

April 27, 2022

CHG  
BCC

ORDINANCE  
NUMBER 2022 - 022

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, AMENDING THE CHARLOTTE COUNTY ZONING ATLAS FROM PLANNED DEVELOPMENT (PD) TO PLANNED DEVELOPMENT (PD); A MAJOR MODIFICATION TO AMEND THE PD CONDITIONS AND ITS ASSOCIATED PD CONCEPT PLAN ESTABLISHED IN ORDINANCE NUMBER 2022-007, IN ORDER TO ALLOW FOR AN ADDITIONAL 48 SITE-BUILT HOMES, A RESIDENTIAL DEVELOPMENT UP TO 278 UNITS, AND REQUIRING A TRANSFER OF 48 DENSITY UNITS; FOR PROPERTY LOCATED AT 12150 BURNT STORE ROAD, IN THE BURNT STORE AREA PLAN AREA AND IN THE PUNTA GORDA AREA; CONTAINING 68.43 ACRES MORE OR LESS; COMMISSION DISTRICT II, CHARLOTTE COUNTY, FLORIDA; PETITION PD-21-00019; APPLICANT, SIMPLE LIFE VENTURES, LLC; PROVIDING AN EFFECTIVE DATE.

CHARLOTTE COUNTY CLERK OF CIRCUIT COURT  
OR BOOK: 4972 PAGE 1558 PAGE: 1 OF 16  
INSTR # 3099870 Doc Type: GOV  
Recorded: 4/27/2022 at 3:47 PM  
Rec. Fee: RECORDING \$137.50  
Cashier By: THERESAA

RECITALS

WHEREAS, in a public hearing held on Tuesday, April 26, 2022, the Board of County Commissioners of Charlotte County, Florida ("Board") reviewed Petition PD-21-00019, submitted by applicant, Simple Life Ventures, LLC ("Applicant"), which requested a rezoning from Planned Development (PD) to Planned Development (PD), on 68.43 acres more or less of property owned by Simple Life Reflections LLC, whose address is 135 2<sup>nd</sup> Avenue North, Suite 3, Jacksonville Beach, Florida 33250, and described as property located at 12150 Burnt Store Road, in the Burnt Store Area Plan area and in the Punta Gorda area, containing 68.43 acres more or less, in Commission District II, Charlotte County, Florida, and more particularly described in Exhibit "A" which is attached hereto and provided herein ("Property"); and

MIN

33           WHEREAS, the Property was originally rezoned from Agriculture  
34 Estates (AE) to Planned Development (PD) on August 21, 2007, pursuant to  
35 Ordinance Number 2007-059, along with a PD Concept Plan and its associated  
36 PD conditions, in order to allow for the residential development of 42 single-  
37 family units and 350 multi-family units; and

38           WHEREAS, subsequently, the Property was rezoned from Planned  
39 Development (PD) to Planned Development (PD) on February 23, 2021,  
40 pursuant to Ordinance Number 2021-006, along with a PD Concept Plan and its  
41 associated PD conditions, in order to allow for development of a manufactured  
42 home community of up to 230 homes; and

43           WHEREAS, subsequently, the Property was rezoned from Planned  
44 Development (PD) to Planned Development (PD) on February 22, 2022,  
45 pursuant to Ordinance Number 2022-007, along with a PD Concept Plan and its  
46 associated PD conditions, which was a major modification to the then existing  
47 Planned Development (PD) and its associated Planned Development (PD)  
48 conditions, in order to allow for site-built homes up to 230 units; and

49           WHEREAS, at this time, the Applicant seeks a rezoning from  
50 Planned Development (PD) to Planned Development (PD), which is a major  
51 modification to amend the PD conditions and its associated PD Concept Plan  
52 established in Ordinance Number 2022-007, and adopt the General PD Concept  
53 Plan, in order to allow for an additional 48 site-built homes, a residential  
54 development up to 278 units, and requiring a transfer of 48 density units;

55                   WHEREAS, Petition PD-21-00019 has previously been heard by  
56 the Charlotte County Planning and Zoning Board ("P&Z Board") and, based on  
57 the findings and analysis provided by County Staff and the evidence presented to  
58 the P&Z Board, has been recommended for approval on April 11, 2022; and

59                   WHEREAS, after due consideration, based on the findings and  
60 analysis provided by County Staff and the evidence presented to it, the Board  
61 has found that approval of Petition PD-21-00019 is consistent with the County's  
62 Comprehensive Plan, and that it meets the requirements for the granting of a  
63 rezone; and

64                   WHEREAS, based on the above findings, the Board has  
65 determined it to be in the best interests of the County to rezone the subject  
66 property from Planned Development (PD) to Planned Development (PD), and  
67 also to adopt its associated General PD Concept Plan.

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

70                   SECTION 1. The following petition, made by applicant,  
71 Simple Life Ventures, LLC, for an amendment to the Charlotte County Zoning  
72 Atlas is hereby approved subject to the conditions contained in the attached  
73 Exhibit "B":

74                   Petition PD-21-00019 requesting rezoning from  
75 Planned Development (PD) to Planned Development  
76 (PD), and also adoption of its associated General PD  
77 Concept Plan, for property located at 12150 Burnt  
78 Store Road, in the Burnt Store Area Plan area and in  
79 the Punta Gorda area, containing 68.43 acres more or  
80 less; Commission District II, Charlotte County, Florida,  
81 and more particularly described in Exhibit "A".  
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PASSED AND DULY ADOPTED this 26th day of April, 2022.

BOARD OF COUNTY COMMISSIONERS  
OF CHARLOTTE COUNTY, FLORIDA  
By: William A. Truex  
William A. Truex, Chairman



ATTEST:  
Roger D. Eaton, Clerk of the Circuit Court  
and Ex-Officio Clerk of the  
Board of County Commissioners  
By: Debra J. Hunter  
Deputy Clerk

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

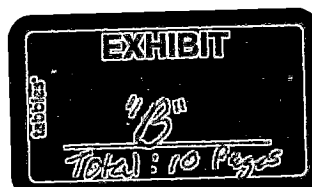
By: Janette S. Knowlton  
Janette S. Knowlton, County Attorney  
LR2021-0936



**PD Conditions for PD-21-00019**

**Revisions to Ordinance Number 2022-007**

- a. Development on the subject property shall occur as generally illustrated on the PD Concept Plan submitted by the applicant, prepared by Barraco and Associates, Inc., dated ~~October 14, 2020~~ December 6, 2021 (Attachment 1: General PD Concept Plan – Master Concept Plan), except such modifications as may be required to meet the conditions of the PD zoning district. The open space area shall be no less than ~~13.69~~18.49± acres (The PD Concept Plan includes ~~22~~13.3± acres of lake area, ~~2.21~~3± acres of which may be counted toward open space). In addition, the PD Concept Plan Site Plan Review (Petition No. ~~DRC-21-00196~~DRC-20-00099) conditions of recommended approval according to the letter dated ~~November 30, 2020~~March, 29, 2022, and signed by Shaun Cullinan, Charlotte County Planning and Zoning Official, are required to be met. Such PD Concept Plan shall be valid until a Final Detail Site Plan is approved for one year from the date of this Ordinance and may be extended per Section 3-9-45, Planned Development (PD).
- b. The base density for the subject property is ~~six~~230 units per Resolution Number 2021-107. The proposal is to develop a total of ~~230~~278 dwelling units. Any residential development above ~~six~~230 units shall require transferred density units. The transfer of density units must be approved by the Board of County Commissioners subject to the County's Land Development Regulations 3-9-150: Transfer of Density Units, as may be amended, prior to Final Detail Site Plan or Preliminary Plat approval, whichever occurs first.
- c. Permitted uses and accessory uses.
  - i. Single-family home.
  - ii. Manufactured home (HUD), minimum requirement is Wind Zone 3.
  - iii. Minor home occupation. (See Section 3-9-74, home occupations, as may be amended.)
  - iv. Community offices and maintenance facilities.
  - v. Park, public or not-for-profit.
  - vi. Community recreational facilities.
  - vii. *Permitted accessory uses and structures:* Uses and structures which are customarily accessory and clearly incidental to permitted uses; are located on the same lot or parcel within this development; are not likely to attract visitors in large numbers; and involve operations or structures consistent with the character of the proposed development, including the following:
    - 1) Accessory structures designed to meet Florida Building Code may be placed adjacent (not attached) to primary structures. These accessory structures shall be structurally independent, self-supporting and free standing. These structures must also meet the fire code. Construction trailers and cargo containers are prohibited except when used during the site construction/development.



- 2) Enclosed storage structures and garage facilities with use limited to the management of this development and its residents.
- 3) Keeping of pets, excluding animal breeding, boarding and training.
- 4) Laundry facilities and sales of groceries and sundries, subject to the following:
  - a) Such establishments and parking areas related primarily to their operations shall not occupy more than 1.36 acres.
  - b) Such establishments shall be used only by residents of this development.
  - c) The commercial nature of such establishments shall not be visible from any street outside this development so as to attract customers other than residents of the development.
  - d) Such establishments shall not be located closer than 100 feet from any public street and shall be accessible only from a street within the development.
- 5) Open storage areas. This area may be used for open storage of items including but not limited to recreational vehicles, boats, and recreational equipment, the use of which is limited to residents of this development. No such areas shall exceed 3.4 acres.
- 6) Community garden.
- 7) Clubhouse, pools, sport courts, and similar amenities.

d. Development standards:

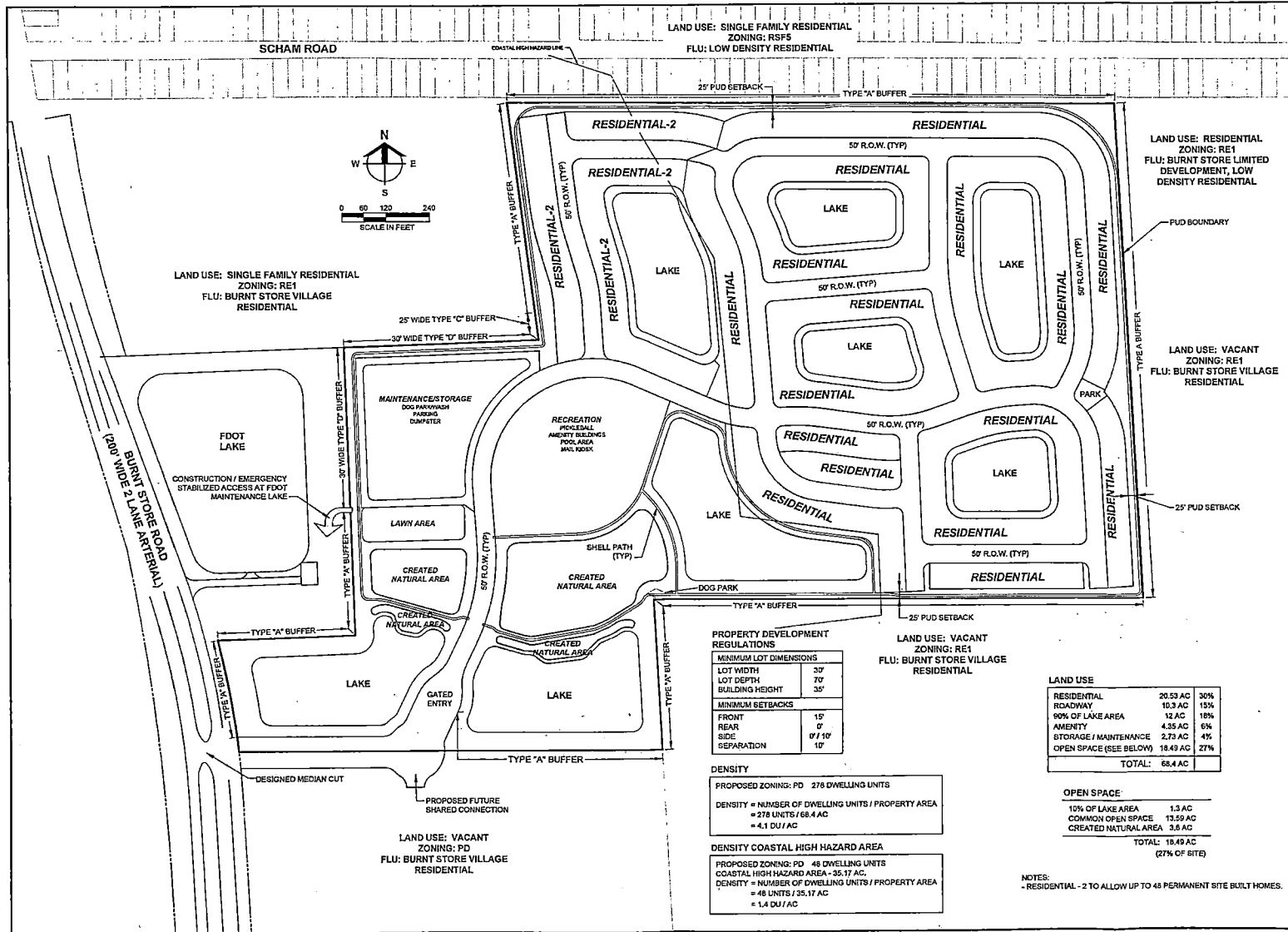
Required Parking	Per Section 3-9-79, at the time of development
Lot (min.)	
Area (sq. ft.)	2,100
Width (ft.)	30
Setbacks (min. ft)	
Front	15
Side (interior)	0
Side (Street)	10
Rear (Interior)	0
Abutting water	20
Structure Separation	10
Lot coverage for all structures	65%
Maximum Heights for all structures (ft.)	35



- e. All roadways within the development shall be constructed to Charlotte County standards. Following Final Detail Site Plan approval, all private roadways shall be required to be maintained by the developer, and subsequently, a homeowners' association or similar entity.
- f. The applicant/property owner shall provide a trail system with a minimum width of five feet throughout the development as shown on the proposed PD Concept Plan.
- g. There shall be one main entrance located on the proposed future shared connection which is shown on the proposed PD Concept Plan. One emergency access point is proposed which is also shown on the proposed PD Concept Plan. The applicant/property owner, and subsequently, the homeowners' association or similar entity, is required to construct the entrance road as shown on the proposed PD Concept Plan and must provide evidence of their legal authority to construct a portion of such entrance road on the property immediately adjacent to the south with the application for Final Detail Site Plan Approval. If the evidence of their legal authority to construct a portion of such entrance road on the property immediately adjacent to the south is not provided as part of the Final Detail Site Plan application, the applicant/property owner must relocate the entrance road to be wholly located within the subject site. With respect to the site related improvements and other items, County Transportation staff reserve the right to make additional comments at the time of Final Detailed Site Plan development level.
- h. The development must use potable water and sanitary sewer utilities. The potable water and sanitary sewer lines must be connected to the site before any certificates of occupancy shall be issued. The developer may extend reclaimed water utility lines, if available at the time of construction.
- i. The 25-foot PD setback is required as shown on the PD Concept Plan. Roads and stormwater facilities may be located within the 25-foot PD setback.
- j. The site shall be developed with a unified landscaping theme. Landscaping and Buffers:
  - i. At a minimum, a type A buffer shall be required along the property boundary.
  - ii. At a minimum, a type C buffer is required for all recreational areas.
  - iii. At a minimum, a type D buffer is required for storage/maintenance areas as well as future development.
  - iv. All other landscaping and buffers shall follow Section 3-9-100, Buffers, Landscaping, and Tree Requirements.
  - v. Landscaping and buffers shall be in compliance with EX-1 and EX-2, prepared by Barraco and Associates, Inc., dated February 10, 2021 (Attachment 2: EX-1: Site Plan Exhibit & EX-2: Typical Sections).
- k. The final design of the storage/maintenance area, recreational area and future development area shall be determined at Final Detail Site Plan Review approval.

- l. If outdoor lighting is proposed, it will be shielded or directed in such a way that the light does not shine beyond the boundaries of the subject property.
- m. For the school concurrency issues:
  - i. If the school concurrency process is still required under a valid interlocal agreement, prior to Final Detail Site Plan or Final Plat approval for any residential development for any Phases, the applicant/property owner must obtain a School Concurrency Availability Determination Letter (SCADL) from Charlotte County Public Schools (CCPS) indicating that sufficient capacity exists, or has been accounted for through a binding and enforceable agreement with CCPS to address school concurrency.
  - ii. If an agreement is required, the terms of both agreements shall be incorporated into the Planned Development Final Detail Site Plan approval and shall not constitute a major modification.
- n. The developer/property owner is required to pay \$187.50 per residential dwelling unit located within the Coastal High Hazard Area (CHHA) and contained within the Final Detail Site Plan, as a monetary contribution to address potential evacuation impacts to be consistent with CST Policy 3.2.4: Applications for Development within the CHHA, concurrently with submission of Final Detail Site Plan application.
- o. Prior to Final Detail Site Plan approval, the applicant shall be required to meet concurrency per Article XIV. Concurrency Management. As to transportation concurrency, the applicant shall be required to account for project traffic and traffic from projects with previously approved Final Detail Site Plan or Final Site Plan which information shall be provided by the County. If the transportation analysis projects the level of service (LOS) will fall below the adopted minimum standard due to the proposed development traffic, a proportionate share analysis may be required to satisfy concurrency.

**Attachment 1**  
**General PD Concept Plan**  
**- Master Concept Plan**



LAND USE: SINGLE FAMILY RESIDENTIAL  
 ZONING: RSF5  
 FLU: LOW DENSITY RESIDENTIAL

LAND USE: SINGLE FAMILY RESIDENTIAL  
 ZONING: RE1  
 FLU: BURNT STORE VILLAGE RESIDENTIAL

LAND USE: RESIDENTIAL  
 ZONING: RE1  
 FLU: BURNT STORE LIMITED DEVELOPMENT, LOW DENSITY RESIDENTIAL

LAND USE: VACANT  
 ZONING: RE1  
 FLU: BURNT STORE VILLAGE RESIDENTIAL

LAND USE: VACANT  
 ZONING: RE1  
 FLU: BURNT STORE VILLAGE RESIDENTIAL

PROPERTY DEVELOPMENT REGULATIONS

MINIMUM LOT DIMENSIONS	
LOT WIDTH	30'
LOT DEPTH	70'
BUILDING HEIGHT	35'

MINIMUM SETBACKS	
FRONT	15'
REAR	0'
SIDE SEPARATION	0' / 10' / 10'

DENSITY

PROPOSED ZONING: PD 278 DWELLING UNITS

DENSITY = NUMBER OF DWELLING UNITS / PROPERTY AREA  
 = 278 UNITS / 68.4 AC  
 = 4.1 DU / AC

DENSITY COASTAL HIGH HAZARD AREA

PROPOSED ZONING: PD 48 DWELLING UNITS  
 COASTAL HIGH HAZARD AREA - 35.17 AC

DENSITY = NUMBER OF DWELLING UNITS / PROPERTY AREA  
 = 48 UNITS / 35.17 AC  
 = 1.4 DU / AC

LAND USE

RESIDENTIAL	20.53 AC	30%
ROADWAY	10.3 AC	15%
90% OF LAKE AREA	12 AC	18%
AMENITY	4.35 AC	6%
STORAGE / MAINTENANCE	2.73 AC	4%
OPEN SPACE (SEE BELOW)	18.49 AC	27%
<b>TOTAL:</b>	<b>68.4 AC</b>	

OPEN SPACE

10% OF LAKE AREA	1.3 AC
COMMON OPEN SPACE	13.59 AC
CREATED NATURAL AREA	3.6 AC
<b>TOTAL:</b>	<b>18.49 AC (27% OF SITE)</b>

NOTES:  
 - RESIDENTIAL - 2 TO ALLOW UP TO 48 PERMANENT SITE BUILT HOMES.

**Barraco**  
 and Associates, Inc.  
 CIVIL ENGINEERING - LAND SURVEYING  
 LAND PLANNING

www.barraco.net

2271 MAGREGOR BLVD., SUITE 100  
 FORT MYERS, FLORIDA 33903-2900  
 PHONE (239) 481-3170  
 FAX (239) 451-3168

FLORIDA CERTIFICATE OF AUTHORIZATION  
 ENGINEERING TYPE - SURVEYING 15440

PREPARED FOR

*Simple Life*  
 Knowledge. Creativity.

CHARLOTTE COUNTY, FLORIDA

PROJECT DESCRIPTION

**PUNTA GORDA RESERVE**

CHARLOTTE COUNTY, FLORIDA

ENGINEER OF RECORD

CARL A. BARRACO, JR., P.E. FOR THE FIRM  
 FLORIDA P.E. NO. 91259 - CARL A. BARRACO, JR.

Digitally signed by Carl A. Barraco Jr.  
 Date: 2021.12.03 14:32:51 -05'00'

This form has been digitally signed and sealed by Carl A. Barraco, Jr. for the above project.

Professional copies of this drawing are not considered valid for legal and planning uses without the original drawing.

DESIGNED BY: JAMES HANCOCK  
 CHECKED BY: JAMES HANCOCK  
 DATE: 12/03/21

LOCATION: JACOBY TRAIL, PUNTA GORDA, FLORIDA

PLANT DATE: 12/03/21 14:32:51 -05'00'

PROJECT NO.: 23817

CROSS REFERENCED DRAWINGS

BASE PLAN: 23817

PLAN REVISIONS

PLAN STATUS

MASTER CONCEPT PLAN

PROJECT / FILE NO. 23817 SHEET NUMBER 1 OF 2



**Attachment 2**  
**EX-1: Site Plan Exhibit &**  
**EX-2: Typical Sections**









## FLORIDA DEPARTMENT *of* STATE

**RON DESANTIS**  
Governor

**LAUREL M. LEE**  
Secretary of State

April 27, 2022

Mr. Roger D. Eaton  
Clerk of the Circuit Court  
County Comptroller  
Charlotte County  
18500 Murdock Circle, Room 416  
Port Charlotte, Florida 33948

Attention: Dawn Johnston

Dear Roger Eaton:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Charlotte County Ordinance No. 2022-022, which was filed in this office on April 27, 2022.

Sincerely,

Anya Owens  
Program Administrator

ACO/mas



PUBLISHER'S AFFIDAVIT OF  
PUBLICATION STATE OF FLORIDA  
COUNTY OF CHARLOTTE:

Before the undersigned authority personally appeared **Melinda Prescott**, who on oath says that she is the Legal Advertising Representative of The Daily Sun, a newspaper published at Charlotte Harbor in Charlotte County, Florida; that the attached copy of advertisement, being a **Legal Notice** that was published in said newspaper in the issue(s)

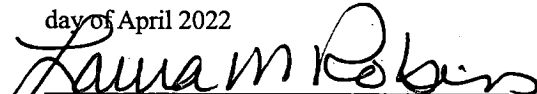
04/11/2022

as well as being posted online at [www.yoursun.com](http://www.yoursun.com) and [www.floridapublicnotices.com](http://www.floridapublicnotices.com).

Affiant further says that the said newspaper is a newspaper published at Charlotte Harbor, in said Charlotte County, Florida, and that the said newspaper has heretofore been continuously published in said Charlotte County, Florida, Sarasota County, Florida and DeSoto County, Florida, each day and has been entered as periodicals matter at the post office in Punta Gorda, in said Charlotte County, Florida, for a period of 1 year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

  
(Signature of Affiant)

Sworn and subscribed before me this 11<sup>th</sup>  
day of April 2022

  
(Signature of Notary Public)

Personally known  OR  Produced  
Identification



**NOTICE OF PUBLIC MEETING AND HEARING FOR ONE OR MORE OF THE FOLLOWING MATTERS: PROPOSED CHANGES TO THE FUTURE LAND USE MAP AND COMPREHENSIVE PLAN ELEMENTS, DEVELOPMENTS OF REGIONAL IMPACT OR CHANGES THERETO, REZONINGS, TRANSFER OF DENSITY UNITS (TDU), PRELIMINARY AND FINAL PLATS, DEVELOPER AGREEMENTS, STREET AND PLAT VACATIONS, DRC FINAL DETAIL PLANS OR CHANGES THERETO, TEXT AMENDMENTS AND STREET NAMING**

A PUBLIC MEETING AND HEARING ON PROPOSALS AND PETITIONS AS DESCRIBED BELOW WILL BE CONDUCTED BY THE BOARD OF COUNTY COMMISSIONERS AT A REGULAR MEETING ON TUESDAY, APRIL 26, 2022, at 2:00 P.M. OR AS SOON THEREAFTER AS THE MATTER MAY BE HEARD DURING THE COURSE OF ACTION. THE MEETING AND HEARING WILL BE HELD IN COMMISSION CHAMBERS, ROOM 119, FIRST FLOOR, BUILDING A, THE CHARLOTTE COUNTY ADMINISTRATION CENTER, 18500 MURDOCK CIRCLE, PORT CHARLOTTE, FLORIDA. THE BOARD IS NOT BOUND TO CONSIDER THE PETITIONS IN THE ORDER LISTED IN THIS NOTICE. ANY OF THESE PETITIONS MAY BE CONSIDERED AS SOON AS THE MEETING COMMENCES.

COPIES OF SAID PETITIONS WITH COMPLETE LEGAL DESCRIPTIONS AND SUBSEQUENT STAFF REPORTS WILL BE AVAILABLE FOR REVIEW AT THE CHARLOTTE COUNTY COMMUNITY DEVELOPMENT DEPARTMENT AND ALL CHARLOTTE COUNTY PUBLIC LIBRARIES. A MEETING AGENDA AND PETITION PACKETS MAY BE REVIEWED AT THE FOLLOWING INTERNET ADDRESS: <http://www.charlottecountyfl.gov/boards-committees/planning-zoning-board/agenda.shtml>

ALL INTERESTED PERSONS ARE URGED TO ATTEND. THE PUBLIC IS WELCOME TO SPEAK. TIME LIMITS ARE SET BY BOARD RULES. IF YOU HAVE SPECIFIC QUESTIONS OR COMMENTS, YOU ARE ENCOURAGED TO CONTACT A STAFF PERSON AT ANY TIME IN ADVANCE OF THE PUBLIC HEARING(S). PLEASE CALL 941-764-4903 AND MENTION THE PETITION NUMBER OF THE MATTER YOU WISH TO DISCUSS.

**PETITIONS**

**CPE-22-01** **Concept Plan Extension of the Oak Haven PD Concept Plan** **Quasi-Judicial** **Commission District II**  
An Ordinance, pursuant to Section 3-9-45, Planned Development, under Chapter 3-9, Zoning, the County's Land Development Regulation, a request to extend the time limitation of the PD Concept Plan approved via Ordinance Number 2007-033, for property located south of N. Jones Loop Road, northeast of Interstate 75, and north of S. Jones Loop Road, in the Punta Gorda area; containing 135.14± acres; Commission District II; Petition No. CPE-22-01; Applicants: McNew Property Holdings 3, LLC, Harper Property Holdings 3, LLC, Harper McNew Development Inc., and Beverly H. McNew Trustee; providing for an effective date.

**CPE-22-02** **Concept Plan Extension of the McNew Ranch PD Concept Plan** **Quasi-Judicial** **Commission District II**  
An Ordinance, pursuant to Section 3-9-45, Planned Development, under Chapter 3-9, Zoning, the County's Land Development Regulation, a request to extend the time limitation of the PD Concept Plan approved via Ordinance Number 2018-008, for property located north of the Lee County Line, south of Zemel Road, east of Tamiami Trail (US 41) and west of I-75, in the South County area; containing 1554.51± acres; Commission District II; Petition No. CPE-22-02; Applicants: Harper Property Holdings, LLC and McNew Property Holding, LLC; providing for an effective date.

**PD-21-00019** **Quasi-Judicial** **Commission District II**  
An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Planned Development (PD) to PD; this is a major modification to amend the PD conditions and its associated PD Concept Plan originally established in Ordinance Number 2022-007, in order to allow for an additional 48 site-built homes, a residential development up to 278 units, and requiring a transfer of 48 density units; for property located at 12150 Burnt Store Road, in the Burnt Store Area Plan area and in the Punta Gorda area, containing 68.43± acres; Commission District II; Petition No. PD-21-00019; Applicant: Simple Life Ventures, LLC; providing an effective date.

**PAS-21-00012** **Legislative** **Commission District III**  
Pursuant to Section 163.3187, Florida Statutes, adopt a Small-scale Plan Amendment to change Charlotte County FLUM Series Map #1: 2030 Future Land Use, from Low Density Residential (LDR) to Commercial (COM); for property located at 1370 River Lane, in the Englewood area, containing 0.384± acres; Commission District III; Petition No. PAS-21-00012; Applicant: KF & LF Properties LTD CO; providing an effective date.

**PD-21-00017** **Quasi-Judicial** **Commission District III**  
An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Residential Single-family 3.5 (RSF-3.5) to Planned Development (PD) and also adopting its associated General PD Concept Plan, in order to allow for expansion of the existing Farlow's restaurant parking lot and using the existing single-family home as an accessory structure by the owner or employees; for property located at 1370 River Lane, in the Englewood area, containing 0.384± acres; Commission District III; Petition No. PD-21-00017; Applicant: KF & LF Properties LTD CO; providing an effective date.

**PD-21-00018** **Quasi-Judicial** **Commission District V**  
An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Commercial General (CG) to Planned Development (PD), and also adopting its associated Detail PD Concept Plan, in order to develop a mini-warehouse; for the subject property located at 3491 Tamiami Trail, in the Port Charlotte area, containing 1.9± acres; Commission District V; Application No. PD-21-00018; Applicant: Adams Property Group; providing an effective date.

SHOULD ANY AGENCY OR PERSON DECIDE TO APPEAL ANY DECISION MADE BY THE BOARD WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING, A RECORD OF THE PROCEEDING, AND FOR SUCH PURPOSE, A VERBATIM RECORD OF THE PROCEEDING IS REQUIRED, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

*Charlotte County Board of County Commissioners does not discriminate on the basis of disability. This nondiscrimination policy involves every aspect of the County's functions, including access to and participation in meetings, programs and activities. FM Sound Enhancement Units for the Hearing Impaired are available at the Front Security Desk, Building A of the Murdock Administration Complex. Anyone needing other reasonable accommodation or auxiliary aids and services please contact our office at 941.764.4191, TDD/TTY 941.743.1234, or by email to David.Lyles@CharlotteCountyFL.gov.*



adon=3842039-1

Publish: April 11, 2022