval for any residential development for any Phases, the applicant/property owner must obtain a School Concurrency Availability Determination Letter (SCADL) from Charlotte County Public Schools (CCPS) indicating that sufficient capacity exists or has been accounted for through a binding and enforceable agreement with CCPS to address school concurrency.
- ii) If an agreement is required, the terms of both agreements shall be incorporated into the Planned Development Final Detail Site Plan approval and shall not constitute a major modification.

Attachment 1
Planned Development Concept Plan
for West Port Village

vi)



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

March 26, 2025

Roger D. Eaton
Clerk of the Circuit Court
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. 2025-007, which was filed in this office on March 26, 2025.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/dp



Ticket# 3954818-1
BCC Pg 2
5 x 11.5
Submitted by: Kimberly Sargent
Publish: 03/10/2025
163352 3954820

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

Before the undersigned authority personally appeared Jill Kelli Di Benedetto, 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)

03/10/25

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 10th day of
March, 2025

(Signature of Notary Public)



Personally known OR Produced Identification

CRIME

CCSO: Impaired driver had kids in the car

FRANK DIFIORE
Staff Writer



Desimone Jr.

PUNTA GORDA — Authorities arrested a man for allegedly driving while impaired with two children in his car. Thomas Henry Desimone Jr., 38, was charged with one count of driving under the influence and two counts of child neglect without great harm.

One witness said Desimone stopped at a house and picked up a second child, after his vehicle rear-ended another car. The Punta Gorda Police Department received a call at 3:41 p.m. on March 2, reporting a reckless driver near Pompano Terrace and Shreve Street. The caller said that she had nearly been side-swiped by a minivan. She followed the minivan when it seemed to drive irregularly, and she later saw rear-end another vehicle. The rear-ended vehicle left "on their own accord," according to the report, as did the minivan. The caller also reported seeing a child

in the minivan. The minivan driver then stopped at another house, still being followed, and picked up another child before driving again. Police located a minivan matching the caller's description and stopped the driver on Tamiami Trail. According to the report, police observed two children in the car without age-appropriate car seats. The driver, identified as Desimone, allegedly had slurred speech and slow movement. Police did not report the smell of alcohol in the car. Desimone admitted to the rear-end crash, stating both parties had agreed not to contact law enforcement as it was a minor crash, according to the police report. He agreed to several field sobriety tests, after allegedly saying he was on a prescription medication. The name of the medication was redacted in the report, per state law. According to the report, Desimone failed three tests for sobriety and officers

chose to place him under arrest. During that search, two prescription bottles were found in his pocket as well as a black vape pen. One bottle was empty, while another had two white pills inside. The items were placed back in Desimone's pockets as he was put in the back of a patrol car. He was then left alone in the car while police consulted with Charlotte County Jail staff about medical clearance. When medical personnel arrived at the scene, police found Desimone with the black vape pen in his mouth and the white pills gone. After noting that his eyes had contracted, the suspect was transported to a hospital for medical clearance and treatment. At the hospital, Desimone allegedly consented to a blood sample for substance testing. Due to the move to Port Charlotte, a Charlotte County Sheriff's Office deputy had to be summoned to read him the implied consent form. PGPD also reviewed internal video footage from the patrol vehicle, where they saw Desimone moving his handcuffed arms to be able to put the vape pen in his mouth. While it was not seen on video, the report also alleges that the video includes the sound of packaging being opened. Police later took Desimone to the county jail, but he was sent back to the hospital for medical clearance again when it appeared that he had trouble walking unaided. He was taken to Charlotte County Jail on Monday. At the time of his arrest, Desimone was on probation for a previous non-contact plea on charges of grand theft, criminal mischief, and driving with a suspended license. He was subsequently charged with two counts of probation violation and is currently being held without bond. Desimone's next court appearance is scheduled for April 7.

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Annette Neumann, D.D. Board Certified Family Medicine

POLICE BEAT

Charlotte County Sheriff's Office reported the following arrests:

- Jennifer Monice Tyson, 37, 25100 block of Nocturne Lane, Punta Gorda. Charge: failure to appear. Bond: none.
- Cynthia Elizabeth Halye, 37, 400 block of Carahena St., Punta Gorda. Charge: battery. Bond: none.
- Shamane Brendyn Green, 31, 24100 block of Beatrix Blvd., Port Charlotte. Charges: DUI, refusal to accept or sign summons, refusal to accept testing after license suspended, possession of drug paraphernalia, possession of marijuana less than 20 grams, knowingly driving while license suspended. Bond: \$15,500.
- Daniel Lyn Fuller, 43, 4300 block of Eaglet Road, Port Charlotte. Charges: two counts of violation of probation release. Bond: none.
- Richard Lee Patterson III, 28, 2200 block of Lake-shore Circle, Port Charlotte. Charge: failure to appear. Bond: none.
- Ronald Allen Baugher, 52, 21900 block of Catherine Ave., Port Charlotte. Charges: fleeing or eluding law enforcement, resisting officer without violence. Bond: none.
- Michael Ray Gray, 57, 3100 block of Tolcan Terrace, North Port. Charge: DUI. Bond: \$750.
- Shawn Anthony Rice, 40, 3200 block of Smith St., Englewood. Charge: out-of-county warrant. Bond: none.
- Kyle Dean Dunda, 24, of Tampa. Charges: possession of a controlled substance, possession of drug paraphernalia. Bond: none.
- Timothy Joseph Raymond, 26, 100 block of Charlotte St., Punta Gorda. Charge: possession of a controlled substance. Bond: none.
- James Edward Wutke, 61, homeless of Port Charlotte. Charge: trespassing. Bond: \$10,000.
- Ashly Lynn Huffman, 36, 12200 block of Malta Ave., Port Charlotte. Charge: DUI. Bond: \$500.
- Justin Thomas Blosser, 36, 21300 block of Hepner Ave., Port Charlotte. Charge: resisting officer without violence, knowingly driving while license suspended. Bond: none.
- Johnny Junior Sanchez, 43, 18500 block of Ebb Ave., Port Charlotte. Charges: possession of a controlled substance, possession of drug paraphernalia, violation of probation. Bond: none.

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, MARCH 25, 2025, 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, PORT CHARLOTTE, FLORIDA. THE BOARD IS NOT SOUND 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-committees/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.

- PETITIONS LAND USE REGULATORY AGENDA**
- PAL-24-07** Legislative Commission District I
Pursuant to Section 163.318(4)(3), Florida Statutes, transmit to the Florida Department of Commerce and other State agencies for review and comment a Large Scale Plan Amendment to Charlotte County FLUM Series Map #1: 2030 Future Land Use from Agriculture (AG) to Mineral Resource Extraction (MRE), for property located at: 42811 Neal Road, 3300, 3440, 3450 and 3460 SR 31, in the Punta Gorda area and within the East County area, containing 308.01 acres; Commission District I; Petition No. PAL-24-07; Applicant: Bluegrass Land & Mines; providing an effective date.
- PD-24-17** Quasi-Judicial Commission District IV
An Ordinance, pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Planned Development (PD) to PD. This is a major modification amending Ordinance Number 2020-008, the adopted PD Concept Plan, and its associated PD Conforming uses; converting through the adopted equity matrix approved 8,474,790 square feet of regional commercial uses to 350 units of single-family units and approved 58,394,16 square feet of regional commercial uses to 320 multi-family units, in order to have a mixture of residential and commercial development up to 670 residential units, 250,000 square feet of regional commercial uses, 150 keys of hotel uses, and 150,000 square feet of other commercial uses for governmental uses; adopting a General PD Concept Plan; 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; in the Port Charlotte area; containing 154.93 acres; Commission District IV; Petition No. PD-24-17; Applicant: Kolter Group Acquisitions, LLC; providing an effective date.
- TCF-24-03** Legislative Commission District IV
Pursuant to Section 163.318(4)(3), Florida Statutes, an application to transmit a Large Scale Plan Amendment (Text Amendment) to the Department of Commerce and other State agencies for review and comment to amend Future Land Use (FLU) Appendix VII: Compact Growth Mixed Use Master Development Plan by revising Section I: West County Town Center, specifically: 1) changing the name of Section I from "West County Town Center" to "Harbor Village"; 2) amending the total acreage of this project from 1,187e to 1,174.14a acres; amending a) 1.A: Base Residential Density to decrease the base density from 1.831 units to 1.790 units; b) 1.B: Maximum Residential Density to reduce the residential development rights from 3,960 units to 3,475 units; c) 1.C: to rename and amend "Maximum Floor Area Ratio" to "Maximum Commercial and Light Industrial Intensity"; d) 1.D: to remove "Residential Conversion Easement" and replace with "Uses Permitted Within Area A. As Shown on Figure I-C, Above"; and e) 1.E: Master Development Plan to adopt a new Master Land Use Plan/Patent Book; for properties generally located southeast of McCall Road (SR 776) and southwest of the Myakka River, in the West County area; Petition No. TCF-24-03; Applicant: Maranda Homes LLC, of Florida; providing an effective date.
- PAL-24-04** Legislative Commission District IV
Pursuant to Section 163.318(4)(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 1) amend Charlotte County FLUM Series Map #1: 2030 Future Land Use from Compact Growth Mixed Use (CGMU)(1,081.75e acres) and Preservation (PR)(92.39e acres) to CGMU (1,010.62e acres) and PR (163.45e acres) in order to allow for a mixture of residential up to 3,475 units (a reduction of 485 units), commercial and light industrial uses up to 1,400,000 square feet (a reduction of 109,807 square feet); increasing the base density from 1.831 units or 1,790 units with an approved PD ordinance restricting development on Area A as identified on Figure I-A under Section 1 of FLM Appendix VII: Compact Growth Mixed Use Master Development Plan to low impact recreational uses/passive recreational uses; 2) amend Charlotte County FLUM Series Map #1: 2030 Framework, from Agricultural/Rural to Emerging Neighborhood for 28.01e acres of properties and 99.13e acres of properties from Emerging Neighborhood to Agricultural/Rural; and 3) amend Charlotte County FLUM Series Map #3: 2030 Service Area Delimitation, to extend the Urban Service Area boundary to include 28.01e acres of properties and to concurrently remove 99.13e acres of properties from the Urban Service Area; for properties generally located southeast of McCall Road (SR 776) and southwest of the Myakka River, in the West County area, containing 1,174.14a acres; Commission District IV; Petition No. PAL-24-04; Applicant: Maranda Homes LLC, of Florida; 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. FM 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: March 10, 2025



