



## MEMORANDUM

Date: June 2, 2023  
To: Fortune Real Estate Investments, Inc.  
Via email: arifcfa@gmail.com  
From: Shaun Cullinan, Planning & Zoning Official *Shaun Cullinan*  
Subject: Zoning Verification for Property Located at 24215 Corporate Court (Parcel ID No. 402306379001)

### **Zoning Verification**

Pursuant to your request dated May 12, 2023 (Exhibit A) for a zoning verification for Property Located at 24215 Corporate Court (Parcel ID No. 402306379001), please see my response below:

The property is located within the boundary of the Sandhill Development of Regional Impact (DRI). The latest Development Order for this DRI (Resolution Number 2022-083) is located on the following webpage: <https://www.charlottecountyfl.gov/core/fileparse.php/380/urlt/RES-2022-083-22LAD-00000-00001-Amendment-to-the-Sandhill-DRI-Development-Order-DO.pdf>

Future Land Use Map designation: DRI Mixed Use (Sandhill)

Zoning District Designation: Planned Development, Ordinance Number 2021-028 (Exhibit B)

According to the adopted Sandhill DRI Development Order (Resolution Number 2022-083). As of today (June 2, 2023), Property (Parcel ID No. 402306379001) is located within Parcel C-5D listed in Section 1 of the Development Order, and the maximum commercial square footage for Property is 8,200.

In order to develop on Property, a Final Detail Site Plan is required and must be approved by the Board of County Commissioners on a consent agenda.

Adopted PD Condition "c" as established in Ordinance Number 2021-028 provides that: *"All commercial areas are to be restricted to uses permitted in the Commercial General (CG) zoning district and all listed conditional uses and special exceptions, excluding schools, flea markets, and billiard parlors and games arcades, in effect as of the date of Site Plan Review, with the exceptions of Parcel 5-19A which shall be restricted to permitted uses in the Commercial Neighborhood (CN) zoning district in effect as of the date of Site Plan Review. Commercial development shall comply with the development standards set forth in the CG or CN zoning districts in effect as of the date of Site Plan Review."*

Section 3-9-42, Commercial General (CG) zoning (Exhibit C) is attached to this letter for your reference.



The information provided above is the only information the Department provides for a zoning verification; therefore, some of your request has intentionally not been answered as it is outside the scope of a zoning verification letter, and you may not assume any omissions are intended as confirmation to your request.

Should you disagree with the information contained herein, you may appeal it within 30 days to the Board of Zoning Appeals (BZA) pursuant to Code Sec. Sec. 3-9-6.1. Administrative appeals.

Application. An appeal to the BZA following a denial from the zoning official shall be in writing on forms provided by the community development department and shall be filed with the community development department within thirty (30) calendar days after the date on the decision letter notifying the applicant of the administrative decision or determination by the zoning official. The appeal shall be submitted with the applicable fee, accompanied by all documents, plans and other papers constituting the record, and specify the grounds for the appeal.

Should you have any further questions, please do not hesitate to contact us.