CHQ BCC

FILED WITH THE DEPARTMENT OF STATE
July 29, 2026

ROGER D. EATON, CHARLOTTE COUNTY CLERK OF CIRCUIT COURT
PAGE: 4
INSTR #: 3668729 Doc Type: GOV
Recorded: 07/29/2026 at 03:26 PM
Rec. Fee: RECORDING $35.50

ORDINANCE
NUMBER 2026 - 025

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, PURSUANT TO SECTION 125.66, FLORIDA STATUTES, AMENDING THE CHARLOTTE COUNTY ZONING ATLAS FROM RESIDENTIAL ESTATE 1 (RE-1) TO COMMERCIAL GENERAL (CG) FOR PROPERTY LOCATED AT 17150 BURNT STORE ROAD, IN THE BURNT STORE AREA PLAN AREA AND IN THE PUNTA GORDA AREA, CONTAINING 41.31± ACRES; COMMISSION DISTRICT II; PETITION Z-23-35-17; APPLICANT: JAXON FISCHER LLC; PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, in a public hearing held on Tuesday, July 28, 2026, the Board of County Commissioners of Charlotte County, Florida ("Board") reviewed Petition Z-23-35-17, submitted by applicant, Jaxon Fischer LLC ("Applicant"), which requested a rezoning to amend the Charlotte County Zoning Atlas from Residential Estate 1 (RE-1) to Commercial General (CG) for property located at 17150 Burnt Store Road, in the Burnt Store Area Plan area and in the Punta Gorda area, containing 41.31± acres, Charlotte County, Florida, Commission District II, and more particularly described in Exhibit "A" which is attached hereto ("Property"); and

WHEREAS, the Applicant seeks to rezone the Property from Residential Estate 1 (RE-1) to Commercial General (CG), in order to allow a more up-to-date and coherent commercial development with the surrounding properties; and

WHEREAS, Petition Z-23-35-17 was heard by the Charlotte County Planning and Zoning Board ("P&Z Board") and, based on the findings and

MN

analysis provided by County Staff and the evidence presented to the P&Z Board, the P&Z Board recommended approval on July 8, 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 Z-23-35-17 is consistent with the County's Comprehensive Plan and meets the requirements for the approval of a rezone; and

WHEREAS, based on the above findings, the Board finds that the Petition satisfies the requirements of Section 125.66, F.S., and that it is in the best interests of the County and its citizens to approve Petition Z-23-35-17.

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

SECTION 1. The following petition, made by applicant, Jaxon Fischer LLC, for an amendment to the Charlotte County Zoning Atlas is hereby approved:

> Petition Z-23-35-17 requesting to amend the Charlotte County Zoning Atlas from Residential Estate 1 (RE-1) to Commercial General (CG) for property located at 17150 Burnt Store Road, in the Burnt Store Area Plan area and in the Punta Gorda area, containing a total of 41.31± acres; Charlotte County, Florida, Commission District II, and more particularly described in Exhibit "A" attached hereto.

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

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

PASSED AND DULY ADOPTED this 28th day of July, 2026.

BOARD OF COUNTY COMMISSIONERS
OF CHARLOTTE COUNTY, FLORIDA

By:_____
Joseph M. Tiseo, Chairman

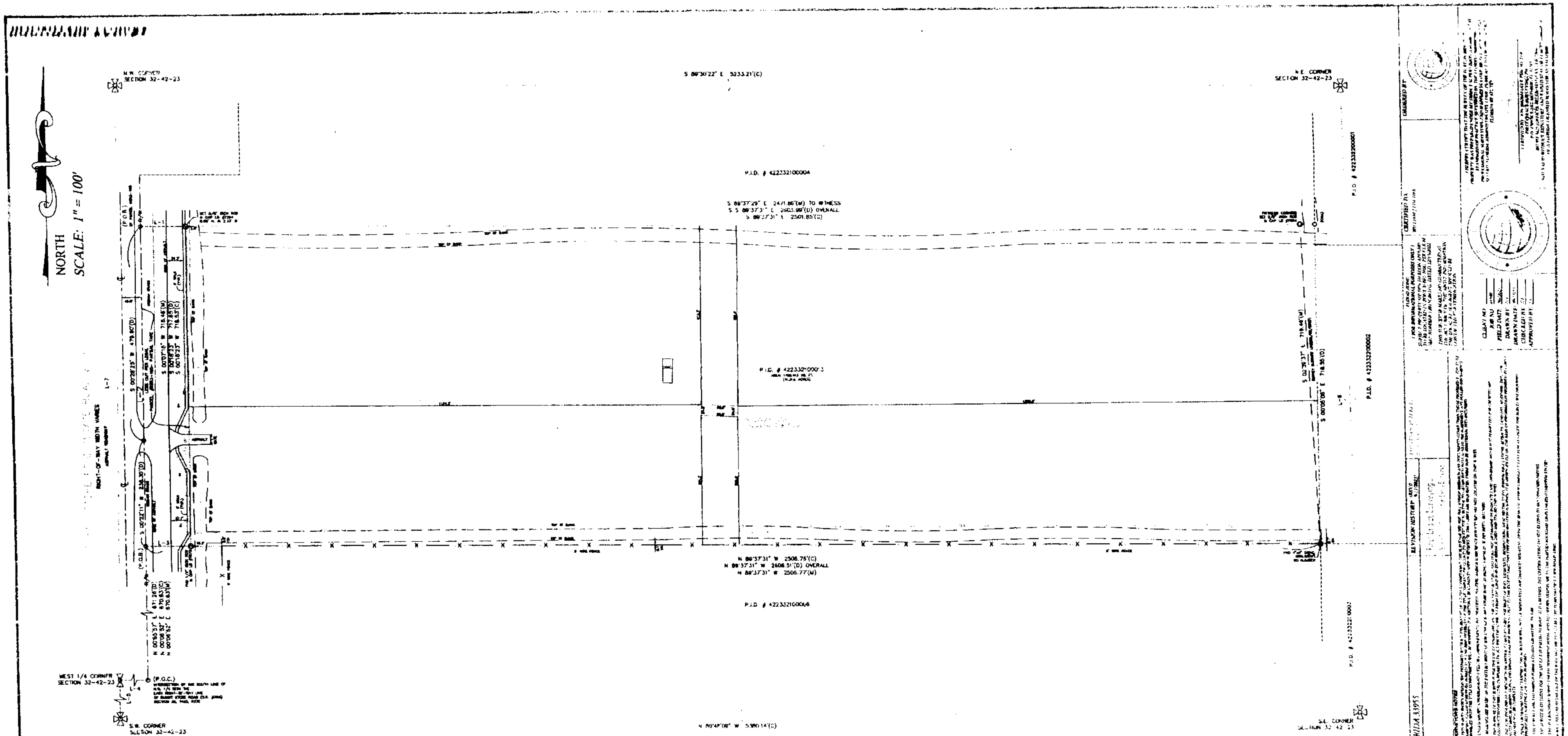
ATTEST:
Roger D. Eaton, Clerk of the Circuit Court
and Ex-Officio Clerk of the
Board of County Commissioners

By:_____
Deputy Clerk

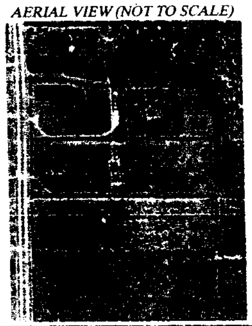
APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

By:_____
Thomas M. David, County Attorney
LR2024-0110

KMW



AERIAL VIEW (NOT TO SCALE)



LINE TABLE						
LINE	LENGTH	BEARINGS		LENGTH	BEARINGS	
L-1	102.13'	S 89°15'58" E	(D)	–	–	–
	102.14'	S 89°37'31" E	(C)	–	–	–
L-2	707.74'	N [illegible] E	(D)	–	–	–
	718.83'	N [illegible] E	(C)	–	–	–
L-3	103.80'	N 89°34'42" W	(D)	99.72'	N 89°37'31" W	(M)
	99.75'	N 89°37'31" W	(C)	–	–	–
L-4	99.86'	N 89°37'31" W	(C)	99.89'	N 89°37'31" W	(M)
L-5	[illegible].10'	N 00°38'38" E	(C)	–	–	–
L-6	5343.01'	S 00°07'38" E	(C)	–	–	–
L-7	2684.83'	N 00°37'00" E	(C)	–	–	–

LEGAL DESCRIPTION:

A PORTION OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 42 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA; BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF SAID NORTHWEST 1/4 WITH THE EAST RIGHT OF WAY LINE OF BURNT STORE ROAD (S.R. # 765); THENCE RUN NORTH 00°55'57" EAST ALONG SAID RIGHT OF WAY, A DISTANCE OF 871.28 FEET TO THE POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED; THENCE CONTINUE NORTH 00°55'57" EAST ALONG SAID RIGHT OF WAY, A DISTANCE OF 707.74 FEET, THENCE SOUTH 89°37'31" EAST, A DISTANCE OF 2603.99 FEET TO THE EAST LINE OF SAID NORTHWEST 1/4, THENCE SOUTH 00°05'08" EAST ALONG SAID EAST LINE, A DISTANCE OF 718.55 FEET; THENCE NORTH 89°37'31" WEST ALONG THE NORTH LINE OF THE SOUTH 1/4 OF THE SAID NORTHWEST 1/4 A DISTANCE OF 2606.51 FEET TO THE POINT OF BEGINNING

LESS AND EXCEPT

PARCEL BSR3-106 PARTIAL TAKE

DESCRIPTION: A PARCEL OR TRACT OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 42 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA, SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

COMMENCE AT THE POINT OF BEGINNING BEING THE INTERSECTION OF THE SOUTH LIMITS OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2904, PAGE 1047 OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA AND THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 765 A.K.A. BURNT STORE ROAD (RIGHT-OF-WAY WIDTH VARIES) PER THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPS SECTION NO. 01540-2801, THENCE SOUTH 89 DEGREES 15 MINUTES 58 SECONDS EAST ALONG SAID SOUTH LIMITS A DISTANCE OF 102.13 FEET; THENCE SOUTH 00 DEGREES 18 MINUTES 23 SECONDS WEST A DISTANCE OF 717.86 FEET TO THE NORTH LINE OF THE SOUTH 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 32, THENCE NORTH 89 DEGREES 34 MINUTES 42 SECONDS WEST ALONG SAID NORTH LINE A DISTANCE OF 103.80 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD NO. 765; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO COURSES, NORTH 00 DEGREES 22 MINUTES 11 SECONDS EAST A DISTANCE OF 238.30 FEET; THENCE NORTH 00 DEGREES 28 MINUTES 28 SECONDS EAST A DISTANCE OF 479.90 FEET TO THE POINT OF BEGINNING

AND FURTHER LESS AND EXCEPT

PARCEL BSR3-108 - PARTIAL TAKE

DESCRIPTION: BSR3-108 A PARCEL OR TRACT OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 42 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA, SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE POINT OF BEGINNING BEING THE INTERSECTION OF THE NORTH SECTION LINE OF SAID SECTION 32, AND THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 765 A.K.A. BURNT STORE ROAD (RIGHT-OF-WAY WIDTH VARIES) PER THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPS SECTION NO. 01540-2801; THENCE SOUTH 89 DEGREES 19 MINUTES 03 SECONDS EAST ALONG SAID NORTH SECTION LINE A DISTANCE OF 40.03 FEET TO INTERSECT THE ARC OF A CIRCULAR CURVE TO THE LEFT WHOSE RADIUS POINT BEARS NORTH 88 DEGREES 23 MINUTES 07 SECONDS EAST; THENCE ALONG THE ARC OF SAID CURVE IN A SOUTHERLY DIRECTION, THRU A CENTRAL ANGLE OF 00 DEGREES 15 MINUTES 54 SECONDS, HAVING A RADIUS OF 11,724.0 FEET, AN ARC DISTANCE OF 54.21 FEET; THENCE SMALL 27 DEGREES 48 MINUTES 32 SECONDS EAST A DISTANCE OF 55.13 FEET TO INTERSECT THE ARC OF A CIRCULAR CURVE TO THE LEFT WHOSE RADIUS POINT BEARS NORTH 87 DEGREES 52 MINUTES 39 SECONDS EAST. THENCE ALONG THE ARC OF SAID CURVE IN A SOUTHERLY DIRECTION, THRU A CENTRAL ANGLE OF 00 DEGREES 41 MINUTES 03 SECONDS, HAVING A RADIUS OF 11,700.0 FEET, AN ARC DISTANCE OF 139.72 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS SOUTH 87 DEGREES 8 MINUTES 38 SECONDS WEST; THENCE ALONG THE ARC OF SAID CURVE IN A SOUTHERLY DIRECTION, THRU A CENTRAL ANGLE OF 00 DEGREES 15 MINUTES 52 SECONDS, HAVING A RADIUS OF 15,150.00 FEET, AN ARC DISTANCE OF 69.89 FEET; THENCE SOUTH 10 DEGREES 58 MINUTES 06 SECONDS WEST A DISTANCE OF 51.72 FEET TO INTERSECT THE ARC OF A CIRCULAR CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS SOUTH 87 DEGREES 38 MINUTES 53 SECONDS WEST; THENCE ALONG THE ARC OF SAID CURVE IN A SOUTHERLY DIRECTION, THRU A CENTRAL ANGLE OF 00 DEGREES 21 MINUTES 13 SECONDS, HAVING A RADIUS OF 15,138.00 FEET, AN ARC DISTANCE OF 93.04 FEET TO THE NORTH LIMITS OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2904, PAGE 1047, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; THENCE NORTH 89 DEGREES 14 MINUTES 05 SECONDS WEST ALONG SAID NORTH LIMITS A DISTANCE OF 76.26 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD NO 765; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO COURSES NORTH 00 DEGREES 45 MINUTES 56 SECONDS EAST A DISTANCE OF 180.30 FEET; THENCE NORTH 00 DEGREES 43 MINUTES 20 SECONDS EAST A DISTANCE OF 275.70 FEET TO THE POINT OF BEGINNING.

PROPERTY ADDRESS: 17150 BURNT STORE ROAD, PUNTA GORDA, FLORIDA 33955

1 of 1 EXHIBIT "A"

FLORIDA DEPARTMENT of STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

July 29, 2026

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

Dear Roger Eaton,

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Charlotte County Ordinance No. 2026-025, which was filed in this office on July 29, 2026.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/dp

The Daily SUN
Charlotte • DeSoto • Sarasota

Ticket# 3993763-1
BCC Page 2
5x9
Submitted by: Jane Babler/
Kim S.
Publish: 07/12/2026
163352 3993767

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)

07/12/26

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 13th day of July, 2026

(Signature of Notary Public)

Notary Public State of Florida
Jill Kelli Di Benedetto
My Commission HH 390294
Expires 8/19/2027

Personally known _X_ OR ___Produced Identification

CONSERVATION

'Watch the weather, wait to water'

Your drought, rainy season questions are answered by an expert

STAFF REPORT

After months of extremely dry conditions and declining water levels, the rainy season is finally here.

Since the region is still following once-per-week lawn watering restrictions, the increasingly wet weather will help homeowners conserve water by irrigating less.

Katherine Squitieri, the Southwest Florida Water Management District's Lead Conservation Education Coordinator, has provided why homeowners should, "Watch the weather, wait to water."

Squitieri

Why are the summer months the best time for outdoor water conservation?

Florida typically sees increased rainfall now through September. When it's raining daily, give your irrigation system a break. Yards need no more than ½ to ¾ inch of water every two to three days during the summer months. If your lawn has received enough water from rainfall, turn off your irrigation system, and turn it back on when needed.

When should you water your lawn?

All residents remain under one-day-per-week watering restrictions with strict watering hours, due to the Modified Phase III Water Shortage order enacted in March and extended in June. Unless your city or county already has stricter hours in effect, watering hours are reduced to 12:01 a.m. to 4 a.m. or 8 p.m. to 11:59 p.m. Properties less than one acre in size may only use one of these windows.

The restrictions apply to all of Citrus, DeSoto, Hardee, Hernando, Hillsborough, Manatee, Pasco, Pinellas, Polk, Sarasota and Sumter counties; portions of Charlotte, Highlands and Lake counties; the city of Dunnellon and The Villages in Marion County; and the portion of Gasparilla Island in Charlotte County through Oct. 1, 2026.

The simplest way to determine if your yard needs water is to look for these visual clues: Grass blades are folded in half lengthwise on at least one-third of your yard. Grass blades appear blue-gray. Grass blades do not spring back, leaving footprints on the lawn for several minutes after walking on it.

If your yard is showing signs that it needs water, check your local forecast to see if rain is on the way.

When is the best time of day to water your lawn?

Follow the time of day specified by your local water restrictions. Current watering hours are 12:01 a.m. to 4 a.m. or 8 p.m. to 11:59 p.m. This is a good rule of thumb to reduce evaporation from the sun.

How can I be sure my yard has received enough water?

Use a rain gauge to determine how much rain your yard has received. If you have a rain sensor, make sure that it is working properly.

Any other tips on making the most of the rainy season?

It's important to make sure gutter down spouts are directed into landscaped areas or your lawn. Installing a rain barrel also is a great way to capture excess rainwater during the summer months. For more information on how to install a rain barrel, visit the District's website at WaterMatters.org/rain-barrels.

Rain barrel workshop planned

PORT CHARLOTTE — The UF/IFAS Extension office of Charlotte County has announced a rain barrel workshop to be held at 10 a.m. Aug. 3 at the Centennial Park Recreation Center, 1120 Centennial Blvd., Port Charlotte.

This workshop will be hosted by Kaylynn Hyson, UF/IFAS Extension of Charlotte County Florida-Friendly educator.

Cost is $63.99 to register. Each participant receives a rain barrel, which is a 55-gallon food grade drum converted into a rain barrel with a spigot and overflow valve.

Discover how harvesting rainwater can help you save water, reduce runoff, and support a Florida-Friendly landscape.

To register, go to rbws070326.eventbrite.com. For information, contact Hyson at 941-764-4340.

As lead conservation education coordinator, Katherine Squitieri manages the District's youth education program and assists in water conservation outreach efforts. Katherine holds a Bachelor's degree in environmental studies concentrating in Environmental Education and Communication from Green Mountain College. She also holds a master's degree in Global Sustainability concentrating on water sustainability from the University of South Florida.

MASTER GARDENER

The reasoning for the seasoning — the curry leaf tree

With a continued interest in edible ornamentals, edible landscapes are a common theme in Florida horticulture.

RALPH E. MITCHELL

The intentional effort of adding plants to the landscape that are both attractive and edible is a common practice with many gardeners.

One such less common plant gaining popularity is the curry leaf tree. This tropical broadleaf evergreen woody plant is used as an herb in many dishes requiring the pungent aromatic ingredients.

Just brushing by the curry leaf tree releases an appetizing whiff of savoriness that expands its value to another dimension.

Curry leaf trees are originally from the Indian subcontinent and Southeast Asia.

I first saw this plant at one of our old Demonstration Gardens on Florida Street in Punta Gorda. I eventually ended up with two of my own — one by taking a shoot division from the original plant, and one obtained at a Master Gardener Volunteer Plant sale — probably a seed-grown specimen.

In either case, the two specimens are about 4 to 6 feet tall now with a similar width.

Developing into a multi-stemmed shrub, the attractive pinnate feathery leaves give this plant a fern-like look.

Maturing at between 6 and 15 feet-tall, clusters of white flowers will emerge during the growing season followed by blue-black fruit.

Now the fruit is reportedly edible, but the seed is considered toxic. Conservatively, I would recommend just to avoid eating these berries and keep it away from children and pets. And of course — it is all about the leaves.

The best flavor comes from using the fresh leaves — dried leaves do not seem to impart the same appetizing aroma as fresh.

While mainly featured in Indian and Asian cuisine, the leaves can be used in all types of dishes and condiments that feature savory flavors.

My two curry leaf trees have done well with minor winter damage on occasion. Easily selectively pruned to keep the size within bounds, they do best in full sun site sheltered from the wind if possible. Besides becoming part of your landscape as an edible ornamental, consider keeping specimens in containers.

Containerized curry leaf plants can offer convenience in small space gardens and for ease of mobility if we have a hard freeze and you need to get them undercover indoors.

As far as I can see, there are no present reports of the curry leaf tree being invasive in Florida — just keep it contained within your landscape as a good practice.

Curry leaf trees are the epitome of edible ornamentals with an exotic twist. Used more like an herb or a spice, the leaves will elevate your cooking to new heights to satisfy any palate.

At the same time, you will have a large ornamental bush that offers texture and color which also complements any landscape plant palette.

I would say that this is a win-win in both cases!

For more information on all types of unique edible ornamentals, or other landscape plants suitable for our area, visit: facebook.com/CharlotteCountyExtension. You can also call the Master Gardener Volunteer Helpdesk from 1-4 p.m. on Mondays, Wednesdays, and Fridays at 941-764-4340 for gardening help.

It's all about the leaves, the curry leaves.

PHOTOS BY RALPH MITCHELL

The curry leaf tree is more of a shrub than a tree.

Ralph E. Mitchell is the director/horticulture agent for UF/IFAS Extension-Charlotte County.

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, JULY 28, 2026, at 2:00 P.M.** OR AS SOON THEREAFTER AS THE MATTER MAY BE HEARD DURING THE COURSE OF ACTION. THE MEETING AND HEARING WILL BE HELD IN COMMISSION CHAMBERS, ROOM 119, FIRST FLOOR, BUILDING A, THE CHARLOTTE COUNTY ADMINISTRATION CENTER, 18500 MURDOCK CIRCLE, PORT CHARLOTTE, FLORIDA. THE BOARD IS NOT BOUND TO CONSIDER THE PETITIONS IN THE ORDER LISTED IN THIS NOTICE. ANY OF THESE PETITIONS MAY BE CONSIDERED AS SOON AS THE MEETING COMMENCES.

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

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

PETITIONS
LAND USE REGULAR AGENDA

DRC-25-075 — **Quasi-Judicial** — **Commission District I**
Southwest Engineering & Design is requesting PD Final Detail Site Plan approval for the Waterside Restoration Project, which complies with the requirements of adopted Ordinance No. 2023-029. The project contains 293.31± acres and is located at 43150 and 42900 Bermont Road, in the East County area and within the Punta Gorda area. Located in Commission District I.

VST-26-01 — **Legislative** — **Commission District IV**
James and Marcia Noble are requesting to vacate a portion of the Jupiter Water Way adjacent to lot 60, Block 2935, Port Charlotte Subdivision Section 24, according to the plat thereof as recorded in Plat Book 5, Page 16A-16E of the Public Records of Charlotte County, Florida and abutting property located at 488 Eppinger Drive. The site contains 5,936 ± square feet. Located in Commission District IV.

PD-25-13 — **Quasi-Judicial** — **Commission District II**
An Ordinance, pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Planned Development (PD) (265± acres) and Commercial General (CG) (12.55± acres) to PD, in order to have a mixture of residential uses up to 999 residential units and commercial uses up to 195,000 square feet, requiring transfer of density of units for residential development above the base density of 26 units; adopting a General PD Concept Plan, for the property, including 11 parcels, located at 14290, 14310, 14800, 14936, 14940, 14980, 14980, 14410, 14430, 14440 Burnt Store Road and 26100 Zemel Road, in the Punta Gorda area, within the boundary of the Burnt Store Area Plan area, containing 277.55± acres; Petition No. PD-25-13; Applicant: Burnt Store Road RE I LLC; providing an effective date. Located in Commission District II.

Z-23-35-17 — **Quasi-Judicial** — **Commission District II**
An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Residential Estate (RE)-1 (the base density is one unit per ten acres) to Commercial General (CG), for property located at 17156 Burnt Store Road, in the Punta Gorda area and within the boundary of the Burnt Store Area Plan area, containing 41.31± acres; Petition No. Z-23-35-17; Applicant: Jason Fischer LLC; providing an effective date. Located in Commission District II.

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

Charlotte County Board of County Commissioners does not discriminate on the basis of disability. This nondiscrimination policy involves every aspect of the County's functions, including access to and participation in meetings, programs and activities. FM Sound Enhancement Units for the Hearing Impaired are available at the Front Security Desk, Building A of the Murdock Administration Complex. Anyone needing other reasonable accommodation or auxiliary aids and services please contact our office at 941.764.4941, TDD/TTY 941.743.1234, or by email to: David.Lyle@CharlotteCountyFL.gov.

Publish: July 12, 2026