



CHARLOTTE COUNTY
COMMUNITY DEVELOPMENT
DEPARTMENT

**PLANNED DEVELOPMENT REZONING
Application Information**

Application Submittal Requirements

- **Supply one unbound copy of the Application Materials (see checklist below).** Staff will have up to 5 working days following the application deadline day to review the application for completeness. If incomplete, the application will be returned with a description of the reasons why the application is incomplete. The applicant may resubmit the application any time prior to the next application deadline day.
- **Once deemed complete, the applicant will be notified that the application has been logged-in. The applicant is then required to supply one electronic copy, in PDF format, of all documents.** Additional copies of certain items will be required prior to the public hearing dates. ***Do not*** submit the additional copies to the Building and Growth Management Department until requested by a staff member of the department.
- **If deemed complete, the application will be logged in and assigned to a P&Z and BCC hearing cycle (see attached Application Schedule).** Staff will commence review.
 - The applicant is responsible for promptly providing any information that needs to be updated, modified, or newly submitted as part of the review; otherwise the petition may be continued to a later cycle or a recommendation of denial will be necessary.
- **No additional changes may be made to any information in an application subsequent to one week before the hearing packet is due to be compiled for the Planning and Zoning Board members or the NOVUS Agenda item deadline for the Board of County Commissioners.** The planner in charge of the petition will be able to inform the applicant of the final date.

Consistency with the Comprehensive Plan

The changes proposed by this application will be reviewed with regard to consistency with the Goals, Objectives, and Policies (GOPs) of the Smart Charlotte 2050 comprehensive plan. Inconsistency with Smart Charlotte will be a basis for a recommendation of denial by Staff.

The review will also be concerned with impacts to infrastructure (i.e. roads, water and sewer facilities, libraries, public buildings, parks, and schools), services (i.e. garbage collection, police protection, and fire/EMS service), the environment (i.e. impact to listed plant and animals species, soil content, erosion, generation of hazardous waste, water quality), and the potential for natural disasters (i.e. hurricanes and flooding).

Application Materials Checklist

- ☒ Completed Application form
- ☐ Survey and accurate legal description (including acreage), signed and sealed by a registered land surveyor
 - For unplatted property, one original boundary survey - *one hard copy and one copy in AutoCAD format*
 - For platted land, one original surveyor's sketch
- ☐ Most current *Title Insurance Policy* or an *Ownership and Encumbrance Report* for subject property
- ☒ Notarized authorization from each owner, as applicable (Form A)
- ☒ Notarized authorization for agent to submit petition, as applicable (Form B)
- ☐ A copy of any covenants, easements or restrictions that have been recorded for the subject site
- ☐ *Environmental Assessment Report*
- ☐ *Traffic Impact Analysis*
 - *Hurricane Evacuation Study*, as applicable
- ☐ Letters of availability of utility service from sanitary sewer and potable water utilities that would provide service to the site and *Estimated Potable Water and Sanitary Sewer Usage Report*
- ☐ *Archeological/Historical Memo* indicating whether or not listed objects are located on the subject site
 - *Archeological/Historical Survey*, as applicable
- ☒ Narrative addressing rezoning standards of approval
- ☒ All information required by Section 15 of the application, 'A' through 'K'
- ☒ Adjacent property owners map and an electronic copy of the adjacent property owners list in text format (txt file) provided on disc.
- ☒ Affidavits A & B, signed and notarized
- ☐ Filing fee of **\$4,540.00**, with check made payable to the Charlotte County Board of County Commissioners, or CCBCC.
- ☒ Filing of **\$2,590.00** for a Major Modification of a PD, with check made payable as noted above.

Additional Copies for Hearing Packet

10 copies each of the following when requested by department staff:

- any bound items
- any maps or other graphics sized larger than 11 X 17 (except surveys)
- any items in color

For Purposes of Public Hearing Presentation

Two views of the concept plan must be submitted to the County in an electronic format designed to fit on a PowerPoint slide; one view based against an off-white background, and one view presented as an overlay on a GIS aerial map of a scale to show adjacent properties. In order to make viewing of the PowerPoint concept plan easier, only the site plan, development standards, north arrow, and scale shall be portrayed. The concept (site) plan should be marked for easy reading:

- areas set aside for water retention should be colored blue
- areas set aside for Open Space should be colored green – dark green for preservation and light green for other areas
- areas set aside for Public Space should be colored brown

ATTENTION

If you are submitting an application that, if approved, will increase the amount of density allowed to be developed on your property, read this notice.

FLU Policy 1.2.7 of Smart Charlotte County outlines those situations wherein the Transfer of Density Units program is applicable.

“The TDU program shall be used during the review and approval process for all plan amendments and rezonings that propose to increase the base density on land and street vacations that would result in an accumulation of acreage allowing development of new units of density; this requirement shall continue to apply to lands that have been annexed by the City of Punta Gorda.”

Property may be exempted from the TDU program if located within a Revitalizing Neighborhood with an adopted Revitalization Plan. The exemption would need to be consistent with policies adopted into Smart Charlotte.

If not exempted, property must meet one of these requirements in order to be an acceptable Receiving Zone:

FLU Policy 1.2.10 TDU Receiving Zones

Receiving zones inside the Urban Service Area include lands within the following designations of FLUM Series Map #2: 2050 Framework:

1. Emerging Neighborhoods.
2. Maturing Neighborhoods.
3. Economic Corridors and Centers.
4. CRAs
5. Revitalizing Neighborhoods prior to adoption of a Revitalization Plan and also what may be required in accordance with a Revitalization Plan.

Receiving Zones within the Rural Service Area include lands within:

1. Rural Community Mixed Use areas.
2. The Rural Settlement Area Overlay District.

AND

Must not be in a prohibited Receiving Zone:

FLU Policy 1.2.11 Prohibited Receiving Zones

Density shall not be transferred into:

1. Lands within Managed Neighborhoods (FLUM Series Map #2).
2. Lands within the Resource Conservation and Preservation FLUM categories.
3. Land containing historical or archeological resources, or land deemed to contain environmentally sensitive resources; when a portion of a property contains resources, that area deemed not to contain resources may receive density if it meets one of the criteria of a receiving zone, a conservation easement will be required over the resource along with an undeveloped buffer of at least 100 feet. An historical structure that is to be integrated into a development will not need to be buffered.
4. Lands within the Prime Aquifer Recharge Area (FLUM Series Map #6).
5. Lands within the one-half mile setback of the Watershed Overlay District and Tippen Bay and Long Island Marsh (FLUM Series Map #4).
6. Land within a Public Water System Wellhead Protection Area (FLUM Series Map #7).
7. Land on a barrier island.



CHARLOTTE COUNTY
 COMMUNITY DEVELOPMENT DEPARTMENT

**APPLICATION for
 PLANNED DEVELOPMENT REZONING**

Date Received:	Time Received:
Date of Log-in:	Petition #: Accela #:
Receipt #:	Amount Paid:

1. PARTIES TO THE APPLICATION

Name of Applicant: KL JAK WP, LLC

Mailing Address: 105 NE 1ST Street

City: Delray Beach **State:** FL **Zip Code:** 33444

Phone Number: 813.615.1244 **Fax Number:**

Email Address: jharvey@brookfieldkolter.com

Name of Agent: Morris Engineering & Consulting, LLC

Mailing Address: 6901 Professional Pkwy, Ste 103

City: Sarasota **State:** FL **Zip Code:** 34240

Phone Number: 941.444.6644 **Fax Number:**

Email Address: lstewart@morrisengineering.net

Name of Engineer/Surveyor: Morris Engineering & Consulting, LLC

Mailing Address: 6901 Professional Pkwy, Ste 103

City: Sarasota **State:** FL **Zip Code:** 34240

Phone Number: 941.444.6644 **Fax Number:**

Email Address: mmorris@morrisengineering.net

Name of Property Owner (if more than one property owner, attach a separate sheet with a list of all owners):

Murdock Village Community Redevelopment Agency

Mailing Address: 18500 Murdock Circle

City: Port Charlotte **State:** FL **Zip Code:** 33948

Phone Number: (941) 743-1944 **Fax Number:**

Email Address: hector.flores@charlottecounty.fl.gov

2. PROPERTY INFORMATION

If more than one account number exists, attach a separate sheet listing all information required by this section

Property Account #: 402112106001, 402112106002, 402112106006, 402112106003		
Section: 12	Township: 40	Range: 21
Parcel/Lot #: See attached deed	Block #: See attached deed	Subdivision: West Port
Total acreage or square feet of the property: 154.93±		

3. SURVEY:

- For unplatted property, provide one original boundary survey that is **signed and sealed** by a registered land surveyor and an accurate legal description (including acreage) of the property.
- For platted land, provide one original surveyor's sketch that is **signed and sealed** by a registered land surveyor and an accurate legal description (including acreage) of the property.

4. PROOF OF LAND OWNERSHIP: Provide the most current *Title Insurance Policy* or an *Ownership and Encumbrance Report* on the subject property.

5. NOTARIZED AUTHORIZATION:

- If the applicant is not the owner of the property, a written, notarized authorization from each owner must be provided with this application – use Form A, attached. Property owner authorization is required. If the property owner withdraws permission at any point during the review and approval process, the application is considered null and void.
- If an agent is submitting the application for the applicant – authorization from the applicant is required – use Form B, attached.

6. RESTRICTIONS: Provide a copy of any covenants, easements or restrictions that have been recorded for the subject site.

7. EXISTING LAND USE DESIGNATIONS

Future Land Use Map (FLUM) designation(s)	Acreage
Mixed Use	154.93±
Zoning District(s)	Acreage
PD	154.93±

8. APPLICANT'S PROPOSED CHANGE(S):

If the proposed change involves an increase in density, which of the Receiving Zone criteria does the property meet, or would this be an exemption consistent with a Revitalization Plan?
 See attached narrative for proposed changes. No increase in density or exemption consistent with a Revitalization Plan as requested.

9. REASON FOR PROPOSED CHANGE(S):

Adjust regulations for Townhome lot sizing

10. CURRENT LAND USE OF SUBJECT PROPERTY (example: house, vacant land, barn, etc.):

Vacant land.

11. SURROUNDING LAND USES:

North: **Seymour Ave then vacant commercially zoned property**

South: **El Jobean Blvd. then vacant commercially zoned property**

East: **Collingswood Blvd. then Auburn Waterway**

West: **Toledo Blade Blvd. then West Port Subdivision property**

12. ENVIRONMENTAL ASSESSMENT:

- Provide an *Environmental Assessment Report*, conducted within one year or less from the date of submittal, that includes:
 - Maps and surveys of the subject site illustrating the existing land cover according to Level 3 of the FLUCCS
 - Locations of listed flora and fauna species, if present.
 - If any wetlands are identified on site, provide a survey showing delineations of any wetlands, acreages, and the wetland Category (ENV Policy 3.1.3) under which they fall.
 - If the property is adjacent to any Federal, State, or County wildlife management areas, parks, preserves or reserves, supply a science-based analysis of possible impacts to the environmental resources of these lands and the manner in which these impacts can be eliminated. Where elimination is not possible, the analysis shall detail how these impacts can be reduced and mitigated.

13. INFRASTRUCTURE:

A. Roadway

- i. List the roads or streets upon which vehicles may travel to gain access to the site (generally within ¼ mile radius):

Vehicular access may occur from all four side of the development. From the west by Toledo Blade Blvd. from the north by Seymour Ave., from the south by ElJobean Blvd. and then from the east by Collingsworth Blvd.

- ii. *Traffic Impact Analysis*: This study must be authored by a registered professional engineer in the State of Florida. Provide a study showing the impacts development of the subject site would have on the surrounding roadway network. Where traffic impacts reduce LOS below 'D' provide a proportionate fair share assessment for impacted roadways.
- *Hurricane Evacuation Study*: For any property that is even partially located in a Coastal High Hazard Area, or which generates trips wherein the majority of those trips would utilize a roadway that runs through a Coastal High Hazard Area, a *Hurricane Evacuation Study* must

accompany any *Traffic Impact Analysis*.

B. Potable Water and Sanitary Sewer

- i. Submit a letter from any water or sewer utilities that will be serving the subject site stating availability of utility service to the property.
- ii. Attach an *Estimated Potable Water and Sanitary Sewer Usage Report*: provide a report showing the gallons per day that may be generated by development of the subject site at the maximum buildout

14. HISTORICAL OR ARCHEOLOGICAL SITES: When the property under review is within the area determined to contain potential historic and archeological resources by the Archaeological Predictive Model (depicted on SPAM Series Map #3), the applicant must submit an *Archeological/Historical Memo* indicating that a review of the National Register of Historic Places, the Florida Master Site File and the Local Historic Register (when available) has been performed and the results of that review. If the subject site contains any object listed in these resources, the applicant must provide an *Archeological/Historical Survey* performed by a professional archeologist licensed in the State of Florida.

15. REZONING NARRATIVE

Charlotte County Code Section 3-9-11(e) lists the following standards for approval. A narrative stating the applicant's justification for the rezoning based upon the following standards of approval is required:

- A. Whether the proposed change would be contrary to the Comprehensive Plan.
- B. The existing land use pattern in adjacent areas.
- C. The capacity of public facilities and services, including but not limited to schools, roads, recreational facilities, wastewater treatment, water supply, and stormwater drainage facilities.
- D. Whether the proposed change will adversely influence living conditions or property values in adjacent areas.
- E. Whether the proposed change will affect public safety.

16. CONCEPT PLAN and DEVELOPMENT INFORMATION: Submit the following information regarding the proposed project.

(All maps must contain title of the project, landowner of record, names of the representatives of the landowner of record, scale, date, and north arrow)

- A. Include a *General Location Map*.
- B. Include *Existing Features Map(s)* showing all streets, curb cuts, buildings, watercourses, easements, other important physical features, zoning designations and future land use map designations in the property and on adjacent lands.
- C. Include a *Concept Design Map* showing locations of structures, acreage, density, and intensity for each proposed land use; show points of access and traffic flow and road improvements; show buffers, landscaped areas, and open space.
- D. Supply tabulations of total gross acreage in the proposed development, the percentage of total acreage to be devoted to each proposed use, height, and intensity of use identified through Floor Area Ratio calculations and/or projected number of housing units proposed by dwelling type.
- E. Supply a phasing plan or general schedule of the development.
- F. Supply standards for height, open space, building density, and parking area.
- G. Include a narrative in which you cite specifically how this project meets the intent and goals of the Planned Development Zoning District, including any "community enhancements".

- H. Show the general façade and overall architectural design scheme; explain building orientation, if applicable.
- I. Describe any Green Building or Low Impact Development (LID) design techniques that will be used.
- J. Supply a copy of any draft deed restrictions, protective covenants, and other statements or devices which will be used to control the use, development and maintenance of the land and improvements thereon, including those areas which are to be commonly owned and maintained.
- K. Supply any additional information identified at the preapplication conference, at concept approval, or requested by the Zoning Official or Building and Growth Management Director prior to submittal of the rezoning application.

18. ADJACENT PROPERTY OWNERS INFORMATION:

Provide an *electronic text file (.txt)* that includes the names and addresses of all property owners within 200 feet of the subject property (excluding street right-of-ways), and a map indicating which properties are included in the address list. The Adjacent Property Owner List must be based upon the latest available property records of the Property Appraiser's Office. The list shall include property owner's name, mailing address, and parcel(s) or lot(s) description or account number so each parcel can be referenced on the Adjacent Property Owner Map. Refer to the Geographic Information System Internet site for mapping and owner information at <http://www.ccgis.com/>. (Use a buffer of 250 feet or larger in order to account for right-of-ways, canals, etc.) Every property owner within 200 feet of every parcel of land involved will be notified of the schedule of public hearings

FORM A. PROPERTY OWNER AUTHORIZATION TO APPLICANT

I, the undersigned, being first duly sworn, depose and say that I am the owner of the property described and which is the subject matter of the proposed hearing.

I give authorization for KL JAK WP, LLC to be the applicant for this REZONING.

STATE OF FLORIDA, COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me this 3 day of JULY, 2025, by

HECTOR FLORES, EXECUTIVE DIRECTOR who is personally known to me or has/have produced _____ as identification and who did/did not take an oath.

Natalya Sainchuk
Notary Public Signature

Hector Flores
Signature of Owner

NATALYA SAINCHUK
Notary Printed Signature

HECTOR FLORES, EXECUTIVE DIRECTOR

Printed Signature of Owner

Executive Assistant to
Title County Administration

MURDOCK VILLAGE COMMUNITY REDEVELOPMENT AGENCY

18500 MURDOCK CIRCLE

Address

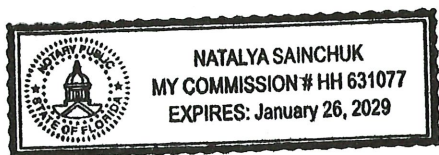
HH 631077
Commission Code

PT CHARLOTTE, FLORIDA 33948

City, State, Zip

941.743.1944

Telephone Number



AFFIDAVIT B

The applicant/owner hereby acknowledges and agrees that any staff discussion about conditions of approval are preliminary only, and are not final, nor are they the specific conditions or demands required to gain approval of the application, unless the conditions or demands are actually included in writing in the final development order or the final denial determination or order.

STATE OF FLORIDA, COUNTY OF ~~HILLSBOROUGH~~ Palm Beach

The foregoing instrument was acknowledged before me this 3 day of JULY, 2025, by

DEVIN RADKAY who is personally known to me or has/have produced
_____ as identification and who did/did not take an oath.

Nicole E. Angelakos
Notary Public Signature

[Signature]
Signature of Applicant or Agent

Nicole E. Angelakos
Notary Printed Signature

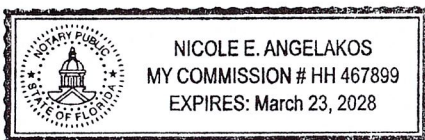
DEVIN RADKAY
Printed Signature of Applicant or Agent

HR Administrator
Title

105 NE 1ST ST
Address

Commission Code

DELRAY BEACH, FLORIDA 33444
City, State, Zip



813.615.1244
Telephone Number

FORM B. APPLICANT AUTHORIZATION TO AGENT

I, the undersigned, being first duly sworn, depose and say that I am the applicant for the REZONING of the property described and which is the subject matter of the proposed hearing.

I give authorization for **MORRIS ENGINEERING & CONSULTING, LLC** to be my agent for this application.

STATE OF **FLORIDA**, COUNTY OF ~~CHARLOTTE~~ **Palm Beach**

The foregoing instrument was acknowledged before me this **3** day of **JULY**, 20**25**, by

DEVIN RADKAY who is personally known to me or has/have produced _____ as identification and who did/did not take an oath.

Nicole E. Angelakos
Notary Public Signature

[Signature]
Signature of Applicant

Nicole E. Angelakos
Notary Printed Signature

DEVIN RADKAY
Printed Signature of Applicant

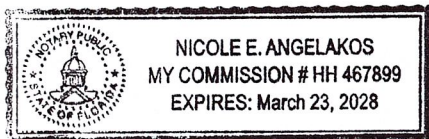
HR Administrator
Title

105 NE 1ST STREET
Address

Commission Code

DELRAY BEACH, FLORIDA 33444
City, State, Zip

813.615.1244
Telephone Number



AFFIDAVIT A

I, the undersigned, being first duly sworn, depose and say that I am the owner or agent of the property described and which is the subject matter of the proposed hearing; that all answers to the questions in this application, and all sketches, data and other supplementary matter attached to and made a part of the application are honest and true to the best of my knowledge and belief. I understand this application must be complete and accurate before the hearing can be advertised, and that if I am not the owner of the property I have attached a notarized authorization from the owner(s) to submit this application. I acknowledge that all items listed in the application must be submitted concurrent at the time the County accepts the application. I swear that the attached list of adjacent property owners is complete, including all property owners within 200 feet of the subject properties (excluding right-of-ways), that it is correct, providing addresses as listed in the County Tax Roll.

STATE OF FLORIDA, COUNTY OF ~~HILLSBOROUGH~~ Palm Beach

The foregoing instrument was acknowledged before me this 3 day of JULY, 2025, by

DEVIN RADKAY who is personally known to me or has/have produced
as identification and who did/did not take an oath.

Nicole E. Angelakos
Notary Public Signature

Devin Radkay
Signature of Applicant or Agent

Nicole E. Angelakos
Notary Printed Signature

DEVIN RADKAY
Printed Signature of Applicant or Agent

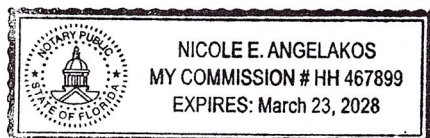
H.R. Administrator
Title

105 NE 1ST STREET
Address

Commission Code

DELRAY BEACH, FL 33444
City, State, Zip

813.615.1244
Telephone Number



PLANNED DEVELOPMENT AMENDMENT

Narrative

West Port Village is located in Port Charlotte in unincorporated Charlotte County, consists of 154.93± acres, and is previously approved under the project name “Lost Lagoon”. The property is zoned Planned Development (PD), by Ordinance No. 2025-007, and is located within Mixed Use Future Land Use category.

In accordance with Charlotte County’s Land Development Code, Section 3-9-10(h)(1), which states the standards for approval of Rezoning’s and Major Amendments to an existing Planned Development (PD) zoning, West Port Village is seeking to Amend the existing Zoning Conditions located within Ordinance No. 2025-007. The proposed changes are consistent with the comprehensive plan and the existing land use pattern of the adjacent areas. The proposed changes will not adversely affect the capacity of public facilities and/or services, including but not limited to schools, roads, recreational facilities, wastewater treatment, water supply or stormwater drainage facilities nor will they affect the public health safety or welfare.

The applicant requests the following amendments:

1. Amending the Overall Development Standards Table:
This request modifies the Townhomes Minimum Lot Width from 20 feet to 16 feet.

2. Amending the Overall Development Standards Table:
This request modifies the Townhomes Minimum Side Yard Abutting Road from 15 feet to 10 feet.

Conclusion

These requests are consistent with approvals for the overall West Port development and will maintain West Port as a balanced community with uses outlined in the original approval. These modifications are consistent and compatible with the surrounding, existing uses. The existing and proposed conditions are anticipated to enhance the achievement and objectives of the planned development and preserve and promote the general intent to protect the public health, safety and welfare. Therefore, we respectfully request approval of the above-mentioned requests to the West Port Village development.

CONCEPT

PLANNED DEVELOPMENT CONCEPT PLAN for
WEST PORT VILLAGE
A MIXED USE DEVELOPMENT

REVIEWED FOR CODE COMPLIANCE

1/31/2025 DRC-24-234



PROPERTY ADDRESS: 17512 TOLEDO BLADE BLVD.
PORT CHARLOTTE, FLORIDA 33953
SECTION 12, TOWNSHIP, 40 SOUTH, RANGE 21 EAST
CHARLOTTE COUNTY PROPERTY APPRAISER PARCEL
IDENTIFICATION NUMBERS: 402112106001, 402112106002,
402112106003, 40211206004, 402112106006

APPROVED WITH CONDITIONS BY THE
DEVELOPMENT REVIEW COMMITTEE
DATE 1/8/2025 BY MF

A DEVELOPMENT BY
KOLTER ACQUISITIONS GROUP
14025 RIVEREDGE DR., #175
TAMPA, FLORIDA 33637



INDEX OF SHEETS

SHEET	TITLE
1	COVER
2	AERIAL SITE PLAN
3	PLANNED DEVELOPMENT CONCEPT PLAN
4	PLANNED DEVELOPMENT ENLARGED CONCEPT PLAN
5	PLANNED DEVELOPMENT CONCEPT PLAN DETAILS

SERVICE PROVIDERS
FLORIDA POWER & LIGHT
2245 MURPHY CT.
NORTH PORT, FL. 34289
1(800) 375-8490

UTILITIES, POTABLE, & WASTEWATER
CHARLOTTE COUNTY UTILITIES
2550 HARBORVIEW ROAD
PORT CHARLOTTE, FL. 33980
(941) 764-430

SOLID WASTE:
WASTE MANAGEMENT
25515 OLD LANDFILL RD
PORT CHARLOTTE, FL. 33980
(941) 629-1106

TELEPHONE:
CENTURY LINK
4195 KINGS HIGHWAY
PORT CHARLOTTE, FL. 33980
(941) 637-5141

CABLE:
COMCAST
2226 EDGEWATER DRIVE
PORT CHARLOTTE, FL.
(941) 625-2000

PROJECT CONTACTS

ENGINEER:
MATTHEW J. MORRIS P.E.
MORRIS ENGINEERING & CONSULTING, LLC
6997 PROFESSIONAL PARKWAY EAST, SUITE B
SARASOTA, FLORIDA 34240
941-444-6644
www.morrisengineering.net

SURVEYOR:
GEOPPOINT SURVEYING, INC
213 HOBBS STREET
TAMPA, FLORIDA 33619
813-248-8888
www.geopointsurvey.com

DEVELOPER:
KOLTER ACQUISITIONS GROUP
14025 RIVEREDGE DR., #175
TAMPA, FLORIDA 33637
813-615-1244
www.kolter.com



PREPARED BY
MORRIS ENGINEERING AND CONSULTING, LLC
Civil Engineering and Land Development Consulting
6997 Professional Parkway East, Suite B, Sarasota, Florida 34240 C.A.28780 941-444-6644 www.morrisengineering.net

REVISIONS

NO.	DATE	DESCRIPTION	BY
—	—	—	—
—	—	—	—
—	—	—	—
—	—	—	—
—	—	—	—

This item has been digitally signed and sealed by
Matthew J. Morris, PE., on the date adjacent to the seal.
Printed copies of this document are not considered signed
and sealed and the signature must be verified on any
electronic copies.



Matth
ew J
Morris

Digitally signed
by Matthew J
Morris
Date:
2024.12.30
14:31:47 -05'00'

MATTHEW J. MORRIS P.E.
FL LICENSE NO. 68434

Saved: 12/19/2024 2:10:30 PM KNEPNER | Path: 12/19/2024 2:11:59 PM KNEPNER | Z:\JOBS PL\WEST PORT VILLAGES\PLANNING\DEV PLANS\CD\WPV_CD\WPDP



0 200 400 600

GRAPHIC SCALE 1"= 200'

NO.	DATE	REVISION	DESCRIPTION	BY



MORRIS ENGINEERING AND CONSULTING, LLC
Civil Engineering and Land Development Consulting
6997 Professional Parkway East, Suite B, Lakewood Ranch, Florida 34240 C.A.28780 941-444-6644 www.morrisengineering.net

DATE 08/2024	
PROJECT WPV	
DRAWING WPV AER	
DRAWN KH	CHECKED MM

AERIAL SITE PLAN
WEST PORT VILLAGE
CHARLOTTE COUNTY, FLORIDA

MATTHEW MORRIS P.E.
FL LICENSE NO. 68434

SCALE
1" = 200'

VERTICAL DATUM
MADAG

SHEET	OF
-------	----

2

5

SITE ACREAGE: 6,411,596± SF (147.19± ACRES)
 PROPERTIES WEST OF TOLEDO BLADE 337,154 SF (7.74 ACRES)
 TOTAL: 7303754± SF (154.93 ACRES)
 STORMWATER MANAGEMENT AREA (SWMA): 18.83 ACRES
 PUBLIC R.O.W. AREA: 10.48 ACRES
 SITE ADDRESS: 17512 TOLEDO BLADE BLVD.
 PORT CHARLOTTE, FL 33953
 PARCEL LESS IN FLOOD ZONE: "X" (0.2 PERCENT)
 FEMA FLOOD MAP: 12015C0203G DATED 12/15/2022
 S.T.R.: 12, 405, 21E

P.I.N.: 402112106001, 402112106002, 4021126003, 402112106004, 402112106006
PROPERTY USE: VACANT
EXISTING ZONING: PD
PROPOSED ZONING: PLANNED DEVELOPMENT
PROPOSED USE: MIXED USE
FUTURE LAND USE: MURDOCK VILLAGE MIXED USE

LOT SETBACKS:
MINIMUM FRONT YARD:
MINIMUM INTERIOR SIDE YARD HALF BUILDING HEIGHT, NOT LESS THAN 15'
MINIMUM INTERIOR REAR YARD HALF BUILDING HEIGHT, NOT LESS THAN 15'
MINIMUM REAR YARD ABUTTING ROAD/ALLEY 15'
MAXIMUM BUILDING HEIGHT 60'

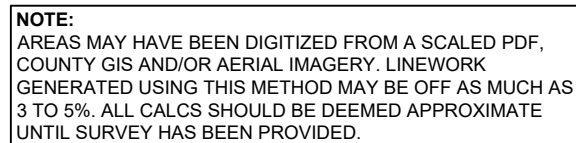
OPEN SPACE:
EACH DEVELOPMENT TRACT SHALL PROVIDE 20% OPEN SPACE WITHIN THE TRACT AT THE TIME OF THE TRACTS FINAL SITE PLAN APPROVAL OPEN SPACE MAY CONSIST OF STORMWATER MANAGEMENT AREAS, AMENITY AREA, COMMON OPEN AREAS, BUFFERS AND OTHER LANDSCAPING FEATURES.
OPEN SPACE REQUIRED: 32.95 ACRES

PARKING REQUIREMENTS:
SINGLE FAMILY RESIDENTIAL AND ATTACHED VILLAS
REQUIRED: 2.0 SPACES PER DWELLING UNIT
MULTI- FAMILY AREAS:

PD CONCEPT PLAN NOTES:

1. ALL TRACT LINES SHOWN ARE PRELIMINARY AND MAY BE CHANGED DUE TO MARKET CONDITIONS, DESIGN CONSTRAINTS OR PERMITTING REQUIREMENT AT FINAL DETAIL SITE PLAN APPROVAL.
2. WHERE A LANDSCAPE BUFFER IS REQUIRED, DEVELOPER SHALL WORK WITH COUNTY STAFF TO DETERMINE IF EXISTING TREES & VEGETATION MEET BUFFER REQUIREMENTS AND DETERMINE WHAT ADDITIONAL TREES WILL BE REQUIRED TO MEET COUNTY LANDSCAPE BUFFER MINIMUM REQUIREMENTS.
3. PROPOSED PROJECT SHALL BE SERVICED BY CENTRAL WATER & SEWER.
4. ROADWAYS DEPICTED ON PD CONCEPT PLAN ARE PROPOSED TO BE PUBLIC, INTERIOR TRACT AND ROADWAYS WILL BE DESIGNATED TO PUBLIC OR PRIVATE AT THE TIME OF PROPOSED DEVELOPMENT OF EACH PROJECT.
5. TRACTS PROPOSED FOR SINGLE-FAMILY DETACHED, SINGLE FAMILY ATTACHED, TOWNHOMES AND MULTI-FAMILY AND WILL BE DEVELOPED IN ACCORDANCE WITH PROPOSED PD DEVELOPMENT STANDARDS.
6. TRACTS PROPOSED FOR COMMERCIAL USE WILL BE DEVELOPED IN ACCORDANCE WITH THE REQUIREMENTS WITHIN THE COMMERCIAL GENERAL (CG) ZONING DISTRICT (SECTION 3-9-42) IN CHARLOTTE COUNTY LAND DEVELOPMENT REGULATIONS.
7. PD SETBACK FOR THIS PROJECT IS PROPOSED TO BE EXCLUDED.
8. SIDEWALKS ALONG ROAD 776 TO JORDEN ROAD (RD 776) FRONTAGE IS PROPOSED TO BE 5 FEET WIDE, TO MATCH EXISTING SIDEWALK.
9. STORMWATER MANAGEMENT AREAS DEPICTED ON PD CONCEPT PLAN ARE PROPOSED TO BE SHARED BY ROADWAY AREA AND TRACT DEVELOPMENTS.
10. LANDSCAPING WILL FOLLOW THE STANDARDS OF APPROVED ORDINANCE.

- 100 AFFORDABLE MULTI-FAMILY UNITS
- 220 TOWNHOMES
- 350 SINGLE FAMILY HOMES
- 150 KEY HOTEL
- 150,000 SF. GOVERNMENT USE
- 250,000 SF. RETAIL/COMMERCIAL



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DRAWN KH	CHECKED MM
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SCALE
1" = 200'

VERTICAL DATUM
NAVD88

SHEET	OF
3	5

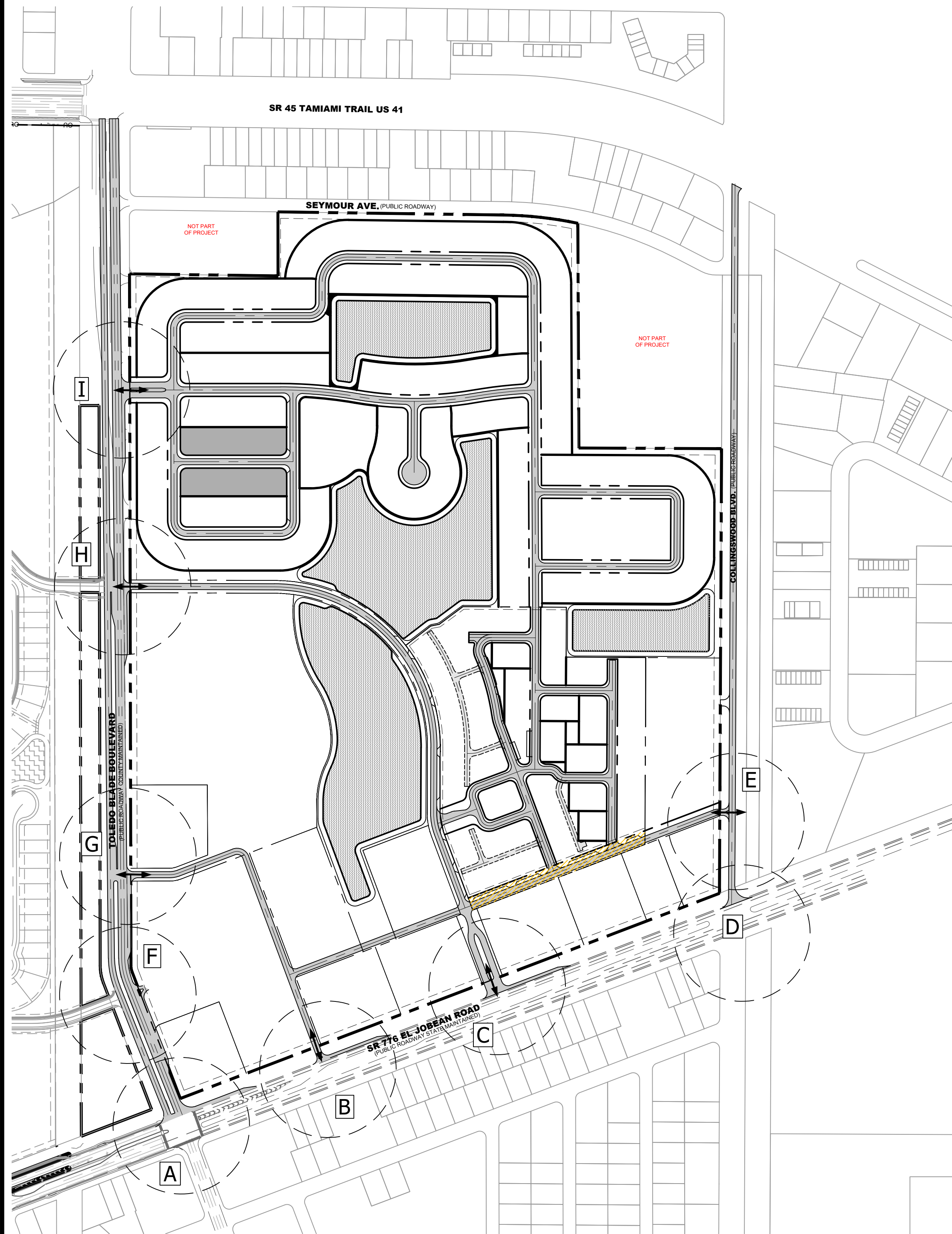
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BOUNDARY

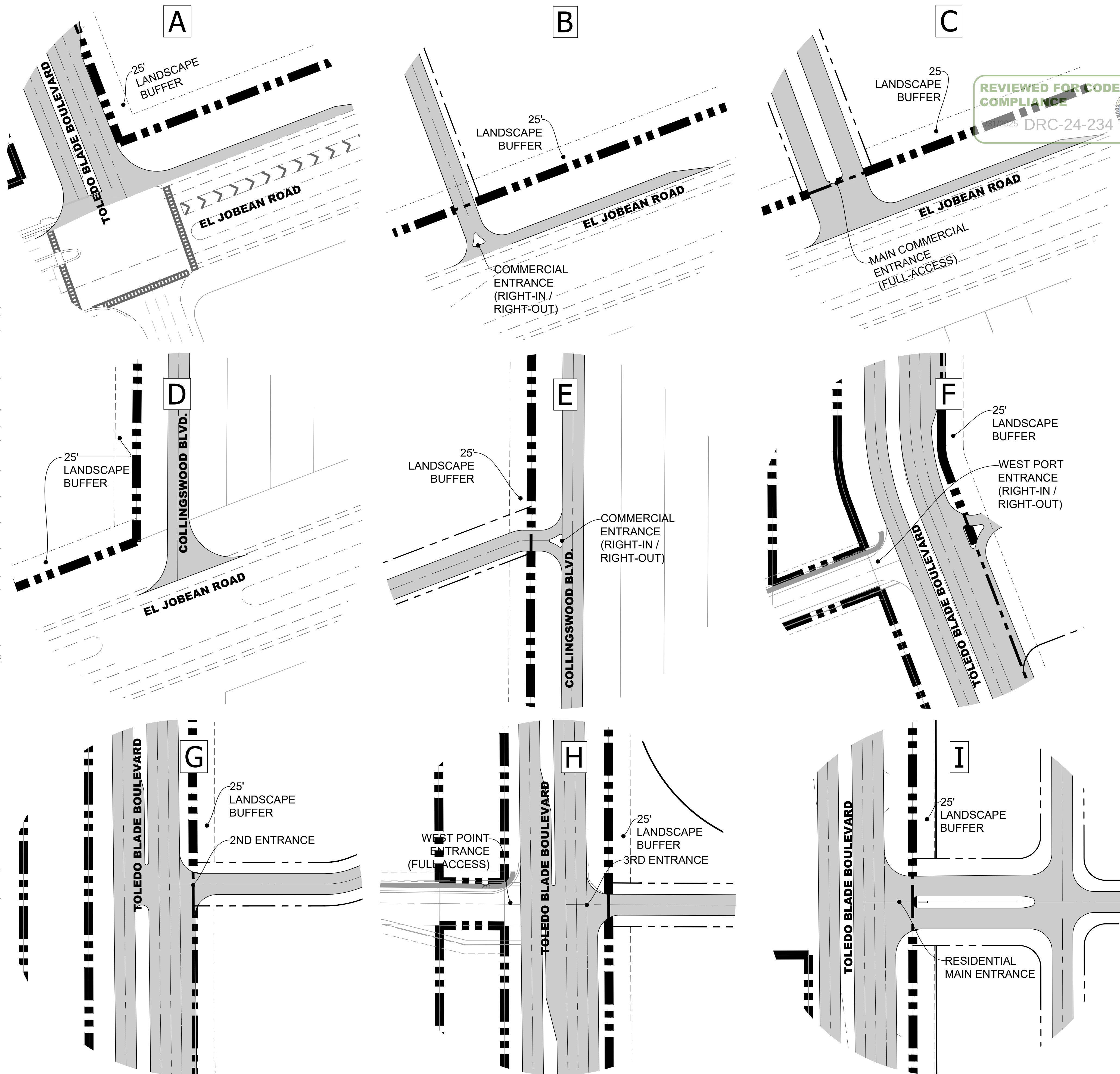
ZONED: IG
FLU: LOW INTENSITY INDUSTRIAL
CURRENT USE: OFFICE BLDG, WAREHOUSE

PROJECT BOUNDARY ACCORDING TO
CHARLOTTE COUNTY SURVEY

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3 TO 6%. ALL CALCS SHOULD BE DEEMED APPROXIMATE
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NO.	DATE	REVISION DESCRIPTION	BY



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DATE 08/2024	
PROJECT WPV	
DRAWING WPV PDP	
DRAWN KH	CHECKED MM

PLANNED DEVELOPMENT ENLARGED CONCEPT PLAN
WEST PORT VILLAGES
CHARLOTTE COUNTY, FLORIDA

MATTHEW MORRIS P.E.
FL LICENSE NO. 68434

SCALE 1"= 200'	
VERTICAL DATUM NAVD88	
SHEET 4	OF 5



SITE DATA:
SITE ACREAGE: 6,411,596+ SF (147.19+ ACRES)
PROPERTIES WEST OF TOLEDO BLADE: 337,154 SF (7.74 ACRES)
TOTAL: 7303754+ SF (154.93 ACRES)
STORMWATER MANAGEMENT AREA (SWMA): 18.83 ACRES
PUBLIC R.O.W. AREA: 10.48 ACRES
SITE ADDRESS: 17512 TOLEDO BLADE BLVD.
PORT CHARLOTTE, FL 33953
PARCEL LESS IN FLOOD ZONE: "X" (0.2 PERCENT)
FEMA FLOOD MAP: 12015C0203G DATED 12/15/2022
S.T.R.: 12, 405, 21E

OWNER: KL WP VILLAGE, LLC
105 NE 1ST ST.
DELRAY BEACH, FLORIDA 33444
AND
MURDOCK VILLAGE COMMUNITY REDEVELOPMENT

P.I.N.: 402112106001, 402112106002, 4021126003, 402112106004, 402112106006
PROPERTY USE: VACANT
EXISTING ZONING: PD
PROPOSED ZONING: PLANNED DEVELOPMENT
PROPOSED USE: MIXED USE
FUTURE LAND USE: MURDOCK VILLAGE MIXED USE

DENSITY:
PROPOSED DENSITY:
670 UNITS/147.19+AC =4.99 DU/AC

LOT SETBACKS:
MINIMUM FRONT YARD:
MINIMUM INTERIOR SIDE YARD HALF BUILDING HEIGHT, NOT LESS THAN 15'
MINIMUM INTERIOR REAR YARD HALF BUILDING HEIGHT, NOT LESS THAN 15'
MINIMUM REAR YARD ABUTTING ROAD/ALLEY 15'
MAXIMUM BUILDING HEIGHT 60'

AMENITY AREAS:
PARKING FOR THE PROJECT AMENITY AREA WILL BE ONE HALF
THAT REQUIRED BY SECTION 3-9-79 PER CHARLOTTE COUNTY
LAND DEVELOPMENT REGULATIONS.

OPEN SPACE:
EACH DEVELOPMENT TRACT SHALL PROVIDE 20% OPEN SPACE
WITHIN THE TRACT AT THE TIME OF THE TRACTS FINAL SITE PLAN
APPROVAL OPEN SPACE MAY CONSIST OF STORMWATER
MANAGEMENT AREAS, AMENITY AREA, COMMON OPEN AREAS,
BUFFERS AND OTHER LANDSCAPING FEATURES.
OPEN SPACE REQUIRED: 32.95 ACRES

NO OPEN SPACE REQUIREMENT IS PROPOSED TO BE PROVIDED FOR
PUBLIC RIGHTS OF WAY.

PARKING REQUIREMENTS:
SINGLE FAMILY RESIDENTIAL AND ATTACHED VILLAS
REQUIRED: 2.0 SPACES PER DWELLING UNIT
MULTI- FAMILY AREAS:
PARKING FOR THE PROJECT MULTI-FAMILY AREAS WILL BE DETERMINED
AND PROVIDED ONSITE AT THE TIME OF FINAL DETAIL SITE PLAN
APPROVAL PER CHARLOTTE COUNTY LAND DEVELOPMENT REGULATIONS
AND/OR CURRENT APPROVALS.

PD CONCEPT PLAN NOTES:

- ALL TRACT LINES SHOWN ARE PRELIMINARY AND MAY BE CHANGED DUE TO MARKET
CONDITIONS, DESIGN CONSTRAINTS OR PERMITTING REQUIREMENT AT FINAL DETAIL
SITE PLAN APPROVAL.
- WHERE A LANDSCAPE BUFFER IS REQUIRED, DEVELOPER SHALL WORK WITH COUNTY
STAFF TO DETERMINE IF EXISTING TREES & VEGETATION MEET BUFFER REQUIREMENTS
AND DETERMINE WHAT ADDITIONAL TREES WILL BE REQUIRED TO MEET COUNTY
LANDSCAPE BUFFER MINIMUM REQUIREMENTS.
- PROPOSED PROJECT SHALL BE SERVICED BY CENTRAL WATER & SEWER.
- ROADWAYS DEPICTED ON PD CONCEPT PLAN ARE PROPOSED TO BE PUBLIC, INTERIOR
TRACT AND ROADWAYS WILL BE DESIGNATED TO PUBLIC OR PRIVATE AT THE TIME OF
PROPOSED DEVELOPMENT OF EACH PROJECT.
- TRACTS PROPOSED USES ARE SINGLE FAMILY DETACHED, SINGLE FAMILY ATTACHED,
TOWNHOMES AND MULTI-FAMILY AND WILL BE DEVELOPED IN ACCORDANCE WITH
PROPOSED PD DEVELOPMENT STANDARDS.
- TRACTS PROPOSED FOR COMMERCIAL USE WILL BE DEVELOPED IN ACCORDANCE WITH
THE REQUIREMENTS WITHIN THE COMMERCIAL GENERAL (CG) ZONING DISTRICT
(SECTION 3-9-42) IN CHARLOTTE COUNTY LAND DEVELOPMENT REGULATIONS.
- PD SETBACK FOR THIS PROJECT IS PROPOSED TO BE EXCLUDED.
- SIDEWALK ALONG EL JOBEAN ROAD (SR 776) FRONTAGE IS PROPOSED TO BE 5 FEET
WIDE, TO MATCH EXISTING SIDEWALK.
- STORMWATER MANAGEMENT AREAS DEPICTED ON PD CONCEPT PLAN ARE PROPOSED TO
BE SHARED BY ROADWAY AREA AND TRACT DEVELOPMENTS.
- LANDSCAPING WILL FOLLOW THE STANDARDS OF APPROVED ORDINANCE.

USE TABLE:

- 100 AFFORDABLE MULTI-FAMILY UNITS
- 220 TOWNHOMES
- 350 SINGLE FAMILY HOMES
- 150 KEY HOTEL
- 150,000 SF. GOVERNMENT USE
- 250,000 SF. RETAIL/COMMERCIAL

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

A TYPE A BUFFER
REQUIRED PLANT UNITS PER 100 FEET:
(2) CANOPY TREES, (1) ACCENT/UNDERSTORY
TREE, (10) SHRUBS

C TYPE C BUFFER
REQUIRED PLANT UNITS PER 100 FEET:
(3) CANOPY TREES, (1) ACCENT/UNDERSTORY
TREE, (15) SHRUBS

PB PERIMETER BUFFER
LANDSCAPE STRIP AT LEAST 8-FEET IN WIDTH
(UNLESS OTHERWISE ALLOWED BY CODE)
SEE SECTION 3-9-100.2 FOR SPECIFIC PLANTING
REQUIREMENTS PER APPLICATION.

NB NO BUFFER

BUFFERS PER SECTION 3-9-100

LANDSCAPE BUFFERS WILL BE ADJUSTED
ACCORDING TO THE USE PROPOSED AT
TIME OF FINAL SITE PLAN APPROVAL.
IF USES ARE CONVERTED FROM THE ONE
NOTED ON THIS CONCEPT PLAN, A MAJOR
MODIFICATION WILL NOT BE REQUIRED.



NOTE:
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DATE	08/2024
PROJECT	WPV
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CHECKED	MM

PLANNED DEVELOPMENT CONCEPT PLAN
WEST PORT VILLAGE
CHARLOTTE COUNTY, FLORIDA

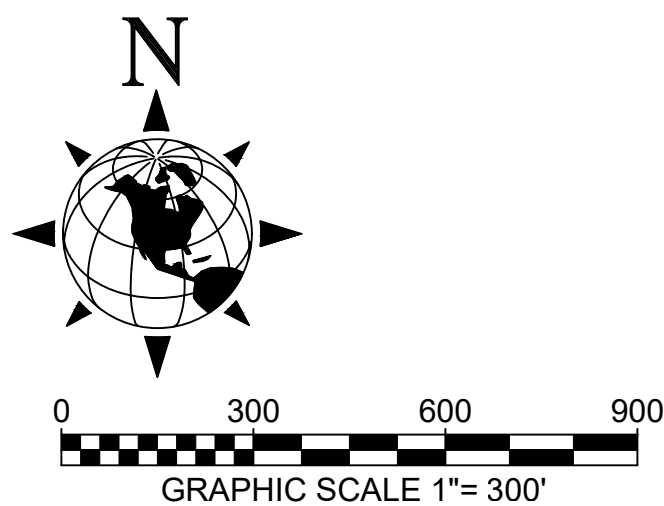
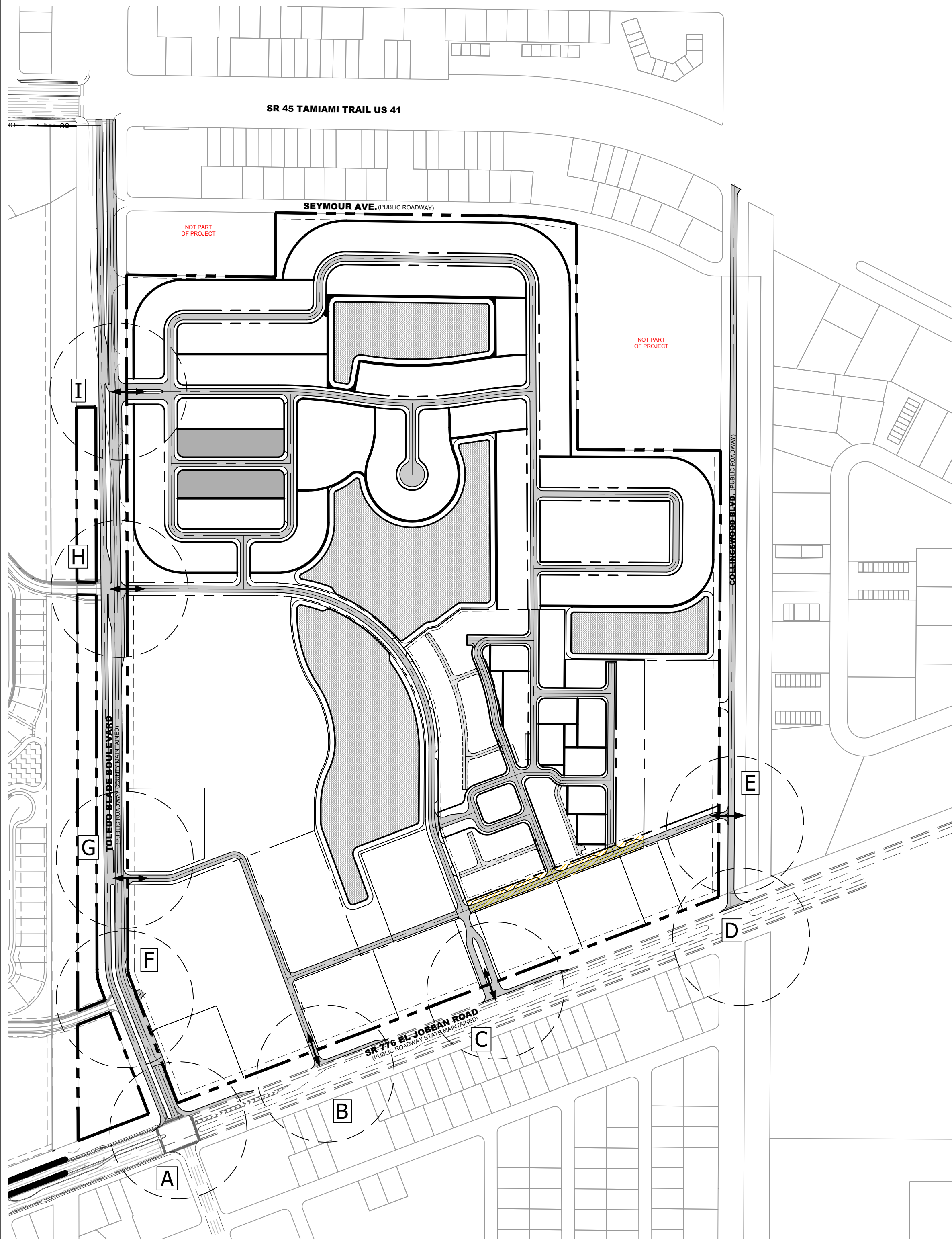
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Matthew J. Morris, PE., on the date adjacent to the seal.
Printed copies of this document are not considered signed
and sealed and the signature must be verified on any
electronic copies.



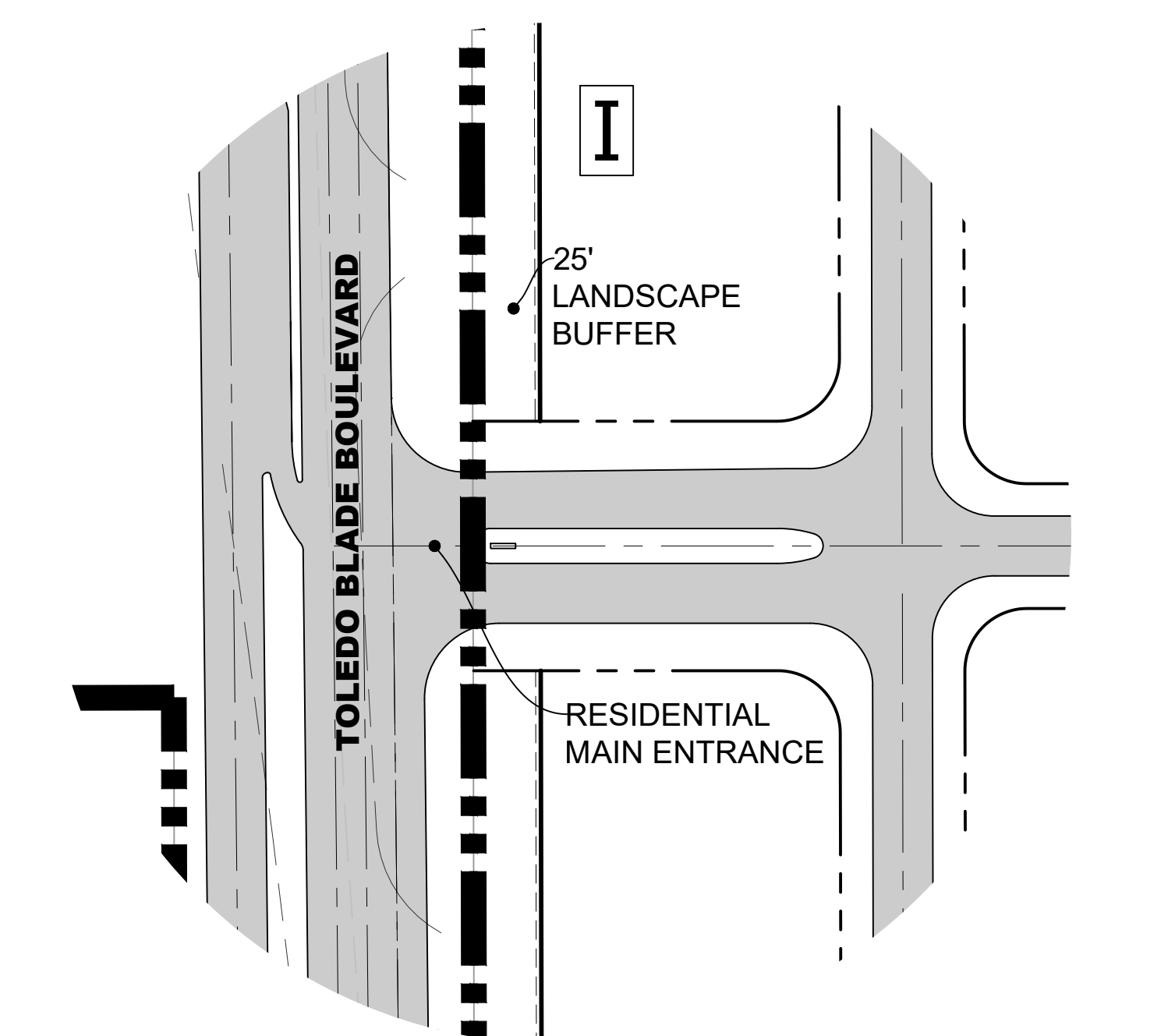
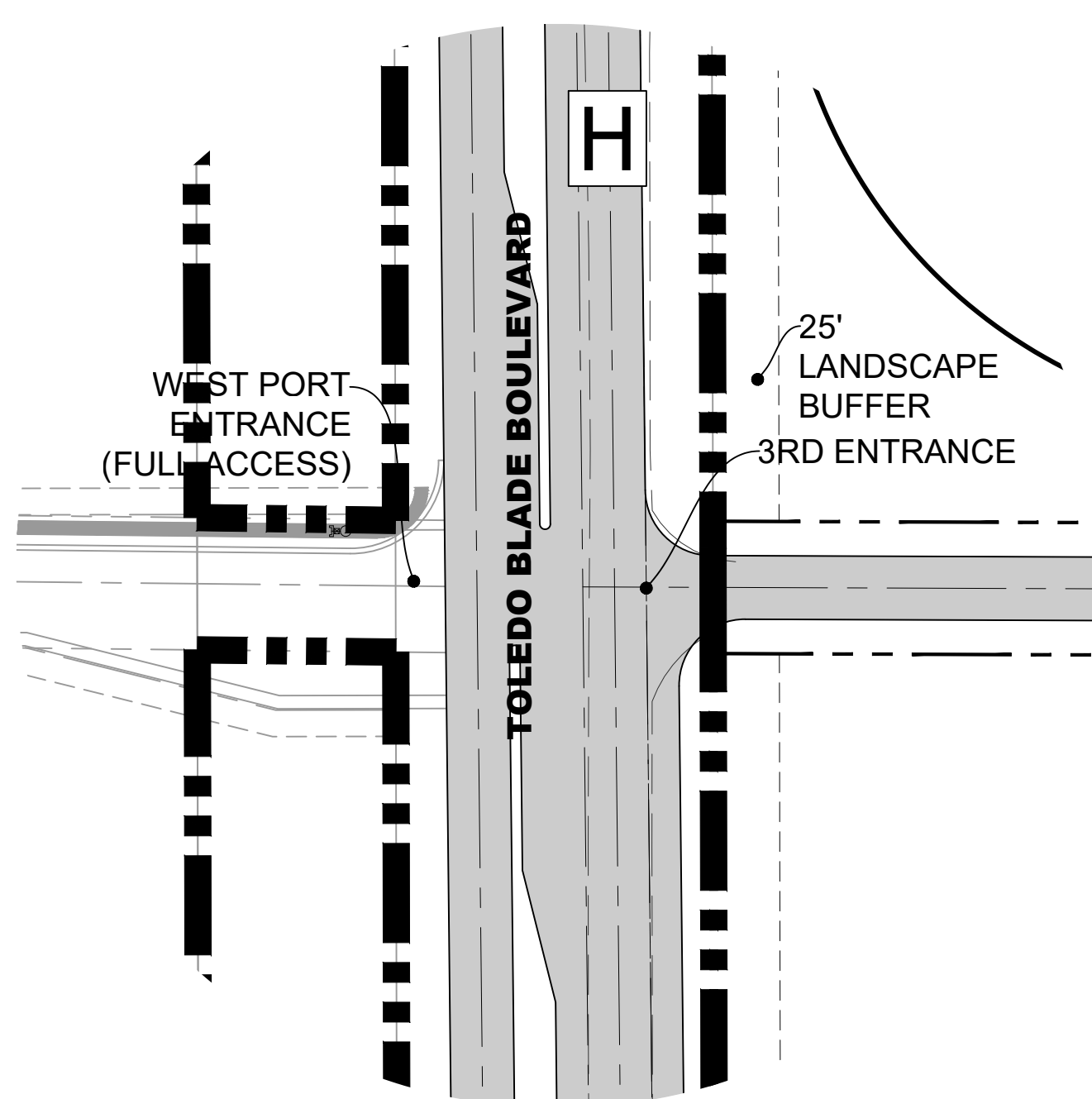
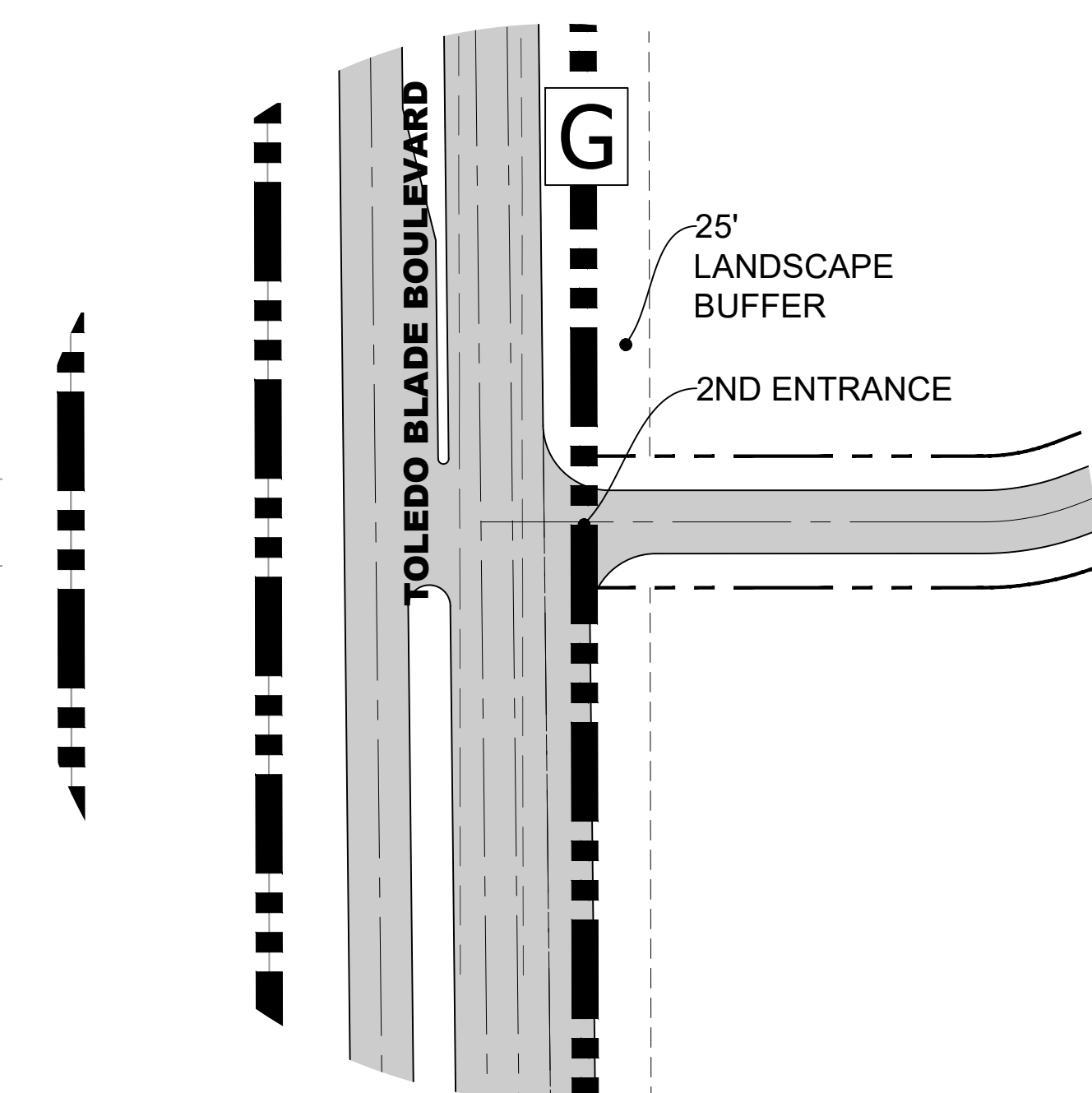
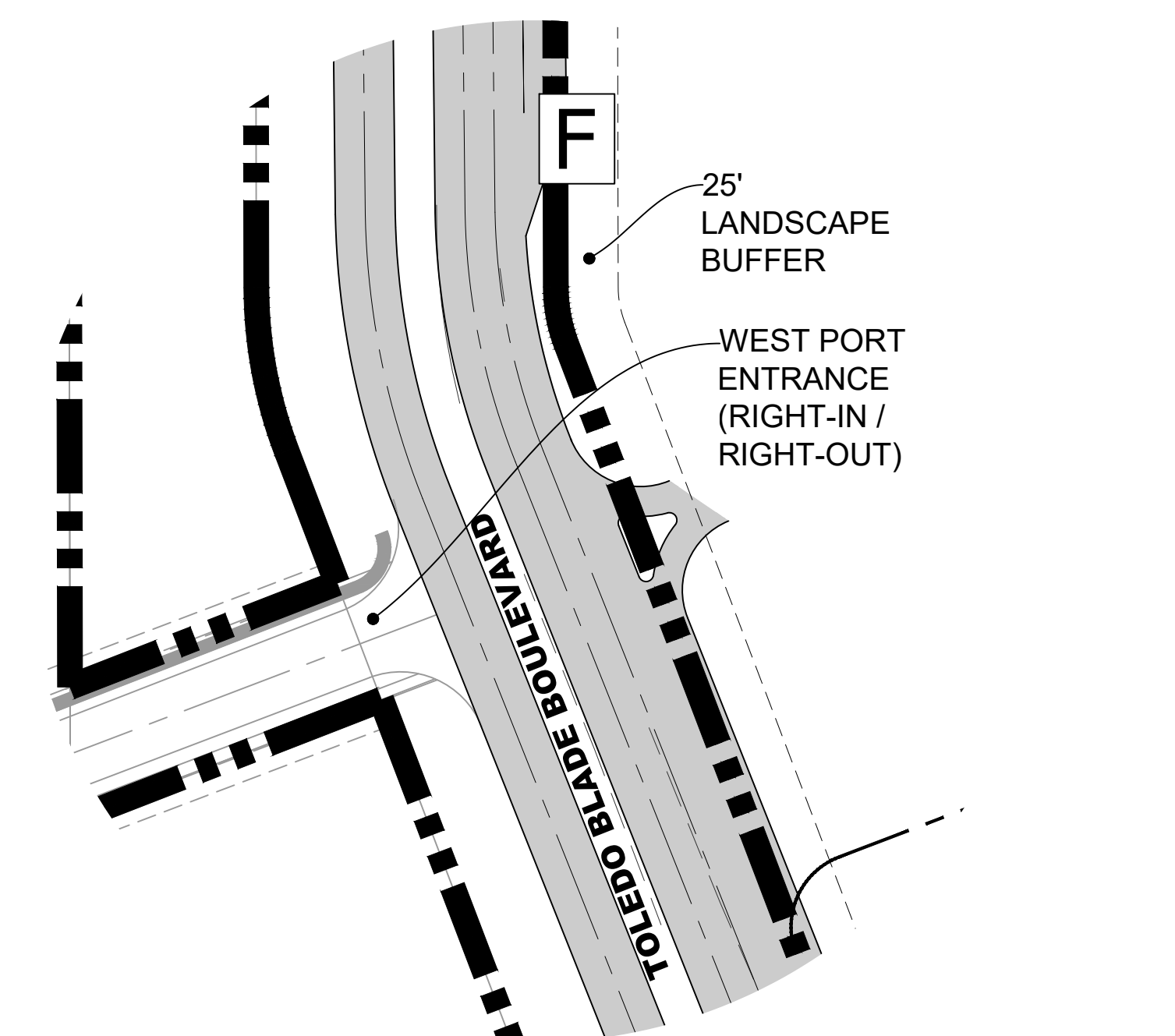
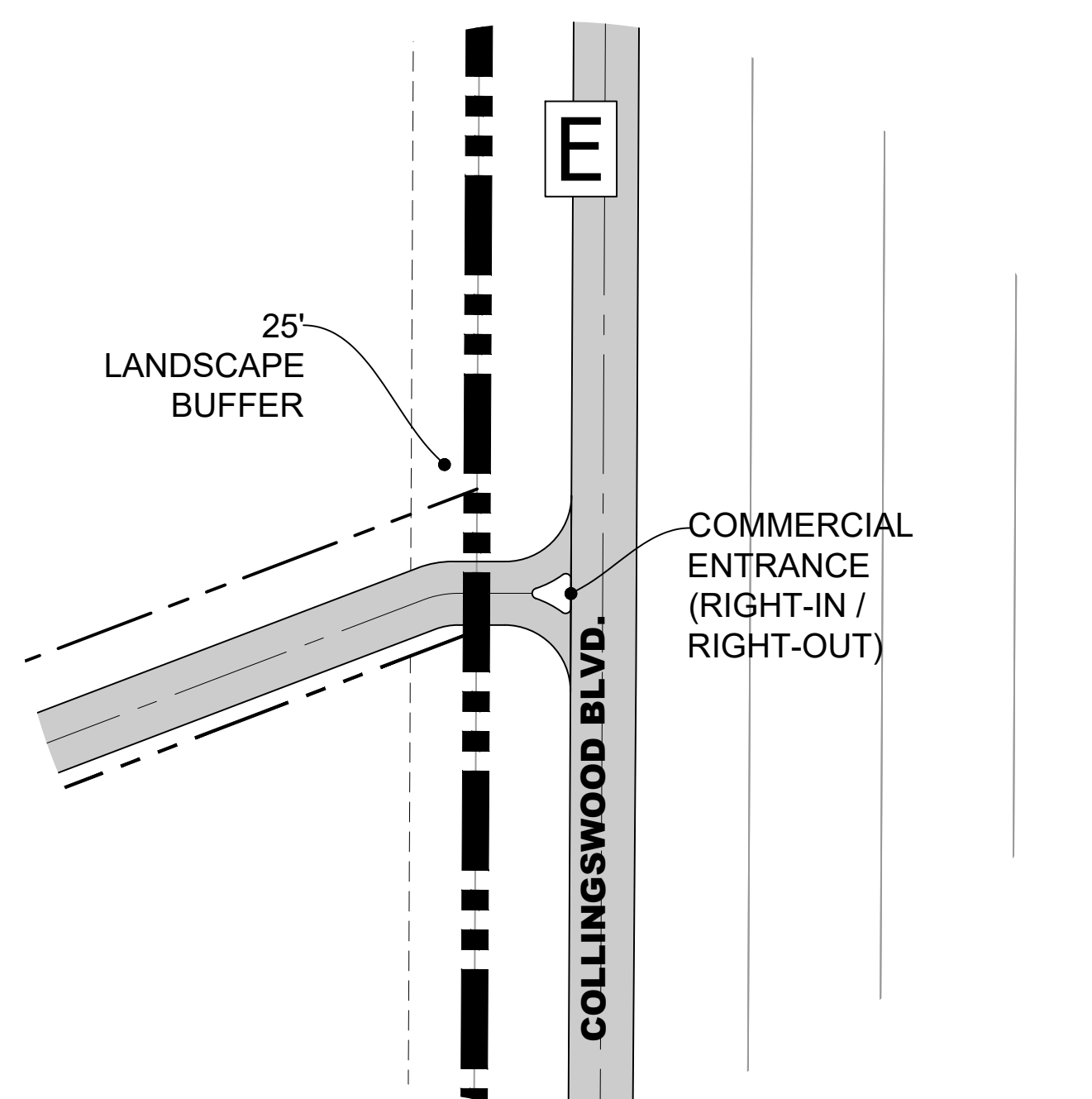
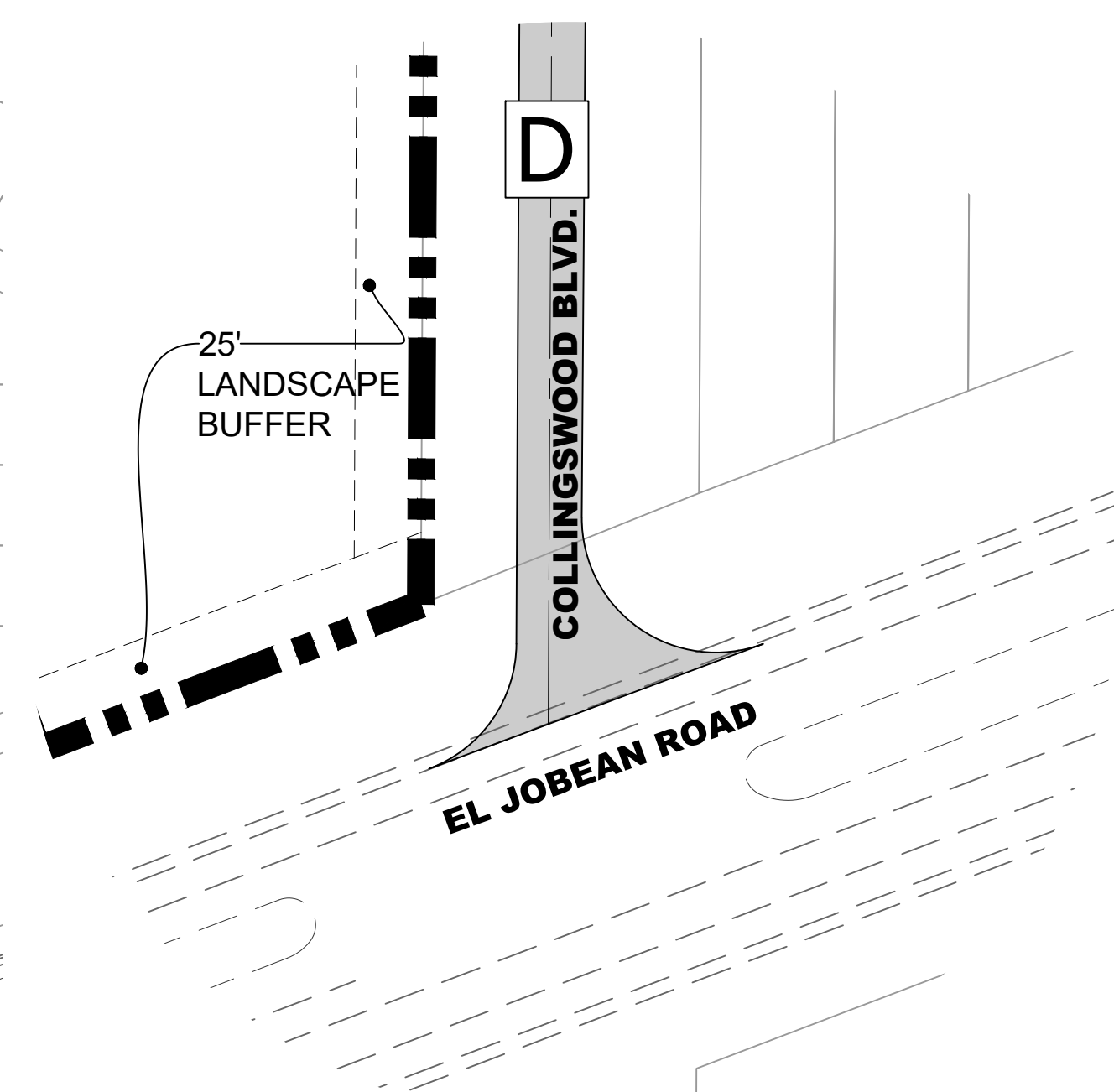
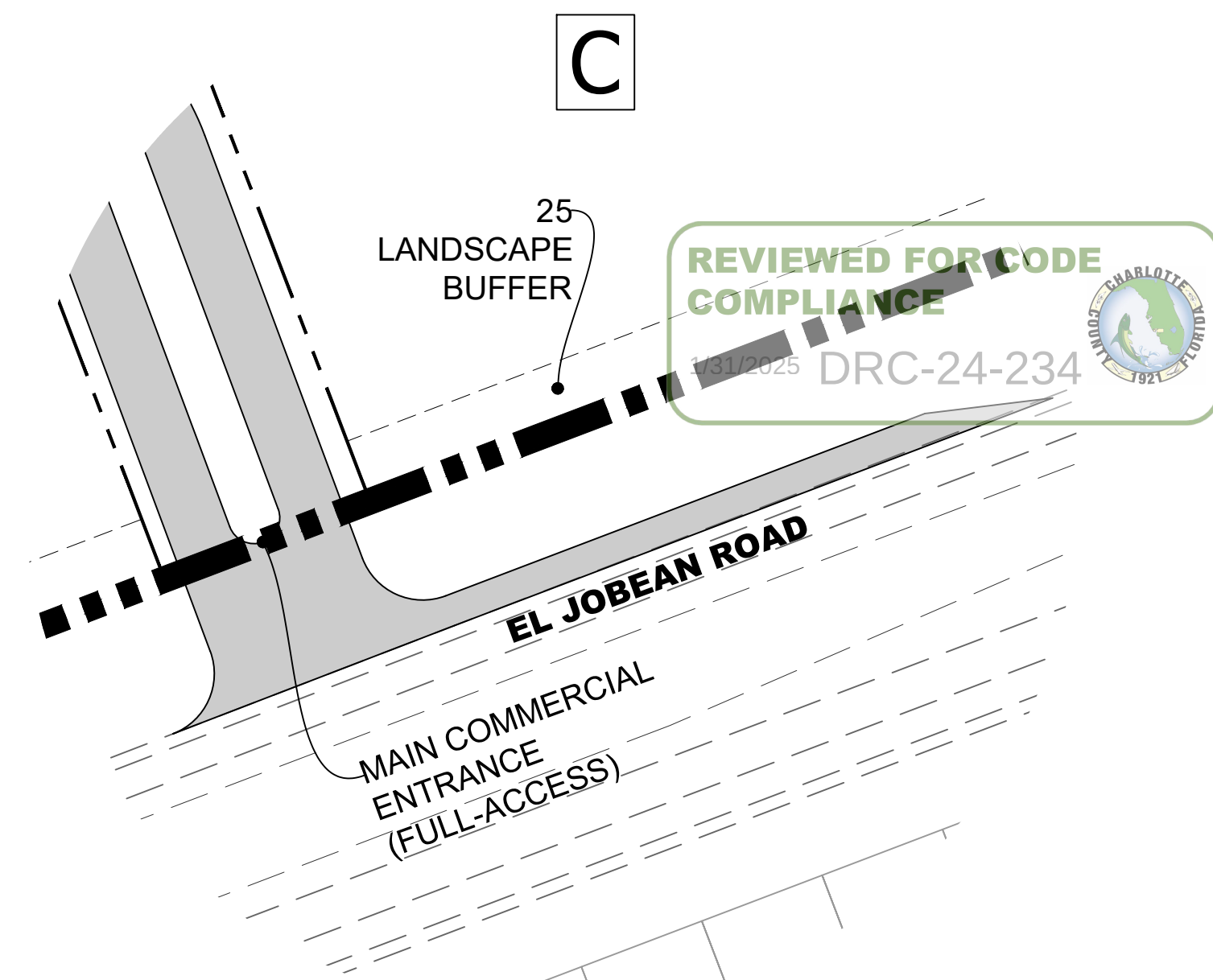
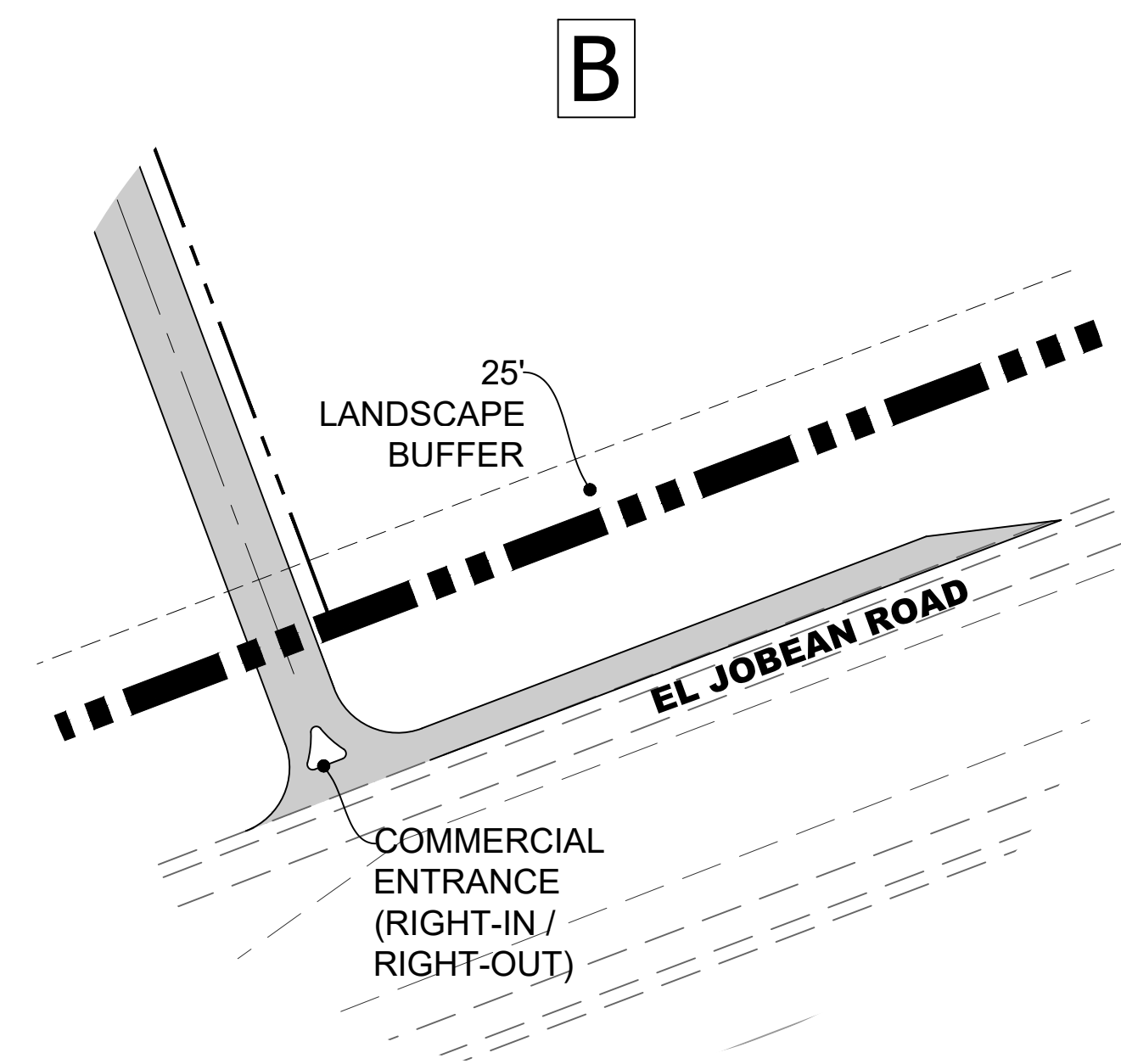
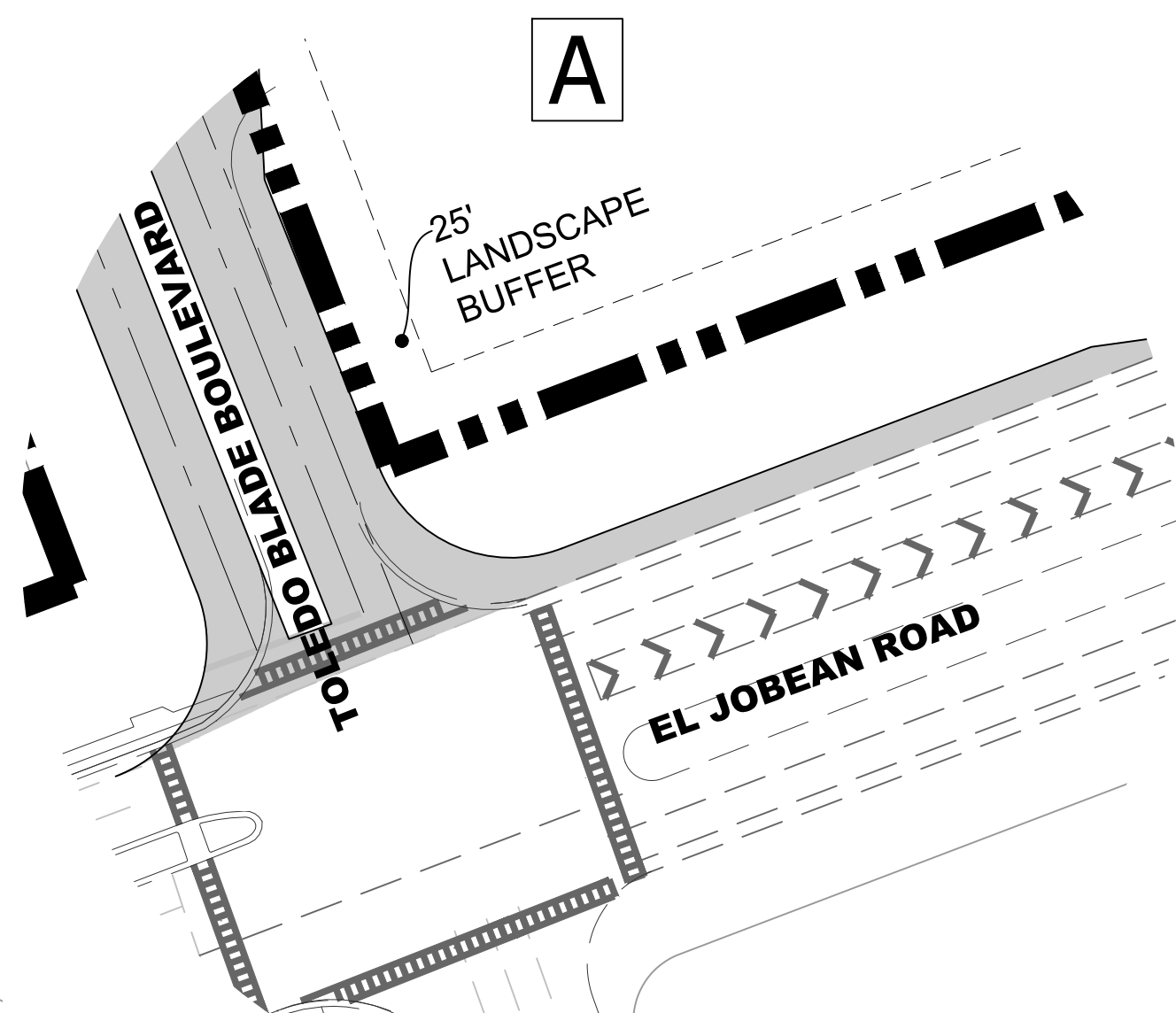
Matthew J. Morris
Digitally signed
by Matthew J. Morris
Date:
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16:12:05 -05'00'
MATTHEW MORRIS P.E.
FL LICENSE NO. 68434

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