

MEMORANDUM

Date: 6-14-25

To: Honorable Board of County Commissioners

From: Jie Shao, AICP, MCP, Planner, Principal (see attached Exhibit 1 for professional qualifications)

Subject: TDU-25-02, a petition to transfer 12 density units onto a portion of a subdivision, known as Heritage Station, generally located south of the Heritage Landing DRI, north of Yacht Club Boulevard, and northwest of Burnt Store Road, in the Punta Gorda area

Purpose of this Petition:

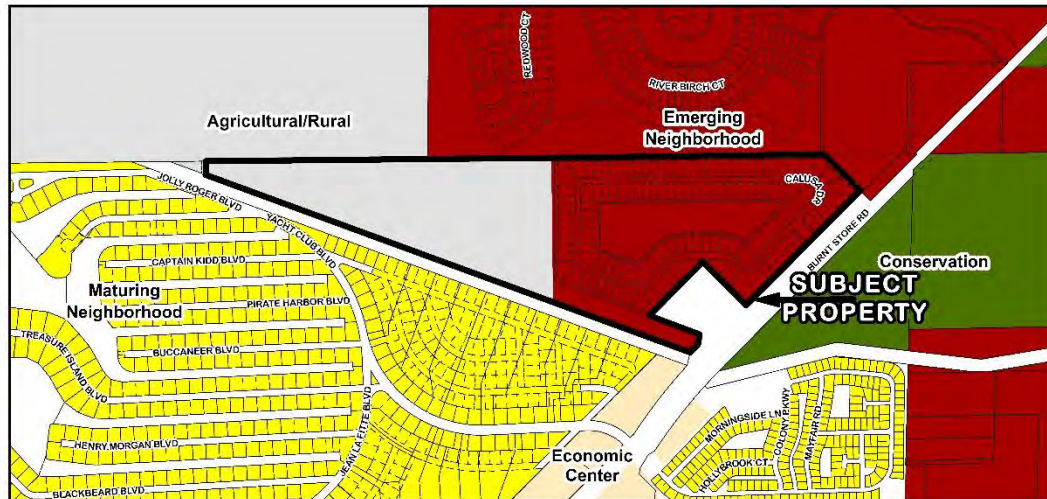
Petition TDU-25-02 involves a request by Wilmington Land Company to transfer 12 density units onto a portion of a subdivision, known as Heritage Station, designated as part of an Emerging Neighborhood on FLUM Series Map #2, 2050 Framework Map; this subdivision is generally located south of the Heritage Landing DRI, north of Yacht Club Boulevard, and northwest of Burnt Store Road, in the Burnt Store Area Plan area and in the Punta Gorda area, and the property contains 85.49± acres. If approved, this proposed transfer will allow for development of single-family detached and attached homes up to 142 dwelling units (receiving zone).



TDU-25-02 Area Image

Analysis:

The eastern portion of the property is designated as part of Emerging Neighborhood on the 2050 Framework Map, where the residential development will be located. This portion of the property is qualified as a Receiving Zone, and the requested 12 transferred density units can only be used in this area if the Board of County Commissioners (Board) approves this application.



TDU-25-02 Framework

The subject property is split by two Future Land Use Map (FLUM) classifications, which are Preservation (PR) outside the Urban Service Area and Low Density Residential (LDR) inside the Urban Service Area. However, only the portion designated as LDR on the 2030 Future Land Use Map is qualified as a Receiving Zone for residential development.



TDU-25-02 Service Area Delineation



TDU-25-02 FLUM Designations

In December 2020, the applicant submitted Petition No. PD-20-00009 to amend the Charlotte County Zoning Atlas from Planned Development (PD) to PD in order to allow for development of single-family detached and attached homes up to 190 residential dwelling units, and this petition was adopted by the Board on April 27, 2021, via Ordinance Number 2021-013 (Attachment 1). This adoption allowed residential development rights on the subject property to increase from 51 units to 190 units.

On January 25, 2022, the Board approved TDU-21-07 to transfer 79 units onto the property via Resolution Number 2022-007 (Attachment 2) to develop the subject property up to 130 units.

On March 22, 2022, the Board approved Final Detail Site Plan (DRC-21-00172) via Resolution Number 2022-032 (Attachment 3) for Heritage Station, consisting of 130 residential units with associated infrastructure.

Now the applicant would like to add 12 dwelling units on the property.

Consistency with Charlotte 2050 and Section 3-9-150 of the Charlotte County Code of Laws and Ordinances:

The intent of the Transfer of Density Units program is established in **Future Land Use (FLU) Policy 1.2.7: Transfer of Density Units (TDU) Program Intent**, which states that, among other items, the intent of the program is to *“assist and encourage the removal of old, outdated, platted lots and subdivisions throughout the County”, to “Prevent net density increases within the Coastal High Hazard Area (CHHA); provided that no transfers of density may occur in the CHHA from a less to a more restrictive storm surge or flood zone west of the Myakka River and Charlotte Harbor”* and to *“assist and encourage the replacement of an unsustainable and inefficient form of development with compact, higher density, mixed use development that is more sustainable and efficiently utilizes resources.”* The requested 12 transferred density units came from the East County area and Tropical Storm Surge zone of Coastal High Hazard Area (CHHA) with 13 VE Flood Zone, allowing the subject property to have higher density development up to 142 dwelling units. This TDU application is consistent with this policy.

The subject property is designated as an Emerging Neighborhood on **FLUM Series Map #2: 2050 Framework**. According to the County’s Comprehensive Plan, “Emerging” Neighborhoods include large areas of undeveloped lots or other undeveloped lands in locations that are appropriate for residential and mixed-use development. Emerging Neighborhoods are generally near regional transportation corridors, typically have central water and sewer infrastructure, and are in the path of future urban development. These neighborhoods have the opportunity to create a sense of identity for the community and to introduce planning principles supporting more sustainable neighborhoods prior to further development. The subject property is located on west side of Burnt Store Road, which is one of the County’s major thoroughfares in the South County area. The transfer of 12 density units to the subject property would allow for development of 142 homes in that area.

The criteria for a Receiving Zone within the TDU program are established in **FLU Policy 1.2.11: TDU Receiving Zones**, which states that, among other areas, Emerging Neighborhoods qualify as Receiving Zones. As detailed above, the subject site is located within an Emerging Neighborhood.

Section 3-9-150(e)(1) of the Charlotte County Code of Laws and Ordinances (County Code) establishes the criteria for becoming a Receiving Zone and states that *“to qualify as an RZ, the proposed RZ must comply with all of the following criteria...”* These criteria include being located within the Urban Service Area and being designated as one of several Framework designations, including Emerging Neighborhood.

The area for residential development (the eastern portion of the property) is located within the Urban Service Area, and within an Emerging Neighborhood.



that phase.” This TDU application was submitted with 12 Certificate of Transferrable Density Credits which will come from the following certificate:

- Certificate No. CSZ-077A.1A represents 12 units from the East County area, Tropical Storm Surge zone of the CHHA with 13VE FEMA flood zone.

Staff Conclusions:

Based upon the analysis and conclusions set forth herein, in staff’s professional opinion the application is consistent with the intent of the County’s TDU Program as established in the County’s Comprehensive Plan, and with all requirements of the program established in the County’s Comprehensive Plan and the County’s Code of Laws and Ordinances, and other applicable guidelines.

Attachment 1
Ordinance Number 2021-013

CHG
BCC

FILED WITH THE DEPARTMENT OF STATE April 28, 2021

ORDINANCE
NUMBER 2021 - 013

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, AMENDING THE CHARLOTTE COUNTY ZONING ATLAS FROM PLANNED DEVELOPMENT (PD) TO PLANNED DEVELOPMENT (PD); A MAJOR MODIFICATION TO THE EXISTING PLANNED DEVELOPMENT (PD), ORDINANCE NUMBER 2006-012, CONTAINING 94.72 ACRES MORE OR LESS; TO ALLOW FOR DEVELOPMENT OF SINGLE-FAMILY DETACHED AND ATTACHED HOMES, AND INCREASING DENSITY FROM 51 UNITS TO 190 UNITS, FOR PROPERTY LOCATED AT 15351 BURNT STORE ROAD, IN THE PUNTA GORDA AREA, AND WITHIN THE BOUNDARY OF THE BURNT STORE AREA PLAN, CONTAINING 85.49 ACRES MORE OR LESS; COMMISSION DISTRICT II, CHARLOTTE COUNTY, FLORIDA; PETITION PD-20-00009; APPLICANT, WILMINGTON LAND COMPANY; PROVIDING AN EFFECTIVE DATE.

CHARLOTTE COUNTY CLERK OF CIRCUIT COURT
OR BOOK: 4756 PAGE 1343 PAGE: 1 OF 24
INSTR # 2937890 Doc Type: GOV
Recorded: 4/29/2021 at 9:29 AM
Rec. Fee: RECORDING \$205.50
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RECITALS

WHEREAS, in a public hearing held on Tuesday, April 27, 2021, the Board of County Commissioners of Charlotte County, Florida ("Board") reviewed Petition PD-20-00009, submitted by applicant, Wilmington Land Company ("Applicant"), which requested a rezoning from Planned Development (PD) to Planned Development (PD) on 85.49 acres more or less of property owned by Gregory W. Eagle, Individually and as Trustee, whose address is 3818 Del Prado Boulevard South, Cape Coral, Florida 33904, and described as property located at 15351 Burnt Store Road, in the Punta Gorda area, and within the boundary of the Burnt Store Area Plan, in Commission District II, Charlotte County, Florida, and more particularly described in Exhibit "A" which is attached hereto and provided herein ("Property"); and

WHEREAS, the Property was originally rezoned from Agriculture Estates (AE) to Planned Development (PD) on February 21, 2006, pursuant to Ordinance Number 2006-012, along with a PD Concept Plan, for 94.72 acres more or less, to allow for a mixed residential development of up to 296 dwelling units; and

WHEREAS, subsequent to the adoption of Ordinance Number 2006-012 and the associated PD Concept Plan, the Property was reduced in size from approximately 94.72 acres to 85.49 acres more or less, as a result of transactions associated with the Burnt Store Road Widening project; and

WHEREAS, at this time, the Applicant seeks a rezoning from Planned Development (PD) to Planned Development (PD), which is a major modification to the existing Planned Development (PD) Concept Plan and its associated Planned Development (PD) conditions, in order to allow for development of single-family detached and attached homes, and increasing density from 51 units to 190 units; and

WHEREAS, Petition PD-20-00009 has previously been heard by the Charlotte County Planning and Zoning Board ("P&Z Board") and, based on the findings and analysis provided by County Staff and the evidence presented to the P&Z Board, has been recommended for approval on April 12, 2021; and

WHEREAS, after due consideration, based on the findings and analysis provided by County Staff and the evidence presented to it, the Board has found that approval of Petition PD-20-00009 is consistent with the County's

55 Comprehensive Plan, and that it meets the requirements for the granting of a
56 rezone; and

57 WHEREAS, based on the above findings, the Board has
58 determined it to be in the best interests of the County to rezone the subject
59 property from Planned Development (PD) to Planned Development (PD).

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

62 SECTION 1. The following petition, made by applicant, Wilmington
63 Land Company, for an amendment to the Charlotte County Zoning Atlas is
64 hereby approved subject to the conditions contained in the attached Exhibit "B":

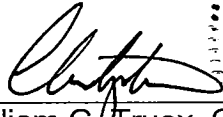
65 Petition PD-20-00009 requesting rezoning from
66 Planned Development (PD) to Planned Development
67 (PD) for property located at 15351 Burnt Store Road,
68 in the Punta Gorda area, and within the boundary of
69 the Burnt Store Area Plan, containing 85.49 acres
70 more or less; Commission District II, Charlotte
71 County, Florida, and more particularly described in
72 Exhibit "A".

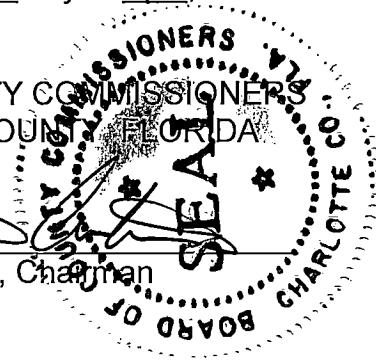
73
74 SECTION 2. That the zoning for this property shall run with the
75 property and shall apply to any subsequent owners, heirs and assigns.

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

PASSED AND DULY ADOPTED this 27th day of April, 2021.

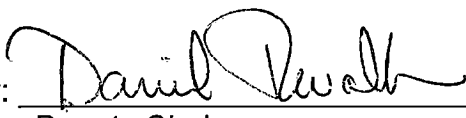
BOARD OF COUNTY COMMISSIONERS
OF CHARLOTTE COUNTY, FLORIDA

By: 
for: William G. Truex, Chairman

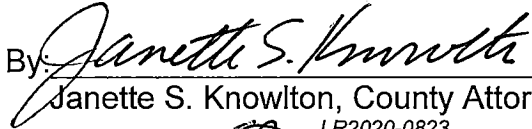


ATTEST:

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

By: 
Deputy Clerk

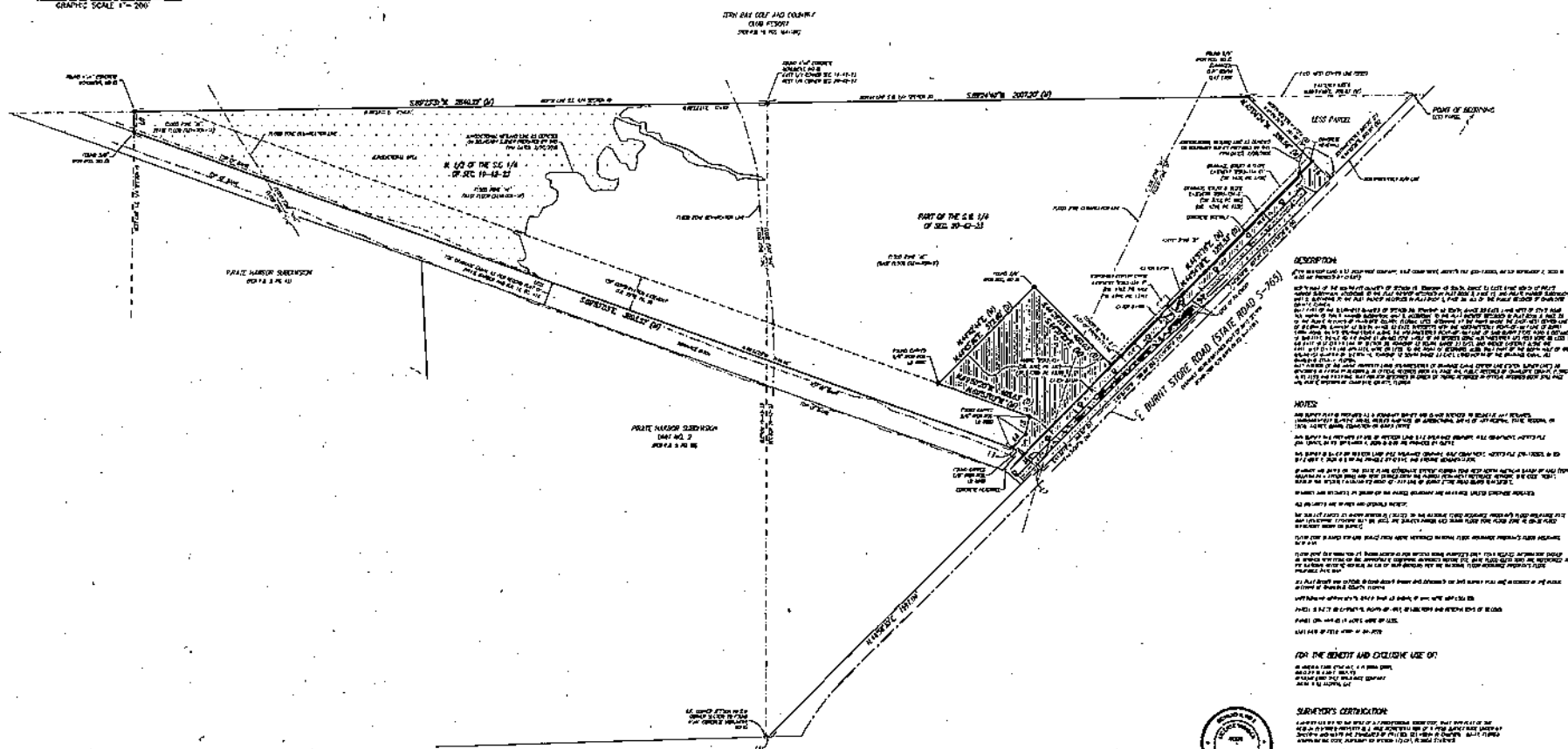
APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

By: 
Janette S. Knowlton, County Attorney



LR2020-0823

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SECTIONS 19 & 20, TOWNSHIP 42 SOUTH, RANGE 73 EAST,
CHARLOTTE COUNTY, FLORIDA



SECRET

THE INFORMATION IN THIS REPORT WAS OBTAINED FROM THE FOLLOWING SOURCES: THE UNITED STATES DEPARTMENT OF JUSTICE, THE UNITED STATES DEPARTMENT OF THE ARMY, THE UNITED STATES DEPARTMENT OF THE NAVY, THE UNITED STATES DEPARTMENT OF THE AIR FORCE, THE UNITED STATES DEPARTMENT OF THE INTERIOR, THE UNITED STATES DEPARTMENT OF AGRICULTURE, THE UNITED STATES DEPARTMENT OF COMMERCE, THE UNITED STATES DEPARTMENT OF LABOR, THE UNITED STATES DEPARTMENT OF HEALTH, EDUCATION AND WELFARE, THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, THE UNITED STATES DEPARTMENT OF TRANSPORTATION, THE UNITED STATES DEPARTMENT OF ENERGY, THE UNITED STATES DEPARTMENT OF DEFENSE, THE UNITED STATES DEPARTMENT OF THE ARMY, THE UNITED STATES DEPARTMENT OF THE NAVY, THE UNITED STATES DEPARTMENT OF THE AIR FORCE, THE UNITED STATES DEPARTMENT OF THE INTERIOR, THE UNITED STATES DEPARTMENT OF AGRICULTURE, THE UNITED STATES DEPARTMENT OF COMMERCE, THE UNITED STATES DEPARTMENT OF LABOR, THE UNITED STATES DEPARTMENT OF HEALTH, EDUCATION AND WELFARE, THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, THE UNITED STATES DEPARTMENT OF TRANSPORTATION, THE UNITED STATES DEPARTMENT OF ENERGY, THE UNITED STATES DEPARTMENT OF DEFENSE.

NOTES

AND SUBJECTS OF INTEREST AS TO PERSONAL HISTORY AND OTHER MATTERS IN RESPECT OF PERSONS
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FOR THE BENEFIT AND EXCLUSIVE USE OF:
 MR. ROBERT L. GIBSON, JR.
 1000 PINE STREET
 NEW YORK, NEW YORK 10028

SURVEYOR'S CERTIFICATION

Rebecca M. Pitz
 (602) 442-4612, #13
 11000 N. 23RD AVE, SUITE 100
 PHOENIX, AZ 85021

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LEADS

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480 WASHINGTON POST
481 PHOTOGRAPHY OF THE SUBJECT
482 ACCORDING TO THE
483 INVESTIGATION AND REPORT
484 OFFICE RECORDS
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BANKS
ENGINEERING
Professional Engineers, Planners, & Land Surveyors
10000 Wilshire Blvd., Suite 1000, Los Angeles, CA 90024
(213) 746-1000

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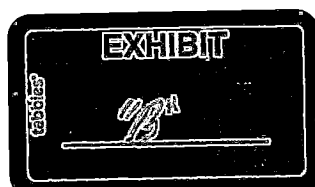
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HERITAGE STATION					
CHARLOTTE COUNTY, FLORIDA					
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CF	DEERING	ELEPHANT	JL		

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EXHIBIT
"A"

PD Conditions for Application PD-20-00009
Revisions to PD Conditions Established in Ordinance Number 2006-012

- a. Development on the subject property shall occur as generally illustrated in the PD Concept Plan (Attachment 1: Conceptual Site Plan for Heritage Station) submitted by applicant, prepared by Banks Engineering, Inc, dated ~~October 20, 2005~~ November 23, 2020, except such modifications as may be required to meet the conditions of the PD zoning district. In addition, the ~~DRG Site Plan Review~~ conditions of approval per letter dated ~~November 18, 2005~~ December 30, 2020, are required to be met. The preservation area shall be ~~35.43~~ 39.32± acres and the residential area shall be ~~59.29~~ 46.14± acres. ~~Areas indicated for single family development and multi family development will be developed as such. Residential development standards are listed within the PD Concept Plan, with minor modifications allowed to increase lot sizes. Such PD Concept Plan shall be valid for one year from the date of this Ordinance and may be extended per Section 3-9-45, Planned Development (PD).~~
- b. The applicant needs to change to the Concept Plan to relocate the stormwater and green space next to the 150 foot wide Conservation Easement.
- b. Permitted Uses:
- I. Single-family, detached and attached, which may have a guest suite that is structurally attached, with or without cooking facilities.
 - II. Boardwalks, pathways and passive recreational uses within the portion of the property designated with Preservation land use.
 - III. Clubhouse, community pool, tennis court or other similar non-commercial recreational uses and structures.
 - IV. Community garden.
 - V. Minor home occupation. (See section 3-9-75, home occupations.)
 - VI. Model home. (See section 3-9-79, model homes.)
 - VII. Park, public or not-for-profit.
 - VIII. Accessory uses and structures. Uses and structures which are customarily accessory and clearly incidental to permitted uses and structures are permitted in this district, including, but not limited to:
 - 1) Accessory structures, including, but not limited to, garages, carports and sheds.
 - 2) Detached accessory structures greater than 250 square feet but no greater than 400 square feet in area, must be DBPR approved or otherwise meet the Florida Building Code. All roofs must be pitched and include overhangs and eaves which meet current building codes. Rounded corners are prohibited. These structures are allowed with metal siding in the same color as the primary structure. If an exact color match is not possible a complimentary and not contrasting color may be allowed.
 - 3) Fences or walls
 - 4) Keeping of pets, excluding animal breeding, boarding, and training.
 - 5) Swimming pools, tennis court or other similar non-commercial recreational uses and structures.
 - 6) 4H, FFA and similar uses and activities.
 - i. Official documentation showing proof of participation in 4H, FFA or similar programs must be submitted to the county.
 - ii. The uses and activities must cease at the completion of the 4H, FFA or similar programs.
 - iii. Three (3) chickens (no roosters) shall be allowed. The pen shall not be located within ten (10) feet from the side and rear property lines and behind the leading edge of the living area of the residential structure.
- c. The subject property currently retains ~~60~~ 51 units of density. The applicant is proposing to develop a total of ~~296~~ 190 units. The subject property will require ~~236~~ 139 units of transferred density. The



transfer of density units must be approved by the Board of County Commissioners subject to the County's Land Development Regulations, Section 3-9-150: Transfer of Density Units, as may be amended, prior to Preliminary Plat application or Final Detail Site Plan Review DRC application, whichever shall occur first.

- d. No development shall occur prior to Final ~~DRC~~ Detail Site Plan approval. The developer shall minimize impervious surfaces within the development wherever practicable.
- e. A development time line and phasing plan for the entire PD shall be submitted prior to Final Detail Site Plan DRC approval.
- f. The maximum building height is ~~60~~ 38 feet from the base flood elevation. Other development standards are listed on the PD Concept Plan (Attachment 1: Conceptual Site Plan for Heritage Station).
- g. Although the roadways for this development are to be private, they shall be constructed to Charlotte County Standards. Following Final Detail Site Plan DRC approval, the developer, and subsequently, the homeowner's association, of the PD is required to maintain all private roads within the development area.
- h. The portion of the site within the Urban Service Area shall be developed with a unified landscaping theme.
- i. The development must comply with the County's Land Development Regulations, Section 3-9-100, Buffers, Landscaping, and Tree Requirements, as may be amended. Chapter 3-2, Article IX, Tree Requirements, of the Charlotte County Code. ~~All heritage trees shall be preserved unless the applicant can provide substantial evidence that such preservation will cause the development of the site to be severely hindered. Should any heritage tree be removed, the applicant will plant a sufficient number of trees of the same species to equal the girth of the tree removed. These trees will not be counted as part of the points needed for development but in addition to those trees needed for points.~~
- j. Habitat management plan (Attachment 2: Native Habitat Management Plan) shall be implemented to make sure that the onsite wetland identified on the PD Concept Plan shall be restored and preserved in perpetuity. At a minimum, a 15-foot buffer is required along all wetlands. A Conservation Easement preserving in perpetuity all wetlands and associated 15-foot buffer uplands in the area Outside the Urban Service Area shall be granted to the County. A copy of the easement shall be sent to the County Attorney's office and Comprehensive Planning Section of the Community Development Department for review and approval prior to being filed with the Clerk of the Circuit Court. The filing shall be completed prior to Preliminary Plat application or Final DRC application, whichever shall occur first. In this preservation area, boardwalk and foot paths are the only allowable uses, which are subject to all required local, state and federal permits. No other development activities will be permitted within the preservation area.
- k. ~~The site plan must be revised to clearly show the location of site 8CH640 within the preserve area. A separate Conservation Easement must be placed over this archeological site; this would address the recommendation from the Historical Advisory Committee.~~
- l. ~~The developer shall obtain an incidental take permit for gopher tortoise, but all gopher tortoises shall be relocated to areas of suitable habitat on the subject property, and these areas shall be managed in perpetuity and no development shall be allowed.~~
- m. ~~Only Florida Friendly plantings and/or xeriscaping shall be allowed for landscape plantings within the residential common areas. The developer shall also make every effort to ensure that residential property owners within the development also utilize Florida Friendly plantings and xeriscape landscaping.~~
- n. ~~All landscaping must be irrigated as necessary to ensure survival. If available, non potable water shall be utilized for common area and private irrigation throughout the subject property.~~
- o. ~~The developer is required to remove exotic/nuisance species from the subject property.~~
- k. p. At a minimum, the 25-foot PD setback for the property boundary adjacent to Burnt Store Road shall be landscaped. The applicant must comply with the County's Land Development Regulations, Section 3-9-100, Buffers, Landscaping, and Tree Requirements, as may be amended. Chapter 3-5, Article XVIII, Landscaping and Buffer Requirements, of the County Code, by providing an eight-foot (8) perimeter landscaping strip along Burnt Store Road.

- l. ~~q.~~ At a minimum, the ~~30~~ 25-foot PD setback along the northern portion of the property from Burnt Store Road to the 19/20 section line and adjacent to the ~~Tern Bay~~ Heritage Landing DRI shall contain a Type "A" Buffer.
- ~~r.~~ ~~The developer shall obtain stormwater approval prior to final DRC approval. Applicable SWFWMD and Army Corp. permits must be obtained prior to the commencement of development. All stormwater facilities must be designed to protect groundwater and surface water resources.~~
- m. ~~s.~~ The development must utilize potable water and sanitary sewer utilities. The water and sanitary sewer lines must be connected to the site before any certificates of occupancy shall be issued.
- n. ~~t.~~ The developer is required to provide a sidewalk throughout the subject site, with a minimum width of five (5)-feet along one side of all internal roadways. ~~An eight (8)-foot wide bicycle/pedestrian trail in 60-foot right-of-way is required along the east property line on Burnt Store Road. This condition is consistent with the Burnt Store Area Plan. The developer shall coordinate with Public Works. The sidewalk must be completed at the time of the Burnt Store Road widening.~~
- ~~u.~~ ~~The developer shall be in compliance with Southwest Florida Water Management District (SWFWMD) requirements.~~
- ~~v.~~ ~~The developer shall maintain hydrogeology to all of the wetlands. The project must comply with Chapter 3-5, Article XV, Upland Buffer Zone requirements of the County Code. A naturally vegetated upland buffer zone shall be preserved along the perimeter of all wetlands and natural surface waters to the edge of development. The buffer shall be a minimum of fifteen (15) feet in width as measured from the landward limit of the wetland or surface water.~~
- o. ~~w.~~ The ~~2.20.39±~~ acre recreation amenity area may contain a clubhouse, ~~with a swimming pool, a tennis court or other similar non-commercial recreational uses and structures, and a parking area. The clubhouse shall be built to the highest wind bearing loads required by Charlotte County and will be made available for use as a hurricane shelter to the proposed neighborhood in the case of imminent natural disaster. If a clubhouse is constructed, it shall be built to the highest wind-bearing loads required by Charlotte County and will be made available for use as a post-storm hurricane refuge to the proposed neighborhood following a natural disaster. It is understood that the clubhouse will not be able to accommodate all residents of the community.~~
- p. ~~x.~~ The applicant shall work with the School Board to provide a bus stop for the community. Should the pick up and drop off point be located at the entrance of the development, the developer shall allow for sufficient room for a parent drop-off and bus pick-up along with an adequate means for traffic circulation at the entrance. A shelter for the children is required at the pick-up area(s). This addition must be shown on the Final DRC plan for approval. For the school concurrency issues:
 - I. If the school concurrency process is still required under a valid interlocal agreement, prior to Final Detail Site Plan or Final Plat approval for any residential development for any Phases, the applicant/property owner must obtain a School Concurrency Availability Determination Letter (SCADL) from Charlotte County Public Schools (CCPS) indicating that sufficient capacity exists, or has been accounted for through a binding and enforceable agreement with CCPS to address school concurrency.
 - II. If an agreement is required, the terms of both agreements shall be incorporated into the Planned Development Final Detail Site Plan approval and shall not constitute a major modification.
- ~~y.~~ Any changes in the Concept Plan must receive a recommendation from the Natural Resources Planning Section and the Comprehensive Planning Section.
- q. The applicant/developer, at its sole cost and expense, shall plan, design, permit and construct the following improvements at the project entrance:
 - I. A full median cut on Burnt Store Road as shown on the PD Concept Plan; and
 - II. A northbound left turn lane which shall be shown on the Final Detail Site Plan.Such improvements shall be constructed prior to the issuance of the 1st Certificate of Occupancy.

Attachment 1
Conceptual Site Plan
for Heritage Station

Attachment 2
Native Habitat Management Plan

NATIVE HABITAT MANAGEMENT PLAN AND WETLAND CLASSIFICATION

**HERITAGE STATION
Charlotte County, Florida**

January 2021

Prepared by:



**4050 Rock Creek Drive, Port Charlotte, FL 33948
(941) 457-6272
www.IVAenvironmental.com**

INTRODUCTION

The following Native Habitat Management Plan has been prepared to address the long-term management of the wetland and upland preservation areas for the proposed development. In addition, the on-site wetlands have been classified in accordance with Charlotte County Comprehensive Plan Natural Resources Element Policy ENV 3.1.1 – Identification and Categorization of Wetlands.

The subject property (Charlotte County Parcel ID# 422319426001) is located in Sections 19 and 20, Township 42S, Range 23E. More specifically, the project is located at 15351 Burnt Store Road.

NATIVE HABITAT PRESERVATION AREA MANAGEMENT PLAN

An aggressive maintenance plan shall be implemented to ensure that the preserve areas remains relatively free (<5% aerial coverage) of exotic and nuisance vegetative species and maintain a minimum of 80% aerial coverage by desirable native vegetative species. The maintenance plan will consist of an initial exotic/nuisance vegetation treatment and removal event, with scheduled maintenance events to ensure that regrowth of exotic and nuisance vegetation is limited. All maintenance activities will be conducted via a combination of hand removal and in-place treatment in conjunction with spray application of approved aquatic herbicides which can be used to selectively treat undesirable vegetation. No herbicide treatment of desirable native species is permitted.

Prohibited Activities

Filling, excavating, alteration, trimming or removal of native vegetation within the preservation area will be prohibited. Except as provided in the next paragraph, only activities necessary to implement the maintenance plan described above will be allowed within the preservation area.

Measures to Protect Wildlife and Integrity of the Native Habitat

Entrance to the preservation area will be limited to the homeowners and guests of the homeowners for purposes of viewing the area or performing maintenance activities, and contractors hired to perform maintenance activities required or permitted by this plan. Public access to the preservation area will not be permitted. In the case of any entrance to the preservation area, care shall be taken to protect wildlife and the integrity of the habitat. Habitat for wildlife, as well as overall increase in the ecological value of the preservation areas will be ensured through implementation of the maintenance plan.

Monitoring Plan

To ensure that the preservation areas meet the success criteria described above, a Time Zero Monitoring Event will be conducted within 45 days of the initial exotic removal event. Subsequent monitoring events will be conducted annually for a period of no less than 3 years. If, at the end of three years, the preserve areas have met or exceeded the success criteria described above, monitoring requirements for the preserve areas shall be suspended. However, additional monitoring may be required if the success criteria of native or invasive/nuisance plant coverage has not been achieved.

If assessment of the preserve areas demonstrates that the success criteria have been achieved, the responsible party shall provide written certification by an Environmental Scientist, Biologist, registered Engineer, or Landscape Architect that the maintenance efforts have met applicable success criteria. If certification of success is not submitted or is not approved by the County, then annual monitoring shall continue until the criteria has

been met and deemed successful. The monitoring program and any corrective actions to maintain the preserve areas shall be at the sole expense of the property owner(s) or developer.

The results of these monitoring events will be compiled in monitoring reports which will include:

- Qualitative overview of vegetative species present
- Percent coverage by exotic/nuisance vegetation
- Wildlife observations
- Permanent fixed-point photo stations
- Discussion of ongoing maintenance activities
- Identification of insufficiencies and recommendations for future remediation

Such monitoring report must be provided to the County within 45 days of monitoring inspection event, unless an extension by the County is granted.

WETLAND CLASSIFICATION

The Charlotte County Comprehensive Plan requires that all wetlands within a parcel under development review be categorized as either Category I or Category II wetlands. Additional scrutiny is afforded to impacts proposed within wetlands which qualify as Category I. In order to qualify as a Category I wetland, a wetland must have no more than 30% undesirable vegetation and meet at least two of the following criteria:

1. Any wetland of any size that has a permanent surface water connection to natural surface waterbodies with special water classifications, such as an Outstanding Florida Water, an Aquatic Preserve, or Class I or II waters. A natural hydrological connection that has been enhanced by human technology will be considered a connection under this category.

The subject wetland meets this criterion due to apparent surface water connection to Charlotte Harbor.

2. Any wetland of any size that has a direct connection to the Floridan aquifer by way of an open sinkhole or spring.

The subject wetland does not meet this criterion.

3. Any wetland of any size that has functioning hydroperiods with minimal human disturbance and provides critical habitat for listed species.

The wetland exhibits hydrology consistent with a natural hydrologic regime. However, no critical habitat for listed species is present.

4. Any wetland of any size whose functioning hydroperiods are connected via a direct natural surface water connection to parks or conservation lands.

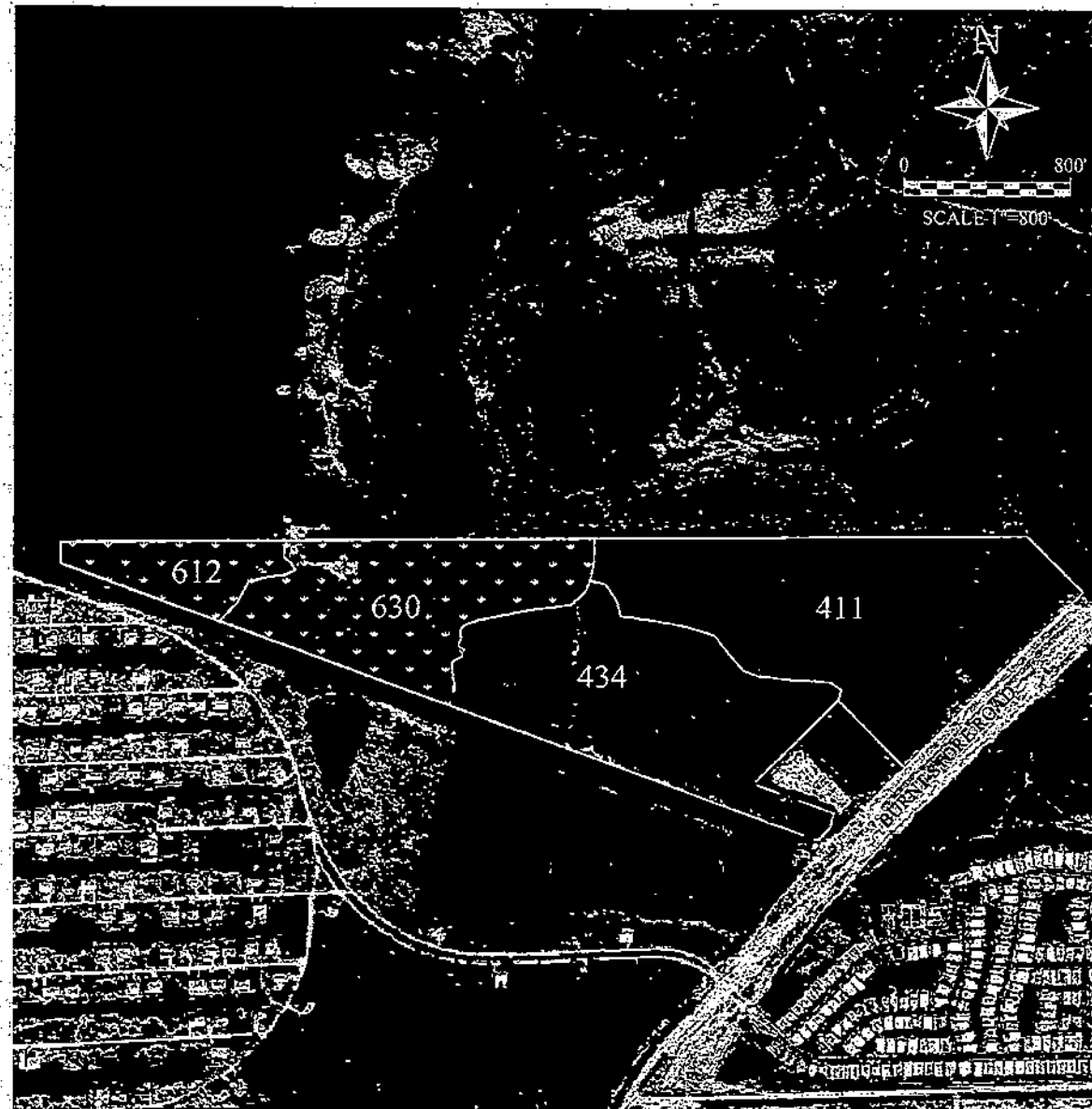
The subject wetland meets this criterion due to the direct connection to state owned lands adjacent to Charlotte Harbor.

5. Any wetland of any size where downstream or other hydrologically connected habitats are significantly dependent on discharges from the wetland.

The subject wetland does not meet this criterion.

During a site inspection conducted in September 2020, exotic species, primarily Brazilian pepper (*Schinus terebinthifolius*) and melaleuca (*Melaleuca quinquenervia*) comprised approximately 20% coverage within the Wetland Forested, Mixed (FLUCCS 630) habitat with minimal coverage by Brazilian pepper also observed within the Mangrove Swamp (FLUCCS 614) habitat. As such, the overall coverage by exotic and nuisance species is below the 30% threshold. As the subject wetland meets two of the criteria above and does not contain at least 30% coverage by exotic and nuisance species, the wetland appears to qualify to be categorized as a Category I wetland.

SECTIONS 19 & 20; TOWNSHIP 42S; RANGE 23E



LEGEND

FLUCCS	DESCRIPTIONS	ACREAGE
411	PINE FLATWOODS	33.88±
434	HARDWOOD/CONIFER, MIXED	26.75±
612	MANGROVE SWAMP	5.94±
630	WETLAND FORESTED, MIXED	18.98±
TOTAL:		85.55±

- POTENTIALLY OCCUPIED Gopher Tortoise Burrow (16)
- ⊙ POTENTIAL HERITAGE TREE (9)

NOTES

1. FOR PERMIT USE ONLY, NOT FOR CONSTRUCTION.
2. PROJECT BOUNDARY IS APPROXIMATE AND WAS OBTAINED FROM CHARLOTTE COUNTY GIS.
3. MAPPING APPROXIMATE AND BASED ON INTERPRETATION OF 2017 AERIAL PHOTOGRAPHY AT 1"=800' SCALE.
4. THE DELINEATION OF ANY ON-SITE WETLANDS, SURFACE WATERS, AND/OR OTHER SURFACE WATERS IS PRELIMINARY AND SUBJECT TO REVIEW/APPROVAL BY APPLICABLE REGULATORY AGENCIES.

20-199 / SEPTEMBER 23, 2020

HERITAGE STATION PROTECTED SPECIES ASSESSMENT MAP

Ian Vincent & Associates
Environmental Consulting Services

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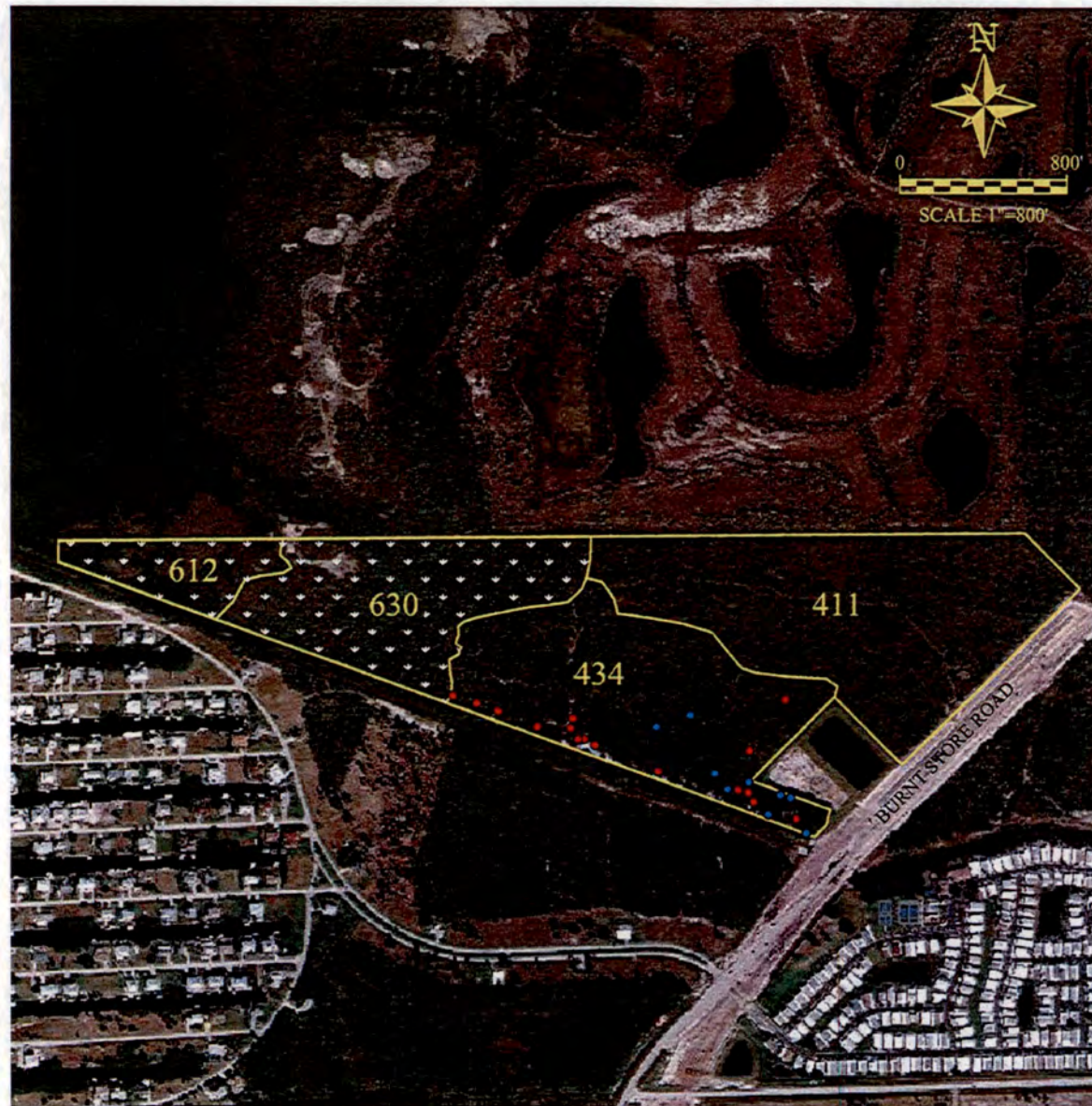
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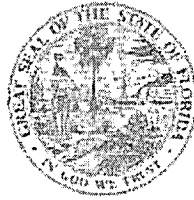
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20-199 / SEPTEMBER 23, 2020

HERITAGE STATION PROTECTED SPECIES ASSESSMENT MAP

IWA
Ian Vincent & Associates
Environmental Consulting Services



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

April 28, 2021

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

Attention: Ms. Dawn Smoleski

Dear Mr. Eaton:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Charlotte County Ordinance No. 2021-013, which was filed in this office on April 28, 2021.

Sincerely,

Ernest L. Reddick
Program Administrator

ELR/lb

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, APRIL 27, 2021, 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.shtml>

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

PP-20-12-19 **Quasi-judicial** **Commission District IV**
The Final Plat for The Cove at West Port Phase 1A, consisting of forty-eight (48) residential lots was approved on November 24, 2020 (FP-19-11-15). Forestar (USA) Real Estate Group, Inc is requesting Preliminary Plat approval to replat the subdivision to be named, The Cove at West Port Phase 1A-1, consisting of forty-two (42) residential lots rather than the previously approved 48 residential lots. The site is 115.34± acres, and is located north of El Jobean Rd., south of Tamiami Trail, east of the Cornelius Blvd. and west of Toledo Blade Blvd., in the Port Charlotte area.

PP-21-01-01 **Quasi-judicial** **Commission District IV**
James Harvey of KL JAK WP LLC has requested Preliminary Plat approval for a subdivision to be named, East Landings at West Port, consisting of 82 single-family lots and 4 tracts. The site is 18.89± acres, and is located North of El Jobean Rd., South of South Port Harbour Blvd., East of Centennial Blvd. and West of the Flamingo Waterway, in the Port Charlotte area.

PP-21-01-02 **Quasi-judicial** **Commission District IV**
James Harvey of KL West Port LLC has requested Preliminary Plat approval for a subdivision to be named, Palms at West Port, consisting of 262 residential lots. The site is 65.6± acres, and is located North of El Jobean Rd., South of Tamiami Trl., East of the Crestview Waterway, and West of the Centennial Blvd, in the Port Charlotte area.

SV-20-12-06 **Legislative** **Commission District I**
Bruce and Denise Eshak are requesting to vacate a portion of the undeveloped Hibiscus canal behind their property. The total area to be vacated is 0.08± acres as recorded in Plat Book 4, Page 49, of the Public Records of Charlotte County, Florida, and located North of Neap tide Dr., East of Marine Ct. and West of Hibiscus Ct., in the Port Charlotte area.

PD-20-00009 **Quasi-Judicial** **Commission District II**
An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Planned Development (PD) to PD; this is a major modification to an existing PD, Ordinance Number 2006-012, to allow for development of single-family detached and attached homes, increasing density from 51 units to 190 units, for property located at 15351 Burnt Store Road, in the Burnt Store Area Plan area and in the Punta Gorda area, containing 85.49± acres; the subject property is part of the property for a PD rezoning, Ordinance Number 2006-012, which contains 94.72± acres; Commission District II; Petition No. PD-20-00009; Applicant: Wilmington Land Company; providing an effective date.

Z-21-21-16 **Quasi-Judicial** **Commission District II**
An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Planned Development (PD) to Residential Estate 1 (RE-1), for property located at 15401 Burnt Store Road, in the Burnt Store Area Plan area and in the Punta Gorda area, containing 9.24± acres; Commission District II; Petition No. Z-21-21-16; Applicant: Charlotte County Board of County Commissioners; providing an effective date.

TCP-20-06 **FY 2020-2021 Capital Improvements Plan Update** **Legislative** **Countywide**
An Ordinance to amend the Capital Improvements Element (CIE) of the County's Comprehensive Plan by updating 1) the Capital Improvements Plan (CIP), set forth in CIE Appendix II: Concurrency Related Capital Improvements Schedule; 2) the Charlotte County School District 5-Year Work Program, set forth in CIE Appendix III: Charlotte County School District 5-Year District Facilities Work Program; and 3) the Charlotte County-Punta Gorda MPO's Transportation Improvement Plan, set forth in CIE Appendix IV: Charlotte County-Punta Gorda MPO Transportation Improvement Program. The updates are required on an annual basis as stated in the County's Comprehensive Plan and Section 163.3177 (3)(b), Florida Statutes. Such updates may not be deemed to be amendments to the County's Comprehensive Plan.

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 941.764.4191, TDD/TTY 941.743.1234, or by email to David.Lyles@CharlotteCountyFL.gov.



Attachment 2
Resolution Number 2022-007

CHG
BCC

RESOLUTION
NUMBER 2022 - 007

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, APPROVING A PETITION FOR A TRANSFER OF 79 DENSITY UNITS TO A RECEIVING ZONE, WHICH IS A PORTION OF THE PROPERTY DESIGNATED AS PART OF AN EMERGING NEIGHBORHOOD ON FLUM SERIES MAP #2, 2050 FRAMEWORK MAP; THE PROPERTY IS LOCATED AT 15351 BURNT STORE ROAD, IN THE BURNT STORE AREA PLAN AREA AND IN THE PUNTA GORDA AREA, CONTAINING 85.49 ACRES MORE OR LESS, IN ACCORDANCE WITH PART III, LAND DEVELOPMENT AND GROWTH MANAGEMENT, CHAPTER 3-9, ZONING, ARTICLE V, ENVIRONMENTAL REQUIREMENTS AND OTHER REQUIREMENTS, SECTION 3-9-150, TRANSFER OF DENSITY UNITS (TDU), OF THE CODE OF LAWS AND ORDINANCES OF CHARLOTTE COUNTY, FLORIDA; PETITION TDU-21-07; APPLICANT, WILMINGTON LAND COMPANY; PROVIDING AN EFFECTIVE DATE.

CHARLOTTE COUNTY CLERK OF CIRCUIT COURT
OR BOOK: 4916 PAGE 1797 PAGE 1 OF 7
INSTR # 3051113 Doc Type: GOV
Recorded: 1/27/2022 at 10:55 AM
Rec. Fee: RECORDING \$61.00
Cashier By: JOANG

RECITALS

WHEREAS, Part III, Land Development and Growth Management, Chapter 3-9, Zoning, Article V, Environmental Requirements and Other Requirements, Section 3-9-150, Transfer of Density Units (TDU), of the Code of Laws and Ordinances of Charlotte County, Florida (hereinafter "TDU Code"), establishes processes and requirements for approval of petitions for transfers of density units in connection with petitions for rezonings and for amendments to the County's Comprehensive Plan, the approval of which would increase density on parcels of property; and

WHEREAS, on April 27, 2021, the Board of County Commissioners of Charlotte County, Florida ("Board") approved Petition PD-20-00009, via Ordinance Number

MIN

2021-013, submitted by Wilmington Land Company ("Applicant") amending the Charlotte County Zoning Atlas from Planned Development (PD) to Planned Development (PD), on property located at 15351 Burnt Store Road, in the Burnt Store Area Plan area and in the Punta Gorda area, Charlotte County, Florida, containing 85.49 acres more or less ("Property"), which is further described in Exhibit "A", attached hereto and by reference incorporated herein; and

WHEREAS, the Applicant has now submitted a petition for a transfer of density units via Petition TDU-21-07 ("TDU Petition") in connection with the above-stated rezoning, for approval by the Board, requesting a transfer of 79 units of density to a portion of the Property ("Receiving Zone" or "RZ"), which is designated as part of an Emerging Neighborhood on the FLUM Series Map #2, 2050 Framework Map, where the residential development will be located, in accordance with the County's Comprehensive Plan and the provisions of the TDU Code; and

WHEREAS, the proposed transfer of density units, combined with the base density of 51 units, is necessary and will allow the development of a residential community of up to 130 residential units on the portion of the Property; and

WHEREAS, the two Certificates of Transferrable Density Credits for the density being transferred under Petition TDU-21-07 are attached hereto as Exhibit "B"; and

WHEREAS, the Applicant has submitted all of the information and documentation required for the approval of the TDU Petition pursuant to the TDU Code.

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

1. The TDU Petition submitted by the Applicant requesting the transfer of 79 units of density to a portion of the property located at 15351 Burnt Store Road, in the Burnt Store Area Plan area and in the Punta Gorda area, Charlotte County, Florida, described in Exhibit "A", attached hereto and incorporated herein by reference, is hereby approved.

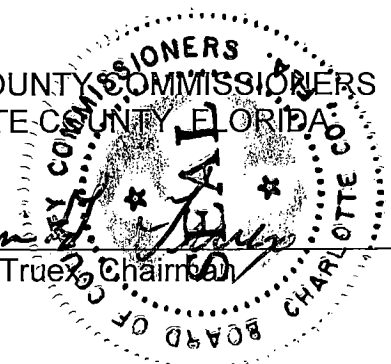
2. The effective date of this Resolution shall be the date this Resolution is recorded.

[SIGNATURE PAGE FOLLOWS]

PASSED AND DULY ADOPTED this 25th day of January, 2022.

BOARD OF COUNTY COMMISSIONERS
OF CHARLOTTE COUNTY, FLORIDA

By: 
William G. Truex, Chairman



ATTEST:


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

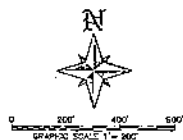
By: 
Dawn Smolewski

Deputy Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

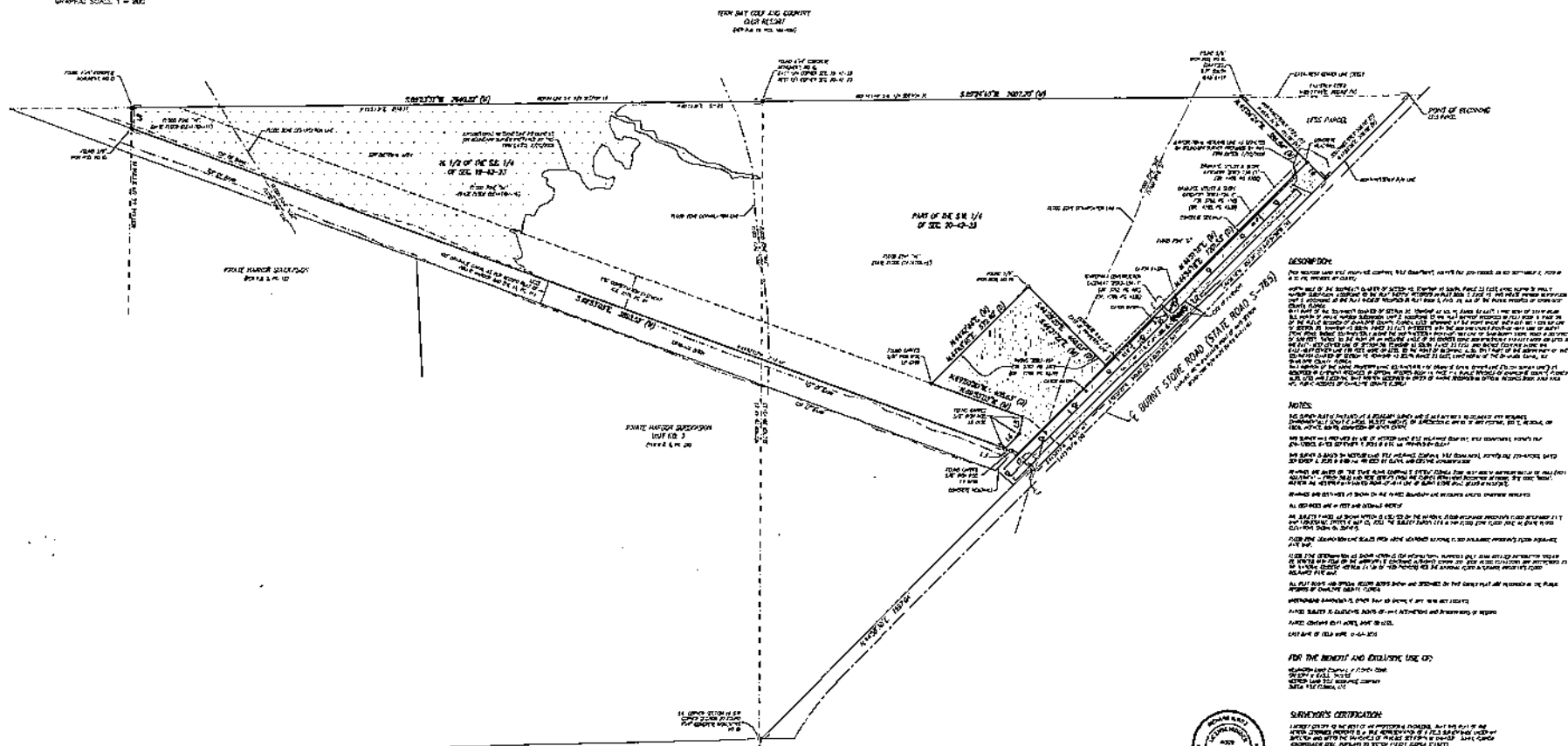
By: 
Janette S. Knowlton, County Attorney

LR2021-0866 



SURVEY PLAT

OF A PARCEL OF LAND LYING IN
SECTIONS 19 & 20, TOWNSHIP 42 SOUTH, RANGE 23 EAST,
CHARLOTTE COUNTY, FLORIDA



DESCRIPTION:
This Survey was made for the purpose of dividing the land shown on the plat into several lots, and for the purpose of showing the location of the same. The land shown on the plat is situated in Sections 19 and 20, Township 42 South, Range 23 East, Charlotte County, Florida. The land is owned by the Charlotte County Board of Commissioners. The land is shown on the plat as being divided into several lots, and the location of the same is shown on the plat. The land is shown on the plat as being divided into several lots, and the location of the same is shown on the plat. The land is shown on the plat as being divided into several lots, and the location of the same is shown on the plat.

NOTES:
1. The Survey was made for the purpose of dividing the land shown on the plat into several lots, and for the purpose of showing the location of the same. The land shown on the plat is situated in Sections 19 and 20, Township 42 South, Range 23 East, Charlotte County, Florida. The land is owned by the Charlotte County Board of Commissioners. The land is shown on the plat as being divided into several lots, and the location of the same is shown on the plat. The land is shown on the plat as being divided into several lots, and the location of the same is shown on the plat.

FOR THE RECORD AND EXCLUSIVE USE OF:
The Survey was made for the purpose of dividing the land shown on the plat into several lots, and for the purpose of showing the location of the same. The land shown on the plat is situated in Sections 19 and 20, Township 42 South, Range 23 East, Charlotte County, Florida. The land is owned by the Charlotte County Board of Commissioners. The land is shown on the plat as being divided into several lots, and the location of the same is shown on the plat. The land is shown on the plat as being divided into several lots, and the location of the same is shown on the plat.

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- LEGEND**
- 1. BOUNDARY LINE
 - 2. EASEMENT
 - 3. RIGHT-OF-WAY
 - 4. FENCE
 - 5. ROAD
 - 6. RAILROAD
 - 7. WATER
 - 8. WOOD
 - 9. SWAMP
 - 10. CREEK
 - 11. RIVER
 - 12. LAKE
 - 13. MOUNTAIN
 - 14. HILL
 - 15. VALLEY
 - 16. PLAIN
 - 17. SAND
 - 18. CLAY
 - 19. GRAVEL
 - 20. ROCK
 - 21. BRICK
 - 22. CONCRETE
 - 23. METAL
 - 24. GLASS
 - 25. PAPER
 - 26. LEATHER
 - 27. RUBBER
 - 28. PLASTIC
 - 29. CLOTH
 - 30. WOOL
 - 31. SILK
 - 32. COTTON
 - 33. LINEN
 - 34. JUTE
 - 35. HEMP
 - 36. FLAX
 - 37. RAYON
 - 38. NYLON
 - 39. POLYESTER
 - 40. ACETATE
 - 41. CRYSTAL
 - 42. QUARTZ
 - 43. GEMSTONE
 - 44. METAL
 - 45. WOOD
 - 46. PLASTIC
 - 47. GLASS
 - 48. PAPER
 - 49. LEATHER
 - 50. RUBBER
 - 51. CLOTH
 - 52. WOOL
 - 53. SILK
 - 54. COTTON
 - 55. LINEN
 - 56. JUTE
 - 57. HEMP
 - 58. FLAX
 - 59. RAYON
 - 60. NYLON
 - 61. POLYESTER
 - 62. ACETATE
 - 63. CRYSTAL
 - 64. QUARTZ
 - 65. GEMSTONE



LINE TABLE

LINE NO.	DESCRIPTION	BEARING	DISTANCE
1	BOUNDARY LINE	N 0° 00' 00" E	100.00
2	EASEMENT	S 0° 00' 00" E	50.00
3	RIGHT-OF-WAY	N 0° 00' 00" E	100.00
4	FENCE	S 0° 00' 00" E	50.00
5	ROAD	N 0° 00' 00" E	100.00
6	RAILROAD	S 0° 00' 00" E	50.00
7	WATER	N 0° 00' 00" E	100.00
8	WOOD	S 0° 00' 00" E	50.00
9	SWAMP	N 0° 00' 00" E	100.00
10	CREEK	S 0° 00' 00" E	50.00
11	RIVER	N 0° 00' 00" E	100.00
12	LAKE	S 0° 00' 00" E	50.00
13	MOUNTAIN	N 0° 00' 00" E	100.00
14	HILL	S 0° 00' 00" E	50.00
15	VALLEY	N 0° 00' 00" E	100.00
16	PLAIN	S 0° 00' 00" E	50.00
17	SAND	N 0° 00' 00" E	100.00
18	CLAY	S 0° 00' 00" E	50.00
19	GRAVEL	N 0° 00' 00" E	100.00
20	ROCK	S 0° 00' 00" E	50.00
21	BRICK	N 0° 00' 00" E	100.00
22	CONCRETE	S 0° 00' 00" E	50.00
23	METAL	N 0° 00' 00" E	100.00
24	GLASS	S 0° 00' 00" E	50.00
25	PAPER	N 0° 00' 00" E	100.00
26	LEATHER	S 0° 00' 00" E	50.00
27	RUBBER	N 0° 00' 00" E	100.00
28	CLOTH	S 0° 00' 00" E	50.00
29	WOOL	N 0° 00' 00" E	100.00
30	SILK	S 0° 00' 00" E	50.00
31	COTTON	N 0° 00' 00" E	100.00
32	LINEN	S 0° 00' 00" E	50.00
33	JUTE	N 0° 00' 00" E	100.00
34	HEMP	S 0° 00' 00" E	50.00
35	FLAX	N 0° 00' 00" E	100.00
36	RAYON	S 0° 00' 00" E	50.00
37	NYLON	N 0° 00' 00" E	100.00
38	POLYESTER	S 0° 00' 00" E	50.00
39	ACETATE	N 0° 00' 00" E	100.00
40	CRYSTAL	S 0° 00' 00" E	50.00
41	QUARTZ	N 0° 00' 00" E	100.00
42	GEMSTONE	S 0° 00' 00" E	50.00

BANKS ENGINEERING

Professional Engineer, Surveyor, and Land Surveyor
Survey License No. 12345

DATE: 11/09/20 PROJECT: 21274 DRAWING: 21274-01 DESIGN: JAS CHECKED: BUC SCALE: 1"=200' SHEET: 1 of 1

CERTIFICATE OF TRANSFERABLE DENSITY CREDITS



CHARLOTTE COUNTY, FLORIDA
Certificate No. CSZ-010A.2A.1.1.1.1A
TRANSFER OF DENSITY FROM
CERTIFICATE No. CSZ-010A.2A.1.1.1



This Certificate is the Property of
Wilmington Land Company

This Certificate was created on November 22, 2021
The Certificate Holder Acquired 49 Units of Density from Andrew Dodd

Certificate Application No.	CSZ-05-07-07
Adopted Resolution No.	2006-004
Date of County Approval	January 10, 2006
Sending Zone Criteria	Restrictive Covenant
Location of Units	Substandard Platted Lots

Jie Shao
Jie Shao, AICP, MCP, Planner, Principal
Comprehensive Planning Division
Community Development Department

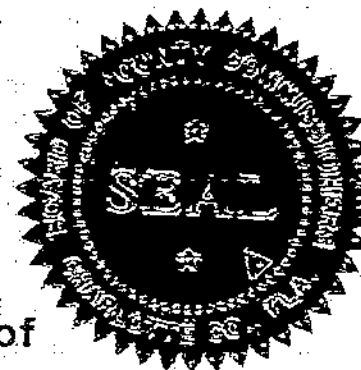


CERTIFICATE OF TRANSFERABLE DENSITY CREDITS



Certificate No. CSZ-060A.1

TRANSFER OF DENSITY FROM
CERTIFICATE No. CSZ-060
CHARLOTTE COUNTY, FLORIDA



This certificate is the property of
Wilmington Land Company

This Certificate was created on October 8, 2021

The Certificate Holder Acquired 30 Units of Density from
Ainger Creek Properties, LLC

Distribution of Units

21 units in Tropical Storm/10 AE Flood Zone
9 units in Category 1/10AE Flood Zone

Jie Shao

Jie Shao, AICP, MCP, Planner, Principal
Comprehensive Planning Division

Community Development Department

Attachment 3
Resolution Number 2022-032

CHG
BCC

RESOLUTION
NUMBER 2022 - 032

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, GRANTING BANKS ENGINEERING FINAL DETAIL SITE PLAN APPROVAL FOR DRC-21-00172 FOR HERITAGE STATION, CONSISTING OF 130 RESIDENTIAL UNITS WITH ASSOCIATED INFRASTRUCTURE, A TOTAL OF 85 ACRES MORE OR LESS OF PROPERTY, AND LOCATED AT 15351 BURNT STORE ROAD, PUNTA GORDA, FLORIDA.

RECITALS

WHEREAS, Banks Engineering ("Applicant") submitted application DRC-21-00172 requesting Final Detail Site Plan approval for Heritage Station, consisting of 130 residential units with associated infrastructure, on 85 acres more or less of property, and located at 15351 Burnt Store Road, in the Punta Gorda area, in Sections 19 and 20 , Township 42 South, Range 23 East, Commission District II, Charlotte County, Florida ("Property"), and more particularly described in Exhibit "A" which is attached hereto and provided herein; and

WHEREAS, the Property was originally rezoned from Agriculture Estates (AE) to Planned Development (PD) on February 21, 2006, pursuant to Ordinance Number 2006-012; and

WHEREAS, subsequent to the adoption of Ordinance Number 2006-12 and the associated PD Concept Plan, the Board, on April 27, 2021, adopted Ordinance Number 2021-013, which approved a major modification to the Planned Development (PD) and its associated Planned Development (PD) conditions; and

WHEREAS, the Charlotte County Site Plan Review committee reviewed Application DRC-21-00172 and has recommended approval with conditions; and

WHEREAS, the Board of County Commissioners of Charlotte County, Florida ("Board") has reviewed Application DRC-21-00172 and the recommendation of the Site Plan Review committee.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Charlotte County, Florida ("Board"):

1. Application DRC-21-00172 is approved with the following conditions:
 - A. As required by Section 3-9-45(d)(5)b.2., Code of Laws and Ordinances of Charlotte County, Florida ("Code"), the projected schedule for the development approved by this Resolution from commencement to buildout shall be as follows:
 - i. Commencement shall begin after approval by the Board.
 - ii. Buildout shall be substantially completed prior to March 23, 2025.
 - B. Development standards shall comply with Ordinance Number 2021-013, as may be amended by the Board.
2. The effective date of this Resolution shall be the date this Resolution is recorded.

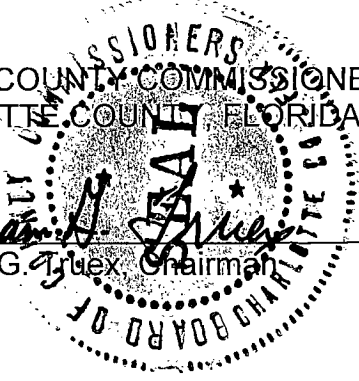
[SIGNATURE PAGE FOLLOWS]

PASSED AND DULY ADOPTED this 22nd day of March, 2022.

BOARD OF COUNTY COMMISSIONERS
OF CHARLOTTE COUNTY, FLORIDA

By: 

William G. Truex, Chairman



ATTEST:

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

By: 

Dawn Johnston
Deputy Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

By: 

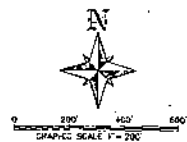
Janette S. Knowlton, County Attorney



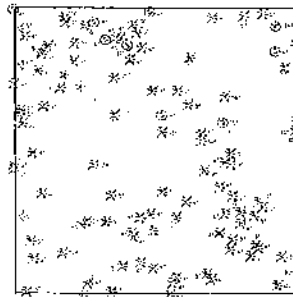
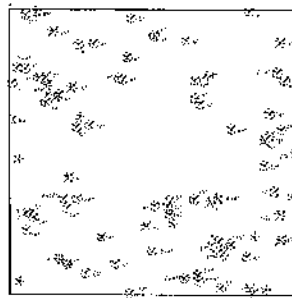
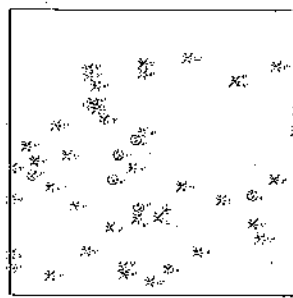
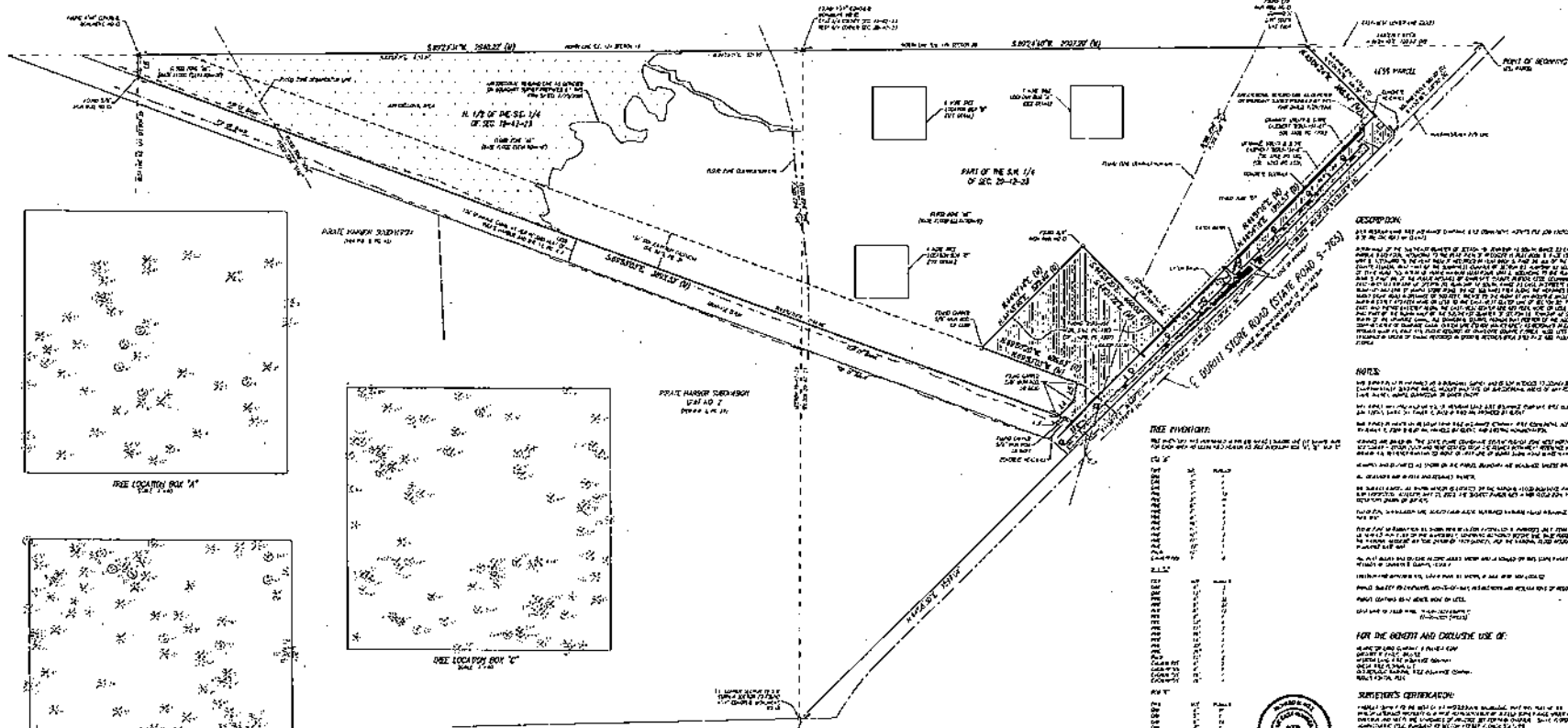
LR2022-0217

SURVEY PLAT

OF A PARCEL OF LAND LYING IN
SECTIONS 19 & 20, TOWNSHIP 42 SOUTH, RANGE 23 EAST,
CHARLOTTE COUNTY, FLORIDA



BY AND FOR THE COUNTY
CLERK OF FLORIDA
DATE: 10-15-2020



DESCRIPTION:
This plat shows the survey of a parcel of land lying in Sections 19 & 20, Township 42 South, Range 23 East, Charlotte County, Florida. The survey was conducted by Banks Engineering, Inc., a professional engineering firm, on October 15, 2020. The survey shows the boundaries of the parcel and the location of the survey points. The survey was conducted in accordance with the Florida Surveying and Mapping Act, Chapter 349, Florida Statutes.

NOTES:
1. The survey was conducted by Banks Engineering, Inc., a professional engineering firm, on October 15, 2020. The survey shows the boundaries of the parcel and the location of the survey points. The survey was conducted in accordance with the Florida Surveying and Mapping Act, Chapter 349, Florida Statutes.
2. The survey was conducted by Banks Engineering, Inc., a professional engineering firm, on October 15, 2020. The survey shows the boundaries of the parcel and the location of the survey points. The survey was conducted in accordance with the Florida Surveying and Mapping Act, Chapter 349, Florida Statutes.
3. The survey was conducted by Banks Engineering, Inc., a professional engineering firm, on October 15, 2020. The survey shows the boundaries of the parcel and the location of the survey points. The survey was conducted in accordance with the Florida Surveying and Mapping Act, Chapter 349, Florida Statutes.

FOR THE BENEFIT AND EXCLUSIVE USE OF:
BANKS ENGINEERING, INC.
1000 N. W. 10th St.
Fort Lauderdale, FL 33304
Phone: (954) 551-1111
Fax: (954) 551-1112
Email: info@bankseng.com
Website: www.bankseng.com

SURVEYOR'S CERTIFICATION:
I, the undersigned, being a duly licensed Professional Engineer in the State of Florida, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the owner of the land surveyed, and that the same has been compared with the original survey and found to be correct.

EXHIBIT
A

LINE	DESCRIPTION	DATE
1	Survey of the land shown on the plat.	10/15/2020
2	Survey of the land shown on the plat.	10/15/2020
3	Survey of the land shown on the plat.	10/15/2020
4	Survey of the land shown on the plat.	10/15/2020
5	Survey of the land shown on the plat.	10/15/2020
6	Survey of the land shown on the plat.	10/15/2020
7	Survey of the land shown on the plat.	10/15/2020
8	Survey of the land shown on the plat.	10/15/2020
9	Survey of the land shown on the plat.	10/15/2020
10	Survey of the land shown on the plat.	10/15/2020

LINE	DESCRIPTION	DATE
1	Survey of the land shown on the plat.	10/15/2020
2	Survey of the land shown on the plat.	10/15/2020
3	Survey of the land shown on the plat.	10/15/2020
4	Survey of the land shown on the plat.	10/15/2020
5	Survey of the land shown on the plat.	10/15/2020
6	Survey of the land shown on the plat.	10/15/2020
7	Survey of the land shown on the plat.	10/15/2020
8	Survey of the land shown on the plat.	10/15/2020
9	Survey of the land shown on the plat.	10/15/2020
10	Survey of the land shown on the plat.	10/15/2020

BANKS ENGINEERING

1000 N. W. 10th St.
Fort Lauderdale, FL 33304
Phone: (954) 551-1111
Fax: (954) 551-1112
Email: info@bankseng.com
Website: www.bankseng.com

DATE	PROJECT	ISSUANCE	DISPOSAL	OWNER	SCALE	SHEET
10/15/2020	3142M	3142M-11	25	B/C	1"=200'	1 of 1



Qualifications of Jie Shao

Position: Principal Planner

Years with Charlotte County: 21

Position Summary & Experience: I have worked as a Planner for Charlotte County Community Development Department since January 2004. My main duties include reviewing and making recommendations on plan amendments, zoning map changes and text amendments to the County's Comprehensive Plan, and amendments to the County's Land Development Regulations. I prepare and present staff reports and recommend actions to the Planning and Zoning Board and the Board of County Commissioners.

I evaluate Site Plan Review applications specifically related to development within Development of Regional Impacts for consistency with the County's Comprehensive Plan and Development Orders. I review all development within the Planned Development zoning district. I review applications for establishment of Community Development Districts, applications under the Transfer Density Units (TDU) program and track all TDUs.

In addition, I created the US 41 Zoning District Overlay Code in 2004. I worked with the planning Advisory Committee to successfully create the Little Gasparilla Island Community Plan in 2007 and also created the Little Gasparilla Island Zoning District Overlay Code and the Bridgeless Barrier Island Zoning District in 2013. As a project manager, I successfully completed the US 17 Corridor Planning Study in 2009-2010. I served as a liaison for the South Gulf Cove Advisory Committee and the Little Gasparilla Island Advisory Committee in 2006-2009. I hosted roundtable meetings to solicit public's input. As a team member, I revised and rewrote the County's Land Development Regulations in 2013-2014. Further, I worked on the County's Comprehensive Plan rewrite in 2009-2010, and EAR-based amendments for the County's Comprehensive Plan in 2007, 2014, and 2022.

Education:

- September 1997 to December 2001
University of Cincinnati; Cincinnati, Ohio; Obtained a M.S. degree in Community Planning
- September 1986 to July 1990
Chongqing University China; Obtained a B.S. degree in Architecture

Professional Associations and Certifications:

- AICP, American Association of Certified Planners since 2017
- American Planning Association (APA), Member since 2004

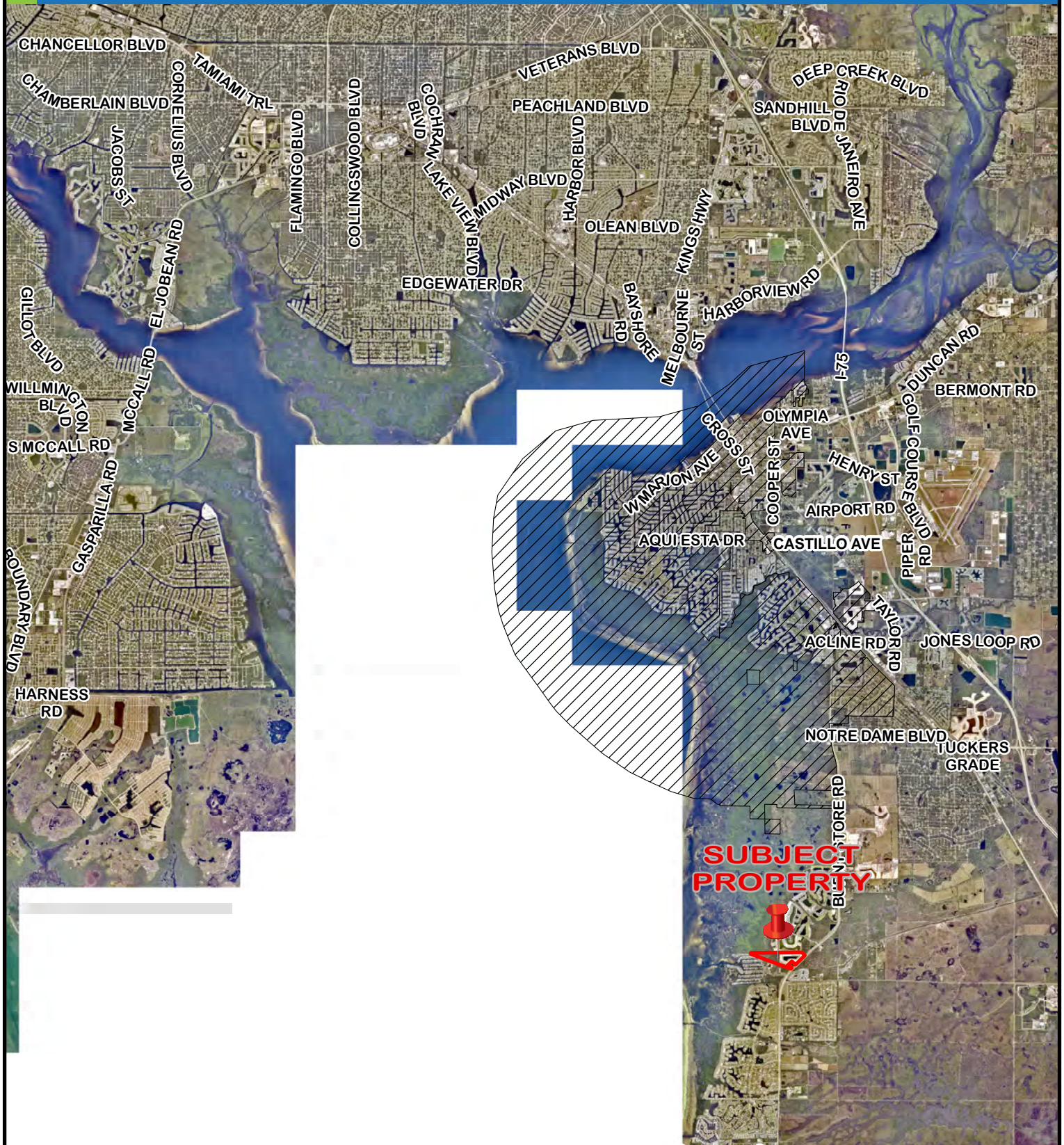
Related Past Experience:

- Planner, Architectural Graphics Designer, University Instructor in Architecture, Suzhou Planning Bureau/Institute of Urban Construction & Environmental Protection (1990-1994)

Exhibit 1

CHARLOTTE COUNTY

Location Map for TDU-25-02



19,20/42/23 South County



This map is a representation of compiled public information. It is believed to be an accurate and true depiction for the stated purpose, but Charlotte County and its employees make no guarantees, implied or otherwise, to the accuracy, or completeness. We therefore do not accept any responsibilities as to its use. This is not a survey or is it to be used for design. Reflected Dimensions are for informational purposes only and may have been rounded to the nearest tenth. For precise dimensions, please refer to recorded plats and related documents.

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CHARLOTTE COUNTY

Area Image for TDU-25-02



CHARLOTTE COUNTY
Community Development

**SUBJECT
PROPERTY**

19,20/42/23 South County



(NOT TO SCALE)

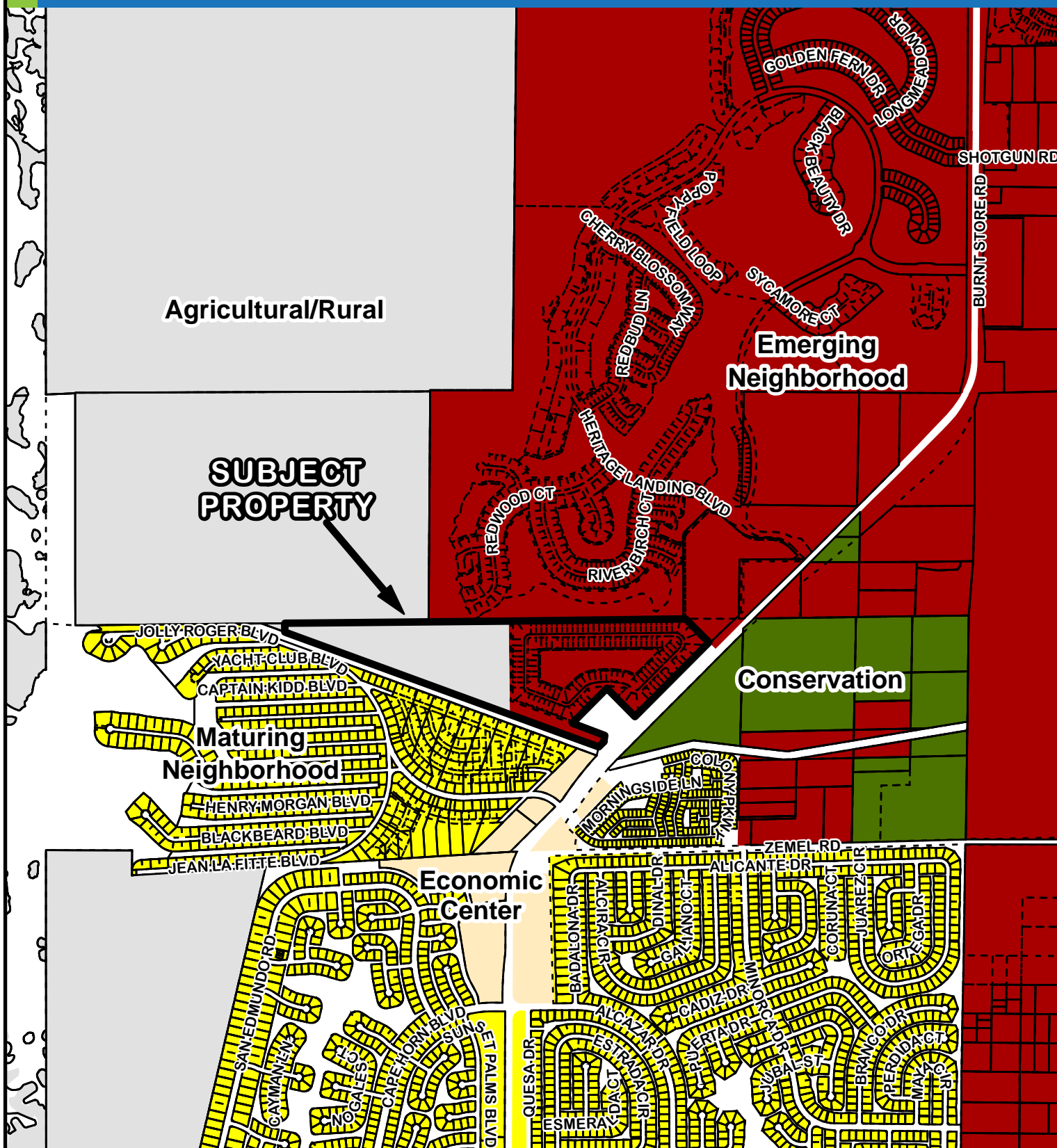
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CHARLOTTE COUNTY

Framework for TDU-25-02



19,20/42/23 South County



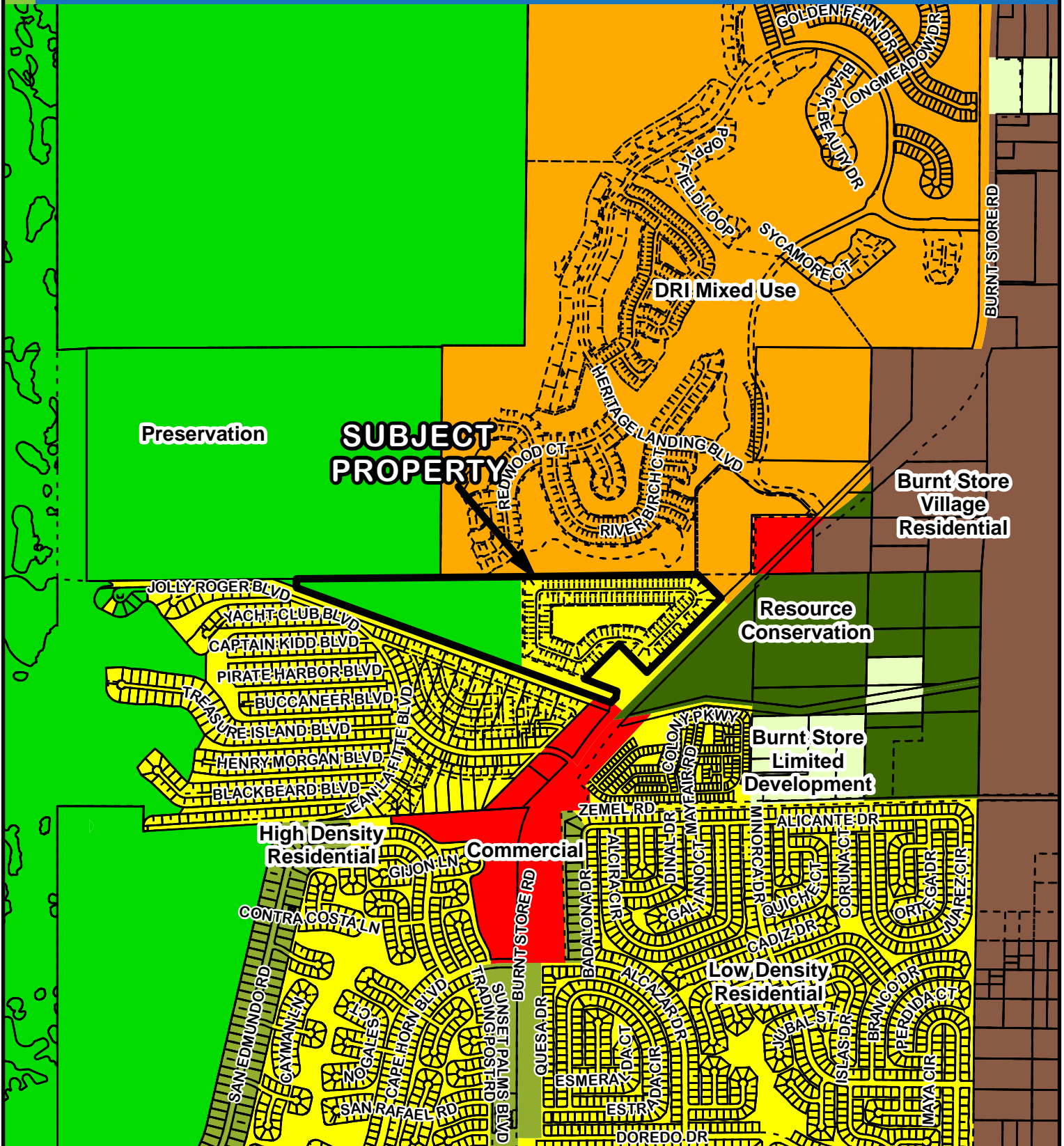
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CHARLOTTE COUNTY

FLUM Designations for TDU-25-02



19,20/42/23 South County



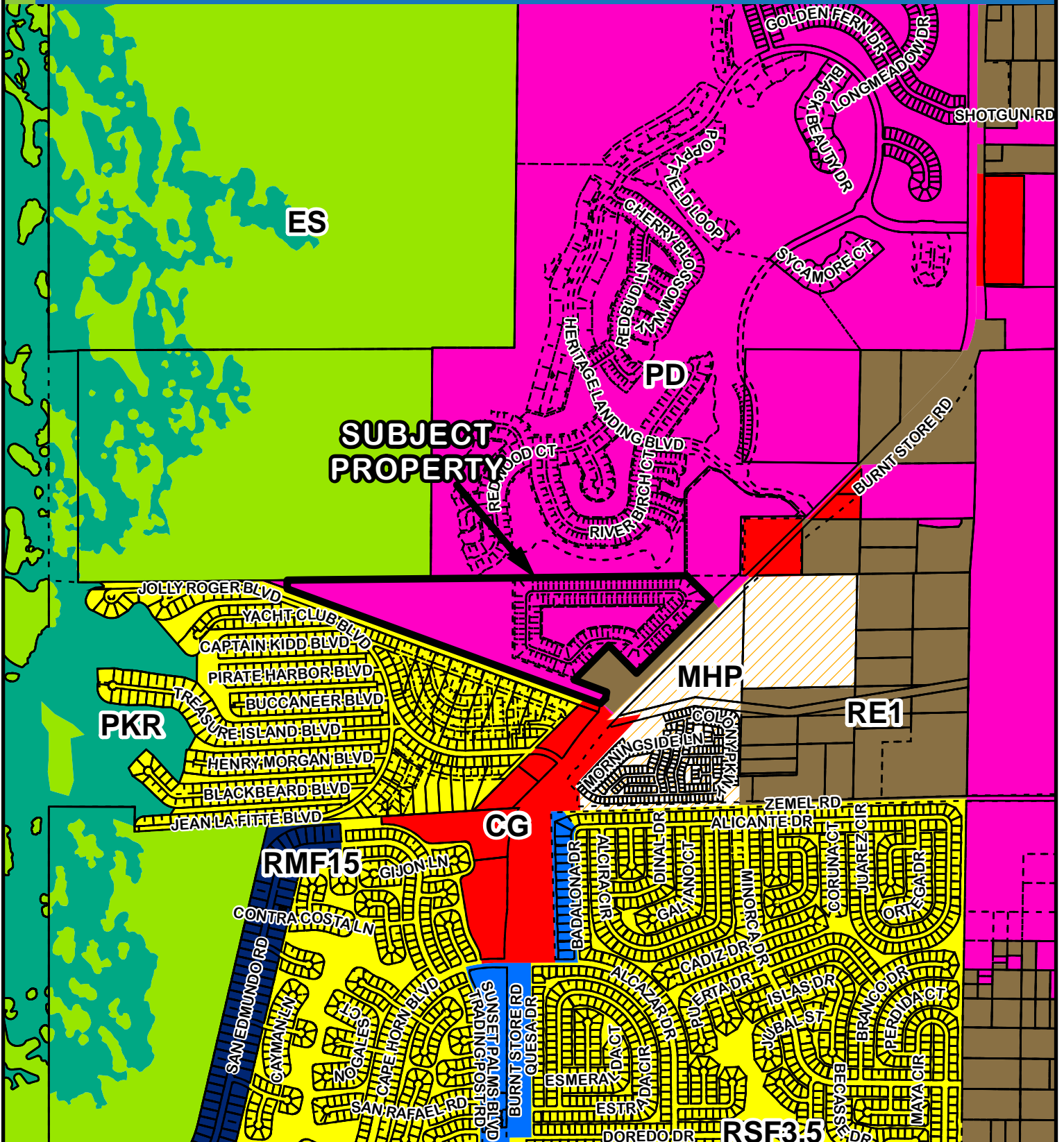
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CHARLOTTE COUNTY

Zoning Designations for TDU-25-02



19,20/42/23 South County



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