

PD-26-01 (Quasi-Judicial)

(Adoption Hearing BCC Land Use Meeting 05-26-2026)

Taylor Morrison of Florida, Inc.



CHARLOTTE COUNTY
FLORIDA

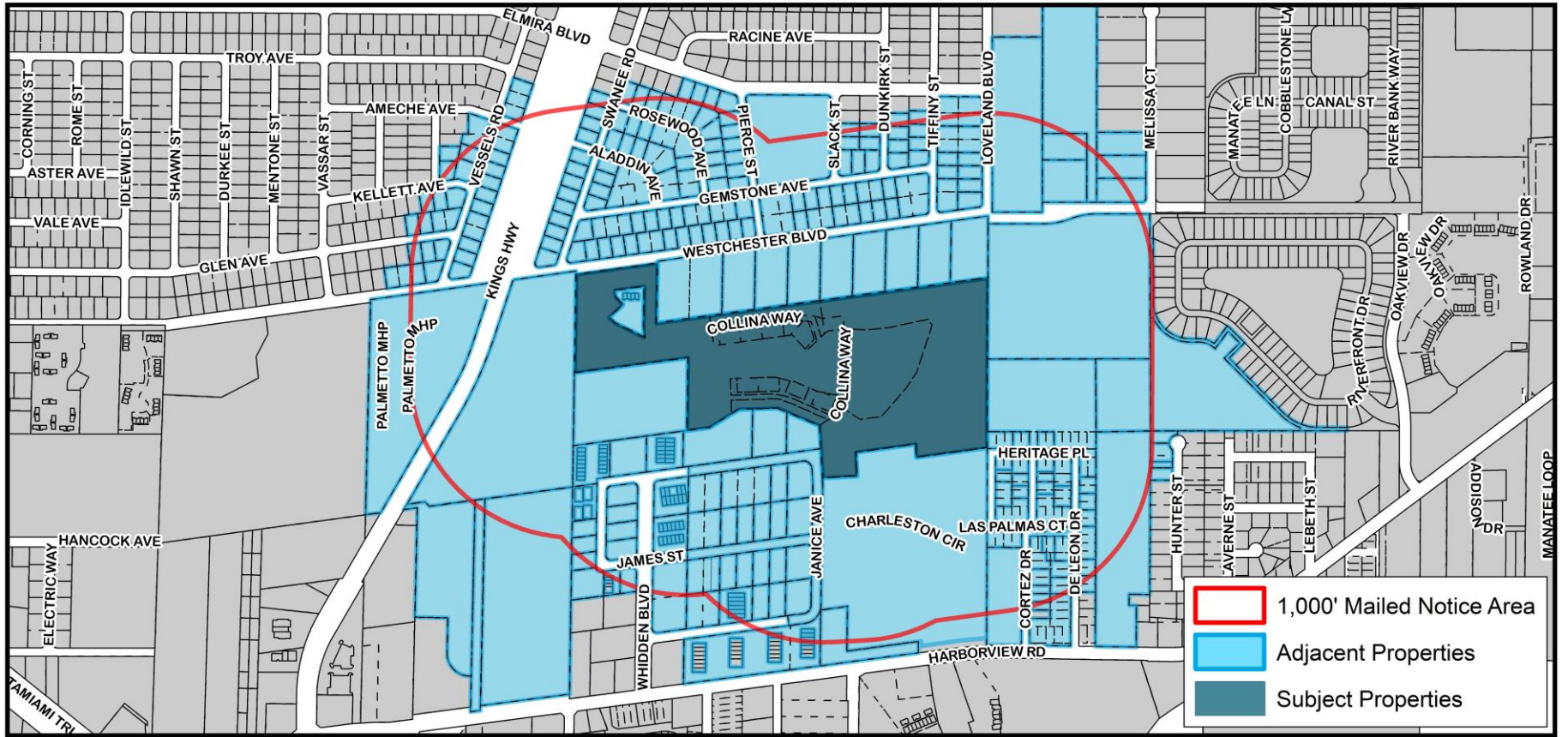
Proposed Changes

A rezoning from Planned Development (PD) to PD; this is a major modification to Ordinance Number 2023-003 by amending PD conditions “a”, “b”, and “c” , in order to:

- Add single-family attached as a permitted use
- Increase the approved residential development rights from 208 units to 212 units; however, the base density is 212 units, and no transfer of density units is required.

Adopting the Bella Via PD Concept Plan for development in Phase 2

The property is located in Commission District I.

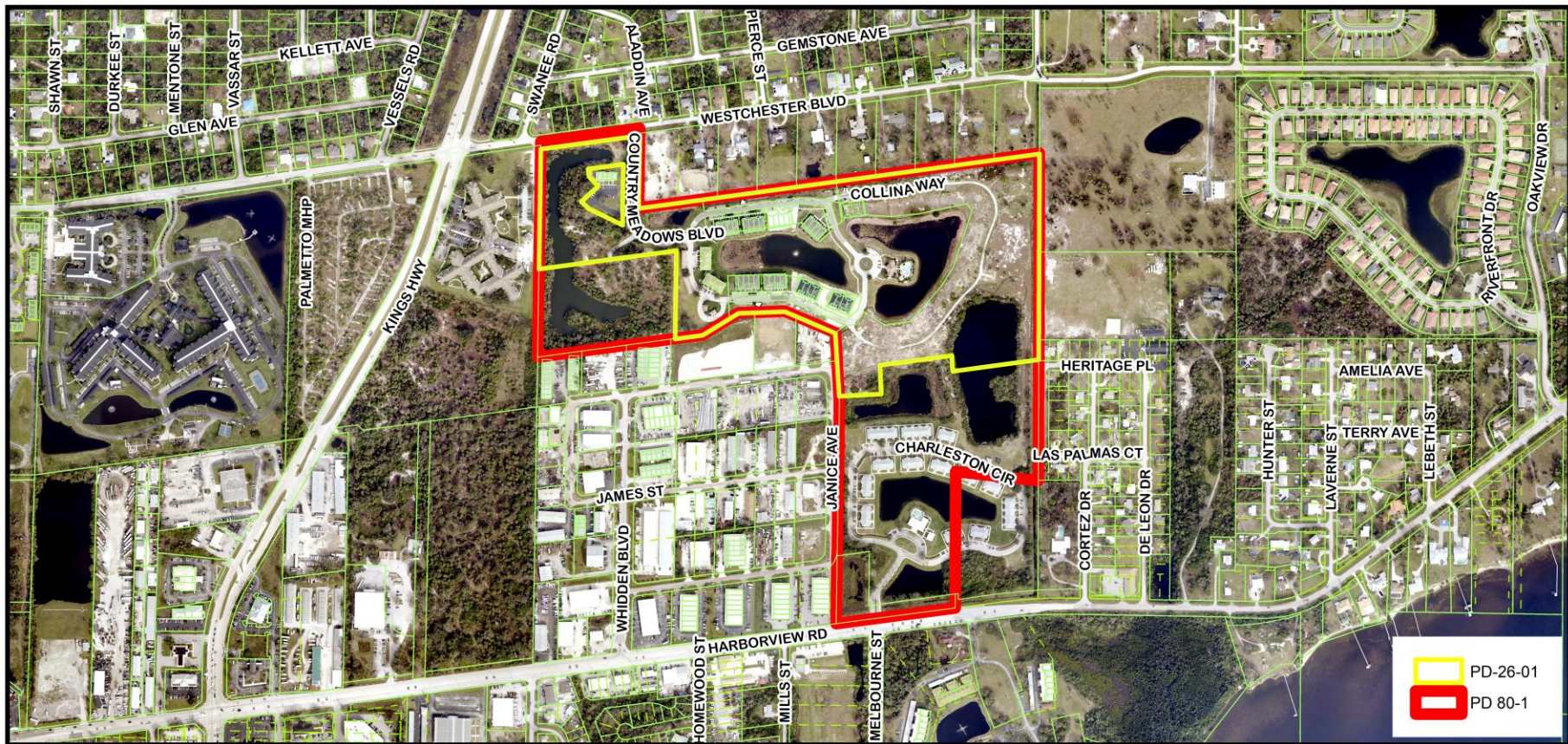


PD-26-01 1,000' Mailed Notice Map

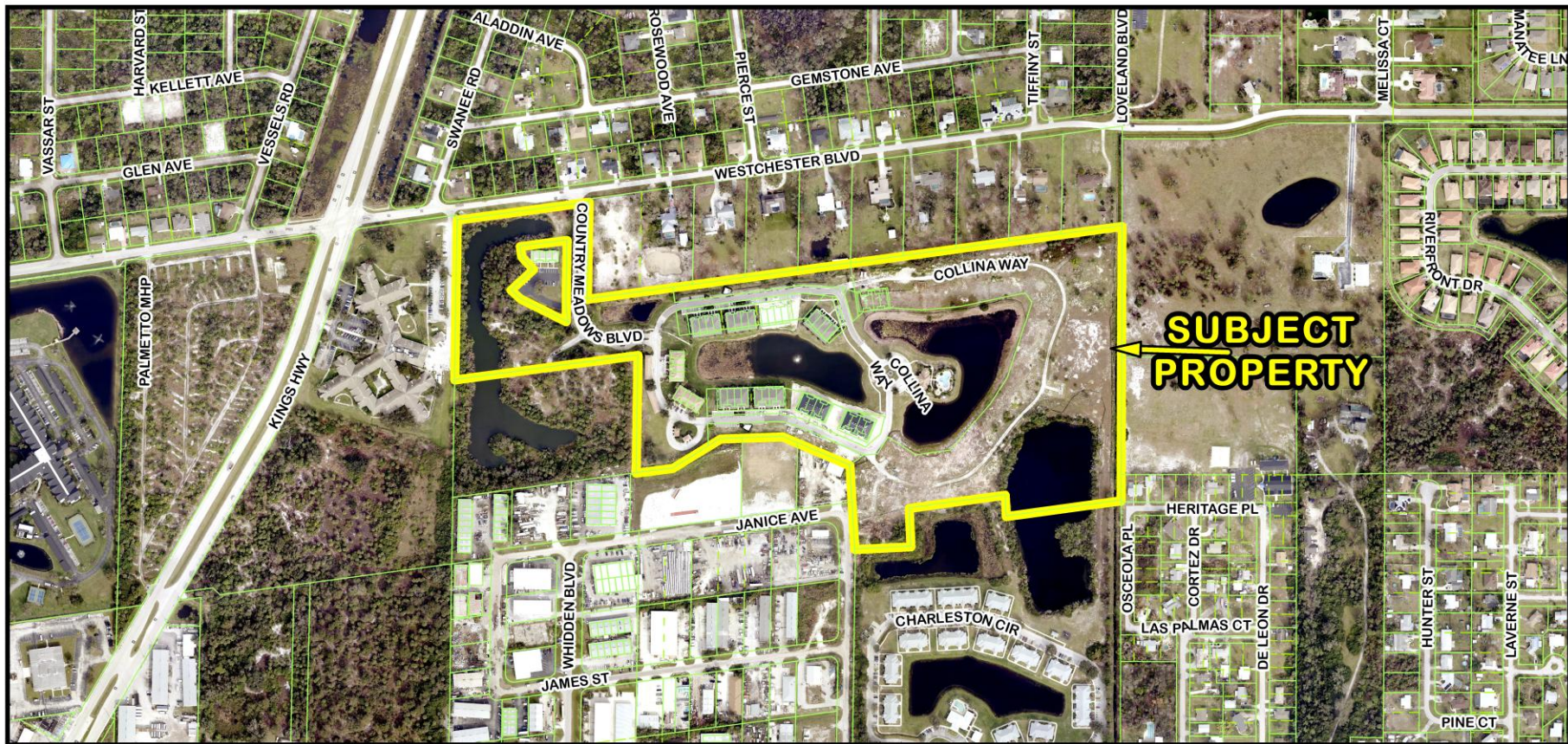


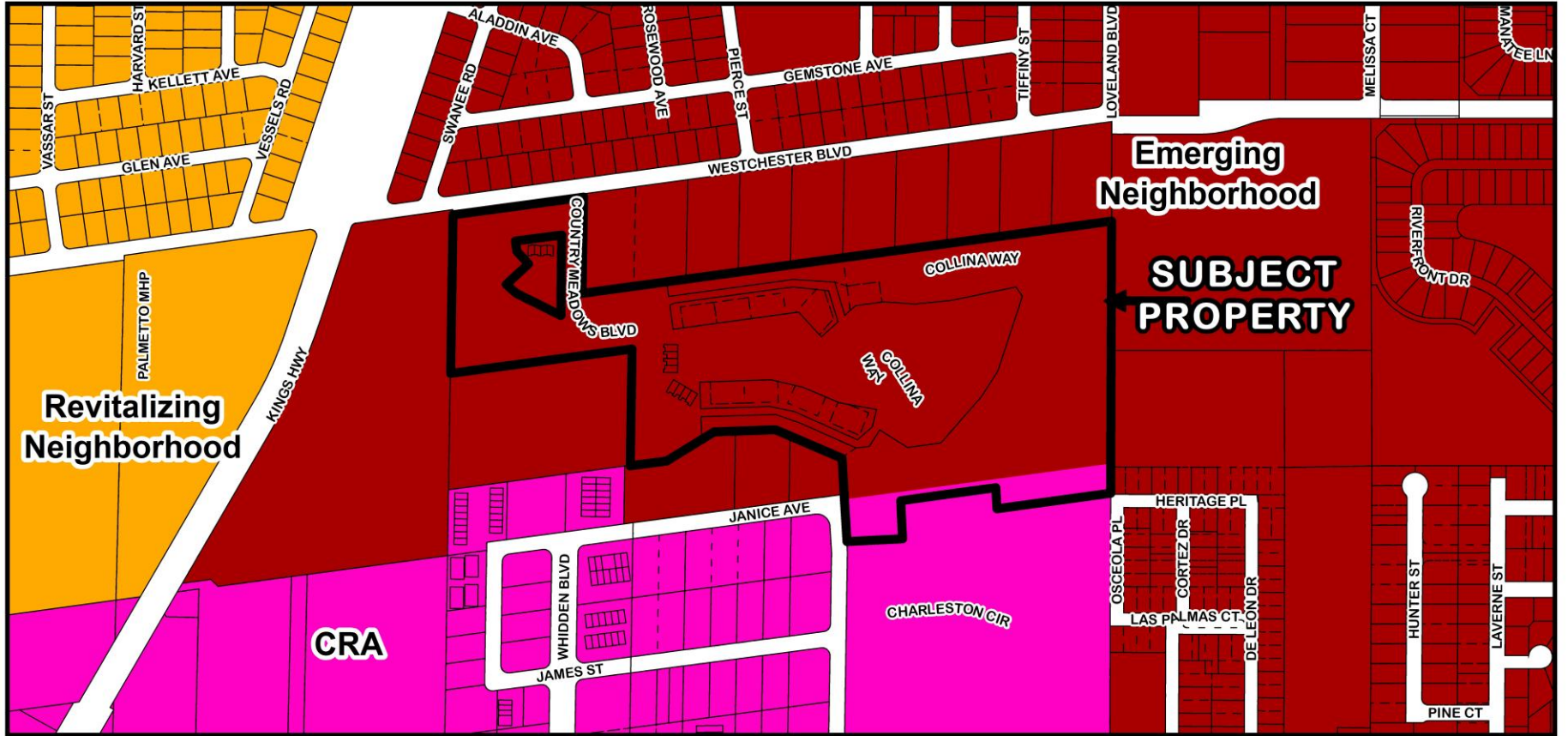
PD-26-01 Location Map



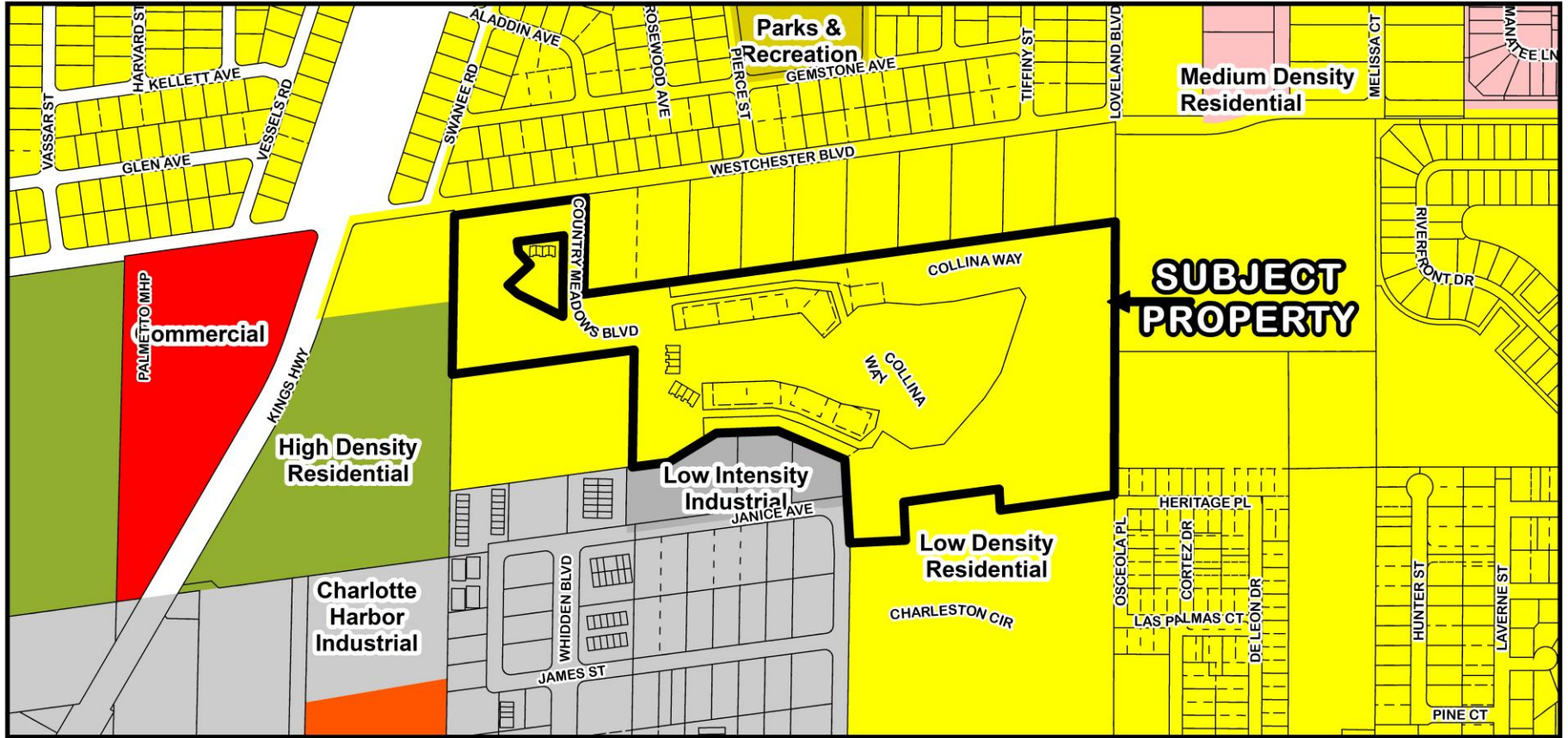


PD-26-01 and PD 80-1 Area Image

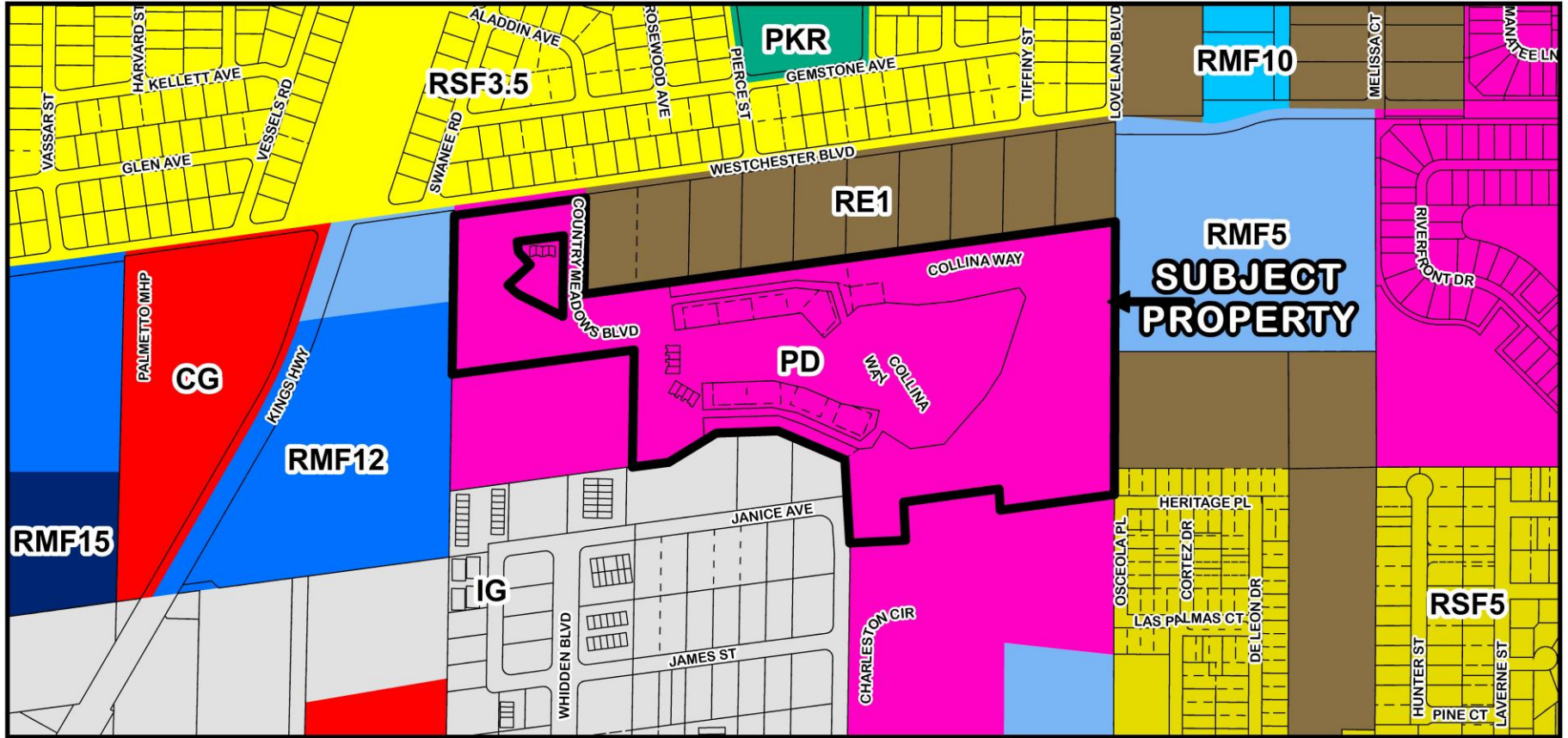




PD-26-01 Framework



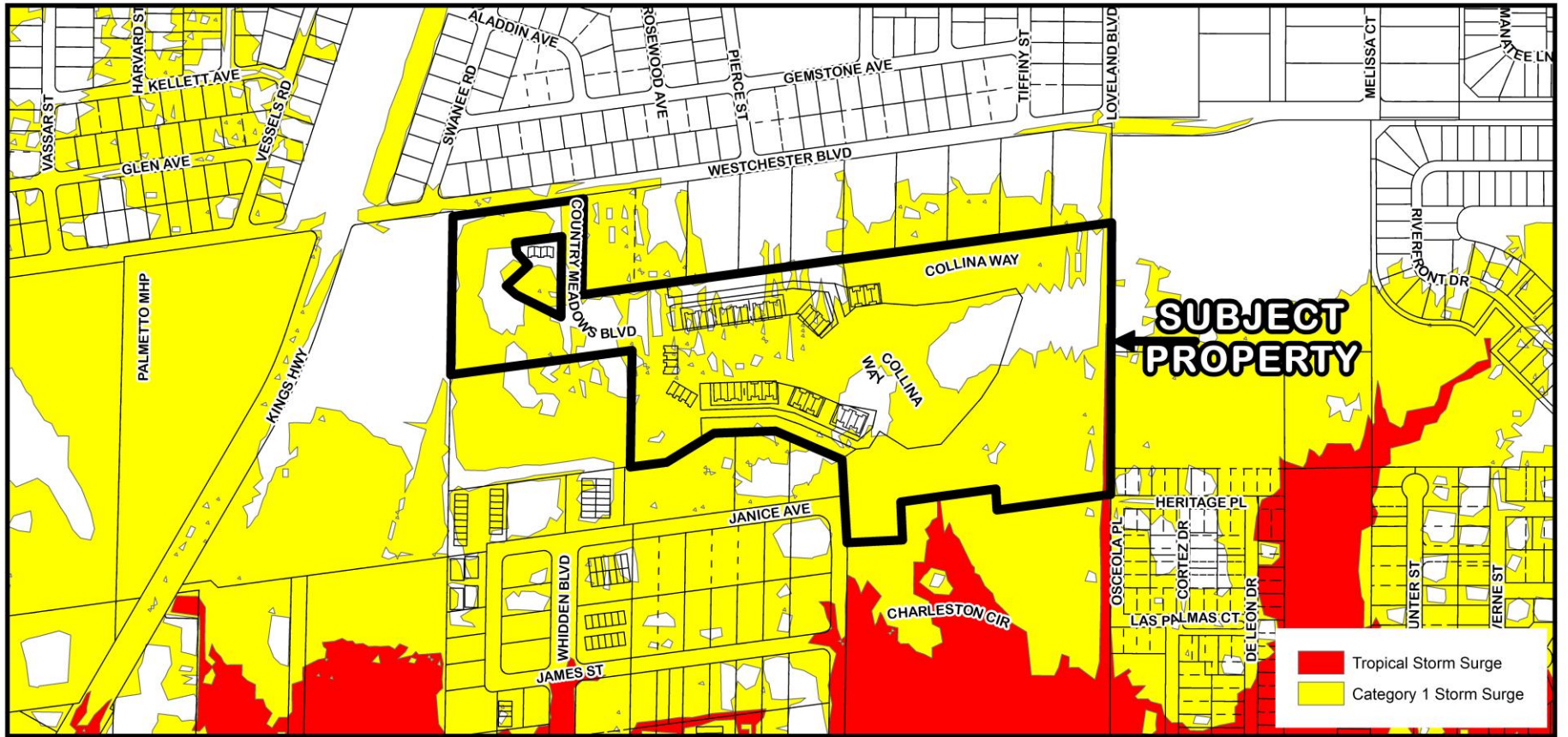
PD-26-01 FLUM Designations

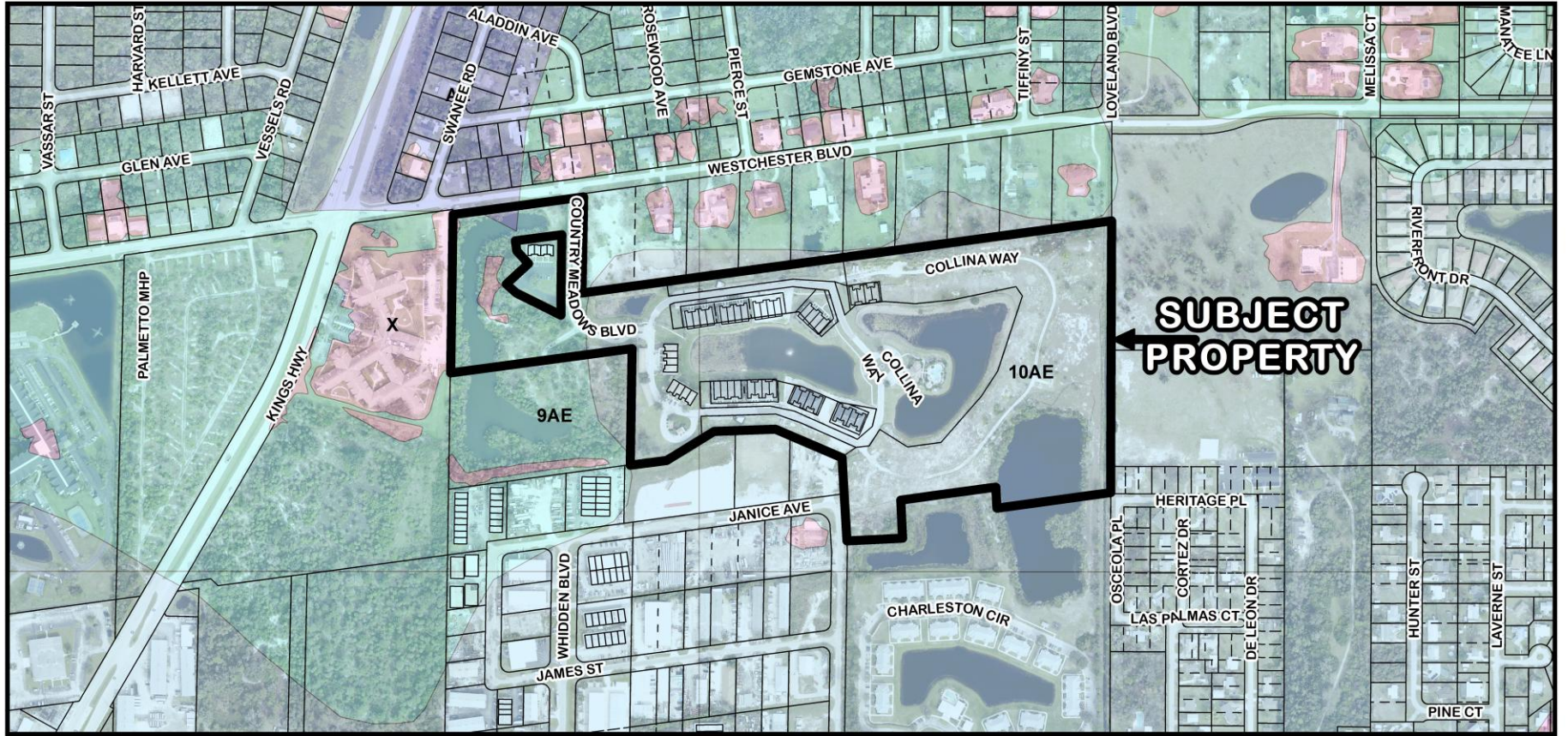


PD-26-01 Zoning Designations

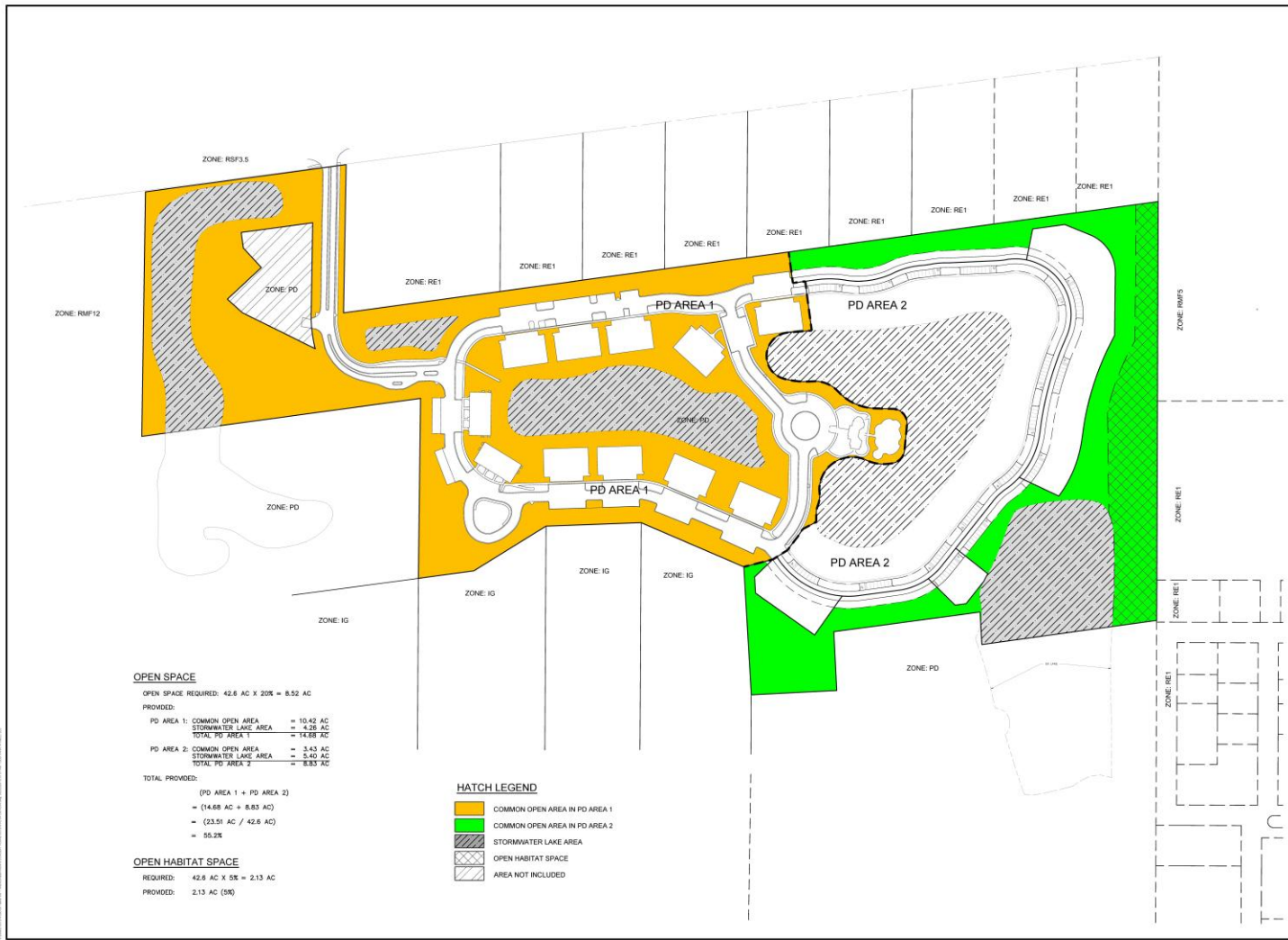
Approved and Proposed Development Rights

	Originally Approved Development Rights in 1980	Development Rights Approved for the Subject Property in 2006	Development Rights Approved for the Subject Property in 2023	Proposed Development Rights for the Subject Property
Total Acreage	76.00	42.62	42.62	42.62
Residential (Units)	493	212	212 base density / construction of 208 units	212
	336 Garden apartments and 157 cluster villas	212 multi-family	208 multi-family units	212 (multi-family or single-family attached)





13 PD-26-01 Flood Zones (Subject Property - 9AE and 10AE Zones)



OPEN SPACE

OPEN SPACE REQUIRED: 42.6 AC X 20% = 8.52 AC

PROVIDED:

PD AREA 1: COMMON OPEN AREA	= 10.42 AC
STORMWATER LAKE AREA	= 4.25 AC
TOTAL PD AREA 1	= 14.68 AC
PD AREA 2: COMMON OPEN AREA	= 3.43 AC
STORMWATER LAKE AREA	= 5.40 AC
TOTAL PD AREA 2	= 8.83 AC

TOTAL PROVIDED:

(PD AREA 1 + PD AREA 2)
 = (14.68 AC + 8.83 AC)
 = (23.51 AC / 42.6 AC)
 = 55.2%

OPEN HABITAT SPACE

REQUIRED: 42.6 AC X 0% = 2.13 AC

PROVIDED: 2.13 AC (50%)

HATCH LEGEND

- COMMON OPEN AREA IN PD AREA 1
- COMMON OPEN AREA IN PD AREA 2
- STORMWATER LAKE AREA
- OPEN HABITAT SPACE
- AREA NOT INCLUDED



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OPEN SPACE EXHIBIT

BELLA VIA
 CHARLOTTE COUNTY, FLORIDA
 TAYLOR MORRISON OF FLORIDA, INC.

DATE: _____	SCALE: _____
DESIGNER: _____	CHECKER: _____
DRAWN BY: _____	APPROVED BY: _____
PROJECT NUMBER: _____	SHEET TITLE: _____
BOOK AND PAGE: _____	DATE: _____

SHEET NO. **4**

