

ORDINANCE
NUMBER 2025 -

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, PURSUANT TO SECTION 163.3187, FLORIDA STATUTES, ADOPTING A SMALL SCALE PLAN AMENDMENT TO CHANGE THE CHARLOTTE COUNTY FLUM SERIES MAP #1: 2030 FUTURE LAND USE, FROM MEDIUM DENSITY RESIDENTIAL (MDR) TO COMMERCIAL (COM), FOR LOTS 19 AND 20, IN BLOCK 3571, PORT CHARLOTTE SUBDIVISION, SECTION 64, LOCATED AT 3797 SOUTH ACCESS ROAD, IN THE ENGLEWOOD AREA AND WITHIN THE WEST COUNTY AREA, CONTAINING 0.45± ACRES; COMMISSION DISTRICT III; PETITION NO. PAS-25-01; APPLICANT: TRUEX PREFERRED CONSTRUCTION LLC; PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, applicant, Truex Preferred Construction LLC ("Applicant"), filed Petition PAS-25-01, seeking a small scale plan amendment to change the Charlotte County FLUM Series Map #1: 2030 Future Land Use, from Medium Density Residential (MDR) to Commercial (COM); for Lots 19 and 20, in Block 3571, Port Charlotte Subdivision, Section 64, located at 3797 South Access Road, in the Englewood area and within the West County area, containing 0.45 acres; Commission District III, and more particularly described in Exhibit "A" which is attached hereto and by this reference incorporated herein ("Property"); and

WHEREAS, Petition PAS-25-01 was heard before the Charlotte County Planning and Zoning Board ("P&Z Board") and, based on the findings and analysis provided by County Staff and the evidence presented to the P&Z Board, the P&Z Board recommended approval on June 9, 2025; and

WHEREAS, after due consideration, based on the findings and analysis provided by County Staff and the evidence presented to it, the Board finds that approval of

Petition PAS-25-01 is consistent with the County's Comprehensive Plan and meets the requirements for the adopting of a small scale plan amendment; and

WHEREAS, based on the above findings, the Board finds that the Petition satisfies the requirements of Section 163.3187, F.S. and that it is in the best interests of the County and its citizens to adopt the small scale plan amendment requested by Petition PAS-25-01.

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

Section 1. Approval. The following petition for a small scale amendment to the Charlotte County FLUM Series Map #1: 2030 Future Land Use, is hereby approved:

Petition PAS-25-01, submitted by Truex Preferred Construction LLC ("Applicant"), requesting a small scale plan amendment to change Charlotte County FLUM Series Map #1: 2030 Future Land Use, from Medium Density Residential (MDR) to Commercial (COM); for Lots 19 and 20, in Block 3571, Port Charlotte Subdivision, Section 64, located at 3797 South Access Road, in the Englewood area and within the West County area, containing 0.45± acres, Commission District III, and more particularly described in Exhibit "A" which is attached hereto and by this reference incorporated herein.

Section 2. Effective Date. The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before its effective date.

PASSED AND DULY ADOPTED this 22nd day of July, 2025.

BOARD OF COUNTY COMMISSIONERS
OF CHARLOTTE COUNTY, FLORIDA

By: _____
Joseph M. Tiseo, Chairman

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

By: _____
Deputy Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

By: _____
Janette S. Knowlton, County Attorney
LR2025-0296

kmv

