



DRC-25-075

(BCC Land Use Meeting 07-28-2026)

Southwest Engineering & Design/Waterside
Phase I Restoration



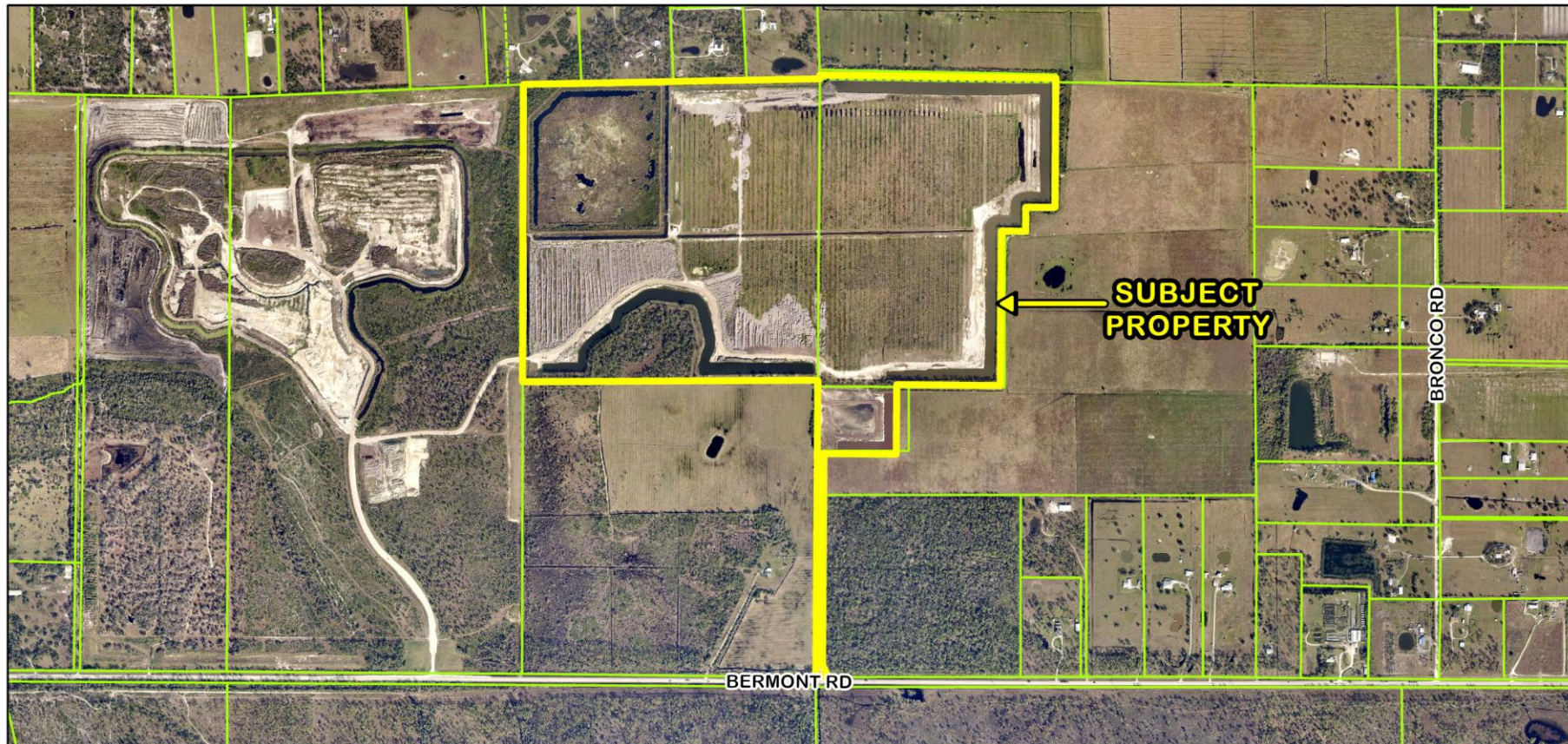
CHARLOTTE COUNTY
FLORIDA

DRC-25-075

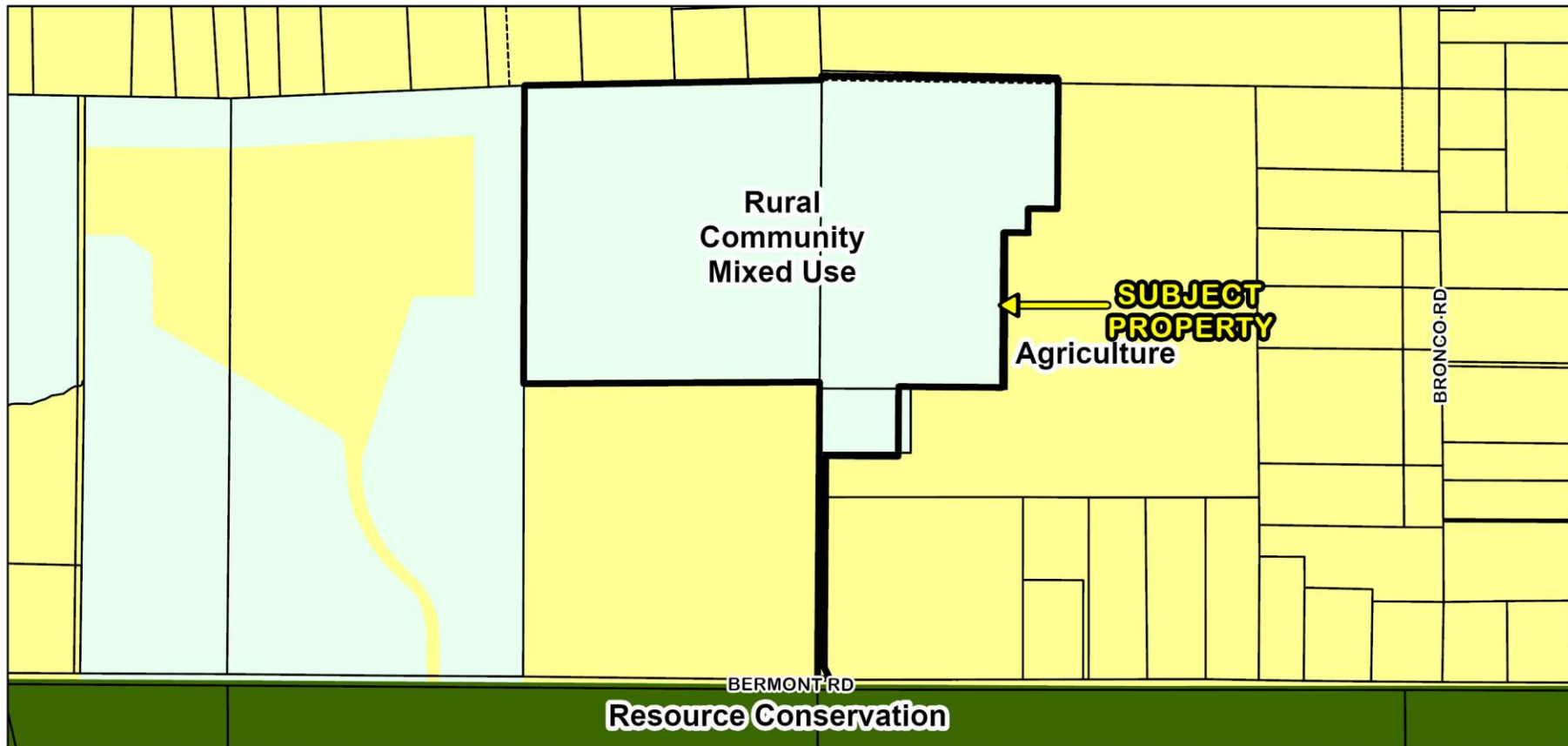
- Southwest Engineering & Design is requesting PD Final Detail Site Plan approval for the Waterside Restoration Project. This project site contains 293.31± acres and is located at 33150 and 32990 Bermont Road, in the East County area.
- Located in Commission District I

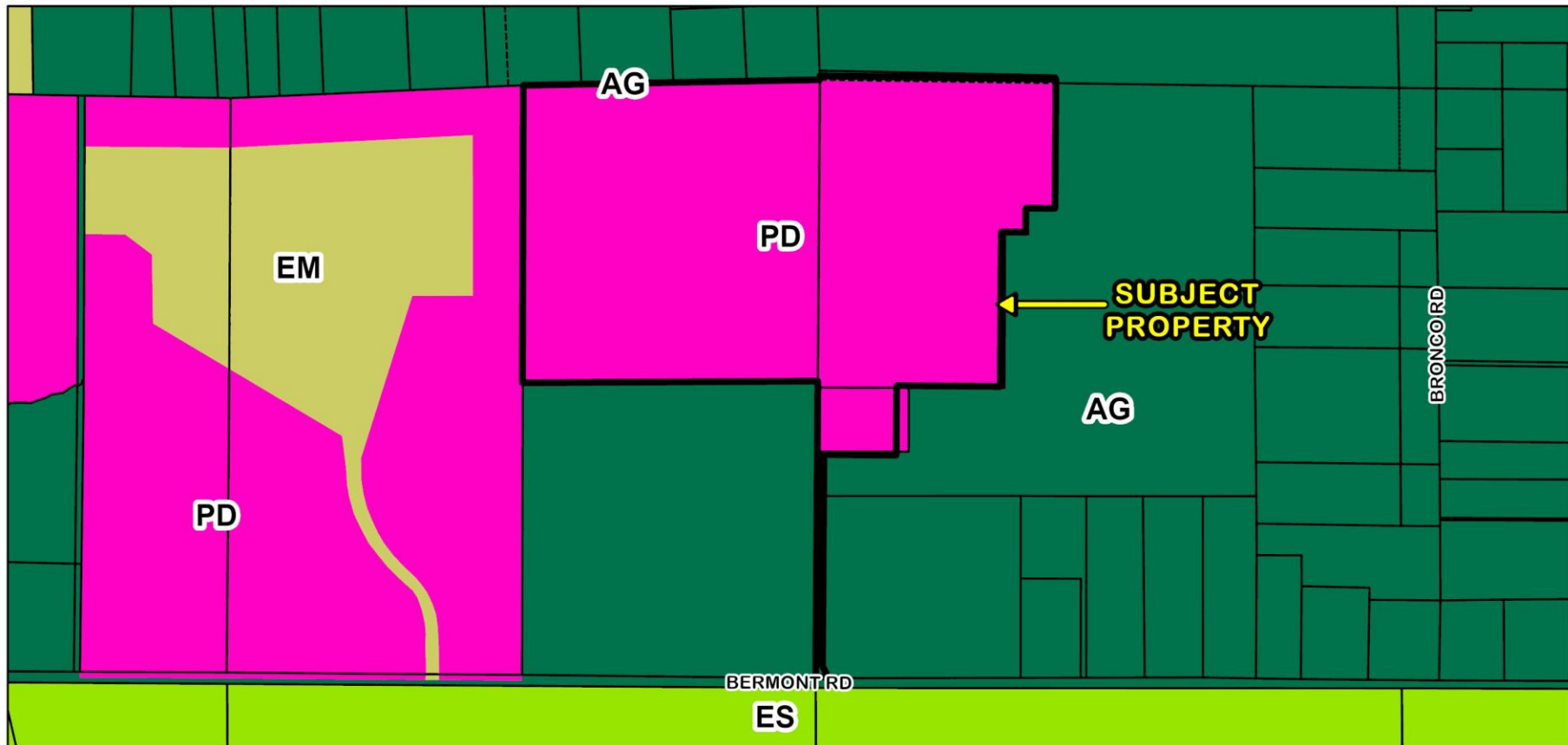






DRC-25-075 Area Image





Approved Development via Ordinance No. 2023-020

a. The development consists of two phases as shown on the proposed General PD Concept Plan (Attachment 1: General PD Concept Plan - Waterside Restoration Overall PD Site Plan), prepared by Southwest Engineering & Design, signed September 14, 2022, and revised January 18, 2023.

Approved Development via Ordinance No. 2023-020

b. Permitted activities and uses for Phase I:

- i. A restoration project is allowed within the boundary of Phase I as shown on the proposed General PD Concept Plan (Attachment 1: General PD Concept Plan – Waterside Restoration Overall PD Site Plan), with such modifications as may be required to meet the conditions of the PD zoning district. In addition, the conditions/comments indicated in the Site Plan Review (DRC-22-00125) letter dated August 29, 2022, revised September 20, 2022, shall be met. Such General PD Concept Plan shall be valid until a Final Detail Site Plan is approved per Section 3-9-45, PD. ***Final Detail Site Plan approval is required prior to the commencement of the restoration project and shall be limited to a term of ten (10) years, calculated from the date of Final Detail Site Plan approval.***
- ii. ***An abandoned orange grove to be restored with native trees and understory vegetation.***

Approved Development via Ordinance No. 2023-020

b. Permitted activities and uses for Phase I:

iii. ***A native plant nursery located in the area identified as Nursery/Tree Farm*** on the proposed General PD Concept Plan (Attachment 1: General PD Concept Plan – Waterside Restoration Overall PD Site Plan).

iv. ***Removing the old citrus trees and excavating the area to remove soil depleted from decades of agricultural use.***

v. ***Refilling with mulched vegetation to create compost for replanting native trees.***

vi. ***Stockpile of excavated materials will be located in the area identified as “Stock Pile”*** on the proposed General PD Concept Plan (Attachment 1: General PD Concept Plan - Waterside Restoration Overall PD Site Plan). ***The maximum height of the stockpile shall be no more than 30 feet.***

vii. Accessory uses, including but not limited to Office, scale house, and staging and equipment storage area.

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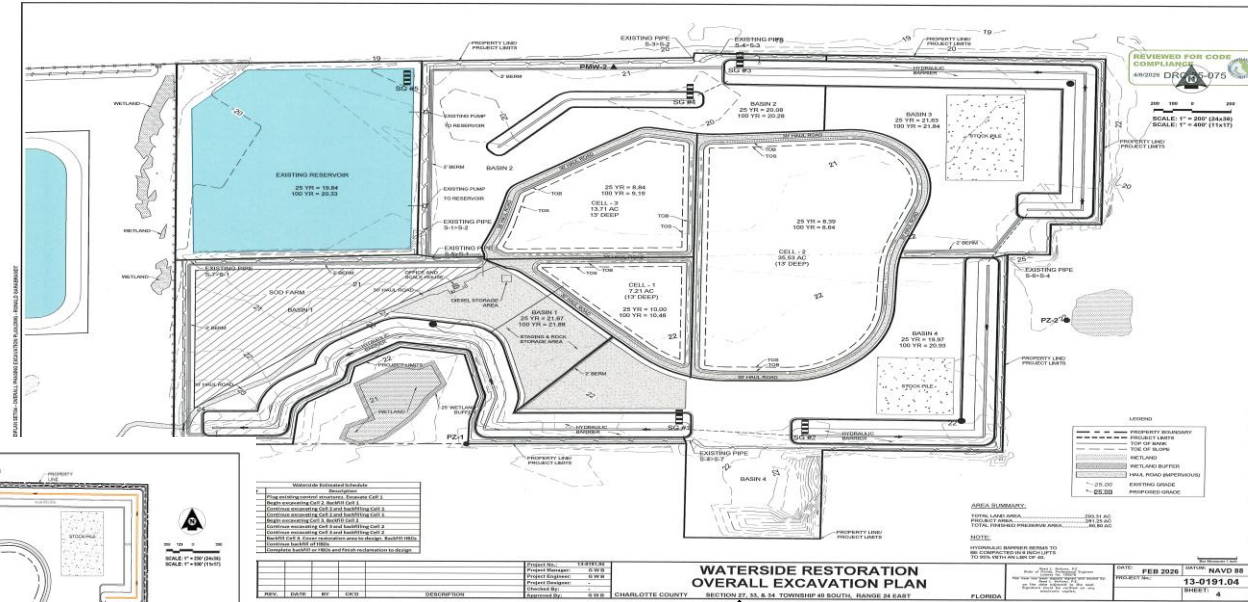
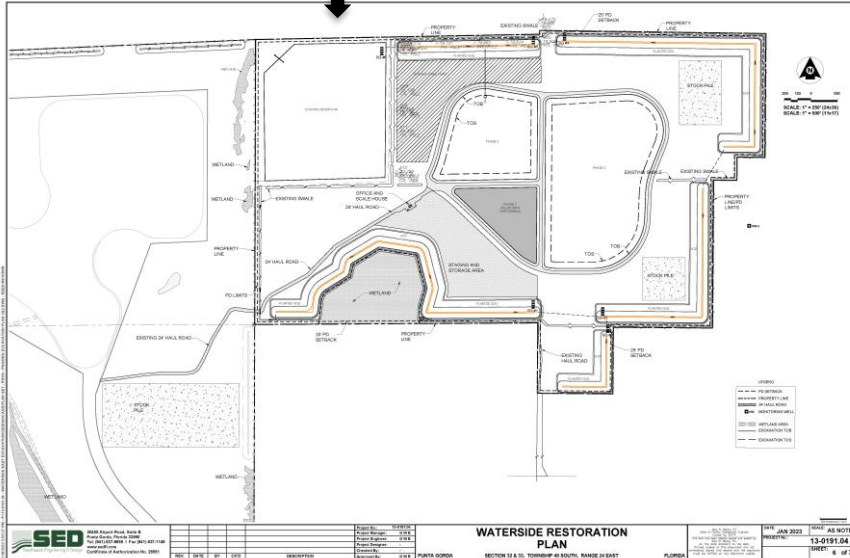
c. Permitted activities and uses for Phase II:

i. ***Existing mulching operation is part of an approved existing commercial excavation permit*** (Excavation Permit Number 07-EX-15) located on land owned by the applicant and surrounded by the subject property.

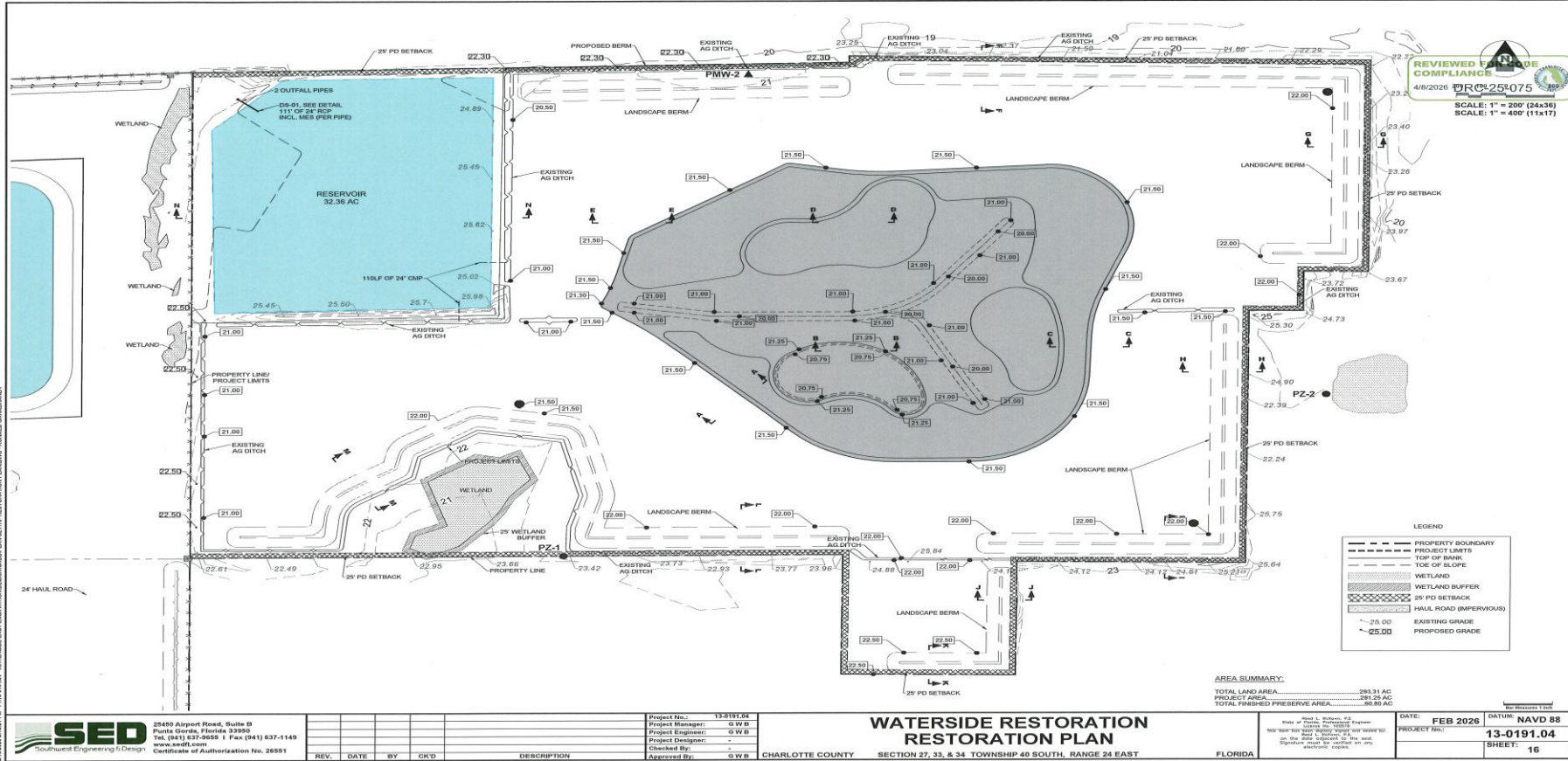
d. ***A subsequent major modification to this Planned Development (PD) rezoning shall be required in order to implement the “Bermont Road Partnership Master Development Plan”*** approved via Ordinance Number 2011-021 and as set forth in Future Land Use (FLU) Appendix VIII: Rural Community Mixed Use Master Plan, for the subject property.



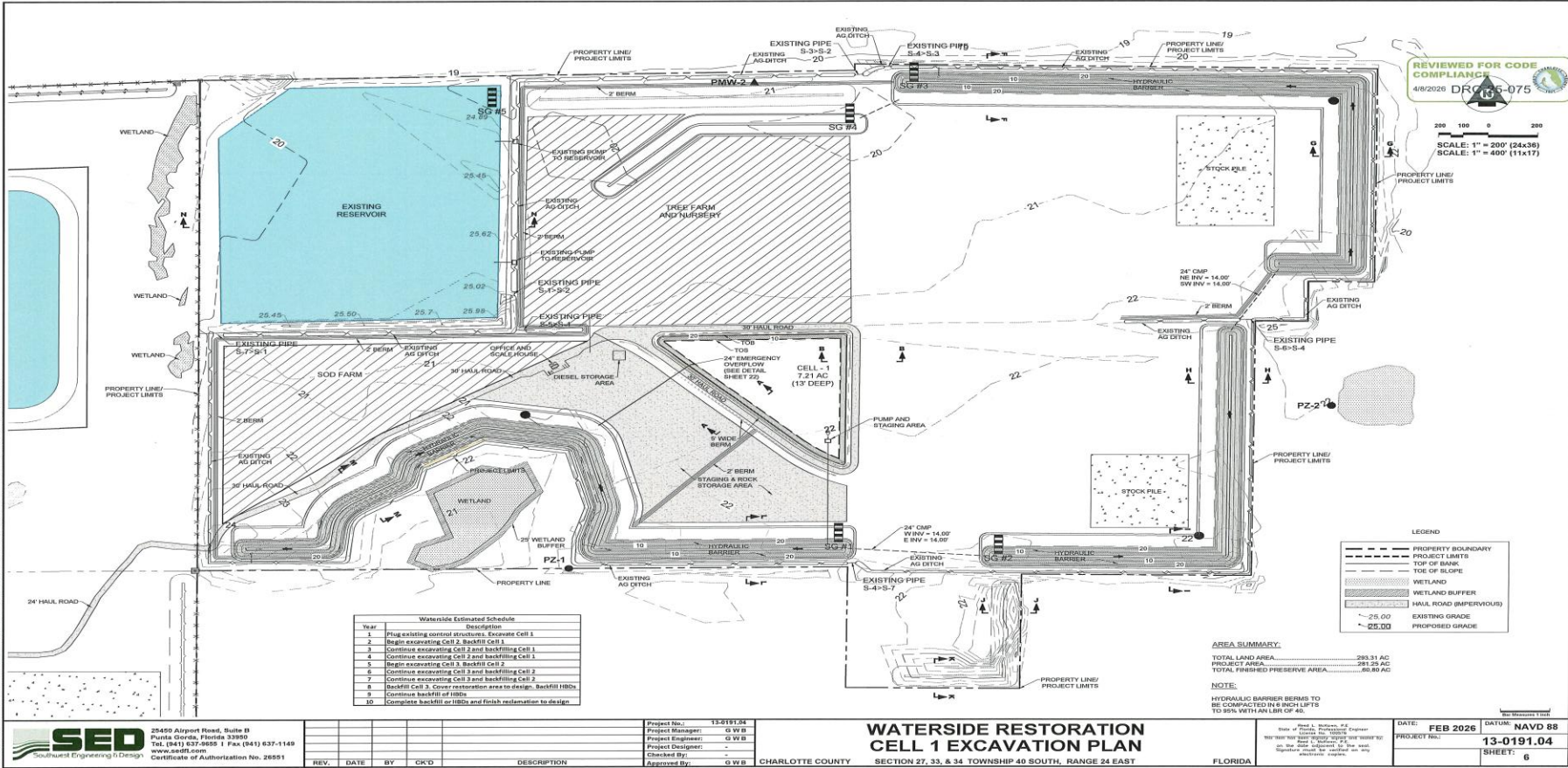
Adopted General PD Concept Plan



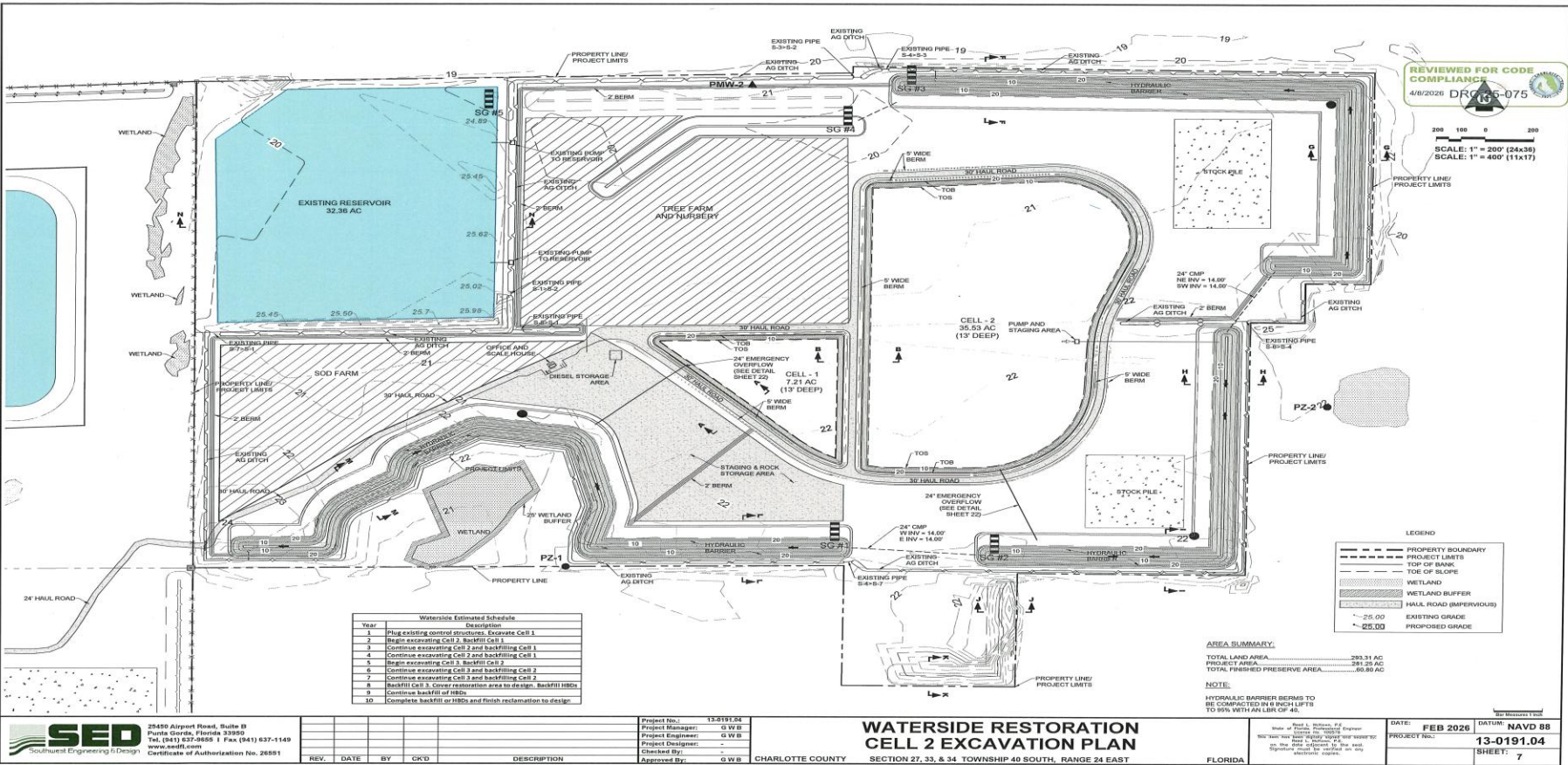
Proposed PD Final Detail Site Plan



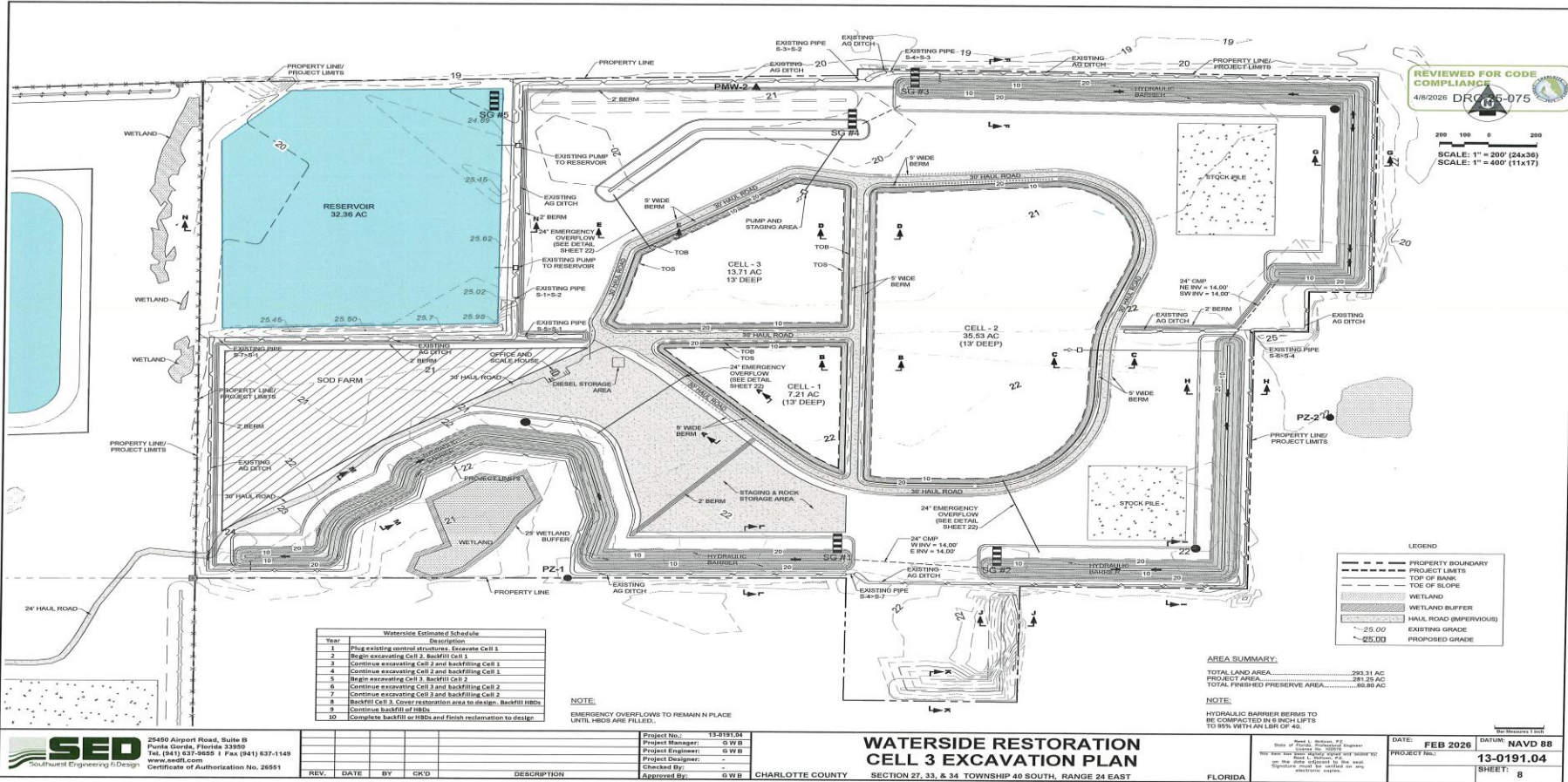
202502-210191-04 WATERSIDE EAST EXCAVATION RESTORATION CELL 1 EXCAVATION PLAN - REVISED - JONAS DAMBART



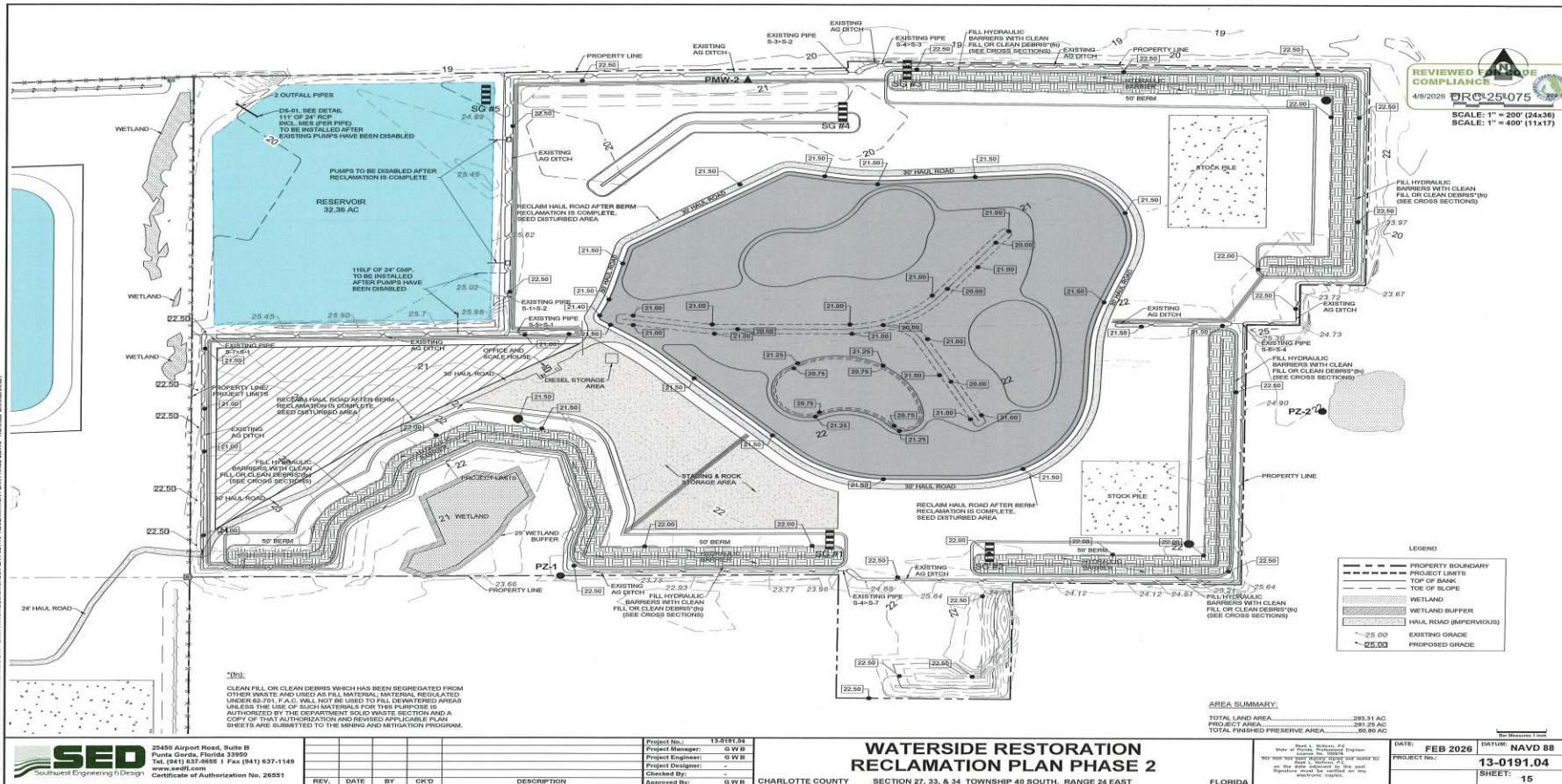
SECTION 27, 33, & 34, TOWNSHIP 40 SOUTH, RANGE 24 EAST



20250212137 PRJ-01543114- WETLANDS EAST EXCAVATION/CONSTRUCTION - CELL 3 TOWNSHIP 40 SOUTH, RANGE 24 EAST



PROJECT NO. 13-0191-04, WATER-SIDE EAST TOWNSHIP 40 SOUTH, RANGE 24 EAST, RECLAMATION PLAN PHASE 2, DONALD GARRABANT



Approved PD Condition via Ordinance No. 2023-020

m. Final Detail Site Plan approval shall be conditioned on ***such plan including a mitigation plan to reduce sound, odor and dust.***

- The applicant submitted the following documents, which are included in the file named 13_ApplicantMitigationPlan:
 - Noise Mitigation Measures
 - Odor Prevention and Response Measures
 - Dust Suppression and Air Quality Protection
 - Surface and Groundwater Monitoring Plan