



DATE: August 4, 2025

TO: Honorable Board of County Commissioners

FROM: Maryann Franks, Zoning Supervisor
Professional Qualifications as provided in Exhibit 1.

RE: **DRC-25-090- Final Detail Site Plan, Willow- Phase 3**

Requested Action(s):

RESPEC Company, LLC is requesting PD Final Site Plan approval for Willow (Tuckers Point) Phase 3. The project consists of 394 single-family units and associated infrastructure. This project site is 98.41± acres and is located at 11710 Tamiami Trail, Punta Gorda, FL. Located in Commission District II.

Analysis:

This project site is 98.41± acres and is located at 11710 Tamiami Trail, Punta Gorda, FL. The site is designated as Low Density Residential on the 2030 Future Land Use Map and is currently zoned Planned Development (PD). The proposed Final Detail Site Plan consists of of 394 single-family units and associated infrastructure and is consistent with the County's Comprehensive Plan and existing PD conditions.

This Final Detail Site Plan complies with all conditions, as well as being in compliance with the approved concept plan. The site plans are attached as Exhibit 2.

The Final Detail Site Plan has been approved through the Site Plan Review process, this proposal will not create any concurrency issues (Exhibit 4, Approval Letter).

Based upon the analysis and conclusions set forth herein, in staff's professional opinion, the application (Final Detail Site Plan, DRC-25-090) is generally consistent with Charlotte County's comprehensive plan, Charlotte County's Code of Laws and Ordinances and other applicable guidelines.



Qualifications of Maryann Franks

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Position: Zoning Supervisor

Years with Charlotte County: 25

Position Summary & Experience: I have worked as a Zoning Tech I, Zoning Tech II, Permitting, Licensing & Zoning Supervisor, Zoning Coordinator and Zoning Supervisor for Charlotte County Community Development, Zoning Department for 25 years. My duties include reviewing and making recommendations of compliance with Charlotte County zoning regulations on preliminary and final detail site plans to the Board of County Commissioners. I also coordinate and compile the recommendations and conditions of the reviewing departments and agencies into the final recommendation to the Board of County Commissioners. My duties include supervising the Environmental Specialist, the Zoning Technicians, zoning reviews, host and attend meetings and providing customer service. I assist the Zoning Official and the Planners when needed.

Exhibit 1

GENERAL DEVELOPMENT NOTES:

- ALL CONTRACTORS AND SUB-CONTRACTORS SHALL MAINTAIN THEIR WORK AND THE SITE RELATIVE TO THEIR WORK IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN AND ALL REQUIREMENTS OF THE PROJECT N.P.D.E.S. PERMIT.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO DEWATER IN COMPLIANCE WITH ALL LOCAL, STATE AND FEDERAL PERMITTING REQUIREMENTS.
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CHARLOTTE COUNTY LDC.
- THE CONTRACTOR SHALL RETAIN ON THE WORK SITE AT ALL TIMES COPIES OF ALL PERMITS NECESSARY FOR ANY CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY THE OWNER AND CONTACT ALL UTILITY COMPANIES FOR LOCATIONS OF EXISTING UTILITIES IN THE AREA 72 HOURS (MINIMUM) PRIOR TO COMMENCING CONSTRUCTION.
- THE LOCATION OF EXISTING UTILITIES, SIDEWALKS, PAVEMENT, VEGETATION AND MISCELLANEOUS IMPROVEMENTS ARE APPROXIMATE. THE EXACT FIELD LOCATIONS SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD PRIOR TO COMMENCING ANY CONSTRUCTION.
- THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988 IS THE BENCHMARK DATUM FOR THIS PROJECT.
- ANY PUBLIC LAND CORNER WITHIN LIMITS OF CONSTRUCTION IS TO BE PROTECTED. ANY LAND CORNER MONUMENT IN DANGER OF BEING DESTROYED MUST BE PROPERLY REFERENCED BY THE CONTRACTOR.
- EXISTING IMPROVEMENTS SHALL BE RESTORED TO A CONDITION EQUIVALENT TO THAT WHICH EXISTED PRIOR TO COMMENCING CONSTRUCTION, AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY DEVIATION IN PLAN INFORMATION SHALL BE REPORTED TO THE ENGINEER AND OWNER'S REPRESENTATIVE IMMEDIATELY.
- CONTRACTOR IS REQUIRED TO OBTAIN FROM THE ENGINEER WRITTEN APPROVAL FOR ANY DEVIATIONS FROM THE PLANS AND/OR SPECIFICATIONS.
- UNDERGROUND CONTRACTOR SHALL MINIMIZE THE WORK AREA AND WIDTH OF ALL TRENCHES TO AVOID DISTURBANCES OF NATURAL VEGETATION. SPOIL FROM TRENCHES SHALL BE PLACED ONLY ON PREVIOUSLY CLEARED AREAS OR AS DIRECTED BY THE OWNER. CONTRACTOR SHALL NOT REMOVE OR DISTURB ANY TREES AND/OR SHRUBS WITHOUT PRIOR APPROVAL OF THE OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TRAFFIC AND USAGE OF THE EXISTING STREET'S ADJACENT TO THE PROJECT. ALL TRAFFIC MAINTENANCE CONTROL SHALL BE IN ACCORDANCE WITH FLORIDA MANUAL OF TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET CONSTRUCTION, MAINTENANCE, AND UTILITY OPERATIONS. TRAFFIC CONTROL OPERATION PROCEDURES SHALL BE SUBMITTED TO THE OWNER FOR APPROVAL PRIOR TO THE BEGINNING OF CONSTRUCTION.
- THE APPROVAL OF THESE CONSTRUCTION PLANS DOES NOT AUTHORIZE CONSTRUCTION OF REQUIRED IMPROVEMENTS THAT ARE INCONSISTENT WITH EASEMENT OF RECORD.
- ALL PROHIBITED EXOTIC VEGETATION SHALL BE REMOVED FROM THE SITE AND MAINTAINED FREE OF EXOTICS IN PERPETUITY.
- SIDEWALKS SHOWN ALONG INDIVIDUAL LOTS FOR HOME SITES SHALL BE CONSTRUCTED DURING CONSTRUCTION OF THE HOMES ON EACH LOT.

SIGNING AND MARKING NOTES:

- ALL SIGNING SHALL BE IN ACCORDANCE WITH THE F.D.O.T. STANDARD PLANS FOR ROAD CONSTRUCTION, LATEST EDITION. THE F.D.O.T. DESIGN MANUAL, LATEST EDITION, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND PUBLISHED STANDARDS, LATEST EDITION.
- ALL PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE F.D.O.T. STANDARD PLANS FOR ROAD CONSTRUCTION, LATEST EDITION, THE F.D.O.T. DESIGN MANUAL, LATEST EDITION, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND PUBLISHED STANDARDS, LATEST EDITION.
- ALL STOP SIGN LOCATIONS SHALL INCLUDE A 24" PAINTED WHITE STOP BAR UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

PROPOSED UNIT COUNT

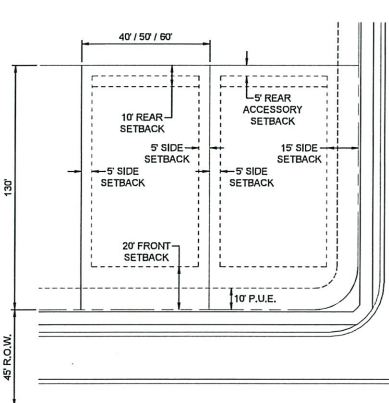
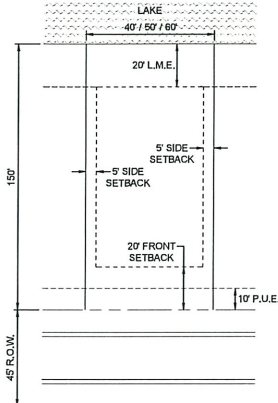
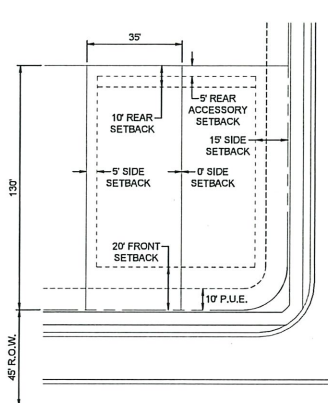
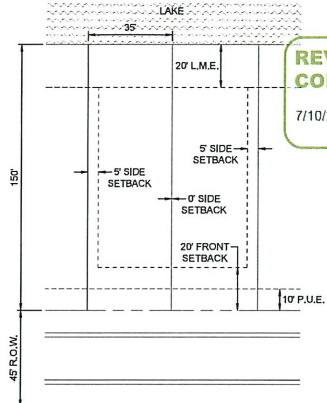
274 SINGLE FAMILY DETACHED LOTS

120 SINGLE FAMILY ATTACHED LOTS

DENSITY: 4.0 D.U. / AC.

NOTE:

1,889 RESIDENTIAL DWELLING UNITS ALLOWED PER PCS-22-000002. 995 DWELLING UNITS CONSTRUCTED WITH PHASE 1 (DRC-21-00189), PHASE 2 AND PHASE 4.

TYPICAL S.F. DETACHED LOT LAYOUT
NTSTYPICAL S.F. DETACHED LOT LAYOUT ABUTTING LAKE
NTSTYPICAL S.F. ATTACHED LOT LAYOUT
NTSTYPICAL S.F. ATTACHED LOT LAYOUT ABUTTING LAKE
NTS

REVIEWED FOR CODE COMPLIANCE

7/10/2025 DRC-25-090

RESPEC

RESPEC
1412 Jackson Street, Suite #1
Fort Myers, FL 33901
(239) 418-0691
Florida Registry License No. 33253

ENGINEER OF RECORD:
ANDREW D. FITZGERALD
STATE OF FLORIDA
PROFESSIONAL ENGINEER
LICENSE NO. 56776
THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND
DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE
NOT VALID UNLESS THEY ARE VERIFIED BY ANY
ELECTRONIC COPIES.

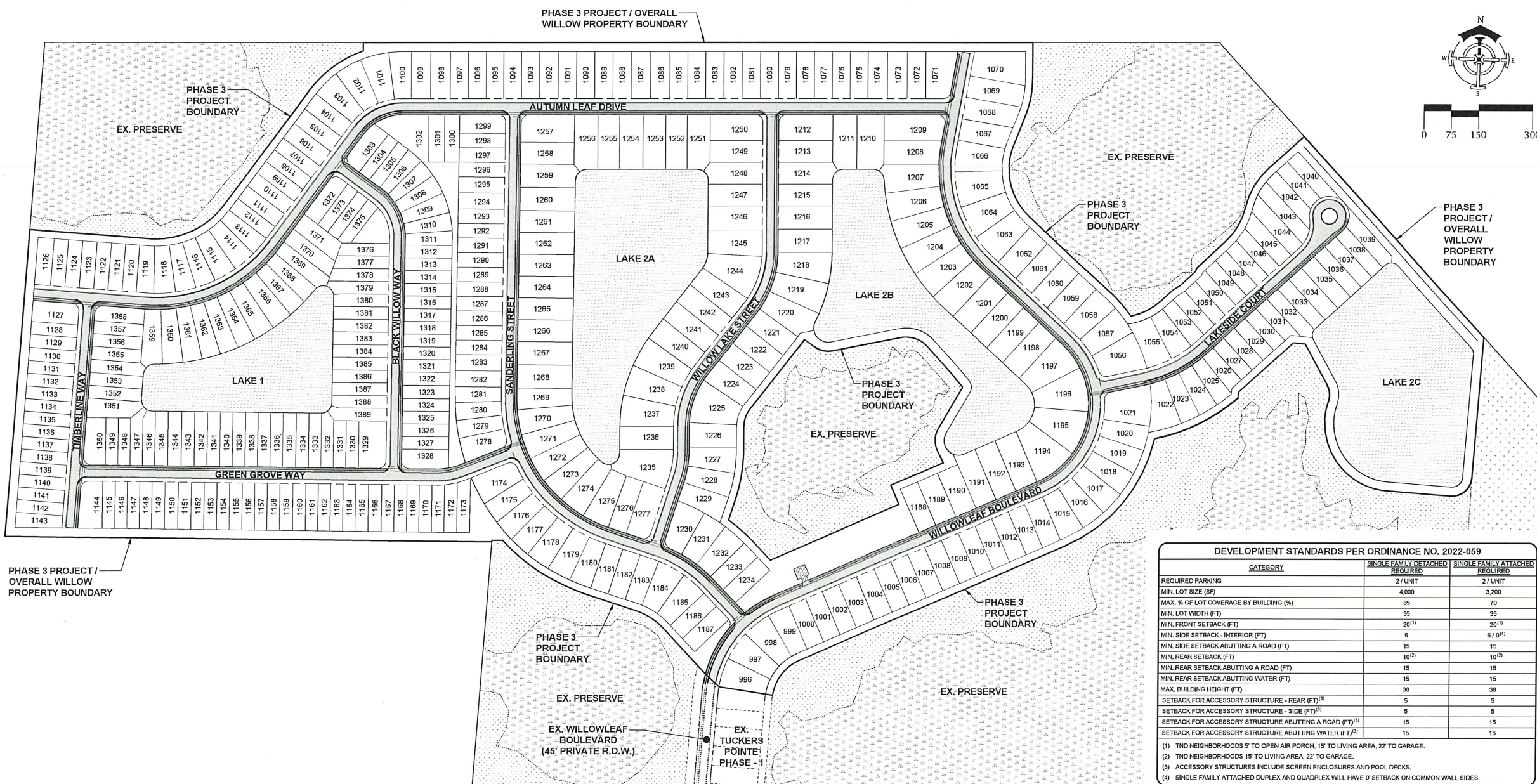
AREA RESERVED FOR AGENCY USE

OWNER / DEVELOPER:
LENNAR
10481 SIX MILE CYPRESS PARKWAY
FORT MYERS, FL 33906
(239) 219-1177

PROJECT:

WILLOW - PHASE 3

CCU#24-1033



DEVELOPMENT STANDARDS PER ORDINANCE NO. 2022-059

CATEGORY	SINGLE FAMILY DETACHED REQUIRED	SINGLE FAMILY ATTACHED REQUIRED
REQUIRED PARKING	2 / UNIT	2 / UNIT
MIN. LOT SIZE (SF)	4,000	3,200
MAX. % OF LOT COVERAGE BY BUILDING (%)	65	70
MIN. LOT WIDTH (FT)	35	35
MIN. FRONT SETBACK (FT)	20 ⁽¹⁾	20 ⁽¹⁾
MIN. SIDE SETBACK - INTERIOR (FT)	5	5 / 0 ⁽⁴⁾
MIN. SIDE SETBACK ABUTTING A ROAD (FT)	15	15
MIN. REAR SETBACK (FT)	10 ⁽²⁾	10 ⁽²⁾
MIN. REAR SETBACK ABUTTING A ROAD (FT)	15	15
MIN. REAR SETBACK ABUTTING WATER (FT)	15	15
MAX. BUILDING HEIGHT (FT)	30	30
SETBACK FOR ACCESSORY STRUCTURE - REAR (FT) ⁽³⁾	5	5
SETBACK FOR ACCESSORY STRUCTURE - SIDE (FT) ⁽³⁾	5	5
SETBACK FOR ACCESSORY STRUCTURE ABUTTING A ROAD (FT) ⁽³⁾	15	15
SETBACK FOR ACCESSORY STRUCTURE ABUTTING WATER (FT) ⁽³⁾	15	15

- (1) TWO NEIGHBORHOODS 5' TO OPEN AIR PORCH, 15' TO LIVING AREA, 22' TO GARAGE.
(2) TWO NEIGHBORHOODS 15' TO LIVING AREA, 22' TO GARAGE.
(3) ACCESSORY STRUCTURES INCLUDE SCREEN ENCLOSURES AND POOL DECKS.
(4) SINGLE FAMILY ATTACHED DUPLEX AND QUADPLEX WILL HAVE 0' SETBACK ON COMMON WALL SIDES.

MASTER SITE PLAN

Project Manager: ADF
Drawn By: CAS
Project Number: W0079.24047
County, State: CHARLOTTE COUNTY, FL

Status:

Sheet Number: 3

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DRAINAGE STRUCTURE TABLE			
(S-158) 36" FLARED END FOOT #430-020 INV. (36") = 14.20	(S-178) VALLEY GUTTER INLET SEE DETAIL E.O.P. ELEV. = 23.50 INV. NW (24") = 17.50 INV. SW (24") = 17.50	(S-194) JUNCTION BOX FOOT #425-001, 425-010 RIM ELEV. = 24.00 INV. SE (36") = 14.90 INV. NW (36") = 13.70	(YD-182A) HOPE INLET GRATE ELEV. = 23.00 INV. W (12") = 19.30
(S-159) TYPE 'C' INLET FOOT #425-052 GRATE ELEV. = 23.00 INV. NE (18") = 16.10 INV. SE (12") = 18.70 INV. NW (12") = 18.10	(S-177) VALLEY GUTTER INLET SEE DETAIL E.O.P. ELEV. = 23.50 INV. NE (24") = 17.40 INV. NW (24") = 17.40	(S-195) JUNCTION BOX FOOT #425-001, 425-010 RIM ELEV. = 24.00 INV. SE (36") = 13.60 INV. NW (36") = 13.60	(YD-185A) HOPE INLET GRATE ELEV. = 23.00 INV. S (12") = 18.40 INV. N (12") = 18.40
(S-160) VALLEY GUTTER INLET SEE DETAIL E.O.P. ELEV. = 23.50 INV. NE (24") = 17.80 INV. NW (24") = 17.40	(S-176) 24" FLARED END FOOT #430-020 INV. (24") = 15.30	(S-196) TYPE 'C' INLET FOOT #425-052 GRATE ELEV. = 18.80 INV. SE (36") = 13.30	(YD-186A) HOPE INLET GRATE ELEV. = 23.00 INV. S (12") = 18.80 INV. N (12") = 18.80
(S-161) VALLEY GUTTER INLET SEE DETAIL E.O.P. ELEV. = 23.50 INV. SW (24") = 17.30 INV. NE (24") = 17.30	(S-175) VALLEY GUTTER INLET SEE DETAIL E.O.P. ELEV. = 23.50 INV. SW (24") = 17.20 INV. NW (24") = 17.20	(S-197) TYPE 'C' INLET FOOT #425-052 GRATE ELEV. = 23.00 INV. S (18") = 17.20 INV. E (12") = 16.80 INV. E (12") = 16.80	(YD-187A) HOPE INLET GRATE ELEV. = 23.00 INV. S (12") = 18.90 INV. N (12") = 18.90
(S-162) JUNCTION BOX FOOT #425-001, 425-010 RIM ELEV. = 23.65 INV. SW (24") = 17.00 INV. N (24") = 15.50	(S-180) VALLEY GUTTER INLET SEE DETAIL E.O.P. ELEV. = 23.50 INV. NW (24") = 16.80 INV. S (24") = 16.80	(S-198) VALLEY GUTTER INLET SEE DETAIL E.O.P. ELEV. = 23.10 INV. NW (24") = 16.20 INV. S (24") = 16.20	(YD-188A) HOPE INLET GRATE ELEV. = 22.60 INV. SW (12") = 18.30 INV. E (12") = 18.30
(S-163) 24" FLARED END FOOT #430-020 INV. (24") = 15.30	(S-181) VALLEY GUTTER INLET SEE DETAIL E.O.P. ELEV. = 23.50 INV. S (24") = 16.80 INV. S (24") = 16.80	(S-199) VALLEY GUTTER INLET SEE DETAIL E.O.P. ELEV. = 23.10 INV. NW (24") = 16.20 INV. S (24") = 16.20	(YD-189A) HOPE INLET GRATE ELEV. = 22.60 INV. NW (12") = 18.30 INV. E (12") = 18.30
(S-164) TYPE 'C' INLET FOOT #425-052 GRATE ELEV. = 23.00 INV. N (18") = 18.40 INV. W (12") = 18.40	(S-182) TYPE 'E' INLET FOOT #425-052 GRATE ELEV. = 23.00 INV. N (24") = 15.50 INV. SE (24") = 16.50 INV. E (12") = 16.50	(S-200) 24" FLARED END FOOT #425-052 GRATE ELEV. = 23.00 INV. N (24") = 15.50 INV. SE (24") = 16.50 INV. E (12") = 16.50	(YD-190A) HOPE INLET GRATE ELEV. = 22.60 INV. N (12") = 17.80 INV. E (12") = 17.80
(S-165) VALLEY GUTTER INLET SEE DETAIL E.O.P. ELEV. = 23.50 INV. S (18") = 18.10 INV. NW (24") = 17.40	(S-183) VALLEY GUTTER INLET SEE DETAIL E.O.P. ELEV. = 23.50 INV. NW (24") = 17.80 INV. NE (24") = 17.80	(S-201) TYPE 'C' INLET FOOT #425-052 GRATE ELEV. = 22.60 INV. E (18") = 16.50 INV. N (12") = 18.80 INV. S (12") = 18.80	(YD-191A) HOPE INLET GRATE ELEV. = 22.60 INV. E (12") = 17.20 INV. E (12") = 17.20
(S-166) VALLEY GUTTER INLET SEE DETAIL E.O.P. ELEV. = 23.50 INV. SE (24") = 17.30 INV. N (24") = 17.20	(S-184) VALLEY GUTTER INLET SEE DETAIL E.O.P. ELEV. = 23.50 INV. NW (18") = 17.80 INV. NW (24") = 17.80	(S-202) VALLEY GUTTER INLET SEE DETAIL E.O.P. ELEV. = 23.10 INV. W (18") = 16.20 INV. SE (24") = 14.20	(YD-192A) HOPE INLET GRATE ELEV. = 22.60 INV. S (12") = 18.90 INV. S (12") = 18.90
(S-167) TYPE 'C' INLET FOOT #425-052 GRATE ELEV. = 23.00 INV. N (24") = 16.80 INV. S (24") = 16.80	(S-185) TYPE 'C' INLET RISER FOOT #425-052 WI TYPE 'J' BOTTOM FOOT #425-010 GRATE ELEV. = 23.00 INV. NW (24") = 16.30 INV. E (30") = 16.00 INV. NW (24") = 16.50 INV. S (12") = 17.50	(S-203) VALLEY GUTTER INLET SEE DETAIL E.O.P. ELEV. = 23.10 INV. NW (24") = 14.10 INV. E (24") = 14.10	(YD-193A) HOPE INLET GRATE ELEV. = 22.60 INV. N (12") = 17.00 INV. N (12") = 17.00
(S-168) VALLEY GUTTER INLET SEE DETAIL E.O.P. ELEV. = 23.50 INV. E (18") = 17.30	(S-186) VALLEY GUTTER INLET SEE DETAIL E.O.P. ELEV. = 23.50 INV. NW (24") = 17.80 INV. NW (24") = 17.80	(S-204) TYPE 'E' INLET FOOT #425-052 GRATE ELEV. = 22.70 INV. W (24") = 13.80 INV. SE (24") = 13.80	(YD-194A) HOPE INLET GRATE ELEV. = 22.60 INV. N (12") = 17.50 INV. N (12") = 17.50
(S-169) VALLEY GUTTER INLET SEE DETAIL E.O.P. ELEV. = 23.50 INV. W (18") = 17.80 INV. E (24") = 17.80	(S-187) VALLEY GUTTER INLET SEE DETAIL E.O.P. ELEV. = 23.50 INV. W (30") = 15.70 INV. NW (36") = 12.60	(S-205) 24" FLARED END FOOT #430-020 INV. (24") = 13.70	(YD-195A) HOPE INLET GRATE ELEV. = 22.60 INV. W (12") = 18.00 INV. N (12") = 18.00
(S-170) TYPE 'C' INLET FOOT #425-052 GRATE ELEV. = 23.00 INV. S (24") = 16.70 INV. N (30") = 16.70 INV. W (24") = 17.50	(S-188) VALLEY GUTTER INLET SEE DETAIL E.O.P. ELEV. = 23.50 INV. SW (36") = 12.50 INV. E (36") = 12.50	(S-206) TYPE 'C' INLET FOOT #425-052 GRATE ELEV. = 22.60 INV. W (12") = 17.60 INV. W (12") = 17.60	(YD-196A) HOPE INLET GRATE ELEV. = 22.60 INV. W (12") = 18.30 INV. N (12") = 18.30
(S-171) TYPE 'C' INLET RISER FOOT #425-052 WI TYPE 'J' BOTTOM FOOT #425-010 GRATE ELEV. = 23.00 INV. S (30") = 16.00 INV. E (36") = 16.00 INV. N (12") = 17.50	(S-189) VALLEY GUTTER INLET SEE DETAIL E.O.P. ELEV. = 23.50 INV. NW (24") = 17.80 INV. NW (24") = 17.80	(S-207) TYPE 'E' INLET FOOT #425-052 GRATE ELEV. = 22.60 INV. N (24") = 17.30 INV. W (12") = 17.30 INV. E (12") = 18.10	(YD-197A) HOPE INLET GRATE ELEV. = 22.60 INV. W (12") = 18.50 INV. N (12") = 18.50
(S-172) VALLEY GUTTER INLET SEE DETAIL E.O.P. ELEV. = 23.50 INV. NW (36") = 16.70 INV. NE (36") = 16.70	(S-190) VALLEY GUTTER INLET SEE DETAIL E.O.P. ELEV. = 23.10 INV. NW (18") = 17.40 INV. NW (36") = 10.60	(S-208) VALLEY GUTTER INLET SEE DETAIL E.O.P. ELEV. = 23.10 INV. S (24") = 17.00 INV. S (30") = 17.00	(YD-198A) HOPE INLET GRATE ELEV. = 22.60 INV. W (12") = 18.50 INV. W (12") = 18.50
(S-173) VALLEY GUTTER INLET SEE DETAIL E.O.P. ELEV. = 23.50 INV. SW (36") = 10.60 INV. E (36") = 10.60	(S-191) VALLEY GUTTER INLET SEE DETAIL E.O.P. ELEV. = 23.10 INV. NW (24") = 13.90 INV. SE (24") = 13.90	(S-209) VALLEY GUTTER INLET SEE DETAIL E.O.P. ELEV. = 23.10 INV. S (30") = 17.00 INV. S (30") = 17.00	(YD-199A) HOPE INLET GRATE ELEV. = 22.60 INV. E (12") = 18.40 INV. W (12") = 18.40
(S-174) 36" FLARED END FOOT #430-020 INV. (36") = 10.30	(S-192) TYPE 'E' INLET FOOT #425-052 GRATE ELEV. = 23.00 INV. S (24") = 13.50	(S-210) VALLEY GUTTER INLET SEE DETAIL E.O.P. ELEV. = 23.10 INV. S (30") = 16.90 INV. N (30") = 16.30	(YD-200A) HOPE INLET GRATE ELEV. = 22.60 INV. E (12") = 18.90 INV. W (12") = 18.90
(S-175) TYPE 'C' INLET FOOT #425-052 GRATE ELEV. = 23.00 INV. S (18") = 17.80 INV. E (12") = 16.00 INV. W (12") = 17.80	(S-193) 24" FLARED END FOOT #430-020 INV. (24") = 13.30	(S-211) 24" FLARED END FOOT #430-020 INV. (24") = 14.30	(YD-201A) HOPE INLET GRATE ELEV. = 22.60 INV. W (12") = 18.30

GENERAL DRAINAGE NOTES:

- THE LENGTH OF ALL STORM DRAIN PIPES SHOWN ARE APPROXIMATE AND ARE MEASURED FROM THE INSIDE FACE OF STRUCTURE TO THE INSIDE FACE OF THE NEXT STRUCTURE.
- EXISTING OFF-SITE DRAINAGE PATTERNS SHALL BE MAINTAINED DURING THE COURSE OF CONSTRUCTION.
- THE LOCATION OF THE DRAINAGE STRUCTURES SHOWN ON THE PLANS MAY BE FIELD ADJUSTED TO SERVE ANY EXISTING VEGETATION, AS APPROVED BY THE ENGINEER.
- THE CONTRACTOR SHALL ADJUST ALL PROPOSED ELEVATIONS TO MEET THE EXISTING GRADES AS NEEDED.
- ALL STORM DRAINAGE PIPE SHALL BE REINFORCED CONCRETE PIPE (RCP), UNLESS OTHERWISE NOTED.
- STRUCTURAL DESIGN AND REINFORCING FOR DRAINAGE STRUCTURES SHALL CONFORM TO FOOT DESIGN STANDARDS.
- ALL DRAINAGE STRUCTURES CONCRETE SHALL HAVE COMPRESSION STRENGTH OF 3000 PSI @ 28 DAYS.
- PROPOSED GRADES IN OPEN SPACE AREAS ARE TOP OF SOD.
- THERE ARE NO KNOWN IMPACTS TO SURFACE GROUND WATER RESULTING FROM THE PROJECT.
- THE SUBJECT PARCEL IS CURRENTLY LOCATED IN FLOOD ZONE 'X', SHOWING NO BASE FLOOD ELEVATION PER INSURANCE RATE MAP 12015C04306, DECEMBER 15, 2022. A CLOMR WAS MOST RECENTLY COMPLETE WITH FEMA, UNDER CASE NUMBER 23-04-00636, TO DETERMINE BASE FLOOD ELEVATIONS FOR THE SUBJECT PARCEL, WHICH ALLOCATES ALL DEVELOPMENT AREA, WITH THE EXCEPTION OF LAKES AND WETLANDS TO ZONE 'X'.
- THERE ARE NO KNOWN IMPACTS TO WETLANDS RESULTING FROM THIS PROJECT.
- CEMENT STABILIZED SAND, 57 STONE OR SIMILAR BEDDING REQUIRED FOR ALL STORM DRAIN INLET STRUCTURES AND JUNCTION BOXES.
- ALL ELEVATIONS PROVIDED ARE BASED IN NAVD DATUM.
- HOPE PIPE JOINTS SHALL BE WRAPPED IN MIRAFI FABRIC UPON INSTALLATION.
- OPERATION AND OWNERSHIP OF THE SURFACE WATER MANAGEMENT SYSTEM SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION.
- HOPE UNDER PAVEMENT SHALL BE HP STORM DUAL WALL PIPE.

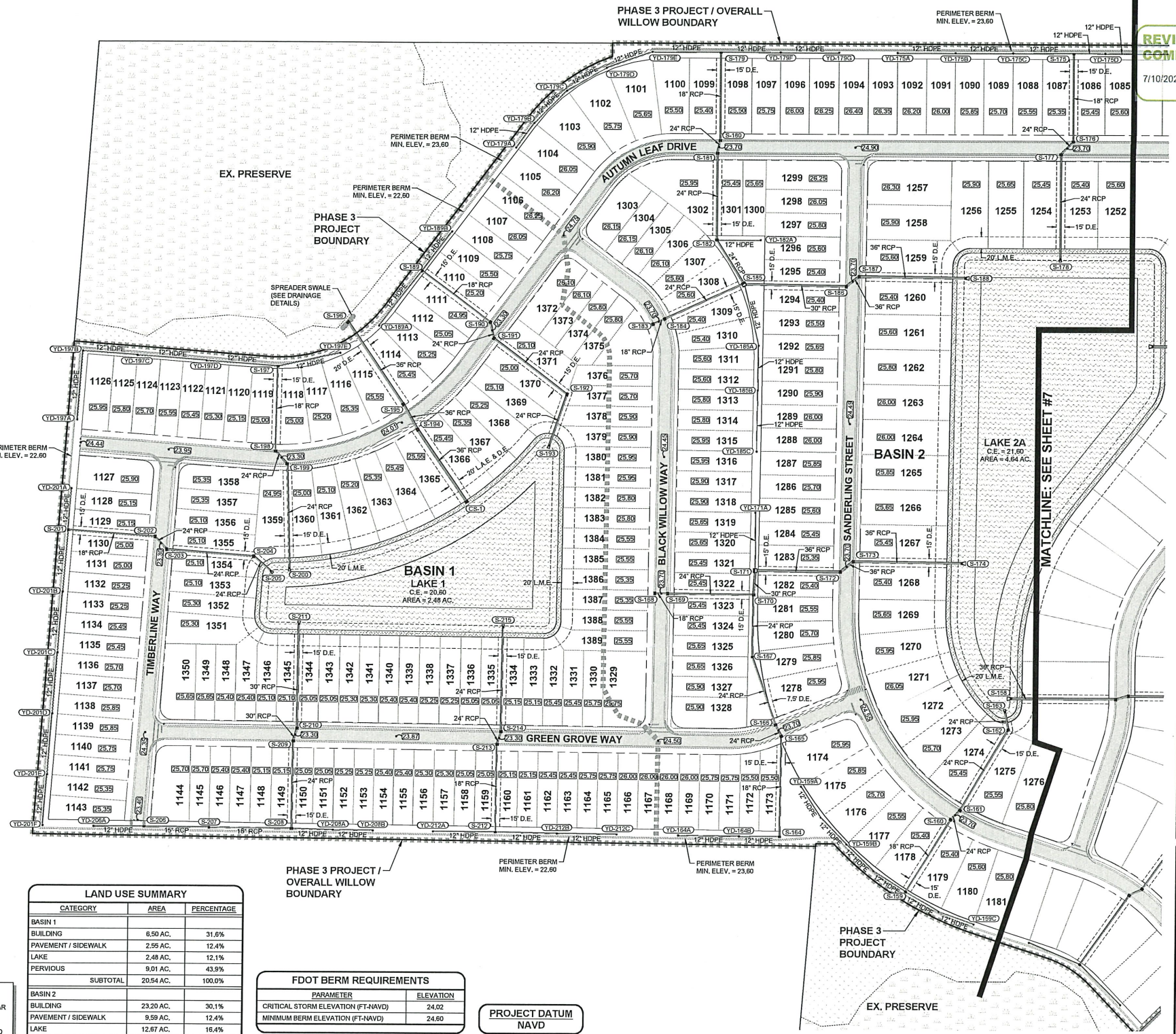
LAND USE SUMMARY		
CATEGORY	AREA	PERCENTAGE
BASIN 1		
BUILDING	6.50 AC.	31.6%
PAVEMENT / SIDEWALK	2.55 AC.	12.4%
LAKE	2.48 AC.	12.1%
PERVIOUS	9.01 AC.	43.9%
SUBTOTAL	20.54 AC.	100.0%
BASIN 2		
BUILDING	23.20 AC.	30.1%
PAVEMENT / SIDEWALK	9.59 AC.	12.4%
LAKE	12.67 AC.	16.4%
PERVIOUS	31.66 AC.	41.1%
SUBTOTAL	77.12 AC.	100.0%
BASIN 3		
BUILDING	0.17 AC.	22.7%
PAVEMENT / SIDEWALK	0.15 AC.	20.0%
LAKE	0.00 AC.	0.0%
PERVIOUS	0.43 AC.	57.3%
SUBTOTAL	0.75 AC.	100.0%
TOTAL	98.41 AC.	

FOOT BERM REQUIREMENTS		
PARAMETER	ELEVATION	
CRITICAL STORM ELEVATION (FT-NAVD)	24.02	
MINIMUM BERM ELEVATION (FT-NAVD)	24.60	

SWFWMD SURFACE WATER MANAGEMENT PARAMETERS PER PERMIT #43028355.007			
PARAMETER	BASIN 1 ELEVATION	BASIN 2 ELEVATION	BASIN 3 ELEVATION
MINIMUM PERIMETER BERM ELEVATION (FT-NAVD)	22.60	23.60	24.30
MINIMUM PAVEMENT FLOOR ELEVATION (FT-NAVD)	23.10	23.45	24.20
MINIMUM FINISHED FLOOR ELEVATION (FT-NAVD)	25.00	25.00	26.00
CONTROL ELEVATION (FT-NAVD)	26.60	21.60	22.00

NOTES:
1. THE PROJECT ELEVATIONS ARE BASED IN NAVD.

PHASE 3 PROJECT / OVERALL WILLOW BOUNDARY



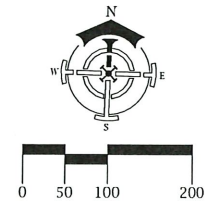
FOOT BERM REQUIREMENTS		
PARAMETER	ELEVATION	
CRITICAL STORM ELEVATION (FT-NAVD)	24.02	
MINIMUM BERM ELEVATION (FT-NAVD)	24.60	

PROJECT DATUM
NAVD

SWFWMD SURFACE WATER MANAGEMENT PARAMETERS PER PERMIT #43028355.007			
PARAMETER	BASIN 1 ELEVATION	BASIN 2 ELEVATION	BASIN 3 ELEVATION
MINIMUM PERIMETER BERM ELEVATION (FT-NAVD)	22.60	23.60	24.30
MINIMUM PAVEMENT FLOOR ELEVATION (FT-NAVD)	23.10	23.45	24.20
MINIMUM FINISHED FLOOR ELEVATION (FT-NAVD)	25.00	25.00	26.00
CONTROL ELEVATION (FT-NAVD)	26.60	21.60	22.00

NOTES:
1. THE PROJECT ELEVATIONS ARE BASED IN NAVD.

LEGEND		
LAKE	EXISTING PRESERVE	
LITTORALS	EXISTING BASIN BOUNDARY	
ASPHALT PAVEMENT	FINISHED FLOOR ELEVATION	



REVIEWED FOR CODE COMPLIANCE
7/10/2025
DRC-25-030



RESPEC
1412 Jackson Street, Suite #1
Fort Myers, FL 33901
(239) 418-0691
Florida Registry License No. 33253

ENGINEER OF RECORD:
ANDREW D. FITZGERALD
STATE OF FLORIDA
PROFESSIONAL ENGINEER
LICENSE NO. 56776
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AREA RESERVED FOR AGENCY USE

WILLOW - PHASE 3

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LENNAR
1041 SIX MILE CYPRESS PARKWAY
FORT MYERS, FL 33908
(239) 276-1177

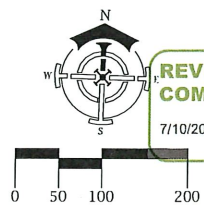
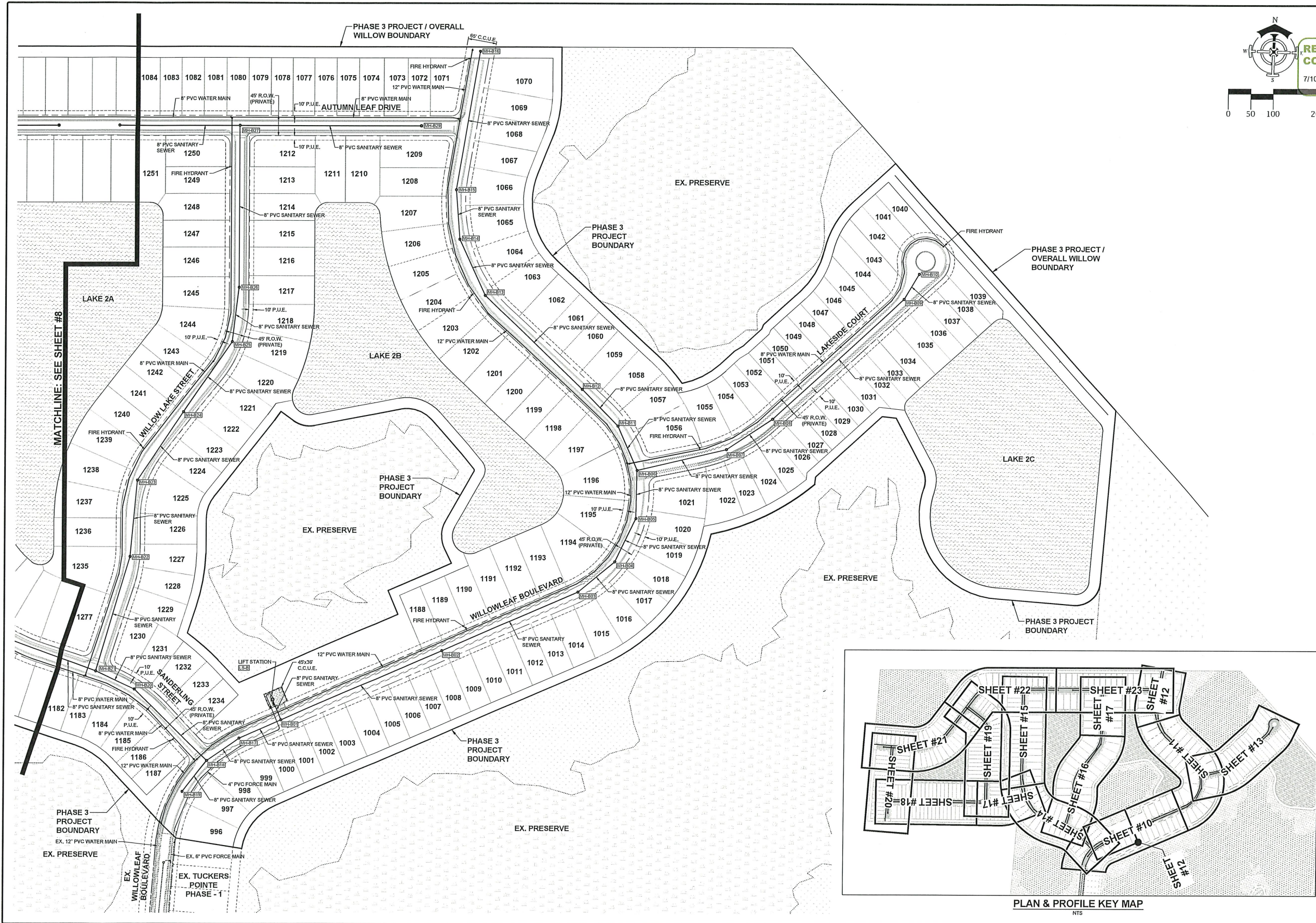
PLAN REVISIONS	
#	DATE

DRAINAGE PLAN (WEST)

Project Manager: ADF
Drawn By: CAS
Project Number: W0075-24047
County, State: CHARLOTTE COUNTY, FL

Status:
Sheet Number: 6

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9/2/2025 8:43 AM



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7/10/2025
DRC-20-090
RESPEC

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WILLOW - PHASE 3

CCU#24-1033

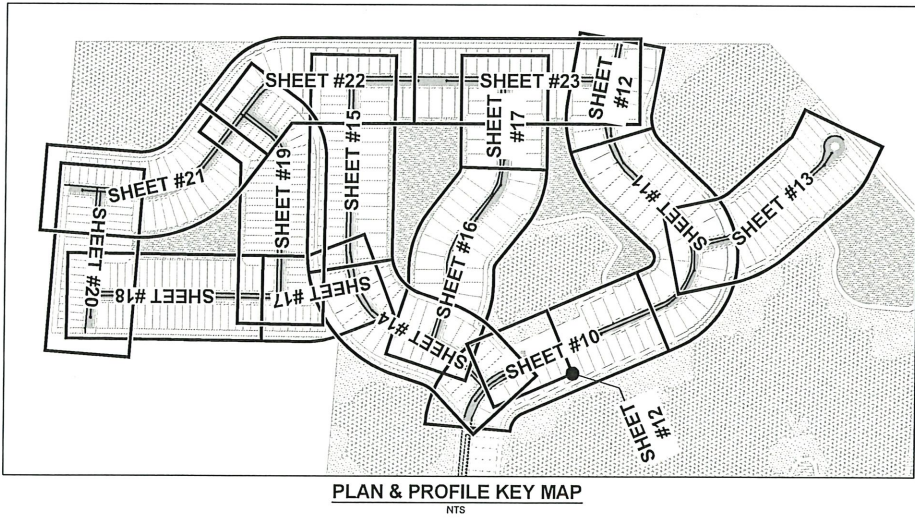
PLAN REVISIONS	
#	DESCRIPTION

UTILITY PLAN
(EAST)

Project Manager: ADF
Drawn By: CAS
Project Number: W0079-24047
County, State: CHARLOTTE COUNTY, FL

Status:

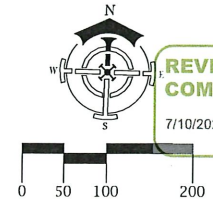
Sheet Number: 9



1. CONTRACTOR TO VERIFY THE SIZE AND LOCATION OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. EXISTING UTILITY INFRASTRUCTURE ON THE PROJECT SITE TO BE PROTECTED AND TO AVOID POTENTIAL CONFLICTS OR DAMAGE TO THIS INFRASTRUCTURE.
2. LOCATIONS OF PROPOSED UTILITY LINES ARE SUBJECT TO MODIFICATIONS TO "PROTECT" ANY EXISTING UTILITIES.
3. WHEN REFERENCING IMPROVEMENTS ADJACENT TO THE SUBJECT PROPERTY THE WORD "EXISTING" (OR ABBREVIATED "EX.") SHALL MEAN IMPROVEMENTS PROPOSED BY THE OWNER AND TO BE CONSTRUCTED PRIOR TO BE CONSTRUCTED PRIOR TO OR CONCURRENT WITH THIS PROJECT.
4. NO TREES OR SHRUBS SHALL BE PLACED SO AS TO BLOCK ACCESS OR LINE OF SIGHT TO FIRE HYDRANTS PLACED WITHIN LANDSCAPE ISLANDS THROUGHOUT THE PROJECT SITE.
5. CONTRACTOR TO PROVIDE UTILITY RECORD DRAWINGS TO OWNER AND ENGINEER PRIOR TO FINAL PAYMENT REQUEST.
6. ALL EXISTING UTILITY RECORDS TO BE BENEATH THE STABILIZED PORTION OF THE ROAD SHALL BE INSTALLED PRIOR TO COMPACTION OF THE SUBGRADE.
7. CONTRACTOR SHALL NOTIFY ALL UTILITY PROVIDERS AT LEAST 48 HOURS PRIOR TO THE START OF UNDERGROUND CONSTRUCTION THE CONTRACTOR SHALL DETERMINE IF UTILITIES ARE PRESENT.
8. CONTRACTOR TO EXERCISE CARE TO PROTECT THE ROOTS OF TREES TO REMAIN, WITH THE BRANCH SPREAD OF SUCH TREES, PERFORM ALL TRENCING BY HAND, AND TO PROTECT ANY REMAINING UTILITIES FROM DAMAGE. IMMEDIATELY, PRIOR TO INJURED ROOTS CLEANLY AND BACKFILL AS SOON AS POSSIBLE.
9. THE CONTRACTOR IS REQUIRED TO ADJUST ALL EXISTING AND PROPOSED VALVE LOCATIONS, MANHOLE RISERS, GRATES, ETC. AS REQUIRED TO MATCH THE PROPOSED GRADES.
10. CASINGS AND/OR CONDUIT SHALL EXTEND FIVE (5) FEET BEYOND THE EDGE OF THE ROAD BACK OF THE CURB AND SHALL BE PROTECTED AND SHALL BE INCLUDED IN RECORD DRAWINGS TO THE ENGINEER.
11. THE IRRIGATION SYSTEM SHALL BE PRIVATE AND DESIGNED BY OTHERS.

1. ALL UTILITY CONSTRUCTION TO BE IN ACCORDANCE WITH CHARLOTTE COUNTY UTILITIES STANDARD SPECIFICATIONS, LATEST EDITION.
2. ALL COMPONENTS OF THE POTABLE WATER SYSTEM, EXCLUDING FIRE HYDRANTS, SHALL BE IN CONFORMANCE WITH THE A.W.W.A. C-509 RESILIENT SEAM STANDARD, INSTITUTE/ISE INTERNATIONAL STANDARD #81, THE LOCATION OF PUBLIC WATER UTILITY SHALL BE IN ACCORDANCE WITH F.P.C. RULES 62-40, 62-50 AND 62-5560. COMPONENTS, INSTALLATION AND F.W.F.A. APPLICABLE STANDARDS. WATER SYSTEM SHALL BE IN ACCORDANCE WITH A.W.W.A. APPLICABLE STANDARDS.
3. PROPOSED WATERLINE FITTINGS ARE SHOWN AT MAJOR BENDS IN WATER MAIN ALONG WITH THE LOCATION OF ALL MAJOR BENDS. CONTRACTOR SHALL NOT DEFLECT WATERLINE IN ACCORDANCE WITH THE UTILITY PROVIDER SPECIFICATIONS.
4. THE ENDS OF ALL CALLED POTABLE WATERLINES SHALL BE MARKED WITH YELLOW PAVEMENT MARKERS AS REQUIRED IN CENTER OF ADJACENT TRAVEL LANE.
5. THE CONTRACTOR SHALL PROVIDE AND INSTALL BLUE-BLUE REFLECTIVE PAVEMENT MARKERS AS REQUIRED IN CENTER OF ADJACENT TRAVEL LANE AT EACH FIRE HYDRANT LOCATION.
6. ALL WATER VALVES SHALL CONFORM TO A.W.W.A. C-509 RESILIENT SEAM TYPE.
7. CONTRACTOR SHALL USE 45° BENDS AT CONFLICTS, RESTRAINTS TO BE MEGA-LUG, TYLER MAR GLANDS OR APPROVED EQUAL. CONTRACTOR SHALL NOT EXCEED 75% OF THE ALLOWED BENDS PER A.W.W.A. C-509.
8. ALL POTABLE WATER MAINS SHALL BE AWWA C-900, OR 18 CLASS 150 PVC RUBBER GASKETED PIPE WITH BELL AND SPIGOT ENDS UNLESS OTHERWISE SPECIFIED.

1. ALL UTILITY CONSTRUCTION TO BE IN ACCORDANCE WITH CHARLOTTE COUNTY UTILITIES STANDARD SPECIFICATIONS, LATEST EDITION.
2. CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF EXISTING SANITARY SEWER MANHOLES PRIOR TO CONSTRUCTION.
3. ALL GRAVITY SEWER LINES SHALL BE PVC (DR 26), GREEN IN COLOR, UNLESS OTHERWISE NOTED. MINIMUM DEPTH OF GRAVITY SEWER PIPE SHALL BE 5' UNLESS OTHERWISE APPROVED BY CCU.
4. ALL SEWER LENGTHS ARE APPROXIMATE AND ARE MEASURED FROM CENTER OF EXISTING MANHOLE TO CENTER OF EXISTING MANHOLE.
5. MANHOLE TOPS ARE APPROXIMATE AND SHOULD BE ADJUSTED TO FINAL GRADE OR PAVEMENT ELEVATION.
6. ALL SANITARY SEWER SERVICES TO BE 6" IN DIAMETER, UNLESS OTHERWISE NOTED.
7. ALL SANITARY MANHOLE TESTING SHALL BE IN ACCORDANCE WITH CHARLOTTE COUNTY UTILITIES SPECIFICATIONS FOR GRAVITY SANITARY SEWER SYSTEM.



7/10/2025 DRC-25-090

RESPEC

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WILLOW - PHASE 3

CCU#24-1033

LENNAR
10481 SIX MILE CYPRESS PARKWAY
FORT MYERS, FL 33986
(239) 278-1177

[illegible]

Sheet Number:	8
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July 10, 2025

RESPEC Company, LLC
Attn: Andrew Fitzgerald
1412 Jackson St., Suite 1
Fort Myers, FL. 33901

Re: DRC-25-090 Willow Phase 3 – PD Final Detail Site Plan
Date: June 5, 2025, Site Plan Review agenda

County staff has reviewed the PD Final Detail Site Plan for Willow Phase 3. The project consists of 394 single-family units and infrastructure. This project site is 98.41± acres and is located at 11710 Tamiami Trail, Punta Gorda, FL.

It is the decision of the Zoning Official to forward DRC-25-090 to the Board of County Commissioners with a recommendation of approval. The comments are as follows:

1. SWP-24-00088 approved on 10/23/24.
2. Plans are approved by CCU.
3. All utilities construction must be performed in accordance with the Utilities Department approved and signed plans and in accordance with any conditions specified in the Utility Department plans approval letter.
4. CCU Final Plans Approval Letter is required prior to the issuance of any construction permits.
5. A Utility Agreement must be executed, and all applicable utility connection fees paid PRIOR to construction of utilities.
6. Contact Sandra Weaver at Sandra.Weaver@charlottecountyfl.gov for further information on these items.
7. Use CCU Application for Plans Review and Utility Agreement and Minimum Technical & Drawing Standards found at these links:
<https://www.charlottecountyfl.gov/core/fileparse.php/529/urlt/plan-review-new-service-application.pdf>
Design Compliance Standards | Charlotte County, FL (charlottecountyfl.gov)
8. Reviewed site plan for Single Family residential development without any public accommodation facilities. All structures are subject to further review at time of building permitting.

9. Majority of the street names chosen and listed on this plat are not available for use. Please contact our addressing department to check for street name availability prior to putting street names on the plat.
10. Roadways shall be at least 20' wide of clear space for fire department access.
11. Gates shall be installed with an EVAC System for emergency operation use.
12. Fire hydrant required within 800' between each fire hydrant.
13. Prior to or at the time of building permit application, provide a completed Tree Permit Application containing a tree survey of location, types, sizes of trees overlaid on a site plan of the building, parking, and other site amenities. Identify the trees proposed to be removed and preserved. All trees to be preserved or removed must be in accordance with Section 3-9-100: Buffers, Landscaping, and Tree Requirements, of the County Code. Tree permits must be obtained prior to any land clearing / filling activity. Per Code Sec. 3-9-100.3, Willow Phase 3 does not meet the 100-acre threshold for tree sampling.
14. The Gopher Tortoise Survey Results provided by UES estimates 32 gopher tortoise will need to be relocated. A Gopher Tortoise After-Action Report stating the number of potentially occupied burrows excavated and the number of gopher tortoise relocated will be required for an Approved Tree Removal Permit.
15. Must abide by the U.S. Fish and Wildlife Services' "Terms and Conditions" for the Florida Bonneted contained in their Biological Opinion dated July 30, 2019.
16. Must comply with the Habitat Management Plan contained in PD-22-00008.
17. The project must comply with Chapter 3-5, Article IV, Clearing, Filling and Soil Conservation requirements of the County Code. Best Use Management Plans must be documented on final site plans and utilized during all land clearing and development activities.
18. Please provide detail information to show all approved and proposed residential units for this entire project, containing a total of 565.74 acres, as part of the Final Detail Site Plan Board of County Commissioners packet.
19. Landscaping, buffers, and tree requirements must be consistent with the conditions established in the PD rezoning and meet all applicable regulations of Section 3-9-100: Buffers, Landscaping, and Tree Requirements (informational comment).
20. The landscape plan has been approved for this project. A copy of the approved landscape plan, with the digital approval stamps, must be uploaded/included with any/all permits for the site.

The decision to approve or deny this PD Final Detail Site Plan application will be made by the Board of County Commissioners on the September 09, 2025, Land Use Consent Agenda. It is recommended, but not required to have a representative present at the meeting. No permits will be issued until final approval of the Board of County Commissioners.

Maryann Franks Zoning Supervisor

On behalf of Shaun Cullinan Zoning Official