

MEMORANDUM

Date: 8-29-25

To: Honorable Board of County Commissioners

Planning & Zoning Board

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

qualifications)

Subject: PD-25-09, a petition to amend Planned Development (PD) condition "m" as

established in Ordinance Number 2024-017

Applicant

KL Westport Expansion LLC, 105 NE 1st Street, Delray Beach, FL 33444

Request

A request for a rezoning from Planned Development (PD) to PD. This is a major modification to Ordinance Number 2024-017 (Attachment 1), by amending the adopted PD condition "m" in order to modify the requirements of the "natural buffer with 25 feet in width".

History and Purpose of this Petition

On March 28, 2023, the Board of County Commissioners (Board) approved Ordinance Number 2023-015 (Attachment 2) for a Planned Development (PD) rezoning for approximately 630.82 acres of lands. As part of the application, the Board specifically adopted the requirement of a "Natural Buffer" as PD condition "m", which did not define in sufficient detail the term "natural buffer".

On May 28, 2024, the Board approved Ordinance Number 2024-017 (Attachment 1) to specifically define the required "natural buffer" in order to ensure the visibility of the commercial development along SR 776 and to provide some flexibility to the number and location of the existing native tress to be retained within the 25-foot "natural buffer" area.

Since then, 33 trees (Attachment 3) that had equal or greater than eight inches Diameter at Breast Height (DBH) and palms equal or greater than 12 inches DBH have been removed from Area 1 of the required 25-foot "natural buffer" due to installation of utilities, which is contrary to the "natural buffer" requirement.

Trees Removed Outside Five-foot PUE		Tree Removed Within the Five-foot PUE	
Caliper/Species Tree Points		Caliper/Species	Tree Points
17" Cabbage Palm	0.5	9"/8" Laurel Oak	10
24"/24" Live Oak	27	17" Cabbage Palm	0.5
16" Live Oak	9.5	17" Live Oak	10
7"/6" Laurel Oak	9.5	13" Live Oak	8
17" Slash Pine	10	16" Live Oak	9.5
14" Live Oak	8.5	16"/6" Laurel Oak	12.5
16" Slash Pine	9.5	8" Laurel Oak	5.5
15" Laurel Oak	9	14" Laurel Oak	8.5
18" Cabbage Palm	0.5	17" Live Oak	10
13" Cabbage Palm	0.5	20" Slash Pine	11.5
14" Cabbage Palm	0.5	16" Slash Pine	9.5
13" Slash Pine	8	27" Slash Pine	15
18" Live Oak	10.5	13"/9"/5" Laurel Oak	15
20" Live Oak	11.5	17" Slash Pine	10
8" Live Oak	5.5	TOTAL	135.5
14" Oak	8.5		
13 " Oak	8		
9" Oak	6		
17" Slash Pine	10		
TOTAL	153.0		

19 trees located outside of the five-foot Public Utility Easement (PUE) have been removed and 14 trees located within the five-foot PUE have been removed.

In order to rectify this situation, the applicant is requesting to amend the PD condition "m", specifically:

- For trees equal or greater than eight inches DBH and palms equal or greater than 12 inches DBH, which have been removed from Area 1 as shown on Figure 1 due to installation of utilities, the Developer is required to replace removed trees located outside any County approved Public Utility Easement (PUE) with like size trees.
- If the trees removed cannot be replaced in kind and size, multiple native trees equaling the total tree points removed will be allowed.
- The Developer may replace removed pine trees with approved native hardwood trees per the County's list of approved tree species with prior written approval from the Community Development Department.

- All replacement trees shall be planted in the same general locations as they were removed outside of the easement areas within the Natural Buffer Area 1 but outside any PUE.
- A minor modification application to Final Detail Site Plan (Application Number DRC-24-221) is required to amend the originally approved landscape plan and shall be approved administratively.

Conclusion

The proposed changes will allow for similar trees which were removed from natural buffer Area 1 and outside of PUE to be replanted in previous general locations to achieve the original intent of the "natural buffer", to establish the process of this rectification, and to provide better visibility for the proposed commercial development. The proposed amendment to condition "m" still requires more plantings than are typically required in a "perimeter landscape strip" for commercial development along SR 776. Therefore, it is staff's professional opinion that the proposed revision to the existing PD condition "m" shall not have any negative impacts on surrounding residential uses.

The Planning and Zoning Board proposed recommendation on August 11, 2025

A motion to forward application No. PD-25-09 to the Board of County Commissioners with a recommendation of **Approval/Denial**, based on the findings and analysis in the staff memo dated August 2, 2025, Charlotte County's Comprehensive Plan, and the evidence and testimony presented at the public hearing before the Planning and Zoning Board.

Attachment 1 Ordinance Number 2024-017

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FILED WITH THE DEPARTMENT OF STATE

may 29, 2024

ROGER D. EATON, CHARLOTTE COUNTY CLERK OF CIRCUIT COURT

PAGE: 12

INSTR #: 3411722 Doc Type: GOV Recorded: 05/30/2024 at 04:16 PM Rec. Fee: RECORDING \$103.50

ORDINANCE NUMBER 2024 - ()| 7

AN ORDINANCE OF THE **BOARD** OF COUNTY CHARLOTTE COUNTY. COMMISSIONERS OF FLORIDA. AMENDING THE CHARLOTTE COUNTY ZONING ATLAS FROM DEVELOPMENT (PD) TO PLANNED PD: MODIFICATION TO THE EXISTING PLANNED DEVELOPMENT (PD), ORDINANCE NUMBER 2023-015, BY AMENDING THE ADOPTED PD CONDITION "m" IN ORDER TO DEFINE THE "NATURAL BUFFER WITH 25 FEET IN WIDTH": FOR PROPERTY, GENERALLY LOCATED SOUTH OF FRANKLIN AVENUE, NORTH OF EL JOBEAN ROAD (SR 776), EAST OF THE CRESTVIEW WATERWAY, AND WEST OF TOLEDO BLADE BOULEVARD, IN THE PORT CHARLOTTE AREA, WITHIN THE MURDOCK VILLAGE COMMUNITY REDEVELOPMENT AREA. CONTAINING 630.82 ACRES MORE OR LESS; CHARLOTTE COUNTY, FLORIDA: COMMISSION DISTRICT IV: PETITION PD-24-03: APPLICANT, KOLTER GROUP ACQUISITIONS, LLC; PROVIDING AN EFFECTIVE DATE.

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RECITALS

vvHEREAS, in a public nearing held on Tuesday, May 28, 2024, the
Board of County Commissioners of Charlotte County, Florida ("Board") reviewed
Petition PD-24-03, submitted by applicant, Kolter Group Acquisitions, LLC
("Applicant"), which requested a rezoning from Planned Development (PD) to
PD; a major modification to the existing PD, Ordinance Number 2023-015, by
amending the adopted PD condition "m" in order to define the "natural buffer with
25 feet in width", for property generally located south of Franklin Avenue, north of
El Jobean Road (SR 776), east of the Crestview Waterway, and west of Toledo
Blade Boulevard, in the Port Charlotte area, within the Murdock Village
Community Redevelopment Area, containing 630.82 acres more or less,
Commission District IV, and more particularly described in Exhibits "A-1" and
"A-2" attached hereto ("Property"); and

WHEREAS, the Applicant seeks to rezone the Property from Planned Development (PD) to PD and amend the adopted PD condition "m" in order to clarify the definition of the term "natural buffer" as it means in the context of this PD, as provided in Exhibit "B" attached hereto; and

WHEREAS, Petition PD-24-03 was 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, the P&Z Board recommended approval on April 8, 2024; and

WHEREAS, after due consideration, based on the findings and analysis provided by County Staff and the evidence presented to it, the Board finds that approval of Petition PD-24-03 is consistent with the County's Comprehensive Plan and meets the requirements for the granting of a rezone; and

WHEREAS, the Board finds that approval of Petition PD-24-03 to rezone the subject property from Planned Development (PD) to PD, a major modification to the existing Ordinance Number 2023-015, by amending the adopted PD condition "m", is consistent with the County's Comprehensive Plan and to be in the best interests of the County.

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

SECTION 1. The following petition, made by applicant, Kolter Group Acquisitions, LLC ("Applicant"), requesting a major modification to the existing Ordinance Number 2023-015, by amending the adopted PD condition

58	"m" in order to define the "natural buffer with 25 feet in width" as provided in
59	attached Exhibit "B" is hereby approved:
60 61 62 63 64 65 66 67 77 77 77 75	Petition PD-24-03 requesting a rezoning from Planned Development (PD) to PD, a major modification to the existing PD, Ordinance Number 2023-015, by amending the adopted PD condition "m" in order to define the "natural buffer with 25 feet in width", as provided in attached Exhibit "B", for property generally located south of Franklin Avenue, north of El Jobean Road (SR 776), east of the Crestview Waterway, and west of Toledo Blade Boulevard, in the Port Charlotte area, within the Murdock Village Community Redevelopment Area containing 630.82 acres more or less; Charlotte County, Florida, Commission District IV, more particularly described in Exhibits "A-1" and "A-2" attached hereto. SECTION 2. That the zoning for this property shall run with the
77	property and shall apply to any subsequent owners, heirs and assigns.
78	SECTION 3. This Ordinance's effective date shall be upon filing in
79	the Office of the Secretary of State, State of Florida.
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84	[SIGNATURE PAGE FOLLOWS]
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7E2024-0239 County Attorney Janette S. Knowlton 911 SII DIT II3 AND LEGAL SUFFICIENCY: IIS APPROVED AS TO FORM TII OII 60T Deputy Clerk 108 LOI 90T SOT Board of County Commissioners TOT and Ex-Officio Clerk of the 103 Roger D. Eaton, Clerk of the Circuit Court IOS :TS3TTA TOI 100 COMMINE THE COMMIN 66 86 *L*6 96 96 BOARD OF COUNTY FLORIDA OF CHARLOTTE COUNTY FLORIDA ₹6 ٤6 76 Τ6 PASSED AND DULY ADOPTED this 28th day of May, 2024. 06

(PARCEL 1)

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF CHARLOTTE, LYING IN SECTIONS 11 AND 14, TOWNSHIP 40 SOUTH, RANGE 21 EAST, BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SEDCTION 11, TOWNSHIP 40 SOUTH, RANGE 21 EAST; THENCE N.00°29'34"W. ALONG THE EAST LINE OF SAID SECTION 11 FOR 273.88 FEET TO A POINT INTERSECTING THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 776 (EL JOBEAN ROAD); THENCE S.69°10'05"W. ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 776 FOR 408.28 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE S.69°10′05″W. ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 776 FOR 1936.31 FEET; THENCE N.60°49′55″W. FOR 19.28 FEET; THENCE N.10°49′55″W. FOR 76.18 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 450.00 FEET, DELTA ANGLE OF 11°13′21″ CHORD BEARING OF N.05°13′15″W. AND A CHORD DISTANCE OF 88.00 FEET; THENCE ALONG THE ARC OF SAID CURVE, FOR 88.14 FEET; THENCE N.00°23′26″E. FOR 356.51 FEET; THENCE N.89°31′55″W. FOR 10.00 FEET; TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 460.00 FEET, DELTA ANGLE OF 58°48′17″, CHORD BEARING OF N.29°43′02″E. AND A CHORD DISTANCE OF 451.66 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 472.11; THENCE N.59°07′10″E. FOR 533.04 FEET; TO THE BEGINNING OF CURVE TO THE LEFT HAVING A RADIUS OF 540.00 FEET, DELTA ANGLE OF 39°41′39″, CHORD BEARING OF N.39°16′21″E. AND A CHORD DISTANCE OF 366.67 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 374.11 FEET; THENCE S.70°34′29″E. FOR 796.84 FEET; THENCE S.88°49′17″E. FOR 338.25 FFET; THENCE S.15°49′23″W. FOR 537.95 FEET; TO THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 776 AND THE POINT OF BEGINNING.

BEARINGS ARE BASED ON "THE STATE PLANE COORDINATE SYSTEM" FLORIDA ZONE WEST, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT-EPOCH 2010) AND WERE DERIVED FROM THE FLORIDA PERMANENT REFERENCE NETWORK SITE CODE "PNTA", IN U.S. FEET WHEREIN THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 776 BEARS S.69°10'05"W.

AND

(PARCEL 2)

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF CHARLOTTE, LYING IN SECTIONS 11 AND 14, TOWNSHIP 40 SOUTH, RANGE 21 EAST, BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 11, TOWNSHIP 40 SOUTH, RANGE 21 EAST; THENCE N.00°29'34"W. ALONG THE EAST LINE OF SAID SECTION 11 FOR 273.88 FEET TO A POINT INTERSECTING THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 776 (EL JOBEAN ROAD); THENCE S.69°10'05"W. ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 776 FOR 2476.13 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE S.69°10'05"W. ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 776 FOR 403.69 FEET; THENCE N.00°23'26"E. ALONG THE EASTERLY LINE OF LANDS DESCRIBED IN OFFICIAL REORDS BOOK 3445, PAGES 1013-1016 AND OFFICIAL RECORDS BOOK 4137, PAGES 1224-1227 FOR



722.47 FEET; THENCE S.89°31′55″31′55″E. FOR 358.60 FEET; THENCE S.00°23′26W. FOR 356.65 FEET; TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 550.00, DELTA ANGLE OF 11°13′21″, CHORD BEARING OF S.05°13′15″ AND A CHORD DISTANCE OF 107.56 FEET; THENCE ALONG THE ARC OF SAID CURVE, FOR 107.73; THENCE S.10°49′55″E. FOR 93.82 FEET; THENCE S.29°10′05″W. FOR 22.98 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 776 AND THE POINT OF BEGINNING, BEARINGS ARE BASED ON "THE STATE PLANE COORDINATE SYSTEM" FLORIDA ZONE WEST, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT — EPOCH 2010) AND WERE DERIVED FROM THE FLORIDA PERMANENT REFERENCE NETWORK SITE CODE "PNTA", IN U.S. FEET WHEREIN THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 776 BEARS S.69°10′05″W.

(PARCEL 3)

A TRACT OR PARCEL OF LAND LYING IN SECTIONS 10, 11 AND 14, TOWNSHIP 40 SOUTH, RANGE 21 EAST, WHICH TRACT OR PARCEL IS MORE PARTICULALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 11, THENCE N.00°20′34″W. ALONG THE EAST SECTION LINE OF SAID SECTION 11 A DISTANCE OF 273.88 FEET TO A POINT INTERSECTING THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD 776 (EL JOBEAN ROAD); THENCE S.69°10′05″W. ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 408.28 FEET TO THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING, THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE S.69°10'05"W. A DISTANCE OF 2471.54 FEET; THENCE N.00°23'26"E. A DISTANCE OF 722.47 FEET; THENCE N.89°31'55"W. A DISTANCE OF 1344.56 FEET; THENCE N.00°03'10"W. A DISTANCE OF 1398.83 FEET; THENCE N.89°25'56"W, A DISTANCE OF 1341.43 FEET; THENCE N.89°51'49"W. A DISTANCE OF 833.89 FEET; THENCE N.28°21'55"E. A DISTANCE OF 3827.13 FEET; THENCE S.61°38'05"E. A DISTANCE OF 425.01 FEET; THENCE N.28°21'55"E. A DISTANCE OF 617.50 FEET TO THE SOUTH RIGHT OF WAY LINE OF FRANKLIN AVENUE (50 FOOT PUBLIC RIGHT OF WAY) AND TO A POINT OF CURVAURE OF A NON-TANGENT CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE FOR A LENGTH OF 740.64 FEET, HAVING A RADIUS OF 3241.113 FEET (DELTA/CENTRAL ANGLE 13°05'34") (CHORD BEARING OF S.82°39'25"E. (CHORD LENGTH OF 739.03 FEET) TO A POINT OF TANGENCY, THENCE S.89°12'12"E ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 1581.87 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF O'DONNELL Boulevard (70 FOOT PUBLIC RIGHT OF WAY); THENCE S,00°20'51"E. ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 894.20 FEET TO A POINT OF INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF MCADAM AVENUE (50 FOOT PUBLIC RIGHT OF WAY); THENCE N.89°16'58"W. ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 1325.20 FEET; THENCE S 00°20'37"E. TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SAID MCADAM AVENUE A DISTANCE OF 49.99 FEET ALSO BEING THE NORTHWEST CORNER OF THE NORTH CHARLOTTE REGIONAL PARK; THENCE ALONG SAID NORTH CHARLOTTE REGIONAL PARK BOUNDARY THE NEXT SIX COURSES: 1) S.00°20'37"E., 2743.15 FEET; 2) S.89°26'25"E., 175.00 FEET; 3) N.00°09'56"E. 24.73 FEET; 4) S.89°27'08"E., 1185.09 FEET; 5) N.00°20'51"W., 2275.62 FEET; 6) S.89°27'00"E,M 1285.98 FEET; THENCE S.00°30'25"E. LEAVING SAID BOUNDARY A DISTANCE OF 2002.10 FEET TO A POINT OF CURVATURE, THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT FOR A LENGTH OF 74.84 FEET, HAVING A RADIUS OF 400.00 FEET, (DELTA/CENTAL ANGLE OF 10°43'12")(CHORD BEARING OF S.04°51'11"W.)(CHORD LENGTH OF 74.73 FEET) TO A POINT OF TANGENCY, THENCE S.10°12'47"W. A DISTANCE OF 775.34 FEET; THENCE S.15°49'23"W. A DISTANCE OF 650.60 FEET TO A POINT ON SAID RIGHT OF WAY LINE OF STATE ROAD 776 AND THE POINT OF BEGINNING.

(PARCEL 4)

LOTS 3, 4, 5, 6, 7, 11, 12, 13, 14, 15, 16, 19, 20, 24, 25, 26, 28, 31,32, 33, 34 AN 35, BLOCK 1272 AND LOTS 6, 7, 8, 12, 13, 14, 17, 18, 25, 26, 27 AND 28, BLOCK 1271, LYING IN SECTION 11, TOWNSHIP 40 SOUTH, RANGE 21 EAST, ALSO LYING IN PORT CHARLOTTE SUBDIVISION, SECTION THIRTY FIVE, AS RECORDED IN PLAT BOOK 5, PAGES 39A THRU 39F, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Description Sketch

(Not A Survey)

DESCRIPTION: A parcel of land lying in Sections 11 and 12, Township 40 South, Range 21 East, Charlotte County, Florida, and being more particularly described as follows:

COMMENCE at the Southwest corner of said Section 12; run thence along the West boundary of said Section 12, N.00°29'33"W., a distance of 273.78 feet to the North right of way line of State Road 776, a 200 foot public right of way, and the POINT OF BEGINNING; thence along said North right of way line, S.69°10'05"W., a distance of 283.63 feet to the East right of way line of Flamingo Waterway, a 100 foot wide right of way, vacated by Official Records Book 3321, Page 634; thence along said East right of way line the following 4 (four) courses, 1) N.15*49'23"E., a distance of 581.08 feet; 2) thence N.10°12'47"E., a distance of 780.24 feet to a point of curvature; 3) thence Northerly, 93.55 feet along the erc of a tangent curve to the left having a radius of 500.00 feet and a central angle of 10°43'12" (chord bearing N.04°51'11"E., 93.41 feet) to a point of tangency; 4) thence N.00°30'25"W., a distance of 3472.37 feet to the Southwest corner of lot 60, block 1183 of Port Charlotte Subdivision, as recorded in Official Records Plat Book 5, Page 51-F; thence S.89°11'34"E., a distance of 123.56 feet to the West right of way line of Flamingo Bivd., an 80 foot wide public right of way per said Port Charlotte Subdivision plat; thence along said West right of way line of Flamingo Bivd., S.00°30'51"E., a distance of 98.40 feet to its intersection with the westerly extension of the South right of way line of North Buena Vista Circle, as shown on said Port Charlotte Subdivision plat; thence along said extension and said South right of way line of North Buena Vista Circle. S.89°12'23"E., a distance of 422.21 feet; thence S.00°01'25"E., a distance of 250.03 feet to the North right of way line of Raleigh Ave. as shown on said Port Charlotte Subdivision plat, said right of way being 50 feet wide and vacated by Official Records Book 3321, Page 634; thence along said North right of way line, N 89°12'23" W, a distance of 300.04 feet, thence S 00°30'51" E, a distance of 20.57 feet; thence southerly, 44.82 feet along the arc of a tangent curve to the right having a radius of 200.00 feet and a central angle of 12°50'19" (chord bearing S 05"54'19" W, 44.72 feet); thence southerly, 44.82 feet along the arc of a reverse curve to the left having a radius of 200.00 feet and a central angle of 12°50'19" (chord bearing S 05°54'19" W, 44.72 feet); thence S 00°30'51" E, a distance of 111.12 feet, thence southerly, 224.55 feet along the arc of a tangent curve to the right having a radius of 300.00 feet and a central angle of 42°53'08" (chord bearing S 20°55'43" W, 219.34 feet); thence southerly, 149.67 feet along the arc of a reverse curve to the left having a radius of 200.00 feet and a central angle of 42°52'43" (chord bearing S 20°55'56" W, 146.21 feet); thence S 00°30'25" E, a distance of 534.77 feet; thence southeasterly, 38.84 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central engle of 89°00'52" (chord bearing S 45°00'51" E, 35.05 feet); thence S 89°31'17" E, a distance of 187.25 feet; thence easterly, 132.33 feet along the arc of a tangent curve to the left having a radius of 200.00 feet and a central angle of 37°54'31" (chord bearing N 71°31'27" E, 129.93 feet); thence N 52°34'12" E, a distance of 180.37 feet; thence easterly, 277.30 feet along the arc of a tangent curve to the right having a radius of 417.00 feet and a central angle of 38°06'04" (chord bearing N 71"37'14" E, 272.22 feet); thence S 89"19'44" E, a distance of 886.16 feet, thence N 00°08'08" W, a distance of 1126.35 feet; thence S 89°12'23" E, a distance of 629.74 feet; thence southeasterly, 88.92 feet along the arc of a tangent curve to the right having a radius of 75.00 feet and a central angle of 67°55'35" (chord bearing S 55°14'35" E, 83.80 feet); thence N 68°43'12" E, a distance of 194.06 feet; thence N 58°58'33" E, a distance of 116.55 feet; thence S 00°07'15" E, a distance of 3706.60 feet; to the North right of aforesaid State Road 776 thence along said North right of way S 69°10'05" W, a distance of 2919.86 feet to the POINT OF BEGINNING. Interior Improvements per Port Charlotte Subdivision, Official Records Book 5, Pages 51-A, 51-D, 51-E, and 51-F, contained within the described land appear to have been vacated by Official Records Book 3321, Page 634-650.

Containing 196.14 acres, more or less.

Subject to and less public right of ways contained herein.

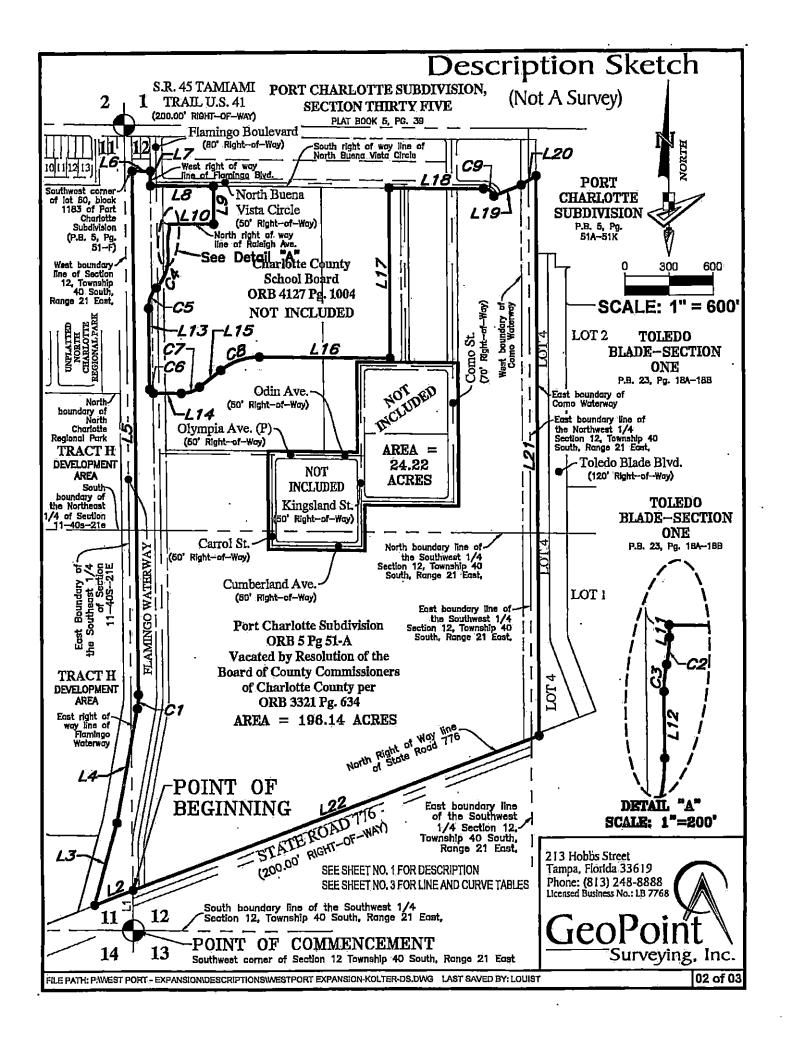
SURVEYOR'S NOTES:

- Bearings shown hereon are based on the West boundary of Section 12, Township 40 South, Range 21 East, Charlotte County, Florida, having a Grid bearing of N.00°29'33"W. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida.
- I do hereby certify that this sketch & description was made under my supervision and meets the standards of practice set forth by the Florida Board of Professional Surveyors & Mappers stated in rules 5J-17.051, 5J-17.052, and 5J-17-053, Florida administrative code, pursuant to Section 472.027, Florida statutes.

SEE SHEET NO. 2 FOR SKETCH SEE SHEET NO. 3 FOR LINE AND CURVE TABLES

PROJECT: West Port	Prepared For: KOLTER GROUP AQUSIT	TONS LLC
PHASE: West Port Expansion / Three Description and Sketches of Three Parcels DRAWN: LAT DATE: 07/19/22 CHECKED BY: MHC	(Not A Survey)	213 Hobbs Street Tampa, Florida 33619
REVISIONS DATE DESCRIPTION DRAWN BY	1 n a 11 Date: 2022.08.30	Phone: (813) 248-8888 Ucensed Business No.: LB 7768
	FLORIDA PROFESSIONAL LS7311 SURVEYOR & MAPPER NO.	GeoPoint Surveying, Inc.
FILE PATH: P:\WEST PORT - EXPANSION/DESCRIPTIONS\WESTPORT E	EXPANSION-KOLTER-DS.DWG LAST SAVED BY: LOUIST	01 of 03





Description Sketch

(Not A Survey)

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N 00'29'33" W	273.78'
L2.	S 69'10'05" W	2B3.63'
L3 ,	N 15'49'23" E	581.08'
L4	N 10°12'47" E	780.24
L5	N 00°30'25" W	3472.37'
L6	S 89"11"34" E	123.56
L7	S 00'30'51" E	96.40'
L8	S 89 12 23" E	422.21
L9	S 00"01"25" E	250.03'
L10	N 89'12'23" W	300.04'
L11	S 00'30'51" E	20.57
L12	S 00'30'51" E	111.12'
L13	S 00°30′25" E	534.77'
L14	S 89'31'17" E	187.25
L15	N 52'34'12" E	180.37'
L16	S 89'19'44" E	886.16
L17	N 00'08'08" W	1126.35
L18	S 89°12'23" E	629.74'
L19	N 68'43'12" E	194.06'
120	N 58'58'33" E	116.55

LINE DATA TABLE		
NO.	BEARING	LENGTH
L21	S 00'07'15" E	3706.60'
122	S 69'10'05" W	2919.86'

	CURVE DATA TABLE				
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	500.00	10'43'12"	93.55'	93.41'	N 04°51′11" E
C2	200.00'	12"50'19"	44.82	44.72'	S 05'54'19" W
C3	200.00'	12'50'19"	44.82	44.72'	S 05'54'19" W
C4	300.00'	42'53'08"	224.55'	219.34	S 20°55'43" W
C5	200.00'	42'52'43"	149.67	146.21	S 20'55'56" W
C6	25,00'	89'00'52"	38.84'	35.05'	S 45'00'51" E
C7	200.00'	37'54'31"	132.33	129.93	N 71"31"27" E
СВ	417.00'	38'06'04"	277.30	272.22'	N 71"37"14" E
C9	75.00'	67*55'35"	88.92'	83.80	S 55'14'35" E

SEE SHEET NO. 1 FOR DESCRIPTION SEE SHEET NO. 2 FOR SKETCH



PD Conditions for Application PD-24-03 Revisions to PD Condition "m" as Established in Ordinance Number 2023-015

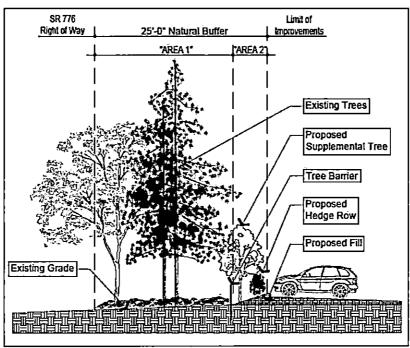
m). A 25-foot perimeter setback for the entire PD site is not required. However, for the proposed expansion area, it is required to provide a natural buffer 60 feet in width as measured from the lot line along the multi-family portion of the frontage abutting SR 776 and 25 feet in width as measured from the lot line along the commercial/retail portion of the frontage abutting SR 776. This buffer may be reduced along the commercial/retail portion of the plan as needed to accommodate for driveway access. Additionally, the following standards shall apply to the 25-foot natural buffer for commercial/retail development on parcels abutting SR 776:

Natural Buffer	<u>Depth</u>	Supplemental Landscaping	Signs per Section 3- 9-85
Area 1 as shown on Figure 1	20 feet	Accent trees and canopy trees shall be allowed.	Permitted
Area 2 as shown on Figure 1	5 feet	Accent trees and canopy trees shall be allowed. Perimeter hedge row shall be a minimum height of 36 inches upon planting.	Not permitted

- 1. Removal of all exotic and invasive vegetation is required in Area 1 and Area 2 shown on Figure 1. All vegetation shall be retained in Area 1 during construction until installation of any building roof structures has commenced.
- 2. <u>Preservation of existing native trees if applicable shall be required, except as provided below.</u>
- 3. Accent trees and canopy trees shall be incorporated with the existing native trees to achieve the equivalent of Type B buffer, including three canopy trees and one accent/understory tree per 100 linear feet. Perimeter hedge row (the minimum maintained height of 48 inches) to form a continuous, solid visual screen within one (1) year of planting shall be required.
- 4. Tree points are subject to the County code, section 3-9-100.3: Tree requirements,
- 5. Tree removal is subject to the County code, section 3-9-100,3; Tree requirements, except that:
 - All trees less than eight inches DBH and palms less than 12 inches DBH, may be removed from Area 1 as shown on Figure 1.
 - All trees may be removed from Area 2 as shown on Figure 1.
 - Tree permits are required for removal of any trees with equal or greater than four-inch caliper and any palm with equal or greater than six (6) feet of clear trunk.
- 6. The required landscaping for Tract S as shown on the approved General PD Concept Plan in Ordinance Number 2023-015 shall be completed prior to issuance of a Certificate of Occupancy.
- 7. A tree barrier, which is used to prevent damage to tree root systems, shall be placed at grade and at the boundary of Area 1 as shown on Figure 1 for the



duration of construction of the project. However, the tree barrier shall be installed after consultation with county staff so that the tree barrier will not impact the existing tree root systems.



Natural Buffer - Typical Cross Section

Figure 1



RON DESANTIS Governor

CORD BYRD
Secretary of State

May 30, 2024

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

Dear Roger Eaton,

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Charlotte County Ordinance No. 2024-017, which was filed in this office on May 29, 2024.

Sincerely,

Matthew Hargreaves
Administrative Code and Register Director

MJH/wlh



Ticket# 3928696-1 BCC 5-28-24 5 x 12. Submitted by: Kimberly Sargent AD ID# 3928698 Publish: 05/13/24 163352 3928698

PUBLISHER'S AFFIDAVIT OF PUBLICATION STATE OF FLORIDA COUNTY OF CHARLOTTE:

Before the undersigned authority personally appeared Amber Douglas, who on oath says that she is the Legal Advertising Representative of The Daily Sun, a newspaper published at Charlotte Harbor in Charlotte County, Florida; that the attached copy of advertisement, being a Legal Notice that was published in said newspaper in the issue(s)

05/08/24

as well as being posted online at www.yoursun.com and www.floridapublicnotices.com.

Affiant further says that the said newspaper is a newspaper published at Charlotte Harbor, in said Charlotte County, Florida, and that the said newspaper has heretofore been continuously published in said Charlotte County, Florida, each day and has been entered as periodicals matter at the post office in Punta Gorda, in said Charlotte County, Florida, for a period of 1 year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

(Signature of Affiant)

Sworn and subscribed before me this 13th day of: May, 2024

Mise Keen D. Briedollo

(Signature of Notary Public)

Notery Public State of Florida
Jill Kelli Di Benedette
My Commission HH 390294
Expires 8/19/2027

Personally known _X_ OR ___Produced Identification



Addet Graham, second from right wearing pearl necklace, wife of U.S. Sen, and two-term Florida Gos, bob Graham an Nes with family members for a public celebration of life service for Bob Graham on Saturday in Mamil Lakes. About 200 people gathered for a memorial service at the Milamil Lakes United Church of Christ for Graham who died last month at this gag of St.

dinner. But he said, Nope, nope, This is great. That sums up Dad, so easy going. The pumpkin met his needs. Plumpkin met his needs. Plumpkin met non him. important and stressful meetings. Graham, a Har-vard University-educated lawyer whose family built Miami Lakes, was governor from 1979 to 1987. cost him a penny. Dad was notoriously frugal," she said, drawing laughs.

There was no macho profanity. There was no agenda. There was no pettiness. There was no gos: alp. It was, 'How do we get to make the best decision for the best resson? It was

that simple," Gibson said,
Two prociless Graham was known for were
his penchant for taking meticulous notes after meny interactions and his "workdays," where as both a go warnor and sens-tor he would spend a shift at a different ordinary job

each month. Buddy Shorstein, a longtime friend who became his chief of staff, said Grahis chief of staff, and Gra-hum looked forward to each workday shift, eager to "learn what the awarage Plotidian went through to make a living." He did more than 400, includ-

morethan 400, includ-ing tracher, bellhop, con-struction worker and farm laborer.

After each, Graham would return to his office "refreshed and rejuve-nated," Shorstein sald. The most importent consistent lesson he taught was good public policy makes good politics. Shorstein bristled at

now some political report-ers considered Graham's note-taking to be "quirky," which he adamantly said his former boss was not. He wondered if that public perception played a part in Graham being passed over by Democratic presi-dential nominers Michael Dukakis, Bill Cliaton and Al Gore in their vice-pres

Al Gore in their vice-pres-idential pick.
Shorstein speculated that Gore would have won in 2000 if he had picked Graham because the race was decided by a 537-vote margin in Florida. That, he said, would have pre-vented the second trug

Former U.S. Ren. Gwen Graham, the eldest of Gra-ham's four doughters, joked about how she was jokedabout how she was a college student in Wash-ington, D.C., in 1987 when her father was elected to the Senate. He became her roommate so her mother could stay in Florida as the youngest daughter fin-ished high school. She said that one night she found her father in the

Sharky's/irom A1 tide and the pandemic

Increased seating capacity will allow for optimization of the outdoor dining area and will encourage increased per-centage rent payments in the future, the memo

says.

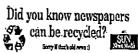
YPG pays a monthly
ground rent and a percentage rent based on the
gross receipts.

A table to the memo

shows rent paid to the city has nearly doubled in the last 10 years, from \$637,856.52 in 2015 to \$1,204,843,60 for this

According to the memo, VPG has received all the necessary per-mits for the project and is ready to commence construction next month. with a goal of completing it prior to the 2025 tourit season. The resisu-rants would remain oper-ational throughout the

ational throughout the project, it stated.
"This proposal represents a significant investment in the City's property and an opportunity for enhanced future revenue for the City through this existing lease agreement; the memo concludes.





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Granam/from At

Robin Gibson, a lifetony friend who was Graham's general councies governous add in his eulogy had civil public demands was most a charace—he behaved that way even in important and stressful mertings. Graham, a Harvard University of Minner. But he had only be so the providing more substantive and user for the safety for dinner. But he had of hope of the saked thin what lives in the providing more substantive and district the complete of the safety for dinner. But he safety for din the safety for dinner. But he safety for dinner. But he safety ENGLEWOOD CAR
WASH & DETAIL
WASH for its to tel gas strong
16-CR-957 I women of wrond consultations

> 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 MEÉTING AND HEARING ON PROPOSALS AND PETITIONS AS DESCRÉED BLLOW WILL BE CONDUCTED BY THE BOARD OF COUNTY COMMISSIONELS. AT A RECULAR MEETING ON TUESDAE, MAY 12, 1014, at 250 PM, OR AS 5004 THEREATTE, AS THE MATTER MAY BE HEADD DURING THE COUNTE OF ACTION. THE DESTRICT AND HEADING WILL BEHED IN COMMISSION CILL MEETS, GOOM 119, FIRST FLOOR, BUILDING A, THE CHALLOTTE COUNTY ADMINISTRATION CENTRE, MISON ONLYDOC CRICIL PORT CHALLOTTE, ELORAD, HIT BOARD HAT DEVOND TO CONSIDER THE PETITIONS IN THE ORDER LISTED IN THIS NOTICE. ANY OF THESE PETITIONS MAY BE CONSIDERED AS 500M AS THE MEETING COMMENCES.

COPIES OF SAID PETITIONS WITH COMPLETE LEGAL DESCRIPTIONS AND SUBLEQUENT STAFF REPORTS WILL BE AVAILABLE FOR REVIEW AT THE CHARLOTTE COUNTY COMMUNITY DEVELOPMENT DEPARTMENT AND ALL CHARLOTTE COUNTY FUEIG LIBRARIES. A MEETING ACEMDA AND PETITION PACKETS MAY EG REVIEW AT THE FOLLOWING INTERNET ADDRESS hap/legan charlottecounty is governed to the following internet address hap/legan charlottecounty is governed to the following internet address hap/legan charlottecounty is governed to the following internet address hap/legan charlottecounty is governed to the following internet address hap legan to the following internet address happened to the following internet ad

ALL INTERESTED PERSONS ARB 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 AIM TIME IN ADVANCE OF THE PUBLIC HEARING(S). PLEASE CALL MI-764-4903 AND MENTION THE PETITION NUMBER OF THE MATTER YOU WISH TO DISCUSS.

PETITIONS

LAND USE CONSENT AGENDA DRG-23-00183

Description of Constitutes and Section Section (Quarity detail Months Section District IV Month Engineering & Constitute of 436 residential single-family subdivision with a manifested information. This project constitute of 436 residential single-family subdivision with a manifested information. This project constitute is 103.056 areas of a 187.665 area size and it to case in 197.21 Takes Delaid Bouth-rard, Post Charlette, It is Commission District IV. The remaining 21.05 areas on for the readways and 63 062 acres for format commercial and majul-family development and is within Months of Wiley.

DRC-13-00187 Quant-weited. Commission District IV
RL Was East Expansion LLC is requesting a PD Final Detail Site Plan approval for certain made the Wast Pert East project, including Hamings Bookward. West Pert Crossing,
Richard Drive, and a portion of Commission for induce, and utilities rectain be bright Rosel rights of repr. This project days 21As acres of a 187-864 now after and it
becard at 1772-7 Tyledo Budde EAV, Pert Chardner, FL. in Commission District IV, The crimitating 103-664 acres are for a enadorable inclination and 63-064 acres for future
commercial and mobil-family development, all located within Mandock Village.

FP-15-01-01: Quasi-judictal Commission District III
Placida Commission District III
Placida Commission District III
Placida Commission LUC is requesting a bord relicate of a rush bond in the amount of \$80,503-5 for the completion of the unprovements for Coral Caye. The residential subdivision constant as 75 to such as granted Prisal Plat appeara by you Board of County Commissioners on May 16, 2015. The site contains 35 202: acres and it generally located non-heast of Placida Road, west of Cape Haze Drive, and south of Discon Land, in the Placida and West County area, and in Capmission Dissist III.

FP-19-06-07 Quart judicial Committees District II
Lenaw Hones, LLC is requesting a bond release of the approved runter provided under Letter of Credit PEAG-1992 Inside amount of 643, 115.16 and provided by Ridely Gazzany
and Acceptance Corp. for the complication of the improvements for Heritage Landing Tricts. A-1, R. G. H., L. As, and OC. The article inside acceptance of the Corp. The Committee of the Corp. of Peagl Corp. In the Corp. In the

LAND USE REGULAR AGENDÁ

LAND USE REGISLAR AGENDA

Consultation Directed H

FPF-21-04-01.

COMMISSION Directed H

CO

PD-24-03 Quasi-judicial Quasi-judicial Commission District IV
A 0 ordinance pursuant to Section 125 AS, Florida Statutas, unending the Charlette County Zoning Atlas from Planaed Development (PD) to PO. This is a major modification to the catalog PD, Ordinance Number 2004-2015, by mentioning the dispeted FD coadation 2 ordinaries to the catalog PD, Ordinance Number 2004-2015, by mentioning the dispeted FD coadation 2 ordinaries to the catalog PD, Ordinance Number 2004-2015, by mentioning the dispeted FD coadation 2 ordinaries to the catalog PD, Ordinaries and Section 2 ordinaries and the Port Charlette area, which has been compared to the Charlette area, which has been controlled to the Charlette area, which has been developed for the Charlette area which the Medical Area (CRA), containing 600.82x acres Commission Direct IV, Wallan No. PD-14-0x Applicant Kolter Group Acquisitions, LLQ graviting as effective data.

signild any agency or person decide to appeal any decision made by the board with respect to any matter considered at such meeting, a reguld of the proceeding, and for such purpose, a verbatin record of the proceeding is required, which second includes the thethogy and produced from which the appeal is to be based.

Charlotte County Board of County Commissioners does not discriminate on the basis of disability. This mondiscriming coarons county sound of Ceasty Commissions less and distributes on the bady of disshifus, This mediant himseries policy involves every aspect of the Ceasty) fruitfort, brighting access to and participation in methyle, programs and artifacts. He Ceast debinacement that for the Hearing Impaired are entabled as the Test Sacrafy Entering Ceast Advisational Compiler. Aspect artificial policy of the Hearing Impaired are entabled as the Test Sacrafy and researched assessmentation or partitleny aids and survives places contact our class on M1.754.4191, TDD/TT M1.M1.1294, or by credit to Darid Lybra Conference control Fig. 95.

Publish: May 19, 2024



Attachment 2 Ordinance Number 2023-015



1

FILED WITH THE DEPARTMENT OF STATE March 39, 3033

ORDINANCE

NUMBER 2023 - ()

WATERWAY, AND WEST OF TOLEDO BLADE BOULEVARD, IN THE PORT CHARLOTTE AREA AND WITHIN THE MURDOCK VILLAGE COMMUNITY REDEVELOPMENT AREA (CRA), CONTAINING 630.82 ACRES MORE OR LESS; COMMISSION

DISTRICT IV, CHARLOTTE COUNTY, FLORIDA; PETITION PD-22-00003: APPLICANT, KOLTER GROUP ACQUISITIONS,

LLC; PROVIDING AN EFFECTIVE DATE.

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28 RECITALS

WHEREAS, in a public hearing held on Tuesday, March 28, 2023,

the Board of County Commissioners of Charlotte County, Florida ("Board")

31 reviewed Petition PD-22-00003, submitted by applicant, Kolter Group

Acquisitions, LLC ("Applicant"), which requested a rezoning from Planned

Development (PD) (434.68± acres) (more particularly described in Exhibit "A-1"

which is attached hereto and provided herein, and referred to hereinafter as

35 "Original PD Property"), Residential Single-family 3.5 (RSF-3.5), Residential

36 Multi-family 10 (RMF-10), Office, Medical, and Institutional (OMI), and

Commercial General (CG) to Planned Development (PD); a major modification to

ROGER D. EATON, CHARLOTTE COUNTY CLERK OF CIRCUIT COURT

PAGE: 25

37

INSTR #: 3242415 Doc Type: GOV Recorded: 03/29/2023 at 05:27 PM

Rec. Fee: RECORDING \$214.00



the existing PD, Ordinance Number 2021-024, in order to add an additional 196.14 acres more or less (and more particularly described in Exhibit "A-2" which is attached hereto and provided herein, and hereinafter referred to as "Expansion Property") located directly to the east of the development in order to have a mixture of residential and commercial development for the entire site; and also adopt a General PD Concept Plan; for property generally located south of Franklin Avenue, north of El Jobean Road (SR 776), east of the Crestview Waterway, and west of Toledo Blade Boulevard, in the Port Charlotte area and within the Murdock Village Community Redevelopment Area (CRA), containing 630.82 acres more or less, in Commission District IV, Charlotte County, Florida, (and more particularly described in "Exhibit "A-1" and Exhibit "A-2" which are attached hereto and provided herein, and referred to hereinafter as "Total Site Property"); and

WHEREAS, the Original PD Property was originally rezoned from Residential Multi-family 10 (RMF-10), Residential Single-family 3.5 (RSF-3.5), and Commercial General (CG) to Planned Development (PD) on December 12, 2017, pursuant to Ordinance Number 2017-056, along with a PD Concept Plan, to allow for development of 2,400 residential units, 2,010 of which are single-family dwelling units and 390 of which are multi-family units, and with 300,000 square feet of regional commercial space; and

WHEREAS, subsequent to the adoption of Ordinance Number 2017-056 and the associated PD Concept Plan, the Board, on May 12, 2020,

adopted Ordinance Number 2020-019, which approved a major modification to the PD; and

WHEREAS, subsequent to the adoption of Ordinance Number 2020-019 and the associated PD Concept Plan, the Board, on June 22, 2021, adopted Ordinance Number 2021-024, which approved a major modification to the PD; and

WHEREAS, at this time, the Applicant seeks a rezoning from Planned Development (PD) (434.68± acres), Residential Single-family 3.5 (RSF-3.5), Residential Multi-family 10 (RMF-10), Office, Medical, and Institutional (OMI), and Commercial General (CG), to Planned Development (PD), which is a major modification to the existing Planned Development (PD) and its associated General PD Concept Plan, in order to add the Expansion Property consisting of 196.14 acres more or less located directly to the east of the development in order to have a mixture of residential and commercial development on the Total Site Property and to also adopt a General PD Concept Plan; and

WHEREAS, Petition PD-22-00003 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 March 13, 2023; 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-22-00003 is consistent with the County's

82	Comprehensive Plan, and that it meets the requirements for the granting of a
83	rezone; and
84	WHEREAS, based on the above findings, the Board has
85	determined it to be in the best interests of the County to rezone the subject
86.	property from Planned Development (PD), Residential Single-family 3.5 (RSF-
87	3.5), Residential Multi-family 10 (RMF-10), Office, Medical, and Institutiona
. 88	(OMI) and Commercial General (CG) to Planned Development (PD).
89	NOW, THEREFORE, BE IT ORDAINED by the Board of County
90	Commissioners of Charlotte County, Florida:
91	SECTION 1. The following petition, made by applicant
92	Kolter Group Acquisitions, LLC, for an amendment to the Charlotte County
93	Zoning Atlas is hereby approved subject to the conditions contained in the
94	attached Exhibit "B":
95	Petition PD-22-00003 requesting rezoning from
96	Planned Development (PD), Residential Single-family
97	3.5 (RSF-3.5), Residential Multi-family 10 (RMF-10),
98	Office, Medical, and Institutional (OMI), and
. 99	Commercial General (CG) to Planned Development
100	(PD) for property generally located south of Franklin
101.	Avenue, north of El Jobean Road (SR 776), east of
102	the Crestview Waterway, and west of Toledo Blade
103	Boulevard, in the Port Charlotte area and within the
104	Murdock Village Community Redevelopment Area
105	(CRA), containing a total of 630.82 acres more or
106	less; Commission District IV, Charlotte County,
107	Florida, and more particularly described in Exhibit "A-
108	1" and Exhibit "A-2".
109	SECTION 2. That the zening for this property shall run with the
110	SECTION 2. That the zoning for this property shall run with the

property and shall apply to any subsequent owners, heirs and assigns.

111

112	SECTION 3. This Ordinance shall take effect upon filing in the
113	Office of the Secretary of State, State of Florida.
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122	[SIGNATURE PAGE FOLLOWS]
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135	PASSED AND DULY ADOPTED this 28th day of March, 2023.
136 137	BOARD OF COUNTY COMMISSIONERS
138	OF CHARLOTTE COUNTY SPLOTED A
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141	By: ///llean Do Alegan
	William G. Truex Chairman
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143	The chilles are the control of the chilles are the chil
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145	QPAO8
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148	ATTEST:
149	Roger D. Eaton, Clerk of the Circuit Court
150	and Ex-Officio Clerk of the
151	Board of County Commissioners
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153	
154	By: L Qur Joluston
	X 12 2 2 2 4 1 7 1 2 2 2 3 4 3 4 3 4 3 4 3 4 3 4 3 4 3 4 3
155	Deputy Clerk
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162	APPROVED AS TO FORM
163	AND LEGAL SUFFICIENCY:
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165	On the Change
166	By Janeth S. Knowth
167	Janette S. Knowlton, County Attorney
168	(AB) LR2022-0414
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184	LR2022-0414

(PARCEL 1)

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF CHARLOTTE, LYING IN SECTIONS 11 AND 14, TOWNSHIP 40 SOUTH, RANGE 21 EAST, BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SEDCTION 11, TOWNSHIP 40 SOUTH, RANGE 21 EAST; THENCE N.00°29'34"W. ALONG THE EAST LINE OF SAID SECTION 11 FOR 273.88 FEET TO A POINT INTERSECTING THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 776 (EL JOBEAN ROAD); THENCE S.69°10'05"W. ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 776 FOR 408.28 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE S.69°10′05″W. ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 776 FOR 1936.31 FEET; THENCE N.60°49′55″W. FOR 19.28 FEET; THENCE N.10°49′55″W. FOR 76.18 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 450.00 FEET, DELTA ANGLE OF 11°13′21″ CHORD BEARING OF N.05°13′15″W. AND A CHORD DISTANCE OF 88.00 FEET; THENCE ALONG THE ARC OF SAID CURVE, FOR 88.14 FEET; THENCE N.00°23′26″E. FOR 356.51 FEET; THENCE N.89°31′55″W. FOR 10.00 FEET; TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 460.00 FEET, DELTA ANGLE OF 58°48′17″, CHORD BEARING OF N.29°43′02″E. AND A CHORD DISTANCE OF 451.66 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 472.11; THENCE N.59°07′10″E. FOR 533.04 FEET; TO THE BEGINNING OF CURVE TO THE LEFT HAVING A RADIUS OF 540.00 FEET, DELTA ANGLE OF 39°41′39″, CHORD BEARING OF N.39°16′21″E. AND A CHORD DISTANCE OF 366.67 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 374.11 FEET; THENCE S.70°34′29″E. FOR 796.84 FEET; THENCE S.88°49′17″E. FOR 338.25 FFET; THENCE S.15°49′23″W. FOR 537.95 FEET; TO THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 776 AND THE POINT OF BEGINNING.

BEARINGS ARE BASED ON "THE STATE PLANE COORDINATE SYSTEM" FLORIDA ZONE WEST, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT-EPOCH 2010) AND WERE DERIVED FROM THE FLORIDA PERMANENT REFERENCE NETWORK SITE CODE "PNTA", IN U.S. FEET WHEREIN THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 776 BEARS S.69°10'05"W.

AND

(PARCEL 2)

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF CHARLOTTE, LYING IN SECTIONS 11 AND 14, TOWNSHIP 40 SOUTH, RANGE 21 EAST, BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 11, TOWNSHIP 40 SOUTH, RANGE 21 EAST; THENCE N.00°29'34"W. ALONG THE EAST LINE OF SAID SECTION 11 FOR 273.88 FEET TO A POINT INTERSECTING THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 776 (EL JOBEAN ROAD); THENCE S.69°10'05"W. ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 776 FOR 2476.13 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE S.69°10'05"W. ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 776 FOR 403.69 FEET; THENCE N.00°23'26"E. ALONG THE EASTERLY LINE OF LANDS DESCRIBED IN OFFICIAL REORDS BOOK 3445, PAGES 1013-1016 AND OFFICIAL RECORDS BOOK 4137, PAGES 1224-1227 FOR



722.47 FEET; THENCE S.89°31′55″31′55″E. FOR 358.60 FEET; THENCE S.00°23′26W. FOR 356.65 FEET; TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 550.00, DELTA ANGLE OF 11°13′21″, CHORD BEARING OF S.05°13′15″ AND A CHORD DISTANCE OF 107.56 FEET; THENCE ALONG THE ARC OF SAID CURVE, FOR 107.73; THENCE S.10°49′55″E. FOR 93.82 FEET; THENCE S.29°10′05″W. FOR 22.98 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 776 AND THE POINT OF BEGINNING, BEARINGS ARE BASED ON "THE STATE PLANE COORDINATE SYSTEM" FLORIDA ZONE WEST, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT — EPOCH 2010) AND WERE DERIVED FROM THE FLORIDA PERMANENT REFERENCE NETWORK SITE CODE "PNTA", IN U.S. FEET WHEREIN THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 776 BEARS S.69°10′05″W.

(PARCEL 3)

A TRACT OR PARCEL OF LAND LYING IN SECTIONS 10, 11 AND 14, TOWNSHIP 40 SOUTH, RANGE 21 EAST, WHICH TRACT OR PARCEL IS MORE PARTICULRLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 11, THENCE N.00°20′34″W. ALONG THE EAST SECTION LINE OF SAID SECTION 11 A DISTANCE OF 273.88 FEET TO A POINT INTERSECTING THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD 776 (EL JOBEAN ROAD); THENCE S.69°10′05″W. ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 408.28 FEET TO THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING, THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE S.69°10'05"W. A DISTANCE OF 2471.54 FEET; THENCE N.00°23'26"E. A DISTANCE OF 722.47 FEET; THENCE N.89°31'55"W. A DISTANCE OF 1344.56 FEET; THENCE N.00°03'10"W. A DISTANCE OF 1398.83 FEET; THENCE N.89°25'56"W. A DISTANCE OF 1341.43 FEET; THENCE N.89°51'49"W. A DISTANCE OF 833.89 FEET; THENCE N.28°21'55"E. A DISTANCE OF 3827.13 FEET; THENCE S.61°38'05"E. A DISTANCE OF 425.01 FEET; THENCE N.28°21'55"E. A DISTANCE OF 617.50 FEET TO THE SOUTH RIGHT OF WAY LINE OF FRANKLIN AVENUE (50 FOOT PUBLIC RIGHT OF WAY) AND TO A POINT OF CURVAURE OF A NON-TANGENT CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE FOR A LENGTH OF 740.64 FEET, HAVING A RADIUS OF 3241.113 FEET (DELTA/CENTRAL ANGLE 13°05'34") (CHORD BEARING OF S.82°39'25"E. (CHORD LENGTH OF 739.03 FEET) TO A POINT OF TANGENCY, THENCE S.89°12'12"E ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 1581.87 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF O'DONNELL Boulevard (70 FOOT PUBLIC RIGHT OF WAY); THENCE S.00°20'51"E. ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 894.20 FEET TO A POINT OF INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF MCADAM AVENUE (50 FOOT PUBLIC RIGHT OF WAY); THENCE N.89°16'58"W. ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 1325.20 FEET; THENCE S 00°20'37"E. TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SAID MCADAM AVENUE A DISTANCE OF 49.99 FEET ALSO BEING THE NORTHWEST CORNER OF THE NORTH CHARLOTTE REGIONAL PARK; THENCE ALONG SAID NORTH CHARLOTTE REGIONAL PARK BOUNDARY THE NEXT SIX COURSES: 1) S.00°20'37"E., 2743.15 FEET; 2) S.89°26'25"E., 175.00 FEET; 3) N.00°09'56"E. 24.73 FEET; 4) S.89°27'08"E., 1185.09 FEET; 5) N.00°20'51"W., 2275.62 FEET; 6) S.89°27'00"E,M 1285.98 FEET; THENCE S.00°30'25"E. LEAVING SAID BOUNDARY A DISTANCE OF 2002.10 FEET TO A POINT OF CURVATURE, THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT FOR A LENGTH OF 74.84 FEET, HAVING A RADIUS OF 400.00 FEET, (DELTA/CENTAL ANGLE OF 10°43'12")(CHORD BEARING OF S.04°51'11"W.)(CHORD LENGTH OF 74.73 FEET) TO A POINT OF TANGENCY, THENCE S.10°12'47"W. A DISTANCE OF 775.34 FEET; THENCE S.15°49'23"W. A DISTANCE OF 650.60 FEET TO A POINT ON SAID RIGHT OF WAY LINE OF STATE ROAD 776 AND THE POINT OF BEGINNING.

(PARCEL 4)

LOTS 3, 4, 5, 6, 7, 11, 12, 13, 14, 15, 16, 19, 20, 24, 25, 26, 28, 31,32, 33, 34 AN 35, BLOCK 1272 AND LOTS 6, 7, 8, 12, 13, 14, 17, 18, 25, 26, 27 AND 28, BLOCK 1271, LYING IN SECTION 11, TOWNSHIP 40 SOUTH, RANGE 21 EAST, ALSO LYING IN PORT CHARLOTTE SUBDIVISION, SECTION THIRTY FIVE, AS RECORDED IN PLAT BOOK 5, PAGES 39A THRU 39F, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Description Sketch

(Not A Survey)

DESCRIPTION: A parcel of land lying in Sections 11 and 12, Township 40 South, Range 21 East, Charlotte County, Florida, and being more particularly described as follows:

COMMENCE at the Southwest corner of said Section 12; run thence along the West boundary of said Section 12, N.00°29'33"W., a distance of 273.78 feet to the North right of way line of State Road 776, a 200 foot public right of way, and the POINT OF BEGINNING; thence along said North right of way line, S.69°10'05"W., a distance of 283.63 feet to the East right of way line of Flamingo Waterway, a 100 foot wide right of way, vacated by Official Records Book 3321, Page 634; thence along said East right of way line the following 4 (four) courses, 1) N.15°49'23"E., a distance of 581.08 feet; 2) thence N.10°12'47"E., a distance of 780.24 feet to a point of curvature; 3) thence Northerly, 93.55 feet along the arc of a tangent curve to the left having a radius of 500.00 feet and a central angle of 10°43'12" (chord bearing N.04°51'11"E., 93.41 feet) to a point of tangency; 4) thence N.00°30'25"W., a distance of 3472.37 feet to the Southwest corner of lot 60, block 1183 of Port Charlotte Subdivision, as recorded in Official Records Plat Book 5, Page 51-F; thence S.89°11'34"E., a distance of 123.56 feet to the West right of way line of Flamingo Blvd., an 80 foot wide public right of way per said Port Charlotte Subdivision plat; thence along said West right of way line of Flamingo Blvd., S.00°30'51"E., a distance of 96.40 feet to its intersection with the westerly extension of the South right of way line of North Buena Vista Circle, as shown on said Port Charlotte Subdivision plat; thence along said extension and said South right of way line of North Buena Vista Circle, S.89°12'23"E., a distance of 422.21 feet; thence S.00°01'25"E., a distance of 250.03 feet to the North right of way line of Raleigh Ave. as shown on said Port Charlotte Subdivision plat, said right of way being 50 feet wide and vacated by Official Records Book 3321, Page 634; thence along said North right of way line, N 89°12'23" W, a distance of 300.04 feet; thence S 00°30'51" E, a distance of 20.57 feet; thence southerly, 44.82 feet along the arc of a tangent curve to the right having a radius of 200.00 feet and a central angle of 12°50'19" (chord bearing S 05°54'19" W, 44.72 feet); thence southerly, 44.82 feet along the arc of a reverse curve to the left having a radius of 200.00 feet and a central angle of 12°50'19" (chord bearing S 05°54'19" W, 44.72 feet); thence S 00°30'51" E, a distance of 111.12 feet; thence southerly, 224.55 feet along the arc of a tangent curve to the right having a radius of 300.00 feet and a central angle of 42°53'08" (chord bearing S 20°55'43" W, 219.34 feet); thence southerly, 149.67 feet along the arc of a reverse curve to the left having a radius of 200.00 feet and a central angle of 42°52'43" (chord bearing S 20°55'56" W, 146.21 feet); thence S 00°30'25" E, a distance of 534.77 feet; thence southeasterly, 38.84 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 89°00'52" (chord bearing S 45°00'51" E, 35.05 feet); thence S 89°31'17" E, a distance of 187.25 feet; thence easterly, 132.33 feet along the arc of a tangent curve to the left having a radius of 200.00 feet and a central angle of 37°54'31" (chord bearing N 71°31'27" E, 129.93 feet); thence N 52°34'12" E, a distance of 180.37 feet; thence easterly, 277.30 feet along the arc of a tangent curve to the right having a radius of 417.00 feet and a central angle of 38°06'04" (chord bearing N 71°37'14" E, 272.22 feet); thence S 89°19'44" E, a distance of 886.16 feet; thence N 00°08'08" W, a distance of 1126.35 feet; thence S 89°12'23" E, a distance of 629.74 feet; thence southeasterly, 88.92 feet along the arc of a tangent curve to the right having a radius of 75.00 feet and a central angle of 67°55'35" (chord bearing S 55°14'35" E, 83.80 feet); thence N 68°43'12" E, a distance of 194.06 feet; thence N 58°58'33" E, a distance of 116.55 feet; thence S 00°07'15" E, a distance of 3706.60 feet; to the North right of aforesaid State Road 776 thence along said North right of way S 69°10'05" W, a distance of 2919.86 feet to the POINT OF BEGINNING. Interior improvements per Port Charlotte Subdivision, Official Records Book 5, Pages 51-A, 51-D, 51-E, and 51-F, contained within the described land appear to have been vacated by Official Records Book 3321, Page 634-650.

Containing 196,14 acres, more or less.

Subject to and less public right of ways contained herein.

SURVEYOR'S NOTES:

- Bearings shown hereon are based on the West boundary of Section 12, Township 40 South, Range 21 East, Charlotte County, Florida, having a Grid bearing of N.00°29'33"W. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida.
- 2. I do hereby certify that this sketch & description was made under my supervision and meets the standards of practice set forth by the Florida Board of Professional Surveyors & Mappers stated in rules 5J-17.051, 5J-17.052, and 5J-17-053, Florida administrative code, pursuant to Section 472.027, Florida statutes.

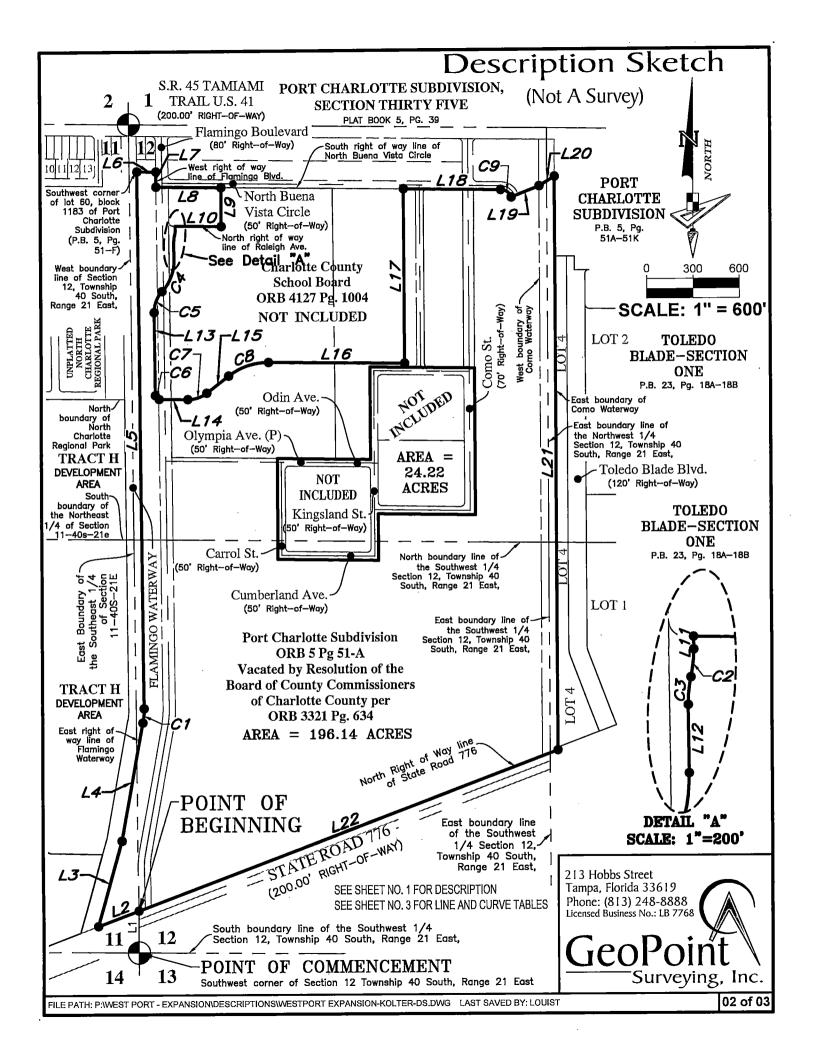
SEE SHEET NO. 2 FOR SKETCH SEE SHEET NO. 3 FOR LINE AND CURVE TABLES

PROJECT: West Port				Prepared For: KOLTER GROUP AQUSITIONS LLC			
PHASE: West Port Expansion / Three Description and Sketches of Three Parcels DRAWN: LAT DATE: 07/19/22 CHECKED BY: MHC				(Not A Survey)	213 Hobbs Street Tampa, Florida 33619		
DATE	REVISIONS		DRAWN BY	David W. Digitally signed David W. Maxwee	Phone: (813) 248-8888 Licensed Business No.: LB 7768		
				Maxwell Date: 2022.08.30 11:35:49 -04'00' David W. Maxwell	- GeoPoint \		
				FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS7311	Surveying, Inc.		

01 of 03

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FILE PATH: P:\WEST PORT - EXPANSION\DESCRIPTIONS\WESTPORT EXPANSION-KOLTER-DS.DWG LAST SAVED BY: LOUIST



Description Sketch

(Not A Survey)

LINE DATA TABLE							
NO.	BEARING	LENGTH					
L1	N 00°29'33" W	273.78					
L2	S 69'10'05" W	283.63'					
L3	N 15'49'23" E	581.08'					
L4	N 10*12*47" E	780.24					
L5	N 00°30'25" W	3472.37'					
L6	S 89'11'34" E	123.56'					
L7	S 00'30'51" E	96.40'					
L8	S 89'12'23" E	422.21'					
L9	S 00°01'25" E	250.03'					
L10	N 89'12'23" W	300.04					
L11	S 00'30'51" E	20.57					
L12	S 00'30'51" E	111.12'					
L13	S 00'30'25" E	534.77					
L14	S 89'31'17" E	187.25'					
L15	N 52'34'12" E	180.37'					
L16	S 89'19'44" E	886.16					
L17	N 00'08'08" W	1126.35					
L18	S 89'12'23" E	629.74'					
L19	N 68'43'12" E	194.06'					
L20	N 58'58'33" E	116.55					

LINE DATA TABLE							
NO.	BEARING	LENGTH					
L21	S 00°07'15" E	3706.60'					
L22	S 69'10'05" W	2919.86					

	CURVE DATA TABLE								
NO.	RADIUS DELTA ARC CHORD BEARING								
C1	500.00	10'43'12"	93.55'	93.41'	N 04°51'11" E				
C2	200.00'	12'50'19"	44.82'	44.72'	S 05'54'19" W				
С3	200.00'	12'50'19"	44.82'	44.72'	S 05*54'19" W				
C4	300.00'	42'53'08"	224.55'	219.34	S 20°55'43" W				
C5	200.00'	42'52'43"	149.67	146.21	S 20'55'56" W				
C6	25.00'	89'00'52"	38.84	35.05	S 45'00'51" E				
C7	200.00'	37'54'31"	132.33'	129.93	N 71'31'27" E				
С8	417.00'	38'06'04"	277.30'	272.22'	N 71°37'14" E				
C9	75.00'	67*55'35"	88.92'	83.80'	S 55'14'35" E				

SEE SHEET NO. 1 FOR DESCRIPTION SEE SHEET NO. 2 FOR SKETCH



PD Conditions for Application PD-22-00003 Revisions to PD Conditions Established in Ordinance Number 2021-024

This proposed development shall be in compliance with all applicable requirements as set forth in Charlotte County's Code of Laws and Ordinances. In addition, the following shall apply:

a) Total development entitlements shall include:

Project Summary

Area

-434.68-630.82± acres

Residential Uses

Single-family Multi-family Total residential

Commercial Uses

Regional commercial space (retail/service) <u>146,639.59</u> <u>620,522</u> square feet

Regional commercial space (hotel-medical offices) 400,000 50,000

square feet
Total commercial space

246,639.59 <u>670,522</u> square feet

- b) Land use categories within this PD shall be considered Neighborhood Residential and General Commercial, as established in the Murdock Village Mixed Use Future Land Use Map designation contained in Charlotte 2050 FLU Appendix I. Development tracts "A" through "H", as depicted on the PD Concept Plan (Attachment 1: West Port General Planned Development Concept Plan) submitted by the applicant, prepared by Morris Engineering and Consulting, LLC, dated January 7, 2019—March 6, 2023, shall be designated Neighborhood Residential. Development tracts "J"—and "K", "P", "Q", and "S" as depicted on the West Port General PD Concept Plan submitted by the applicant, prepared by Morris Engineering and Consulting, LLC, dated January-7, 2019 March 6, 2023, shall be designated General Commercial. Tract R shall be designated Neighborhood Residential for single-family, Tract "U" shall be designated General Commercial for medical offices, and Tract "T" shall be designated General Commercial for apartments as depicted on the West Port General PD Concept Plan.
- c) Development entitlements may be increased in one land use category and concurrently reduced in another land use category, as more specifically described in the Murdock Village Equivalency Matrix adopted in Charlotte 2050 FLU Appendix I. All applications for Final Detail Site Approval shall include calculations supporting any proposed exchanges using the Equivalency Matrix, together with a running total of remaining entitlements.
- d) Development on the subject property shall occur as generally illustrated on the PD Concept Plan (Attachment 1: West Port <u>General</u> Planned Development Concept Plan) submitted by the applicant, prepared by Morris Engineering and Consulting, LLC, dated <u>January 7, 2019-March 6, 2023</u>, except such modifications as may be required to meet the conditions of the PD zoning district. In addition, the Site Plan Review (Petition No. DRC-17-0006022-00097) conditions/comments of approval according to the letter dated October 2, 2017-February 28, 2023, and signed by Shaun Cullinan, Charlotte County Zoning Official, are required to be met.
- e) No development activity shall occur prior to Final <u>Detail</u> Site Plan approval <u>for each phase</u> of the development.
- f) Single-family and multi-family residential uses may be developed within the areas designated Neighborhood Residential. Commercial and multi-family residential uses may



be developed within the areas designated General Commercial. Emergency and essential services uses may be developed within both.

- g) The following uses may be permitted:
 - i) Amphitheater.
 - ii) Animal hospital.
 - iii) Art. dance, music, photo studio or gallery.
 - iv) Auditorium, convention center, performing arts center.
 - v) Bank, financial services.
 - vi) Bar, cocktail lounge, nightclub, tavern.
 - vii) Business services.
 - viii) Clubhouse, community center.
 - ix) Cluster housing.
 - x) Community garden.
 - xi) Day care center, child.
 - xii) Drug store, pharmacy.
 - xiii) Dry cleaner.
 - xiv) Emergency services.
 - xv) Essential services (see Section 3-9-71 essential services.).
 - xvi) Fences or walls, which may be permitted prior to the principal uses and structures.
 - xvii) Gas station.
 - xviii) General offices.
 - xix) General retail sales and services (see Section 3-9-61, accessory outdoor retail sales, display, and storage).
 - xx) Hotel, motel, inn.
 - xxi) Laundromat.
 - xxii) Liquor, package store.
 - xxiii) Medical or dental office, clinic.
 - xxiv) Mini-warehouses or storage facilities, but not bulk storage of flammable liquids.
 - xxv) Minor home occupation.
 - Model home, with the total number of model homes allowed equal to ten or ten percent of the lots depicted on the preliminary plat, whichever is greater.
 - xxvii) Motor vehicle wash.
 - xxviii) Multi-family residential buildings, including duplex and triplex buildings and townhomes.
 - xxix) Noncommercial vehicle rental.
 - xxx) Outdoor market or exhibition space.
 - xxxi) Paid or public parking lot, garage, structure.
 - xxxii) Private off-site parking.
 - xxxiii) Personal services.
 - xxxiv) Place of worship (see Section 3-9-82, places of worship).
 - xxxv) Post office.
 - xxxvi) Private club.
 - xxxvii) Professional services.
 - xxxviii) Recreation, indoor.
 - xxxix) Recreation, outdoor.
 - xl) Restaurant.
 - xli) Sales center.
 - xlii) Single-family attached homes.
 - xliii) Single-family detached homes, which may have a guest suite that is structurally attached, with or without cooking facilities.

- xliv) Uses and structures which are customarily accessory and clearly incidental to primary uses and structures.
- xlv) Hospital.
- xlvi) Laboratories, class 1, 2, 3.
- h) All roadways within the subject property shall be constructed to Charlotte County standards. All private roadways shall be required to be maintained by the developer, and subsequently, a homeowners' association.
- i) Roadways, sidewalks, and multi-use paths within the subject property shall be developed consistent with the cross-sections as depicted on the PD <u>General Concept Plan submitted</u> by the applicant, prepared by Morris Engineering and Consulting, LLC, dated January 7, 2019 March 6, 2023. The sidewalk along El Jobean Road (SR 776) shall match the existing five-foot sidewalk in width and placement.
- j) The development must use potable water and sanitary sewer utilities. The potable water and sanitary sewer lines must be connected to the site before any certificates of occupancy shall be issued. A Developers Agreement for the extension of potable water and sanitary sewer lines must be approved by the Board of County Commissioners prior to the Final Site Plan Review application for the first phase of development.

k) The following development standards shall be applied:

Use	Single- family detached	Single- family attached	Multi- family	Townhomes	Commercial	Residential Amenities	Multi- family for ten units per building located in Tract J and portion of Tract A illustrated in Attachment
Required Parking (spaces)	2/unit	2/unit	As Section 3-9-79	2/unit	As Section 3-9-79	One-half that required by Section 3- 9-79	1.5/unit
Minimum lot size (s.f.)	4,000	3,200	7,500	2,000	12,000	None	1,400/unit
Minimum lot width (ft.)	40	35	80	16	100	None	14/unit
Minimum front yard (ft.)	20	20	20	20	15	20	20/unit
Minimum interior side yard (ft.)	5	5 exterior 0 interior	Half building height, not less than 7.5	5 exterior 0 interior	0	Half building height, not less than 7.5	10/20 between residential buildings
Minimum	15	15	15	10	10	15	10/building

side yard abutting road (ft.)							
Minimum interior rear yard (ft.)	10	10	Half building height, not less than 7.5	10	10	Half building height, not less than 7.5	10/building
Minimum rear yard abutting road (ft.)	15	15	15	15	10	15	15/building
Minimum rear yard abutting water (ft.)	15	15	15	15	20	15	15/building
Maximum building height (ft.)	38	38	60	38	60	38	35/building
Maximum lot coverage (%)	65	70	45	75	55	65	65/unit
Accessory structure setbacks	Same as principal structure, except that provided there is at least 15 feet between the rear property line and the natural water line when adjoining water, the rear setback may be reduced to 5						

I) A unified landscaping theme shall be used within each development pod. All landscaping shall be installed in accordance with Section 3-9-100: Buffers, Landscaping, and Tree Requirements of the County Code. A partnership with the Cooperative Extension Service of the University of Florida to interact with the Florida Yards and Neighborhoods program is encouraged.

m) A 25-foot perimeter setback for the entire PD site is not required. However, for the proposed expansion area, it is required to provide a natural buffer 60 feet in width as measured from the lot line along the multi-family portion of the frontage abutting SR 776 and 25 feet in width as measured from the lot line along the commercial/retail portion of the frontage abutting SR 776. This buffer may be reduced along the commercial/retail portion of the plan as needed to accommodate for driveway access.

n) The following other buffer requirements, as established in Section 3-9-100, shall be

applied:

Proposed Use	Abutting Use							
-	Single-family	Multi-family	Commercial	Right-of-way				
Single-family	None	None	None	None				
Multi-family	Type A	None	None	Perimeter buffer				
Commercial	Type C	Type C	None	Perimeter buffer				

o) The five percent open space/habitat reservation is not required, nor is the payment in lieu of reservation, provided that each residential development pod provides at least 20 percent open space.

4

- p) All commercial development shall comply with the requirements of Article XXIV: Commercial Design Standards, of the County Code.
- q) The developer shall minimize impervious surfaces within the development wherever practicable.
- r) The developer shall work together with the Florida Department of Transportation (FDOT) and the County Public Works Department in order to address any proposed intersection improvements related to the West Port Development as identified in the West Port Expansion Traffic Impact Study prepared by Florida Transportation Engineering, Inc. and dated November 2022, revised February 2023, and signed March 2, 2023.

Attachment 1 West Port <u>General</u> Planned Development Concept Plan

PLANNED DEVELOPMENT CONCEPT PLAN for

West Port (AMENDMENT)

A PLANNED DEVELOPMENT COMMUNITY

EL JOBEAN & FLAMINGO BLVD. SECTION 12, TOWNSHIP 40 SOUTH, RANGE 21 EAST PORT CHARLOTTE, FLORIDA

KOLTER ACQUISITIONS GROUP 14025 Riveredge Dr., #175 Tampa, Florida 30337

UTILITY SERVICE PROVIDERS

YAZER CHARLOTTE COUNTY UTILITIES

SEWIR CHARLOTTE COUNTY UTILITIES

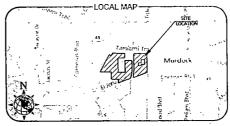
ELECTRIC
FLORDA POWER AND LIGHT

PHONE CENTURY LPM CARLE CONTAST

FIRE PROTECTION ADMIN



CHARLOTTE COUNTY, FLORIDA



SECTION 12, TOWNSHIP 40 SOUTH, RANGE 21 EAST CHARLOTTE COUNTY, FLORIDA

SHEET TITLE

COVER (PD)

PLANNED DEVELOPMENT CONCEPT PLAN

PROPOSED INTERSECTION UPDATES

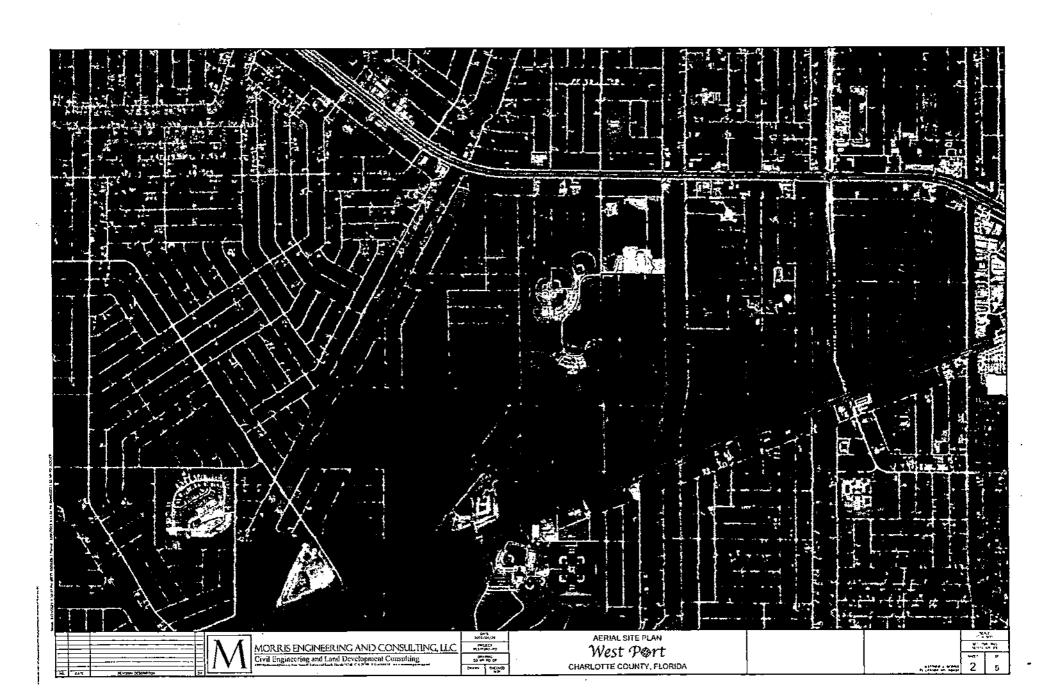
PLANNED DEVELOPMENT CONCEPT PLAN DETAILS

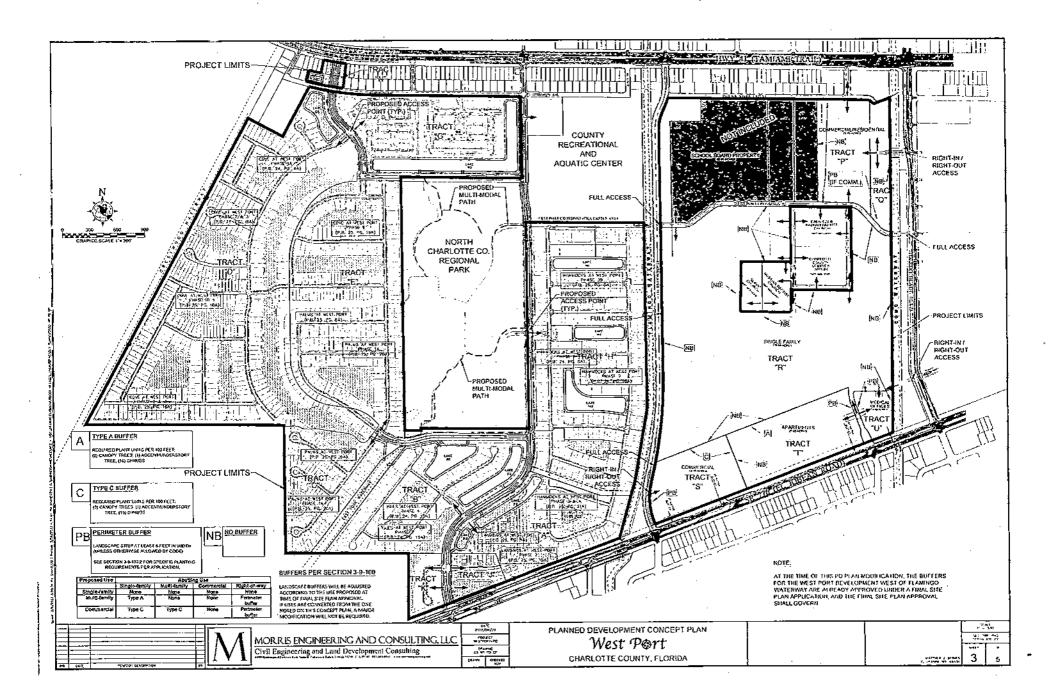
PROJECT CONTACTS

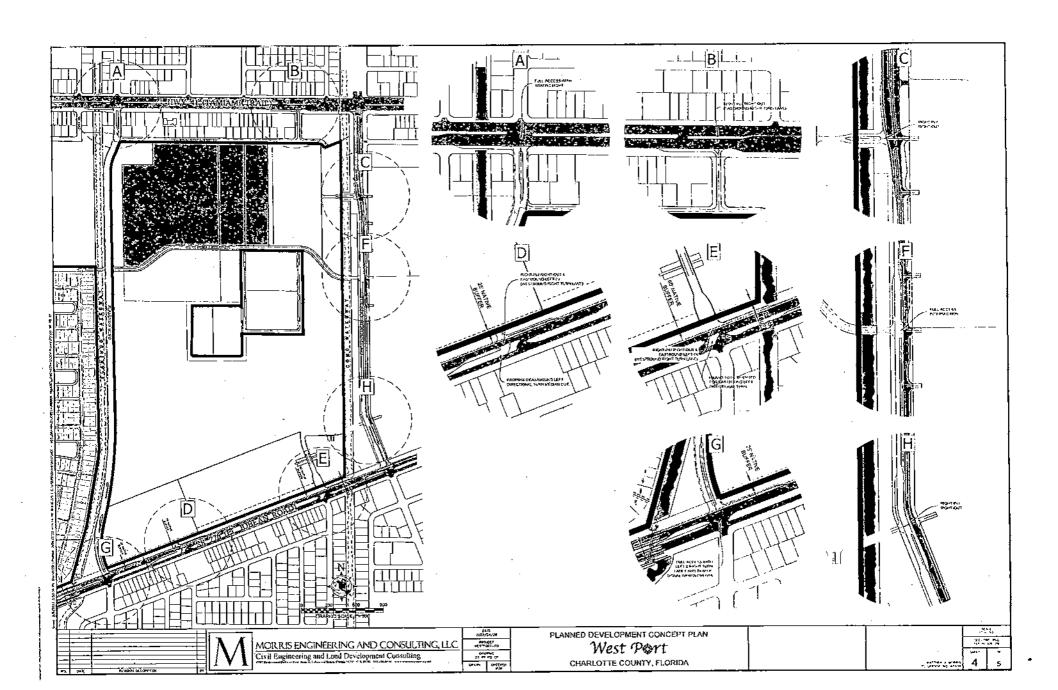
SITE INFORMATION

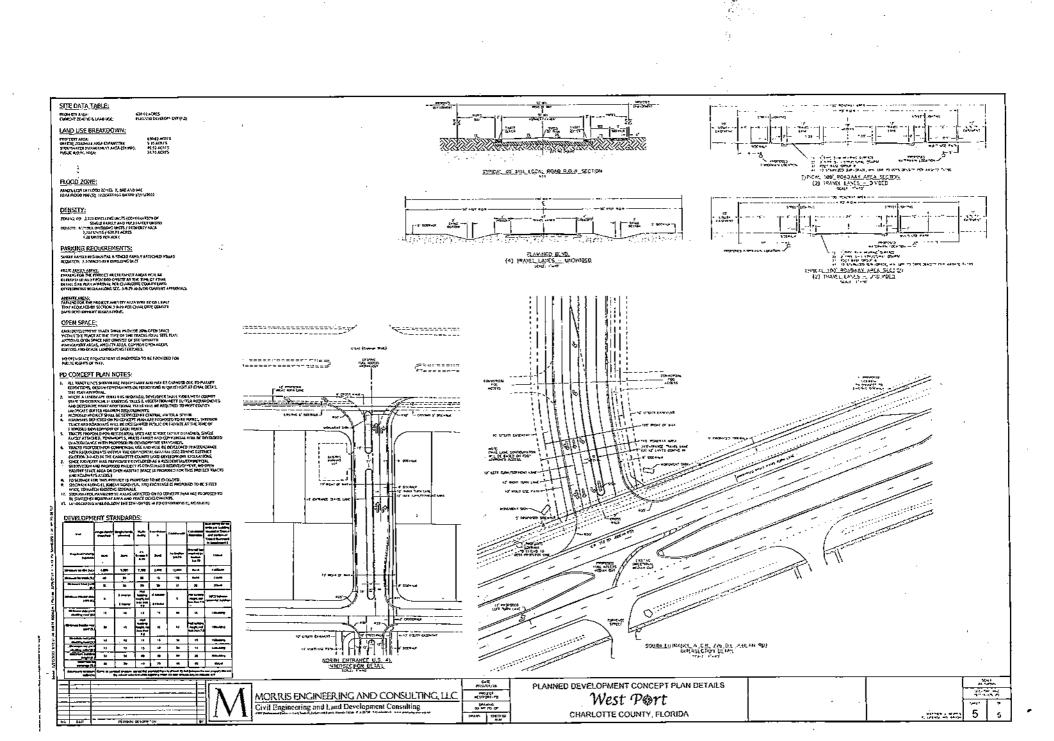
CURRENT TOPANO

MORRIS ENGINEERING AND CONSULTING, LLC Civil Engineering and Land Development Consulting

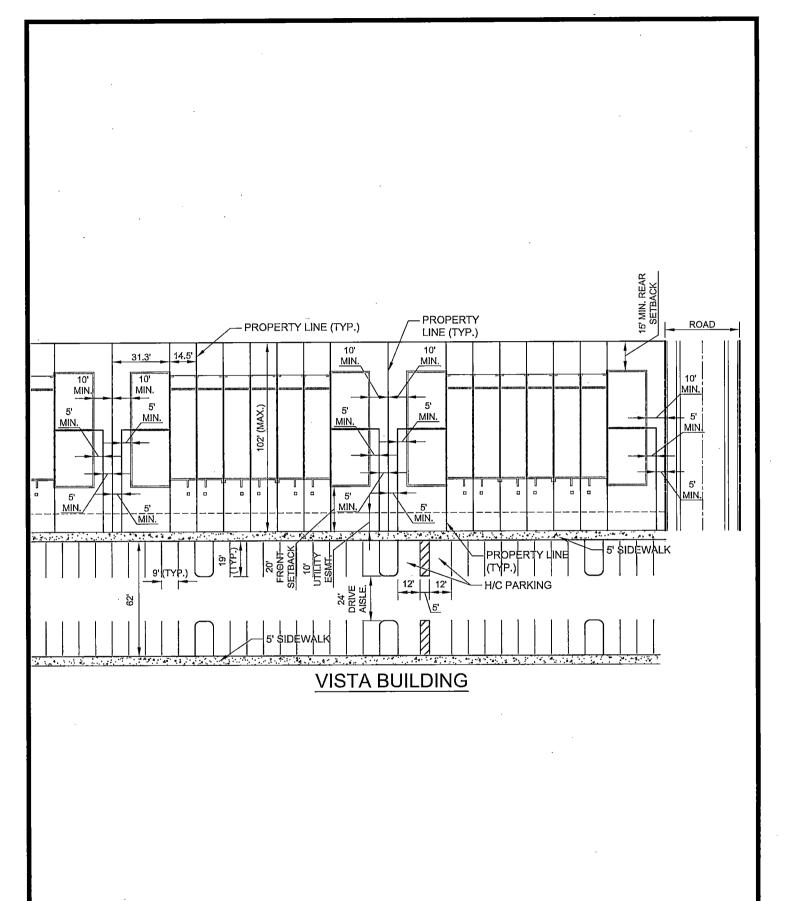








Attachment 2 Development Standards for Multi-family for Ten Units Per Building





MORRIS ENGINEERING AND CONSULTING, LLC

Civil Engineering and
Land Development Consulting
6997 Professional Parkway East, Suite B, Lakewood Ranch, Florida 34240
CA.28780 941-444-6644
www.mornisrapineering.net

DATE 11-30-20		
PROJECT WP-J		
DRAWING BSP		
DRAWN JM	CHECKED	

Vista Building
WEST PORT PARCEL J
Charlotte County, Florida

SCALE 1"=50'		
SEC,-TSP,-RNG. -36S-18E		
SHEET	OF	
1	1	



RON DESANTIS
Governor

CORD BYRDSecretary of State

March 29, 2023

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

Attention: Dawn Johnston

Dear Roger Eaton,

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Charlotte County Ordinance No. 2023-015, which was filed in this office on March 29, 2023.

Sincerely,

Anya Owens Program Administrator

ACO/wlh

Public comment period on 776 medians ends soon

and end in 2026

By BARB RICHARDSON SUN EGRESPONCENT

SARASOTA - Speak now or.

SARASOTA — Speak now, or forest hold in the forest hold in the first per section of the first per section planning raised medians for several mires through the middle of turn. State transportation glanning raised medians for several mires through the middle of turn.

\$2.4 million project the public comment period for the planned project along S.R. re— also known as Indiana Avenue and Englewood's main

Arenue and Englewoods mainthoroughare—will end soon.
FDOF will accept written comments about the project up to March 1e from anyone who wishes their conterns to be part of the public record.
These comments can be submitted via the project website, www.swifroads.com/project/Mrs2-1. The pare also has outlines of the project scope, artists' renderings and maps. Title plans to build raised mediana along the road from mediana along the road from

pedians along the road from the Sarasota/Charlotte County line to Tangerine Woods.

The medians will replace the current center two-way left turn lanes, according to Project Manager Christopher Speece. With an estimated cost of \$2.4 million, construction is expected to begin in 2023 and end in 2028.

expected to bogin in \$205 and ord in 2008. FDOT's goal is to reduce traffic crashes along that section of the road which appears on the FDOT bistrict i high crash list. Statistics for the most reconf they expa period show 158 crashes, 181 injuries, and 36 fabilities or severe injuries. The road's current configuration, Speese said during road rounding the crashes. The different public meetings, has 11 different "conflict points" leading to crashes.

Changing that configuration with the directional medians reduces those conflict points to

EDOY: held a public informational meeting at St. Bavid's Episcopal Church on Feb. 23 and an online session last week. While FDOT has not yet

made the comments from the Feb. 23 meeting available, one question from a Mr. Receives question from a Mr. Reeves during the colline session concerned the Harbor at Lemon

concerred the Harbor at Lemon Bay marina with access from Riverview Avenue right at the Sarasota Charlotte county line. Responding that the access point here was right on a curve in the road, Speese said moving the access point a little further

that one," he said.
"We want to get local input on the areas where we need to take a closer took," Speese said on the purpose of the public

on the purpose of the public input area.

One official on the project team remarked that a lot of comments received had concerned conditions on local reads and land uses. To those, the official said, the commenters were being referred to county officials.

Emoit: barbara Isan 338@ernail.com

Fire destroys senior's Port Charlotte apartment

PORT CHARLOTTE

— A fire broke out in a
Port Charlotte partment
shuday afternoon while
the occupant was away,
causing externe damage
and making the apartment unitivable.
The call same in al.

1:30 p.m., and dispatch called for numerous engines and backups. The fire occurred in

one of six apartment units at 2255 Aaron St., in a complex of multiple

buildings for seniors.
Sattalion Chief Chris
Mott told The Daily Sun
he knew where the fire
originated by looking at
the windows; the blinds,
which could be seen from

outside, were melted. He said there was

He sald there was "extensive damage" inside and that the unit was "uninhabitable." The tire is under investigation, but it was a kitchen fire and origi-nated from the cooktop, he cald.

Since the occupant couldn't be reached, a

was \$156.79, which was up 18.2% from 2021.

The report showed 33% of Charlotte County visitors live in the United States and 7% were from outside the country.

Visitors spent an average of seven nights in Punta Gorda/ Englewood

firefighter would romain on the scene until she arrived, he said. Also, the Red Cross was contacted, Nott said. Neighbor Marypat

Newsham, who said she lives in the building across from the one that had the fire, said she had been giving out water and would cook for her neighbor when she returned. Neighbors were sitting on lawn chairs as they were requested from their apartments in the building when hest responders arrived on the scene.

While red tide

While red tide sometimes plagues area beaches, the fourism bureau has a camera at Englewed Beach that, on Thursday, showed no signs of red tide, and the beach and all the restaurants on the strip sere packed. "It came here from Michigan, It's snowing there and the sun is shining on me here on bearborn Stered the Singlewood)," said Grace Goddard, 72, who was wearing a bright plak. "Florida United & Strong" shirt she bought after

shirt she bought after Hurricane Jah.

rda/ Email: elaine.alien@

Overheard over dispatch was that one occupant in the building tried to return to her apartment to get belongings. Others were reducted to evacuate, but all eventually did. Newsham said a neighbor on the other state of the building whose apartment shared a wall with the burned unit, smolled smoke and called 911.

911. Strenghters broke down he door to gain entry and quickly extinguished to the unit that burned, said

the blaze with foam, not water, so there was no water damage. However, the adjoining units did have smoke, and farefighters set up large blowers in Cont of the other units' open doors to vendible.

entible Mott said each unit was then inspected for its oxy-ment content and presence of carbon dioxide before allowing the neighbors her its oxy-ment said each unit was her inspected for its oxy-ment said each unit was

her heighbor was out shopping and unaware of the incident. A Charlotte County deputy on the scene said the brief to cell the woman but there was no answer. "She left a while ago to go shopping with her friend," Papkin said. As of 200 pm., the woman had not yet returned, but one by one after the other apartments were deemed safe. ments were deemed safe, neighbors did go back to their homes.

TOURISM

FROM PAGE 18

are a lot of snowbirds and people who came to make sure their houses are OK after the storm."

At the prior meeting, Jim Finch, Charlotte Harbor Events & Conference Center manager, reported bookings through fiscal year 2022 at the event center were up year over year in most categories.

except government. Currently the city is dealing with the is dealing with the reconstruction of historic City Hall and the distruction of dearms of city structures. The Pederal Emergency then general Emergency used the event cantar to assist hurricane survivors for a couple of months. Finch also reported state and regional conference booldings are returning to pre-conference bedoings are insurable to pre-city of the country of the coun

for next year.
According to the first quarter report. Charlotte County's revenue for the tourist development tax — a 5% charge on hotel stays and other rentals under six months — was \$410,189 in October; \$469,913 in November; \$614,798 in December and \$652,143 in January. Those numbers are all up from the same months in

from the same menths in 2021.
Out of that 5% tourist inst, 3% goes to the Panta Cortical Pinglismood Reach Visitors & Convention Hureau for marketing and public relations; and 2% goes to the Charlotte Sports Fark, malling to pay down dobt service on the loan the county took out to pay for renovations to make it a spring staining wome for the training venue for the Tumpa day Raya Prior to the hurricane,

the bureau reported Charlotte County Visitors spent \$719,901,000 on accommodations. transportation, altractional entertainment and shopping. There were 972,100 visitors to the county and paid \$1.2 million in rented ns In 2022.

According to the Punta Gorday Engloweed Heach VCB 2022 Reunemic Impact & Visitor tracking report, prior to the

NHOL

FROM PAGE 18

When the tower is built, Deutsch said he can rest knowing the park will serve as a monument to a many, for so long. His only chore left to do is build an endowment fund that will pay to transport and feed local students for a day visiting the Southwest Morids Vielnam feed tocal students for a day vising the Southwest Florida Vletham Memorial Wall in Punta Gorda, the Military Heritage Museum and then the Saines Ar. park for a dose of history they should not forget.

"We're real excited about (Wednesday)," Doubsch said white giving credit to his committee of 20 or more who helped plan and

arrange the event.
Is sounds like a good of redwhite and blue, lag-waving, God
bless American colobration.
I hope the governor doesn't mass

RALLY

FROM PAGE 1B

of the Sunset Breeze condes on West Marion Avenue will find themselves

Marion Avenue will first strength the red line, through the parking lat of three of the new buildings, which will have 100 new residential units," the website

no new residential units," the website status. Sunset Breeze guests would no longer be able to park on West Retta Baplander, according to the website. Renderings of the proposed development can be viewed on the Smart Growth Punta Gorda website. Able said the group has been asking the public to attend the City Council meeting at \$50 a.m. Wednesday at the Albitary Herituge Museum, 300 West Marton Ave.
Public comments begin at 3 a.m., she said.

Prints Gorda Englewood Beach area. The top states visitors traveled from were Ohio, Michigan, New York, Bürots, indiana and Peansylvania. Of the visitors, 19% were first timers and 855 visited more than 10 times. On the satisfaction portion of the report, 86% of visitors would recommend Punts Gorda. Englewood Beach, and 95% would definitely recommend the area. 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 FUBLICMEETING AND HEARING ON PEOPOSALS AND PETITIONS AS DESCRIPTIBED WHILL BE CONDUCTED BY THE BUARD OF COUNTY COMMUSION FES AT A REGULAR MEETING ON TEEDING, MARCH 18, 2013, 42–200 PM, OR AS SHOW THE REAFFES AS THE MATTER MAY BE HEARD DURING THE COUNTE OF ACTION THE MATTER MAY BE HEARD DURING THE COUNTE OF ACTION THE MATTER MAY BE HEARD DURING THE COUNTE ADMINISTRATION CHARGED AND HEARD WHILE AS HEARD STREET AND HEARD STREET AND HEARD STREET AND HEARD STREET AND TO CONSIDER THE RETITIONS IN THE URBER LISTED IN THIS NOTICE. ANY OF THESE PETITIONS MAY BE CONSIDERED AS SOON AS THE MEETING COMMENCES.

COPIES OF SAID PETITIONS WITH COMPLETE EFGAL DISCRIPTIONS AND SUBSEQUENT STAFF REPORTS WILL BE ARAILABLE FOR BLYIEW AT THE CHARLOTTE COUNTY COMMENTY DEVELOPMENT DEPARTMENT AND ALL CHARLOTTE COUNTY PUBLIC UPLANDS, A MEETING AGINDA AND PETITION PACKETS MAY BE REVIEWED AT THE FOLLDWING INTERNET ADDRESS. ImplanMy Discription of Open Country (As a single date) from the found of the Country of the C

ALL INTERESTED PERSONS ARE CRIGED TO ATTEND THE PUBLIC IS WELCOME, TO SPEAK, TAKE LISHTS ARE SET BY BOARD RULES, IP TOU HAVE SPECIFIC QUESTIONS OR COMMENTS, YOU ARE ENCOURAGED THE CONTACT A STAPP FERION AT ANY TIME IN ADVANCE OF THE PUBLIC HEARINGS). PLEASE CALL 94: 704-109 AND MENTION THE PUTTION SUMBER OF THE MATTER YOU WISH YO DISCUSS.

ea anons

EAND USE REGULAR AGENDA

TLDR 32-05

Legislative County-feel
As Ordinases of the Societ of County Commissions of Charlote County, Harda, Section 125-06, Florida Statutes, amending Charlotte County Commissions of Charlote County, Harda, Section 125-06, Florida Statutes, amending Charlotte County County Articles, County County of Charlottes of Charlottes of Adult of County County Statutes, and Statutes,

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Parking March 13, 2023



Ticket# 3884781 03-28-23 Pg 2 **AD ID# 3884783** 5 x 8.5 Submitted by: Heather Bennett Publish: 03/13/2023 163352 3884783

PUBLISHER'S AFFIDAVIT OF PUBLICATION STATE OF FLORIDA COUNTY OF CHARLOTTE:

Before the undersigned authority personally appeared Melinda Prescott, who on oath says that she is the Legal Advertising Representative of The Daily Sun, a newspaper published at Charlotte Harbor in Charlotte County, Florida; that the attached copy of advertisement, being a Legal Notice that was published in said newspaper in the issue(s)

03/13/23

as well as being posted online at www.yoursun.com and www.floridapublicnotices.com.

Affiant further says that the said newspaper is a newspaper published at Charlotte Harbor, in said Charlotte County, Florida, and that the said newspaper has heretofore been continuously published in said Charlotte County, Florida, Sarasota County, Florida and DeSoto County, Florida, each day and has been entered as periodicals matter at the post office in Punta Gorda, in said Charlotte County, Florida, for a period of 1 year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Melinda Prescott

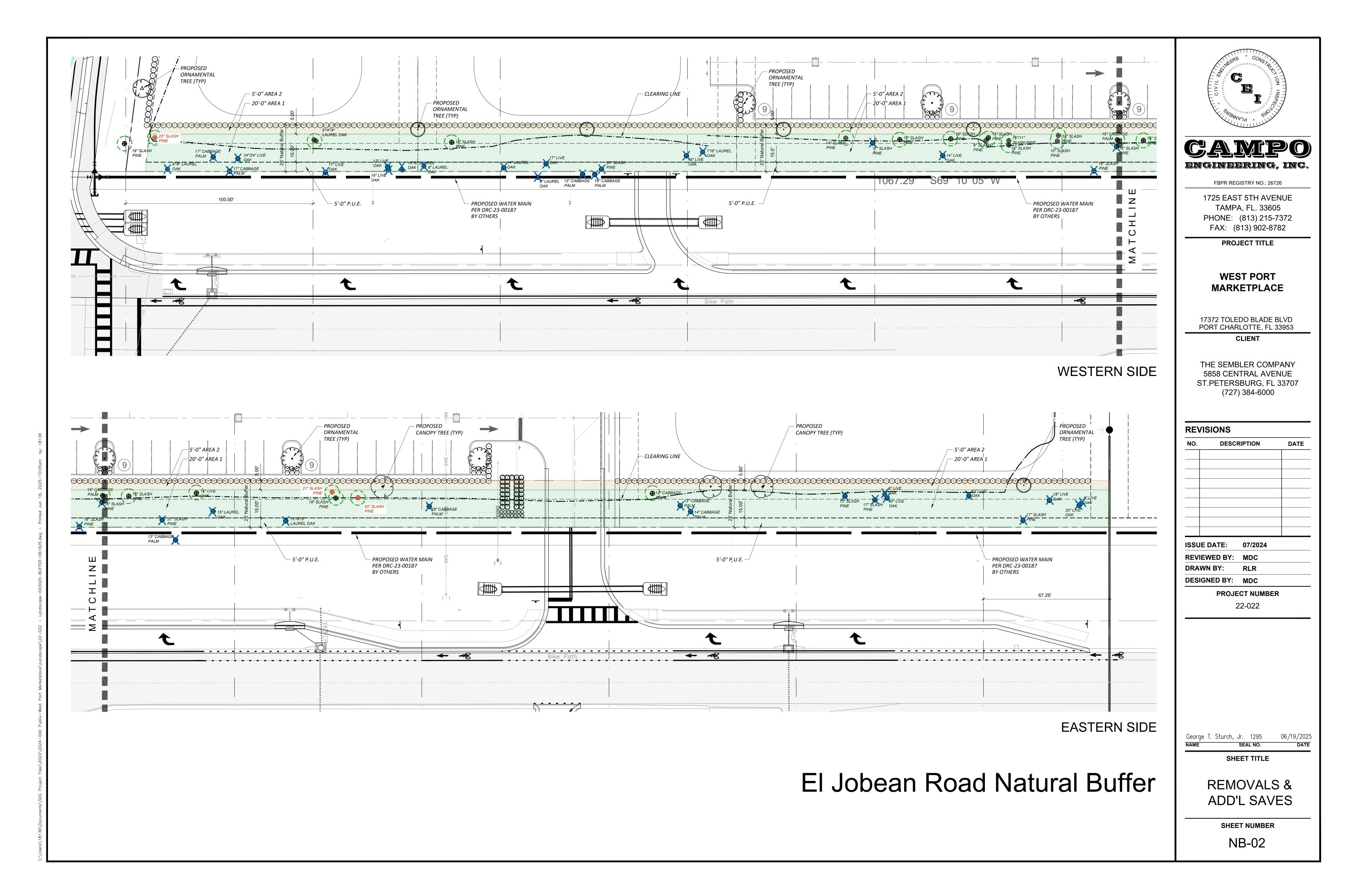
(Signature of Affiant)

Sworn and subscribed before me this 13th day of March, 2023

(Signature of Notary Public)

Notery Public Stale of Florida Laura M Roblina My Commission HN 252530 Expites 9/25/2026

Attachment 3 Location, Type, and Size of Removed Trees



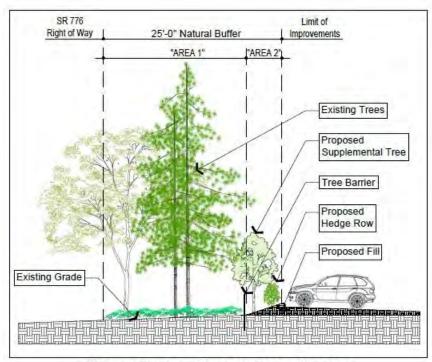
PD Conditions for Application PD-25-09 Revisions to PD Condition "m" as Established in Ordinance Number 2024-017

m). A 25-foot perimeter setback for the entire PD site is not required. However, for the proposed expansion area, it is required to provide a natural buffer 60 feet in width as measured from the lot line along the multi-family portion of the frontage abutting SR 776 and 25 feet in width as measured from the lot line along the commercial/retail portion of the frontage abutting SR 776. This buffer may be reduced along the commercial/retail portion of the plan as needed to accommodate for driveway access. Additionally, the following standards shall apply to the 25-foot natural buffer for commercial/retail development on parcels abutting SR 776:

Natural Buffer	Depth	Supplemental Landscaping	Signs per Section 3- 9-85
Area 1 as shown on Figure 1	20 feet	Accent trees and canopy trees shall be allowed.	Permitted
Area 2 as shown on Figure 1	5 feet	Accent trees and canopy trees shall be allowed. Perimeter hedge row shall be a minimum height of 36 inches upon planting.	Not permitted

- 1. Removal of all exotic and invasive vegetation is required in Area 1 and Area 2 shown on Figure 1. All vegetation shall be retained in Area 1 during construction until installation of any building roof structures has commenced.
- 2. Preservation of existing native trees if applicable shall be required, except as provided below.
- 3. Accent trees and canopy trees shall be incorporated with the existing native trees to achieve the equivalent of Type B buffer, including three canopy trees and one accent/understory tree per 100 linear feet. Perimeter hedge row (the minimum maintained height of 48 inches) to form a continuous, solid visual screen within one (1) year of planting shall be required.
- 4. Tree points are subject to the County code, section 3-9-100.3: Tree requirements.
- 5. Tree removal is subject to the County code, section 3-9-100.3: Tree requirements, except that:
 - All trees less than eight inches DBH and palms less than 12 inches DBH may be removed from Area 1 as shown on Figure 1.
 - All trees may be removed from Area 2 as shown on Figure 1.
 - Tree permits are required for removal of any trees with equal or greater than four-inch caliper and any palm with equal or greater than six (6) feet of clear trunk.
- The required landscaping for Tract S as shown on the approved General PD Concept Plan in Ordinance Number 2023-015 shall be completed prior to issuance of a Certificate of Occupancy.
- 7. A tree barrier, which is used to prevent damage to tree root systems, shall be placed at grade and at the boundary of Area 1 as shown on Figure 1 for the

duration of construction of the project. However, the tree barrier shall be installed after consultation with county staff so that the tree barrier will not impact the existing tree root systems.



Natural Buffer - Typical Cross Section

Figure 1

8. For trees equal or greater than eight inches DBH and palms equal or greater than 12 inches DBH, which have been removed from Area 1 as shown on Figure 1 due to installation of utilities, the Developer is required to replace removed trees located outside any County approved Public Utility Easement (PUE) with like size trees. If the trees removed cannot be replaced in kind and size, multiple native trees equaling the total tree points removed will be allowed. The Developer may replace removed pine trees with approved native hardwood trees per the County's list of approved tree species with prior written approval from the Community Development Department. All replacement trees shall be planted in the same general locations as they were removed outside of the easement areas within the Natural Buffer Area 1 but outside any PUE. A minor modification application to Final Detail Site Plan (Application Number DRC-24-221) is required to amend the originally approved landscape plan and shall be approved administratively.



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' 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
 Chongging 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

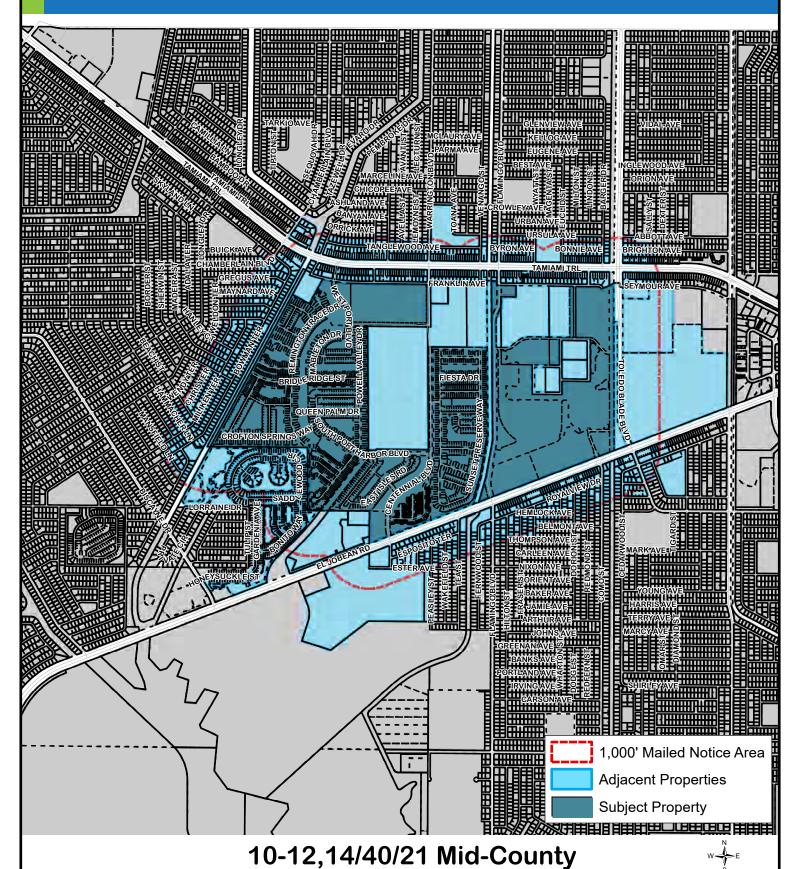
Related Past Experience:

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

Exhibit 1

1,000' Foot Mailed Notice of PD-25-09





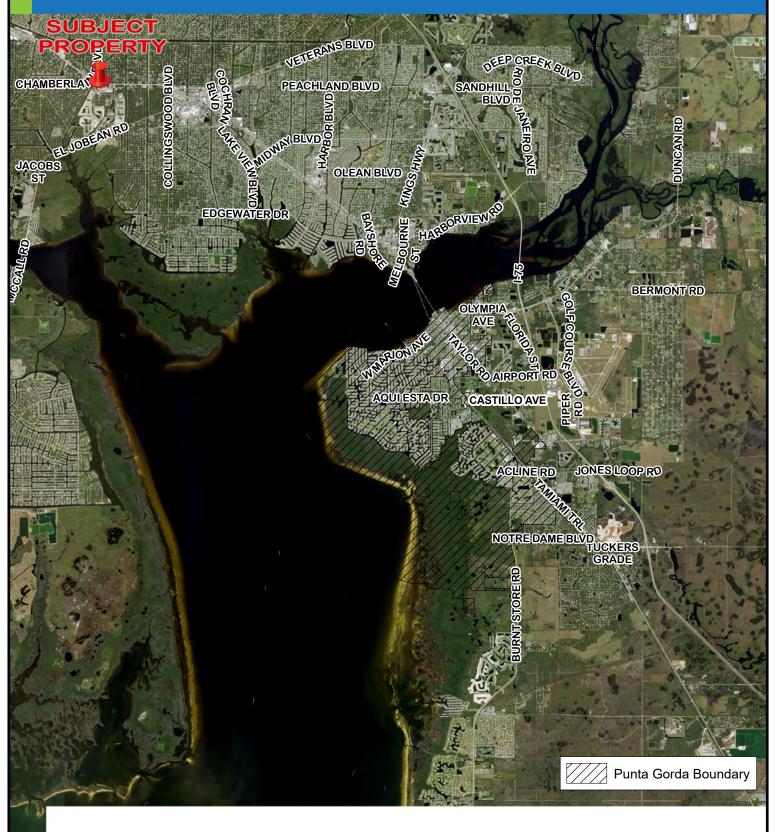
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Location Map for PD-25-09





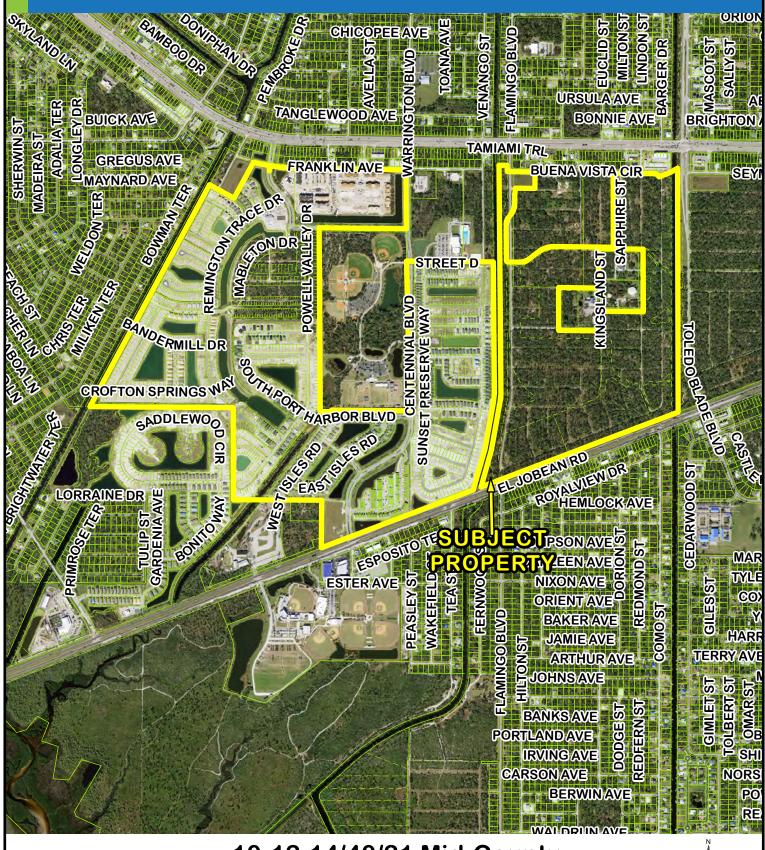
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Area Image for PD-25-09





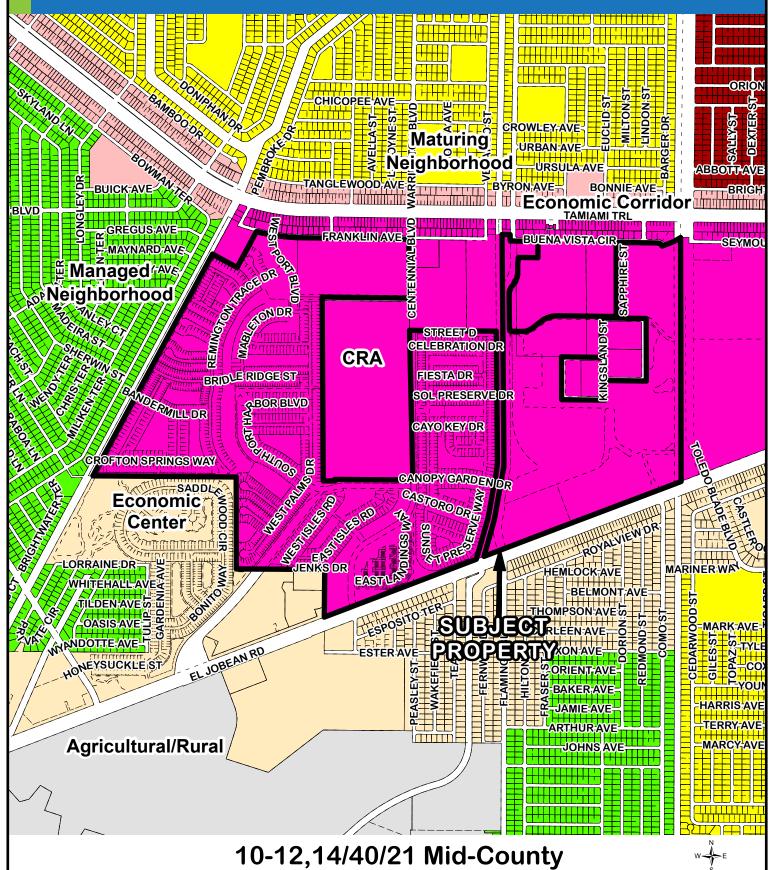
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Framework for PD-25-09





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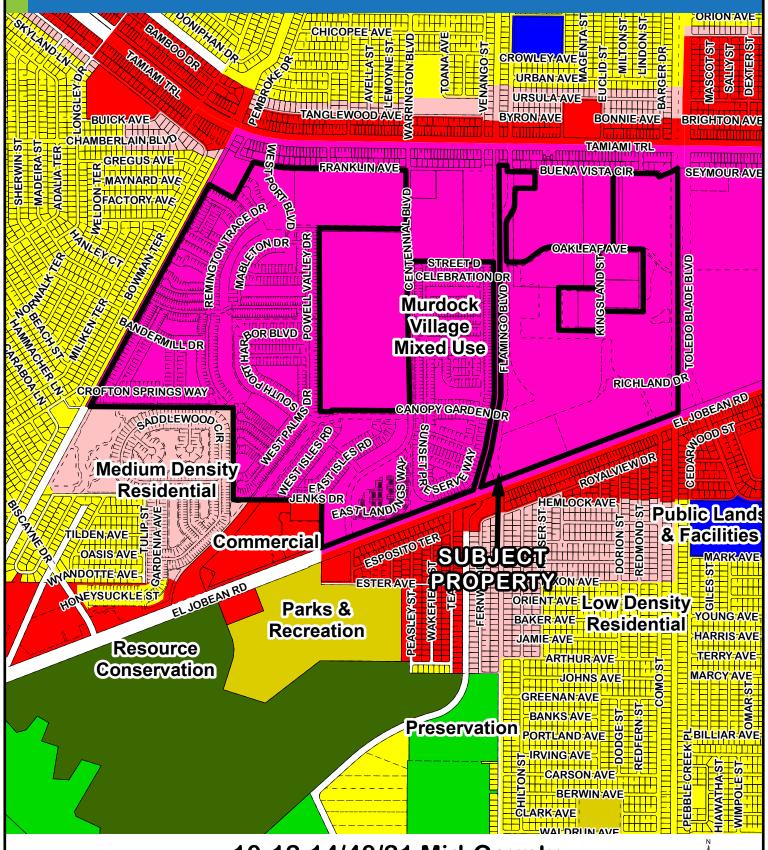
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FLUM Designations for PD-25-09





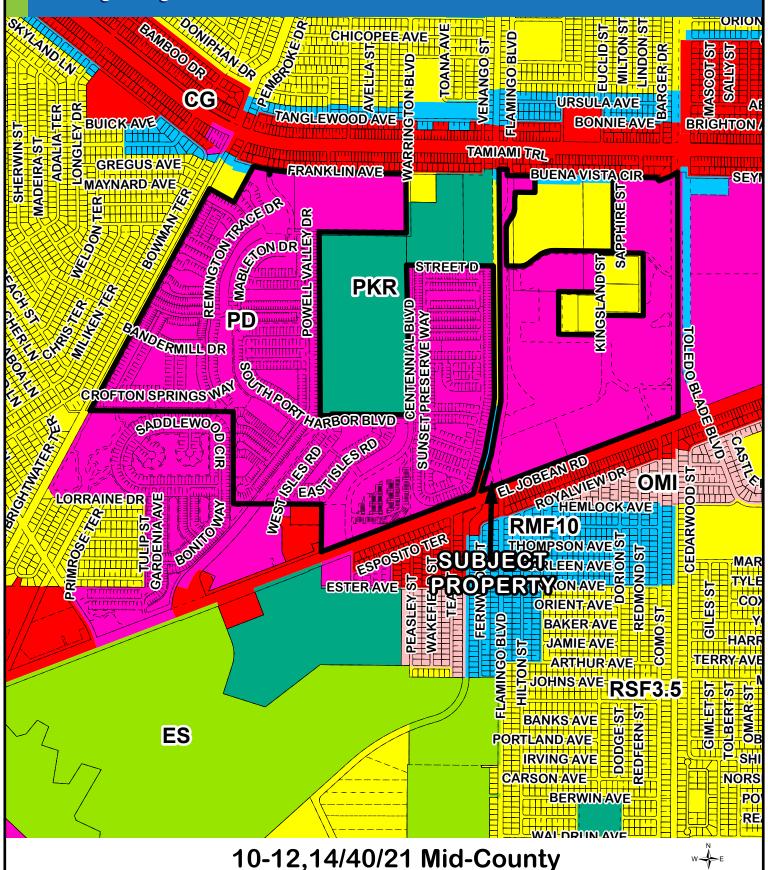
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Zoning Designations for PD-25-09





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