



Z-23-35-17 (Quasi-Judicial)

(Adoption Hearing BCC Land Use Meeting 07-28-2026)

Jaxon Fischer, LLC



CHARLOTTE COUNTY
FLORIDA

Proposed Changes

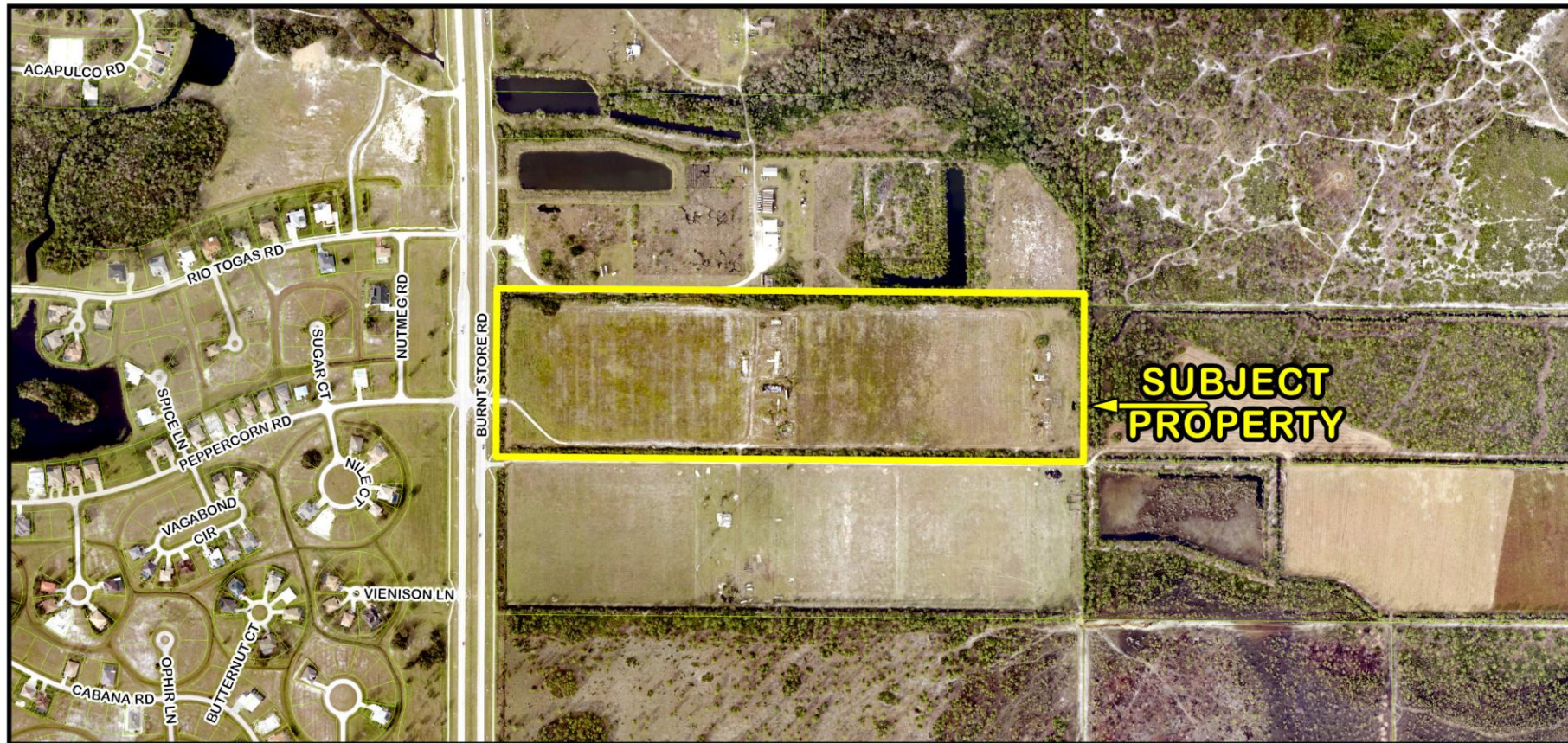
- A rezoning to amend the Charlotte County Zoning Atlas from Residential Estate 1 (RE-1) to Commercial General (CG)
- Located in Commission District II

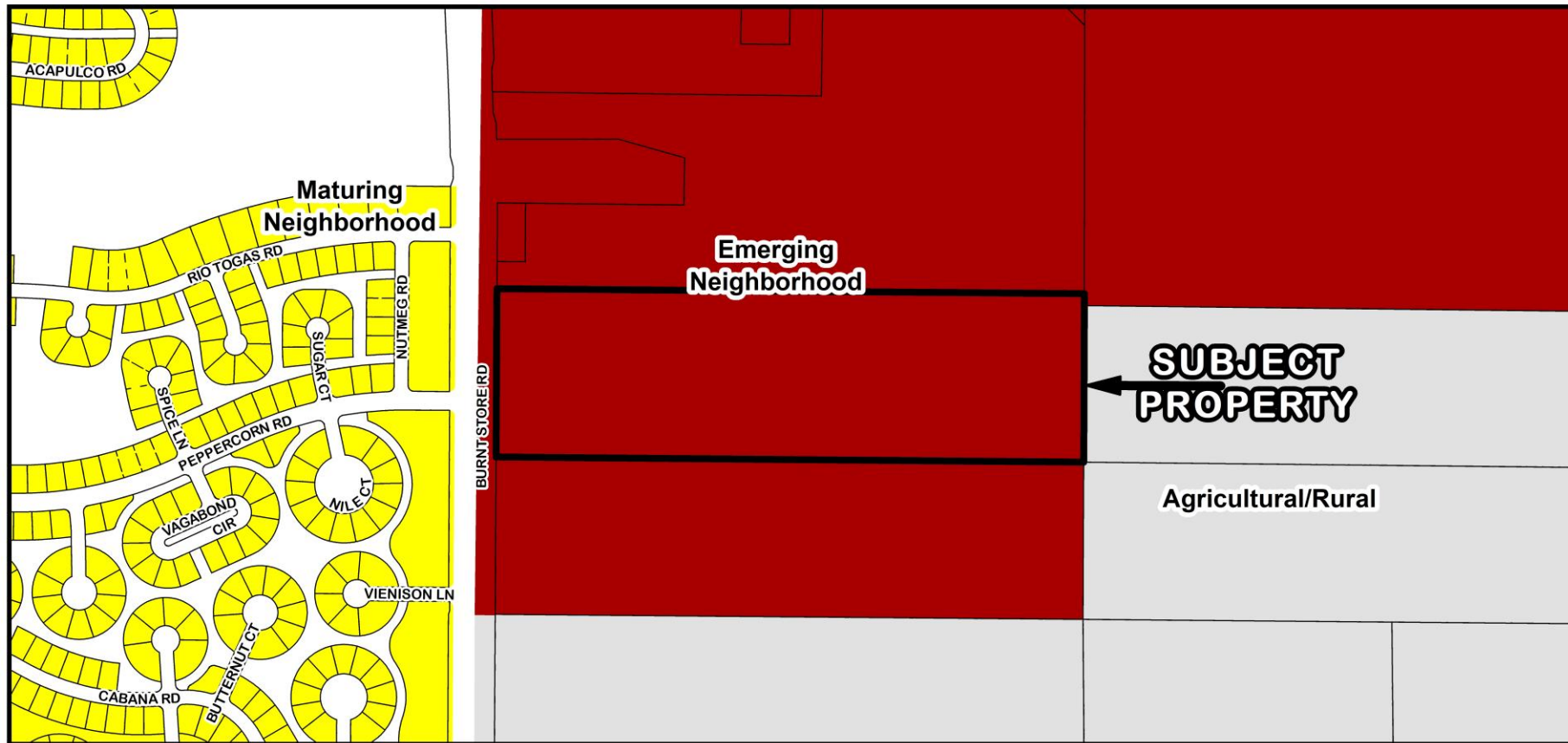


Z-23-35-17 1,000' Mailed Notice Map



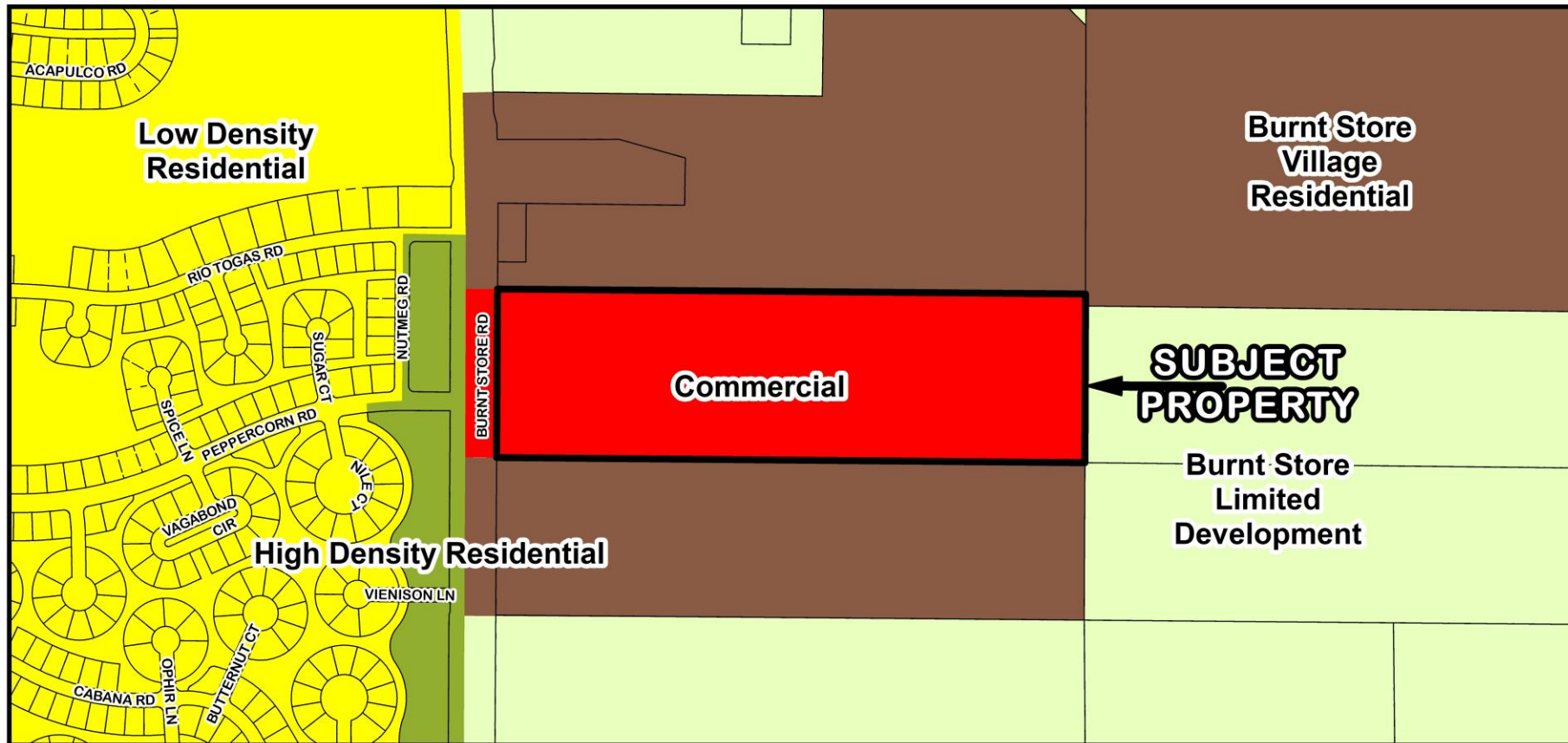
Z-23-35-17 Location Map

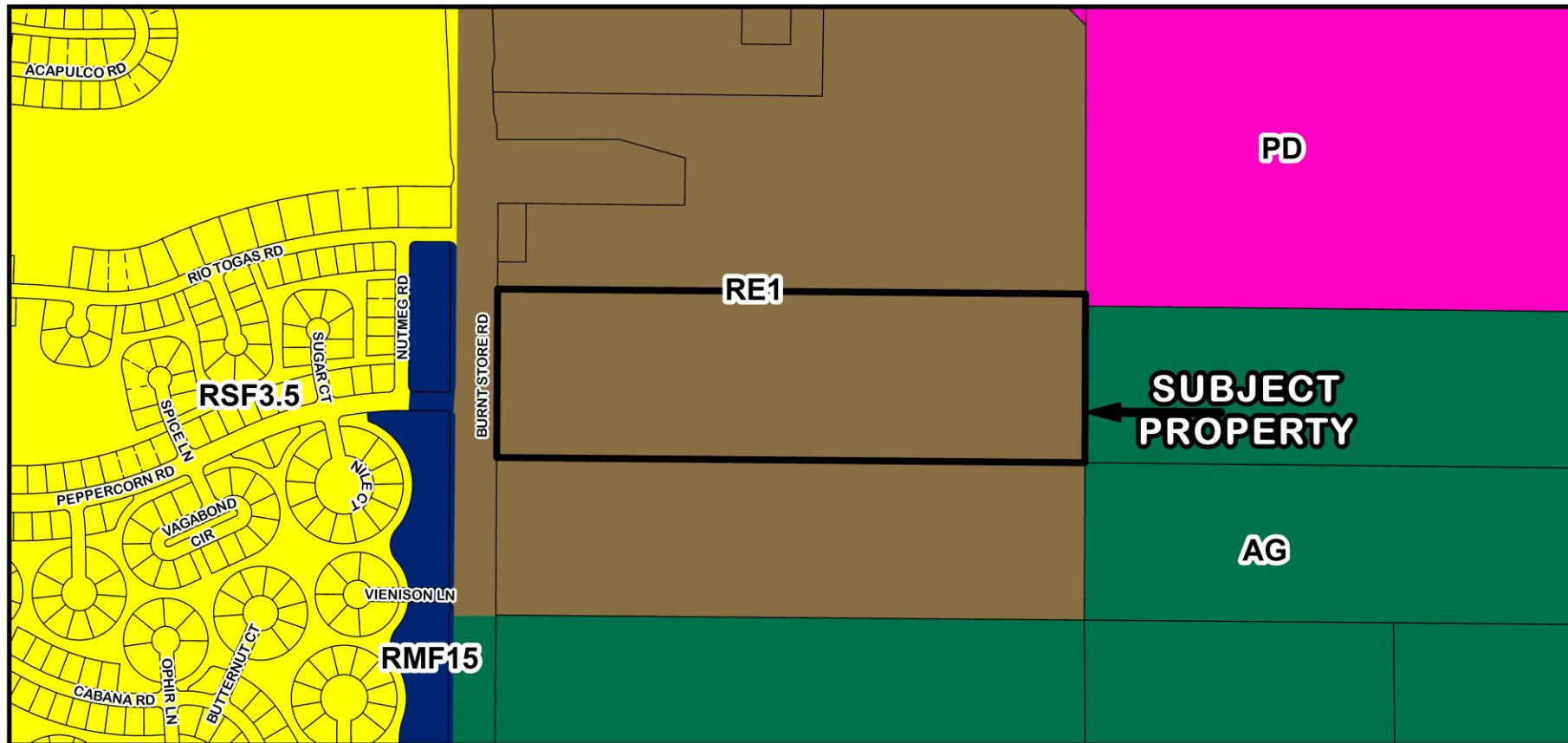


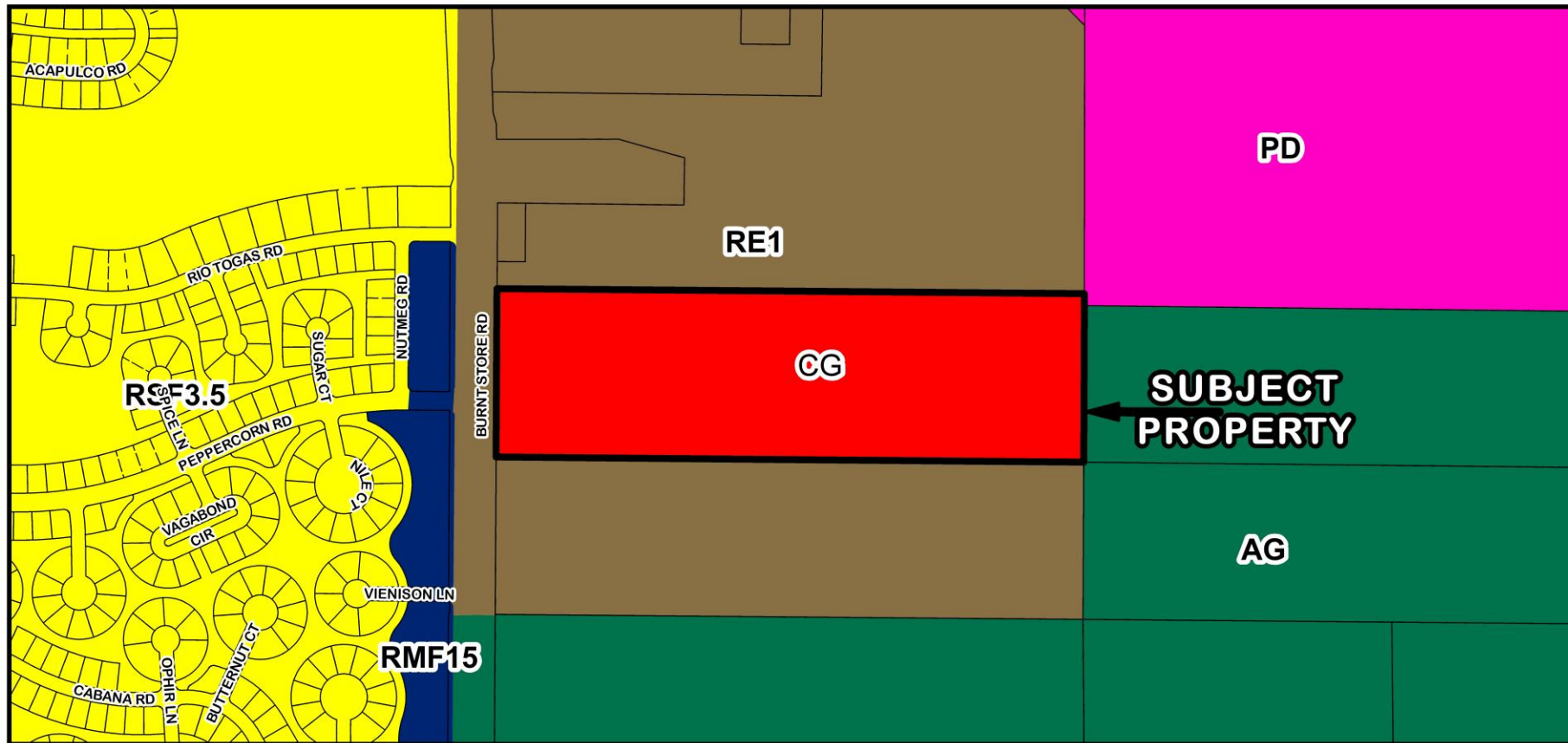


Current Status

- On Sept. 10, 2024, the Board approved:
 - The requested small scale land use amendment to Commercial (COM), limiting the Floor Area Ratio (FAR) to 0.35.
 - The applicant's requested to continue the rezoning application to an unspecified date to address outstanding traffic issues with staff.







Transportation Policies

- **Transportation Element (TRA) Policy 1.1.1: Level of Service (LOS) Standards**, requires that: The County shall maintain minimum LOS Standards on the system set forth in the table below.

Roadway Class	Adopted LOS Standard	Limitations (if any)
Arterials	D	None
Collectors	D	None
FDOT (Urban/Transitioning Area)	C (FDOT)	None
FDOT-(Rural Area)	B (FDOT)	None

Transportation Policies

- **TRA Policy 1.1.2: Development Orders**, requires that: The County shall deny any development order that will reduce any road within the County below the LOS Standards established in TRA Policy 1.1.1, except where the development is vested under law or provides adequate mitigation pursuant to State and County regulations.

Conclusion

- According to the submitted revised Traffic Impact Analysis (TIA):
 - If future commercial development on the site is limited to less than 300,001 SF, no additional LOS deficiencies are anticipated, and such development would generally be consistent with the County's Comprehensive Plan.
 - If future commercial development on the site ranges between 300,001 and 629,812.26 SF, the existing County roadway network cannot support the proposed CG rezoning.

Conclusion

- The requested rezoning to the conventional CG zoning district does not require a development proposal, site plan, or concept plan as part of the application.
 - The specific uses and amount of development that could occur under the requested CG zoning are unknown at this time.