

September 30, 2024

ORDINANCE
NUMBER 2024-035

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, AMENDING THE CHARLOTTE COUNTY ZONING ATLAS FROM PLANNED DEVELOPMENT (PD) TO PD, A MAJOR MODIFICATION OF THE EXISTING PD, ORDINANCE NUMBERS 2021-031 AND 2007-037, BY AMENDING THE ADOPTED PD CONCEPT PLAN AND ITS ASSOCIATED PD CONDITIONS TO: (1) ALLOW RESIDENTIAL AND COMMERCIAL DEVELOPMENT CONTAINING UP TO 999 DWELLING UNITS (NO CHANGE) AND 200,000 SQUARE FEET OF COMMERCIAL USES (NO CHANGE); (2) ALLOW A TRANSFER OF 268 DENSITY UNITS FOR A MAXIMUM OF 999 DWELLING UNITS; (3) MEMORIALIZE THE PRIOR PHASE AND OTHER MINOR MODIFICATIONS, AND (4) ADOPT THE GENERAL PD CONCEPT PLAN; FOR PROPERTY, INCLUDING THREE PARCELS, TWO PARCELS LOCATED AT 12300 AND 13000 BURNT STORE ROAD AND ONE UNADDRESSED PARCEL LOCATED BETWEEN THESE TWO PARCELS, IN THE PUNTA GORDA AREA AND WITHIN THE BOUNDARY OF THE BURNT STORE AREA PLAN; CONTAINING 306.51± ACRES; CHARLOTTE COUNTY, FLORIDA; COMMISSION DISTRICT II; PETITION NO. PD-24-07; APPLICANT: CC BURNT STORE LLC; PROVIDING AN EFFECTIVE DATE.

ROGER D. EATON, CHARLOTTE COUNTY CLERK OF
CIRCUIT COURT
PAGE: 27

INSTR #: 3453563 Doc Type: GOV
Recorded: 09/30/2024 at 11:16 AM
Rec. Fee: RECORDING \$231.00

RECITALS

WHEREAS, at a public hearing held on Tuesday, September 24, 2024, the Board of County Commissioners of Charlotte County, Florida ("Board") reviewed Petition PD-24-07, submitted by applicant, CC Burnt Store LLC ("Applicant"), which requested a rezoning from Planned Development (PD) to PD, which constitutes a major modification to the existing PD (Ordinance Numbers 2021-031 and 2007-037) by amending the adopted PD Concept Plan and its associated PD conditions to: (1) allow residential and commercial development containing up to 999 dwelling units (no change) and 200,000 square feet of commercial uses (no change); (2) allow a transfer of 268 density

MIN

units for a maximum of 999 dwelling units; (3) memorialize the prior phase and other minor modifications; and (4) adopt the General PD Concept Plan; for property, including three parcels: two parcels located at 12300 and 13000 Burnt Store Road and one unaddressed parcel located between these two parcels, in the Punta Gorda area and within the boundary of the Burnt Store Area Plan; containing 306.51± acres; Charlotte County, Florida; Commission District II, and more particularly described in Exhibit "A" attached hereto ("Property"); and

WHEREAS, Petition PD-24-07 was heard by the Charlotte County Planning and Zoning Board ("P&Z Board") and, based on the findings and analysis provided by County Staff and the evidence presented to the P&Z Board, the P&Z Board recommended approval with conditions on August 12, 2024; and

WHEREAS, after due consideration, based on the findings and analysis provided by County Staff and the evidence presented to it, the Board finds that approval of Petition PD-24-07 to rezone the subject property from Planned Development (PD) to PD, a major modification to the existing PD, by amending the adopted PD Concept Plan and its associated PD conditions, and adopting the General PD Concept Plan, is consistent with the County's Comprehensive Plan and meets the requirements for the approval of a rezone; and

WHEREAS, the Board finds that approval of Petition PD-24-07 is in the best interests of the County.

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

SECTION 1. The following petition, submitted by applicant, CC
Burnt Store LLC ("Applicant"), requesting a major modification to the existing PD
(Ordinance Numbers 2021-031 and 2007-037) is hereby approved subject to the
General PD Concept Plan and conditions contained in the attached Exhibit "B":

Petition PD-24-07 requesting a rezoning from
Planned Development (PD) to PD, a major
modification to the existing PD, Ordinance Numbers
2021-031 and 2007-037, by amending the adopted
PD Concept Plan and its associated PD conditions to:
(1) allow residential and commercial development
containing up to 999 dwelling units (no change) and
200,000 square feet of commercial uses (no change);
(2) allow a transfer of 268 density units for a
maximum of 999 dwelling units; (3) memorialize the
prior phase and other minor modifications; and
(4) adopt the General PD Concept Plan; for property,
including three parcels: two parcels located at 12300
and 13000 Burnt Store Road and one unaddressed
parcel located between these two parcels, in the
Punta Gorda area and within the boundary of the
Burnt Store Area Plan area; containing 306.51±
acres; Charlotte County, Florida; Commission District
II, and more particularly described in Exhibit "A"
attached hereto.

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

SECTION 3. This Ordinance's effective date shall be upon filing in
the Office of the Secretary of State, State of Florida.

PASSED AND DULY ADOPTED this 24th day of September, 2024.

BOARD OF COUNTY COMMISSIONERS
OF CHARLOTTE COUNTY, FLORIDA

By: _____

William G. Trueex, Chairman

ATTEST:

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

By: _____

Deputy Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

By: _____

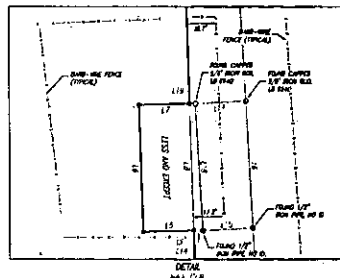
Janette S. Knowlton, County Attorney

LR2024-0353

OF A PARCEL OF LAND LYING IN
SECTIONS 4 AND 9, TOWNSHIP 42 SOUTH, RANGE 23 EAST,
CHARLOTTE COUNTY, FLORIDA

[illegible]

B-11 EXCEPTION:

[illegible]

LEGEND

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[illegible]

WEEK	PERCENT	PERCENT
1	100.00	100.00
2	95.00	95.00
3	90.00	90.00
4	85.00	85.00
5	80.00	80.00

[illegible][illegible]

BANKS
ENGINEERING
Professional Engineers, Planners, & Land Surveyors

415: TAMMAM BUAL - 8 (D) 5 UNIT D
PORT CHARLOTTE, FLORIDA 33602
PHONE: (811) 825-1M5 FAX: (811) 823
E-MAILING LICENSE # EB 8488
SURVEY LICENSE # LB 8490
WWW.BAA-SENG.COM

ALTA/NSPS LAND TITLE SURVEY
CORAL LAKES
CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
12/14/21	4570	4570-SR	-	JS	CDG	1"=150'	2 of 2

OF A PARCEL OF LAND LYING IN
SECTIONS 4 AND 9, TOWNSHIP 42 SOUTH, RANGE 23 EAST,
CHARLOTTE COUNTY, FLORIDA

[illegible][illegible][illegible]

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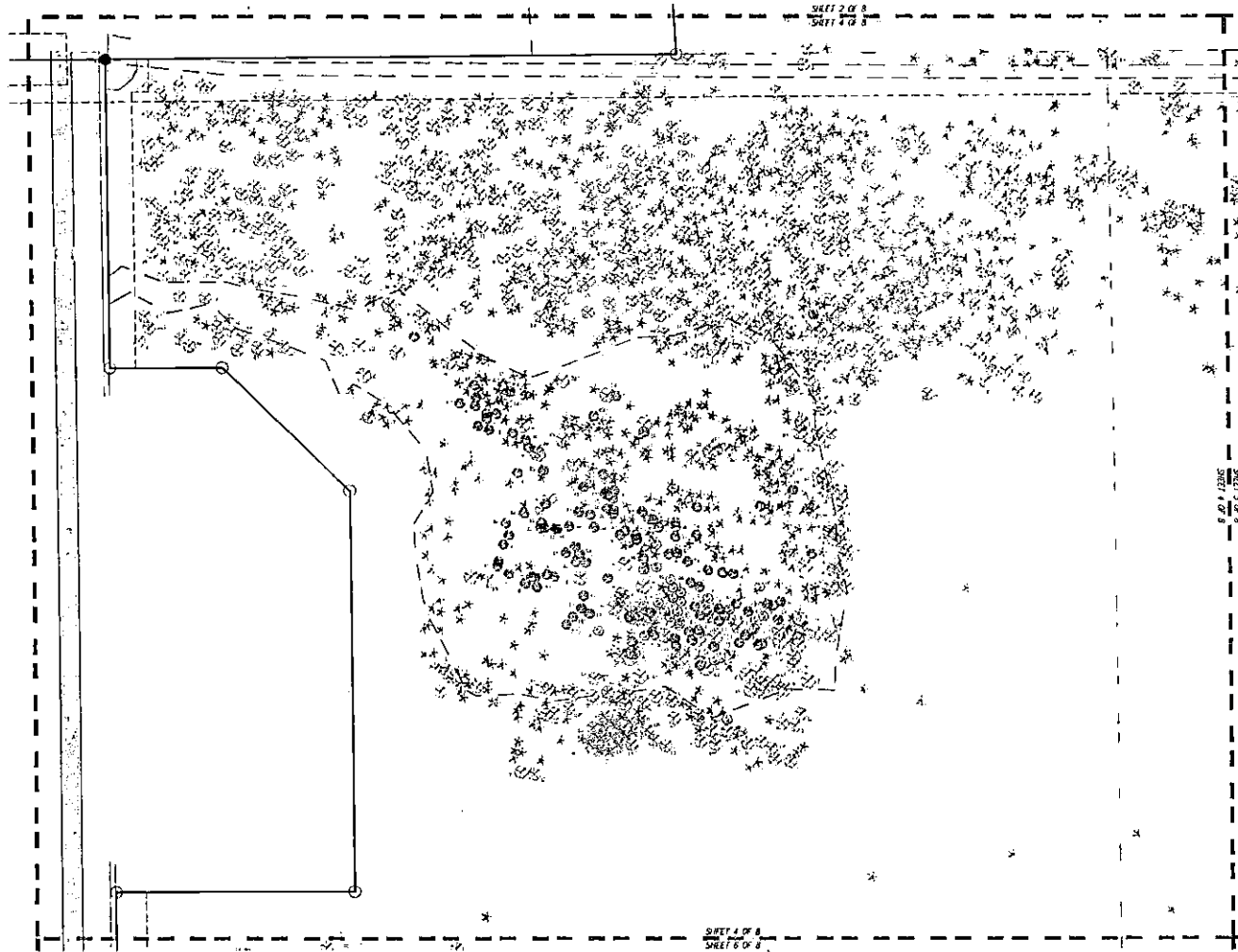
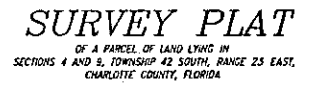
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Professional Engineers, Planners, & Land Surveyors
Serving the West of Canada

4167 Tanager Way - Bldg 5147 503
PORT CHARLOTTE, FLORIDA 33812
PHONE: (941) 623-1963 FAX: (941) 623-1744
E-mail: hndi.123456@FEB-6-888
SUPPORT LICENSE # 43 5480
BIBLADANKEHCECCE

ALTA/INSPS LAND TITLE SURVEY
CORAL LAKES
CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
12/14/21	4570	4570-SR		JS	CDR	1"=150'	3 of 8

[illegible]

 1. The first step is to draw a circle.
  2. Next, draw a star inside the circle.
  3. Then, draw a heart inside the star.
  4. After that, draw a smiley face inside the heart.
  5. Finally, draw a flower inside the smiley face.

2017-18	4,000
2018-19	4,000
2019-20	4,000
2020-21	4,000
2021-22	4,000

Year	Population	Population
1970	1,000,000	1,000,000
1975	1,050,000	1,050,000
1980	1,100,000	1,100,000
1985	1,150,000	1,150,000
1990	1,200,000	1,200,000

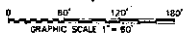
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Professional Engineers, Planners, & Land Surveyors
Engineers For Mass COMMERCIAL

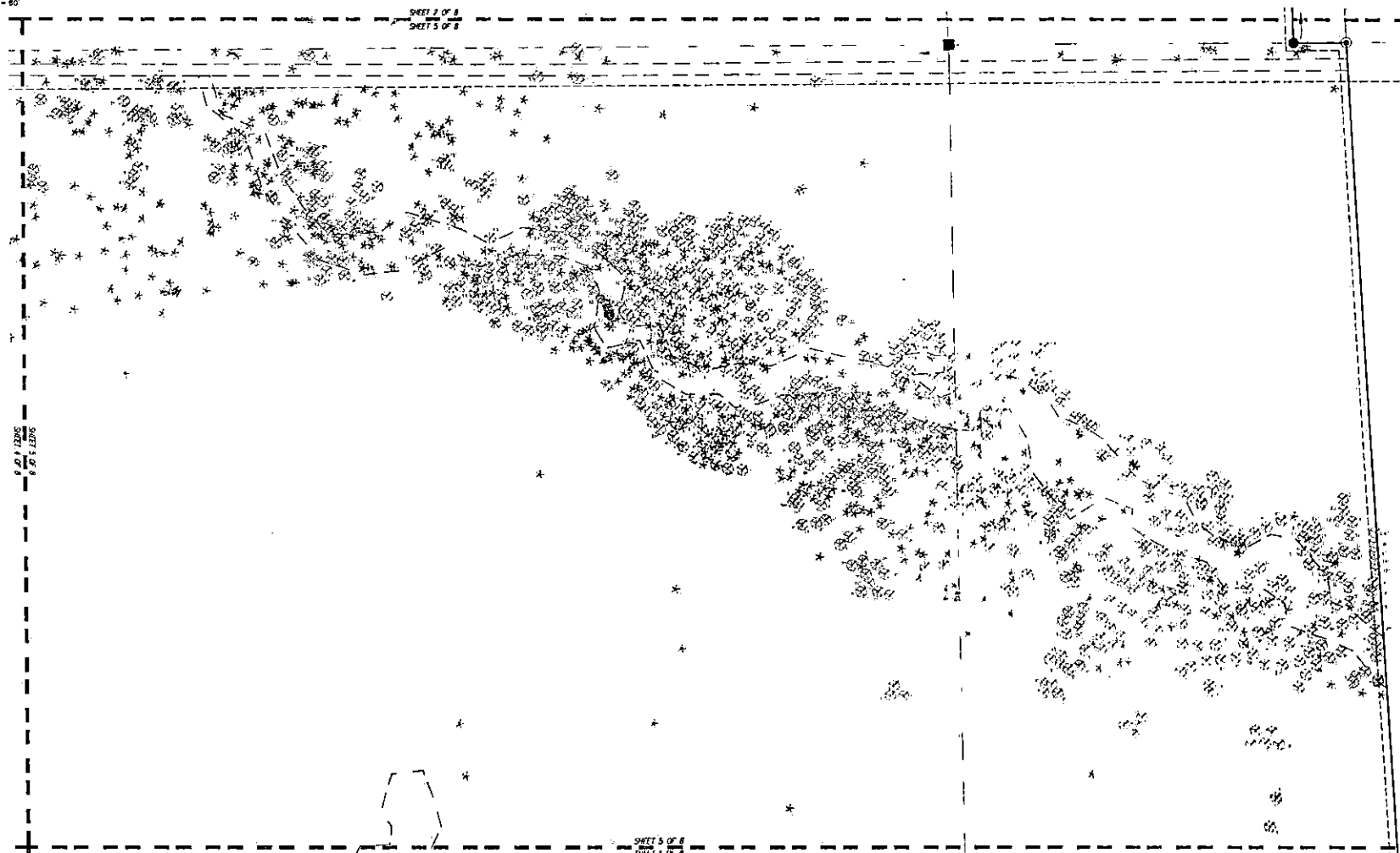
4755 Tamiami Trail - SWDC B Bldg 7001
PO Box 10000, Fort Lauderdale, Florida 33307
Phone: (407) 625-7185 Fax: (407) 625-7186
E-mail: info@swdc.com
www.swdc.com

ALTA/NSPS LAND TITLE SURVEY
CORAL LAKES
CHARLOTTE COUNTY, FLORIDA

DATE 12/14/21	PROJECT 4570	DRAWING 4570-SR	DESIGN	DRAWN JS	CHECKED CDB	SCALE 1"=60'	SHEET 4 of 8
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OF A PARCEL OF LAND LYING IN
SECTIONS 4 AND 9, TOWNSHIP 42 SOUTH, RANGE 23 EAST,
CHARLOTTE COUNTY, FLORIDA



FREE CHART
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1971-1972

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LEGEND

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- 3. 1990년대 후반
- 4. 2000년대 초반
- 5. 2000년대 중반
- 6. 2000년대 후반
- 7. 2010년대 초반
- 8. 2010년대 중반
- 9. 2010년대 후반
- 10. 2020년대 초반

[illegible]

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Professional Engineers, Planners, & Land Surveyors

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ALTA/INSP'S LAND TITLE SURVEY
CORAL LAKES
CHARLOTTE COUNTY, FLORIDA

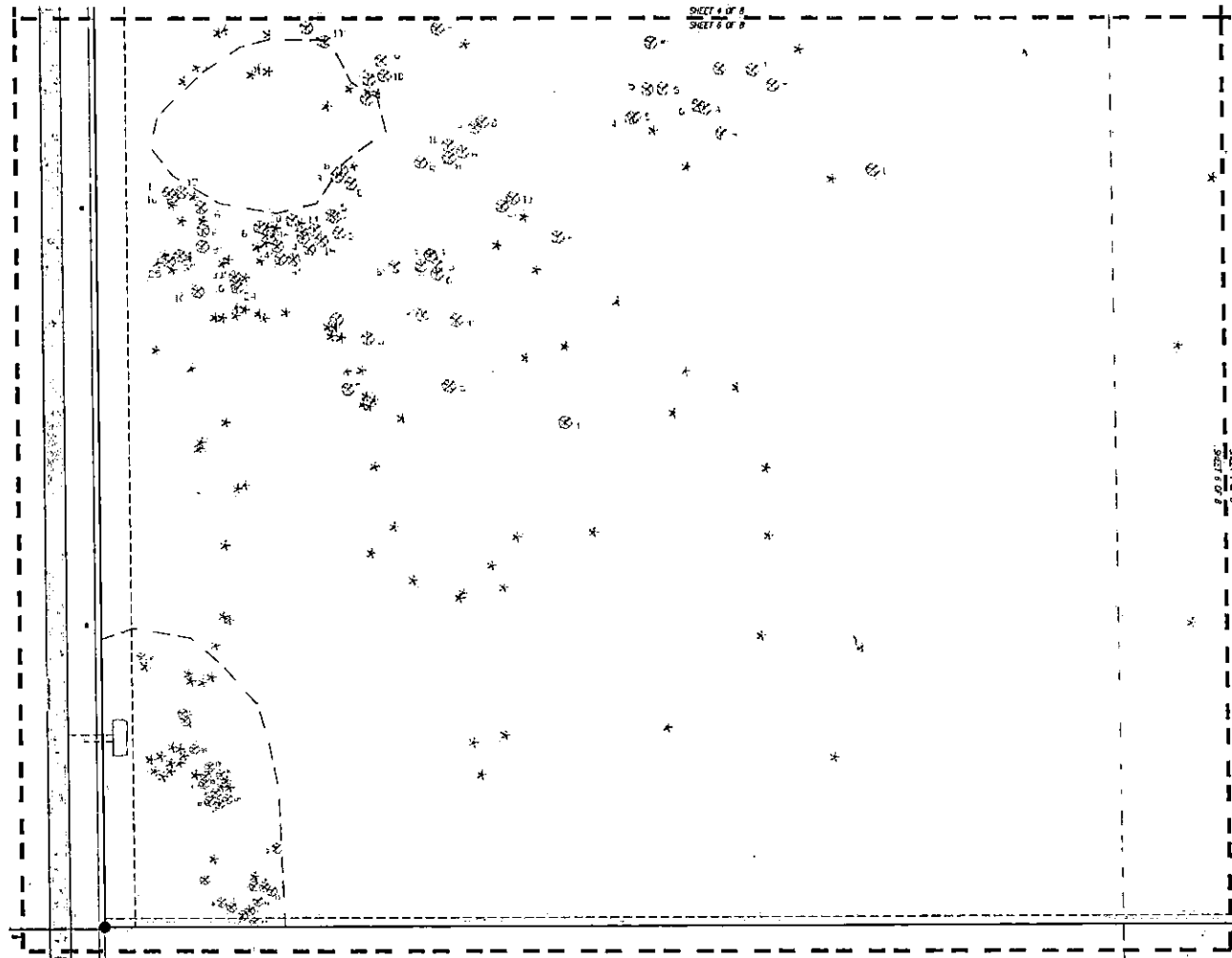
DATE	PROJECT	LOCATION	DRAWN	CHECKED	SCALE	SHEET
12/14/21	4570	4570-EN	JL	CPA	1"=10'	5 of 8



GRAPHIC SCALE 1"=60'

SURVEY PLAT

OF A PARCEL OF LAND LYING IN
SECTIONS 4 AND 9, TOWNSHIP 42 SOUTH, RANGE 23 EAST,
CHARLOTTE COUNTY, FLORIDA



SHEET 4 OF 8
SHEET 5 OF 8

LEGEND

- 1. 1/4 SECTION 4 AND 9
- 2. 1/4 SECTION 4
- 3. 1/4 SECTION 9
- 4. 1/4 SECTION 4
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TREE LEGEND

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TREE CHART

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DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
12/14/21	4570	4570-SR		JS	CDB	1"=60'	6 of 8

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FORT CHARLOTTE, FLORIDA 33649
PHONE: (813) 822-1122 FAX: (813) 822-1122
EMAIL: INFO@BANKS-ENGINEERING.COM
WWW.BANKS-ENGINEERING.COM

ALTA/INSPS LAND TITLE SURVEY
CORAL LAKES
CHARLOTTE COUNTY, FLORIDA

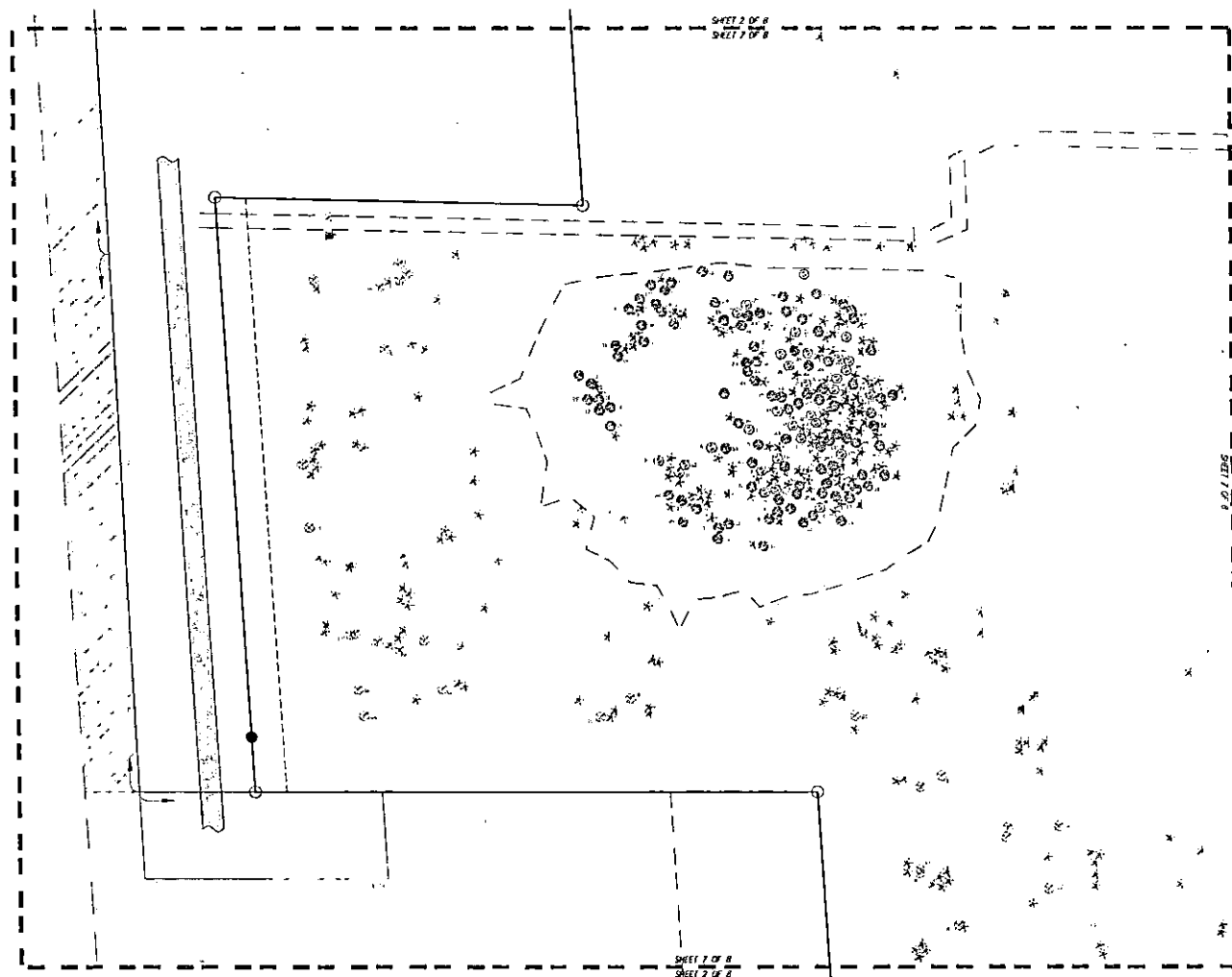
DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
12/14/21	4570	4570-SR		JS	CDB	1"=60'	6 of 8



0 60 120 180
GRAPHIC SCALE 1"=60'

SURVEY PLAT

OF A PARCEL OF LAND LYING IN
SECTIONS 4 AND 9, TOWNSHIP 42 SOUTH, RANGE 23 EAST,
CHARLOTTE COUNTY, FLORIDA



LEGEND

- 1. 1/4 SECTION 4 AND 9
- 2. 1/4 SECTION 4
- 3. 1/4 SECTION 9
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TREE LEGEND

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TREE CHART

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SURVEYING LICENSE # 11111
WWW.BANKSENG.COM

ALTA/NSPS LAND TITLE SURVEY
CORAL LAKES
CHARLOTTE COUNTY, FLORIDA

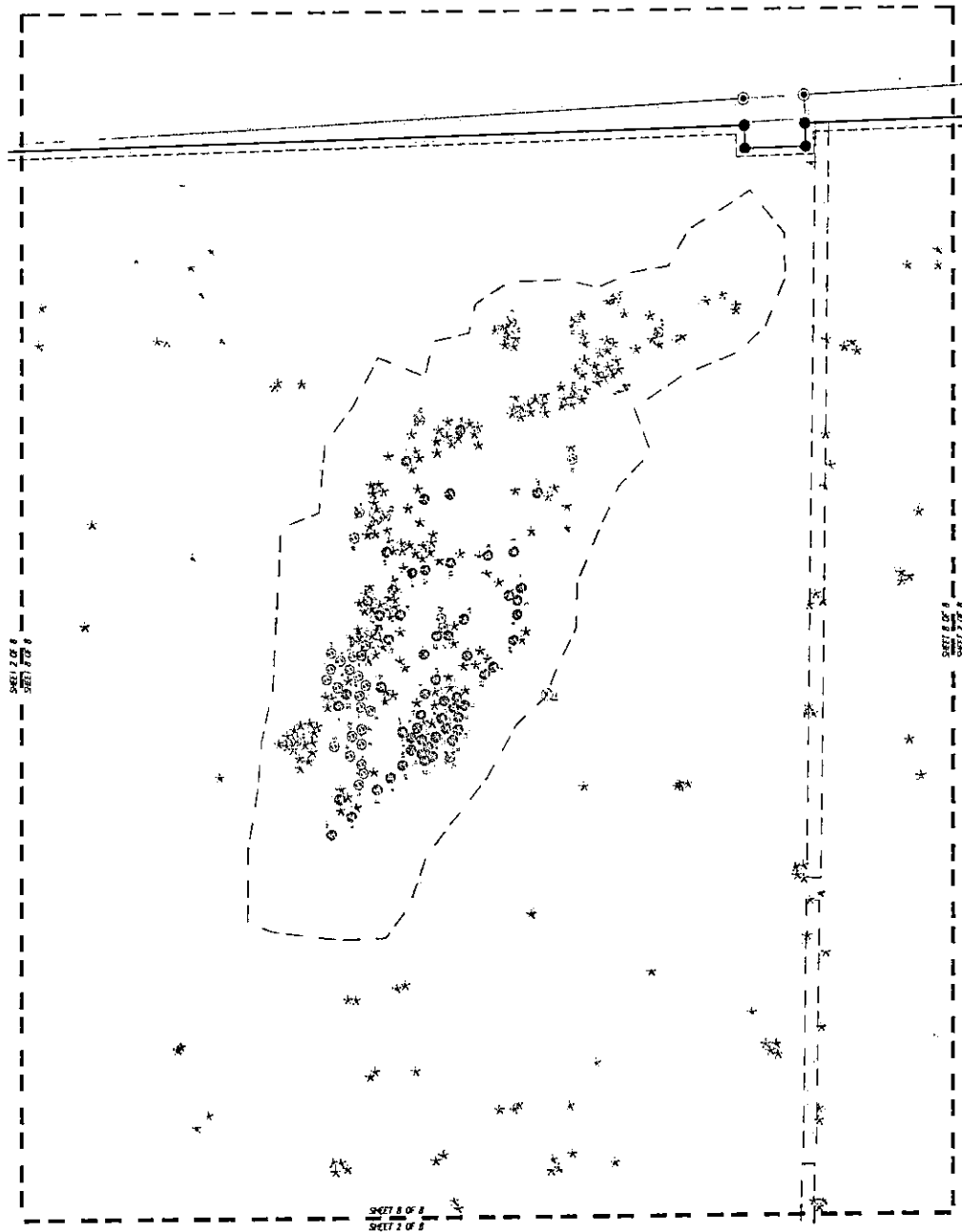
DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
12/14/21	4570	4570-SR		JS	CDR	1"=60'	7 of 8



GRAPHIC SCALE 1" = 50'

SURVEY PLAT

OF A PARCEL OF LAND LYING IN
SECTIONS 4 AND 9, TOWNSHIP 42 SOUTH, RANGE 23 EAST,
CHARLOTTE COUNTY, FLORIDA



LEGEND

- 1. BOUNDARY LINE
- 2. EASEMENT
- 3. RIGHT-OF-WAY
- 4. ADJACENT PROPERTY
- 5. EXISTING BUILDING
- 6. EXISTING ROAD
- 7. EXISTING UTILITY
- 8. EXISTING FENCE
- 9. EXISTING CROP
- 10. EXISTING TREES
- 11. EXISTING WETLANDS
- 12. EXISTING WOODLANDS
- 13. EXISTING PASTURE
- 14. EXISTING WOODS
- 15. EXISTING SWAMP
- 16. EXISTING MARSH
- 17. EXISTING LAKE
- 18. EXISTING RIVER
- 19. EXISTING CREEK
- 20. EXISTING DITCH
- 21. EXISTING CANAL
- 22. EXISTING TUNNEL
- 23. EXISTING BRIDGE
- 24. EXISTING FERRY
- 25. EXISTING RAILROAD
- 26. EXISTING AIRPORT
- 27. EXISTING PORT
- 28. EXISTING HARBOUR
- 29. EXISTING BAY
- 30. EXISTING GULF
- 31. EXISTING STRAIT
- 32. EXISTING SOUND
- 33. EXISTING INLET
- 34. EXISTING POINT
- 35. EXISTING HEADLAND
- 36. EXISTING PENINSULA
- 37. EXISTING ISLAND
- 38. EXISTING REEF
- 39. EXISTING SANDBAR
- 40. EXISTING SHOAL
- 41. EXISTING MOUND
- 42. EXISTING DUNE
- 43. EXISTING CLIFF
- 44. EXISTING ROCK
- 45. EXISTING CORAL
- 46. EXISTING SHELL
- 47. EXISTING FISH
- 48. EXISTING BIRD
- 49. EXISTING MAMMAL
- 50. EXISTING AMPHIBIAN
- 51. EXISTING REPTILE
- 52. EXISTING INSECT
- 53. EXISTING PLANT
- 54. EXISTING FUNGUS
- 55. EXISTING BACTERIA
- 56. EXISTING VIRUS
- 57. EXISTING PROTOZOA
- 58. EXISTING ALGAE
- 59. EXISTING DIATOMS
- 60. EXISTING FORAMIFERANS
- 61. EXISTING POLYCHAETES
- 62. EXISTING MOLLUSCS
- 63. EXISTING CRUSTACEANS
- 64. EXISTING ARACHNIDS
- 65. EXISTING INVERTEBRATES
- 66. EXISTING VERTEBRATES
- 67. EXISTING MAMMALS
- 68. EXISTING BIRDS
- 69. EXISTING REPTILES
- 70. EXISTING AMPHIBIANS
- 71. EXISTING FISH
- 72. EXISTING MARINE MAMMALS
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- 74. EXISTING MARINE REPTILES
- 75. EXISTING MARINE AMPHIBIANS
- 76. EXISTING MARINE FISH
- 77. EXISTING MARINE MAMMALS
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- 96. EXISTING MARINE FISH
- 97. EXISTING MARINE MAMMALS
- 98. EXISTING MARINE BIRDS
- 99. EXISTING MARINE REPTILES
- 100. EXISTING MARINE AMPHIBIANS

REVISIONS

NO.	DATE	DESCRIPTION
1	12/14/21	INITIAL SURVEY
2	12/14/21	REVISION 1
3	12/14/21	REVISION 2
4	12/14/21	REVISION 3
5	12/14/21	REVISION 4
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7	12/14/21	REVISION 6
8	12/14/21	REVISION 7
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REVISIONS

NO.	DATE	DESCRIPTION
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PD Conditions for Application PD-24-07

Revisions to PD Conditions as Established in Ordinance Numbers 2021-031 and 2007-037

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

- a. ~~Development on the subject property shall occur as generally illustrated in the General PD Concept Plan (Attachment 1: Coral Lakes PD Concept Plans) submitted by the applicant, prepared by Banks Engineering, Barraco and Associates, Inc. dated December 15, 2006 March 24, 2024, and revised on March 28, 2007 August 1, 2024, except such modifications as may be required to meet the conditions of the PD zoning district. In addition, the PD Concept Plan Site Plan Review (Petition No. DRC-24-086) is subject to the comments and conditions contained in the letter dated June 17, 2024, and signed by Shaun Cullinan, Charlotte County Planning and Zoning Official. The General PD Concept Plan shall be valid until a Final Detail Site Plan is approved per Code Section 3-9-45. the Development Review Committee (DRC) conditions of approval per letter dated January 25, 2007 are required to be met. The total commercial area shall be 27± acres and the total residential and open space area shall be 303± acres. The open space area shall be no less than 6663.59± acres. The General PD Concept Plan includes (which includes 29.40± acres of wetlands and associated uplands, 3.48± acres of amenity area, and 30.71± acres of common open space area which shall not include any stormwater areas 48.5 acres of lake area, 4.8± acres of which may be counted toward open space). Residential and commercial development standards shall be as indicated on the General PD Concept Plan (Attachment 1), submitted by the applicant, with minor modifications allowed only to increase lot sizes.~~
- a. ~~The applicant/development shall submit a Concept Plan for commercial development area prior to Preliminary Plat application or Final DRC application, whichever shall occur first.~~
- c.b. ~~The subject property currently retains thirty-three (33) 731 units of density. The applicant is proposing to develop a total of 999 units including 300 multi-family units and 699 single-family units. The applicant may modify the number of multi-family units and single-family units provided that the total number of units does not exceed 999 and provided that if the final development mix proposes more than 699 single-family units then the applicant shall provide an updated traffic impact statement and proportionate share calculation to reflect the new development mix. The subject property shall require 956 268 units of transferred density in order to achieve the maximum residential development of 999 units. The transfer of density units must be approved by the Board of County Commissioners prior to Preliminary Plat application or Final DRC Detail Site Plan approval application, whichever shall occur first.~~



~~d.c.~~ No development shall occur prior to Final DRG Detail Site Plan approval.

d. Permitted uses and accessory uses:

For "Residential Area (126.93± acres)" or "Proposed Commercial/Residential (16.3± acres)":

- i. Single-family homes attached or detached.
- ii. Townhomes.
- iii. Amenities such as clubhouse, community pool, tennis court or other similar non-commercial recreational uses and structures.
- iv. Community garden.
- v. Park, public or not-for-profit.
- vi. Accessory uses and structures. Uses and structures which are customarily accessory and clearly incidental to permitted uses and structures are permitted within this development, including, but not limited to:
 - 1) Accessory structures, including, but not limited to, garages, carports and sheds.
 - 2) Fences or walls.
 - 3) Swimming pools, tennis court or other similar non-commercial recreational uses and structures.

For "Proposed Commercial/Residential (16.3± acres)":

- i. Animal hospital, boarding facility.
- ii. Art, dance, music, photo studio or gallery.
- iii. Bank, financial services.
- iv. Business services.
- v. Clubhouse, community center.
- vi. Day care center, child.
- vii. Drug store, pharmacy.
- viii. Dry cleaner.
- ix. Gas station.
- x. General offices.
- xi. General retail sales and services. (see Sec. 3-9-61. Accessory Outdoor Retail Sales, Display, and Storage)
- xii. Government uses and facilities.
- xiii. Laundromat.
- xiv. Liquor, package store.
- xv. Medical or dental office, clinic.
- xvi. Mini-warehouses or storage facilities, but not bulk storage of flammable liquids.
- xvii. Motor vehicle wash.
- xviii. Personal services.
- xix. Place of Worship. (see Sec. 3-9-82. Places of Worship, as may be amended)

- xx. Post office.
- xxi. Printing facilities.
- xxii. Professional services.
- xxiii. Recreation, indoor.
- xxiv. Restaurant.
- xxv. Wholesale sales.

For "Proposed Commercial Area (2.2± acres)":

- i. Art, dance, music, photo studio or gallery.
 - ii. Bank, financial services.
 - iii. Business services.
 - iv. Day care center, child.
 - v. Drug store, pharmacy.
 - vi. Dry cleaner.
 - vii. Emergency services.
 - viii. General offices.
 - ix. General retail sales and services. (See section 3-9-61, accessory outdoor retail sales, display, and storage.)
 - x. Laundromat.
 - xi. Liquor, package store.
 - xii. Medical or dental office, clinic.
 - xiii. Personal services.
 - xiv. Place of worship. (See section 3-9-82, places of worship.)
 - xv. Post office.
 - xvi. Professional services.
 - xvii. Restaurant.
- e. Within the commercial portion,
- ~~i. The maximum commercial floor area is 200, 000 square feet.~~
 - ~~ii.i. The permitted uses and structures, permitted accessory uses and structures, prohibited uses and structures, and special exceptions shall following those in the Commercial General (CG) zoning district.~~
 - ~~iii. Development standards shall meet those of the CG zoning district.~~
 - ~~iv.ii. At a minimum, two (2) vehicular entries to Proposed Commercial/Residential (16.3± acres) the commercial area are required. The main entry shall be located on Burnt Store Road, and the secondary entry shall be located on the northern side. There is one internal entrance to the residential area.~~
 - ~~iii. At a minimum, one vehicular entry to Proposed Commercial area (2.2± acres) is required. Such entry cannot be located on Burnt Store Road.~~
 - ~~v.iv. The commercial portion Development is subject to the provisions of Chapter 3-5, Article XXIV, Commercial Design Standards, of the Charlotte County Code. All buildings within this portion shall build to the same architectural style.~~
 - ~~vi.v. Exterior signage will consist of one landscaped, monument style sign per entrance. Lighting shall be from an external source. All other signage shall be in compliance with the existing County Sign Ordinance, Section 3-9-95.~~
 - ~~vii. Landscaping around the buildings and parking lot shall meet the landscape requirements of Chapter 3-5, Article XVIII, Landscaping and Buffering, of the~~

~~Charlotte County Code. At a minimum, a Type "C" buffer must be provided around the commercial site, except for clear areas necessitated by sight triangles for vehicles exiting and entering site. A wall at least 6 feet in height that shall be placed along the internal boundary of the eastern and southern side of the commercial area to buffer the adjacent residential units. The developer or staff can request a modification of this buffer requirement, which will be considered a minor modification to this condition. Landscaping will be placed on the exterior and interior side of the wall with the majority of landscaping be placed on the exterior wall adjacent to the residential area.~~

- f. For the archaeological site:
 - i. The three archaeological sites (8CH495, 8CH664 and 8CH665) located on the subject site shall be preserved as shown on the General PD Concept Plan (Attachment 1). If the site contains archaeological resources which need to be protected or buffered, a modification to the proposed General PD Concept Plan is required at the Final Detail Site Plan stage. If the modification does not change the density, intensity, open space requirements, or the proposed PD conditions, it will be considered a minor modification; otherwise, a major modification to the proposed General PD Concept Plan is required. All ground disturbing activities in the area of an archaeological site shall be monitored by a professional archaeologist. In the event that uncovers human remains, then the provisions of Florida State Statute 872.05, the Unmarked Human Remains Act, may apply. ~~a green space archaeological area as part of any proposed development.~~
 - ii. If improvements, tree removal, landscaping, or planting are to be conducted within the preserve areas then an archaeological management plan will need to be created for the preserve areas.
 - iii. Prior to any clearing activities, a fence should be placed around the archaeological preservation area boundaries. No storage of equipment or fill should occur within the preserve areas.
- ~~g. The developer shall minimize impervious surfaces within the development wherever practicable.~~
- ~~h.g.~~ A development time line and phasing plan for the entire PD shall be submitted prior to any Final DRC-Detail Site Plan approval. A monitoring report shall be submitted annually from the day of Final DRC-Detail Site Plan approval until buildout, identifying the development activities which occurred during the past year and summarizing current and previous year statistics (as applicable).
- ~~i.~~ The maximum building height for single-family and townhomes development as well as in the amenity area is 35 feet from the base flood elevation; the maximum building height for multi-family development is 40 feet from the base flood elevation the maximum building height for commercial is 60 feet from the base flood elevation, and the maximum building height within the recreation area is 40 feet from the base flood elevation.
- ~~h.~~
- ~~j.i.~~ The roadways for this development shall be constructed consistent with the sections shown on the approved DRC-Site Plan Review Plan. If the roadways for this development are private, following Final DRC approval, the developer, and

subsequently, the homeowner's association, is required to maintain all private roads within the development area.

k.j. 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-use 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-Detail Site Plan application for any phase of development.

l. The site for residential or commercial 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.

k.

m. ~~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 re-use water retention basins on site if at all possible.~~

~~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.~~

The Habitat management plan (Attachment 2: Native Habitat Management Plan) shall be implemented to make sure that the onsite wetland identified as "Preserve" on the PD Concept Plan shall be restored and preserved in perpetuity. At a minimum, a 25-foot buffer is required along all wetlands. ~~The developer shall maintain hydrogeology to all of the wetlands. 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.l. The developer shall obtain an incidental take permit for gopher tortoises, but all gopher tortoises shall be relocated to areas of suitable habitat on the subject property, and these areas shall be managed in perpetuity and no development shall be allowed.~~

~~p.m. A developer's agreement to fund a proportionate share for the widening the Burnt Store Road shall be finalized and approved prior to the final DRC application for any phase of development. Per Article XIV, Concurrency Management, the applicant shall provide a Traffic Impact Analysis as part of Final Detail Site Plan application to address how the proposed development meets Transportation Concurrency, and such analysis shall account for the project's traffic and the traffic of any previously approved developments which have reserved level of service (LOS) capacity in the applicable roadway LOS analysis. If the analysis shows that the LOS falls below the adopted minimum standard, a proportionate share analysis and a Proportionate Fair Share Agreement may be required to satisfy Transportation Concurrency.~~

~~q.n. 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.i. At a minimum, a type B buffer must be placed within the 25-foot PD setback along the southern and northern portion of the property which contains the residential development.~~

~~ii. At a minimum, a type B Buffer must be placed within the multi-family townhomes development area which is adjacent to internal single-family development.~~

~~iii. At a minimum, a type C buffer shall be required for commercial uses immediately abutting single-family homes and townhomes.~~

~~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.~~

~~v. At a minimum, a Type C Buffer for accent trees and canopy trees and perimeter hedge row which must be a minimum 36 inches in height upon planting (the minimum maintained height of 48 inches) to form a continuous, solid visual screen within one (1) year of planting shall be required within the proposed commercial/residential area and the proposed commercial area, which is along Burnt Store Road.~~

~~vi. At a minimum, a Type B Buffer for accent trees and canopy trees and perimeter hedge row which must be a minimum 36 inches in height upon planting (the minimum maintained height of 48 inches) to form a continuous, solid visual screen within one (1) year of planting shall be required within the proposed~~

- commercial/residential area and the proposed residential area except for "preserve areas" which is along Burnt Store Road.
- ~~vii.~~ If Conditions n.i. through n.vi., regarding the location and type of buffers, creates any perceived ambiguity or confusion, the General PD Concept Plan (Attachment 1) shall control.
- ~~r.~~ 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.
- ~~s.o.~~ 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 in the 100-foot right-of-way is required along the western property line on Burnt Store Road. Such sidewalk system shall connect to the existing sidewalk system 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. An eight (8)-foot wide bicycle/pedestrian trail in the 5060-foot right-of-way ingress egress easement is required along the northern property line on the future Tuckers Garde-Grade Extension. The developer shall coordinate with the Department of Public Works. The sidewalk must be completed at the time of the extension.
- ~~t.~~ The recreation/amenity area may contain a clubhouse and recreational facilities which include but are not limited to, a swimming pool, a basketball court, bocci ball, a playground, tennis courts, and a parking area. 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.
- ~~u.~~ 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.
- ~~v.p.~~ Any changes in the Concept Plan must receive a recommendation from the Natural Resources Planning Section and the Comprehensive Planning Section.
- ~~g.~~ Regarding the school concurrency issues:
- ~~i.~~ If the school concurrency process is still required under a valid interlocal agreement, prior to Final Detail Site Plan or Final Plat approval for any residential development for any Phases, the applicant/property owner must obtain a School Concurrency Availability Determination Letter (SCADL) from Charlotte County Public Schools (CCPS) indicating that sufficient capacity exists, or has been accounted for through a binding and enforceable agreement with CCPS to address school concurrency.

- ii. If an agreement is required, the terms of such agreement shall be incorporated into the Planned Development Final Detail Site Plan approval and shall not constitute a major modification.
- w. ~~3± acre sale center parcel will be converted to a recreation and/or commercial area when the proposed development is completed. The parcel will include permitted principal uses and structures under the Commercial Neighborhood (CN) zoning district, which will be intended to primarily serve the proposed residential neighbor and surrounding residents.~~

Attachment 1
Coral Lakes PD Concept Plans

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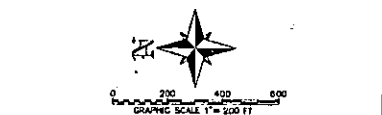
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CC BURNT STORE, LLC 1115 WINDHAM AVE., SUITE 201 (813) 444-0089					
ALL UTILITIES ON THIS CHARTERED PLANT MATERIAL					
BANKS ENGINEERING 1000 S. WINDY, P.E. 1000 S. WINDY, P.E. 1000 S. WINDY, P.E.					
CORAL LAKES CHARLOTTE COUNTY, FLORIDA					
DATE	PROJECT	DRAWING	SHEET	SCALE	SHEET
06/01/24	45702	478	186	1"=100'	2



1. ALL TRACT UNITS SHOWS ARE PRELIMINARY & MAY BE CHANGED DUE TO BUREAU CONSTRUCTION, DESIGN CONSTRAINTS OR PUBLISHING REQUIREMENTS AT FINAL SITE PLAN APPROVAL.
2. WHERE A LANDSCAPE BUFFER IS REQUIRED, DEVELOPERS TO WORK WITH COUNTY STAFF TO DETERMINE IF EXISTING TREES & VEGETATION MEET BUFFER REQUIREMENTS & DETERMINE WHAT ADDITIONAL TREES & PLANTS WILL BE REQUIRED TO MEET COUNTY LANDSCAPE.
3. ALL ON-SITE LAWNES WILL BE A PART OF THE STORM WATER MANAGEMENT SYSTEM.
4. PROPOSED PROJECT SHALL BE SERVED BY CENTRAL WATER & SEWER.
5. ALL INTERNAL STREETS ARE PROPOSED TO BE PRIVATE.
6. NO/2 SINGLE FAMILY DETACHED & SINGLE FAMILY ATTACHED VILLAS ARE PROPOSED ON ALL RESIDENTIAL TRACT AREAS IN ACCORDANCE WITH THE PROPOSED DEVELOPMENT STANDARDS.
7. PARALLEL PARKING IS PROPOSED WHEN B.G.M. TO SERVE COMMUNITY FACILITIES.

FORMATED USER	SINGLE FAMILY DETACHED	SINGLE FAMILY ATTACHED	TOWNHOME	CONDOMINIUM	RECREATION
REQUIRED PARKING	2 PER UNIT	2 PER UNIT	2 PER UNIT	2 PER UNIT 3-4-7-9	2 PER UNIT 3-4-7-9
MAX. LOT COVERAGE	80%	75%	75%	80%	80%
MAX. LOT SIZE	4,000 SF	2,500 SF	2,500 SF	12,000 SF	15,000 SF
MIN. WIDTH	60'	30'	30'	100'	N/A
MIN. DEPTH	120'	110'	100'	N/A	N/A
MINIMUM PRINCIPLE STRUCTURE SETBACKS					
FRONT (FOOT)	30'	30'	30'	30'	30'
SIDE	5'	5' OR 5' PER	5'	5' PER	5'
REAR (FOOT)	30'	30'	30'	10'	10'
REAR	30'	30'	30'	10'	10'
WALL BUILDING HEIGHT	30'	30'	30'	30'	30'
ADJACENT PLOT SETBACK	30'	30'	30'	30'	30'
MAXIMUM	30'	30'	30'	30'	30'
ACCESSORY STRUCTURE SETBACK					
FRONT (FOOT)	SAME AS PRINCIPLE	SAME AS PRINCIPLE	SAME AS PRINCIPLE	SAME AS PRINCIPLE	SAME AS PRINCIPLE
SIDE	SAME AS PRINCIPLE	SAME AS PRINCIPLE	SAME AS PRINCIPLE	SAME AS PRINCIPLE	SAME AS PRINCIPLE
REAR	5'	5'	5'	SAME AS PRINCIPLE	5'
SIDE (DECK)	SAME AS PRINCIPLE	SAME AS PRINCIPLE	SAME AS PRINCIPLE	SAME AS PRINCIPLE	SAME AS PRINCIPLE
MAXIMUM	30'	30'	30'	30'	30'

^a SETBACK OCCURS FROM SEASONAL HIGH WATER LINE OF WATER BODY

1) PROPERTY INFORMATION:

PROPERTY AREA	200.51 AC	
DEVELOPMENT AREA (PD AREAS)	308.61 AC	(100.00%)
W/BLAND / W/BLAND BUFFER AREA	23.90 AC	(7.75%)
EXISTING CANAL EASEMENT AREA	3.44 AC	(1.11%)
RULES AREA	31.26 AC	(10.06%)
COMMERCIAL/RESIDENTIAL AREA	18.30 AC	(5.90%)
COMMERCIAL AREA	2.71 AC	(0.87%)
W/BLAND TRAIL AREA	129.06 AC	(41.58%)
STORMWATER AREA	82.85 AC	(27.50%)
ADJUTANT AREA	3.48 AC	(1.12%)
COMMON OPEN SPACE AREA	30.71 AC	(9.89%)

THE PARCEL LIES IN FLOOD ZONE "D", ZONE "A", ZONE "X", ZONE "9AE"

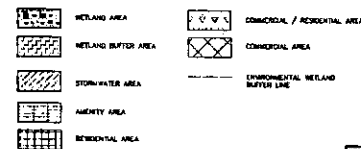
PRODUCED MATERIALS DENSITY: 800 LB/FT³ / 302.51 ACRES = 1.28 LB/FT³ / ACRES

ALL ABOUT THE LIVES

AMENITIES AND COMMERCIAL USE
PARKING WILL BE DETERMINED AND PROVIDED BASED AT THE END OF FINAL DETAILED SITE PLAN APPROVAL PER CHARLOTTE COUNTY LAND DEVELOPMENT REGULATIONS SECTION 3-6-18.

$$= (28.40 \text{ AC} + 30.81 \text{ AC}) + 2.46 \text{ AC} = 61.67 \text{ AC}$$

PROVIDED: WETLAND / WETLAND BUFFER AREA = 28.4
= (29.00 AC / 20.35 AC = 0.92)

[illegible]

BANKS
ENGINEERING
Professional Engineers, Planners, & Land Surveyors
Serving the State Of Florida

6191 TANKARD TRAIL - 5000 S WEST SIDE
PORT CHARLOTTE, FLORIDA 33683
PHONE: (941) 625-1100 FAX: (941) 625-1100
JANUARY 2000
BURNING 12/20/00
WWW.BURNING.COM

THEO. W. GUY, JR., PRES.
F. J. GUY, JR., VICE PRES.

PD CONCEPT PLAN
CORAL LAKES
CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
08/01/24	45700	PD CON	TRD	GAE	SKK	1"=200'	3

Attachment 2

Native Habitat Management Plan

CORAL LAKES NATIVE HABITAT MANAGEMENT PLAN

September 2023

INTRODUCTION

The following Native Habitat Management Plan has been prepared to address the long-term management of the proposed on-site wetlands and their upland preservation areas for the proposed development known as Coral Lakes (Project).

The Project is located in Sections 4 and 9, Township 42 South, Range 23 East, Charlotte County. More specifically, the Project is located on the east side of Burnt Store Road, approximately 2.6 miles north of Zemel Road and 2.0 miles west of U.S. Highway 41. The Project abuts pastureland to the north, south, and west. The property consists primarily of pasture utilized for cattle grazing with scattered pockets of forested wetlands.

NATIVE HABITAT PRESERVATION AREA MANAGEMENT PLAN

A management plan shall be implemented to ensure that the preserve areas remain relatively free (i.e., with less than 5 percent aerial coverage) of exotic and nuisance vegetative species and maintain a minimum 80 percent aerial coverage of desirable native vegetative species ("Success Criteria"). The management plan will consist of an initial exotic/nuisance vegetation treatment and removal event with scheduled maintenance events to ensure that regrowth of exotic and nuisance vegetation is limited.

Preserve areas will correspond to the areas depicted on the Master Site Plan and will be maintained in perpetuity. Exotic removal shall be conducted via a combination of hand removal and in-place treatment in conjunction with spray application of approved herbicides that can be used to selectively treat undesirable vegetation. No herbicide treatment of desirable native species is permitted.

Exotic plant species will include those defined by the Florida Invasive Species Council. Hand removal will include the felling of exotic trees, manual removal, and herbicide treatment of the stumps; or hand pulling. Herbicide treatment will be with a U.S. Environmental Protection Agency approved herbicide that includes a visual trace dye. If physical removal will cause more damage to the native vegetation within the preserve, exotic vegetation within the interior of the preserve will be treated in place.

Prohibited Activities

Filling, dumping, excavating, alteration, trimming, or removal of native vegetation within the preservation area will be prohibited except for the removal of dead trees and shrubs or leaning trees that could cause property damage.

Measures to Protect Wildlife and Integrity of the Native Habitat

Entrance to the preservation area will be limited to the property owner(s), developer(s), and their guests for purposes of maintenance activities or passive recreational uses not inconsistent with the retention of land or water areas in their existing natural vegetative, hydrologic, scenic, open, or wooded condition. Contractors hired to perform maintenance activities must have all required licensing, per Florida Pesticide Law (Florida Statutes 487). Public access to the preservation area will not be permitted. In the case of any entrance to the preservation area, care shall be taken to protect wildlife and the integrity of the habitat in accordance with local, state, and federal guidelines. Habitat for wildlife, as well as an overall increase in the ecological value of the preservation areas, will be ensured through the implementation of the management plan.

Monitoring Plan

The initial exotic removal/restoration event shall occur concurrently with construction and will consist of baseline, time-zero, and annual monitoring of vegetation, wildlife, rainfall, and wetland water levels. The baseline monitoring report will document conditions in the preserves as they currently exist. The time-zero report will document the conditions immediately following the completion of the initial exotic removal. Annual reports will document the extent to which the preserves are meeting the Success Criteria and, if needed, identify specific actions to be taken to improve conditions within the preserves.

Monitoring of the preserve areas shall be conducted for a minimum of three years. If, at the end of three years, the preserve areas have met or exceeded the Success Criteria described above, monitoring requirements for the preserve areas shall be suspended. However, additional monitoring may be required if the Success Criteria have not been achieved.

If the assessment of the preserve areas demonstrates that the Success Criteria have been achieved, the responsible party shall provide written certification by an Environmental Scientist, Biologist, registered Engineer, or Landscape Architect that the maintenance efforts have met applicable Success Criteria. If certification of success is not submitted or is not approved by Charlotte County (County), then annual monitoring shall continue until the criteria has been met and deemed successful. The monitoring program and any corrective actions to maintain the preserve areas shall be at the sole expense of the property owner(s) or developer(s).

The results of these monitoring events will be compiled in monitoring reports which will include:

- Qualitative overview of vegetative species present, including percent coverage by native species
- Percent coverage by exotic/nuisance vegetation
- Wildlife observations
- Photographs from permanent fixed-point photograph stations
- Discussion of ongoing maintenance activities
- Identification of insufficiencies and recommendations for future remediation

Such monitoring reports must be provided to the County within 45 days of the monitoring inspection event, unless an extension by the County is granted.



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

September 30, 2024

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

Dear Roger Eaton,

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Charlotte County Ordinance No. 2024-035, which was filed in this office on September 30, 2024.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/wlh



Ticket# 3938550-1
BCC Pg 2
5 x 9.5
Submitted by: Heather Bennett
Publish: 09/09/24
163352 3938552

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

Before the undersigned authority personally appeared Amber Douglas, 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)

09/09/24

as well as being posted online at www.yoursun.com and 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.

(Signature of Affiant)

Sworn and subscribed before me this 9th day of
September, 2024

(Signature of Notary Public)



Personally known X OR Produced Identification

FISHERMEN'S FESTIVAL

Key Lime & Tropical Fest returns



Roots Almighty is one of the acts booked for the 11th annual Key Lime & Tropical Fest, set for Sept. 21 at Fishermen's Village in Punta Gorda.

11th annual event set for Sept. 21 in Punta Gorda

STAFF REPORT

PUNTA GORDA — Fishermen's Village announced its 11th annual Key Lime & Tropical Fest is set for Sept. 21 at the Punta Gorda shopping center, marina and resort.

The special event, set for noon to 9 p.m., will feature live bands, sales, special vendors until 6 p.m. and dozens of key lime food offerings.

■ Bouncing Buddies Face Painting & Balloons, noon-6 p.m.
■ Divas 'N Dolls Fairy Hair mobile boutique "Shelly," noon-6 p.m.
■ The Kollections Band, noon-3 p.m., Center Court.

■ Roots Almighty, 5-9 p.m., Center Court.
■ Trop Rock Junkies, 5-9 p.m., Sunset Beach Club.

Key lime and tropical specialties will be available at Fishermen's Village restaurants, in stores and from participating vendors on the promenade to include:

■ Simply Sweet, key lime gelato, fudge, chocolate, popcorn, taffy, lime-aid, key lime pies and key lime pie-on-a-stick
■ Kristi's Key Lime Cookies, cookies, brownies and chocolate bars
■ Yum Yum's Dessert Stop, key lime, mango lime, guava lime cheesecakes and cheesecake bites
■ Giggle Candy, freeze-dried key lime candy, key lime bread, key lime snacks
■ Treats by Taylor, artisan sourdough

breads, pretzel bites, key lime ricotta cookies
■ Grammie's Cakes, key lime mini loaf cakes

■ Kona Ice of Charlotte County, Lucky Lime & Coconut Lime snow cones
■ Bella Balsamic, key lime balsamic, lime olive oil and other tropical flavors
■ Harpoon Harry's, house-made key lime pie, grilled shrimp with key lime beurre blanc, jasmine rice, frozen key lime coladas, key lime pie margaritas with graham cracker rim

■ Captain's Table house-made key lime pie, key lime martini, tropical shrimp bowl, samples of tartlets and key lime martinis
■ Village Brewhouse, key lime martinis, piña rita, crusher, piña colada, cosmo, key lime pie

■ Naples Soap Co., soap, bath bombs, shower bombs, discounts on coconut lime and key lime products
■ Sand Pebble, free gift with purchase while supplies last

■ Little Minnows, tropical ornaments to be personalized on-site, clothing specials
■ Salty Paws, hobbling for balls and key limes for dogs, specials
■ Spice & Tea Exchange, key lime sugar cookies, Tropical Explosion tea

Admission and parking for the Key Lime & Tropical Fest is free and the public is encouraged to attend.
On site accommodations are offered at The Suites on the second level of Fishermen's Village. Reservations may be made by calling 941-621-6045 or on line at www.fishermensvillage.com

REMEMBERING 9/11

Communities set up Patriot Day events

Ceremonies set to honor victims of 9/11 attacks

DANIEL FINTON
Staff Writer

Organizations are planning ceremonies in the area to commemorate the events of Sept. 11, 2001.

NORTH PORT

The North Port Police Department and North Port Fire Rescue will host the city's annual Patriot Day Service, beginning at 9 a.m. Wednesday, Sept. 11 in front of North Port City Hall, 4970 City Center Blvd.

The ceremony will honor people in the military, fire rescue, police and emergency medical services.
For more information, visit northportfl.gov/Event-Directory

ENGLEWOOD

The Englewood Chamber of Commerce will host a memorial ceremony from 9:30-10:30 a.m. Wednesday, Sept. 11, at Veterans Plaza, 641 W. Dearborn St.

It will include speeches, a moment of silence and a display of remembrance. Jessica Meyers will sing "The Star-Spangled Banner." Danny Fuson will play taps.

This event is open to the public.
For more information, visit www.Englewoodchamber.com/events-news/

PUNTA GORDA

ShorePoint Health Punta Gorda hospital will host a 9/11 Remembrance ceremony from 8:30-9:30 a.m. Sept. 11.

The hospital's Punta Gorda chaplain was involved in the aftermath of the attacks in New York and has been instrumental in putting together this service, which will involve ceremonial features and proclamations.

It's open to the public. Parking will be available on Booth Street between Marion and Olympia for those attending.



PHOTO BY CHRIS PORTER

Englewood Fire Chief Kevin Easton, right, speaks about the events on Sept. 11, 2001 during a remembrance ceremony in Englewood in 2023.

DESOTO COUNTY

DeSoto County Fire Rescue has planned a 9/11 Remembrance Ceremony at 9 a.m. Wednesday, Sept. 11, on the DeSoto County Courthouse lawn.

It is open to the public.
For more information, contact DeSoto County Fire Rescue Administration at 863-993-4842 or 122 N. Hillsborough Ave., Arcadia.

VENICE

The Venice 9/11 Remembrance Ceremony will be held at Patriots Park, 800 Venetia Bay Blvd. at 10 a.m. Wednesday, Sept. 11.

The event will include first responders with emergency vehicles; speeches and tributes; Venice Police and Fire Rescue presenting the colors; a proclamation; Venice Fire Rescue bell ringing for those lost; and music.

It is open to the public. Bring chairs and water.

NOKOMIS

The Sarasota County Fire Department is planning a remembrance ceremony at 9:30 a.m. Wednesday, Sept. 11 at Fire Station 23, 1930 N. Tamiami Trail, Nokomis.

The purpose of the ceremony is to honor those who served and those who were killed on Sept. 11, 2001.

Situation/From 81

financing," he said. "We financed it for 10 years." On advice from their attorney, they have stopped making payments.

"It's been a really tough couple of years," he said. "Financially, the business is not doing nearly what it used to, ever since the hurricane."

It's also been difficult for the duo since they are the only ones who run RoJo's.

"We don't want to get slammed, but we still want customers to come in," Ally Biederman said. "We want to be able to take care of our customers."

Ally Biederman said it's almost like double-whammy since the house is attached to the nursery, meaning they could lose it all.

"He was expecting to die here," Ally Biederman said, motioning to her father. "This is everything to him — he has nothing besides this."

Roger Biederman has tried to negotiate with a family member of the previous owner, but she has no desire of letting go of the property, he said.

"When this first started, I remember I would wake up in the middle of the night just freaking out, thinking, 'She could die tomorrow, or right now,'" Roger Biederman said.

"Not only do we lose our home, we lose our livelihood."

With the life estate, the Biedermans cannot make the necessary repairs to their home and nursery from damage that occurred during Hurricane Ian nearly two years ago.

"We want to fix it up, but she could die any day," he said. "We could be evicted at any time."

While the Biedermans wait for a deposition, they're taking it day by day.

asking for the community to visit the nursery and trying to focus on the positive.

"We just want to share our knowledge," Ally Biederman said. "We just have

to give it to God, we have to just pray, because there's really nothing more that we can do except work our a--- off and try to get money, so we just started

praying."

Visitors have been stopping by the nursery and dropping off monetary donations, or donating to a GoFundMe page to help

with attorney fees.

To donate, visit <https://gofund.me/29f571b>

"Our accounts are in the negative right now," Ally

Biederman said, choking up. "We know God is listening because of the people that help us, the people that care."

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, SEPTEMBER 24, 2024, 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, 1800 N. UNIVERSITY AVENUE, 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.html>

ALL INTERESTED PERSONS ARE URGED TO ATTEND. THE PUBLIC IS WELCOME TO SPEAK; TIME LIMITS ARE SET BY BOARD RULES. IF YOU HAVE SPECIFIC QUESTIONS OR COMMENTS, YOU ARE ENCOURAGED TO CONTACT A STAFF PERSON AT ANY TIME IN ADVANCE OF THE PUBLIC HEARING(S). PLEASE CALL 941-764-4903 AND MENTION THE PETITION NUMBER OF THE MATTER YOU WISH TO DISCUSS.

PETITION LAND USE/REGULAR AGENDA PD-24-05

Quasi-Judicial Commission District II
An Ordinance, pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Residential Estate 1 (RE-1) (47.85 acres) and Planned Development (PD) (96.99 acres) to Planned Development (PD) in order to have a residential development up to 273 residential units (a reduction of 66 residential units); requiring transfer of density units for residential development above the base density of 14 units; adopting a General PD Concept Plan for the property, including multiple parcels, generally located north and east of Trade Drive, south of Zamel Road, east of Burnt Store Road, and west of Charlotte County Landfill and Weigh Station, in the boundary of the Burnt Store Area Plan area and in the Punta Gorda area, containing 144.84 acres; Commission District II; Petition No. PD-24-05; Applicant: Zamel Land Partners LLC, providing an effective date.

PD-24-07

Quasi-Judicial Commission District II
An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Planned Development (PD) to PD. This is a major modification of the existing PD, Ordinance Numbers 2021-031 and 2007-037, by amending the adopted PD Concept Plan and its associated PD conditions to 1) allow residential and commercial development containing up to 999 dwelling units (no change) and 200,000 square feet of commercial uses (no change); allow a transfer of 268 density units for a maximum of 999 dwelling units; 2) memorialize the prior phase and other minor modifications, and 3) adopt the General PD Concept Plan, for property, including three parcels, two parcels located at 12300 and 13000 Burnt Store Road and one parcel located between these two parcels, in the Punta Gorda area and within the boundary of the Burnt Store Area Plan area, containing 306.51 acres; Commission District II; Petition No. PD-24-07; Applicant: CC Burnt Store LLC, providing an effective date.

PD-24-06

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 PD. This is a major modification of the existing PD, Ordinance Number 2022-057, by amending the adopted PD condition "v" and the adopted General PD Concept Plan in order to remove internal sidewalks along all internal roadways except for the main corridor as depicted in the revised General PD Concept Plan; adopting the revised General PD Concept Plan; for property, which includes four parcels, three parcels located at 379 Horizon Road, 1 Horizon Road, and 102 Sydney Street, and one parcel generally located southeast of Riverside Drive and northwest of Duncan Road (U.S. 17), in the Punta Gorda area, containing 90.82 acres; Commission District I; Petition No. PD-24-06; Applicant: Palm Breeze of Punta Gorda LLC, 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 Main 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.Lytle@CharlotteCountyFL.gov

Publish: September 9th, 2024

