

WHAT'S HAPPENING IN CHARLOTTE COUNTY?

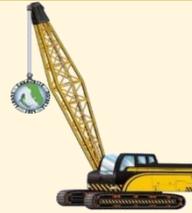


APPROVED PLANS...

- **Harper McNew** – A 3,109 single family home development with some additional commercial, industrial and mixed-use components located at 16750 Tamiami Trail, Punta Gorda (*just north of the Lee County line between Tamiami Trail and I-75*). Currently in site plan review for the PD¹ concept plan.
- **Fisheries Project** – A mixed-use project containing 148 condos, a restaurant, retail and a 40-room hotel located at 13000 Fishery Rd., Placida. Will be brought to P&Z² and BCC³ in February for PD Rezoning and Small Scale Plan Amendment.
- **Veterans Commons** – Commercial development with a proposed gas station including a convenience store, an approx. 7,000 sq. ft. retail building, an approx. 15,000 sq.ft. retail building and associated infrastructure located at 19200 Veterans Blvd., Port Charlotte. Currently in site plan review.
- **Harley Davidson** - Bert's Black Widow Harley Davidson - Phase 1. Paved riding area for the riding academy, adjacent parking lot and associated utilities. 2224 El Jobean Rd., Port Charlotte. Currently in site plan review.
- **West Charlotte Harbor** – 165 single-family residential units to be developed by Lennar north of South Gulf Cove. 14475 Alabone Rd., Port Charlotte. Currently in site plan review.

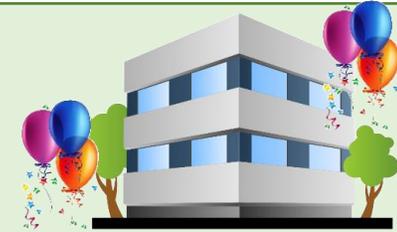
¹ Planned Development
³ Board of County Commissioners

² Planning & Zoning



UNDER CONSTRUCTION

- **Wawa** – 2525 Tamiami Trail, Port Charlotte.
- **Springs at Port Charlotte** – (*previously known as Charlotte Commons*) – a multi-family development of 276 apartments located at 24151 Beatrix Blvd., Port Charlotte.
- **Harbor Freight Tools** – The project is the construction of a 15,000 sq. ft. commercial building. Harbor Freight is a national organization which primarily focuses on the retail sale of tools. The project will be located at 2315 Tamiami Trail, Port Charlotte.



COMPLETED!

- **Kia** – The Kia project on Tamiami Trail (*close to the North Port line*) received its final CO⁴ this month. The development has been operating under a temporary CO due to the construction on Tamiami Trail preventing the completion of the landscaping element of the project

IN OTHER NEWS...

Babcock Update

Murdock Village rezoning was approved for 400+ acres in the western section of Murdock Village, around North Charlotte Regional Park, to allow a mixed-use development with a maximum of 2,400 single-and multi-family units, 200,000 square feet of commercial uses, and a 150-room hotel.

Sunseeker Florida, Inc. and Charlotte Point Properties, LLC requested to vacate portions of the plats of Charlotte Harbor Subdivision and Lastinger's Addition to Charlotte Harbor Subdivision, including parts of Central Avenue, Pinion Street (Pine Street), Shear Street, Myrtle Street, and Front Avenue (Bayshore Road), a total of 22.07 acres.



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⁴ Certificate of Occupancy

WHAT'S HAPPENING IN CHARLOTTE COUNTY?



IN PLANNING

- **Harper McNew** – A 3,109 single family home development with some additional commercial, industrial and mixed-use components located at 16750 Tamiami Trail, Punta Gorda (*just north of the Lee County line between Tamiami Trail and I-75*). Approved by BCC¹ in February.
- **Harley Davidson** - Bert's Black Widow Harley Davidson - Phase 1. Paved riding area for the riding academy, adjacent parking lot and associated utilities. 2224 El Jobean Rd., Port Charlotte. Approved by BCC¹ in February.
- **Fisheries Project** – A mixed-use project containing 148 condos, a restaurant, retail and a 40-room hotel located at 13000 Fishery Rd., Placida. Will be brought to P&Z² and BCC¹ for PD Rezoning and Small Scale Plan Amendment.
- **Veterans Commons** – Commercial development with a proposed gas station including a convenience store, and associated infrastructure located at 19200 Veterans Blvd., Port Charlotte. Currently in site plan review.
- **Veterans Plaza** – Commercial development with two retail buildings and gas station with convenience store located at 20273 Kennilworth Blvd, Port Charlotte. Currently in site plan review.

¹ Board of County Commissioners

² Planning & Zoning



UNDER CONSTRUCTION

- **Port Charlotte Marketplace** – Site formerly housed Kmart. GBT has plans to include a complete renovation with an updated façade, the addition of two small shop buildings and new signage, paving and landscape located at 19400 Cochran Blvd, Port Charlotte. Signed tenants include Burlington, Home Goods and a national shoe store. Tenants are expected to open at the development this fall. The second phase of the project will include a retail and restaurant space.
- **Popeyes** – 24471 Sandhill Blvd, Port Charlotte.
- **Wawa** – 2525 Tamiami Trail, Port Charlotte.
- **Springs at Port Charlotte** – (*previously known as Charlotte Commons*) – a multi-family development of 276 apartments located at 24151 Beatrix Blvd., Port Charlotte.
- **Harbor Freight Tools** – The project is the construction of commercial building. Harbor Freight is a national organization which primarily focuses on the retail sale of tools. The project will be located at 2315 Tamiami Trail, Port Charlotte.
- **West Charlotte Harbor** – 165 single-family residential units to be developed by Lennar north of South Gulf Cove. 14475 Alabone Rd., Port Charlotte.



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- **Arby's** – 395 Kings Highway, Port Charlotte.
- **Tropical Smoothie** – 24065 Peachland Blvd, Port Charlotte.

PROJECTS' SPOTLIGHT

Babcock Update

- School under construction
- 103 Single Family permits submitted since August 2016

Murdock Village Update

- Rezoning was approved for 400+ acres in the western section of Murdock Village
- Mixed-use development with a maximum of 2,400 single and multi-family units, commercial uses, and a 150-room hotel.

Sunseeker Update

- 25 acres of resort & public access along the Charlotte Harbor
- Demolition commenced

WHAT'S HAPPENING IN CHARLOTTE COUNTY?



IN PLANNING

- **Harley Davidson** - Bert's Black Widow Harley Davidson - Phase 2. Motorcycle dealership, a commercial building, motorcycle riding academy and outdoor event area. 2224 El Jobean Rd., Port Charlotte. Going to BCC¹ for approval in April.
- **Fisheries Project** – A mixed-use project containing 148 condos, a restaurant, retail and a 40-room hotel located at 13000 Fishery Rd., Placida. Will be brought to P&Z² and BCC¹ for PD Rezoning and Small Scale Plan Amendment.
- **Veterans Commons** – Commercial development with a proposed gas station including a convenience store, and associated infrastructure located at 19200 Veterans Blvd., Port Charlotte. Currently in site plan review.
- **Veterans Plaza** – Commercial development with two retail buildings and gas station with convenience store located at 20273 Kennilworth Blvd, Port Charlotte. Currently in site plan review.

¹ Board of County Commissioners

² Planning & Zoning



UNDER CONSTRUCTION

- **Port Charlotte Marketplace** – Site formerly housed Kmart. GBT has plans to include a complete renovation with an updated façade, the addition of two small shop buildings and new signage, paving and landscape located at 19400 Cochran Blvd, Port Charlotte. Signed tenants include Burlington, Home Goods and a national shoe store. Tenants are expected to open at the development this fall. The second phase of the project will include a retail and restaurant space.
- **Popeyes** – 24471 Sandhill Blvd, Port Charlotte.
- **Wawa** – 2525 Tamiami Trail, Port Charlotte.
- **Springs at Port Charlotte** – (*previously known as Charlotte Commons*) – a multi-family development of 276 apartments located at 24151 Beatrix Blvd., Port Charlotte.
- **Harbor Freight Tools** – The project is the construction of commercial building. Harbor Freight is a national organization which primarily focuses on the retail sale of tools. The project will be located at 2315 Tamiami Trail, Port Charlotte.
- **West Charlotte Harbor** – 165 single-family residential units to be developed by Lennar north of South Gulf Cove. 14475 Alabone Rd., Port Charlotte.



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COMPLETED!

- **Babcock Ranch Healthy Life Center** – The center offers a vast array of modern, convenient health services and programs that focus on wellness and sustainable living.

PROJECTS' SPOTLIGHT

Babcock Update

- School under construction
- 116 Single Family permits submitted since August 2016

Murdock Village Update

- Rezoning was approved for 400+ acres in the western section of Murdock Village
- Mixed-use development with a maximum of 2,400 single and multi-family units, commercial uses, and a 150-room hotel.

Sunseeker Update

- 25 acres of resort & public access along the Charlotte Harbor
- Demolition commenced

WHAT'S HAPPENING IN CHARLOTTE COUNTY?



IN PLANNING

- **Wawa** – 14520 Chancellor Blvd., Port Charlotte. Preliminary site plan approval.
- **Wawa** – 26415 Indian Trail, Punta Gorda. Under building permit review.
- **Harley Davidson** – Bert's Black Widow Harley Davidson - Phase 2. Motorcycle dealership, a commercial building, motorcycle riding academy and outdoor event area. 2224 El Jobean Rd., Port Charlotte. Going to Board of County Commissioners for approval in June.
- **Veterans Commons** – Commercial development with two retail buildings and gas station with convenience store located at 19200 Veterans Blvd., Port Charlotte (near Cochran). Preliminary site plan approval.
- **Veterans Plaza** – Commercial development with two retail buildings and gas station with convenience store located at 20273 Kennilworth Blvd., Port Charlotte (near Atwater). Preliminary site plan approval and awaiting building permit submittal.



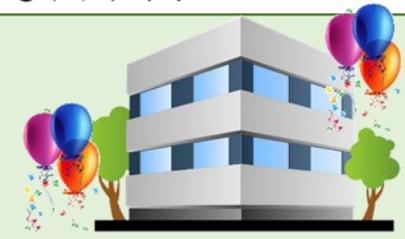
UNDER CONSTRUCTION

- **3 Pepper Burrito Co.** – 24065 Peachland Blvd. #102, Port Charlotte.
- **Dollar General** – 20657 Kenilworth Blvd., Port Charlotte. This will include extension of Yorkshire Blvd connection with Veterans Blvd.
- **Skyloft** – RV Storage Lot located at 24801 Sandhill Blvd., Punta Gorda.
- **Harborside El Jobean** – Resort-style living condominiums and villas located at 14550 River Beach Dr., Port Charlotte.
- **Port Charlotte Marketplace** – Site formerly housed Kmart. Signed tenants include Burlington, Home Goods, Ross, Lucky's Market and a national shoe store located at 19400 Cochran Blvd, Port Charlotte. Tenants are expected to open at the development this fall. The second phase of the project will include retail and restaurant space.
- **Popeyes** – 24471 Sandhill Blvd., Punta Gorda.
- **Springs at Port Charlotte** – (previously known as *Charlotte Commons*) – a multi-family development of 276 apartments located at 24151 Beatrix Blvd., Port Charlotte.
- **West Charlotte Harbor** – 165 single-family residential units to be developed by Lennar north of South Gulf Cove. 14475 Alabone Rd., Port Charlotte.



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- **Wawa** – 2525 Tamiami Trail, Port Charlotte.
- **Harbor Freight Tools** – A national organization which primarily focuses on the retail sale of tools. 2315 Tamiami Trail, Port Charlotte.
- **Babcock Ranch Healthy Life Center** – 42850 Crescent Loop, Punta Gorda.

PROJECTS' SPOTLIGHT

Babcock Update

- School under construction
- 144 Single Family permits submitted since August 2016

Murdock Village Update

- Rezoning was approved for 400+ acres in the western section of Murdock Village
- Mixed-use development with a maximum of 2,400 single and multi-family units, commercial uses, and a 150-room hotel.
- Preliminary sub division plans for infrastructure on private equity portion under review.

Sunseeker Resort Update

- 25 acres of resort & public access along the Charlotte Harbor
- Demolition commenced
- Road closure commencing

WHAT'S HAPPENING IN CHARLOTTE COUNTY?



IN PLANNING

- **Wawa** – 14520 Chancellor Blvd., Port Charlotte. In for final site plan approval.
- **Harley Davidson** – Bert's Black Widow Harley Davidson - Phase 2. Motorcycle dealership, a commercial building, motorcycle riding academy and outdoor event area. 2224 El Jobean Rd., Port Charlotte. Going to Board of County Commissioners for approval in June.
- **Veterans Commons** – Commercial development with two retail buildings and gas station with convenience store located at 19200 Veterans Blvd., Port Charlotte (near Cochran). Preliminary site plan approval.
- **Veterans Plaza** – Commercial development with two retail buildings and gas station with convenience store located at 20273 Kennilworth Blvd., Port Charlotte (near Atwater). Preliminary site plan approval and awaiting building permit submittal.
- **Extended Stay America Hotel** – 24100 Beatrix Blvd., Port Charlotte. Preliminary and final site plan approval.
- **MRT Lawn & Garden Center** – 2775 El Jobean Rd., Port Charlotte. Preliminary site plan approval.

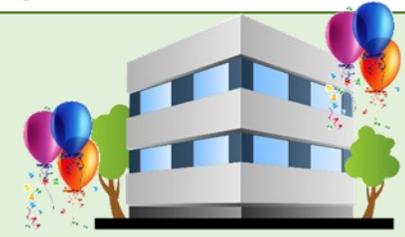


UNDER CONSTRUCTION

- **3 Pepper Burrito Co.** – 24065 Peachland Blvd. #102, Port Charlotte.
- **Wawa** – 26415 Indian Trail, Punta Gorda.
- **Skyloft** – RV Storage Lot located at 24801 Sandhill Blvd., Punta Gorda.
- **Harborside El Jobean** – Resort-style living condominiums and villas located at 14550 River Beach Dr., Port Charlotte.
- **Port Charlotte Marketplace** – Site formerly housed Kmart. Tenants include Burlington, Home Goods, Ross, Lucky's Market and a national shoe store located at 19400 Cochran Blvd, Port Charlotte.
- **Popeyes** – 24471 Sandhill Blvd., Punta Gorda.
- **Springs at Port Charlotte** – multi-family development of 276 apartments located at 24151 Beatrix Blvd., Port Charlotte.
- **Charlotte County Building Construction Services** – Office expansion. 18400 Murdock Cir., Port Charlotte.



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COMPLETED!

- **Wawa** – 2525 Tamiami Trail, Port Charlotte.
- **Harbor Freight Tools** – A national organization which primarily focuses on the retail sale of tools. 2315 Tamiami Trail, Port Charlotte.
- **Babcock Ranch Healthy Life Center** – 42850 Crescent Loop, Punta Gorda.
- **Dollar General** – 20657 Kenilworth Blvd., Port Charlotte. Temporary Certificate of Occupancy issued. Opening soon!

PROJECTS' SPOTLIGHT



Babcock Update

- School under construction
- 155 Single Family permits submitted since August 2016
- Current development on following sheet

Murdock Village Update

- Rezoning was approved for 400+ acres in the western section of Murdock Village
- Mixed-use development with a maximum of 2,400 single and multi-family units, commercial uses, and a 150-room hotel.
- Preliminary sub division plans for infrastructure on private equity portion under review.

Sunseeker Resort Update

- 25 acres of resort & public access along the Charlotte Harbor
- Demolition commenced
- Road closure commencing

WHAT'S HAPPENING IN CHARLOTTE COUNTY?



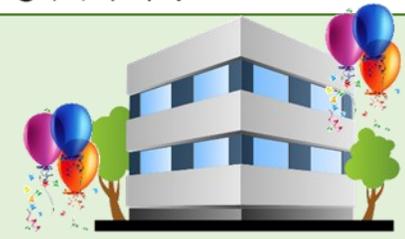
IN PLANNING

- **Wawa** – 14520 Chancellor Blvd., Port Charlotte. In for final site plan approval.
- **Harley Davidson** – Bert's Black Widow Harley Davidson - Phase 2. Motorcycle dealership, a commercial building, motorcycle riding academy and outdoor event area. 2224 El Jobean Rd., Port Charlotte. Approved by Board of County Commissioners in June. Construction permits under review.
- **Extended Stay America Hotel** – 24100 Beatrix Blvd., Port Charlotte. Going to Board of County Commissioners for approval in July.
- **Nation Self Storage** – 32 proposed covered RV parking spaces. 4536 Tamiami Trail, Port Charlotte. Preliminary and final site plan approval.
- **The Village & Marina at Boca Grande** – Project will consist of a mixed-use marina, with a restaurant, retail space, hotel and condominium development. 13000 Fishery Road, Placida. Currently in site plan review for the Planned Development concept plan.
- **Sunseeker Resort** – 25 acres of resort & public access along Charlotte Harbor. Demolition commenced. 4949 Tamiami Trail, Port Charlotte.



UNDER CONSTRUCTION

- **3 Pepper Burrito Co.** – 24065 Peachland Blvd. #102, Port Charlotte.
- **Wawa** – 26415 Indian Trail, Punta Gorda.
- **Skyloft** – RV Storage Lot located at 24801 Sandhill Blvd., Punta Gorda.
- **Harborside El Jobean** – Resort-style living condominiums and villas located at 14550 River Beach Dr., Port Charlotte.
- **Port Charlotte Marketplace** – Site formerly housed Kmart. Tenants include Burlington, Home Goods, Ross, Lucky's Market and Sketchers located at 19400 Cochran Blvd, Port Charlotte.
- **Popeyes** – 24471 Sandhill Blvd., Punta Gorda.
- **Springs at Port Charlotte** – multi-family development of 276 apartments located at 24151 Beatrix Blvd., Port Charlotte.
- **Charlotte County Building Construction Services** – Office expansion. 18400 Murdock Cir., Port Charlotte.



COMPLETED!

- **Wawa** – 2525 Tamiami Trail, Port Charlotte.
- **Harbor Freight Tools** – A national organization which primarily focuses on the retail sale of tools. 2315 Tamiami Trail, Port Charlotte.
- **Babcock Ranch Healthy Life Center** – 42850 Crescent Loop, Punta Gorda.
- **Dollar General** – 20657 Kenilworth Blvd., Port Charlotte. Now Open!

PROJECTS' SPOTLIGHT

Babcock Update

- School under construction
- 182 Single Family permits submitted since August 2016

Murdock Village Update

- Rezoning was approved for 400+ acres in the western section of Murdock Village
- Mixed-use development with a maximum of 2,400 single and multi-family units, commercial uses, and a 150-room hotel.
- Preliminary sub division plans for infrastructure on private equity portion under review.



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WHAT'S HAPPENING IN CHARLOTTE COUNTY?



IN PLANNING

- **Arredondo Point/Lost Lagoon Development** – Dining, shopping, arts and entertainment district; waterpark. 17362 Toledo Blade, Port Charlotte. Submitted Planned Development concept plan.
- **Wawa** – 14520 Chancellor Blvd., Port Charlotte. In for final site plan approval.
- **Extended Stay America Hotel** – 24100 Beatrix Blvd., Port Charlotte. Final site plan approved by Board of County Commissioners.
- **Nation Self Storage** – 32 proposed covered RV parking spaces. 4536 Tamiami Trail, Port Charlotte. Preliminary and final site plan approval.
- **The Village & Marina at Boca Grande** – Project will consist of a mixed-use marina, with a restaurant, retail space, hotel and condominium development. 13000 Fishery Road, Placida. Currently in site plan review for the Planned Development concept plan.
- **Sunseeker Resort** – 25 acres of resort & public access along Charlotte Harbor. Demolition commenced. 4949 Tamiami Trail, Port Charlotte.



UNDER CONSTRUCTION

- **Harley Davidson** – Bert's Black Widow Harley Davidson - Phase 2. Motorcycle dealership, a commercial building, motorcycle riding academy and outdoor event area. 2224 El Jobean Rd., Port Charlotte.
- **3 Pepper Burrito Co.** – 24065 Peachland Blvd. #102, Port Charlotte.
- **Pizza & Pasta** – 24065 Peachland Blvd. #103, Port Charlotte.
- **Wawa** – 26415 Indian Trail, Punta Gorda.
- **Skyloft** – RV Storage Lot located at 24801 Sandhill Blvd., Punta Gorda.
- **Harborside El Jobean** – Resort-style living condominiums and villas located at 14550 River Beach Dr., Port Charlotte.
- **Port Charlotte Marketplace** – Site formerly housed Kmart. Tenants include Burlington, Home Goods, Ross, Lucky's Market and Sketchers located at 19400 Cochran Blvd, Port Charlotte.
- **Popeyes** – 24471 Sandhill Blvd., Punta Gorda.
- **Springs at Port Charlotte** – multi-family development of 276 apartments located at 24151 Beatrix Blvd., Port Charlotte.
- **Charlotte County Building Construction Services** – Office expansion. 18400 Murdock Cir., Port Charlotte.



COMPLETED!

- **Babcock Neighborhood School** – 42891 Lake Babcock Drive, Punta Gorda. Certificate of Occupancy issued.

PROJECTS' SPOTLIGHT

Babcock Update

- 216 Single Family permits submitted since August 2016

Murdock Village Update

- Rezoning was approved for 400+ acres in the western section of Murdock Village
- Mixed-use development with a maximum of 2,400 single and multi-family units, commercial uses, and a 150-room hotel.
- Preliminary sub division plans for infrastructure on private equity portion under review.



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WHAT'S HAPPENING IN CHARLOTTE COUNTY?



IN PLANNING

- **Arredondo Pointe/Lost Lagoon Development** – Dining, shopping, arts and entertainment district; waterpark. 17362 Toledo Blade, Port Charlotte. Submitted Planned Development concept plan.
- **Wawa** – 14520 Chancellor Blvd., Port Charlotte. In for final site plan approval.
- **Extended Stay America Hotel** – 24100 Beatrix Blvd., Port Charlotte. Final site plan approved by Board of County Commissioners.
- **The Village & Marina at Boca Grande** – Project will consist of a mixed-use marina, with a restaurant, retail space, hotel and condominium development. 13000 Fishery Road, Placida. Currently in site plan review for the Planned Development concept plan.
- **Sunseeker Resort** – 25 acres of resort & public access along Charlotte Harbor. Demolition commenced. 4949 Tamiami Trail, Port Charlotte.
- **Veterans Commons** – Commercial development with two retail buildings and gas station with convenience store located at 19200 Veterans Blvd, Port Charlotte (near Cochran). Submitted final site plan.
- **MRT Lawn & Garden Center** – 2775 El Jobean Rd., Port Charlotte. Up for final review.



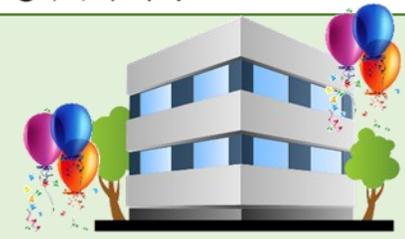
UNDER CONSTRUCTION

- **Harley Davidson** – Bert's Black Widow Harley Davidson - Phase 2. Motorcycle dealership, a commercial building, motorcycle riding academy and outdoor event area. 2224 El Jobean Rd., Port Charlotte.
- **Wawa** – 26415 Indian Trail, Punta Gorda.
- **Harborside El Jobean** – Resort-style living condominiums and villas located at 14550 River Beach Dr., Port Charlotte.
- **Port Charlotte Marketplace** – Site formerly housed Kmart. Tenants include Burlington, Home Goods, Ross, Lucky's Market and Sketchers located at 19400 Cochran Blvd, Port Charlotte.
- **Popeyes** – 24471 Sandhill Blvd., Punta Gorda. Final inspections pending.
- **Springs at Port Charlotte** – multi-family development of 276 apartments located at 24151 Beatrix Blvd., Port Charlotte.
- **Harbor West** – multi-family community of 150 new homes. Infrastructure nearing completion. Located at 14475 Abalone Rd., Port Charlotte.
- **Charlotte County Building Construction Services** – Office expansion. 18400 Murdock Cir., Port Charlotte.



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COMPLETED!

- **Babcock Neighborhood School** – 42891 Lake Babcock Drive, Punta Gorda. August 7th—Grand Opening. School is in session!
- **Springs at Port Charlotte** – multi-family development of 276 apartments—Club House and Building 1 are completed. Located at 24151 Beatrix Blvd., Port Charlotte.

PROJECTS' SPOTLIGHT



Babcock Update

- 240 Single Family permits submitted since August 2016
- 67 Certificate of Occupancies issued since August 2016

Murdock Village Update

- Rezoning was approved for 400+ acres in the western section of Murdock Village
- Mixed-use development with a maximum of 2,400 single and multi-family units, commercial uses, and a 150-room hotel.
- Preliminary sub division plans for infrastructure on private equity portion under review.

WHAT'S HAPPENING IN CHARLOTTE COUNTY?



IN PLANNING

- **Arredondo Pointe/Lost Lagoon Development** – Dining, shopping, arts and entertainment district and waterpark at 17362 Toledo Blade, Port Charlotte. Submitted Planned Development concept plan.
- **Wawa** – 14520 Chancellor Blvd., Port Charlotte. In for final site plan approval.
- **Extended Stay America Hotel** – 24100 Beatrix Blvd., Port Charlotte. Final site plan approved by Board of County Commissioners. Minor modification was submitted for architectural and front entry changes.
- **The Village & Marina at Boca Grande** – Project will consist of a mixed-use marina, with a restaurant, retail space, hotel and condominium development at 13000 Fishery Road, Placida. Planned Development concept submitted and rezoning approved by Board of County Commissioners.
- **Sunseeker Resort** – 25 acres of resort & public access along Charlotte Harbor. Demolition commenced at 4949 Tamiami Trail, Port Charlotte. Final site plan Phase 1 submitted.
- **Veterans Commons** – Commercial development with two retail buildings and gas station with convenience store located at 19200 Veterans Blvd, Port Charlotte (near Cochran). Final site plan Phase 1 approved.
- **MRT Lawn & Garden Center** – 2775 El Jobean Rd., Port Charlotte. Final site plan review approved.

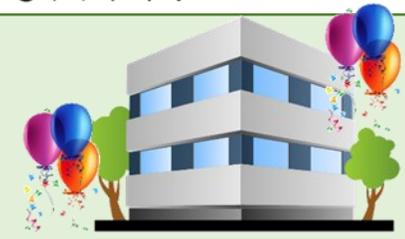


UNDER CONSTRUCTION

- **Port Charlotte Marketplace** – Site formerly housed Kmart. Tenants include Home Goods, Ross, Lucky's Market, Sketchers, Essence Nail Spa and sushi restaurant at 19400 Cochran Blvd, Port Charlotte.
- **Tern Bay** – 1300 single and multi-family development at 14401 Tern Bay Blvd. Punta Gorda, purchased by Lennar. Reestablishing existing golf course and resuming residential construction.
- **Springs at Port Charlotte** – Multi-family development of 276 apartments at 24151 Beatrix Blvd., Port Charlotte.
- **Harbor West** – Multi-family community of 150 new homes. Infrastructure nearing completion at 14475 Abalone Rd., Port Charlotte.
- **Millennium Physician Group** – Primary care practice at 3000 San Casa Dr., Englewood.
- **Charlotte County Building Construction Services** – Office expansion at 18400 Murdock Cir., Port Charlotte.

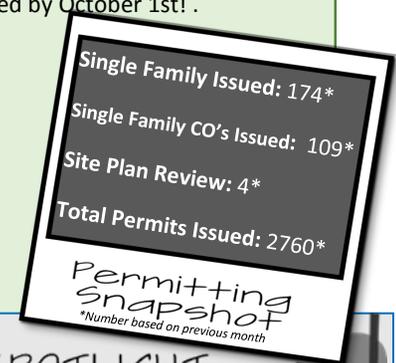


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COMPLETED!

- **Burlington** – National retail chain. One of the many tenants at Port Charlotte Marketplace located at 19400 Cochran Blvd, Port Charlotte.
- **Popeyes** – American multinational chain of fried chicken fast food restaurant at 24471 Sandhill Blvd., Punta Gorda. Certificate of Occupancy issued. Set to open on October 1st!
- **Springs at Port Charlotte** – Building 11 completed at 25141 Beatrix Blvd, Port Charlotte. Certificate of Occupancy to be issued by October 1st! .



PROJECTS' SPOTLIGHT

Babcock Update

- 261 Single Family permits submitted since August 2016
- 80 Certificates of Occupancy issued since August 2016

Murdock Village Update

- Rezoning was approved for 400+ acres in the western section of Murdock Village
- Mixed-use development with a maximum of 2,400 single and multi-family units, commercial uses, and a 150-room hotel.
- Preliminary subdivision plans for infrastructure for Private Equity Group is under review.

WHAT'S HAPPENING IN COMMUNITY DEVELOPMENT?

IN PLANNING

- **Arredondo Pointe/Lost Lagoon Development** – Dining, shopping, arts and entertainment district and waterpark in Murdock Village at 17362 Toledo Blade, Port Charlotte. Submitted Planned Development Concept Plan.
- **The Village & Marina at Boca Grande** – Project will consist of a mixed-use marina, with a restaurant, retail space, hotel and condominium development at 13000 Fishery Rd., Placida. Planned Development Concept Plan submitted and rezoning approved by Board of County Commissioners.
- **Veterans Commons** – Commercial development with two retail buildings and gas station with convenience store located at 19200 Veterans Blvd., Port Charlotte (near Cochran Blvd.). Final site plan; Phase 1 approved.
- **Extended Stay America Hotel** – 24100 Beatrix Blvd., Port Charlotte. Final site plan approved by Board of County Commissioners. Building permits under review.

UNDER CONSTRUCTION

- **Port Charlotte Marketplace** – Site formerly housed Kmart. Tenants include Burlington, HomeGoods, Ross, Lucky's Market, Sketchers, Essence Nail Spa and sushi restaurant at 19400 Cochran Blvd., Port Charlotte.



- **Veterans Plaza** – Commercial development with two retail buildings and gas station with convenience store located at 20273 Kennilworth Blvd., Port Charlotte (near Atwater St.).

- **Millennium Physician Group** – Primary care practice at 3000 San Casa Dr., Englewood.



- **Harborside El Jobean** – Resort-style living condominiums and villas located at 14550 River Beach Dr., Port Charlotte.



- **Charlotte County Building Construction Services** – Office expansion at 18400 Murdock Cir., Port Charlotte.

- **MRT Lawn & Garden Center** – Tropical garden center at 2775 El Jobean Rd., Port Charlotte.



COMPLETED!!



- **Burlington & HomeGoods** – Discount home furnishing. Two of the many tenants at Port Charlotte Marketplace located at 19400 Cochran Blvd., Port Charlotte.

- **Springs at Port Charlotte** – Buildings 1, 10, 11 and Club House are completed at 24151 Beatrix Blvd., Port Charlotte.



PROJECTS' SPOTLIGHT

Babcock Update

- 267 Single Family permits submitted since August 2016
- 112 Certificates of Occupancy issued since August 2016

Murdock Village Update

- Rezoning was approved for 400+ acres in the western section of Murdock Village.
- Mixed-use development with a maximum of 2,400 single and multi-family units, commercial uses, and a 150-room hotel.
- Preliminary subdivision plans for infrastructure for Private Equity Group is under review.

Sunseeker Resort Update

- 25 acres of resort & public access along Charlotte Harbor. Demolition commenced at 4949 Tamiami Trail, Port Charlotte. Final site plan; Phase 1 approved.

Single Family Issued: 169*
 Single Family CO's Issued: 8*
 Site Plan Review: 8*
 Total Permits Issued: 2320*

PERMITTING SNAPSHOT
 *Based on September numbers



COMMUNITY DEVELOPMENT
 Planning for the Future...Building for Today.



WHAT'S HAPPENING IN COMMUNITY DEVELOPMENT?

IN PLANNING

- **Arredondo Pointe/Lost Lagoon Development** – Dining, shopping, arts and entertainment district and waterpark in Murdock Village at 17362 Toledo Blade, Port Charlotte. Submitted Planned Development Concept Plan.
- **Veterans Commons** – Commercial development with two retail buildings and gas station with convenience store at 19200 Veterans Blvd., Port Charlotte (near Cochran Blvd.). Final site plan; Phase 1 approved.
- **Extended Stay America Hotel** – 24100 Beatrix Blvd., Port Charlotte. Final site plan approved by Board of County Commissioners. Building permits under review.
- **Fawcett Memorial Hospital** – Four story parking garage with associated site work at 21298 Olean Blvd., Port Charlotte. Building permits under review.

UNDER CONSTRUCTION

- **Bert's Black Widow Harley Davidson** — Riding academy and outdoor entertainment at 2774 El Jobean Rd., Port Charlotte.



- **Port Charlotte Marketplace** – Site formerly housed Kmart. Tenants include Burlington, HomeGoods, Ross, Lucky's Market, Sketchers, Essence Nail Spa and sushi restaurant at 19400 Cochran Blvd., Port Charlotte.



- **Veterans Plaza** – Commercial development with two retail buildings and gas station with convenience store located at 20273 Kennilworth Blvd., Port Charlotte (near Atwater St.).



- **Charlotte County Building Construction Services** – Office expansion at 18400 Murdock Cir., Port Charlotte.

- **Autozone** – Retailer of automobile parts and accessories at 19681 Cochran Blvd., Port Charlotte.



COMPLETED!!

- **3 Pepper Burrito Co**— A quick service restaurant serving burritos at 24065 Peachland Blvd. #2., Port Charlotte.



- **Springs at Port Charlotte** – Buildings 1, 10, 11, Club House & pool are completed at 24151 Beatrix Blvd., Port Charlotte.



PROJECTS' SPOTLIGHT

Babcock Update

- 276 Single Family permits submitted since August 2016
- 131 Certificates of Occupancy issued since August 2016
- 13 Single Family Permits Issued in November
- 42 Single Family Certificates of Occupancy Issued in November

Murdock Village Update

- Rezoning was approved for 400+ acres in the western section of Murdock Village.
- Mixed-use development with a maximum of 2,400 single and multi-family units, commercial uses, and a 150-room hotel.
- Preliminary subdivision plans for infrastructure for Private Equity Group is under review.

Sunseeker Resort Update

- 25 acres of resort & public access along Charlotte Harbor. Demolition commenced at 4949 Tamiami Trail, Port Charlotte. Final site plan; Phase 1 approved.

Single Family Permits Issued: 102
(Not including Babcock—See Projects' Spotlight)

Single Family Certificates of Occupancy Issued: 104
(Not including Babcock—See Projects' Spotlight)

Total Permits Issued: 2,099

Total Permits Issued FY17-18: 29,727
(Fiscal Year Oct. 2017—Sept. 2018)

Total Permits Issued FY18-19: 4,619
(Fiscal Year Oct. 2018—Sept. 2019)

PERMITTING SNAPSHOT



WHAT'S HAPPENING IN COMMUNITY DEVELOPMENT?

IN PLANNING

- **Arredondo Pointe/Lost Lagoon Development** – Dining, shopping, arts and entertainment district and waterpark in Murdock Village at 17362 Toledo Blade, Port Charlotte. Submitted Planned Development Concept Plan.
- **Veterans Commons** – Commercial development with two retail buildings and gas station with convenience store at 19200 Veterans Blvd., Port Charlotte (near Cochran Blvd.). Final site plan; Phase 1 approved.
- **Extended Stay America Hotel** – 24100 Beatrix Blvd., Port Charlotte. Final site plan approved by Board of County Commissioners. Building permits under review.
- **Fawcett Memorial Hospital** – Four story parking garage with associated site work at 21298 Olean Blvd., Port Charlotte. Building permits under review.

UNDER CONSTRUCTION

- **Autozone** – Retailer of automobile parts and accessories at 19681 Cochran Blvd., Port Charlotte.



- **Veterans Plaza** – Commercial development with two retail buildings and gas station with convenience store located at 20273 Kennilworth Blvd., Port Charlotte (near Atwater St.).

- **Tire Kingdom** – Car care center at 24491 Sandhill Blvd., Punta Gorda.



- **Millennium Physician Group** – Primary care practice at 3000 S McCall Rd., Englewood.

- **Grease Monkey** – Oil change services and more for autos and trucks at 243 Tamiami Trail, Port Charlotte.



- **Port Charlotte Marketplace** – Site formerly housed Kmart. Tenants include Burlington, HomeGoods, Ross, Lucky's Market, Skechers, Essence Nail Spa and sushi restaurant at 19400 Cochran Blvd., Port Charlotte.



COMPLETED!!

- **Charlotte County Building Construction Services** – Office expansion at 18400 Murdock Cir., Port Charlotte.



- **Springs at Port Charlotte** – Buildings 20 and 24 are completed at 24151 Beatrix Blvd., Port Charlotte.



PROJECTS' SPOTLIGHT

Babcock Update

- 297 Single Family permits submitted since August 2016
- 161 Certificates of Occupancy issued since August 2016

Murdock Village Update

- Rezoning was approved for 400+ acres in the western section of Murdock Village.
- Mixed-use development with a maximum of 2,400 single and multi-family units, commercial uses, and a 150-room hotel.
- Preliminary subdivision plans for infrastructure for Private Equity Group is under review.

Sunseeker Resort Update

- 25 acres of resort & public access along Charlotte Harbor. Demolition commenced at 4949 Tamiami Trail, Port Charlotte. Final site plan; Phase 1 approved.

Total Single Family Permits Issued: 114
Single Family Permits Issued—Babcock: 9

Total Single Family Certificates of Occupancy Issued: 105
Single Family Certificate of Occupancy Issued—Babcock: 11

Total Permits Issued: 1,911

Total Permits Issued FY17-18: 29,727
(Fiscal Year Oct. 2017—Sept. 2018)

Total Permits Issued FY18-19: 6,530
(Fiscal Year Oct. 2018—Sept. 2019)

PERMITTING SNAPSHOT



CHARLOTTE COUNTY
Community Development