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FILED WITH THE DEPARTMENT OF STATE May 28, 2025

ROGER D. EATON, CHARLOTTE COUNTY CLERK OF  
CIRCUIT COURT  
# PAGE: 14  
INSTR #: 3531459 Doc Type: GOV  
Recorded: 05/28/2025 at 04:01 PM  
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ORDINANCE  
NUMBER 2025-019

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AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, AMENDING THE CHARLOTTE COUNTY ZONING ATLAS FROM PLANNED DEVELOPMENT (PD) TO PD; A MAJOR MODIFICATION TO THE PD CONDITIONS AND ITS ASSOCIATED PD CONCEPT PLAN AS ESTABLISHED IN ORDINANCE NUMBER 2022-022, AND ADOPT THE GENERAL PD CONCEPT PLAN, IN ORDER TO HAVE A RESIDENTIAL DEVELOPMENT UP TO 230 DWELLING UNITS (A REDUCTION OF 48 UNITS); REQUIRING A TRANSFER OF 96 DENSITY UNITS FROM THE COASTAL HIGH HAZARD AREA (CHHA) (THE PROPERTY CONTAINS 230 NON-CHHA DENSITY UNITS VIA RESOLUTION NUMBER 2021-107); FOR PROPERTY LOCATED AT 12150 BURNT STORE ROAD, WITHIN THE BOUNDARY OF THE BURNT STORE AREA PLAN AND IN THE PUNTA GORDA AREA, CONTAINING 68.43± ACRES; COMMISSION DISTRICT II; PETITION NO. PD-24-18; APPLICANT: DR HORTON; PROVIDING AN EFFECTIVE DATE.

RECITALS

25 WHEREAS, in a public hearing held on Tuesday, May 27, 2025, the  
26 Board of County Commissioners of Charlotte County, Florida ("Board") reviewed  
27 Petition PD-24-18, submitted by applicant, DR Horton ("Applicant"), which  
28 requested a rezoning from Planned Development (PD) to PD; a major  
29 modification to the PD Condition and its associated General PD Concept Plan as  
30 established in Ordinance Number 2022-022, and adopting the General PD  
31 Concept Plan, in order to have a residential development up to 230 dwelling units  
32 (a reduction of 48 units); requiring a transfer of 96 density units from the Coastal  
33 High Hazard Area (CHHA) (the property contains 230 non-CHHA density units  
34 via Resolution Number 2021-107); for property located at 12150 Burnt Store  
35 Road, within the boundary of the Burnt Store Area Plan and in the Punta Gorda

MIN

36 area, containing 68.43± acres; Commission District II; and more particularly  
37 described in Exhibit "A" attached hereto ("Property"); and

38 WHEREAS, Petition PD-24-18 was heard by the Charlotte County  
39 Planning and Zoning Board ("P&Z Board") and, based on the findings and  
40 analysis provided by County Staff and the evidence presented to the P&Z Board,  
41 the P&Z Board recommended approval on April 14, 2025; and

42 WHEREAS, after due consideration, based on the findings and  
43 analysis provided by County Staff and the evidence presented to it, the Board  
44 finds that approval of Petition PD-24-18 is consistent with the County's  
45 Comprehensive Plan, and that it meets the requirements for rezoning and  
46 adopting the associated General PD Concept Plan; and

47 WHEREAS, based on the above findings, the Board finds that the  
48 Petition satisfies the requirements of Section 125.66, F.S. and that it is in the  
49 best interests of the County and its citizens to approve Petition PD-24-18.

50 NOW, THEREFORE, BE IT ORDAINED by the Board of County  
51 Commissioners of Charlotte County, Florida:

52 SECTION 1. The following petition, made by applicant,  
53 DR Horton, for an amendment to the Charlotte County Zoning Atlas is hereby  
54 approved subject to the conditions contained in the attached Exhibit "B":

55 Petition PD-24-18 requesting rezoning from Planned  
56 Development (PD) to PD; a major modification to the  
57 PD conditions and its associated PD Concept Plan as  
58 established in Ordinance Number 2022-022, and  
59 adopting the General PD Concept Plan; in order to  
60 have a residential development up to 230 dwelling  
61 units (a reduction of 48 units); requiring a transfer of  
62 96 density units from the Coastal High Hazard Area

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(CHHA) (the Property contains 230 non-CHHA density units via Resolution Number 2021-107); for property located at 12150 Burnt Store Road, within the boundary of the Burnt Store Area Plan and in the Punta Gorda area, containing 68.43± acres; Commission District II, Charlotte County, Florida, and more particularly described in Exhibit "A" attached hereto.

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

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

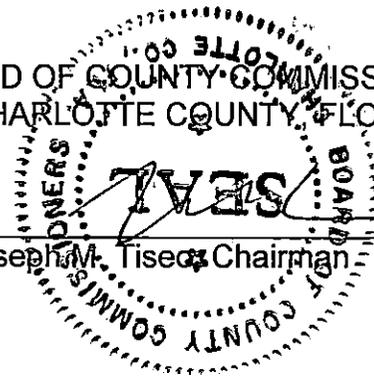
[SIGNATURE PAGE FOLLOWS]

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PASSED AND DULY ADOPTED this 27th day of May, 2025.

BOARD OF COUNTY COMMISSIONERS  
OF CHARLOTTE COUNTY, FLORIDA

By: Joseph M. Tisco  
Chairman



ATTEST:

Roger D. Eaton, Clerk of the Circuit Court  
and Ex-Officio Clerk of the  
Board of County Commissioners

By: Kimberly [Signature]  
Deputy Clerk

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

By: Janette S. Knowlton  
Janette S. Knowlton, County Attorney  
LR2024-1114 *KNW*



**PD Conditions for PD-24-18**

**Revisions to Ordinance Number 2022-022**

This proposed development shall comply with all applicable requirements as set forth in Charlotte County's Code of Laws and Ordinances. In addition, the following shall apply:

- a. Development on the subject property shall occur as generally illustrated on the General PD Concept Plan submitted by the applicant, prepared by Barraco and Associates, Inc., dated ~~December 6, 2021~~ January 14, 2025 (Attachment 1: General PD Concept Plan – ~~Master Concept Plan~~ Crosswinds F.K.A. Simple Life), 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 ~~48.49~~ 12.88± acres (The General PD Concept Plan includes ~~43.312±~~ acres of lake area, ~~1.32±~~ acres of which may be counted toward open space). In addition, the General PD Concept Plan Site Plan Review (Petition No. ~~DRC-21-00196~~ DRC-24-214) conditions of recommended approval according to the letter dated ~~March 29, 2022~~ February 20, 2025, and signed by ~~Shaun Gullinan~~, 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 per Section 3-9-45, Planned Development (PD).
- b. The base density for the subject property is 230 units per Resolution Number 2021-107, which 224 non-Coastal High Hazard Area density units were transferred onto the property. The proposal is to develop a total of Maximum density shall not exceed 278 230 dwelling units. Any rResidential development above six units within the Coastal High Hazard Area shall require transferred density units from the Coastal High Hazard Area. The transfer 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 homes~~ residences.
  - ii. ~~Townhomes~~ Townhouses Manufactured home (HUD), minimum requirement is ~~Wind Zone 3.~~
  - iii. ~~Minor home occupation. (See Section 3-9-74, home occupations, as may be amended.)~~ Community offices and maintenance facilities.
  - iv. ii. Park, public or not-for-profit.
  - v. ~~Community recreational facilities.~~
  - iii.
  - iv. APermitted 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, but not limited to:



- 1) Garages, carports and sheds.
- 2) Fences or walls.
- 3) Swimming pools, tennis court or other similar non-commercial recreational uses and structures.

vi. ~~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.)	2,4005,000
Width (ft.)	3040
Setbacks (min. ft)	

Front	<u>1520</u>
Side (interior)	<u>05</u>
Side (Street)	10
Rear (Interior)	<u>10 (principal)/5 (accessory)0</u>
Abutting water	20
Structure Separation	40
Lot coverage for all structures	65%
Maximum Heights for all structures (ft.)	35

Other development standards are listed on the General PD Concept Plan.

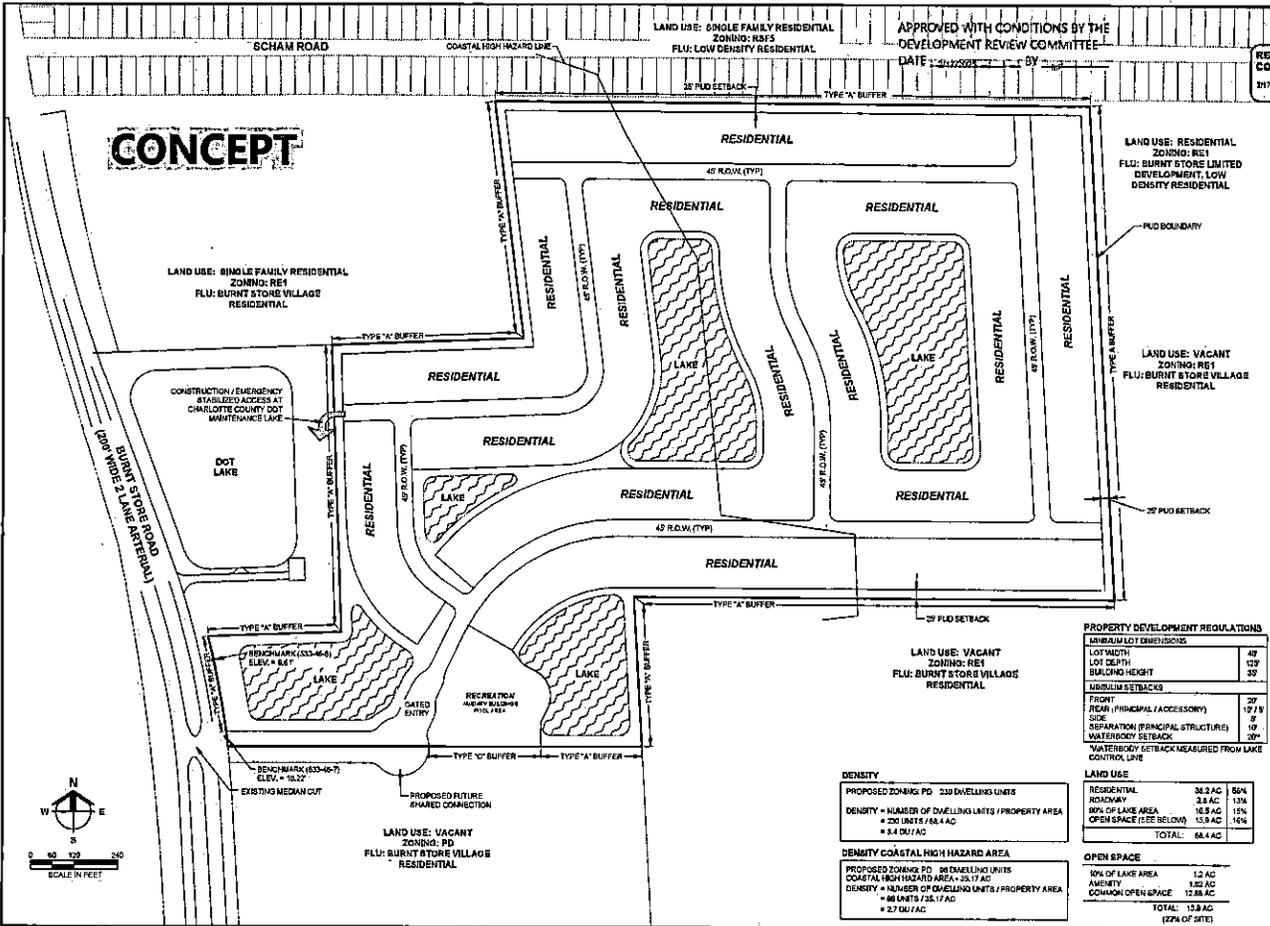
- e. All roadways within the development shall be constructed to Charlotte County standards. Following Final Detail Site Plan approval, all private roadways shall be required to be maintained by the developer, and subsequently, a homeowners' association or similar entity.
- f. The applicant/property owner shall provide a pedestrian/sidewalk system with a minimum width of five feet throughout the development, which shall be part of the Final Detail Site Plan. At a minimum, an eight feet sidewalk is required from the project entrance to the recreation area and shall be connected to the sidewalk system on Burnt Store Road~~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 General 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 General 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 levelstage.
- 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, planting equivalent to Type A buffer for accent trees and canopy trees and perimeter hedge row which must be a minimum 36 inches in height upon planting (the minimum maintained height of 48 inches) to form a continuous, solid visual screen within one (1) year of planting shall be required within the 25-foot PD setback for the property boundary adjacent to Burnt Store Road, and the County-owned stormwater pond, and a type A buffer shall be required along the remaining property boundary.
  - ii. At a minimum, a type C buffer is required for all recreational areas, which contain the amenity buildings and the pool area.
  - 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. ~~iv. 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).~~
  - vi. ~~ii. The final design of the storage/maintenance area, recreational area and future development area shall be determined at Final Detail Site Plan Review approval.~~
- k. 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.
- l. For Regarding 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 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 the~~ agreements shall be incorporated into the Planned Development Final Detail Site Plan approval and shall not constitute a major modification.
- m. 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.

- n. 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**  
**Crosswinds F.K.A. Simple Life**  
**~~– Master Concept Plan~~**



APPROVED WITH CONDITIONS BY THE  
DEVELOPMENT REVIEW COMMITTEE  
DATE: 11/27/2013

**Barraco**  
and Associates, Inc.  
PLANNING AND ARCHITECTURE  
10000 W. BARRACCO BLVD.  
FORT MYERS, FL 33907  
TEL: 888-242-2222  
WWW.BARRACCO.COM

**D.R. HORTON**  
1385 FREELAN AVENUE SOUTH  
FORT MYERS, FLORIDA 33913  
PHONE: 888-888-8888  
FAX: 888-888-8888  
WWW.DRHORTON.COM

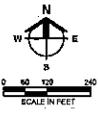
**CROSSWINDS**  
F.K.A.  
**SIMPLE LIFE**  
CHARLOTTE COUNTY, FLORIDA

Digitally signed  
by Carl A. Barraco Jr.  
DN: cn=Carl A. Barraco Jr., o=Barraco and Associates, Inc., email=cbarraco@barraco.com

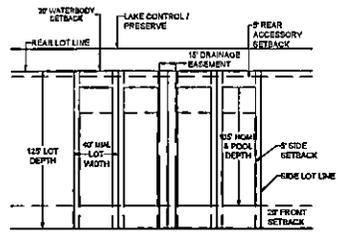
PROPERTY DEVELOPMENT REGULATIONS	
MINIMUM LOT DIMENSIONS	
LOT WIDTH	40'
LOT DEPTH	120'
BUILDING HEIGHT	35'
MINIMUM SETBACKS	
FRONT	20'
REAR (PRINCIPAL / ACCESSORY)	10' / 5'
SIDE	10'
SEPARATION (PRINCIPAL STRUCTURES)	10'
WATERBODY SETBACK	30'
WATERBODY SETBACK MEASURED FROM LAKE CONTROL LINE	

DENSITY	
PROPOSED ZONING PD 230 DOWELLING UNITS	
DENSITY = NUMBER OF DWELLING UNITS / PROPERTY AREA	
= 230 UNITS / 26.8 AC	
= 8.4 DU / AC	
DENSITY COASTAL HIGH HAZARD AREA	
PROPOSED ZONING PD 240 DOWELLING UNITS	
COASTAL HIGH HAZARD AREA = 25.17 AC	
DENSITY = NUMBER OF DWELLING UNITS / PROPERTY AREA	
= 86 UNITS / 35.17 AC	
= 2.7 DU / AC	

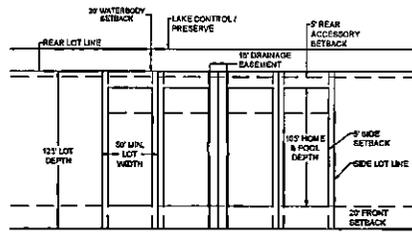
LAND USE		
RESIDENTIAL	34.2 AC	54%
ROADWAY	3.8 AC	13%
50% OF LAKE AREA	16.8 AC	15%
OPEN SPACE (SEE BELOW)	13.8 AC	16%
TOTAL:	68.4 AC	
OPEN SPACE		
50% OF LAKE AREA	16.8 AC	
AMENITY	1.82 AC	
COMMON OPEN SPACE	12.88 AC	
TOTAL:	31.5 AC	
(50% OF 63%)		



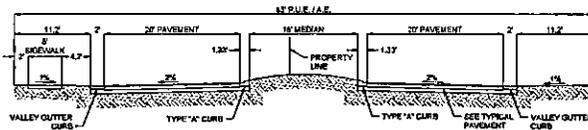
**MASTER CONCEPT PLAN**  
PROJECT FILE NO. 22254  
SHEET NUMBER 1 OF 2



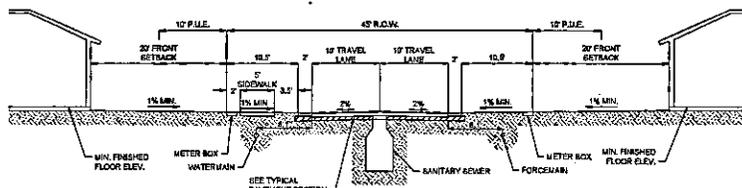
**40' SINGLE FAMILY TYPICAL LOT DETAIL**  
S.T.A.



**50' SINGLE FAMILY TYPICAL LOT DETAIL**  
S.T.A.



**TYPICAL ENTRANCE ROAD**  
S.T.A.



**TYPICAL 45' RIGHT OF WAY**  
S.T.A.

**Barraco**

REVISED 1/28/2004  
CON. PLAN  
DRAWN BY  
DATE  
PROJECT NO. 22254  
PROJECT NAME  
22254

**D.R. HORTON**

1000 S. STATE ROAD 1000  
SUITE 300  
FORT MYERS, FLORIDA 33901  
PHONE (888) 888-8888  
FAX (888) 888-8888  
WWW.DRHORTON.COM  
PROJECT NO. 22254

**CROSSWINDS**  
F.K.A.  
**SIMPLE LIFE**

CHARLOTTE COUNTY, FLORIDA

DATE OF ISSUE  
DATE OF REVISION  
REVISION NO. 1  
REVISION DESCRIPTION

NO.	DATE	DESCRIPTION

TYPICAL LOT  
DETAILS & ROAD  
CROSS SECTIONS  
22254 2 OF 2

**~~Attachment 2~~**

**~~EX-1: Site Plan Exhibit &~~**

**~~EX-2: Typical Sections~~**



**FLORIDA DEPARTMENT *of* STATE**

**RON DESANTIS**  
Governor

**CORD BYRD**  
Secretary of State

May 28, 2025

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

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. 2025-019, which was filed in this office on May 28, 2025.

Sincerely,

Alexandra Leijon  
Administrative Code and Register Director

AL/dp



Ticket# 3959873-1  
BCC Pg 1  
5 x 14  
Submitted by: Kimberly Sargent  
Publish: 05/11/25  
163352 3959875

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

Before the undersigned authority personally appeared Jill Kelli Di Benedetto, 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)

05/11/25

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.

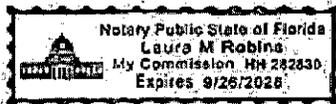
*Jill Kelli Di Benedetto*

(Signature of Affiant)

Sworn and subscribed before me this 12th day of May, 2025

*Laura M Robins*

(Signature of Notary Public)



Personally known  X  OR      Produced Identification

**BIRTHDAYS**



Happy birthday Madison Wright, who is getting ready to celebrate her 21st.



Happy birthday Jace Ryan White, who recently celebrated his 18th.

**MOTHER'S DAY**

**'Family duos' helping the community**

STAFF REPORT

PORT CHARLOTTE — HCA Florida Fawcett Hospital is highlighting employees who work in health care and have a mother-child bond this week.

In a news release, it noted it has several "family duos" who work at the facility together. "I'm so grateful to work alongside my mom," Fawcett Hospital supply chain services manager, Diana Benitez stated in a news release. "Watching her care for others with such grace and dedication reminds me every day how lucky I am to learn from the very best — and hey, she feeds me too, so it's a win-win."

The news release notes the hospital is doing this as it celebrates Mother's Day.

"Working with my daughter, I get to see how professional and efficient she is at her job," Fawcett Hospital intensive care registered nurse Orchid Benitez stated in the news release. "And as her mom, that puts a smile on my face and makes me proud — I love her."



Diana Benitez, and her mother, Orchid Benitez both work for HCA Florida Fawcett Hospital; Diana Benitez as manager of Supply Chain and Orchid Benitez as an intensive care registered nurse.

**HCA FLORIDA ENGLEWOOD HOSPITAL**



PHOTO PROVIDED BY HCA FLORIDA ENGLEWOOD HOSPITAL. Lily Bakulski, right, shares a joyful moment with her mother, Molly Bakulski, as they celebrate Nurses Week together at HCA Florida Englewood Hospital.

**Healthy family**

National Nurses Week and Mother's Day celebrates mother-daughter nursing duo

JESS ORLANDO Staff Writer

ENGLEWOOD — HCA Florida Englewood Hospital is celebrating a mother-daughter registered nurse duo for both Mother's Day and National Nurses Week. Molly Bakulski and her daughter Lily work in the

hospital's medical-surgical unit where they share a passion for patient care rooted in personal experiences, according to a news release.

"Molly, a nurse for 20 years, is the Englewood Hospital recipient of the 2025 Excellence in Nursing Award for Compassionate Care and a DAISY Award — a national recognition for nurses who go above and beyond to provide not only excellent clinical care, but also compassion," the news release said. "She was inspired to become a nurse by the care she witnessed during her own mother's hospitalization."

Lilly Bakulski joined the hospital in 2024 after completing her nursing degree.

"Her decision to pursue nursing was shaped by the care she received as a child while battling asthma and pneumonia," the news release said.

Molly Bakulski said having her daughter graduate and come work with her at HCA Florida Englewood Hospital is a "dream come true."

"When I get out of bed in the morning, knowing I get to work with her gives me motivation," Molly Bakulski said in a news release. "Lily is driven, confident, efficient and not afraid to take charge. I know she will be a leader one day and this opportunity has given her great experience. When I round on our patients, I hear that she is giving excellent care."

Lilly Bakulski said she's following in her mom's footsteps as an "amazing nurse."

"My mom's patients love her," Lily Bakulski said. "It was so cool to be able to follow her around when I was little, and I knew I wanted to be the person that gets to take care of patients. She is compassionate, empathetic, funny and also an advocate for what her patients need and want. She's my best friend."

**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, MAY 27, 2025, 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, 1850 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/flgenda.html>.

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**
- LAND USE CONSENT AGENDA**
- DRC-24-221** Quasi-Judicial Commission District IV  
Campos Engineering Inc. is requesting a PD Final Detail Site Plan for West Port Marketplace. The project consists of 47,240 of Public Grocery with an attached 2,100 SF Liquor store and a detached 8,800 SF Retail area with associated VOA, parking, landscaping, utility connections, and stormwater conveyance system and is located at West Port. This project site is 14.3512 acres and is located at 1871 El Jobean Road, Port Charlotte, FL, in Murdock Village.
- DRC-24-219** Quasi-Judicial Commission District I  
RESPEC is requesting Final Detail Site Plan approval for Willow Townhomes. The project consists of 360-unit townhome development within Tuckers Pointe Phase 1. This project site is 31.412 acres (Tract F-3) and is located at 11740 Tamiami Trail, Punta Gorda FL.
- DRC-24-233** Quasi-Judicial Commission District II  
Southwest Engineering and Design is requesting a PD Modification for Charlotte Behavioral Health Care Center CRF Expansion. The project consists of 5,578 sq ft building expansion, modifying the dumpster enclosure, and expanding the existing south stormwater pond. This project site is 3.622 acres within a property boundary of 18.962 and is located at 1740 Education Avenue, Punta Gorda FL.
- FP-24-02** Quasi-Judicial Commission District I  
Lennar Homes, LLC is requesting Final Plat approval for a subdivision to be named, Webbs Reserve - Phase 2, being a replat of a portion of Tract F-3 of Webbs Reserve, as recorded in Plat Book 27, Pages 8A through 8233, of the Public Records of Charlotte County, Florida. The proposed subdivision consists of 142 residential lots and 10 tracts. The proposed subdivision is a residential development that received Preliminary Plat approval from the Board of County Commissioners under PP-24-02 on September 24, 2024. They also seek approval of a Developer's Agreement and surety to cover the construction of the plat infrastructure. This site contains 58.852 acres and is generally located south of Bermuda Road, north of Babcock Trail, west of the County line with Glades County, and east of SR 31, in the boundary of the Babcock Ranch Community Development of Regional Impact (DRI) Increment 2, within the East County area, and in Commission District I.
- STN-25-01** Commission District IV  
Morris Engineering & Consulting LLC, respectfully requests the Board of County Commissioners of Charlotte County, Florida to approve the street name change for the portions of Como St. north of El Jobean Rd and south of 41, to Seaspray St. The road segment serves as a key connector for major roadways, 776 and 41. The proposed street name aims to improve clarity for residents, emergency responders, and visitors, while enhancing navigational efficiency in this area of the county.
- LAND USE REGULAR AGENDA**
- PAS-24-07** Legislative Commission District II  
Pursuant to Section 163.3187, Florida Statutes, adopt a Small Scale Plan Amendment amending Charlotte County FLUM Series Map #1: 2030 Future Land Use, from Low Density Residential (LDR) to Parks and Recreation (PKR); for property located at 537 Darst Avenue, in the Punta Gorda area and within the South County area, containing 0.4832 acres; Commission District II; Petition No. PAS-24-07; Applicant: Tina Powell, Charlotte County Parks & Natural Resources Division Manager; providing an effective date.
- Z-24-16** Quasi-Judicial Commission District II  
An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Residential Single-Family S (RSF-S) to Parks and Recreation (PKR), for property located at 537 Darst Avenue, in the Punta Gorda area and within the South County area, containing 0.4832 acres; Commission District II; Petition No. Z-24-16; Applicant: Tina Powell, Charlotte County Parks & Natural Resources Division Manager; providing an effective date.
- PD-25-04** 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 amending Ordinance Number 2024-012, the adopted General PD Concept Plan and its associated PD conditions, to amend maximum building square footage of "Storage" pursuant to the County Code sec. 3-9-2: Rules of Construction, Definitions from 145,000 square feet to 200,000 square feet, specifically, 1) to reduce the numbers of buildings from 11 to eight 2) to increase the maximum square footage for mini-storage uses from 77,000 square feet to 110,000 square feet 3) to increase the maximum square footage of RV storage units from 68,000 square feet to 90,000 square feet and 4) to adjust the parking area and internal roadways, for property located at 5271 and 5273 Taylor Road, in the Punta Gorda area, containing 10.332 acres; Commission District II; Petition No. PD-25-04; Applicant: Derek Rooney, Esq. of Gray Robinson, P.A.; providing an effective date.
- PD-24-18** 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 the PD conditions and its associated PD Concept Plan as established in Ordinance Number 2022-022, and adopt the General PD Concept Plan, in order to have a residential development up to 230 dwelling units (a reduction of 48 units), requiring a transfer of 96 density units from the Coastal High Hazard Area (CHHA) (The property contains 230 non-CHHA density units) to Resolution Number 2021-079, for property located at 12150 Burnett Stone Road, within the boundary of the Burnett Stone Area Plan and in the Punta Gorda area, containing 68.432 acres; Commission District II; Petition No. PD-24-18; Applicant: DR Horton; 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. For Special Enforcement Units for the Hearing Impaired are available at the Front Security Desk, Building A of the Murdock Administration Complex. Anyone needing other reasonable accommodations 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.

**Education/ from D1**

The foundation has raised \$1,720,051 for scholarships since 1983. The 2025 Kiwanis Foundation scholarship award recipients include Jordan Adams, Sandy Bruce, Kylie Caputo, Joseph Cronin, Gracie Davis, Sophie Davis, Summe Anne De Jesus, Vicki Do, Andrea Gibbs, Ava Hall, Jack Ham and Sarah Kilburn, Reagan McCloud, Meghan Oily, Olivia Oliver, Leanna Palmer, Nathaly Pereria, Briar Powell, Dylan Salcedo-Lara, Angela Sanchez, Miley Schmidt-Chinn, Matthew Schuler, Chelsea Sherkus, Payton Stanton, Logan Stchur, Brannan Terrilune, Kira Tutthill and Lorenna Wittman.

