

Permitting

Charlotte County Behavioral Health Care Central Receiving Facility Expansion

1740 Education Ave., Punta Gorda
5,578 sq. ft. building expansion, modifying the dumpster enclosure and expanding the existing south stormwater pond

McDonald's

5950 Duncan Rd., Punta Gorda
3,859 sq. ft. building with dual drive-thru lanes and shared off-site retention

Publix Grocery & Liquor

Parcel # 402112251741 (El Jobean Rd. and Flamingo Blvd.)
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



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



Charlotte Harbor Business Center

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

Completed



Dollar General

25240 Sandhill Blvd., Punta Gorda
Commercial retail store

Permit Stats

199 single-family permits issued
288 single-family COs issued
3,454 permits taken
2,920 permits issued (Jan. 2025)
45,136 permits issued (FY23-24)
12,794 permits issued (FY24-25)

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

Project Spotlight

Babcock Ranch

39 single-family permits issued in Jan. 2025
3,303 single-family COs issued since March 2017

West Port

6 single-family permits issued in Jan. 2025
768 COs issued since April 2017

Current Plat Applications in Review

PP-24-07 Village 2 - Tract 1

Babcock Property Holdings, L.L.C. is requesting Preliminary Plat approval for a subdivision to be named, Village 2 – Tract 1, being a replat of Tract E-45, of Midtown at Babcock Ranch. The proposed subdivision consists of 220 lots and 10 tracts for roadway, drainage, and open space. The site contains 58.0± acres, within the boundary of the Babcock Ranch Community Development of Regional Impact (DRI) Increment 2 and in Commission District I.

PP-24-08 Village 2 - Tract 2

Babcock Property Holdings, L.L.C. is requesting Preliminary Plat approval for a subdivision to be named, Village 2 – Tract 2, being a replat of Tract E-46, of Midtown at Babcock Ranch. The proposed subdivision consists of 231 lots and 10 tracts for roadway, drainage, and open space. The site contains 58.55± acres, is within the boundary of the Babcock Ranch Community Development of Regional Impact (DRI) Increment 2, and in Commission District I.

PFP-25-01 Punta Gorda Commons East

Punta Gorda Acquisition II LLC. is requesting Preliminary and Final Plat approval for a subdivision to be named Punta Gorda Commons East. They also seek approval of a Construction and Maintenance Agreement and surety to cover the construction of the plat infrastructure. The proposed subdivision, consisting of six lots and four tracts with supporting utility, and roadway infrastructure, is the east portion of the project proposed with DRC-21-00114, which will be plat in two phases. The site contains 38.993± acres, is in the Punta Gorda area and in Commission District II.

Permitting

Charlotte County Behavioral Health Care Central Receiving Facility Expansion

1740 Education Ave.,
Punta Gorda
5,578 sq. ft. building expansion, modifying the dumpster enclosure and expanding the existing south stormwater pond

LaQuinta Inn and Suites

22417 Hancock Ave.,
Port Charlotte
84-room three-story hotel with infrastructure consisting of the required parking and master stormwater system

McDonald's

5950 Duncan Rd.,
Punta Gorda
3,859 sq. ft. building with dual drive-thru lanes and shared off-site retention

Tractor Supply

574 Tamiami Trail,
Port Charlotte
21,702 sq. ft. supply store with a 20,054 sq. ft. fenced outdoor display area, along with items displayed for sale outdoors with associated infrastructure

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



Mission BBQ

1340 Tamiami Trail, Port Charlotte
Remodel of existing restaurant

Completed



B & B Pet Resort

13425 Muriel Ave., Port Charlotte
Dog daycare, boarding facility, and professional services



Dollar General

25240 Sandhill Blvd.,
Punta Gorda
Commercial retail store



Kahwa Coffee

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

Current Plat Applications in Review

No new applications in review

Permit Stats

235 single-family permits issued
321 single-family COs issued
3,202 permits taken
2,964 permits issued (Feb. 2025)
45,136 permits issued (FY23-24)
15,758 permits issued (FY24-25)

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

Project Spotlight

Babcock Ranch

41 single-family permits issued in Feb. 2025
3,381 single-family COs issued since March 2017

West Port

14 single-family permits issued in Feb. 2025
780 COs issued since April 2017

Permitting

Publix at Englewood-Merchants Crossing

1500 Placida Road, Englewood
Demolition of the existing supermarket and adjacent retail to be replaced with a new supermarket with attached liquor store, new retail, and additional site improvements

Tractor Supply

574 Tamiami Trail, Port Charlotte
21,702 sq. ft. supply store with a 20,054 sq. ft. fenced outdoor display area, along with items displayed for sale outdoors with associated infrastructure

West Port Village PD Rezoning

17512 Toledo Blade Blvd., Port Charlotte
670 residential units, 250,000 square feet of regional commercial uses, 150 keys of hotel use, and 150,000 square feet of other commercial uses, including governmental uses

Under Construction



Charlotte Harbor Business Center

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



My Place Hotel

24490 Sandhill Blvd., Punta Gorda
63-room hotel



Mission BBQ

1340 Tamiami Trail, Port Charlotte
Remodel of existing restaurant

Completed



B & B Pet Resort

13425 Muriel Ave., Port Charlotte
Dog daycare, boarding facility, and professional services



Dollar General

25240 Sandhill Blvd., Punta Gorda
Commercial retail store



Kahwa Coffee

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

Current Plat Applications in Review

No new applications in review

Permit Stats

285 single-family permits issued
343 single-family COs issued
3,320 permits taken
3,345 permits issued (March 2025)
45,136 permits issued (FY23-24)
19,103 permits issued (FY24-25)

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

Project Spotlight

Babcock Ranch

49 single-family permits issued in March 2025
3,450 single-family COs issued since March 2017

West Port

9 single-family permits issued in March 2025
790 COs issued since April 2017

Under Review

Chick-Fil-A

100 Tamiami Trail,
Port Charlotte
5,304 sq. ft. quick serve
restaurant with associated
parking, utilities, and
landscaping

Island Breeze

1106 S. McCall Road,
Englewood
Three-story, eight unit
condo building with
associated infrastructure
and boat parking

Texas Roadhouse

100 Tamiami Trail,
Port Charlotte
8,400 sq. ft. sit-down
restaurant with associated
parking, utilities, and
landscaping

Tim Horton's Coffee

100 Tamiami Trail,
Port Charlotte
1,720 sq. ft. coffee shop
with a drive-thru and
associated infrastructure

Under Construction



7 Brew Coffee

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



Livano Charlotte Harbor

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



Mission BBQ

1340 Tamiami Trail, Port Charlotte
Remodel of existing restaurant

Completed



Kahwa Coffee

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

Permit Stats

260 single-family permits issued
330 single-family COs issued
3,149 permits taken
3,393 permits issued (April 2025)
45,136 permits issued (FY23-24)
22,496 permits issued (FY24-25)

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

Project Spotlight

Babcock Ranch

62 single-family permits issued in
April 2025
3,522 single-family COs issued
since March 2017

West Port

4 single-family permits issued in
April 2025
796 COs issued since April 2017

Current Plat Applications in Review

PFP-25-04 Sabal Glen (fka Sabal Glen FKA PP-24-07 Village 2 - Tract 1)

Lennar Homes, L.L.C. is requesting Preliminary and Final Plat approval for a subdivision to be named, Sabal Glen, formerly known as Village 2 – Tract 1, being a replat of Tract E-45, of Midtown at Babcock Ranch. The proposed subdivision consists of 220 lots and 10 tracts for roadway, drainage, and open space. They also seek approval of a Developer's Agreement and surety to cover the construction of the plat infrastructure. The site contains 58.0± acres and is within the boundary of the Babcock Ranch Community Development of Regional Impact (DRI) Increment 2, the East County area, and in Commission District I.

PFP-25-05 Turnleaf Phase 1A

Burnt Store Developers LLC is requesting Preliminary and Final Plat approval for a subdivision to be named, Turnleaf Phase 1A, being a replat of a portion of Tract R and all of Tract F-1, Tract O-3, and Lot 135 as recorded in Turnleaf Phase 1 and consisting of 24 residential lots and four tracts. The replat is being requested to reconfigure and add lots within the existing Phase 1 boundary. They also seek approval of the First Amendment to the Developer's Agreement. This site contains 123.14± acres and is within the boundary of the Burnt Store Area Plan area, the Coral Creek Community Development District, in Commission District II.

Under Review

Chick-Fil-A

100 Tamiami Trail,
Port Charlotte
5,304 sq. ft. quick serve
restaurant with associated
parking, utilities, and
landscaping

Island Breeze

1106 S. McCall Road,
Englewood
Three-story, eight unit
condo building with
associated infrastructure
and boat parking

Texas Roadhouse

100 Tamiami Trail,
Port Charlotte
8,400 sq. ft. sit-down
restaurant with associated
parking, utilities, and
landscaping

Townplace Suites

9044 Mac Drive,
Punta Gorda
101,059 sq. ft. hotel with 112
rooms and 4 stories, with all
other infrastructure

Under Construction



7 Brew Coffee

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



Charlotte Technical College Aviation Tech Facility

28375 Challenger Blvd.,
Punta Gorda
19,420 sq. ft. aviation
maintenance technical school



My Place Hotel

24490 Sandhill Blvd., Punta Gorda
63-room hotel

Completed



Mission BBQ

1340 Tamiami Trail,
Port Charlotte
Remodel of existing restaurant

Permit Stats

188 single-family permits issued
275 single-family COs issued
2,991 permits taken
3,073 permits issued (May 2025)
45,136 permits issued (FY23-24)
25,569 permits issued (FY24-25)

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

Project Spotlight

Babcock Ranch

47 single-family permits issued in
May 2025
3,573 single-family COs issued
since March 2017

West Port

7 single-family permits issued in
May 2025
813 COs issued since April 2017

Current Plat Applications in Review

PF25-03 Webbs Reserve Phase 3

Lennar Homes, LLC is requesting Preliminary and Final Plat approval for a subdivision to be named, Webbs Reserve – Phase 3, being a replat of portions of Tracts F-3, G-17, G-24, G-25, and D-203 of Webbs Reserve. The proposed subdivision consists of 90 residential lots and 13 tracts. This site contains 60.21± acres and is generally located in the boundary of the Babcock Ranch Community Development of Regional Impact (DRI) Increment 2 and in Commission District I.

PF25-06 Babcock Ranch Community Verde Phase 2

Pulte Home Company, LLC. is requesting Preliminary and Final Plat approval for a subdivision to be named, Babcock Ranch Community Verde Phase 2, consisting of 51 single-family residential lots, to replat 71 lots of the previously platted Babcock Ranch Community Verde. They also seek approval of the Second Amendment to the Developer's Agreement to acknowledge this replat and modification to the Final Site Plan. This site contains 10.89± acres and is generally located in the boundary of the Babcock Ranch Community Development of Regional Impact (DRI) Increment 2 and in Commission District I.

PF25-07 Cranberry Commons Subdivision, A Replat of Lot 2

JBCC Cranberry & 41 LLC is requesting Preliminary and Final Plat approval for four-lot subdivision to be named, Cranberry Commons Subdivision, A Replat of Lot 2. There is no infrastructure construction, bond or Developer's Agreement associated with this plat. The property contains 4.99± acres and is generally located north of Tamiami Trail, east of Cranberry Boulevard, south of Hillsborough Boulevard and west of Huge Boulevard, in the Port Charlotte area and in Commission District IV.

Under Review

Aroma Joes

1018 Centennial Blvd.,
Port Charlotte
1,600 sq. ft. coffee shop with
drive-thru and parking

Charlotte Behavioral Health Care Substance Use Disorder Unit Expansion

1700 Education Ave.,
Punta Gorda
11,431 sq. ft. kitchen and
office building, sidewalk,
parking, and a stormwater
management facility

Discount Tire

19661 Cochran Blvd.,
Port Charlotte
Approximately 7,020 sq. ft.
tire center with service bays,
tire storage and sales and
parking

Publix Grocery & Liquor

1801 El Jobean Road,
Port Charlotte
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, and
landscaping, utilities, and
stormwater systems

Under Construction



7Brew 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



Charlotte Technical College Aviation Tech Facility

28375 Challenger Blvd.,
Punta Gorda
19,420 sq. ft. aviation
maintenance technical school

Completed



Mission BBQ

1340 Tamiami Trail, Port Charlotte
Remodel of existing restaurant



The Q Too

18151 Murdock Cir, Port Charlotte
Ice cream shop

Current Plat Applications in Review

PFP-25-08 West Port Mark Place
GB West Port, LLC is requesting
Preliminary and Final Plat approval
for a commercial subdivision to be
named, West Port Market Place,
consisting of four lots. There is no
infrastructure construction, bond or
Construction and Maintenance
Agreement associated with this plat.
This site contains 14.351± acres and
is generally located north of El
Jobean Road, east of Flamingo
Waterway, south of Cumberland
Avenue, and west of Seaspray
Street, within the boundary of the
Murdock Village Community
Redevelopment Area (CRA), in the
Port Charlotte area, and in
Commission District IV.

Permit Stats

225 single-family permits issued
256 single-family COs issued
3,010 permits taken
2,969 permits issued (June 2025)
45,136 permits issued (FY23-24)
28,538 permits issued (FY24-25)

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

Project Spotlight

Babcock Ranch

39 single-family permits issued in
June 2025
3,609 single-family COs issued
since March 2017

West Port

3 single-family permits issued in
June 2025
827 COs issued since April 2017

Under Review

Fire Station #6

924 Bloxham Ave., Punta Gorda
New fire station with building footprint of approximately 9,948 sq ft. with paved areas, including access dries, parking facilities, and rear bay access

Fire Station #17

11711 Tamiami Trail, Punta Gorda
Approximately 12,983 sq. ft. building, parking facilities, and rear bay access

Midtown Market Place

45005 Cypress Parkway, Punta Gorda
Design and construction twelve (12) buildings consisting of a bank, daycare, multiple retail and restaurant buildings, gas station, grocery store, and a liquor store to also include associated attached parking, landscaping, and necessary infrastructure

Townplace Suites

9044 Mac Drive, Punta Gorda
112 room hotel, parking, landscaping, and stormwater

Under Construction



7Brew 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



My Place Hotel

24490 Sandhill Blvd., Punta Gorda
63-room hotel

Completed



Mission BBQ

1340 Tamiami Trail, Port Charlotte
Remodel of existing restaurant



The Q Too

18151 Murdock Cir, Port Charlotte
Ice cream shop

Current Plat Applications in Review

PP-25-03 Babcock Ranch

Community Phase 1A1
Michael Huenikan is requesting Preliminary Plat approval for a subdivision to be named, Babcock Ranch Community Phase 1A1, consisting of 15 single-family residential lots and one tract, to replat 25 single-family lots of the previously platted Babcock Ranch Community Phase 1A Townhomes. This site contains 3.92± acres and is generally located north of Lake Babcock Drive, east of Pine Lily Lane, south of Saddleback Trail, and west of Curry Preserve Drive, in the boundary of the Babcock Ranch Community Development of Regional Impact (DRI) Increment 1, and in Commission District I.

Permit Stats

197 single-family permits issued
198 single-family COs issued
2,835 permits taken
2,944 permits issued (July 2025)
45,136 permits issued (FY23-24)
31,482 permits issued (FY24-25)

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

Project Spotlight

Babcock Ranch

38 single-family permits issued in July 2025
3,648 single-family COs issued since March 2017

West Port

3 single-family permits issued in July 2025
835 COs issued since April 2017

Under Review

Chick-Fil-A

100 Tamiami Trail, Port Charlotte
5,304 sq. ft. quick serve restaurant with associated parking, utilities, and landscaping

Fire Station #6

924 Bloxham Ave., Punta Gorda
New fire station with building footprint of approximately 9,948 sq ft. with paved areas, including access dries, parking facilities, and rear bay access

Fire Station #17

11711 Tamiami Trail, Punta Gorda
Approximately 12,983 sq. ft. building, parking facilities, and rear bay access

Midtown Market Place

45005 Cypress Parkway, Punta Gorda
Design and construction twelve (12) buildings consisting of a bank, daycare, multiple retail and restaurant buildings, gas station, grocery store, and a liquor store to also include associated attached parking, landscaping, and necessary infrastructure

Texas Roadhouse

100 Tamiami Trail, Port Charlotte
8,400 sq. ft. sit-down restaurant with associated parking, utilities, and landscaping

Tim Horton's Coffee

100 Tamiami Trail, Port Charlotte
1,720 sq. ft. coffee shop with a drive-thru and associated infrastructure

Under Construction



7Brew 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



My Place Hotel

24490 Sandhill Blvd.,
Punta Gorda
63-room hotel

Completed



Choice Veterinary Services

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

Permit Stats

173 single-family permits issued
270 single-family COs issued
2,642 permits taken
2,782 permits issued (Aug. 2025)
45,136 permits issued (FY23-24)
34,264 permits issued (FY24-25)

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

Project Spotlight

Babcock Ranch

36 single-family permits issued in Aug. 2025
3,684 single-family COs issued since March 2017

West Port

11 single-family permits issued in Aug. 2025
849 COs issued since April 2017

Current Plat Applications in Review

PFP-25-09 Curry Commerce Center

Curry Business Park, LLC is requesting Preliminary and Final Plat approval for a commercial subdivision to be named, Curry Commerce Center, consisting of six tracts. The proposed subdivision is a replat of a portion of Tract E-34 of Babcock Ranch Community Spine Road EE5 & GG5. There is no infrastructure associated with this plat. This site contains 26.04± acres and is generally located north of the County line with Lee County, east of SR 31, west of Curry Preserve Drive, and south of Cypress Parkway, in the boundary of the Babcock Ranch Community Development of Regional Impact (DRI) Increment 1, and in Commission District I.

Under Review

Buc-ee's

25599 Harborview Road,
Punta Gorda
74,000 sq. ft. gas station with
120 fueling stations and 740-
spot parking area, and
associated utilities, and
stormwater

Fire Station #3

4322 El Jobean Road,
Port Charlotte
Demolition and construction of
a new two-story fire station

Midtown Market Place

45005 Cypress Parkway,
Punta Gorda
Design and construction twelve
(12) buildings consisting of a
bank, daycare, multiple retail
and restaurant buildings, gas
station, grocery store, and a
liquor store to also include
associated attached parking,
landscaping, and necessary
infrastructure

Sherwin-Williams

13450 S. McCall Road,
Port Charlotte
4,081 sq. ft. commercial paint
retail building, parking,
stormwater, and loading area

Under Construction



Auto Shop Charlotte

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



My Place Hotel

24490 Sandhill Blvd.,
Punta Gorda
63-room hotel



Towneplace Suites

9044 Mac Drive, Punta Gorda
112-room hotel, parking,
landscaping, and stormwater

Completed



7Brew Coffee

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



Choice Veterinary Services

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

Current Plat Applications in Review

PFP-25-10 Quasi-Judicial

Lennar Homes, LLC is requesting Preliminary and Final Plat approval for proposed replat to be named, Heritage Landing Phase III, consisting of 57 tracts. The proposed subdivision is a replat of Tracts D, E, R, and a portion of Tract A, Tern Bay Golf and Country Club Resort; Tracts AA, A-1, CC and portions of Tracts A-1, G, A, and H of Heritage Landing Tracts A-1, F, G, H, I, AA, and CC; Tract A and Tract P-3, Heritage Landing Phase II-A; and Tracts A-1 and P-1, Heritage Landing Phase II-B. This site contains 890.74± acres and is generally located northwest of Burnt Store Road, south of the City of Punta Gorda and east of Charlotte Harbor, within the boundary of the Burnt Store Area Plan area and the Heritage Landing Development of Regional Impact, in Commission District II.

Permit Stats

148 single-family permits issued
247 single-family COs issued
2,456 permits taken
2,362 permits issued (Sept. 2025)
45,136 permits issued (FY23-24)
36,626 permits issued (FY24-25)

FY23-24: Oct. 2023 through Sept. 2024
FY24-25: Oct. 2024 through Sept. 2025

Project Spotlight

Babcock Ranch

31 single-family permits issued in Sept. 2025
3,724 single-family COs issued since March 2017

West Port

7 single-family permits issued in Sept. 2025
854 COs issued since April 2017

Under Review

Aroma Joes

16400 Franklin Avenue,
Port Charlotte
1,600 sq. ft. coffee shop with drive-thru and associated infrastructure

Buc-ee's

25599 Harborview Road,
Punta Gorda
74,000 sq. ft. gas station with 120 fueling stations and 740-spot parking area, and associated utilities, and stormwater

Fire Station #17

11711 Tamiami Trail, Punta Gorda
Construction of a new approximately 12,983 sq. ft. fire station, with parking facilities and rear bay access

McDonald's

5950 Duncan Road,
Punta Gorda
3,859 sq. ft. restaurant with dual drive-thru lanes and shared offsite retention

Sherwin-Williams

13450 S. McCall Road,
Port Charlotte
4,081 sq. ft. commercial paint retail building, parking, stormwater, and loading area

Whataburger

1470 Tamiami Trail,
Port Charlotte
2,571 sq. ft. restaurant building with drive-thru facilities and associated parking, dumpster enclosure, and utilities

Under Construction



Auto Shop Charlotte

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



Publix

1500 Placida Road, Englewood
55,454 sq. ft. grocery store and 2,100 sq. ft. liquor store



Towneplace Suites

9044 Mac Drive, Punta Gorda
112-room hotel, parking, landscaping, and stormwater

Completed



7Brew Coffee

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



Choice Veterinary Services

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

Current Plat Applications in Review

PFP-25-13 Punta Gorda Commons West

Punta Gorda Acquisitions II, LLC is requesting Preliminary and Final Plat approval for a commercial subdivision to be named Punta Gorda Commons West. They also seek approval of a Construction and Maintenance Agreement and surety to cover the construction of the plat infrastructure. The proposed subdivision, consisting of two lots, roadway, stormwater and utility infrastructure, is the western portion of the project proposed under DRC-21-00114. The eastern portion is being proposed under PFP-25-01 Punta Gorda Commons East. The site contains 55.17± acres and is generally located south of Duncan Road, north of Woodholm Drive, east of Copley Drive, and west of Piper Road. The site is in the Punta Gorda area and in Commission District II.

FP-24-05 Willow Townhomes

Lennar Homes, LLC is requesting Final Plat approval for a subdivision to be named, Willow Townhomes, being a replat of Tract F-3 of Tuckers Pointe Phase 1, as recorded in Plat Book 27, Pages 3A through 3Z-29, of the Public Records of Charlotte County, Florida. The proposed subdivision consists of 360 residential lots and 20 tracts. They also seek approval of a Developer's Agreement and surety to cover the construction of the plat infrastructure. This site contains 31.41± acres and is generally located north of Tuckers Grade, east of Tamiami Trail, south of Cloverly Lane, and west of Willowleaf Boulevard, within the South County area, and in Commission District II.

Permit Stats

170 single-family permits issued
306 single-family COs issued
2,523 permits taken
2,531 permits issued (Oct. 2025)

36,626 permits issued (FY24-25)
2,531 permits issued (FY25-26)

FY24-25: Oct. 2024 through Sept. 2025
FY25-26: Oct. 2025 through Sept. 2026

Project Spotlight

Babcock Ranch

33 single-family permits issued in Oct. 2025
3,791 single-family COs issued since March 2017

West Port

11 single-family permits issued in Oct. 2025
861 COs issued since April 2017

Under Review

Anthony's Touch of Class Collision

18435 Paulson Drive,
Port Charlotte
New 5,000 sq. ft. building with four bays for additional collision repair services

Buc-ee's

25599 Harborview Road,
Punta Gorda
74,000 sq. ft. gas station with 120 fueling stations and 740-spot parking area, and associated utilities, and stormwater

Manasota Key Resort

985 Gulf Blvd., Englewood
246 resort units along with associated ancillary facilities including, but not limited to, bars, restaurants, dock, pool, and other amenity elements

McDonald's

5950 Duncan Road,
Punta Gorda
3,859 sq. ft. restaurant with dual drive-thru lanes and shared offsite retention

Whataburger

1470 Tamiami Trail,
Port Charlotte
2,571 sq. ft. restaurant building with drive-thru facilities and associated parking, dumpster enclosure, and utilities

Under Construction



Auto Shop Charlotte

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



Publix

1500 Placida Road, Englewood
55,454 sq. ft. grocery store and 2,100 sq. ft. liquor store



Towneplace Suites

9044 Mac Drive, Punta Gorda
112-room hotel, parking, landscaping, and stormwater

Completed



7Brew Coffee

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

Permit Stats

124 single-family permits issued
246 single-family COs issued
2,081 permits taken
1,831 permits issued (Nov. 2025)

36,626 permits issued (FY24-25)
4,362 permits issued (FY25-26)

FY24-25: Oct. 2024 through Sept. 2025
FY25-26: Oct. 2025 through Sept. 2026

Project Spotlight

Babcock Ranch

39 single-family permits issued in Nov. 2025
3,847 single-family COs issued since March 2017

West Port

3 single-family permits issued in Nov. 2025
868 COs issued since April 2017

Current Plat Applications in Review

PPF-25-17: Wilmington Land Company is requesting Preliminary and Final Plat approval for a replat of Lots 11-53 and 87-119 of Heritage Station, as recorded in Plat Book 26, Pages 11A through 11I, of the Public Records of Charlotte County, Florida, to increase the number of units by 12 for consistency with the approved Major Modification to the PD Final Detail Site Plan. Wilmington Land Company is also requesting approval of a Construction and Maintenance Agreement associated with this plat. The site contains 14.93± acres and is generally located north of Yacht Club Boulevard, south of River Birch Court, west of Burnt Store Road, and east of Jolly Roger Boulevard. The proposed subdivision is in the Punta Gorda area and in Commission District II.

PPF-25-16: Lennar Homes, LLC is requesting Preliminary and Final Plat approval for a subdivision to be named, Tuckers Cove – Phase 4. The proposed subdivision is a replat of a portion of Tract F-1 of Tuckers Cove, as recorded in Plat Book 27, Pages 7A through 7Z48, of the Public Records of Charlotte County, Florida. They also seek approval of a Construction and Maintenance Agreement and surety to cover the construction of the plat infrastructure. The site consists of 584 residential lots and 12 tracts. This site contains 129.74± acres and is generally located south of Bermont Road, north of White Pearl Rd, west of the County line with Glades County and east of SR 31, inside the boundary of the Babcock Ranch Community Development of Regional Impact (DRI) Increment 2, in the East County area, and in Commission District I.

PPF-25-14: The Crosswinds (f/k/a Simple Life) is requesting a Preliminary and Final Plat approval for a subdivision named Crosswinds that consist of 122 single-family units, site landscaping and supporting utility, roadway and stormwater infrastructure. They also seek approval of a Construction and Maintenance Agreement and surety to cover the construction of the plat infrastructure. This project site is 68.43± acres and is generally located North of Duckweed Terr, South of Scham Rd., East of Burnt Store Rd. and West of Green Gulf Blvd. The proposed subdivision is in the Punta Gorda area, within the boundary of the Burnt Store Area Plan area, and in Commission District II.

Under Review

Buc-ee's

25599 Harborview Road,
Punta Gorda
74,000 sq. ft. gas station with 120
fueling stations and 740-spot
parking area, and associated
utilities, and stormwater

Charlotte County Fire Station #6

1020 Bloxham Ave., Punta Gorda
Approximately 9,948 sq. ft. building
with parking, stormwater, access
drives, paved areas and rear bay
access

Discount Tire

19661 Cochran Blvd.,
Port Charlotte
Approximately 7,020 sq. ft. tire
store with parking

Exprezo #151

279 Duncan Road, Punta Gorda
A convenience gas station with 12
pump stations

Midtown Market Place

45005 Cypress Parkway,
Punta Gorda
135,500 sq. ft. project consisting of
10 commercial buildings

Whataburger

1470 Tamiami Trail,
Port Charlotte
2,571 sq. ft. restaurant building
with drive-thru facilities and
associated parking, dumpster
enclosure, and utilities

Under Construction



Aroma Joe's

16400 Franklin Avenue,
Port Charlotte
1,600 sq. ft. coffee shop with
drive-thru and associated
infrastructure



Rick Johnson Tire Shop

5520 Duncan Road, Punta Gorda
Tire and auto repair service
center



Towneplace Suites

9044 Mac Drive, Punta Gorda
112-room hotel, parking,
landscaping, and stormwater

Completed



7Brew Coffee

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



Charlotte County Logistics Center

3110 Loveland Blvd., Bldg D,
Port Charlotte
New 20,000 sq. ft. Supervisor of
Elections facility with climate-controlled
storage, emergency management
space, and warehouse support

Permit Stats

183 single-family permits issued
239 single-family COs issued
2,134 permits taken
2,108 permits issued (Dec. 2025)

36,626 permits issued (FY24-25)
6,470 permits issued (FY25-26)

FY24-25: Oct. 2024 through Sept. 2025
FY25-26: Oct. 2025 through Sept. 2026

Project Spotlight

Babcock Ranch

47 single-family permits issued in
Dec. 2025
3,886 single-family COs issued
since March 2017

West Port

8 single-family permits issued in
Dec. 2025
880 COs issued since April 2017

Current Plat Applications in Review

PFP-25-19: Zemel Land Partners, LLC and Chardev North, LLC is requesting preliminary and final plat approval for a subdivision to be named, Firelight North – Plat I consist of 337 single-family lots and 55 additional tracts. If approved, this will completely replace the previously approved preliminary plat (PP-23-08-09). They also seek approval of a Construction and Maintenance Agreement and surety to cover the construction of the plat infrastructure. This site contains 349.10± acres and is generally located North of Zemel Road, South of Arbor Circle, East of Burnt Store Road, and West of Deer Pass Road. The proposed subdivision is in the Punta Gorda area and is in Commission District II.