

# 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, JUNE 9, 2026, at 2:00 P.M.** OR AS SOON THEREAFTER AS THE MATTER MAY BE HEARD DURING THE COURSE OF ACTION. THE MEETING AND HEARING WILL BE HELD IN COMMISSION CHAMBERS, ROOM 119, FIRST FLOOR, BUILDING A, THE CHARLOTTE COUNTY ADMINISTRATION CENTER, 18500 MURDOCK CIRCLE, PORT CHARLOTTE, FLORIDA. THE BOARD IS NOT BOUND TO CONSIDER THE PETITIONS IN THE ORDER LISTED IN THIS NOTICE. ANY OF THESE PETITIONS MAY BE CONSIDERED AS SOON AS THE MEETING COMMENCES.

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

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

#### CSZ-26-07

#### Quasi-Judicial

#### Commission District I

Resolution of the Board of County Commissioners of Charlotte County, Florida, approving a petition for certification of Sending Zones, including 279 platted lots in Blocks 1 through 11, 16 & 33 and within the Del Verde Section G subdivision, generally located north of Bermont Road and west of SR 31, in the East County area, containing 36.9± acres; for calculation and severance of 279 density units in accordance with Section 3-9-150(d)(1)(b) (Transfer of Density Units) of the Code of Laws and Ordinances of Charlotte County, Florida; Petition No. CSZ-26-07; Applicant: Sandra W. Welles Ranch LLC; providing an effective date.

#### CSZ-26-08

#### Quasi-Judicial

#### Commission District I

Resolution of the Board of County Commissioners of Charlotte County, Florida, approving a petition for certification of Sending Zones, including 160 platted lots in Blocks 12 through 14, 19 through 21, 28, & 35 and within the Del Verde Section G subdivision, generally located north of Bermont Road and west of SR 31, in the East County area, containing 22.6± acres; for calculation and severance of 160 density units in accordance with Section 3-9-150(d)(1)(b) (Transfer of Density Units) of the Code of Laws and Ordinances of Charlotte County, Florida; Petition No. CSZ-26-08; Applicant: Sandra W. Welles Ranch LLC; providing an effective date.

#### CSZ-26-09

#### Quasi-Judicial

#### Commission District I

Resolution of the Board of County Commissioners of Charlotte County, Florida, approving a petition for certification of Sending Zones, including 349 platted lots in Blocks 15, 17, 18, 22 through 27, & 29 through 32, and within the Del Verde Section G subdivision, generally located north of Bermont Road and west of SR 31, in the East County area, containing 43.8± acres; for calculation and severance of 349 density units in accordance with Section 3-9-150(d)(1)(b) (Transfer of Density Units) of the Code of Laws and Ordinances of Charlotte County, Florida; Petition No. CSZ-26-09; Applicant: Sandra W. Welles Ranch LLC; providing an effective date.

### LAND USE REGULAR AGENDA

#### VPL-25-02

#### Legislative

#### Commission District I

EIP IV FL Caloos Land LLC is requesting to vacate the remaining portion of the Re-subdivision of Tamiami subdivision to allow for the creation of a Mitigation Bank, specifically to vacate the remaining outparcels/lots and streets. Most of this plat was previously vacated via Resolution 2008-159; the Re-subdivision of Tamiami subdivision is shown on Plat Book 2, Page 24 ½ of the public records of Charlotte County and located in the East County Area; Commission District I; Petition Number: VPL-25-02; providing an effective date. The applicant is concurrently seeking to amend Resolution No. 2008-156 to replace the adopted conservation easement with a restrictive covenant, in order to fulfill the previously approved transfer of density units and retain 12 density units on the property. The property is generally located north of Bermont Road, east of SR 31, and west of the Glades County line, in the East County area, Commission District I.

#### VST-26-01

#### Legislative

#### Commission District I

James and Marcia Noble are requesting to vacate a portion of the Jupiter Water Way adjacent to lot 60, Block 2035, Port Charlotte Subdivision Section 24, according to the plat thereof as recorded in Plat Book 5, Page 16A-16E of the Public Records of Charlotte County, Florida and abutting property located at 488 Eppinger Drive. The site contains 3306 ± square feet and is Commission District I.

#### CSZ-26-06

#### Quasi-Judicial

#### Commission District IV

Resolution of the Board of County Commissioners of Charlotte County, Florida, approving a petition for certification of a Sending Zone located at 13555 Marathon Boulevard, in the West County area, containing 6.879± acres; for calculation and severance of 34 density units in accordance with Section 3-9-150(d)(1)(k) (Transfer of Density Units) of the Code of Laws and Ordinances of Charlotte County, Florida; Petition No. CSZ-26-06; Applicant: Charlotte County Board of County Commissioners; providing an effective date.

#### PAS-26-01

#### Legislative

#### Commission District IV

Pursuant to Section 163.3187, Florida Statutes, adopt a Small Scale Plan Amendment to change Charlotte County FLUM Series Map #1: 2030 Future Land Use, from Low Density Residential (LDR) to Parks and Recreation (PKR); for property located at 13555 Marathon Boulevard, in the West County area, containing 6.879± acres; Commission District IV; Petition No. PAS-26-01; Applicant: Tina Powell, Charlotte County Parks & Natural Resources Divisions Manager; providing an effective date.

#### Z-26-15

#### Quasi-Judicial

#### Commission District IV

An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Manufactured Home Conventional (MHC) to Parks and Recreation (PKR), for property located at 13555 Marathon Boulevard, in the West County area, containing 6.879± acres; Commission District IV; Petition No. Z-26-15; Applicant: Tina Powell, Charlotte County Parks & Natural Resources Divisions Manager; providing an effective date.

#### Z-26-14

#### Quasi-Judicial

#### Commission District II

An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Residential Estate (RE-1) to Commercial General (CG) (62.824± acres) and Environmentally Sensitive (ES) (19.06± acres) in order to correct an inconsistency between the Future Land Use Map designation and the zoning district, for property, including three parcels, two of which located at 27544 Green Gulf Boulevard and 11711 Tamiami Trail, and one unaddressed parcel generally located north of green Gulf Boulevard, south of Notre Dame Boulevard, east of Alligator Street, and west of Tamiami Trail (US 41), in the Punta Gorda area and within the South County area; containing 81.884± acres; Commission District II; Petition No. Z-26-14; Applicant: Charlotte County Board of County Commissioners; providing an effective date.

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

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

