BOARD OF ZONING APPEALS AGENDA
326 WEST MARION AVE, PUNTA GORDA FL. 33950
NOVEMBER 23, 2026, 2:00 PM

James Wilton, Chair
Heather Broline, Vice Chair
John Reynders, Board Member
Jan M. Dick, Alternate
Toni Gray, Board Member
Charles V Lewis, Board Member

CALL TO ORDER
Roll Call
Pledge of Allegiance
Announcements
Next Meeting December 28, 2026

PUBLIC COMMENTS
Anyone wishing to address the Board of Zoning Appeals on any subject may do so at the appropriate time during the meeting. Those who choose to speak must state their name for the record. Each person will be allowed to speak up to a maximum of three minutes.

1. **APPROVAL OF MINUTES**

   1.a **October 26, 2026, Meeting Minutes.**

   1.b **September 29, 2026, Meeting Minutes.**

2. **QUASI-JUDICIAL PUBLIC HEARINGS**

   2.a **V-01-2026: A request by Jake Pretzell of Catalyst Design Group, as the Authorized Agent on behalf of Advent Health Port Charlotte Inc., Property Owner, for a variance pursuant to Chapter 26, Section 16.10, Punta Gorda Code, from multiple sections of Chapter 26 pertaining to parking requirements, to allow adequate parking facilities for a proposed hospital campus on an approximate 17.46-acre parcel located at 26072 Glasgow Avenue, Punta Gorda, Florida 33950. The applicant is requesting a variance from Punta Gorda Code, Chapter 26, Sections 10.2(a), 10.3(a), 10.7(b), and 10.7(c).**

STAFF COMMENTS

MEMBER COMMENTS

ADJOURNMENT

If any person decides to appeal any matter considered at this meeting, he or she may need a record of the proceedings, and for such purpose he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act and Florida Statute 286.26, the location of this public hearing is accessible to persons with disabilities. If you are a person with disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Interpreters for the hearing impaired (TTY 941-575-5013) or non-English speaking citizens, and any other special accommodations can be requested by contacting the Human Resources Manager/Non-Discrimination Coordinator whose address is 326 W. Marion Avenue, Punta Gorda, FL 33950, whose telephone number is (941) 575-3371, and whose email address is humres@cityofpuntagordafl.com, at least two (2) calendars days prior to the meeting.
The following motion format is recommended for use by an advisory board in a quasi-judicial proceeding: Based on the evidence and testimony presented at this Public Hearing for Item #_____, I find that this request (does/does not) meet the approval criteria for variances from Punta Gorda Code Chapter 26, Section 16.10, in and move that we recommend to the City Council (approval/approval with conditions/denial) of this request.

BOARD OF ZONING APPEALS
CITY OF PUNTA GORDA
11/23/2026

APPROVAL OF MINUTES

Title:	October 26, 2026, Meeting Minutes.
Funds:	Not applicable.
Recommended Action:	For approval.
Summary:	October 26, 2026, meeting minutes are available for review and approval.
Department/Division:	City Clerk

EXHIBITS:

1. October 26, 2026, Minutes

CITY OF PUNTA GORDA, FLORIDA
BOARD OF ZONING APPEALS MEETING MINUTES
OCTOBER 26, 2026, 2:00 P.M.
326 WEST MARION AVENUE
PUNTA GORDA, FL 33950

MEMBERS PRESENT: James Wilton, Chair
Toni Gray, John Reynders

MEMBERS ABSENT: Heather Broline, Charles Lewis

CITY STAFF PRESENT: Rachel Barry, Zoning Official; Deputy City Clerk Falkner

CALL TO ORDER

Chair Wilton called the meeting to order at 2:03 p.m., followed by the Pledge of Allegiance.

PUBLIC COMMENTS

There were none.

1) APPROVAL OF MINUTES

Member Gray **MOVED** to approve the minutes, **SECONDED** by Member Reynders.
AYE: Gray, Reynders, Wilton
ABSENT: Broline, Lewis
MOTION CARRIED.

2) QUASI-JUDICIAL PUBLIC HEARINGS

2.a V-03-2026 -A request by Edward McDonald of Thomas Engineering Group, as Authorized Agent on behalf of Taco Bell of America, LLC, Applicant, authorized by Branch Burnt Store Associates, L.P., Property Owner, for a variance pursuant to Punta Gorda Code, Chapter 26, Land Development Regulations (LDRs), Section 16.10, from Punta Gorda Code, Chapter 26, Sections 3.10(g)(2), 3.10(g)(8), 7.4(a)(3), 7.4(e)(2)a., 7.4(e)(7), and 10.2(a), related to the maximum front yard setback, minimum build out percentage, location of parking, and pedestrian access location, for a proposed drive-thru facility to be located at 10057 Burnt Store Road, Punta Gorda, Florida 33950.

Exhibits:
Cover Page
V-03-2026 Application
BZA Staff Report

Chair Wilton introduced the application.
Rachel Barry, Zoning Official, briefly summarized staff's due diligence regarding address discrepancies, noting the final address would be 10047 Burnt Store Road. She reviewed the requested variances, noting staff recommended conditional approval.
Chair Wilton opened the floor for public comment, calling three times for same.

Member Gray **MOVED** to close the public hearing, **SECONDED** by Member Reynders.
AYE: Gray, Reynders, Wilton
ABSENT: Broline, Lewis
MOTION CARRIED.
Member Gray **MOVED** to approve the variance, with the following conditions: 1) the building shall be constructed no further than 101.3 feet from the front property line, and 2) the variance shall expire in 6 months unless the corresponding development application (DRC-09-2026) was approved first, **SECONDED** by Member Reynders.
AYE: Gray, Reynders, Wilton
ABSENT: Broline, Lewis
MOTION CARRIED.

STAFF COMMENTS

There were none.

MEMBER COMMENTS

There were none.

ADJOURNMENT

The meeting adjourned at 2:14 p.m.

_____
Chair

_____
Board Recorder

BOARD OF ZONING APPEALS
CITY OF PUNTA GORDA
11/23/2026

APPROVAL OF MINUTES

Title:	September 29, 2026, Meeting Minutes.
Funds:	Not applicable.
Recommended Action:	For approval.
Summary:	September 29, 2026, meeting minutes are available for review and approval.
Department/Division:	City Clerk

EXHIBITS:

1. September 29, 2026, Minutes

CITY OF PUNTA GORDA, FLORIDA
BOARD OF ZONING APPEALS MEETING MINUTES
SEPTEMBER 29, 2026, 2:00 P.M.
120 LAISHLEY COURT
PUNTA GORDA, FL 33950

MEMBERS PRESENT: James Wilton, Chair
Heather Broline, Toni Gray, Charles Lewis, John Reynders

CITY STAFF PRESENT: Rachel Barry, Zoning Official; Adrianna Gerhke, Planner; Deputy City Clerk Falkner

CALL TO ORDER

Chair Wilton called the meeting to order at 2:01 p.m., followed by the Pledge of Allegiance. Member Broline stated she would not be present at the October 26, 2026, meeting.

PUBLIC COMMENTS

There were none.

1) APPROVAL OF MINUTES

1.a August 24, 2026, Meeting Minutes.

Exhibits:
Cover Page
August 24, 2026, Minutes

Member Reynders **MOVED** to approve the August 24, 2026, minutes, **SECONDED** by Member Broline.
MOTION CARRIED UNANIMOUSLY.

1.b June 22, 2026, Meeting Minutes.

Exhibits:
Cover Page
June 22, 2026, Minutes

Member Gray **MOVED** to approve the June 22, 2026, minutes, **SECONDED** by Member Broline.
MOTION CARRIED UNANIMOUSLY.

2) QUASI-JUDICIAL PUBLIC HEARINGS

Deputy City Clerk Falkner swore in all participants.

2.a V-01-2026: A request by Jake Pretzell of Catalyst Design Group, as the Authorized Agent on behalf of Advent Health Port Charlotte Inc., Property Owner, for a variance pursuant to Chapter 26, Section 16.10, Punta Gorda Code, from multiple sections of Chapter 26 pertaining to parking requirements, to allow adequate parking facilities for a proposed hospital campus on an approximate 17.46-acre parcel located at 26072 Glasgow Avenue, Punta Gorda, Florida

33950. The applicant is requesting a variance from Punta Gorda Code, Chapter 26, Sections 10.2(a), 10.3(a), 10.7(b), and 10.7(c).

Exhibits:

Cover Page
V-01-2026 Amended Application
v-01-2026 BZA Staff Report

Rachel Barry, Zoning Official, reviewed the application, noting the development plan, DRC-04-2026, had already been issued. She then requested a recommendation from the Board.

Derek Rooney, Robinson Law Firm, on behalf of applicant, noted agreement with staff recommendations.

George Halistead, Catalyst Design Group, spoke briefly on criteria related to the minimum variance requested, stating the needs of a modern medical campus were incompatible with the City's regulations. He further clarified that the applicant was requesting a range of spaces as part of their parking variance, rather than a set maximum. He briefly summarized data regarding parking allowances at other AdventHealth offsite emergency departments (OSEDs) and hospital campuses.

Member Broline inquired about the Institute of Transportation Engineers (ITE) requirements for OSEDs.

George Halistead stated the current request was for 64 spaces at this phase of development, noting additional spaces could be requested as the campus expanded.

Chair Wilton received confirmation from the applicant that the parking variance requested was the minimum modification necessary to move forward with the proposed site plan. He then opened the floor for public comment, calling 3 times for same.

Bob Sifrit, resident, spoke in support of the requested variance.

Derek Rooney provided additional details regarding parking needs for the medical campus.

Discussion ensued regarding impervious materials suitable for parking lots and land availability for retention purposes on Jones Loop Road.

Member Lewis expressed concern that impervious concrete may be inconsistent with Americans with Disabilities Act (ADA) requirements.

Member Broline reiterated the Board must objectively and equitably assess compliance with the minimum modification requirement.

Member Reynders **MOVED** to close the public hearing, **SECONDED** by Member Gray.

MOTION CARRIED UNANIMOUSLY.

Member Broline **MOVED** to approve the application, **SECONDED** by Member Lewis.

MOTION CARRIED UNANIMOUSLY.

2.b V-04-2026: A request by The Islands PG, LLC, DBA The lslands Kitchen and Cocktail House, Applicant, authorized by PGFL Associates, LLC, Property Owner, for a variance pursuant to Chapter 26, Section 16.10, Punta Gorda Code, for a 15-foot setback reduction to allow a 10-foot waterfront setback for an outdoor seating deck extension instead of the minimum 25 feet as required by Chapter 26, Sections 3.8(g)(5) and 8.19, Punta Gorda Code, for the property located at 1200 West Retta Esplanade, Punta Gorda, Florida 33950.

Exhibits:
Cover Page
Application
BZA Staff Report

Adrianna Gehrke, Planner, reviewed the application, requesting a recommendation from the Board.
Member Broline inquired about staff's analysis regarding special condition or circumstance.
Adrianna Gehrke replied prior City Council had passed a resolution allowing Fisherman's Village restaurants a zero-foot waterfront setback.
Rachel Barry clarified that other nonconforming structures could not form the basis of approval for a variance.
Kurt Brown, Islands PG restaurant, spoke on the hardships unique to their location, contending that the space experienced significant loss of use during flooding. He noted outdoor seating had not been part of the previous restaurant.
Discussion ensued regarding rainfall impact on other restaurants in Fishermen's Village and how same affected the approval criteria considerations set forth in the staff report.
Chair Wilton opened the floor for public comment, calling 3 times for same.
Cindy Barne, Islands PG employee, recalled personal experience with waiting tables near the Harborwalk.
Member Reynders **MOVED** to close the public hearing, **SECONDED** by Member Lewis.
MOTION CARRIED UNANIMOUSLY.
Member Broline **MOVED** to approve the application, **SECONDED** by Member Gray.
MOTION CARRIED UNANIMOUSLY.

STAFF COMMENTS

Rachel Barry noted the October 26, 2026, meeting would be held at the City Council Chambers, requesting members arrive a few minutes early to become familiar with the microphone setup.

MEMBER COMMENTS

There were none.

ADJOURNMENT

The meeting adjourned at 3:02 p.m.

_____
Chair

_____
Board Recorder

BOARD OF ZONING APPEALS
CITY OF PUNTA GORDA
11/23/2026

QUASI-JUDICIAL PUBLIC HEARINGS

Title: V-01-2026: A request by Jake Pretzell of Catalyst Design Group, as the Authorized Agent on behalf of Advent Health Port Charlotte Inc., Property Owner, for a variance pursuant to Chapter 26, Section 16.10, Punta Gorda Code, from multiple sections of Chapter 26 pertaining to parking requirements, to allow adequate parking facilities for a proposed hospital campus on an approximate 17.46-acre parcel located at 26072 Glasgow Avenue, Punta Gorda, Florida 33950. The applicant is requesting a variance from Punta Gorda Code, Chapter 26, Sections 10.2(a), 10.3(a), 10.7(b), and 10.7(c).

Funds:

Recommended Action: Staff recommends the Board of Zoning Appeals recommend approval of the request with the conditions of approval as listed in the Staff Report.

Summary: The applicant is requesting paved parking in excess of the requirements listed in Section 10.7, Parking Ratios for all Zoning Districts except City Center, Chapter 26, Land Development Regulations (LDRs), Punta Gorda Code, for a proposed hospital/medical campus development to be located at 26072 Glasgow Ave., Punta Gorda, FL 33950, otherwise identified by the Charlotte County Property Appraiser as Parcel 412321151013. Section 10.3(i), LDRs, requires any excess parking (any parking spaces provided that exceed the number required by Section 10.7, LDRs) to be located on grass or sod. Additionally, Sections 10.2(a) and 10.3(a), LDRs, require all parking to be located behind the front façade of the building. The nature of the hospital/medical campus development does not lend itself to this required layout. Punta Gorda Code, Chapter 26, Section 16.10(d) requires variance applications to be heard before the Board of Zoning Appeals and City Council in public hearings, and Section 15.3(a) authorizes the BZA to hear and recommend approval or denial of a variance application.

Department/Division: Urban Design

EXHIBITS:

1. V-01-2026 Amended Application
2. V-01-2026 BZA Staff Report 11.23.26

CITY OF PUNTA GORDA

URBAN DESIGN
326 WEST MARION AVENUE
PUNTA GORDA, FL 33950
(941) 575-3352
FAX: (941) 575-3310
Zoning@CityofPuntaGordaFL.com
UrbanDesign@CityofPuntaGordaFL.com

VARIANCE APPLICATION

Date Received: **File #: V-** 01-2026
Application Fee: $750.00

Office use only:

Ad Date		DRC		BZA		City Council	

Application and all pertinent required data (listed below) MUST be submitted with this application

- [X] ORIGINAL application with Signed & Notarized Variance Application and/or Affidavit Authorization for Agent (if applicable)
- [X] A copy of the deed or other evidence of ownership
- [X] Plot Plan: If building exists, should show all existing structures with dimensions, spacing, set-backs and off-street parking. **if new construction is proposed as part of this request, a plot plan is required and must show any existing structures on the land and any proposed structures, including setbacks, spacing and dimensions & total impervious area calculations
- [X] Signed and sealed boundary survey, completed no more than 12 months prior to the application that accurately shows the current condition of the property to include all existing streets, watercourses, natural feature, vegetation and topography and exact location of all buildings and structures.
- [X] Survey MUST show ALL Easements, Dedications & Improvements
- [X] Survey must have a metes and bounds description of the property showing water and sewer main locations and fire hydrant locations
- [X] Date of Survey: 12/22/2025
- [X] Total Acreage of Property 17.46
- [X] Square Footage 760,558

- [N/A] Certificate of Appropriateness application and application fee if property is located within the National Register Historic Overlay District, listed on the National Register, or property listed on the Florida Master Site File by the State of Florida Department of State, Bureau of Historic Preservation of the Division of Historical Resource Florida Master Site File No. _____ Contributing Structure ☐ Yes ☐ No

In addition to the original application ANY documents greater than 11x17 MUST ALSO be submitted on a CD/DVD

In order that this application be processed in a timely fashion, the correct and complete information is necessary. It is suggested that the applicant bring the application to the Zoning & Code Compliance Division, 126 Harvey St., Punta Gorda, Florida 33950, where it can be reviewed by the staff prior to filing.

The Zoning & Code Compliance Division accepts no responsibility for the completeness or accuracy of the application. Errors in the filed application may result in delays with respect to required public hearings. All data and exhibits submitted in connection with the filing of this application become a permanent part of the public record

IMPORTANT: The applicant or his representative MUST be present at the hearing. There will be a fee of $500.00 for a Voluntary Continuance (a request by the applicant to continue a petition before the appropriate board or council, or by the failure of the applicant to attend or be represented at the appropriate meeting).

1. Applicant

Name	Jake Pretzell
[redacted]	

2. Owner(s) of Record

Name	ADVENTHEALTH PORT CHARLOTTE INC
Address	[redacted]
Phone	

3. Authorized Agent – (if applicable – Property Owner must sign AGENT Affidavit below)

Name	Jake Pretzell
Address	[redacted]
Phone	

4. Property Address

Address: 26072 Glasgow Ave; Punta Gorda, FL 33950

Parcel ID /Account #	Lot #	Block#	Section	Total Sq. Feet	Total Acres
412321151013			21	760664	17.46

5. Legal Description of Property (Attach separate sheet if necessary)

ZZZ 214123 P39 17.46AC M/L COMM AT E 83.74FT THNC NW 39.98FT THNC NE 197.19FT THNC NE ALG ARC R CHORD 403.45FT RAD 915.66FT THNC NE 297.8FT THNC NE 278.38FT THNC NE ALG ARC R CHORD 674.27FT RAD 915.02FT THNC E 1021.09FT THNC S 479.4FT THNC W 600FT THNC N 275FT THNC W 174.12FT THNC S 50FT THNC E 124.12FT THNC S 225FT THNC W 1183.04FT THNC NW ALG ARC R CHORD 55.85FT RAD 30FT TO POB 3030797 3567709

6. Is this variance request for new construction? Above Minimum Parking Requirement ■ Yes ☐ No

A. If yes, what is the total impervious area calculation? 11.2 Ac

7. Existing Zoning Classification HC

8. Is this request the result of a Violation? ☐ Yes ■ No **When?**

9. Are there any existing structures on the property? ☐ Yes ■ No

If "yes" what type of construction are they, and what is the current use of the structures. In addition include a site plan showing location of structures on property.

10. Reason Variance is being requested

For hospital campus, the below parking is being requested in order to fulfill the needs of the medical hospital campus 6 stalls / hospital bed; 1 stall / 150 SF for Office; 1 stall / 150 SF for OSED. See attached for additional context.

11. Burden of Persuasion.

The burden of showing that a variance should be granted to alleviate undue hardship shall be on the applicant. The applicant shall be required to demonstrate that the granting of a variance will alleviate a clearly demonstrable hardship approaching confiscation as distinguished from a special privilege or convenience sought by the applicant or that strict application of the ordinance would effectively prohibit or unreasonably restrict reasonable use of the property by reason of any one of the following:

(1) Exceptional narrowness, shallowness, size or shape of a specific piece of property at the time of enactment of this ordinance; (2) Exceptional topographic conditions or other extraordinary and exceptional situation or condition of such property; (3) The condition situation or development of property immediately adjacent to the subject property.

Explanation: Additional parking is needed above the code allowed parking in order to meet the functional need of hospital medical campuses such as this one.

12. Approval Criteria No variance shall be approved unless all of the following statements are true with respect to the subject property. Please state your position for each of the following approval criteria:

(1) That special conditions or circumstances exist which are particular to the size and characteristics of the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district.

True. The property at full build out will be a hospital campus. Additional parking is needed above the code allowed parking in order to meet the hospital campus' functional needs.

(2) The strict and literal enforcement of the zoning regulations would create an undue hardship as distinguished from a mere inconvenience on the property owners. Physical handicaps or disability of the applicant and other considerations may be considered where relevant to the request.

True. The allowed parking per the Code does not meet the functional parking needs for the hospital campus. The OSED, Hospital, and Medical Office portions of the campus all need more parking stalls [functionally] than the Code allows.

(3) That such hardship is not shared generally by other properties in the same zoning district and in the same vicinity.

True. Since this is a hospital campus and most nearby properties are standard commercial or residential properties, it has different needs than the other properties in the same highway commercial zoning / in the nearby vicinity.

(4) The granting of the variance would not be injurious to or incompatible with contiguous uses, the surrounding neighborhood or otherwise detrimental to the public welfare.

True. The additional parking will not be incompatible with the surrounding neighborhood; it will improve public welfare by ensuring the hospital campus can meet the needs of the community.

(5) That the variance requested is the minimum modification of the regulation at issue that will afford relief.

True. The Civil Engineer and AdventHealth have reviewed the expected parking needs for the hospital campus and are only requesting what is needed to provide access to healthcare services and ensure the community's needs are met.

(6) The condition giving rise to the requested variance has not been created by any person presently having an interest in the property and/or the conditions cannot reasonably be corrected or avoided by the applicant.

True. The hospital campus needs additional parking for the community above the standard Code allowed parking.

(7) The variance requested does not involve any use which is prohibited in the district where the property is located.

True. All proposed uses within the campus are allowed per the zoning of the property.

(8) Please explain in detail how this variance request is consistent with the City of Punta Gorda Comprehensive Plan

Per the City's comprehensive plan, the City's future land use planning desires to increase the medical services in the City. This hospital campus, with multiple phases of additional medical services, will help meet this portion of the comprehensive plan. Per the Community Facilities and Services element portion of the comprehensive plan, Objective 6.1.4 will be met by the addition of an Emergency Room on the campus.

I, the undersigned, being first duly sworn, testify and say that I am the owner, attorney, attorney-in-fact, agent, lessee or representative of the owner(s) of all of the property described and which is the subject matter of the proposed hearing; that all answers to the questions in this application, and all sketches, data and other supplementary material attached to and made a part of the application are honest and true to the best of my knowledge and belief. I understand this application must be complete and accurate before the hearing can be advertised, and that I am authorized to sign the application by the owner or owners.

By submitting this application the owner(s) of the subject property does hereby grant his/her consent to the Zoning Official and his/her designee, to enter upon the subject property for the purposes of making any examinations, surveys, measurements, and inspections deemed necessary to evaluate the subject property relative to this application.

NOTARIAL CERTIFICATE - ACKNOWLEDGEMENT

Signature of Owner or Authorized Agent

Adam Johnson - CEO
Print Name & Title

01/21/26
Date

State of Florida
County of Charlotte

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this day of January 21, 2026, by Adam Johnson, who is personally known to me or who has produced _____ as identification.

MINERVA GONZALEZ
Notary Public - State of Florida
Commission # HH 585722
My Comm. Expires Dec 19, 2028
Bonded through National Notary Assn.

(Signature of Notary)

AGENT AFFIDAVIT (Property Owner to complete ONLY if applicable)

I/We Adam Johnson, property owner(s), hereby authorize Catalyst Design Group (Jake Pretzell, PE) to act as ***Agent*** on our behalf regarding a VARIANCE APPLICATION on the property commonly known as Punta Gorda OSED in Punta Gorda, Florida.

Signature of Property Owner

Adam Johnson
Print Name of Property Owner

1-21-2026
Date

State of Florida
County of Charlotte

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this day of January 21, 2026, by Adam Johnson, who is personally known to me or who has produced _____ as identification.

(Signature of Notary)

MINERVA GONZALEZ
Notary Public - State of Florida
Commission # HH 585722
My Comm. Expires Dec 19, 2028
Bonded through National Notary Assn.

10. Reason Variance is being requested

The City's Land Development Regulations require 1.2 spaces / bed for hospitals and 1 space / 400 square feet for medical office space. Section 10.3.(i) goes further to state, "Non-residential off-street parking areas which are provided in excess of the requirements established in this Article shall be located on grassed or sodded surface."

A variance from Section 10.3.(i) is requested, as these Code parking requirements are not enough to functionally serve a medical campus. Having to provide grassed or sodded parking spaces in such an environment would not be sustainable and would pose safety / injury risks for the type of people visiting a medical campus. We are requesting to be able to provide parking up to the following thresholds with conventional construction methods (paved parking):

- Hospital: 6 spaces / bed
- Free-Standing Emergency Department (FSED): 1 space / 150 square feet
- Medical Office: 1 space / 150 square feet

VARIANCE STAFF REPORT

TO: Board of Zoning Appeals
FROM: Rachel Barry, Zoning Official
SUBJECT: V-01-2026 – 26072 Glasgow Ave.
DATE: November 23, 2026

Applicant Request:

V-01-2026: A request by Jake Pretzell of Catalyst Design Group, as the Authorized Agent on behalf of Advent Health Port Charlotte Inc., Property Owner, for a variance pursuant to Chapter 26, Section 16.10, Punta Gorda Code, from multiple sections of Chapter 26 pertaining to parking requirements, to allow adequate parking facilities for a proposed hospital campus on an approximate 17.46-acre parcel located at 26072 Glasgow Avenue, Punta Gorda, Florida 33950. The applicant is requesting a variance from Punta Gorda Code, Chapter 26, Sections 10.2(a), 10.3(a), 10.7(b), and 10.7(c).

Supplemental Material/Issue Analysis Report:

The details of this application have not changed since it was presented at the September 29, 2026, meeting of the Board of Zoning Appeals. This item is being placed on the agenda due to a technicality relating to required advertising. The request has since been properly advertised and was heard by the City Council on October 28, 2026, who approved the request with the following conditions, "*contingent on the application receiving the same recommendation from the Board of Zoning Appeals:*

1) This variance provides for an increase in the number of paved parking spaces required by Section 10.7, Chapter 26, Punta Gorda Code, as follows:
   a) A maximum of one paved space per 150 square feet of off-site emergency department (OSED) floor area;
   b) A maximum of six paved spaces per hospital bed; and
   c) A maximum of one space per 150 square feet of medical office building;

   To be constructed simultaneously with the phase in which the use is developed.
2) This variance shall allow parking area(s) to be located beyond the front façade of the building(s).
3) The maximum paved parking spaces provided through this variance shall not

be construed as a waiver of the minimum requirements listed in Section 10.7, Chapter 26, Punta Gorda Code."

The applicant is requesting additional paved parking in excess of the requirements listed in Section 10.7, Parking Ratios for all Zoning Districts except City Center, Chapter 26, Land Development Regulations (LDRs), Punta Gorda Code, for a proposed hospital/medical campus development to be located at 26239 Jones Loop Road (formerly 26072 Glasgow Ave.), Punta Gorda, FL 33950, otherwise identified by the Charlotte County Property Appraiser as Parcel 412321151013. *[When viewing this document electronically, click the blue underlined text to open the corresponding document.]* Section 10.3(i), LDRs, requires any excess parking (any parking spaces provided that exceed the number required by Section 10.7, LDRs) to be located on grass or sod. Additionally, Sections 10.2(a) and 10.3(a), LDRs, require all parking to be located behind the front façade of the building. The nature of the hospital/medical campus development does not lend itself to this required layout.

The first phase of the proposed development will include a 12-bed, 16,235 square-foot, off-site emergency department (OSED). OSEDs are not considered urgent care clinics and operate as a typical emergency room as if they were physically connected to or located within the associated hospital. Phase two of the proposed development will include an addition to the OSED, making a total of 24 beds, and an 80-bed hospital; phase three proposes a 30,000 square-foot medical office building. Section 10.7(b), LDRs, requires 1.2 parking spaces per bed for general health use, and Section 10.7(c) requires one parking space per 400 square feet of office use. Based on these numbers, the entire development would be allowed a maximum of 200 paved parking spaces (104 beds x 1.2 = 124.8 or 125 spaces; 30,000 sf / 400 = 75 spaces; 125 + 75 = 200 max), and the first phase – the OSED – would be limited to 15.

The applicant is requesting one paved parking space per 150 square feet of OSED floor area; six parking spaces per hospital bed; and one space per 150 square feet of medical office space; as well as the allowance for parking to be located beyond the front façade of the building. At complete build-out, this would allow a maximum of 830 paved parking spaces, with 109 spaces for the phase-one-OSED.

The property is located within the Highway Commercial (HC) zoning district, as well as the Interchange Commercial (IC) Overlay District, both of which are regulated by Article 3 of the LDRs. The property's future land use designation is The Loop Annexation Area, as described in the Future Land Use Element of the City of Punta Gorda 2045 Comprehensive Plan (Comp Plan). The IC Overlay allows the property owner to choose between the HC District or the Overlay development requirements, and the owner has elected to develop the property through the IC Overlay requirements. Specific site development requirements are being addressed through the Development Plan Application process, i.e., traffic, environmental/land clearing activities, etc. This variance application applies to the amount and location of parking only and does not relieve the applicant or property owner from any other required approvals or city, state, or federal regulations.

Staff Comments:

The application was distributed to city departments for their review and comment.

The following department(s) provided the comments as listed:
Utilities Department: No comments. No effect to water and sewer utility considerations.

The following department(s) had no objection or comments:
Fire Department, Police Department, Sanitation Division

The following department(s) did not respond:
Building Department, Engineering Department

Section 16.10, Application for Variance, LDRs.

(a) Application.

The applicant, Jake Pretzell, PE, of Catalyst Design Group, as the Authorized Agent on behalf of AdventHealth Port Charlotte, Inc., Property Owner, has filed an application for a variance with the Planning Department.

(b) Approval Criteria. No variance shall be approved unless all of the following statements are true with respect to the subject property:

(1) That special conditions or circumstances exist which are particular to the size and characteristics of the land, structure or building involved which are not applicable to other lands, structures or buildings in the same zoning district.

This criterion is true with respect to the subject property. The city currently does not have an active hospital or emergency room; the former hospital on E Olympia Avenue was closed after the flooding from the 2024 hurricanes. There are only a handful of properties that are located within both the HC District and the IC Overlay – see Exhibits 3 and 4 of this staff report. The property directly across from the subject parcel, on the north side of Jones Loop Road, is being developed as a commercial retail and service plaza through the HC District requirements. Two of the other properties are already developed with retail establishments – a grocery store and a "big box" department store. The proposed medical campus differs from other retail and service establishments typically found in the HC District, where patrons visit the establishments at leisure and have the option to return at a later time or date if the establishments are too busy or there isn't adequate parking available. Visits to hospitals and emergency rooms are not made for leisurely purposes, and adequate parking is a necessity – not only for patients and their visitors, but for doctors, nurses, and other staff providing care as well.

(2) The strict and literal enforcement of the zoning regulations would create an undue hardship as distinguished from a mere inconvenience on the property owners. Physical handicaps or disability of the applicant and other considerations may be considered where relevant to the request.

This criterion is true with respect to the subject property. The strict and literal enforcement of the zoning regulations would limit the number of parking spaces for a 200,000 square-foot (80-bed) hospital to 96. A hospital of this size would

require more employees than the number of parking spaces allowed (physicians, nurses, clinical support, administrative personnel, facilities staff, etc.). Grass or sod parking is not a reliable ground cover for hospital/medical campus parking with regard to longevity and frequency of use, nor would crushed shell or other similar materials. The hardship would not only apply to the property owner, but would extend to the staff and patients as a safety issue.

(3) That such hardship is not shared generally by other properties in the same zoning district and in the same vicinity.

This criterion is true with respect to the subject property. As mentioned in number (1) above, the nature of the development differs from other developments typically found in the HC District which do not share the same hardship.

(4) The granting of the variance would not be injurious to or incompatible with contiguous uses, the surrounding neighborhood or otherwise detrimental to the public welfare.

This criterion is true with respect to the subject property. The applicant will be required to stabilize the ground underneath the parking area, regardless of whether that area is paved or covered by grass or sod, which changes the permeability of the ground. The applicant is required to obtain permitting from the Southwest Florida Water Management District (SWFWMD) to ensure proper stormwater drainage. Allowing the parking area to be paved instead of using grass or sod will not be injurious or incompatible with contiguous uses nor detrimental to public welfare. The commercial retail plaza under construction on the north side of Jones Loop Road is also being developed in phases, with parking for individual uses being constructed with the respective phase. The grocery store located to the east of the subject property contains approximately 17 additional paved parking spaces above that which is allowed by the LDRs, and the large department store to the east of the grocery store contains approximately 100 additional paved parking spaces above that which is allowed by the LDRs.

(5) That the variance requested is the minimum modification of the regulation at issue that will afford relief.

This criterion is true with respect to the subject property. The applicant proposes three phases of development; combined, the property will contain a hospital, emergency department, and medical office building. While the requested increase in parking for the hospital and medical office building wouldn't be necessary until phases 2 and 3, respectively, excluding the parking for additional phases from this variance request would cause the property owner to apply for multiple variances, potentially delaying approval of subsequent phases. The applicant previously noted the requested parking allowance is the minimum number expected for the campus and acknowledges that requests for additional parking above that included in this application would require additional approvals and modifications, however, it was also mentioned during the June 22, 2026 BZA meeting that the

requested number of spaces may not be the absolute minimum required. Subsequently, the applicant provided additional information noting the request was the minimum modification necessary. To ensure proper circulation, parking cannot be located completely behind the front façade of the building. Thus, this variance for the location of the parking area is the minimum modification that would afford relief.

(6) The condition giving rise to the requested variance has not been created by any person presently having an interest in the property and/or the conditions cannot reasonably be corrected or avoided by the applicant.

This criterion is true with respect to the subject property. The applicant would be subjected to the parking restrictions even if located in a different district or overlay. The applicant did not have any involvement with the writing of the LDRs and the limitation on paved parking.

(7) The variance requested does not involve any use which is prohibited in the district where the property is located.

This criterion is true with respect to the subject property. The proposed hospital/medical campus development is a permitted principal use for the subject property.

(8) The requested variance is consistent with the City of Punta Gorda Comprehensive Plan.

This criterion is true with respect to the subject property. The following goals, objectives, and policies of the City of Punta Gorda 2045 Comprehensive Plan support the requested variance:

Future Land Use Element

Policy 1.1.13.11: In order to encourage new commercial and mixed-use development, the City will maintain: a) Zoning code and land development regulations that remove unnecessary regulatory barriers to building viable commercial and mixed use projects; b) Flexible land development regulations for areas where commercial development is recommended and desirable; […].

Policy 1.1.15.1: Punta Gorda will maintain, adopt, or amend, as appropriate, land development regulations which: […] d. Regulate on-site traffic and parking including such subjects as numbers of parking spaces, size and design of parking spaces, and parking lot aisles; ingress and egress from public streets or alleys, maintenance of fire safety, location of loading/unloading areas, location of handicapped parking, driveway and parking aisle design, parking construction materials and standards, etc. […]

Community Facilities and Services Element

Objective 6.1.6: The City of Punta Gorda will endeavor to support those public facilities and services that provide for the health, safety, and well-being of the city's residents.

(c) Burden of Persuasion. […] The applicant shall be required to demonstrate that the granting of a variance will alleviate a clearly demonstrable hardship approaching confiscation as distinguished from a special privilege or convenience sought by the applicant or that strict application of the ordinance would effectively prohibit or unreasonably restrict reasonable use of the property by reason of any one of the following:

(1) Exceptional narrowness, shallowness, size or shape of a specific piece of property at the time of enactment of this Ordinance.

(2) Exceptional topographic conditions or other extraordinary and exceptional situation or condition of such property.

(3) The condition situation or development of property immediately adjacent to the subject property.

The applicant has indicated a hardship; however, the hardship is not due to the size, shape, or topography of the property, or due to any situation or development immediately adjacent to the property. The exceptional situation relates to the nature of the development and the need for safe and reliable parking surfaces to serve the needs of the local population. The city's median age is 66.3 years, and approximately 72% of the population is over the age of 55 (ref. City of Punta Gorda 2045 Comprehensive Plan, Housing Element, Section IV, Inventory & Data). Safe, stable parking surfaces are a necessity for those with limited mobility and/or balance.

(d) Public Hearing.

The application for variance was continued from the May 29, 2026, Punta Gorda Board of Zoning Appeals (BZA) meeting and was then scheduled for public hearing before the BZA on Monday, June 22, 2026, when it was further continued to a date uncertain. Due to an advertising issue, the application was heard by the City Council on October 28, 2026, who approved the request with conditions, contingent on the application receiving the same recommendation for approval with conditions from the BZA.

Summary of Findings

Finding #1: The applicant is proposing a three-phase hospital/medical campus development, which requires more parking than currently allowed by the LDRs. Grass/sod parking does not lend well to those who utilize a wheelchair or other walking assistance device, or those with limited balance and mobility.

Finding #2: The city aims to strengthen the availability of medical services within city limits. Increasing the allowed parking requirements will ensure adequate parking and encourage the property owner to continue with the construction of the medical campus.

Finding #3: The Comp Plan contains goals, objectives, and policies which support the requested variance.

Finding #4: The LDRs provide avenues to seek relief from development regulations through a

variance application, outlined in Section 16.10 of the LDRs. Section 16.10(b), LDRs, lists eight (8) approval criteria. All but one have been found true with respect to the subject property.

Finding #5: The requested increase of paved parking is compatible with surrounding non-residential uses, most of which similarly contain additional paved parking.

Staff Recommendation:

Staff recommends the following conditions of approval:

1. This variance provides for an increase in the number of paved parking spaces required by Section 10.7, Chapter 26, Punta Gorda Code, as follows:
    a. A maximum of one paved space per 150 square feet of off-site emergency department (OSED) floor area;
    b. A maximum of six paved spaces per hospital bed; and
    c. A maximum of one space per 150 square feet of medical office building;

    To be constructed simultaneously with the phase in which the use is developed.
2. This variance shall allow parking area(s) to be located beyond the front façade of the building(s).
3. The maximum paved parking spaces provided through this variance shall not be construed as a waiver of the minimum requirements listed in Section 10.7, Chapter 26, Punta Gorda Code.

Attachments:

Exhibit 1 – Location Map
Exhibit 2 – Aerial Map
Exhibit 3 – Zoning Map
Exhibit 4 – Overlay Map
Exhibit 5 – Future Land Use Map
Exhibit 6 – Proposed Phases of Development

Exhibit 1:

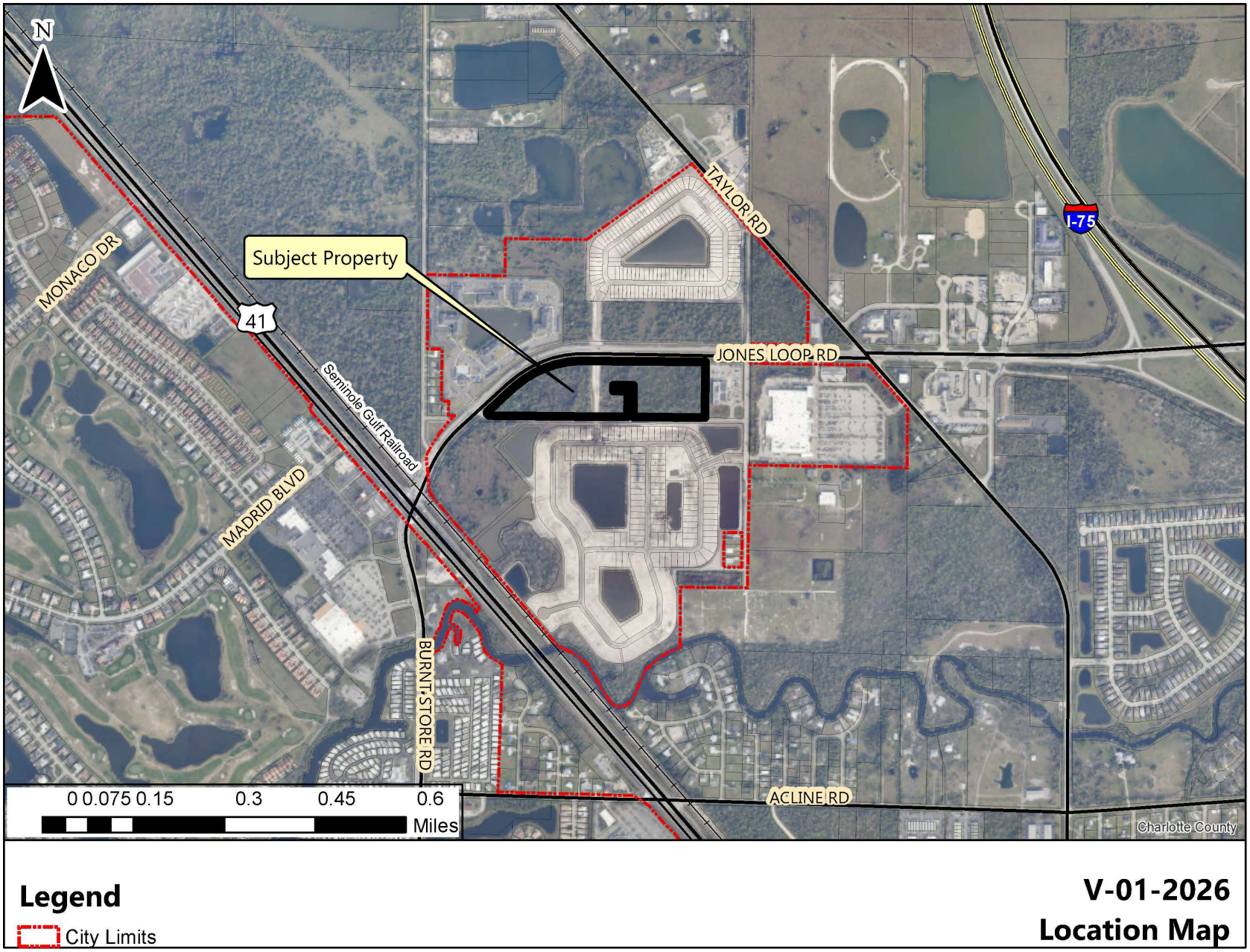

N
Subject Property
MONACO DR
41
Seminole Gulf Railroad
MADRID BLVD
BURNT STORE RD
TAYLOR RD
JONES LOOP RD
I-75
ACLINE RD
0 0.075 0.15 0.3 0.45 0.6
Miles
Charlotte County
Legend
City Limits
V-01-2026
Location Map

Exhibit 2:


N
Subject Property
JONES LOOP RD
INDIAN SPRINGS CEMETERY RD
GLASGOW AVE
0 0.0225 0.045 0.09 0.135 0.18
Miles
Charlotte County
Legend
City Limits
V-01-2026
Aerial Map

Exhibit 3:

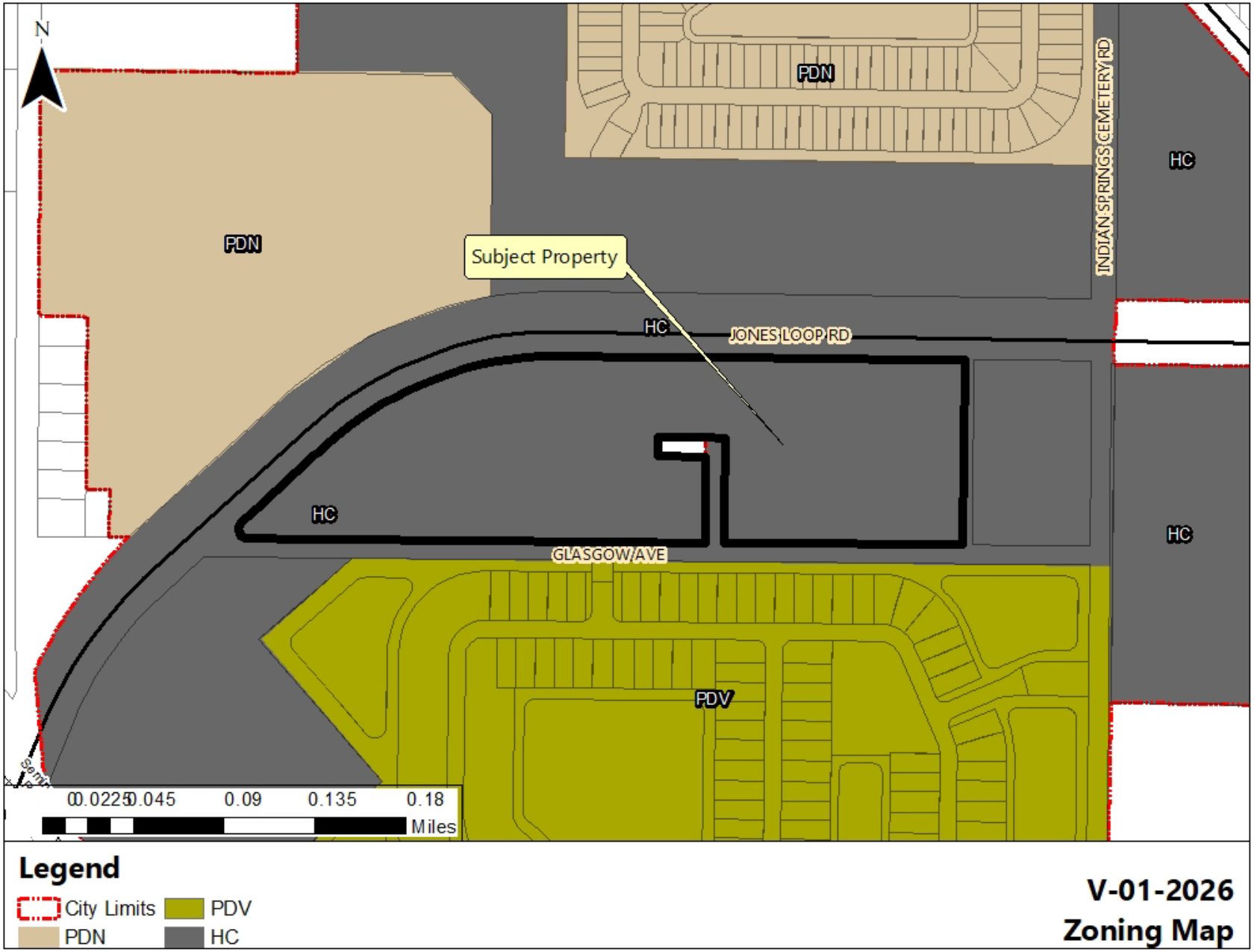

N
PDN
PDN
Subject Property
HC
JONES LOOP RD
INDIAN SPRINGS CEMETERY RD
HC
HC
HC
GLASGOW AVE
PDV
0 0.0225 0.045 0.09 0.135 0.18
Miles
Legend
City Limits
PDV
PDN
HC
V-01-2026
Zoning Map

Exhibit 4:

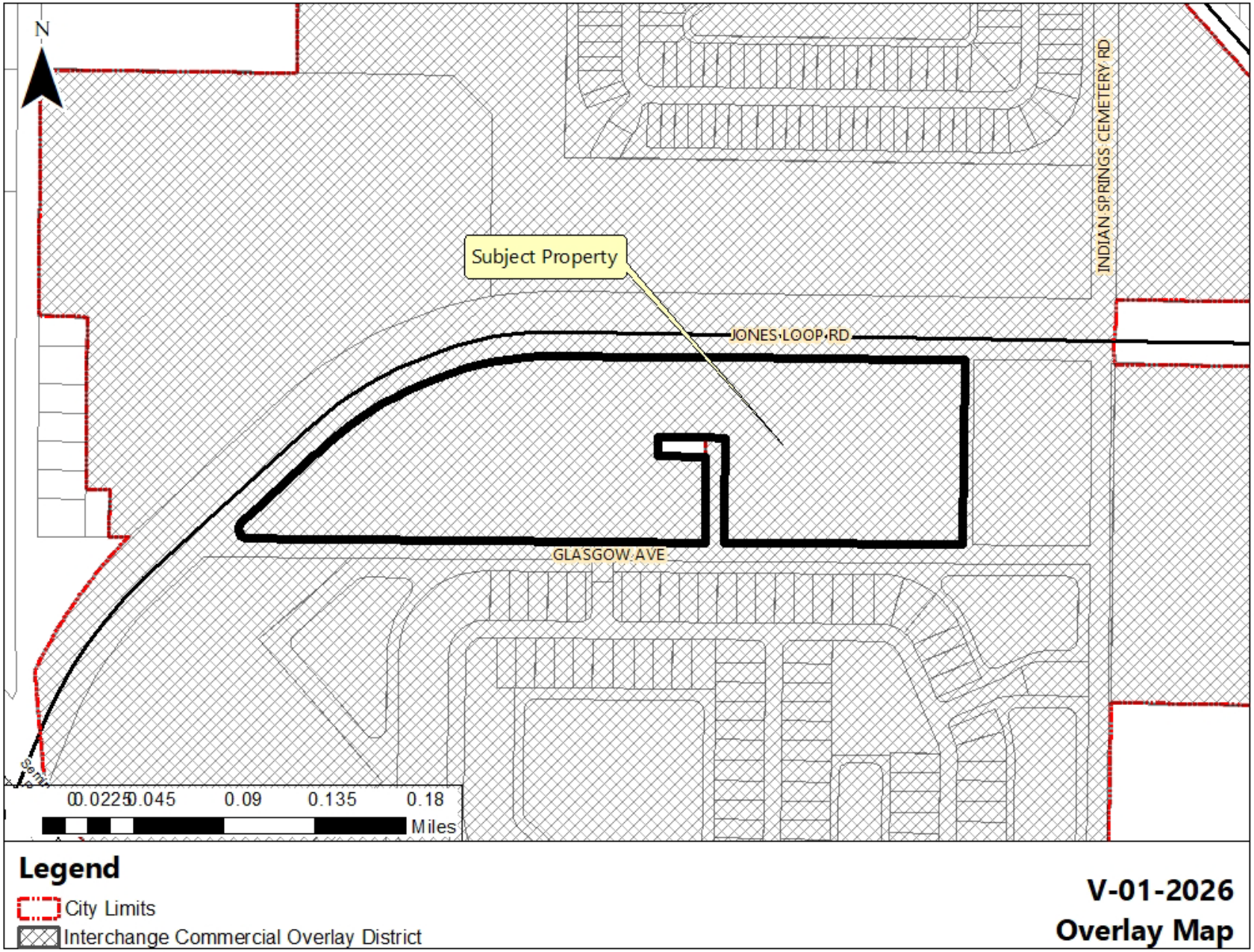

N
Subject Property
JONES LOOP RD
INDIAN SPRINGS CEMETERY RD
GLASGOW AVE
0 0.0225 0.045 0.09 0.135 0.18
Miles
Legend
City Limits
Interchange Commercial Overlay District
V-01-2026
Overlay Map

Exhibit 5:

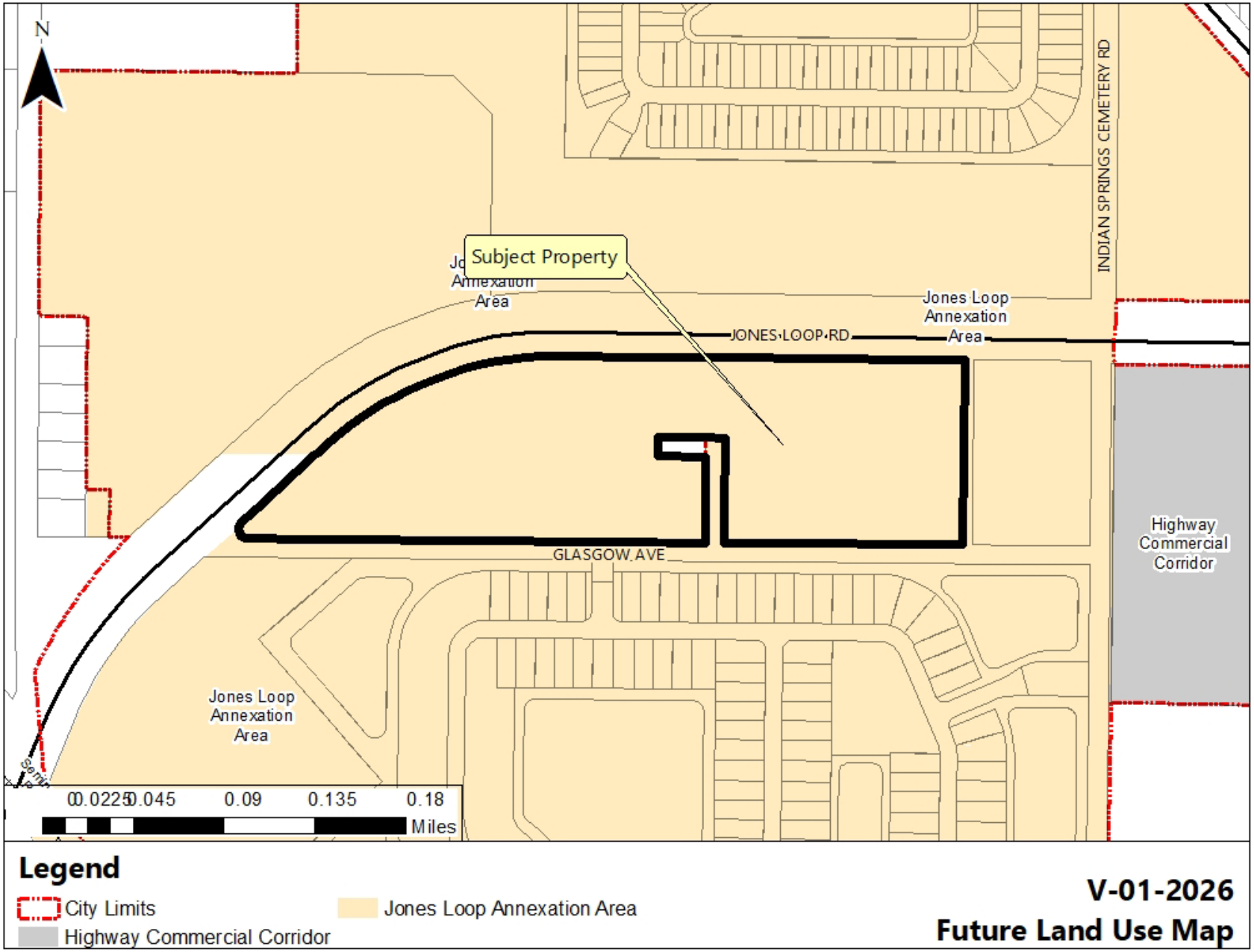
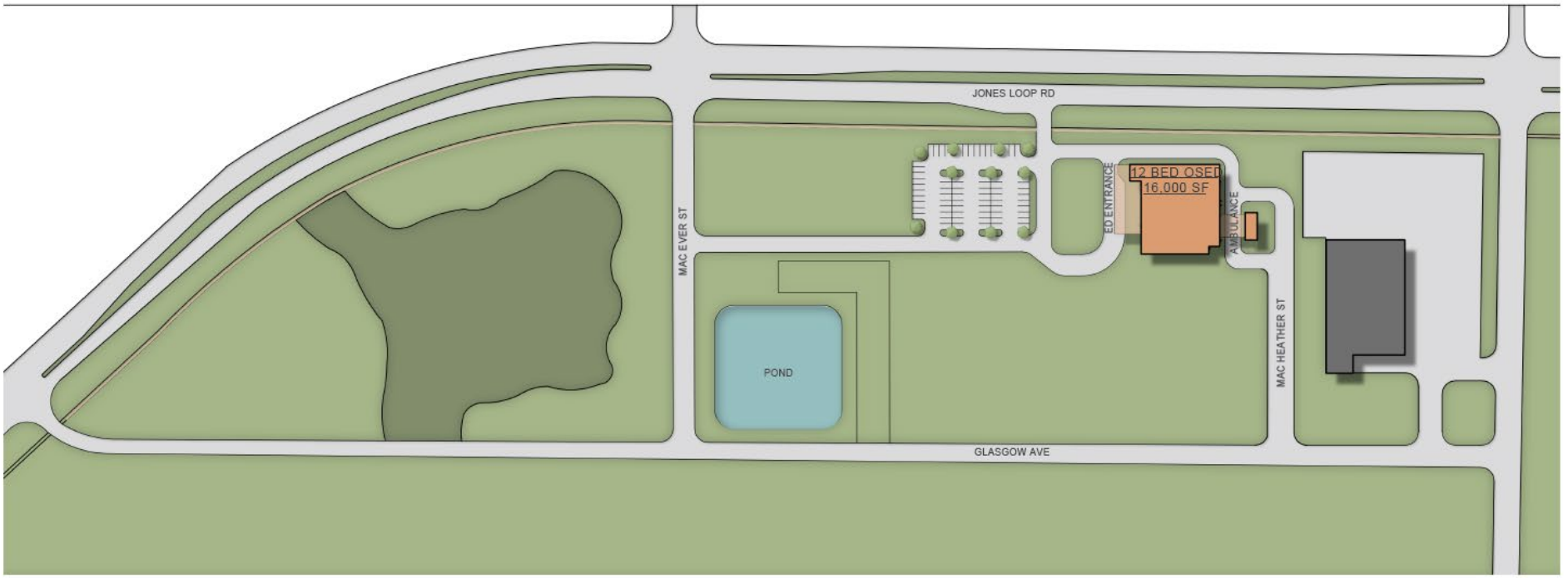

N
Subject Property
Jones Loop Annexation Area
JONES LOOP RD
Jones Loop Annexation Area
INDIAN SPRINGS CEMETERY RD
Highway Commercial Corridor
GLASGOW AVE
Jones Loop Annexation Area
0 0.0225 0.045 0.09 0.135 0.18
Miles
Legend
City Limits
Jones Loop Annexation Area
Highway Commercial Corridor
V-01-2026
Future Land Use Map

Exhibit 6:



ADVENTHEALTH PUNTA GORDA

SITE PLAN - PHASE 1

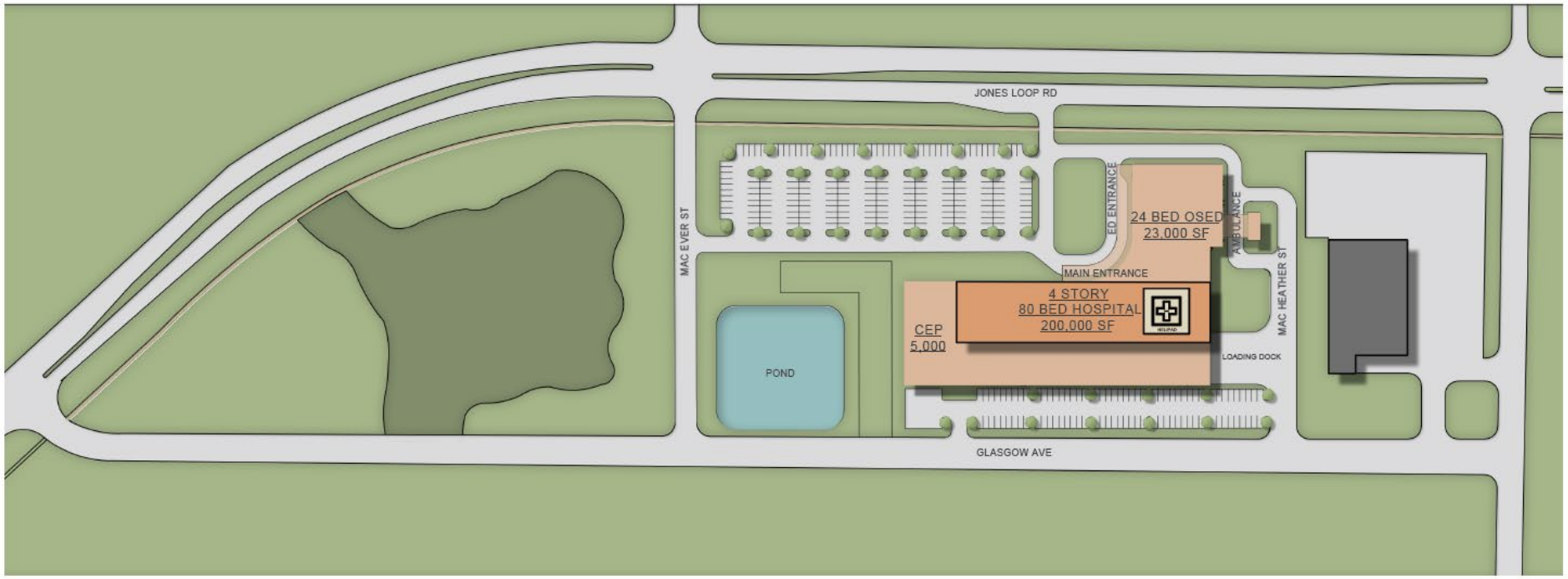
0' 75' 150'

HUNTONBRADY ARCHITECTS

Phasing Plan provided by Applicant; may not be to true scale [OSED – 16,235 sf]

Exhibit 6 (cont.):

HuntonBrady ARCHITECTS



ADVENTHEALTH PUNTA GORDA

SITE PLAN - PHASE 2

0' 75' 150'

HUNTONBRADY ARCHITECTS

Phasing Plan provided by Applicant; may not be to true scale [OSED – 22,500 sf]

Exhibit 6 (cont.):



Phasing Plan provided by Applicant; may not be to true scale