

WHAT'S HAPPENING IN COMMUNITY DEVELOPMENT?



PERMITTING STAGE



UNDER CONSTRUCTION



COMPLETED!!



Dr. Shaw Veterinary Clinic

27570 Disston Ave., Punta Gorda
6,000 sq. ft. animal clinic.

7 Brew Coffee

4265 Tamiami Trail, Port Charlotte
547 sq. ft. drive-thru coffee shop.

Dogwood Animal Clinic

19677 Cochran Blvd., Port Charlotte
4,650 sq. ft. animal clinic.

Bachmann Project

21301/21401 Veterans Blvd., Port Charlotte
600 unit multi-family development.

Piper Logistics

9225 Piper Rd., Punta Gorda
139,200 sq. ft. warehousing and distribution development.

Avery Port Charlotte

1441 Tamiami Trail, Port Charlotte
Redevelopment of existing retail to multi-family apartment complex, former site of the Macy's department store.

Lakeside Village

401, 475, 551, and 601 Duncan Rd., Punta Gorda
Twenty-two multi-family buildings with 1,188 dwelling units, and an amenity area.

Mazda Car Dealership

798 Tamiami Trail, Port Charlotte
Car dealership with wash and service bays to be constructed in two phases.



Del Taco & Buffalo Wild Wings

1490 Tamiami Tral, Port Charlotte
2,370 sq. ft. Del Taco & 1,145 sq. ft. Buffalo Wild Wings drive-thru.



Whiskey Joe's

5000 Tamiami Trail, Port Charlotte
The project consists of a restaurant, outdoor tiki bar, event pavilion, and recreational areas.



GCM Balentine Manufacturing

8381 Duffie Dr., Punta Gorda
48,000 sq. ft. and 15,000 sq. ft. manufacturing and storage buildings.



McAlister's Deli

19570 Cochran Blvd., Port Charlotte
4,600 sq. ft. restaurant with drive-thru.



Equus Warehouse and Distribution

9450 Piper Rd., Punta Gorda
378,000 sq. ft. warehouse and distribution project.

PROJECTS' SPOTLIGHT

Babcock Update

- Certificates of Occupancy issued since August 2016: 2,444
- Single Family Permits Issued January: 124

West Port Update

- Single Family Certificates of Occupancy Issued since April 2021: 509
- Single Family Permits Issued January: 28



January Permitting:
Total Single Family Permits Issued: 419
Single Family Certificates of Occupancy Issued: 293
Total Permits Taken In December: 4,166
Total Permits Taken in January: 3,513
Total Permits Issued for January: 3,721
Total Permits Issued FY22-23: 81,910
(Fiscal Year Oct. 2022—Sept. 2023)
Total Permits Issued FY23-24: 15,596

PERMITTING SNAPSHOT



January, 2024

PERMITTING

7 Brew Coffee

4265 Tamiami Trail, Port Charlotte
547 sq. ft. drive-thru coffee shop

Avery Port Charlotte

1120 El Jobean Rd., Port Charlotte
Five-story multifamily development with 250 dwelling units, swimming pool, and amenity building

Babcock Neighborhood School

43261 Cypress Pkwy., Punta Gorda
22,329 sq. ft. expansion to the existing K-8 school and a 4,068 sq. ft. art building

Charlotte Harbor Business Center

9225 Piper Rd., Punta Gorda
139,200 sq. ft. of warehouse space

David Boulevard Apartments

7056 David Blvd., Port Charlotte
Multifamily development with approximately 297 units

Dogwood Animal Clinic

19677 Cochran Blvd., Port Charlotte
4,650 sq. ft. animal clinic

Dr. Shaw Veterinary Clinic

27570 Disston Ave., Punta Gorda
6,000 sq. ft. animal clinic

UNDER CONSTRUCTION



Buffalo Wild Wings & Del Taco

1490 Tamiami Trail, Port Charlotte
1,145 sq. ft. Buffalo Wild Wings and 2,370 sq. ft. Del Taco restaurants with drive-thru



Christian Brothers Automotive

24130 Beatrix Blvd., Port Charlotte
Ten-bay automotive service center



GCM Balentine Manufacturing

8381 Duffie Dr., Punta Gorda
48,000 sq. ft. and 15,000 sq. ft. manufacturing and storage buildings



Heartland Dental

5605 S. McCall Rd., Port Charlotte
4,520 sq. ft. single-story shell building



Mazda Car Dealership

798 Tamiami Trail, Port Charlotte
Car dealership with wash and service bays to be constructed in two phases

COMPLETED



McAlister's Deli

19570 Cochran Blvd., Port Charlotte
4,600 sq. ft. restaurant with drive-thru



Equus Warehouse and Distribution

9450 Piper Rd., Punta Gorda
378,000 sq. ft. warehouse and distribution project



PROJECT SPOTLIGHT

Babcock Update

COs issued since Aug. 2016: 2,540
Single family permits issued (Feb. 2024): 87

West Port Update

COs issued since April 2021: 543
Single family permits issued (Feb. 2024): 18

Total single family permits issued	342
Total single family COs issued	380
Total permits taken	3,865
Total permits issued (Feb. 2024)	4,027
Total permits issued (FY22-23)	81,910
Total permits issued (FY23-24)	19,983

PERMITTING

Avery Port Charlotte

1120 El Jobean Rd., Port Charlotte
Five-story multifamily development with 250 dwelling units, swimming pool, and amenity building

Babcock Neighborhood School

43261 Cypress Pkwy., Punta Gorda
22,329 sq. ft. expansion to the existing K-8 school and a 4,068 sq. ft. art building

Dogwood Animal Clinic

19677 Cochran Blvd., Port Charlotte
4,650 sq. ft. animal clinic

Fountain Pools

8253 Duffie Dr., Punta Gorda
2,400 sq. ft. building trades contractor's office

Kahwa Coffee

19580 Cochran Blvd., Port Charlotte
1,500 sq. ft. drive-thru restaurant

My Place Hotel

24490 Sandhill Blvd., Punta Gorda
63-room hotel

UNDER CONSTRUCTION



Brix Coffee

844 Tamiami Trail, Port Charlotte
800 sq. ft. drive-thru coffee shop



Buffalo Wild Wings & Del Taco

1490 Tamiami Trail, Port Charlotte
1,145 sq. ft. Buffalo Wild Wings and 2,370 sq. ft. Del Taco restaurants with drive-thru



Livano Charlotte Harbor

100 Tamiami Trail, Port Charlotte
333-unit apartment complex with a swimming pool and clubhouse



Mazda Dealership

798 Tamiami Trail, Port Charlotte
Car dealership with wash and service bays to be constructed in two phases



Whiskey Joe's

5000 Tamiami Trail, Port Charlotte
Restaurant, outdoor tiki bar, event pavilion, and recreational areas

COMPLETED



Equus Warehouse and Distribution

9450 Piper Rd., Punta Gorda
378,000 sq. ft. warehouse and distribution project



Total single family permits issued	361
Total single family COs issued	336
Total permits taken	4,027
Total permits issued (March 2024)	4,464
Total permits issued (FY22-23)	81,910
Total permits issued (FY23-24)	24,447

PROJECT SPOTLIGHT

Babcock Update

COs issued since Aug. 2016: 2,596
Single family permits issued (March 2024): 108

West Port Update

COs issued since April 2021: 571
Single family permits issued (March 2024): 15

PERMITTING

Boca Grande Peninsula Resort & Marina
13000, 13110, 13120, 13140 Fishery Rd., Placida

Four 3-story buildings totaling 210,044 sq. ft. with 155 hotel rooms, 4,000 sq. ft. ballroom/meeting area, 4,000 sq. ft. of retail space, six 3-story multi-family buildings totaling 258,726 sq. ft. with 99 dwelling units, 4,500 sq. ft. restaurant within the main hotel building, 4,000 sq. ft. free standing restaurant, two swimming pool/amenity areas, and 79-slip marina

Charlotte Technical College Aviation Tech Facility at Punta Gorda Airport
27500 Challenger Blvd., Punta Gorda
8,120 sq. ft. classroom and 10,150 sq. ft. hangar, for a total of 18,270 sq. ft.

Englewood Boys and Girls Club
11112 Willmington Blvd., Englewood
16,155 sq. ft. recreational community center for children

Kahwa Coffee
19580 Cochran Blvd., Port Charlotte
1,500 sq. ft. drive-thru restaurant

UNDER CONSTRUCTION



Brix Coffee
844 Tamiami Trail, Port Charlotte
800 sq. ft. drive-thru coffee shop



Buffalo Wild Wings & Del Taco
1490 Tamiami Trail, Port Charlotte
1,145 sq. ft. Buffalo Wild Wings and 2,370 sq. ft. Del Taco restaurants with drive-thru



Livano Charlotte Harbor
100 Tamiami Trail, Port Charlotte
333-unit apartment complex with a swimming pool and clubhouse



RaceTrac
6090 Duncan Rd., Punta Gorda
8,100 sq. ft. convenience store with 602 sq. ft. covered patio



Whiskey Joe's
5000 Tamiami Trail, Port Charlotte
Restaurant, outdoor tiki bar, event pavilion, and recreational areas

COMPLETED



Mazda Dealership
798 Tamiami Trail, Port Charlotte
Car dealership with wash and service bays to be constructed in two phases



Total single family permits issued	355
Total single family COs issued	355
Total permits taken	4,084
Total permits issued (April 2024)	3,707
Total permits issued (FY22-23)	81,910
Total permits issued (FY23-24)	28,154

PROJECT SPOTLIGHT

Babcock Update

COs issued since Aug. 2016: 2,678
Single family permits issued (April 2024): 112

West Port Update

COs issued since April 2021: 594
Single family permits issued (April 2024): 21

PERMITTING

Boca Grande Peninsula Resort & Marina
13000, 13110, 13120, 13140 Fishery Rd.,
Placida

Four 3-story buildings totaling 210,044 sq. ft. with 155 hotel rooms, 4,000 sq. ft. ballroom/meeting area, 4,000 sq. ft. of retail space, six 3-story multi-family buildings totaling 258,726 sq. ft. with 99 dwelling units, 4,500 sq. ft. restaurant within the main hotel building, 4,000 sq. ft. free standing restaurant, two swimming pool/amenity areas, and 79-slip marina

Charlotte Technical College Aviation Tech Facility at Punta Gorda Airport

27500 Challenger Blvd., Punta Gorda
8,120 sq. ft. classroom and 10,150 sq. ft. hangar, for a total of 18,270 sq. ft.

Englewood Boys and Girls Club

11112 Willmington Blvd., Englewood
16,155 sq. ft. recreational community center for children

Kahwa Coffee

19580 Cochran Blvd., Port Charlotte
1,500 sq. ft. drive-thru restaurant

UNDER CONSTRUCTION



Brix Coffee

844 Tamiami Trail, Port Charlotte
800 sq. ft. drive-thru coffee shop



Buffalo Wild Wings & Del Taco

1490 Tamiami Trail, Port Charlotte
1,145 sq. ft. Buffalo Wild Wings and
2,370 sq. ft. Del Taco restaurants
with drive-thru



Christian Brothers Automotive

24130 Beatrix Blvd., Port Charlotte
10 bay automotive service center



Livano Charlotte Harbor

100 Tamiami Trail, Port Charlotte
333-unit apartment complex with
a swimming pool and clubhouse



RaceTrac

6090 Duncan Rd., Punta Gorda
8,100 sq. ft. convenience store
with 602 sq. ft. covered patio

COMPLETED



Mazda Dealership

798 Tamiami Trail, Port Charlotte
Car dealership with wash and service bays
to be constructed in two phases



Total single family permits issued	394
Total single family COs issued	379
Total permits taken	3,996
Total permits issued (May 2024)	3,966
Total permits issued (FY22-23)	81,910
Total permits issued (FY23-24)	32,120

PROJECT SPOTLIGHT

Babcock Update

COs issued since Aug. 2016: 2,765
Single family permits issued (May 2024): 98

West Port Update

COs issued since April 2021: 619
Single family permits issued (May 2024): 46

PERMITTING

Aroma Joes Coffee Shop

1018 Centennial Blvd., 695 Tamiami Trail, and 16400 Franklin Ave., Port Charlotte
1,600 sq. ft. coffee shop with drive-thru

Boca Grande Peninsula Resort & Marina

13000, 13110, 13120, 13140 Fishery Rd., Placida

Four 3-story buildings totaling 210,044 sq. ft. with 155 hotel rooms, 4,000 sq. ft. ballroom/meeting area, 4,000 sq. ft. of retail space, six 3-story multi-family buildings totaling 258,726 sq. ft. with 99 dwelling units, 4,500 sq. ft. restaurant within the main hotel building, 4,000 sq. ft. free standing restaurant, two swimming pool/amenity areas, and 79-slip marina

Charlotte Technical College Aviation Tech Facility at Punta Gorda Airport

27500 Challenger Blvd., Punta Gorda
8,120 sq. ft. classroom and 10,150 sq. ft. hangar, for a total of 18,270 sq. ft.

Englewood Boys and Girls Club

11112 Willmington Blvd., Englewood
16,155 sq. ft. recreational community center for children

UNDER CONSTRUCTION



Brix Coffee

844 Tamiami Trail, Port Charlotte
800 sq. ft. drive-thru coffee shop



Buffalo Wild Wings & Del Taco

1490 Tamiami Trail, Port Charlotte
1,145 sq. ft. Buffalo Wild Wings and 2,370 sq. ft. Del Taco restaurants with drive-thru



Charlotte Harbor Business Center

9225 Piper Rd., Punta Gorda
139,200 sq. ft. warehousing and distribution development



Christian Brothers Automotive

24130 Beatrix Blvd., Port Charlotte
10 bay automotive service center



Dollar General

25240 Sandhill Blvd., Punta Gorda
Commercial retail store

COMPLETED



Mazda Dealership

798 Tamiami Trail, Port Charlotte
Car dealership with wash and service bays to be constructed in two phases



Total single family permits issued	240
Total single family COs issued	361
Total permits taken	3,626
Total permits issued (June 2024)	3,628
Total permits issued (FY22-23)	81,910
Total permits issued (FY23-24)	35,748

PROJECT SPOTLIGHT

Babcock Update

COs issued since Aug. 2016: 2,843
Single family permits issued (June 2024): 77

West Port Update

COs issued since April 2021: 641
Single family permits issued (June 2024): 12

PERMITTING

Charlotte Technical College Aviation Tech Facility at Punta Gorda Airport
27500 Challenger Blvd., Punta Gorda
8,120 sq. ft. classroom and 10,150 sq. ft. hangar, for a total of 18,270 sq. ft.

EcoSouth Transfer Station

19300 Veterans Blvd., Port Charlotte
Covered waste transfer areas, a scale house, and associated parking and utilities

Englewood Boys and Girls Club

11112 Willmington Blvd., Englewood
16,155 sq. ft. recreational community center for children

Harbor Village

1600 S. McCall Rd., Port Charlotte
Mixed-use development consisting of 1,225 single-family dwelling units, 125 single-family attached dwelling units, 650 multi-family dwelling units, 250,000 sq. ft. of commercial uses, 150,000 sq. ft. of mini-warehouse use, 200,000 sq. ft. of office use, 400,000 sq. ft. of industrial uses, a 200-room hotel, and marina-based use

UNDER CONSTRUCTION



Buffalo Wild Wings & Del Taco
1490 Tamiami Trail, Port Charlotte
1,145 sq. ft. Buffalo Wild Wings and 2,370 sq. ft. Del Taco restaurants with drive-thru



Charlotte Harbor Business Center
9225 Piper Rd., Punta Gorda
139,200 sq. ft. warehousing and distribution development



Dollar General
25240 Sandhill Blvd., Punta Gorda
Commercial retail store



Heartland Dental
5605 S. McCall Rd., Port Charlotte
4,520 sq. ft. single-story shell building



Livano Charlotte Harbor
100 Tamiami Trail, Port Charlotte
333-unit apartment complex with a swimming pool and clubhouse

COMPLETED



Christian Brothers Automotive
24130 Beatrix Blvd., Port Charlotte
10 bay automotive service center



Total single family permits issued	292
Total single family COs issued	364
Total permits taken	3,621
Total permits issued (July 2024)	3,500
Total permits issued (FY22-23)	81,910
Total permits issued (FY23-24)	39,248

PROJECT SPOTLIGHT

Babcock Update

COs issued since Aug. 2016: 2,898
Single family permits issued (July 2024): 55

West Port Update

COs issued since April 2021: 668
Single family permits issued (July 2024): 9

PERMITTING

Charlotte Technical College Aviation Tech Facility at Punta Gorda Airport
27500 Challenger Blvd., Punta Gorda
8,120 sq. ft. classroom and 10,150 sq. ft. hangar, for a total of 18,270 sq. ft.



Fellowship Church

140 Rotonda Blvd. W, Rotonda West
9,620 sq. ft. youth wing addition, 3,200 sq. ft. pavilion, 924 sq. ft. garage, tot lot, fire pit, concrete patios, prayer courtyard, concrete walks, associated parking, drainage, and utilities



Harbor Village

1600 McCall Rd., Port Charlotte
Mixed-use development consisting of 1,225 single-family dwelling units, 125 single-family attached dwelling units, 650 multi-family dwelling units, 250,000 sq. ft. of commercial uses, 150,000 sq. ft. of mini-warehouse use, 200,000 sq. ft. office use, 400,000 sq. ft. of industrial uses, a 200-room hotel, and marina-based use



UNDER CONSTRUCTION

Auto Shop Charlotte

526 Tamiami Trail, Port Charlotte
2,600 sq. ft. auto repair building and associated infrastructure

Brix Coffee

844 Tamiami Trail, Port Charlotte
800 sq. ft. drive-thru coffee shop

Charlotte Harbor Business Center

9225 Piper Rd., Punta Gorda
139,200 sq. ft. warehousing and distribution development

Dollar General

25240 Sandhill Blvd., Punta Gorda
Commercial retail store

RaceTrac

6090 Duncan Rd., Punta Gorda
8,100 sq. ft. convenience store with 602 sq. ft. covered patio

COMPLETED



Buffalo Wild Wings GO & Del Taco

19001 Murdock Cir., Port Charlotte
1,145 sq. ft. Buffalo Wild Wings GO and 2,370 sq. ft. Del Taco restaurants with drive-thru



PROJECT SPOTLIGHT

Babcock Update

COs issued since Aug. 2016: 3,021
Single family permits issued (Aug. 2024): 50

West Port Update

COs issued since April 2021: 687
Single family permits issued (Aug. 2024): 17

Total single family permits issued	278
Total single family COs issued	402
Total permits taken	3,315
Total permits issued (Aug. 2024)	3,364
Total permits issued (FY22-23)	81,910
Total permits issued (FY23-24)	42,612

PERMITTING

Blue Deep Creek

2490, 2480, 2460, 2452, 2362, 2360, and 2352 Luther Road, Punta Gorda Multi-family development with 70 dwellings units within two 3-story buildings, 2,285 sq. ft. clubhouse, and playground area

Charlotte Technical College Aviation Tech Facility at Punta Gorda Airport

27500 Challenger Blvd., Punta Gorda 8,120 sq. ft. classroom and 10,150 sq. ft. hangar, for a total of 18,270 sq. ft.

Crews Bank & Trust

1111 S McCall Road, Englewood 4,620 sq. ft. bank building to replace an existing storm-damaged bank

Fellowship Church

140 Rotonda Blvd. W, Rotonda West 9,620 sq. ft. youth wing addition, 3,200 sq. ft. pavilion, 924 sq. ft. garage, tot lot, fire pit, concrete patios, prayer courtyard, concrete walks, associated parking, drainage, and utilities

UNDER CONSTRUCTION



7 Brew Coffee

4275 Tamiami Trail, Port Charlotte 520 sq. ft. drive-thru coffee shop



Auto Shop Charlotte

526 Tamiami Trail, Port Charlotte 2,600 sq. ft. auto repair building and associated infrastructure



Brix Coffee

844 Tamiami Trail, Port Charlotte 800 sq. ft. drive-thru coffee shop



Charlotte Harbor Business Center

9225 Piper Road, Punta Gorda 139,200 sq. ft. warehousing and distribution development



Jacaranda Place Phase 2

1200 Loveland Blvd., Port Charlotte Multifamily apartment complex featuring an integrated clubhouse, with a total of 292 residential units

COMPLETED



Buffalo Wild Wings GO & Del Taco

19001 Murdock Circle, Port Charlotte 1,145 sq. ft. Buffalo Wild Wings GO and 2,370 sq. ft. Del Taco restaurants with drive-thru



Total single family permits issued	196
Total single family COs issued	291
Total permits taken	2,880
Total permits issued (Sept. 2024)	2,524
Total permits issued (FY22-23)	81,910
Total permits issued (FY23-24)	45,136

PROJECT SPOTLIGHT

Babcock Update

COs issued since Aug. 2016: 3,100
Single family permits issued (Sept. 2024): 21

West Port Update

COs issued since April 2021: 700
Single family permits issued (Sept. 2024): 5

PERMITTING

Bread of Life Church

1443, 1451, 1459 Collingswood Blvd.,
Port Charlotte
5,000 sq. ft. place of worship

Blue Deep Creek

2490, 2480, 2460, 2452, 2362, 2360,
and 2352 Luther Road, Punta Gorda
Multi-family development with 70
dwellings units within two 3-story
buildings, 2,285 sq. ft. clubhouse, and
playground area

Crews Bank & Trust

1111 S McCall Road, Englewood
4,620 sq. ft. bank building to replace
an existing storm-damaged bank

Discount Tire

19661 Cochran Blvd., Port Charlotte
7,020 sq. ft. tire store to include
customer waiting area, service bays,
tire storage for sales, tire pressure
check area, and office space

LaQuinta Hotel

22417 Hancock Ave., Port Charlotte
Three story, 84-room hotel

UNDER CONSTRUCTION



7 Brew Coffee

4275 Tamiami Trail, Port Charlotte
520 sq. ft. drive-thru coffee shop



Auto Shop Charlotte

524 Tamiami Trail, Port Charlotte
2,600 sq. ft. auto repair building
and associated infrastructure



Jacaranda Place Phase 2

1200 Loveland Blvd., Port Charlotte
Multifamily apartment complex
featuring an integrated clubhouse,
with a total of 292 residential units



Livano Charlotte Harbor

100 Tamiami Trail, Port Charlotte
333-unit apartment complex with
a swimming pool and clubhouse



Suncoast Humane Society

2620 Worth Ave., Englewood
Multiple structures for the care
and treatment of surrendered and
abandoned animals

COMPLETED



Brix Coffee

844 Tamiami Trail, Port Charlotte
800 sq. ft. drive-thru coffee shop



PROJECT SPOTLIGHT

Babcock Update

COs issued since Aug. 2016: 3,206
Single family permits issued (Oct. 2024): 67

West Port Update

COs issued since April 2021: 724
Single family permits issued (Oct. 2024): 30

Total single family permits issued	271
Total single family COs issued	345
Total permits taken	3,505
Total permits issued (Oct. 2024)	3,469
Total permits issued (FY23-24)	45,136
Total permits issued (FY24-25)	3,469

Permitting

Bissett Park - Phase I

12455 Path Ave., Punta Gorda
To be completed in phases. Phase I includes the construction of sidewalks, parking lot, and a master stormwater system

Charlotte Technical College Aviation Maintenance Technician School

27500 Challenger Blvd., Punta Gorda
19,420 sq. ft. building, including 9,015 sq. ft. of classroom space and a 10,405 sq. ft. hangar

McDonald's

5950 Duncan Road, Punta Gorda
3,8559 sq. ft. restaurant with dual drive-thru lanes and shared offsite retention

Paradise Palms RV Park

2201, 2271, 2301, 2351, and 3011 Duncan Rd, and parcel 402313400003, Punta Gorda
138-space RV park with welcome center and recreational facilities

Under Construction



7 Brew Coffee

4275 Tamiami Trail, Port Charlotte
520 sq. ft. drive-thru coffee shop



Auto Shop Charlotte

524 Tamiami Trail, Port Charlotte
2,600 sq. ft. auto repair building and associated infrastructure



Livano Charlotte Harbor

100 Tamiami Trail, Port Charlotte
333-unit apartment complex with a swimming pool and clubhouse

Completed



Dollar General

25240 Sandhill Blvd., Punta Gorda
Commercial retail store

Permit Stats

162 single-family permits issued
366 single-family COs issued
3,642 permits taken
3,429 permits issued (Nov. 2024)
45,136 permits issued (FY23-24)
6,898 permits issued (FY24-25)

FY23-24: Oct. 2023 through Sept. 2024
FY24-25: Oct. 2024 through present

Project Spotlight

Babcock Ranch

3,320 COs issued since Aug. 2016
39 single-family permits issued in Nov. 2024

West Port

735 COs issued since April 2017
11 single-family permits issued in Nov. 2024

Current Plat Applications in Review

PFP-24-04 Murdock Carrousel Replat

1900 Tamiami Trail, Port Charlotte
Murdock Owner, LLC, and Mazta 2, LLC are requesting Preliminary and Final Plat approval for three-lot commercial subdivision, being a replat of Murdock Carrousel Subdivision and containing 20.283± acres. The subdivision is located in Commission District V.

PFP-24-05 Starling - Phase 1, Replat 1

Taylor Morrison of Florida, Inc. is requesting Preliminary and Final Plat approval for a residential subdivision consisting of 292 single-family lots and 23 tracts, to revise the plat for consistency with the modification to the Final Detail Site Plan. This site contains 105.175± acres and is within the boundary of the Burnt Store Area Plan area, in Commission District II.

PFP-24-06 Lane Valente Northrup Subdivision

8218 Northrup Drive, Punta Gorda
Daniel Martindale is requesting Preliminary and Final Plat approval for two-lot commercial subdivision to be named, Lane Valente Northrup Subdivision. The property contains 9.946± acres and is in Commission District II.

Permitting

Paradise Island Contracting & Paradise Pub

14882 & 14990 Ingraham Blvd., Port Charlotte
Includes two buildings: a 7,200 sq. ft. contractor's office and warehouse (Building 1) and a 1,200 sq. ft. bar without food service (Building 2)

Publix Grocery & Liquor

Parcel # 402112251741
47,240 sq. ft. grocery store with a 2,100 sq. ft. attached liquor store, a 9,800 sq. ft. detached retail area, and associated parking, landscaping, utilities, and stormwater systems

West Port Village

17512 Toledo Blade Blvd., Port Charlotte
A modification for Ordinance Number 2020-008 to allow for a mixed-use development to include 350 single family lots/units, 330 multi-family units, of which 100 multi-family units will be affordable units, 150 hotel keys, 150,000 sq. ft. of government use, and 250,000 sq. ft. of commercial area

Under Construction



Charlotte Harbor Business Center
9225 Piper Rd., Punta Gorda
139,200 sq. ft. warehousing and distribution development



Dr. Shaw Veterinary Facility
27570 Disston Ave., Punta Gorda
6,000 sq. ft. animal clinic



Livano Charlotte Harbor
100 Tamiami Trail, Port Charlotte
333-unit apartment complex with a swimming pool and clubhouse

Completed



Dollar General
25240 Sandhill Blvd., Punta Gorda
Commercial retail store

Permit Stats

192 single-family permits issued
252 single-family COs issued
3,220 permits taken
2,976 permits issued (Dec. 2024)
45,136 permits issued (FY23-24)
9,874 permits issued (FY24-25)

FY23-24: Oct. 2023 through Sept. 2024
FY24-25: Oct. 2024 through present

Project Spotlight

Babcock Ranch

3,351 COs issued since Aug. 2016
12 single-family permits issued in Dec. 2024

West Port

748 COs issued since April 2017
12 single-family permits issued in Dec. 2024

Current Plat Applications in Review

FFP-24-03 Sandhill Boulevard Duplexes

Andres Boral of Boral Engineering & Design, Inc. is requesting Preliminary and Final Plat approval for five-lot residential subdivision to be named, Sandhill Boulevard Duplexes, being a replat of P1, the vacated lots 2 through 6 of Punta Gorda Isles Section Twenty-Three. The property contains 2.30± acres and is located at 26241 Sandhill Boulevard.

FP-24-01 Tuckers Cove - Phase 2

Lennar Homes, LLC is requesting Final Plat approval for a subdivision to be named, Tuckers Cove – Phase 2, being a replat of a portion of Tract F-1 of Tuckers Cove. The proposed subdivision consists of 505 residential lots and 7 tracts. They also seek approval of a Developer's Agreement and surety to cover the construction of the plat infrastructure. This site contains 116.15± acres and is in the boundary of the Babcock Ranch Community Development of Regional Impact (DRI) Increment 2 and in Commission District I.

FP-23-04-06 West Port East 1A

KL West Port Expansion, LLC is requesting Final Plat approval for a residential subdivision to be named, West Port East 1A, consisting of three right-of-way tracts, three open space access and drainage, and public flowage easement tracts, four drainage area tracts, two open space/access area tracts, and six future development area tracts. This site contains 187.33± acres and is within the boundary of the Murdock Village Community Redevelopment Area (CRA) and in Commission District IV.