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ORDINANCE
NUMBER 2026 -

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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 MANUFACTURED HOME CONVENTIONAL (MHC) TO PARKS AND RECREATION (PKR); FOR PROPERTY LOCATED AT 13555 MARATHON BOULEVARD, IN THE WEST COUNTY AREA, CONTAINING 6.879± ACRES; COMMISSION DISTRICT IV; PETITION NO. Z-26-15; APPLICANT: BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA; PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, in a public hearing held on Tuesday, June 9, 2026, the Board of County Commissioners of Charlotte County, Florida ("Board") reviewed Petition Z-26-15, submitted by applicant, Board of County Commissioners of Charlotte County, Florida ("Applicant"), which requested a rezoning to amend the Charlotte County Zoning Atlas from Manufactured Home Conventional (MHC) to Parks and Recreation (PKR), for property located at 13555 Marathon Boulevard, in the West County area, containing 6.879± acres, Charlotte County, Florida, Commission District IV, and more particularly described in Exhibit "A" which is attached hereto ("Property"); and

WHEREAS, at its June 9, 2026 meeting, the Board also considered the associated request submitted by the Applicant for a small scale plan amendment for the Property under Petition PAS-26-01; and

WHEREAS, the Applicant seeks to rezone the Property from Manufactured Home Conventional (MHC) to Parks and Recreation (PKR), in

32 order to assure that the proposed FLUM designation of PKR and the zoning
33 category of PKR are consistent with the current and proposed use of the property
34 as a recreational park; and

35 WHEREAS, Petition Z-26-15 was heard by the Charlotte County
36 Planning and Zoning Board ("P&Z Board") and, based on the findings and
37 analysis provided by County Staff and the evidence presented to the P&Z Board,
38 the P&Z Board recommended approval on May 11, 2026; and

39 WHEREAS, after due consideration, based on the findings and
40 analysis provided by County Staff and the evidence presented to it, the Board
41 finds that approval of Petition Z-26-15 is consistent with the County's
42 Comprehensive Plan and meets the requirements for the approval of a rezone;
43 and

44 WHEREAS, based on the above findings, the Board finds that the
45 Petition satisfies the requirements of Section 125.66, F.S., and that it is in the
46 best interests of the County and its citizens to approve Petition Z-26-15.

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

49 SECTION 1. The following petition, made by applicant,
50 Board of County Commissioners of Charlotte County, Florida, for an amendment
51 to the Charlotte County Zoning Atlas is hereby approved:

52 Petition Z-26-15 requesting to amend the Charlotte
53 County Zoning Atlas from Manufactured Home
54 Conventional (MHC) to Parks and Recreation (PKR),
55 for property located at 13555 Marathon Boulevard, in
56 the West County area, containing a total of 6.879±
57 acres; Charlotte County, Florida, Commission

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District IV, 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 (1) filing in the
Office of the Secretary of State, State of Florida, but (2) only after the companion
small scale plan amendment, PAS-26-01, to this rezoning, becomes effective.
The effective date of PAS-26-01, if not timely challenged, shall be 31 days after
approval. If challenged within 30 days after approval, PAS-26-01 may not
become effective until the state land planning agency or the Administration
Commission, respectively, issues a final order determining that PAS-26-01 is in
compliance.

[SIGNATURE PAGE FOLLOWS]

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PASSED AND DULY ADOPTED this 9th day of June, 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

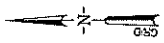
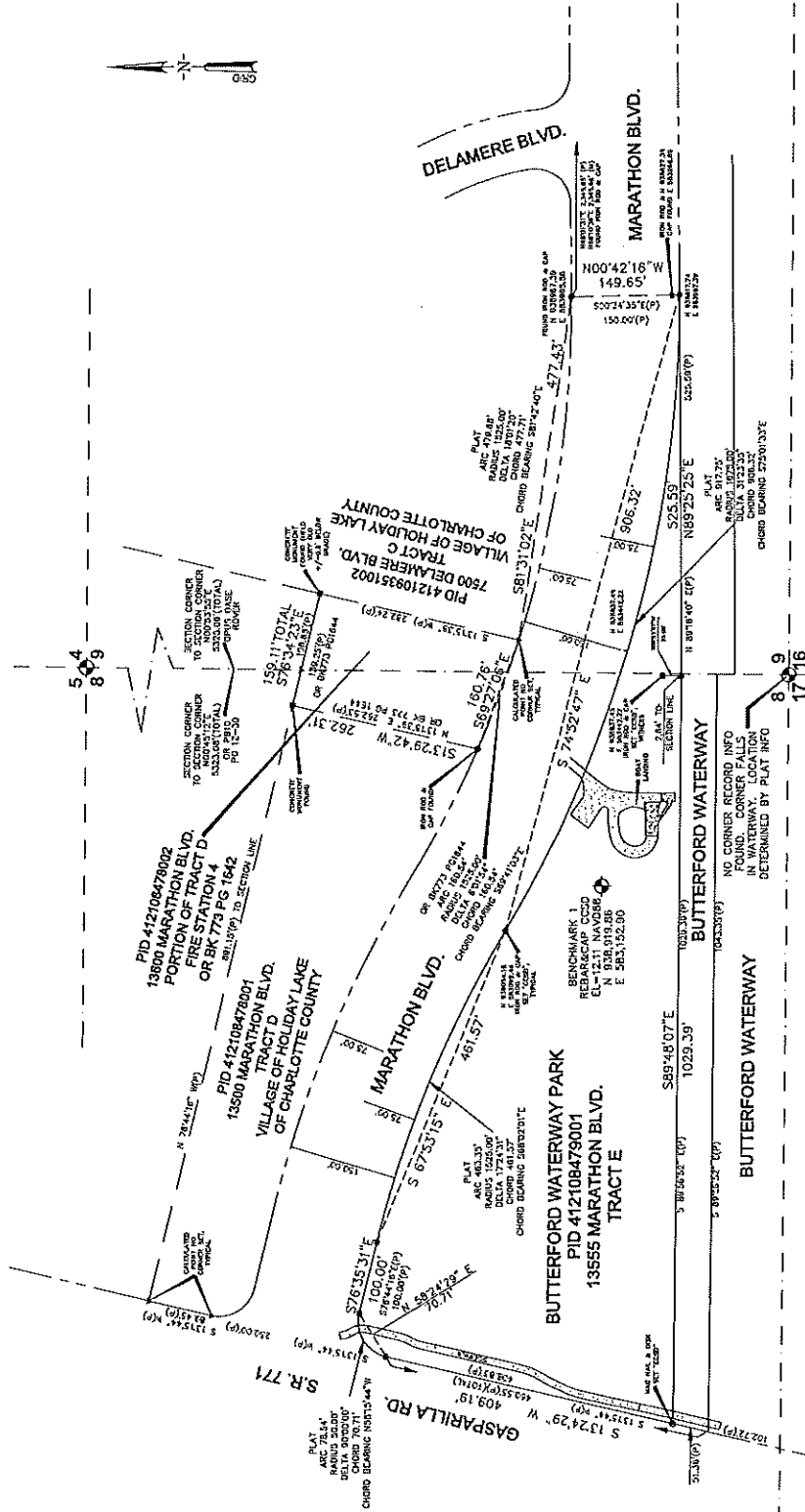
APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

By: _____
Thomas M. David, County Attorney
LR2026-0262

KMD

BOUNDARY SURVEY OF BUTTERFORD WATERWAY PARK

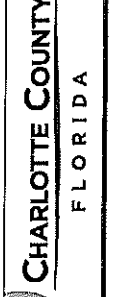
ALL OF TRACT E, VILLAGE OF HOLIDAY LAKE
O.R. PLAT BOOK 15 PAGE 5A
SECTION 8 & 9, TOWNSHIP 41 SOUTH, RANGE 21 EAST
CHARLOTTE COUNTY, FLORIDA



Date	07/23/2025
Scale	N/A
Sheet	2 OF 2
Proj	113691

FOR THE EXCLUSIVE USE OF:
CHARLOTTE COUNTY BOARD
OF COUNTY COMMISSIONERS AND CHARLOTTE
COUNTY COMMUNITY SERVICES

CHARLOTTE COUNTY PUBLIC WORKS
COUNTY SURVEYING DEPARTMENT
410 TAYLOR STREET, SUITE # 104
PUNTA GORDA, FLORIDA 33950 (841) 575-3600



7/23/2025
BUTTERFORD WY PARK