

ORDINANCE
NUMBER 2025 -

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, PURSUANT TO SECTION 163.3184, FLORIDA STATUTES, AMENDING THE COUNTY'S COMPREHENSIVE PLAN BY: (1) AMENDING CHARLOTTE COUNTY FLUM SERIES MAP #3: 2030 SERVICE AREA DELINEATION, TO EXTEND THE URBAN SERVICE AREA BOUNDARY TO INCLUDE 14.52± ACRES OF THE PROPERTY; AND (2) AMENDING CHARLOTTE COUNTY FLUM SERIES MAP #2: 2050 FRAMEWORK, FROM AGRICULTURAL/RURAL TO REVITALIZING NEIGHBORHOOD FOR 11.51± ACRES OF THE PROPERTY AND MANAGED NEIGHBORHOOD FOR 3.01± ACRES; FOR PROPERTY INCLUDING THREE PARCELS: TWO PARCELS LOCATED AT 4331 AND 4399 WILLOW STREET, IN THE PORT CHARLOTTE AREA, AND ONE UNADDRESSED PARCEL GENERALLY LOCATED NORTH OF THE PEACE RIVER, SOUTH OF EDGEWATER DRIVE, WEST OF BAYSHORE ROAD, EAST OF LISTER STREET AND SOUTHEAST OF CREWS COURT, IN THE CHARLOTTE HARBOR COMMUNITY REDEVELOPMENT AREA AND IN THE PORT CHARLOTTE AREA, CONTAINING 14.52± ACRES; COMMISSION DISTRICT V; PETITION NO. PAL-23-00004; APPLICANT: TARPON WATERFRONT VILLAGE LLC; PROVIDING AN EFFECTIVE DATE; AND PROVIDING FOR TRANSMITTAL OF ADOPTED ORDINANCE.

RECITALS

WHEREAS, applicant, Tarpon Waterfront Village LLC ("Applicant"), filed Petition PAL-23-00004, seeking a large scale plan amendment to the County's Comprehensive Plan by: (1) amending Charlotte County FLUM Series Map #3: 2030 Service Area Delineation, to extend the Urban Service Area boundary to include 14.52± acres of the property; and (2) amending Charlotte County FLUM Series Map #2: 2050 Framework, from Agricultural/Rural to Revitalizing Neighborhood for 11.51± acres of the

property and Managed Neighborhood for 3.01± acres; for property including three parcels:
two parcels located at 4331 and 4399 Willow Street, in the Port Charlotte area, and one
unaddressed parcel generally located north of the Peace River, south of Edgewater Drive,
west of Bayshore Road, east of Lister Street, and southeast of Crews Court, in the
Charlotte Harbor Community Redevelopment Area (CRA) and in the Port Charlotte area,
containing 14.52± acres, in Commission District V, and more particularly described in
attached Exhibit "A" ("Property"); and

WHEREAS, on April 14, 2025, Petition PAL-23-00004 was heard before the
Charlotte County Planning and Zoning Board ("P&Z Board") and, based on the findings and
analysis provided by County Staff and the evidence presented to the P&Z Board, Petition
PAL-23-00004 was found to be consistent with the County's Comprehensive Plan and the
P&Z Board recommended approval for transmittal of Petition PAL-23-00004 to the Florida
Department of Commerce and other state agencies for review; and

WHEREAS, in a public hearing held on Tuesday, May 27, 2025, the Board of
County Commissioners of Charlotte County, Florida ("Board") reviewed plan amendment
Petition PAL-23-00004 and, based on the findings and analysis provided by County Staff
regarding the amendment and the evidence presented to the Board, approved transmittal
of Petition PAL-23-00004 to the Florida Department of Commerce and other state agencies
for review and comment; and

WHEREAS, Petition PAL-23-00004 was transmitted to the Florida
Department of Commerce and other state agencies for review and comment; and

WHEREAS, the comments received by the reviewing agencies, if any, have been considered and addressed by the Applicant and incorporated into the findings and analysis provided by County Staff; and

WHEREAS, after due consideration regarding Petition PAL-23-00004 in a public hearing held on September 9, 2025, and based on the findings and analysis presented to the Board, the Board finds that the proposed amendment is consistent with the County's Comprehensive Plan, and that the requirements of Chapter 163, Florida Statutes, as they relate to the Petition have been met, and that it is in the best interests of the County and its citizens to approve Petition PAL-23-00004.

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

Section 1. Approval. Petition PAL-23-00004 requesting a large scale plan amendment to the County's Comprehensive Plan by: (1) amending Charlotte County FLUM Series Map #3: 2030 Service Area Delineation, to extend the Urban Service Area boundary to include 14.52± acres of the property; and (2) amending Charlotte County FLUM Series Map #2: 2050 Framework, from Agricultural/Rural to Revitalizing Neighborhood for 11.51± acres of the property and Managed Neighborhood for 3.01± acres; for property including three parcels: two parcels located at 4331 and 4399 Willow Street, in the Port Charlotte area, and one unaddressed parcel generally located north of the Peace River, south of Edgewater Drive, west of Bayshore Road, east of Lister Street, and southeast of Crews Court, in the Charlotte Harbor Community Redevelopment Area (CRA) and in the Port Charlotte area, containing 14.52± acres, in Commission District V, and more particularly described in attached Exhibit "A", is hereby approved.

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

92 Section 3. Transmittal. County Staff is hereby directed to forward a copy of
93 this Ordinance and its attachments to the Florida Department of Commerce, 107 East
94 Madison Street, Tallahassee, FL 32399-4120, and to the Executive Director, Southwest
95 Florida Regional Planning Council, 1400 Colonial Boulevard, Suite 1, Fort Myers, FL
96 33907.

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102 [SIGNATURE PAGE FOLLOWS]
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108 PASSED AND DULY ADOPTED this 9th day of September, 2025.

109
110 BOARD OF COUNTY COMMISSIONERS
111 OF CHARLOTTE COUNTY, FLORIDA
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114 By: _____
115 Joseph M. Tiseo, Chairman
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118 ATTEST:
119 Roger D. Eaton, Clerk of the Circuit Court
120 and Ex-Officio Clerk of the
121 Board of County Commissioners
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124 By: _____
125 Deputy Clerk
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128 APPROVED AS TO FORM
129 AND LEGAL SUFFICIENCY:
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132 By: _____
133 Janette S. Knowlton, County Attorney
134 LR2024-0704
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kmv

TARPON
WATERFRONT
VILLAGE

SECTION 26-40-22
4031 & 4039 WILLOW STREET
PORT CHARLOTTE, FLORIDA, 33680

LOCATION

CLIENT

DILAURA
DEVELOPMENT, LLC

CONSULTANT

MORRIS DEWEY
PROJECT MANAGEMENT
11150 Highway 19, Suite 100
Port Charlotte, FL 33681
Tel: 941.626.1111
Fax: 941.626.1111
www.morrisdewey.com

PREPARED BY

DATE

REVISIONS

REVISED PER OPINION OF TITLE 05/01/2022

PROJECT MANAGER

TMR

DRAWING BY

CHARLOTTE COUNTY

DATE

05/01/2022

SHEET TITLE

BOUNDARY AND
TOPOGRAPHIC SURVEY
(SHOWING TREES)

SHEET NUMBER

2 OF 2

SCALE 1"=40'

22160

