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FILED WITH THE DEPARTMENT OF STATE March 1, 2023

ORDINANCE  
NUMBER 2023-007

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, PURSUANT TO SECTION 3-9-45, PLANNED DEVELOPMENT, UNDER CHAPTER 3-9, ZONING, OF THE CODE OF LAWS AND ORDINANCES OF CHARLOTTE COUNTY, FLORIDA, APPROVING THE REQUEST TO EXTEND THE TIME LIMITATION OF THE PLANNED DEVELOPMENT (PD) CONCEPT PLAN APPROVED VIA ORDINANCE NUMBER 2007-064, FOR PROPERTY GENERALLY LOCATED SOUTH OF SHOTGUN ROAD, EAST OF BURNT STORE ROAD, AND NORTH OF ZEMEL ROAD, IN THE PUNTA GORDA AREA; CONTAINING 265± ACRES; COMMISSION DISTRICT II; PETITION CPE-22-03; APPLICANTS: DANIEL B. LIGHT AND BURNT STORE ROAD-RET, LLC; PROVIDING FOR AN EFFECTIVE DATE.

ROGER D. EATON, CHARLOTTE COUNTY CLERK OF  
CIRCUIT COURT  
# PAGE: 14  
INSTR #: 3227887 Doc Type: GOV  
Recorded: 03/01/2023 at 06:10 PM  
Rec. Fee: RECORDING \$120.50

RECITALS

WHEREAS, in a public hearing held on Tuesday, February 28, 2023, the Board of County Commissioners of Charlotte County, Florida ("Board") reviewed Petition CPE-22-03, submitted by property owners and applicants, Daniel B. Light and Burnt Store Road-RET, LLC ("Applicants"), requesting to extend the Planned Development (PD) Concept Plan which was adopted by the Board via Ordinance Number 2007-064 on September 18, 2007; and

WHEREAS, the subject property is generally located south of Shotgun Road, east of Burnt Store Road, and north of Zemel Road, in the Punta Gorda area, containing 265 acres more or less ("Property"); and

WHEREAS, on September 18, 2007, the Board approved an amendment to the Zoning Atlas from Agriculture Estates (AE) and Residential Multi-family 12 (RMF-12) to Planned Development (PD) for the Property, along with its associated Planned Development (PD) Concept Plan, via Ordinance

MIN

33 Number 2007-064 (attached as Exhibit "A"), in order to have a residential  
34 development up to 999 units; and

35 WHEREAS, since the Board approved this PD rezoning, along with  
36 its associated Planned Development (PD) Concept Plan, no density has been  
37 transferred onto the Property and no Final Detail Site Plan has been submitted;  
38 and

39 WHEREAS, Section 3-9-45(d)(3)d.1. of the Code of Laws and  
40 Ordinances of Charlotte County, Florida ("Code") states that "the  
41 applicant/property owner may petition the BCC to extend the expiration date of  
42 the Planned Development (PD) Concept Plan. Such request shall be  
43 accompanied by a fee as established by the BCC. The extension shall contain a  
44 provision requiring the Planned Development (PD) Concept Plan to conform to  
45 the Code in effect at the time of the granting of the extension and other  
46 reasonable conditions as the BCC may impose"; and

47 WHEREAS, pursuant to Section 3-9-45(d)(3)d.1. of the Code, the  
48 Applicants have submitted a request to extend the Planned Development (PD)  
49 Concept Plan; and

50 WHEREAS, after due consideration, based on the findings and  
51 analysis provided by County Staff and the evidence presented to it, the Board  
52 has found that approval of Petition CPE-22-03 is consistent with the County's  
53 Comprehensive Plan, and that it meets the requirements for the granting of an  
54 extension; and

55                   WHEREAS, based on the above findings, the Board has  
56 determined it to be in the best interests of the County to extend the Planned  
57 Development (PD) Concept Plan (attached as Exhibit "B") until a Final Detail Site  
58 Plan is approved by the Board.

59                   NOW, THEREFORE, BE IT ORDAINED by the Board of County  
60 Commissioners of Charlotte County, Florida ("Board"):

61                   SECTION 1. Petition CPE-22-03, submitted by property owners  
62 and applicants, Daniel B. Light and Burnt Store Road-RET, LLC, to extend the  
63 Planned Development (PD) Concept Plan until a Final Detail Site Plan is  
64 approved by the Board, is hereby approved.

65                   SECTION 2. This Ordinance shall take effect upon filing in the  
66 Office of the Secretary of State, State of Florida.

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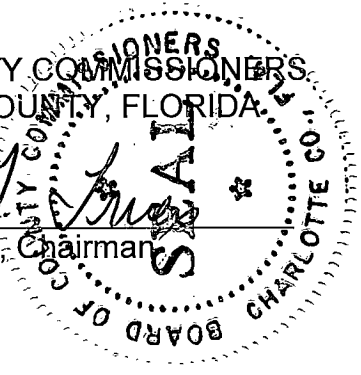
[SIGNATURE PAGE FOLLOWS]

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PASSED AND DULY ADOPTED this 28th day of February, 2023.

BOARD OF COUNTY COMMISSIONERS  
OF CHARLOTTE COUNTY, FLORIDA

By: William G. Truex  
William G. Truex, Chairman



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

By: Roger D. Eaton  
Deputy Clerk

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

By: Janette S. Knowlton  
Janette S. Knowlton, County Attorney  
LR2022-0947 

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ORDINANCE  
NUMBER 2007 - *064*

AN ORDINANCE APPROVING AN AMENDMENT TO THE CHARLOTTE COUNTY ZONING ATLAS FROM AGRICULTURE ESTATES (AE) TO PLANNED DEVELOPMENT (PD), FOR PROPERTY LOCATED SOUTH OF SHOTGUN ROAD, EAST OF BURNT STORE ROAD, AND NORTH OF ZEMEL ROAD, IN THE PUNTA GORDA AREA, CONTAINING 265 ACRES MORE OR LESS; PETITION ~~Z-07-06-44-TDU~~ APPLICANT, SOUTH CHARLOTTE PROPERTIES, LLC C/O KEN SAUNDRY; PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, in a public hearing held on Tuesday, September 18, 2007, the Board of County Commissioners of Charlotte County ("Board") reviewed Petition Z-07-06-44-TDU which requested a rezoning from Agriculture Estates (AE) to Planned Development (PD) on 265 acres more or less of property owned by South Charlotte Properties, LLC c/o Mr. Ken Saundry, 407 West Street, Building B, Naples, Florida 34108, and described as located South of Shotgun Road, East of Burnt Store Road, and North of Zemel Road, Punta Gorda area, in Commission District II, and more particularly described in Exhibit "A" attached hereto and by this reference incorporated herein; and

WHEREAS, South Charlotte Properties, LLC c/o Mr. Ken Saundry, as the applicant, seeks a rezoning to Planned Development to allow a 999-unit residential development including single-family units as well as multi-family units; and

WHEREAS, Petition Z-07-06-44-TDU has previously been heard by the Charlotte County Planning and Zoning Board ("P&Z Board") and, based on



*mm*

1 the findings and analysis presented in the Planning and Zoning Division staff  
2 report dated July 20, 2007, and the evidence presented to the P&Z Board, has  
3 been recommended for approval with conditions; and

4 WHEREAS, after due consideration, based on the Planning and  
5 Zoning Division staff report dated July 20, 2007, and the evidence presented to it,  
6 the Board has found that approval of Petition  
7 Z-07-06-44-TDU is consistent with the 1997-2010 Charlotte County  
8 Comprehensive Plan, and that it meets the requirements for the granting of a  
9 rezoning, and;

10 WHEREAS, based on the above findings, the Board has  
11 determined it to be in the best interests of the County to rezone the subject  
12 property from Agriculture Estates (AE) to Planned Development (PD).

13 NOW, THEREFORE, BE IT ORDAINED by the Board of County  
14 Commissioners of Charlotte County, Florida:

15 SECTION 1. The following petition for an amendment to the  
16 Charlotte County Zoning Atlas is hereby approved subject to the conditions  
17 contained in the attached Exhibit "B":

18 Petition Z-07-06-44-TDU requesting rezoning from  
19 Agriculture Estates (AE) to Planned Development  
20 (PD) for 265 acres more or less of property owned by  
21 South Charlotte Properties, LLC c/o Mr. Ken Saundry,  
22 and described as located South of Shotgun Road,  
23 East of Burnt Store Road, and North of Zemel Road,  
24 in the Punta Gorda area, Charlotte County, Florida,  
25 and more particularly described in Exhibit "A"  
26 attached hereto and incorporated herein by this  
27 reference.  
28

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

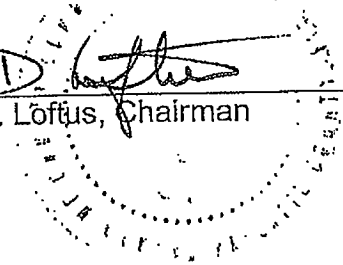
3            SECTION 3. This ordinance shall take effect upon filing in the  
4 Office of the Secretary of State, State of Florida.

5            PASSED AND DULY ADOPTED this 18 day of September, 2007.

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BOARD OF COUNTY COMMISSIONERS  
OF CHARLOTTE COUNTY, FLORIDA

By: Richard D. Löffus  
Richard D. Löffus, Chairman



ATTEST:  
Barbara T. Scott, Clerk of  
Circuit Court and Ex-Officio Clerk  
to the Board of County Commissioners

By: Anne L. Bahler  
Deputy Clerk

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY

By: Janette S. Knowlton  
Janette S. Knowlton, County Attorney

RB  
LR 2007-443

LEGAL DESCRIPTION

PARCELS 1, 2, 3, 4, 5, 6, 7 AND 8 AS DESCRIBED IN EXHIBIT "A" PER COMMITMENT FOR TITLE INSURANCE, BY LAWYERS TITLE INSURANCE CORPORATION, CASE No. 0140-076, DATED FEBRUARY 14, 2006; PARCEL 9 AS DESCRIBED IN COMMITMENT No. CF1333756; PARCEL 10 AS DESCRIBED IN LAWYERS TITLE INSURANCE CORPORATION COMMITMENT FILE No. 140.076; AND PARCELS B AND C AS DEPICTED HEREON, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:  
THE NORTHWEST  $\frac{1}{4}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 16, TOWNSHIP 42 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA.

AND

PARCEL 2:  
THE SOUTHWEST  $\frac{1}{4}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 16, TOWNSHIP 42 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA.

AND

PARCEL 3:  
THE SOUTHEAST  $\frac{1}{4}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 16, TOWNSHIP 42 SOUTH,  
RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA.

AND

PARCEL 4:  
THE EAST  $\frac{1}{2}$  OF THE NORTHEAST  $\frac{1}{4}$  OF THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 16, TOWNSHIP 42 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA.

AND

PARCEL 5:  
THE WEST  $\frac{1}{2}$  OF THE EAST  $\frac{1}{2}$  AND THE WEST  $\frac{1}{2}$  OF THE WEST  $\frac{1}{2}$  OF THE EAST  $\frac{1}{2}$  OF THE EAST  $\frac{1}{2}$  OF SECTION 21, TOWNSHIP 42 SOUTH, RANGE 23 EAST OF CHARLOTTE COUNTY, FLORIDA. LESS AND EXCEPT THAT PARCEL KNOWN AS DEER PASS ACRES SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15,

**EXHIBIT A**



PAGES 15A AND 15B OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY,  
FLORIDA.

AND

PARCEL 6:  
THE SOUTHEAST  $\frac{1}{4}$  OF THE NORTHEAST  $\frac{1}{4}$  OF THE SOUTHEAST  $\frac{1}{4}$ , SECTION  
16, TOWNSHIP 42 SOUTH, RANGE 23 EAST, LYING AND BEING IN  
CHARLOTTE COUNTY, FLORIDA.

AND

PARCEL 7:

THAT PORTION OF THE SOUTHWEST  $\frac{1}{4}$  OF THE SOUTHWEST  $\frac{1}{4}$  OF SECTION  
16, TOWNSHIP 42 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, BEING  
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT FOUND AT THE SOUTHEAST  
CORNER OF THE NORTH  $\frac{1}{2}$  OF THE SOUTHWEST  $\frac{1}{4}$  OF THE SOUTHWEST  $\frac{1}{4}$   
OF SECTION 16, TOWNSHIP 42 SOUTH, RANGE 23 EAST, RUN SOUTH  $88^{\circ}49'43''$   
WEST, 1267.85 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF STATE  
ROAD 765 A/K/A BURNT STORE ROAD; THENCE NORTH  $00^{\circ}18'43''$  EAST,  
ALONG SAID RIGHT-OF-WAY LINE, 30 FEET; THENCE LEAVING SAID RIGHT-  
OF-WAY LINE, NORTH  $88^{\circ}49'43''$  EAST, 500.17 FEET; THENCE NORTH  $00^{\circ}18'43''$   
EAST, 640.18 FEET; THENCE NORTH  $88^{\circ}58'35''$  EAST, 772.75 FEET; THENCE  
SOUTH  $00^{\circ}45'01''$  WEST, 668.52 FEET TO THE POINT OF BEGINNING.

AND

PARCEL 8:

THAT PORTION OF THE NORTHWEST  $\frac{1}{4}$  OF THE SOUTHWEST  $\frac{1}{4}$  OF SECTION  
16, TOWNSHIP 42 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA,  
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CONCRETE MONUMENT FOUND AT THE SOUTHEAST  
CORNER OF THE NORTH  $\frac{1}{2}$  OF THE SOUTHWEST  $\frac{1}{4}$  OF THE SOUTHWEST  $\frac{1}{4}$   
OF SECTION 16, TOWNSHIP 42 SOUTH, RANGE 23 EAST, RUN NORTH  $00^{\circ}45'01''$   
EAST, 668.52 FEET TO THE POINT OF BEGINNING; THENCE FROM SAID  
POINT OF BEGINNING RUN SOUTH  $88^{\circ}58'35''$  WEST, 772.75 FEET THENCE  
NORTH  $00^{\circ}18'43''$  EAST, 640.18 FEET; THENCE SOUTH  $89^{\circ}05'46''$  WEST, 500.11  
FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 765 A/K/A  
BURNT STORE ROAD; THENCE NORTH  $00^{\circ}18'43''$  EAST, ALONG SAID RIGHT-  
OF-WAY LINE, 30 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE,

NORTH 89°05'46" EAST, 1277.94 FEET; THENCE SOUTH 00°45'01" WEST, 668.52 FEET TO THE POINT OF BEGINNING.

AND

PARCEL 9:

THE WEST ONE-HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 16, TOWNSHIP 42 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA.

AND

PARCEL 10:

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS DEER PASS ROAD EASEMENT, AS SHOWN ON THE PLAT OF DEER PASS ACRES, A SUBDIVISION IN SECTION 21, TOWNSHIP 42 SOUTH, RANGE 23 EAST, AS RECORDED IN PLAT BOOK 15, PAGES 56A AND 56B, AND AS SET FORTH AND RECORDED IN OFFICIAL RECORDS BOOK 743, PAGE 390, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

AND

PARCEL B

THE NORTH HALF (N½) OF THE NORTH HALF (N½) OF THE NORTHWEST QUARTER (NW¼) OF THE SOUTHWEST QUARTER (SW¼) OF SEC 16, TWP 42S, RNG 23E, LESS THE FOLLOWING: BEGIN AT THE NORTHWEST (NW) CORNER OF THE NORTH HALF (N½) OF THE NORTHWEST QUARTER (NW¼) OF THE SOUTHWEST QUARTER (SW¼); THENCE EAST ALONG THE NORTH LINE OF SAID TRACT 420 FEET TO A POINT; THENCE SOUTH 105 FEET TO A POINT; THENCE WEST 420 FEET TO A POINT; THENCE NORTH 105 FEET MORE OR LESS, TO THE POINT OF BEGINNING. ALSO LESS AND EXCEPT THE WESTERLY 40.00 FEET THEREOF FOR STATE ROAD RIGHT-OF-WAY. ALL LYING IN CHARLOTTE COUNTY, FLORIDA.

PARCEL C

THE NORTH 190 FEET OF THE WEST 290 FEET OF THE SOUTH HALF (S½) OF THE NORTH HALF (N½) OF THE NORTHWEST QUARTER (NW¼) OF THE SOUTHWEST QUARTER (SW¼) OF SEC 16, TWP 42S, RNG 23E, LESS STATE ROAD RIGHT OF WAY.

**CONDITIONS:**

- a. Development on the subject property shall occur as generally illustrated in the PD Concept Plan submitted by the applicant, prepared by Vanasse & Daylor, LLP, dated March 9, 2007, and except such modifications as may be required to meet the conditions of the PD zoning district. In addition, the Development Review Committee (DRC) conditions of approval per letter dated May 4, 2007 are required to be met. The open space area shall be no less than 111.539± acres (The PD Concept Plan includes 40.19± acres of lake area, 4.029± acres of which may be counted toward open space). Areas indicated for single-family development and multi-family development will be developed as such. Revisions consistent with the notes on the approved PD Concept Plan shall be permitted. Residential development standards shall be as indicated on the PD Concept Plan, with minor modifications allowed only to increase lot sizes.
- b. The subject property currently retains 26 units of density. The applicant is proposing to develop a total of 999 units including 643 multi-family units and 356 single-family units. The mix of multi-family units and single family units may be changed consistent with the PD Concept Plan. If more than 356 single family units are proposed, the applicant shall submit a revised Traffic Impact Statement and proportionate share analysis. The subject property shall require 973 units of transferred density. The transfer of density units must be approved by the Board of County Commissioners prior to Preliminary Plat application or Final DRC application, whichever shall occur first.
- c. No development shall occur prior to Final DRC approval.
- d. The developer shall minimize impervious surfaces within the development wherever practicable.
- e. A development time line and phasing plan for the entire PD shall be submitted prior to Final DRC approval. A monitoring report shall be submitted annually from the day of Final DRC approval until buildout, identifying the development activities which occurred during the past year and summarizing current and previous year statistics (as applicable).
- f. The maximum building height for single-family development is 35 feet from the base flood elevation; the maximum building height for multi-family development is 45 feet from the base flood elevation. The maximum building height within the recreation area is 40 feet from the base flood elevation.
- g. The roadways for this development shall be constructed to Charlotte County standards. If the roadways for this development are to be private, following Final DRC approval, the developer, and subsequently, the homeowner's association, is required to maintain all private roads within the development area.
- h. The developer, and subsequently, the homeowner's association or similar entity, is required to construct the future roadway connection(s) to the property which is located to the south of the subject site when that property is developed.
- i. The development must utilize 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 must also extend re-used water utility lines along with the potable water and sanitary sewer lines throughout the development. A developer's agreement with Charlotte County Utilities for the extension of potable water, sanitary sewer, and re-use lines must be approved by the Board of County Commissioners prior to the final DRC application for any phase of development.

j. The site shall be developed with a unified landscaping theme. Only Florida Friendly plantings and/or xeriscaping shall be allowed for landscape plantings within the common areas. The developer shall also make every effort to ensure that residential property owners within the development also utilize Florida Friendly plantings and xeriscape landscaping. The applicant shall institute an education program for all homeowners on the correct use of pesticides, herbicides, and fertilizers. A partnership with the Cooperative Extension Service of the University of Florida to interact with the Florida Yards and Neighborhoods program is encouraged. Only natural organic or other slow release forms of fertilizers shall be utilized throughout the development. The aforesaid condition does not preclude the developer from utilizing annuals or other ornamental landscaping in the main entry signage and landscape entry areas.

k. All landscaping must be irrigated as necessary to ensure survival. When made available by the Utility, non-potable water shall be utilized for common area and private irrigation throughout the development. The developer is encouraged to construct grey water retention basins on site if at all possible. The developer, a homeowner's association, community development district or similar entity, is required to maintain all common areas within the development area.

l. The development must comply with Chapter 3-2, Article IX, Tree Requirements, of the Charlotte County Code. All heritage trees shall be preserved unless the applicant can provide substantial evidence that such preservation will cause the development of the site to be severely hindered. Should any heritage tree be removed, the applicant will plant a sufficient number of trees of the same species to equal the girth of the tree removed. These trees will not be counted as part of the points needed for development but in addition to those trees needed for points.

m. The developer shall maintain, restore, or otherwise adjust the hydrology of the wetlands to create a well functioning wetlands system as required by the Army Corp of Engineers and Southwest Florida Water Management District through the permitting process. The project must comply with Chapter 3-5, Article XV, Upland Buffer Zone requirements of the County Code. A naturally vegetated upland buffer zone shall be preserved along the perimeter of all wetlands and natural surface waters to the edge of development. The buffer shall be a minimum of fifteen (15) feet and average twenty-five (25) feet in width as measured from the landward limit of the wetland or surface water.

n. A Conservation Easement preserving in perpetuity all wetlands and associated buffer uplands in the area shall be granted to the County or the Southwest Florida Water Management District. A copy of the easement shall be sent to the County Attorney's Office and Comprehensive Planning Section of the Community Development Department for review and approval prior to being filed with the Clerk of the Circuit Court. The filing shall be completed prior to Preliminary Plat application or Final DRC application, whichever shall occur first.

o. A developer's agreement to fund the widening the Burnt Store Road shall be finalized and approved prior to the final DRC application for any phase of development.

p. Landscaping and Buffer requirements:

- i. At a minimum, the 25-foot PD setback for the property boundary adjacent to Burnt Store Road shall be landscaped. The applicant must comply with Chapter 3-5, Article XVIII, Landscaping and Buffer Requirements, of the

County Code, by providing an eight-foot (8) perimeter landscaping strip along Burnt Store Road.

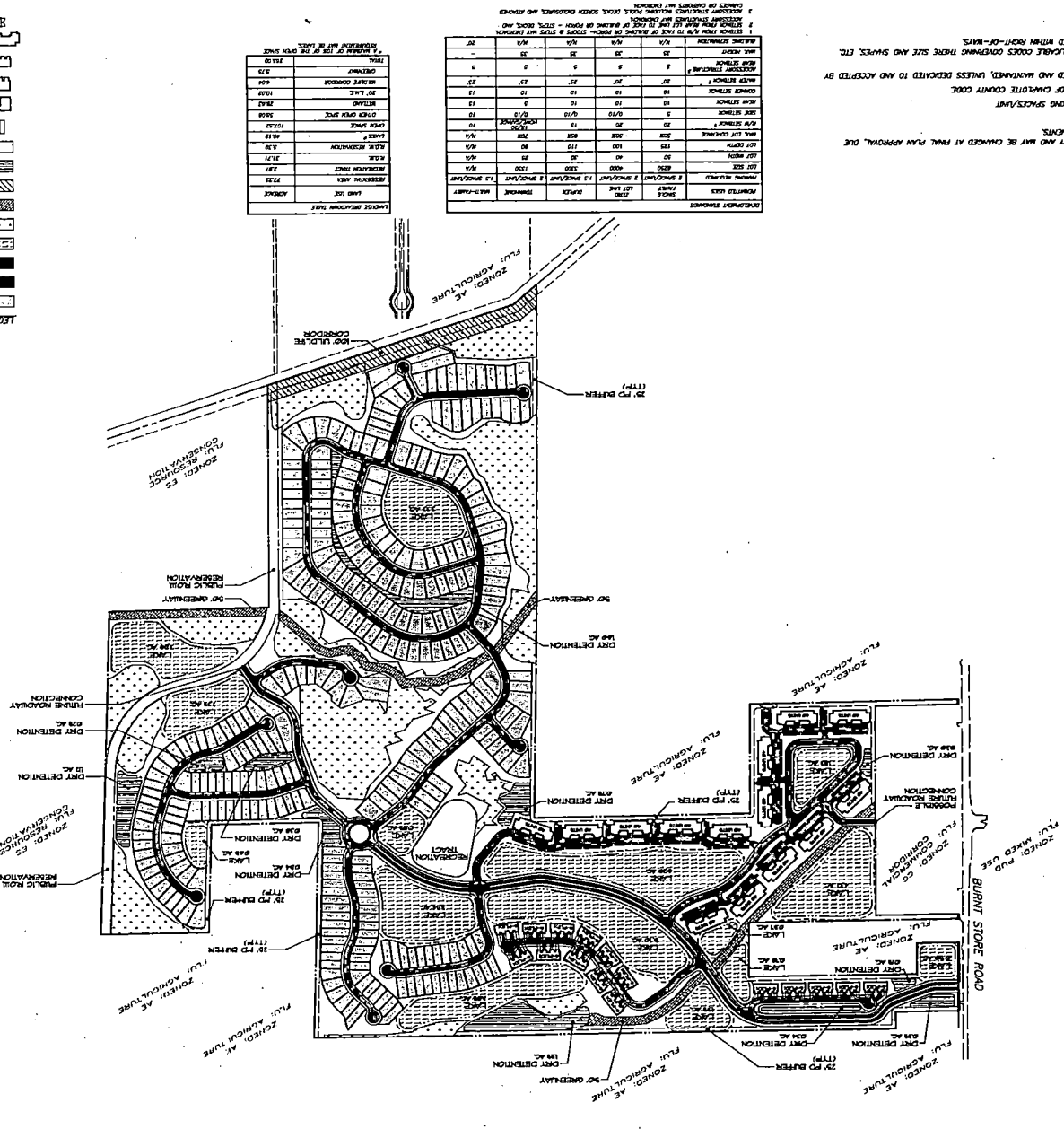
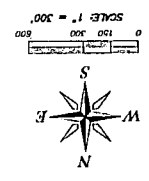
- ii. At a minimum, a type B buffer must be placed within the 25-foot PD setback along the northern portion of the property line which is adjacent to the property zoned AE.
  - iii. At a minimum, a type B Buffer must be placed within the multi-family development area which is adjacent to internal single-family development.
  - iv. At a minimum, a type C buffer must be provided around the recreation area as it considered to be similar to an "active use park". The applicant must comply with Chapter 3-5, Article XVIII, Landscaping and Buffer Requirements, of the County Code.
  - v. The developer is required to remove exotic/nuisance species from the subject property.
- q. The developer shall obtain stormwater approval prior to final DRC approval. Applicable SWFWMD and Army Corp. permits must be obtained prior to the commencement of development. All stormwater facilities must be designed to protect groundwater and surface water resources.
- r. The developer is required to provide a sidewalk throughout the subject site, with a minimum width of five (5) feet along at least one side of all internal roadways. An eight (8) foot wide bicycle/pedestrian trail is required along the western property line on Burnt Store Road. The developer shall coordinate with the Department of Public Works. The sidewalk must be completed at the time of the Burnt Store Road widening.
- s. The recreation area shall be 2.97± acres and will contain a clubhouse with a swimming pool together with other amenities such as a basketball court, tennis courts, and a parking area. The final design of the recreation area shall be determined at Final Detail Plan approval. The clubhouse shall be built to the highest wind-bearing loads required by Charlotte County and will be made available for use as a post-storm hurricane refuge to the proposed neighborhood following a natural disaster. It is understood that the clubhouse will not be able to accommodate all residents of the community.
- t. The applicant shall work with the Charlotte County Public Schools Transportation Department to provide a bus stop(s) and shelter(s) for the community. Should the pick up and drop off point be located at the entrance of the development, the developer shall allow for sufficient room for a parent drop-off and bus pick-up along with an adequate means for traffic circulation at the entrance. A shelter for the children is required at the pick-up area(s). This addition must be shown on the Final DRC plan for approval.
- u. Any changes in the Concept Plan must receive a recommendation from the Natural Resources Planning Section and the Comprehensive Planning Section.

**Vanasse Daylor**  
 10000 Vanasse Drive  
 Suite 100  
 Charlotte, NC 28226  
 Tel: 704.366.1000  
 Fax: 704.366.1001  
 www.vanasse.com

**Saundry Associates Inc. LLC**  
 9220 Bonita Beach Road, Suite 215  
 Bonita Springs, FL 34135  
 Tel: 941.352.1111  
 Fax: 941.352.1112  
 www.saundry.com

NO.	DATE	DESCRIPTION
1	12-15-07	PRELIMINARY PLAN
2	01-15-08	REVISION: AS PER COMMENTS
3	02-15-08	REVISION: AS PER COMMENTS
4	03-15-08	REVISION: AS PER COMMENTS
5	04-15-08	REVISION: AS PER COMMENTS
6	05-15-08	REVISION: AS PER COMMENTS
7	06-15-08	REVISION: AS PER COMMENTS
8	07-15-08	REVISION: AS PER COMMENTS
9	08-15-08	REVISION: AS PER COMMENTS
10	09-15-08	REVISION: AS PER COMMENTS
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13	12-15-08	REVISION: AS PER COMMENTS
14	01-15-09	REVISION: AS PER COMMENTS
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16	03-15-09	REVISION: AS PER COMMENTS
17	04-15-09	REVISION: AS PER COMMENTS
18	05-15-09	REVISION: AS PER COMMENTS
19	06-15-09	REVISION: AS PER COMMENTS
20	07-15-09	REVISION: AS PER COMMENTS
21	08-15-09	REVISION: AS PER COMMENTS
22	09-15-09	REVISION: AS PER COMMENTS
23	10-15-09	REVISION: AS PER COMMENTS
24	11-15-09	REVISION: AS PER COMMENTS
25	12-15-09	REVISION: AS PER COMMENTS
26	01-15-10	REVISION: AS PER COMMENTS
27	02-15-10	REVISION: AS PER COMMENTS
28	03-15-10	REVISION: AS PER COMMENTS
29	04-15-10	REVISION: AS PER COMMENTS
30	05-15-10	REVISION: AS PER COMMENTS
31	06-15-10	REVISION: AS PER COMMENTS
32	07-15-10	REVISION: AS PER COMMENTS
33	08-15-10	REVISION: AS PER COMMENTS
34	09-15-10	REVISION: AS PER COMMENTS
35	10-15-10	REVISION: AS PER COMMENTS
36	11-15-10	REVISION: AS PER COMMENTS
37	12-15-10	REVISION: AS PER COMMENTS
38	01-15-11	REVISION: AS PER COMMENTS
39	02-15-11	REVISION: AS PER COMMENTS
40	03-15-11	REVISION: AS PER COMMENTS
41	04-15-11	REVISION: AS PER COMMENTS
42	05-15-11	REVISION: AS PER COMMENTS
43	06-15-11	REVISION: AS PER COMMENTS
44	07-15-11	REVISION: AS PER COMMENTS
45	08-15-11	REVISION: AS PER COMMENTS
46	09-15-11	REVISION: AS PER COMMENTS
47	10-15-11	REVISION: AS PER COMMENTS
48	11-15-11	REVISION: AS PER COMMENTS
49	12-15-11	REVISION: AS PER COMMENTS
50	01-15-12	REVISION: AS PER COMMENTS
51	02-15-12	REVISION: AS PER COMMENTS
52	03-15-12	REVISION: AS PER COMMENTS
53	04-15-12	REVISION: AS PER COMMENTS
54	05-15-12	REVISION: AS PER COMMENTS
55	06-15-12	REVISION: AS PER COMMENTS
56	07-15-12	REVISION: AS PER COMMENTS
57	08-15-12	REVISION: AS PER COMMENTS
58	09-15-12	REVISION: AS PER COMMENTS
59	10-15-12	REVISION: AS PER COMMENTS
60	11-15-12	REVISION: AS PER COMMENTS
61	12-15-12	REVISION: AS PER COMMENTS
62	01-15-13	REVISION: AS PER COMMENTS
63	02-15-13	REVISION: AS PER COMMENTS
64	03-15-13	REVISION: AS PER COMMENTS
65	04-15-13	REVISION: AS PER COMMENTS
66	05-15-13	REVISION: AS PER COMMENTS
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68	07-15-13	REVISION: AS PER COMMENTS
69	08-15-13	REVISION: AS PER COMMENTS
70	09-15-13	REVISION: AS PER COMMENTS
71	10-15-13	REVISION: AS PER COMMENTS
72	11-15-13	REVISION: AS PER COMMENTS
73	12-15-13	REVISION: AS PER COMMENTS
74	01-15-14	REVISION: AS PER COMMENTS
75	02-15-14	REVISION: AS PER COMMENTS
76	03-15-14	REVISION: AS PER COMMENTS
77	04-15-14	REVISION: AS PER COMMENTS
78	05-15-14	REVISION: AS PER COMMENTS
79	06-15-14	REVISION: AS PER COMMENTS
80	07-15-14	REVISION: AS PER COMMENTS
81	08-15-14	REVISION: AS PER COMMENTS
82	09-15-14	REVISION: AS PER COMMENTS
83	10-15-14	REVISION: AS PER COMMENTS
84	11-15-14	REVISION: AS PER COMMENTS
85	12-15-14	REVISION: AS PER COMMENTS
86	01-15-15	REVISION: AS PER COMMENTS
87	02-15-15	REVISION: AS PER COMMENTS
88	03-15-15	REVISION: AS PER COMMENTS
89	04-15-15	REVISION: AS PER COMMENTS
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94	09-15-15	REVISION: AS PER COMMENTS
95	10-15-15	REVISION: AS PER COMMENTS
96	11-15-15	REVISION: AS PER COMMENTS
97	12-15-15	REVISION: AS PER COMMENTS
98	01-15-16	REVISION: AS PER COMMENTS
99	02-15-16	REVISION: AS PER COMMENTS
100	03-15-16	REVISION: AS PER COMMENTS

- LEGEND:**
- SINGLE-FAMILY RESIDENTIAL
  - PROPOSED SIDEWALK
  - LAKE
  - WETLAND
  - GREENWAY
  - MATURE CORRIDOR
  - DRY DETENTION AREA
  - OTHER OPEN SPACE
  - MULTI-FAMILY (DUPLEX)
  - TOWNHOME
  - MULTI-FAMILY (4-PLEX)
  - MULTI-FAMILY (6-PLEX)
  - MULTI-FAMILY (40-UNIT)
  - DUMPSTER PAD



LANDSCAPE ELEMENT	NO.	AREA (SQ. FT.)	PERCENTAGE
LAND USE <td>1</td> <td>100</td> <td>100%</td>	1	100	100%
RESIDENTIAL <td>2</td> <td>100</td> <td>100%</td>	2	100	100%
COMMERCIAL <td>3</td> <td>100</td> <td>100%</td>	3	100	100%
INDUSTRIAL <td>4</td> <td>100</td> <td>100%</td>	4	100	100%
OFFICE <td>5</td> <td>100</td> <td>100%</td>	5	100	100%
RETAIL <td>6</td> <td>100</td> <td>100%</td>	6	100	100%
MIXED USE <td>7</td> <td>100</td> <td>100%</td>	7	100	100%
MEDIUM DENSITY RESIDENTIAL <td>8</td> <td>100</td> <td>100%</td>	8	100	100%
SINGLE-FAMILY RESIDENTIAL <td>9</td> <td>100</td> <td>100%</td>	9	100	100%
MULTI-FAMILY RESIDENTIAL <td>10</td> <td>100</td> <td>100%</td>	10	100	100%
PROPOSED SIDEWALK <td>11</td> <td>100</td> <td>100%</td>	11	100	100%
LAKE <td>12</td> <td>100</td> <td>100%</td>	12	100	100%
WETLAND <td>13</td> <td>100</td> <td>100%</td>	13	100	100%
GREENWAY <td>14</td> <td>100</td> <td>100%</td>	14	100	100%
MATURE CORRIDOR <td>15</td> <td>100</td> <td>100%</td>	15	100	100%
DRY DETENTION AREA <td>16</td> <td>100</td> <td>100%</td>	16	100	100%
OTHER OPEN SPACE <td>17</td> <td>100</td> <td>100%</td>	17	100	100%
MULTI-FAMILY (DUPLEX) <td>18</td> <td>100</td> <td>100%</td>	18	100	100%
TOWNHOME <td>19</td> <td>100</td> <td>100%</td>	19	100	100%
MULTI-FAMILY (4-PLEX) <td>20</td> <td>100</td> <td>100%</td>	20	100	100%
MULTI-FAMILY (6-PLEX) <td>21</td> <td>100</td> <td>100%</td>	21	100	100%
MULTI-FAMILY (40-UNIT) <td>22</td> <td>100</td> <td>100%</td>	22	100	100%
DUMPSTER PAD <td>23</td> <td>100</td> <td>100%</td>	23	100	100%

1. ALL LOT AND BUILDING FOOTPRINTS/LOCATIONS SHOWN ARE PRELIMINARY AND MAY BE CHANGED AT FINAL PLAN APPROVAL. SEE PLU CORRECT GENERAL NOTES.
2. MAJOR DETENTION BASINS PROPOSED SEE PLU CORRECT GENERAL NOTES.
3. BASE STATION AREA WILL BE IN ACCORDANCE WITH SECTION 3-9-01 OF CHARLOTTE COUNTY CODE TO MAINTAIN DESIGN CONSTRAINTS OR PERMITTING REQUIREMENTS.
4. BASE STATION AREA WILL BE IN ACCORDANCE WITH SECTION 3-9-01 OF CHARLOTTE COUNTY CODE.
5. ALL BAYS WITHIN THE PROJECT BOUNDARY SHALL BE PERMITTED OWNED AND MAINTAINED, UNLESS DESIGNATED TO AND ACCEPTED BY APPROPRIATE GOVERNMENTAL ENTITY FOR MAINTENANCE PURPOSES.
6. SIGNAGE SHALL BE OF A MINOR DESIGN IN COMPLIANCE WITH ALL APPLICABLE CODES GOVERNING THESE SIZE AND SPACES, ETC.
7. THE PARKING LOTS WITHIN FLOOD ZONE D SHALL BE PERMITTED WITHIN RIGHT-OF-WAYS.
8. SIGNAGE SHALL BE OF A MINOR DESIGN IN COMPLIANCE WITH ALL APPLICABLE CODES GOVERNING THESE SIZE AND SPACES, ETC.
9. SIGNAGE SHALL BE OF A MINOR DESIGN IN COMPLIANCE WITH ALL APPLICABLE CODES GOVERNING THESE SIZE AND SPACES, ETC.
10. SIGNAGE SHALL BE OF A MINOR DESIGN IN COMPLIANCE WITH ALL APPLICABLE CODES GOVERNING THESE SIZE AND SPACES, ETC.



## FLORIDA DEPARTMENT *of* STATE

**RON DESANTIS**  
Governor

**CORD BYRD**  
Secretary of State

March 1, 2023

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

Attention: Dawn Johnston

Dear Roger Eaton,

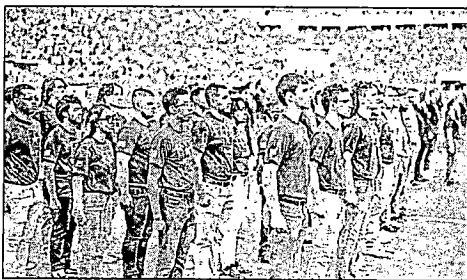
Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Charlotte County Ordinance No. 2023-07, which was filed in this office on March 1, 2023.

Sincerely,

Anya Owens  
Program Administrator

ACO/rra

# Army sees safety, not 'wokeness,' as top recruiting obstacle



AP FILE PHOTO/PHILANIM EBENHACK

Military recruits are sworn in during halftime on Salute to Service military appreciation day at an NFL football game between the Jacksonville Jaguars and the Las Vegas Raiders on Nov. 6 in Jacksonville.

By LOLITA C. BALDOR  
ASSOCIATED PRESS  
WASHINGTON — While some Republicans blame the COVID-19 vaccine or "wokeness" for the Army's recruiting woes, the military service says the bigger hurdles are more traditional ones: Young people don't want to die or get injured, deal with the stress of Army life and put their lives on hold. "They just don't see the Army as something that's relevant," said Maj. Gen. Alex Fink, head of Army marketing. "They see us as revered, but not relevant, in their lives." Addressing those longtime issues has taken

on greater urgency as the Army tries to recover from its worst recruiting year in decades, a situation aggravated by the tight jobs market. The Army is offering new programs, advertising and enticements in an effort to change perceptions and reverse the decline. One incentive gives recruiters bonuses of up to \$4,500 per quarter if they exceed their baseline enlistment requirement. A pilot program allows young enlisted soldiers — those in the three lower ranks — to get a promotion if they refer someone who enlists and goes to basic training. Only one promotion per

soldier is allowed. The Army fell about 15,000 soldiers, or 25%, short of its 60,000 recruitment goal last year, when all the branches struggled to meet recruiting goals. Army Secretary Christine Wormuth said the Army has set a difficult goal for this year: aiming to bring in 65,000 recruits, which would be 20,000 more than in 2022. It's difficult to predict how it will go, she said, adding that recruiters need to do all they can to surpass last year's numbers. "I would say it is a stretch goal," she said. Wormuth said she and Gen. James McConville, the Army's chief of staff, believed they need to set a big goal. "I think we are seeing some forward momentum. But it is still too early to tell where we will likely land at the end of this fiscal year. I know we will do better than we did last year," she said. Guiding the Army's efforts are surveys intended to help pinpoint why young people dismiss the Army as a career. Those surveys were conducted over four months last spring and summer. They involved about 600 respondents, ages 16 to 28, per month. The Army discussed the general findings with The Associated Press but declined to provide detailed methodology, saying the surveys were done by a private research contractor and that licensing agreements limited the public release of some data collection details. Officials said that based on the surveys, young people simply do not see the Army as a safe place or good career path, and believe they would have to put their lives and careers on hold if they enlisted. Army leaders said very few say they are deterred from enlisting due to "wokeness." In fact, concerns about discrimination against women and minorities is seen as a bigger issue, along with a more general distrust of the military. "Wokeness" is a slang term that originally described attentiveness to issues of racial and social justice. Some people and groups, especially conservatives, now use it in a derogatory sense implying what they see as overreactions. Republicans in Congress, including Rep. Jim Banks, chairman of the House Armed Services subcommittee on military personnel, have pledged to target "wokeness" this year. Banks, R-Ind., has said "exposing and dismantling the Biden administration's woke agenda that is driving down military recruitment and retention" will be a top priority for him this year. His spokesman, Buckley Carlson, said combating "wokeness" at the Defense Department will be a key issue for the congresswoman. Banks and others have complained about the Pentagon's efforts to target extremism in the military, provide courses in critical race theory and other efforts to expand diversity. They say focusing on partisan issues pushed by the left takes away from the Pentagon's core missions, weakens the military and turns off recruits. But the Army says that on average, only 5% of the respondents in the surveys listed "wokeness" as an issue, compared with 13% who say they believe that women and minorities will face discrimination and not get the same opportunities.

## 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, AND 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, FEBRUARY 28, 2023, AT 3:00 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 COMMISSIONERS' CHAMBERS, ROOM 119, FIRST FLOOR, BUILDING A, THE CHARLOTTE COUNTY ADMINISTRATION CENTER 1650 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 AT CHARLOTTE COUNTY PUBLIC LIBRARIES. A MEETING AGENDA AND PETITION PACKETS MAY BE REVIEWED AT THE FOLLOWING INTERNET ADDRESS: [http://www.charlottecountyfl.gov/hotdocs/committee/planning/coming\\_to\\_board/agenda.html](http://www.charlottecountyfl.gov/hotdocs/committee/planning/coming_to_board/agenda.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 910-764-1993 AND MENTION THE PETITION NUMBER OF THE MATTER YOU WISH TO DISCUSS.

- PETITIONS**
- LAND USE CONSENT AGENDA**
- DRG-21-00017** Quasi-Judicial Commission District II  
Barraco & Associates is requesting Final Detail Site Plan approval for a Single-Family (S-F) project consisting of 123 single-family units, private amenity center and associated infrastructure on 64.13 acres located at 12150 Barraco Street, Punta Gorda, FL, in Commission District II.
- FP-21-09-18** Quasi-Judicial Commission District II  
Wilmington Land Company is requesting Final Plat approval for a subdivision to be named Heritage Station and approval of a Developer's Agreement and surety to cover the construction of the plat infrastructure. The proposed residential subdivision, consisting of 110 lots, 80 acres, and being a replica of "Trails of Pine Harts" as recorded in Plat Book 43, Page 15, recorded Preliminary Plat approval from the Board of County Commissioners under FP-21-09-18 on January 25, 2022. The property contains 85.17 acres and is generally located south of Sachs Lab Boulevard, south of River Birch Court, east of Burnett Street, east of Jolly Ridge Boulevard, in the Punta Gorda area, and in Commission District II.
- FP-22-06-01** Quasi-Judicial Commission District I  
Creskale Run LLC, LLC, is requesting Final Plat approval for a subdivision to be named Creekside Run and approval of a Developer's Agreement and surety to cover the construction of the plat infrastructure. The proposed subdivision, consisting of 294 single-family residential lots and 29 acres with associated infrastructure, recorded Preliminary Plat approval from the Board of County Commissioners under FP-22-06-01 on October 25, 2022. This site contains 101.99 acres and is generally located south of Burnett Street, west of the County line with Glades County and east of Birchard Trail, on the boundary of the Babcock Ranch Community Development of Regional Impact (DRI) Increment 2 within the East County area, and in Commission District I.
- FP-22-06-03** Quasi-Judicial Commission District I  
William Ryan Homes Florida, Inc. is requesting Final Plat approval for a subdivision to be named Babcock Ranch Community Village II, Parcel 1 - Phase 1 consisting of 28 lots and 22.24 acres for residential development, roadway, drainage, and open space and approval of a Developer's Agreement and surety to cover the construction of the plat infrastructure. This site contains 116.34 acres and is generally located south of Burnett Street, north of the County line with Lee County, west of the County line with Glades County and east of 58.31 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.
- CSZ-22-10** Quasi-Judicial Commission District I  
A Resolution of the Board of County Commissioners of Charlotte County, Florida, approving a petition for certification of zoning change located at 2970 Navigator Road, in the Port Charlotte area, within Commission District I, containing 26,000 Square feet (0.61 acres), for calculation and severance of lot density units in a combined with Plat III and Development and Land Management, Chapter 3-9 Zoning, Article V Environmental Requirements and Other Requirements, Section 3-9-150 Transfer of Density Units (TDU) of the Code of Laws and Ordinances of Charlotte County, Florida, Petition No. CSZ-22-10, Applicant: SEA 926, LLC, providing an effective date.
- LAND USE REGULAR AGENDA**
- CHD-22-04** Legislative Commission District III  
An Ordinance of the Board of County Commissioners of Charlotte County, Florida, pursuant to Chapter 190 Florida Statutes, amending Part IV, Main-pole Service Benefit and Laying Units, Chapter 4-5 Municipal Service Districts, by amending Article XV, Island Lake Estates Community Development District (CHD) to add 170,000 acres to the CHD for a total area of 114,500 acres, generally located northeast of the existing CHD, and providing for severance, Petition No. CHD-22-04, Applicant: Island Lake Estates Community Development District, providing for an effective date. The proposed amended CHD is generally located southeast of San Casa Drive, northeast of Florida Road, northeast of Florida Road (R. 775), and west of Winchester Boulevard, in the Englewood area, Commission District III.
- CPE-22-03** Quasi-Judicial Commission District II  
Concept Plan Extension of the PD Concept Plan  
An Ordinance, pursuant to Section 3-9-43, Planning and Zoning, under Chapter 3-9, Zoning, of the County's Land Development Regulations, to extend the expiration of the PD Concept Plan approved by Ordinance Number 2007-064, for property generally located south of Shotgun Road, east of Burnett Street, and north of Zerkel Road, in the Punta Gorda area, Florida, containing 265 acres, Commission District II, Petition No. CPE-22-03, Applicants: Daniel R. Light and Burnett Street Road, LLC, providing for an effective date.
- PAS-22-0007** Legislative Commission District IV  
Pursuant to Section 163.182, Florida Statutes, adopt a Small Scale Plan Amendment amending the project's designation on Charlotte County 11133 Series Map 41, 2030 Future Land Use, from Commercial (C300) to C-5 (Mixed Use (U-SHIMU)) the property is located at 100 Tamiami Trail, in the Port Charlotte area, containing 29.26 acres, Commission District IV, Petition No. PAS-22-0007, Applicant: JRC Development, LLC, providing an effective date.
- PD-22-00009** Quasi-Judicial Commission District IV  
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 existing PD, Ordinance Number 2014-002 and Ordinance Number 2016-011, to allow for a mixture of residential and commercial development in a manner that meets the maximum 1.15 units, and to adopt a General PD Concept Plan for this proposed development for properties subject to the approved PD located at 109, 130, 303 and 319 Tamiami Trail, in the Port Charlotte area, containing 27.27 acres, Commission District IV, Petition No. PD-22-00009, Applicant: JRC Development, LLC, providing an effective date.
- PD-22-00013** 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 Planned Development (PD) and Minor-Use (MU) and Minor-Use (MU) Conventional (MU/C) 355 acres to PD. This is a major modification to an existing PD, Ordinance Number 2007-022, to allow for a mixture of residential and commercial development in a manner that meets the maximum 1.15 units, and to adopt the development. 2) Amend the development rights and development standards as established in the Ordinance and 3) adopt the General PD Concept Plan to allow for residential development up to 615 dwelling units, requiring no transferring of density units, for property located south of N. Jones Loop Road, northeast of Interstate 75, and north of S. Jones Loop Road, in the Punta Gorda area, containing 143.17 acres, Commission District II, Petition No. PD-22-00013, Applicants: Harper/MS, New Development Co., Inc., McNew Properties Holdings I LLC, Harper Property Holdings I LLC, and Property II, McNew as Trustee of the Beverly H. McNew Revocable Trust I, LLC, providing an effective date.
- PD-22-00011** Quasi-Judicial Commission District I  
An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Planned Development (PD) to Planned Development (PD) and adopting a General PD Concept Plan to only allow for an existing grove to be retained to a preserve with native vegetation, for property located in a 160-acre parcel located north of Belmont Road (R. 71) south of Washington Loop Road, east of Duncan Road (CY 17) and west of CR 41, in the East County area, containing 719 acres, Commission District I, Petition No. PD-22-00011, Applicants: Belmont Road Partnership and TAV Inc., providing an effective date.

SHOULD ANY AGENCY OR PERSON DESIRE 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. If you need assistance to participate in meetings, programs and services, please contact the Board of County Commissioners, 1650 Murdock Circle, Port Charlotte, Florida 34952. If you need a language interpreter, please contact the Board of County Commissioners, 1650 Murdock Circle, Port Charlotte, Florida 34952. If you need a sign language interpreter, please contact the Board of County Commissioners, 1650 Murdock Circle, Port Charlotte, Florida 34952. If you need a sign language interpreter, please contact the Board of County Commissioners, 1650 Murdock Circle, Port Charlotte, Florida 34952.







Ticket# 3879287-1  
02-28-23 Ad 1  
AD ID# 3879290  
5 x 16  
Submitted by: Heather Bennett  
Publish: 02/13/2023  
163352 3879290

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

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

02/13/23

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.

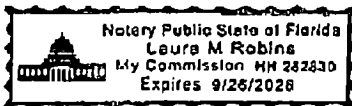
*Melinda Prescott*

(Signature of Affiant)

Sworn and subscribed before me this 13th day of February, 2023

*Laura M Robins*

(Signature of Notary Public)



Personally known  X  OR      Produced Identification