

ORDINANCE
NUMBER 2026 -

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, PURSUANT TO SECTION 125.66, FLORIDA STATUTES, AMENDING THE CHARLOTTE COUNTY ZONING ATLAS FROM RESIDENTIAL ESTATE 1 (RE-1) TO COMMERCIAL GENERAL (CG) FOR PROPERTY LOCATED AT 17150 BURNT STORE ROAD, IN THE BURNT STORE AREA PLAN AREA AND IN THE PUNTA GORDA AREA, CONTAINING 41.31± ACRES; COMMISSION DISTRICT II; PETITION Z-23-35-17; APPLICANT: JAXON FISCHER LLC; PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, in a public hearing held on Tuesday, July 28, 2026, the Board of County Commissioners of Charlotte County, Florida ("Board") reviewed Petition Z-23-35-17, submitted by applicant, Jaxon Fischer LLC ("Applicant"), which requested a rezoning to amend the Charlotte County Zoning Atlas from Residential Estate 1 (RE-1) to Commercial General (CG) for property located at 17150 Burnt Store Road, in the Burnt Store Area Plan area and in the Punta Gorda area, containing 41.31± acres, Charlotte County, Florida, Commission District II, and more particularly described in Exhibit "A" which is attached hereto ("Property"); and

WHEREAS, the Applicant seeks to rezone the Property from Residential Estate 1 (RE-1) to Commercial General (CG), in order to allow a more up-to-date and coherent commercial development with the surrounding properties; and

WHEREAS, Petition Z-23-35-17 was heard by 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 July 8, 2024; 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 Z-23-35-17 is consistent with the County's
Comprehensive Plan and meets the requirements for the approval of a rezone;
and

WHEREAS, based on the above findings, the Board finds that the
Petition satisfies the requirements of Section 125.66, F.S., and that it is in the
best interests of the County and its citizens to approve Petition Z-23-35-17.

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

SECTION 1. The following petition, made by applicant,
Jaxon Fischer LLC, for an amendment to the Charlotte County Zoning Atlas is
hereby approved:

Petition Z-23-35-17 requesting to amend the Charlotte
County Zoning Atlas from Residential Estate 1 (RE-1)
to Commercial General (CG) for property located at
17150 Burnt Store Road, in the Burnt Store Area Plan
area and in the Punta Gorda area, containing a total
of 41.31± acres; Charlotte County, Florida,
Commission District II, and more particularly
described in Exhibit "A" attached hereto.

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

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

PASSED AND DULY ADOPTED this 28th day of July, 2026.

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: _____
Thomas M. David, County Attorney
LR2024-0110

Kmw

