

# WHAT'S HAPPENING IN COMMUNITY DEVELOPMENT?



PERMITTING STAGE



UNDER CONSTRUCTION



COMPLETED!!



## Dr. Shaw Veterinary Clinic

27570 Disston Ave., Punta Gorda  
6,000 sq. ft. animal clinic.

## 7 Brew Coffee

4265 Tamiami Trail, Port Charlotte  
547 sq. ft. drive-thru coffee shop.

## Dogwood Animal Clinic

19677 Cochran Blvd., Port Charlotte  
4,650 sq. ft. animal clinic.

## Bachmann Project

21301/21401 Veterans Blvd., Port Charlotte  
600 unit multi-family development.

## Piper Logistics

9225 Piper Rd., Punta Gorda  
139,200 sq. ft. warehousing and distribution development.

## Avery Port Charlotte

1441 Tamiami Trail, Port Charlotte  
Redevelopment of existing retail to multi-family apartment complex, former site of the Macy's department store.

## Lakeside Village

401, 475, 551, and 601 Duncan Rd., Punta Gorda  
Twenty-two multi-family buildings with 1,188 dwelling units, and an amenity area.

## Mazda Car Dealership

798 Tamiami Trail, Port Charlotte  
Car dealership with wash and service bays to be constructed in two phases.



## Del Taco & Buffalo Wild Wings

1490 Tamiami Trail, Port Charlotte  
2,370 sq. ft. Del Taco & 1,145 sq. ft. Buffalo Wild Wings drive-thru.

## Whiskey Joe's

5000 Tamiami Trail, Port Charlotte  
The project consists of a restaurant, outdoor tiki bar, event pavilion, and recreational areas.



## GCM Balentine Manufacturing

8381 Duffie Dr., Punta Gorda  
48,000 sq. ft. and 15,000 sq. ft. manufacturing and storage buildings.

## Christian Brothers Automotive

24130 Beatrix Blvd., Port Charlotte  
10 bay automotive service center.



## McAlister's Deli

19570 Cochran Blvd., Port Charlotte  
4,600 sq. ft. restaurant with drive-thru.



## Equus Warehouse and Distribution

9450 Piper Rd., Punta Gorda  
378,000 sq. ft. warehouse and distribution project.

## PROJECTS' SPOTLIGHT

### Babcock Update

- Certificates of Occupancy issued since August 2016: 2,444
- Single Family Permits Issued January: 124

### West Port Update

- Single Family Certificates of Occupancy Issued since April 2021: 509
- Single Family Permits Issued January: 28



January Permitting:  
Total Single Family Permits Issued: 419  
Single Family Certificates of Occupancy Issued: 293  
Total Permits Taken In December: 4,166  
Total Permits Taken in January: 3,513  
Total Permits Issued for January: 3,721  
Total Permits Issued FY22-23: 81,910  
(Fiscal Year Oct. 2022—Sept. 2023)  
Total Permits Issued FY23-24: 15,596

PERMITTING SNAPSHOT



CHARLOTTE COUNTY  
Community Development

January, 2024

## PERMITTING

### 7 Brew Coffee

4265 Tamiami Trail, Port Charlotte  
547 sq. ft. drive-thru coffee shop

### Avery Port Charlotte

1120 El Jobean Rd., Port Charlotte  
Five-story multifamily development with 250 dwelling units, swimming pool, and amenity building

### Babcock Neighborhood School

43261 Cypress Pkwy., Punta Gorda  
22,329 sq. ft. expansion to the existing K-8 school and a 4,068 sq. ft. art building

### Charlotte Harbor Business Center

9225 Piper Rd., Punta Gorda  
139,200 sq. ft. of warehouse space

### David Boulevard Apartments

7056 David Blvd., Port Charlotte  
Multifamily development with approximately 297 units

### Dogwood Animal Clinic

19677 Cochran Blvd., Port Charlotte  
4,650 sq. ft. animal clinic

### Dr. Shaw Veterinary Clinic

27570 Disston Ave., Punta Gorda  
6,000 sq. ft. animal clinic

## UNDER CONSTRUCTION



### Buffalo Wild Wings & Del Taco

1490 Tamiami Trail, Port Charlotte  
1,145 sq. ft. Buffalo Wild Wings and 2,370 sq. ft. Del Taco restaurants with drive-thru



### Christian Brothers Automotive

24130 Beatrix Blvd., Port Charlotte  
Ten-bay automotive service center



### GCM Balentine Manufacturing

8381 Duffie Dr., Punta Gorda  
48,000 sq. ft. and 15,000 sq. ft. manufacturing and storage buildings



### Heartland Dental

5605 S. McCall Rd., Port Charlotte  
4,520 sq. ft. single-story shell building



### Mazda Car Dealership

798 Tamiami Trail, Port Charlotte  
Car dealership with wash and service bays to be constructed in two phases

## COMPLETED



### McAlister's Deli

19570 Cochran Blvd., Port Charlotte  
4,600 sq. ft. restaurant with drive-thru



### Equus Warehouse and Distribution

9450 Piper Rd., Punta Gorda  
378,000 sq. ft. warehouse and distribution project



## PROJECT SPOTLIGHT

### Babcock Update

COs issued since Aug. 2016: 2,540  
Single family permits issued (Feb. 2024): 87

### West Port Update

COs issued since April 2021: 543  
Single family permits issued (Feb. 2024): 18

Total single family permits issued	342
Total single family COs issued	380
Total permits taken	3,865
Total permits issued (Feb. 2024)	4,027
Total permits issued (FY22-23)	81,910
Total permits issued (FY23-24)	19,983



## PERMITTING

### Avery Port Charlotte

1120 El Jobean Rd., Port Charlotte  
Five-story multifamily development with 250 dwelling units, swimming pool, and amenity building

### Babcock Neighborhood School

43261 Cypress Pkwy., Punta Gorda  
22,329 sq. ft. expansion to the existing K-8 school and a 4,068 sq. ft. art building

### Dogwood Animal Clinic

19677 Cochran Blvd., Port Charlotte  
4,650 sq. ft. animal clinic

### Fountain Pools

8253 Duffie Dr., Punta Gorda  
2,400 sq. ft. building trades contractor's office

### Kahwa Coffee

19580 Cochran Blvd., Port Charlotte  
1,500 sq. ft. drive-thru restaurant

### My Place Hotel

24490 Sandhill Blvd., Punta Gorda  
63-room hotel

## UNDER CONSTRUCTION



### Brix Coffee

844 Tamiami Trail, Port Charlotte  
800 sq. ft. drive-thru coffee shop



### Buffalo Wild Wings & Del Taco

1490 Tamiami Trail, Port Charlotte  
1,145 sq. ft. Buffalo Wild Wings and 2,370 sq. ft. Del Taco restaurants with drive-thru



### Livano Charlotte Harbor

100 Tamiami Trail, Port Charlotte  
333-unit apartment complex with a swimming pool and clubhouse



### Mazda Dealership

798 Tamiami Trail, Port Charlotte  
Car dealership with wash and service bays to be constructed in two phases



### Whiskey Joe's

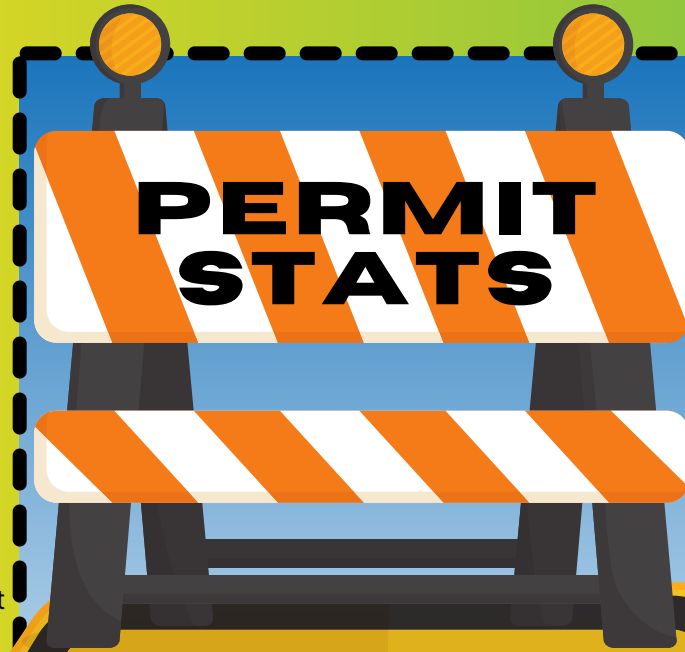
5000 Tamiami Trail, Port Charlotte  
Restaurant, outdoor tiki bar, event pavilion, and recreational areas

## COMPLETED



### Equus Warehouse and Distribution

9450 Piper Rd., Punta Gorda  
378,000 sq. ft. warehouse and distribution project



## PROJECT SPOTLIGHT

### Babcock Update

COs issued since Aug. 2016: 2,596  
Single family permits issued (March 2024): 108

### West Port Update

COs issued since April 2021: 571  
Single family permits issued (March 2024): 15

Total single family permits issued	361
Total single family COs issued	336
Total permits taken	4,027
Total permits issued (March 2024)	4,464
Total permits issued (FY22-23)	81,910
Total permits issued (FY23-24)	24,447

## PERMITTING

**Boca Grande Peninsula Resort & Marina**  
13000, 13110, 13120, 13140 Fishery Rd., Placida

Four 3-story buildings totaling 210,044 sq. ft. with 155 hotel rooms, 4,000 sq. ft. ballroom/meeting area, 4,000 sq. ft. of retail space, six 3-story multi-family buildings totaling 258,726 sq. ft. with 99 dwelling units, 4,500 sq. ft. restaurant within the main hotel building, 4,000 sq. ft. free standing restaurant, two swimming pool/amenity areas, and 79-slip marina

**Charlotte Technical College Aviation Tech Facility at Punta Gorda Airport**  
27500 Challenger Blvd., Punta Gorda  
8,120 sq. ft. classroom and 10,150 sq. ft. hangar, for a total of 18,270 sq. ft.

**Englewood Boys and Girls Club**  
11112 Willmington Blvd., Englewood  
16,155 sq. ft. recreational community center for children

**Kahwa Coffee**  
19580 Cochran Blvd., Port Charlotte  
1,500 sq. ft. drive-thru restaurant

## UNDER CONSTRUCTION



**Brix Coffee**  
844 Tamiami Trail, Port Charlotte  
800 sq. ft. drive-thru coffee shop



**Buffalo Wild Wings & Del Taco**  
1490 Tamiami Trail, Port Charlotte  
1,145 sq. ft. Buffalo Wild Wings and 2,370 sq. ft. Del Taco restaurants with drive-thru



**Livano Charlotte Harbor**  
100 Tamiami Trail, Port Charlotte  
333-unit apartment complex with a swimming pool and clubhouse



**RaceTrac**  
6090 Duncan Rd., Punta Gorda  
8,100 sq. ft. convenience store with 602 sq. ft. covered patio



**Whiskey Joe's**  
5000 Tamiami Trail, Port Charlotte  
Restaurant, outdoor tiki bar, event pavilion, and recreational areas

## COMPLETED



**Mazda Dealership**  
798 Tamiami Trail, Port Charlotte  
Car dealership with wash and service bays to be constructed in two phases



## PROJECT SPOTLIGHT

### Babcock Update

COs issued since Aug. 2016: 2,678  
Single family permits issued (April 2024): 112

### West Port Update

COs issued since April 2021: 594  
Single family permits issued (April 2024): 21

Total single family permits issued	355
Total single family COs issued	355
Total permits taken	4,084
Total permits issued (April 2024)	3,707
Total permits issued (FY22-23)	81,910
Total permits issued (FY23-24)	28,154



## PERMITTING

**Boca Grande Peninsula Resort & Marina**  
13000, 13110, 13120, 13140 Fishery Rd., Placida

Four 3-story buildings totaling 210,044 sq. ft. with 155 hotel rooms, 4,000 sq. ft. ballroom/meeting area, 4,000 sq. ft. of retail space, six 3-story multi-family buildings totaling 258,726 sq. ft. with 99 dwelling units, 4,500 sq. ft. restaurant within the main hotel building, 4,000 sq. ft. free standing restaurant, two swimming pool/amenity areas, and 79-slip marina

**Charlotte Technical College Aviation Tech Facility at Punta Gorda Airport**

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16,155 sq. ft. recreational community center for children

**Kahwa Coffee**

19580 Cochran Blvd., Port Charlotte  
1,500 sq. ft. drive-thru restaurant

## UNDER CONSTRUCTION



**Brix Coffee**

844 Tamiami Trail, Port Charlotte  
800 sq. ft. drive-thru coffee shop



**Buffalo Wild Wings & Del Taco**

1490 Tamiami Trail, Port Charlotte  
1,145 sq. ft. Buffalo Wild Wings and 2,370 sq. ft. Del Taco restaurants with drive-thru



**Christian Brothers Automotive**

24130 Beatrix Blvd., Port Charlotte  
10 bay automotive service center



**Livano Charlotte Harbor**

100 Tamiami Trail, Port Charlotte  
333-unit apartment complex with a swimming pool and clubhouse



**RaceTrac**

6090 Duncan Rd., Punta Gorda  
8,100 sq. ft. convenience store with 602 sq. ft. covered patio

## COMPLETED



**Mazda Dealership**

798 Tamiami Trail, Port Charlotte  
Car dealership with wash and service bays to be constructed in two phases

# PERMIT STATS

## PROJECT SPOTLIGHT

**Babcock Update**

COs issued since Aug. 2016: 2,765

Single family permits issued (May 2024): 98

**West Port Update**

COs issued since April 2021: 619

Single family permits issued (May 2024): 46

Total single family permits issued	394
Total single family COs issued	379
Total permits taken	3,996
Total permits issued (May 2024)	3,966
Total permits issued (FY22-23)	81,910
Total permits issued (FY23-24)	32,120

## PERMITTING

### **Aroma Joes Coffee Shop**

1018 Centennial Blvd., 695 Tamiami Trail, and 16400 Franklin Ave., Port Charlotte  
1,600 sq. ft. coffee shop with drive-thru

### **Boca Grande Peninsula Resort & Marina**

13000, 13110, 13120, 13140 Fishery Rd., Placida

Four 3-story buildings totaling 210,044 sq. ft. with 155 hotel rooms, 4,000 sq. ft. ballroom/meeting area, 4,000 sq. ft. of retail space, six 3-story multi-family buildings totaling 258,726 sq. ft. with 99 dwelling units, 4,500 sq. ft. restaurant within the main hotel building, 4,000 sq. ft. free standing restaurant, two swimming pool/amenity areas, and 79-slip marina

### **Charlotte Technical College Aviation Tech Facility at Punta Gorda Airport**

27500 Challenger Blvd., Punta Gorda  
8,120 sq. ft. classroom and 10,150 sq. ft. hangar, for a total of 18,270 sq. ft.

### **Englewood Boys and Girls Club**

11112 Willmington Blvd., Englewood  
16,155 sq. ft. recreational community center for children

## UNDER CONSTRUCTION



### **Brix Coffee**

844 Tamiami Trail, Port Charlotte  
800 sq. ft. drive-thru coffee shop



### **Buffalo Wild Wings & Del Taco**

1490 Tamiami Trail, Port Charlotte  
1,145 sq. ft. Buffalo Wild Wings and 2,370 sq. ft. Del Taco restaurants with drive-thru



### **Charlotte Harbor Business Center**

9225 Piper Rd., Punta Gorda  
139,200 sq. ft. warehousing and distribution development



### **Christian Brothers Automotive**

24130 Beatrix Blvd., Port Charlotte  
10 bay automotive service center



### **Dollar General**

25240 Sandhill Blvd., Punta Gorda  
Commercial retail store

## COMPLETED



### **Mazda Dealership**

798 Tamiami Trail, Port Charlotte  
Car dealership with wash and service bays to be constructed in two phases

# PERMIT STATS

## PROJECT SPOTLIGHT

### **Babcock Update**

COs issued since Aug. 2016: 2,843  
Single family permits issued (June 2024): 77

### **West Port Update**

COs issued since April 2021: 641  
Single family permits issued (June 2024): 12

Total single family permits issued	240
Total single family COs issued	361
Total permits taken	3,626
Total permits issued (June 2024)	3,628
Total permits issued (FY22-23)	81,910
Total permits issued (FY23-24)	35,748



## PERMITTING

**Charlotte Technical College Aviation Tech Facility at Punta Gorda Airport**  
27500 Challenger Blvd., Punta Gorda  
8,120 sq. ft. classroom and 10,150 sq. ft. hangar, for a total of 18,270 sq. ft.

### EcoSouth Transfer Station

19300 Veterans Blvd., Port Charlotte  
Covered waste transfer areas, a scale house, and associated parking and utilities

### Englewood Boys and Girls Club

11112 Willmington Blvd., Englewood  
16,155 sq. ft. recreational community center for children

### Harbor Village

1600 S. McCall Rd., Port Charlotte  
Mixed-use development consisting of 1,225 single-family dwelling units, 125 single-family attached dwelling units, 650 multi-family dwelling units, 250,000 sq. ft. of commercial uses, 150,000 sq. ft. of mini-warehouse use, 200,000 sq. ft. of office use, 400,000 sq. ft. of industrial uses, a 200-room hotel, and marina-based use

## UNDER CONSTRUCTION



**Buffalo Wild Wings & Del Taco**  
1490 Tamiami Trail, Port Charlotte  
1,145 sq. ft. Buffalo Wild Wings and 2,370 sq. ft. Del Taco restaurants with drive-thru



**Charlotte Harbor Business Center**  
9225 Piper Rd., Punta Gorda  
139,200 sq. ft. warehousing and distribution development



**Dollar General**  
25240 Sandhill Blvd., Punta Gorda  
Commercial retail store



**Heartland Dental**  
5605 S. McCall Rd., Port Charlotte  
4,520 sq. ft. single-story shell building



**Livano Charlotte Harbor**  
100 Tamiami Trail, Port Charlotte  
333-unit apartment complex with a swimming pool and clubhouse

## COMPLETED



**Christian Brothers Automotive**  
24130 Beatrix Blvd., Port Charlotte  
10 bay automotive service center

# PERMIT STATS

## PROJECT SPOTLIGHT

### Babcock Update

COs issued since Aug. 2016: 2,898  
Single family permits issued (July 2024): 55

### West Port Update

COs issued since April 2021: 668  
Single family permits issued (July 2024): 9

Total single family permits issued	292
Total single family COs issued	364
Total permits taken	3,621
Total permits issued (July 2024)	3,500
Total permits issued (FY22-23)	81,910
Total permits issued (FY23-24)	39,248

## PERMITTING

**Charlotte Technical College Aviation Tech Facility at Punta Gorda Airport**  
27500 Challenger Blvd., Punta Gorda  
8,120 sq. ft. classroom and 10,150 sq. ft. hangar, for a total of 18,270 sq. ft.

### Fellowship Church

140 Rotonda Blvd. W, Rotonda West  
9,620 sq. ft. youth wing addition, 3,200 sq. ft. pavilion, 924 sq. ft. garage, tot lot, fire pit, concrete patios, prayer courtyard, concrete walks, associated parking, drainage, and utilities

### Harbor Village

1600 McCall Rd., Port Charlotte  
Mixed-use development consisting of 1,225 single-family dwelling units, 125 single-family attached dwelling units, 650 multi-family dwelling units, 250,000 sq. ft. of commercial uses, 150,000 sq. ft. of mini-warehouse use, 200,000 sq. ft. office use, 400,000 sq. ft. of industrial uses, a 200-room hotel, and marina-based use

## UNDER CONSTRUCTION



### Auto Shop Charlotte

526 Tamiami Trail, Port Charlotte  
2,600 sq. ft. auto repair building and associated infrastructure



### Brix Coffee

844 Tamiami Trail, Port Charlotte  
800 sq. ft. drive-thru coffee shop



### Charlotte Harbor Business Center

9225 Piper Rd., Punta Gorda  
139,200 sq. ft. warehousing and distribution development



### Dollar General

25240 Sandhill Blvd., Punta Gorda  
Commercial retail store



### RaceTrac

6090 Duncan Rd., Punta Gorda  
8,100 sq. ft. convenience store with 602 sq. ft. covered patio

## COMPLETED



### Buffalo Wild Wings GO & Del Taco

19001 Murdock Cir., Port Charlotte  
1,145 sq. ft. Buffalo Wild Wings GO and 2,370 sq. ft. Del Taco restaurants with drive-thru

# PERMIT STATS

## PROJECT SPOTLIGHT

### Babcock Update

COs issued since Aug. 2016: 3,021

Single family permits issued (Aug. 2024): 50

### West Port Update

COs issued since April 2021: 687

Single family permits issued (Aug. 2024): 17

Total single family permits issued	278
Total single family COs issued	402
Total permits taken	3,315
Total permits issued (Aug. 2024)	3,364
Total permits issued (FY22-23)	81,910
Total permits issued (FY23-24)	42,612



## PERMITTING

### Blue Deep Creek

2490, 2480, 2460, 2452, 2362, 2360, and 2352 Luther Road, Punta Gorda Multi-family development with 70 dwellings units within two 3-story buildings, 2,285 sq. ft. clubhouse, and playground area

### Charlotte Technical College Aviation Tech Facility at Punta Gorda Airport

27500 Challenger Blvd., Punta Gorda 8,120 sq. ft. classroom and 10,150 sq. ft. hangar, for a total of 18,270 sq. ft.

### Crews Bank & Trust

1111 S McCall Road, Englewood 4,620 sq. ft. bank building to replace an existing storm-damaged bank

### Fellowship Church

140 Rotonda Blvd. W, Rotonda West 9,620 sq. ft. youth wing addition, 3,200 sq. ft. pavilion, 924 sq. ft. garage, tot lot, fire pit, concrete patios, prayer courtyard, concrete walks, associated parking, drainage, and utilities

## UNDER CONSTRUCTION



### 7 Brew Coffee

4275 Tamiami Trail, Port Charlotte 520 sq. ft. drive-thru coffee shop



### Auto Shop Charlotte

526 Tamiami Trail, Port Charlotte 2,600 sq. ft. auto repair building and associated infrastructure



### Brix Coffee

844 Tamiami Trail, Port Charlotte 800 sq. ft. drive-thru coffee shop



### Charlotte Harbor Business Center

9225 Piper Road, Punta Gorda 139,200 sq. ft. warehousing and distribution development



### Jacaranda Place Phase 2

1200 Loveland Blvd., Port Charlotte Multifamily apartment complex featuring an integrated clubhouse, with a total of 292 residential units

## COMPLETED



### Buffalo Wild Wings GO & Del Taco

19001 Murdock Circle, Port Charlotte 1,145 sq. ft. Buffalo Wild Wings GO and 2,370 sq. ft. Del Taco restaurants with drive-thru

# PERMIT STATS

## PROJECT SPOTLIGHT

### Babcock Update

COs issued since Aug. 2016: 3,100

Single family permits issued (Sept. 2024): 21

### West Port Update

COs issued since April 2021: 700

Single family permits issued (Sept. 2024): 5

Total single family permits issued	196
Total single family COs issued	291
Total permits taken	2,880
Total permits issued (Sept. 2024)	2,524
Total permits issued (FY22-23)	81,910
Total permits issued (FY23-24)	45,136

## PERMITTING

### Bread of Life Church

1443, 1451, 1459 Collingswood Blvd.,  
Port Charlotte  
5,000 sq. ft. place of worship

### Blue Deep Creek

2490, 2480, 2460, 2452, 2362, 2360,  
and 2352 Luther Road, Punta Gorda  
Multi-family development with 70  
dwellings units within two 3-story  
buildings, 2,285 sq. ft. clubhouse, and  
playground area

### Crews Bank & Trust

1111 S McCall Road, Englewood  
4,620 sq. ft. bank building to replace  
an existing storm-damaged bank

### Discount Tire

19661 Cochran Blvd., Port Charlotte  
7,020 sq. ft. tire store to include  
customer waiting area, service bays,  
tire storage for sales, tire pressure  
check area, and office space

### LaQuinta Hotel

22417 Hancock Ave., Port Charlotte  
Three story, 84-room hotel

## UNDER CONSTRUCTION



### 7 Brew Coffee

4275 Tamiami Trail, Port Charlotte  
520 sq. ft. drive-thru coffee shop



### Auto Shop Charlotte

524 Tamiami Trail, Port Charlotte  
2,600 sq. ft. auto repair building  
and associated infrastructure



### Jacaranda Place Phase 2

1200 Loveland Blvd., Port Charlotte  
Multifamily apartment complex  
featuring an integrated clubhouse,  
with a total of 292 residential units



### Livano Charlotte Harbor

100 Tamiami Trail, Port Charlotte  
333-unit apartment complex with  
a swimming pool and clubhouse



### Suncoast Humane Society

2620 Worth Ave., Englewood  
Multiple structures for the care  
and treatment of surrendered and  
abandoned animals

## COMPLETED



### Brix Coffee

844 Tamiami Trail, Port Charlotte  
800 sq. ft. drive-thru coffee shop



## PROJECT SPOTLIGHT

### Babcock Update

COs issued since Aug. 2016: 3,206

Single family permits issued (Oct. 2024): 67

### West Port Update

COs issued since April 2021: 724

Single family permits issued (Oct. 2024): 30

Total single family permits issued	271
Total single family COs issued	345
Total permits taken	3,505
Total permits issued (Oct. 2024)	3,469
Total permits issued (FY23-24)	45,136
Total permits issued (FY24-25)	3,469



## Permitting

### Bissett Park - Phase I

12455 Path Ave., Punta Gorda  
To be completed in phases.  
Phase I includes the construction of sidewalks, parking lot, and a master stormwater system

### Charlotte Technical College Aviation Maintenance Technician School

27500 Challenger Blvd., Punta Gorda  
19,420 sq. ft. building, including 9,015 sq. ft. of classroom space and a 10,405 sq. ft. hangar

### McDonald's

5950 Duncan Road, Punta Gorda  
3,8559 sq. ft. restaurant with dual drive-thru lanes and shared offsite retention

### Paradise Palms RV Park

2201, 2271, 2301, 2351, and 3011 Duncan Rd, and parcel 402313400003, Punta Gorda  
138-space RV park with welcome center and recreational facilities

## Under Construction



### 7 Brew Coffee

4275 Tamiami Trail, Port Charlotte  
520 sq. ft. drive-thru coffee shop



### Auto Shop Charlotte

524 Tamiami Trail, Port Charlotte  
2,600 sq. ft. auto repair building and associated infrastructure



### Livano Charlotte Harbor

100 Tamiami Trail, Port Charlotte  
333-unit apartment complex with a swimming pool and clubhouse

## Completed



### Dollar General

25240 Sandhill Blvd., Punta Gorda  
Commercial retail store

## Permit Stats

**162** single-family permits issued  
**366** single-family COs issued  
**3,642** permits taken  
**3,429** permits issued (Nov. 2024)  
**45,136** permits issued (FY23-24)  
**6,898** permits issued (FY24-25)

FY23-24: Oct. 2023 through Sept. 2024  
FY24-25: Oct. 2024 through present

## Project Spotlight

### Babcock Ranch

**3,320** COs issued since Aug. 2016  
**39** single-family permits issued in Nov. 2024

### West Port

**735** COs issued since April 2017  
**11** single-family permits issued in Nov. 2024

## Current Plat Applications in Review

### PFP-24-04 Murdock Carrousel Replat

1900 Tamiami Trail, Port Charlotte  
Murdock Owner, LLC, and Mazta 2, LLC are requesting Preliminary and Final Plat approval for three-lot commercial subdivision, being a replat of Murdock Carrousel Subdivision and containing 20.283± acres. The subdivision is located in Commission District V.

### PFP-24-05 Starling - Phase 1, Replat 1

Taylor Morrison of Florida, Inc. is requesting Preliminary and Final Plat approval for a residential subdivision consisting of 292 single-family lots and 23 tracts, to revise the plat for consistency with the modification to the Final Detail Site Plan. This site contains 105.175± acres and is within the boundary of the Burnt Store Area Plan area, in Commission District II.

### PFP-24-06 Lane Valente Northrup Subdivision

8218 Northrup Drive, Punta Gorda  
Daniel Martindale is requesting Preliminary and Final Plat approval for two-lot commercial subdivision to be named, Lane Valente Northrup Subdivision. The property contains 9.946± acres and is in Commission District II.

## Permitting

### Paradise Island Contracting & Paradise Pub

14882 & 14990 Ingraham Blvd.,  
Port Charlotte  
Includes two buildings: a 7,200 sq. ft. contractor's office and warehouse (Building 1) and a 1,200 sq. ft. bar without food service (Building 2)

### Publix Grocery & Liquor

Parcel # 402112251741  
47,240 sq. ft. grocery store with a 2,100 sq. ft. attached liquor store, a 9,800 sq. ft. detached retail area, and associated parking, landscaping, utilities, and stormwater systems

### West Port Village

17512 Toledo Blade Blvd.,  
Port Charlotte  
A modification for Ordinance Number 2020-008 to allow for a mixed-use development to include 350 single family lots/units, 330 multi-family units, of which 100 multi-family units will be affordable units, 150 hotel keys, 150,000 sq. ft. of government use, and 250,000 sq. ft. of commercial area

## Under Construction



**Charlotte Harbor Business Center**  
9225 Piper Rd., Punta Gorda  
139,200 sq. ft. warehousing and distribution development



**Dr. Shaw Veterinary Facility**  
27570 Disston Ave., Punta Gorda  
6,000 sq. ft. animal clinic



**Livano Charlotte Harbor**  
100 Tamiami Trail, Port Charlotte  
333-unit apartment complex with a swimming pool and clubhouse

## Completed



**Dollar General**  
25240 Sandhill Blvd.,  
Punta Gorda  
Commercial retail store

## Permit Stats

**192** single-family permits issued  
**252** single-family COs issued  
**3,220** permits taken  
**2,976** permits issued (Dec. 2024)  
**45,136** permits issued (FY23-24)  
**9,874** permits issued (FY24-25)

FY23-24: Oct. 2023 through Sept. 2024  
FY24-25: Oct. 2024 through present

## Project Spotlight

### Babcock Ranch

**3,351** COs issued since Aug. 2016  
**12** single-family permits issued in Dec. 2024

### West Port

**748** COs issued since April 2017  
**12** single-family permits issued in Dec. 2024

## Current Plat Applications in Review

### PPF-24-03 Sandhill Boulevard Duplexes

Andres Boral of Boral Engineering & Design, Inc. is requesting Preliminary and Final Plat approval for five-lot residential subdivision to be named, Sandhill Boulevard Duplexes, being a replat of P1, the vacated lots 2 through 6 of Punta Gorda Isles Section Twenty-Three. The property contains 2.30± acres and is located at 26241 Sandhill Boulevard.

### FP-24-01 Tuckers Cove - Phase 2

Lennar Homes, LLC is requesting Final Plat approval for a subdivision to be named, Tuckers Cove – Phase 2, being a replat of a portion of Tract F-1 of Tuckers Cove. The proposed subdivision consists of 505 residential lots and 7 tracts. They also seek approval of a Developer's Agreement and surety to cover the construction of the plat infrastructure. This site contains 116.15± acres and is in the boundary of the Babcock Ranch Community Development of Regional Impact (DRI) Increment 2 and in Commission District I.

### FP-23-04-06 West Port East 1A

KL West Port Expansion, LLC is requesting Final Plat approval for a residential subdivision to be named, West Port East 1A, consisting of three right-of-way tracts, three open space access and drainage, and public flowage easement tracts, four drainage area tracts, two open space/access area tracts, and six future development area tracts. This site contains 187.33± acres and is within the boundary of the Murdock Village Community Redevelopment Area (CRA) and in Commission District IV.