

BBI Zoning, Lot Sizes, and Building Eligibility: Hel-Lew-Ah Isles,
A Bridgeless Barrier Island near Stump Pass, Charlotte County, Florida

Charlotte County Property records are grouped below by current use. Lot 8 is listed separately because it is classified as damaged. The house was totaled and remains on the Lot as debris. The house was abandoned years before it was totaled.

Vacant Residential Records

Lot	Tax ID	Current Use	Property Address	Reason shown separately
Lot 8	412031201007	SINGLE FAMILY TOTALED	10049 HEL-LEW CT Buildable	House totaled. House Debris remains on the Lot

Lot	Tax ID	Current Use	Property Address	
Lot 9	412031201008	VACANT RESIDENTIAL	10057 HEL-LEW CT	Buildable
Lot 18	412031202007	VACANT RESIDENTIAL	10048 HEL-LEW CT	Buildable
Lot 19	412031202008	VACANT RESIDENTIAL	10056 HEL-LEW CT	Buildable
Lot 20	412031202009	VACANT RESIDENTIAL	10064 HEL-LEW CT	Mangroves/Dock Likely

Environmentally Sensitive Records

Lot	Tax ID	Current Use	Property Address
Lot P2-2	412031202011	ENVIRONMENTALLY SENSITIVE	No address shown
Lot 10	412031201009	ENVIRONMENTALLY SENSITIVE	10065 HEL-LEW CT Possible Buildable
Lot 11	412031201010	ENVIRONMENTALLY SENSITIVE	10073 HEL-LEW CT Dock Likely

Lot 10: Development possible due to existing uplands and may require limited or minor mitigation.



Lots can be replatted. Contact Scott for replat information.

Lot Acreage Summary (different Sq. Ft. appear depending on source. – Recommend survey)

Lots are grouped by their position on the East or West side of Hel-Lew Court.

Lot #	Sq. Ft.	Acres	Side / Comment
P2	24,649	0.57	East side
20	16,675	0.38	East side
19	20,570	0.47	East side
18	18,700	0.43	East side
11	21,096	0.48	West side
10	15,038	0.35	West side
09	19,656	0.45	West side
08	20,016	0.46	West side
TOTAL	156,400	3.59	Combined acreage of all listed lots

Building Single-Family Homes in the Bridgeless Barrier Island (BBI) zoning district

- Single-family dwellings. (Mobile homes are not permitted.)
- Houses can be used as short-term rentals. Email Scott for more information.
- As of 2026, under Charlotte County’s BBI amendment, personal use **boat docks are a principal use and structure**. A dock is no longer required to be accessory to an existing house.

Building Height and Resilient Floor (Freeboard)

Charlotte County Commissioners unanimously approved zoning changes for coastal areas to make homes more resilient to flooding and storm surge. Under these updates:

- Single-family homes in FEMA flood zones AE and X are allowed 5 feet of resilient freeboard beneath the finished first floor. The overall structural height with the freeboard is 40 feet, which is 5 feet taller than prior standards.
- Freeboard refers to the space underneath the home, between grade and the finished first floor. See supplemental information. If not included with these documents, email Scott for a copy.

Utilities at the Lots:

Electric: Electric service is available at the lots

Wastewater: Septic systems

Water: Cisterns are used to collect and store water for residential use.
According to other property owners, water collection is plentiful.

BBI Development Standards / Section 3-9-52(g):

Standard	Applies to these Lots
Front Setback (ft.)	25
Side Setback – Interior (ft.)	7.5
Side Setback – Street (ft.)	15
Rear Setback – Interior (ft.)	15
Rear Setback – Street (ft.)	25
Rear Setback – Gulf (ft.)	50

DOCKS AND BOATING STRUCTURES

For the waterfront lots shown, Lots 8, 9, 10, 11, and 20, personal, noncommercial boat docks are a permitted principal use and structure in the BBI district under amended Section 3-9-52 of the Charlotte County Code of Ordinances. A house is not required before a dock can be permitted on these lots.

Construction of Dock and boating structures in Charlotte County is further regulated under Section 3-9-65 (Boating Structures).

Lots classified as Environmentally Sensitive will require additional site review; however, a dock may still be permitted subject to that review and may serve the inland Lots for water access independent of a house. For preliminary planning purposes, speak with Scott.

Permitted Accessory Uses and Structures

Uses and structures that are customarily accessory and clearly incidental to principal uses are permitted in the BBI district. All accessory structures are subject to the yard setback requirements of Section 3-9-52. Accessory uses include:

- Private garages and storage structures (metal buildings limited to 600 square feet; accessory buildings over 250 square feet must be compatible in appearance to the residence.
- Swimming pools.
- Tennis courts / If pickleball court is planned, confirm during due diligence.
- Greenhouses and horticultural specialties (no retail sales on the premises).

The total area of all accessory structures may not exceed the greater of 1,000 square feet or 1/2 of the principal structure’s footprint and remain within the 35% maximum lot coverage allowed under Section 3-9-52(g).

SUNQUEST REAL ESTATE LLC

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This report is prepared for your review based on Charlotte County Property Appraiser records, MLS and Charlotte Count GIS maps, and publicly available portions of the Charlotte County Code.

During the due diligence period, buyers and prospective builders should independently confirm all information.

We are available to help in the capacity of setting up meetings between the buyer and permitting agencies (county, state etc.)

CONTACT

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