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ORDINANCE
NUMBER 2026 -

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, AMENDING THE CHARLOTTE COUNTY ZONING ATLAS FROM RESIDENTIAL ESTATE 1 (RE-1) TO COMMERCIAL GENERAL (CG) (65.14± ACRES) AND ENVIRONMENTALLY SENSITIVE (ES) (19.06± ACRES) IN ORDER TO CORRECT AN INCONSISTENCY BETWEEN THE FUTURE LAND USE MAP DESIGNATION AND ZONING DISTRICT, FOR PROPERTY, INCLUDING THREE PARCELS, TWO OF WHICH ARE LOCATED AT 27544 GREEN GULF BOULEVARD AND 11711 TAMIAMI TRAIL, AND ONE UNADDRESSED PARCEL GENERALLY LOCATED NORTH OF GREEN GULF BOULEVARD, SOUTH OF NOTRE DAME BOULEVARD, EAST OF ALLIGATOR STREET, AND WEST OF TAMIAMI TRAIL (US 41), IN THE PUNTA GORDA AREA AND IN THE SOUTH COUNTY AREA, CONTAINING 84.20± ACRES, COMMISSION DISTRICT II, CHARLOTTE COUNTY, FLORIDA; PETITION Z-26-14; APPLICANT: BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA; PROVIDING AN EFFECTIVE DATE.

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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-26-14, submitted by applicant, Board of County Commissioners of Charlotte County, Florida ("Applicant"), which requested a rezoning to amend the Charlotte County Zoning Atlas from Residential Estate 1 (RE-1) to Commercial General (CG) (65.14± acres) and Environmentally Sensitive (ES) (19.06± acres) in order to correct an inconsistency between the Future Land Use Map designation and the zoning district, for property, including three parcels, two of which are located located at 27544 Green Gulf Boulevard and 11711 Tamiami Trail, and one unaddressed parcel generally located north of Green Gulf Boulevard, south of Notre Dame Boulevard, east of Alligator Street, and west of

36 Tamiami Trail (US 41), in the Punta Gorda area and in the South County area,
37 containing 84.20± acres, within Commission District II, Charlotte County, Florida,
38 and more particularly described in Exhibit "A" which is attached hereto
39 ("Property"); and

40 WHEREAS, the Applicant seeks to rezone the Property from
41 RE-1 to CG and ES to correct an inconsistency between the Future Land Use
42 Map (FLUM) designation and the zoning district; and

43 WHEREAS, Petition Z-26-14 was heard by the Charlotte County
44 Planning and Zoning Board ("P&Z Board") and, based on the findings and
45 analysis provided by County Staff and the evidence presented to the P&Z Board,
46 the P&Z Board recommended approval on April 13, 2026; and

47 WHEREAS, after due consideration, based on the findings and
48 analysis provided by County Staff and the evidence presented to it, the Board
49 finds that approval of Petition Z-26-14 is consistent with the County's
50 Comprehensive Plan and meets the requirements for the granting of a rezone;
51 and

52 WHEREAS, based on the above findings, the Board finds that
53 Petition Z-26-14 satisfies the requirements of Section 125.66, F.S., and that it is
54 in the best interests of the County and its citizens to approve Petition Z-26-14.

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

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

60 Petition Z-26-14 requesting to amend the Charlotte
61 County Zoning Atlas from Residential Estate 1 (RE-1)
62 to Commercial General (CG) and Environmentally
63 Sensitive (ES), for property, including three parcels,
64 two of which are located at 27544 Green Gulf
65 Boulevard and 11711 Tamiami Trail, and one
66 unaddressed parcel generally located north of Green
67 Gulf Boulevard, south of Notre Dame Boulevard, east
68 of Alligator Street, and west of Tamiami Trail (US 41),
69 in the Punta Gorda area and in the South County
70 area, containing 84.20± acres; Commission District II,
71 Charlotte County, Florida, and more particularly
72 described in Exhibit "A" which is attached hereto.

73
74
75 SECTION 2. That the zoning for this property shall run with the
76 property and shall apply to any subsequent owners, heirs and assigns.

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

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[SIGNATURE PAGE FOLLOWS]

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PASSED AND DULY ADOPTED this 26th day of May, 2026.

BOARD OF COUNTY COMMISSIONERS
OF CHARLOTTE COUNTY, FLORIDA

DRAFT

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

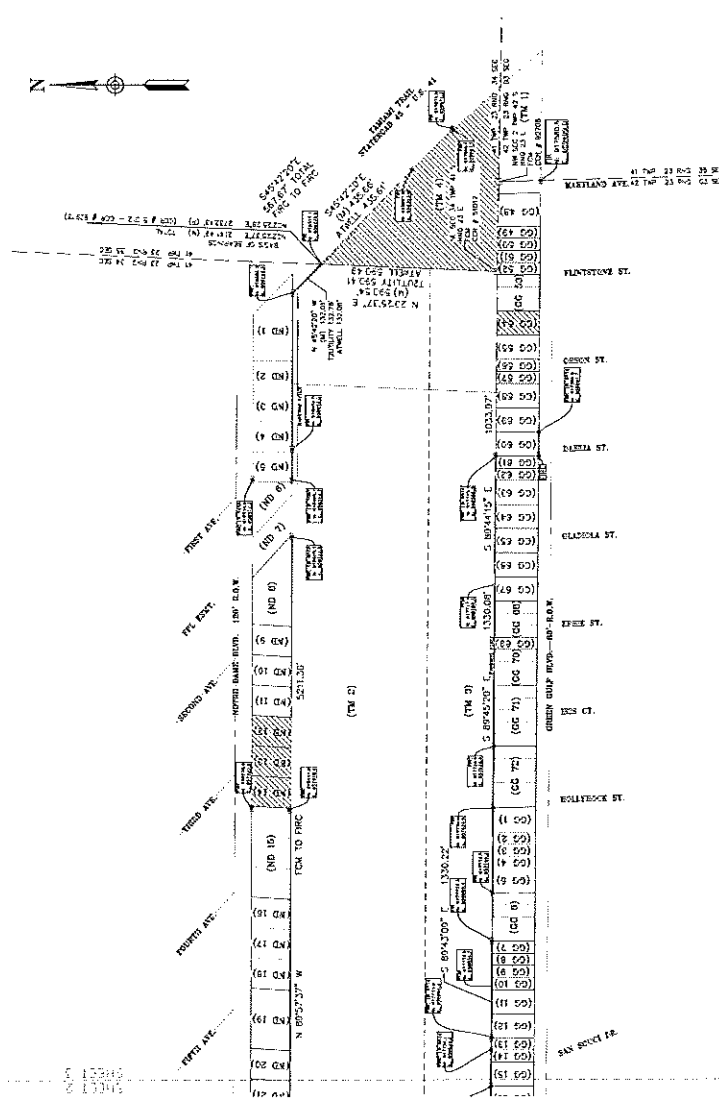
APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

By: _____
Thomas M. David, County Attorney
LR2026-0189

BOUNDARY SURVEY

LOCATED IN
 NOTRE DAME @ TROPICAL GULF ACRES
 SECTION 34, TOWNSHIP 41 SOUTH, RANGE 23 EAST
 CHARLOTTE COUNTY, FLORIDA

INDY	LOT/BLOCK	OWNER	ADDRESS	PLAT BOOK & PAGE
ND 1	133-10A	Debra J. Williams	2150 Notre Dame Blvd	Book 1 - PG 174-17C
ND 2	133-10B	Debra J. Williams	2150 Notre Dame Blvd	Book 1 - PG 174-17C
ND 3	133-10C	Debra J. Williams	2150 Notre Dame Blvd	Book 1 - PG 174-17C
ND 4	133-10D	Debra J. Williams	2150 Notre Dame Blvd	Book 1 - PG 174-17C
ND 5	133-10E	Debra J. Williams	2150 Notre Dame Blvd	Book 1 - PG 174-17C
ND 6	133-10F	Debra J. Williams	2150 Notre Dame Blvd	Book 1 - PG 174-17C
ND 7	133-10G	Debra J. Williams	2150 Notre Dame Blvd	Book 1 - PG 174-17C
ND 8	133-10H	Debra J. Williams	2150 Notre Dame Blvd	Book 1 - PG 174-17C
ND 9	133-10I	Debra J. Williams	2150 Notre Dame Blvd	Book 1 - PG 174-17C
ND 10	133-10J	Debra J. Williams	2150 Notre Dame Blvd	Book 1 - PG 174-17C
ND 11	133-10K	Debra J. Williams	2150 Notre Dame Blvd	Book 1 - PG 174-17C
ND 12	133-10L	Debra J. Williams	2150 Notre Dame Blvd	Book 1 - PG 174-17C
ND 13	133-10M	Debra J. Williams	2150 Notre Dame Blvd	Book 1 - PG 174-17C
ND 14	133-10N	Debra J. Williams	2150 Notre Dame Blvd	Book 1 - PG 174-17C
ND 15	133-10O	Debra J. Williams	2150 Notre Dame Blvd	Book 1 - PG 174-17C
ND 16	133-10P	Debra J. Williams	2150 Notre Dame Blvd	Book 1 - PG 174-17C
ND 17	133-10Q	Debra J. Williams	2150 Notre Dame Blvd	Book 1 - PG 174-17C
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Sheet	3 OF 3
Map	1339545

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