



CHARLOTTE COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT

SMALL SCALE* PLAN AMENDMENT (MAP) PAS-24-00002

Application Information

*Small Scale means any petition that involves a FLUM change of 10 acres or less.

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 drop-dead 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

☒ 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– an AutoCAD format copy may be required
 - For platted land, provide 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 Report*
- ☒ Letters of availability of utility service from water and sewer 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
- ☒ 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 **\$2,490**, with check made payable to the Charlotte County Board of County Commissioners or CCBCC

Additional Copies for Board 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

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
 BUILDING AND GROWTH MANAGEMENT DEPARTMENT**

**APPLICATION for
 SMALL SCALE PLAN AMENDMENT (MAP)**

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

1. PARTIES TO THE APPLICATION

Name of Applicant: Tarpon Waterfront Village LLC c/o Jeffrey DiLaura

Mailing Address: 2200 Kings Highway, Suite 3L-100

City: Port Charlotte	State: FL	Zip Code: 33980
Phone Number: 610-715-7745	Fax Number:	

Email Address: jdilaura@comcast.com

Name of Agent: Ben Smith, AICP & Michael Haymans, P.A.

Mailing Address: 2914 Cleveland Ave. & 215 W Olympia Ave, Punta Gorda, FL 33950

City: Fort Myers	State: FL	Zip Code: 33901
Phone Number: 239-337-3993 & 941-557-0007	Fax Number: N/A	

Email Address: BSmith@M-DA.com & michael@mphaymans.com

Name of Engineer/Surveyor: Ryan Shute, P.E.

Mailing Address: 2914 Cleveland Ave.

City: Fort Myers	State: FL	Zip Code: 33901
Phone Number: 239-337-3993	Fax Number: N/A	

Email Address: rshute@m-da.com

Name of Property Owner (if more than one property owner, attach a separate sheet with a list of all owners):
 Jeffrey DiLaura, President, Tarpon Waterfront Village LLC

Mailing Address: 2200 Kings Highway, Suite 3L-100

City: Port Charlotte	State: FL	Zip Code: 33980
Phone Number: 610-715-7745	Fax Number: N/A	

Email Address: jdilaura@comcast.com

2. PROPERTY INFORMATION

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

Property Account #: Please See Attached		
Section:	Township:	Range:
Parcel/Lot #:	Block #:	Subdivision:
Total acreage or square feet of the property:		

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: A written, notarized authorization from each owner must be provided with this application if:

- 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
Please See Attached.	
Zoning District(s)	Acreage
Please See Attached.	

8. APPLICANT'S PROPOSED CHANGE(S):

1. Amending FLUM designation(s) to:

The applicant is proposing to change Charlotte County FLUM Series Map #1: 2030 Future Land Use, from Preservation (PR) (11.01± acres), Parks and Recreation (PKR) (8.57± acres), and Low Density Residential (LDR) (0.75± acres) to High Density Residential (HDR) (11.05± Acres) and Preservation (PR) (9.28± acres).

1. **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? 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?**

Please see attached narrative.

2. REASON FOR PROPOSED CHANGE(S):

Please see attached narrative.

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

Charlotte Harbor Yacht Club, Vacant land.

4. SURROUNDING LAND USES:

North: Edgewater Village, a multi-family residential community.

South: Charlotte Harbor

East: Commercial Planned Development (Vacant Commercial)

West: Public Right-of-Way (Lister St., Crews Court); Single-Family Residential

5. ENVIRONMENTAL ASSESSMENT:

- a. Provide an *Environmental Assessment Report*, conducted within one year or less from the date of submittal, that includes:
 - i. Maps and surveys of the subject site illustrating the existing land cover according to Level 3 of the FLUCCS
 - ii. Locations of listed flora and fauna species, if present.
 - iii. 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.
 - iv. 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.

6. 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):

Edgewater Drive provides access to Lister Street, which provides direct access to the subject property.

- ii. *Traffic Impact Report*: This narrative does not need to be authored by a registered professional

engineer. Address the number of vehicle trips that may be generated by development of the subject site at maximum buildout allowed under the proposed FLUM and Zoning.

B. Potable Water and Sanitary Sewer

- i. Submit a letter from the utility companies (water/sewer) stating availability of utility service to the property.
- ii. Attach an *Estimated Potable Water and Sanitary Sewer Usage Report* showing the gallons per day that may be generated by development of the subject site at maximum buildout allowed under the proposed FLUM and Zoning.

7. **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.

8. 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 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 Ben Smith, AICP & Michael Haymans, Esq. to be my agent for this application.

STATE OF Florida, COUNTY OF Charlotte

The foregoing instrument was acknowledged before me this 14 day of March, 2024, by

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

Lorayne S. Cavallaro

Notary Public Signature

LORAYNE S. CAVALLARO

[Signature]
Signature of Applicant

Notary Printed Signature

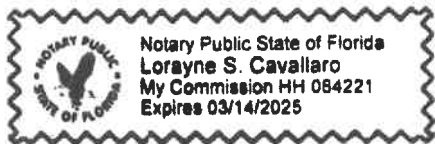
Printed Signature of Applicant

Title

Address

Commission Code

City, State, Zip



2200 Kings Hwy 3L-100

Port Charlotte FL 33980

610 715 7745

Telephone Number

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 Ben Smith, AICP & Michael Haymans, Esq. to be the applicant for this REZONING.

STATE OF Florida, COUNTY OF Charlotte

The foregoing instrument was acknowledged before me this 14 day of March, 2024, by

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

Lorayne S. Cavallaro
Notary Public Signature
LORAYNE S. CAVALLARO

Jeffrey DiLaura
Signature of Owner

Notary Printed Signature

Printed Signature of Owner

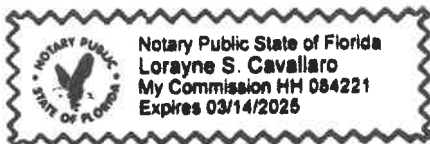
Title

2200 Kings Hwy 3L-100
Address

Commission Code

Port Charlotte FL 33980
City, State, Zip

610 715 7745
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 Charlotte

The foregoing instrument was acknowledged before me this 14 day of March, 2024, by

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

Lorayne S. Cavallaro

Notary Public Signature

LORAYNE S. CAVALLARO

Notary Printed Signature

Signature of Applicant or Agent

Printed Signature of Applicant or Agent

Title

Address

Commission Code

City, State, Zip

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 Charlotte

The foregoing instrument was acknowledged before me this 14 day of March, 2021, by Jeffrey DiLaura who is personally known to me or has/have produced _____ as identification and who did/did not take an oath.

Lorayne S. Cavallaro

Notary Public Signature

LORAYNE S. CAVALLARO

Notary Printed Signature

Title

Commission Code

Signature of Applicant or Agent

Printed Signature of Applicant or Agent

Address

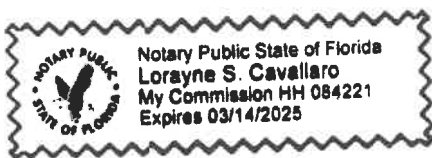
City, State, Zip

Telephone Number

Jeffrey S. DiLaura
2200 Kings Hwy 3L-100

Port Charlotte FL 33920

610 715 7745



**TARPON WATERFRONT VILLAGE
CURRENT FLU/ZONING ACREAGES**

EXISTING FLUCS:

PRESERVATION: 11.01+/- AC

PARKS & RECREATION: 8.57+/- AC

LOW DENSITY RES: 0.75+/- AC

TOTAL: 20.33+/- AC

EXISTING ZONING DISTRICTS:

ENVIRONMENTALLY SENSITIVE (ES): 9.71+/- AC

PKR: 3.53+/- AC

RMF5: 1.28+/- AC

CT: 5.06+/- AC

RSF3.5: 0.75+/- AC

TOTAL: 20.33+/- AC

PROPOSED FLUCS:

PRESERVATION: 9.28 AC

HIGH DENSITY RES: 11.05 AC

TOTAL: 20.33+/- AC

MORRIS

2914 Cleveland Avenue | Fort Myers, Florida 33901

DEPEWENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTSPhone (239) 337-3993 | Toll Free (866) 337-7341
www.morris-depew.com**Subject Property Information**

Tarpon Waterfront Village

Property Account #: 402226401007

Section: 26	Township: 40	Range: 22
Parcel/Lot #: 25-1	Block #: 4022	Subdivision: ZZZ
Current Zoning: ES	Current FLU: PRESERVATION	TOTAL Acreage: 3.01



Property Account #: 402226401005

Section: 26	Township: 40	Range: 22
Parcel/Lot #: 18	Block #: 4022	Subdivision: ZZZ
Current Zoning: ES, PKR, RMF5	Current FLU: Parks & Recreation, Preservation	TOTAL Acreage: 5.01 ac




Property Account #: 402226401001		
Section: 26	Township: 40	Range: 22
Parcel/Lot #: 17	Block #: 4022	Subdivision: ZZZ
Current Zoning: ES	Current FLU: Preservation	TOTAL Acreage: 6.50 ac



Total acreage or square feet of the property: 6.50 acres

Property Account #: 402226451001		
Section: 26	Township: 40	Range: 22
Parcel/Lot #: 23	Block #: 4022	Subdivision: ZZZ
Current Zoning: CT	Current FLU: Parks & Recreation	TOTAL Acreage: 5.06



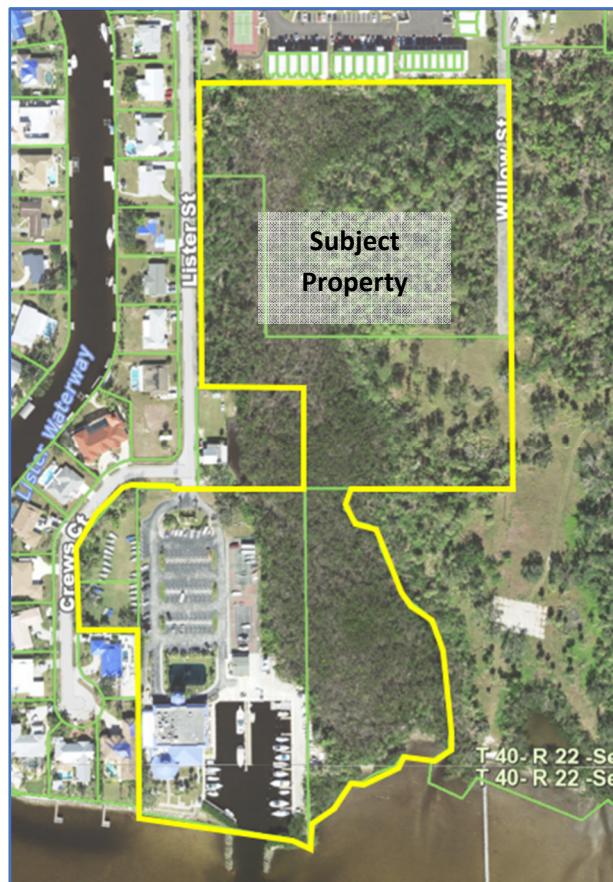
Property Account #: 402226380001		
Section: 26	Township: 40	Range: 22
Parcel/Lot #: 1	Block #: 4022	Subdivision: ZZZ
Current Zoning: RSF3.5	Current FLU: Low Density Residential	TOTAL Acreage: 0.75
		

Tarpon Waterfront Village**Small-Scale Future Land Use Map Amendment (PAL-23-00004)**

Request Narrative

REVISED FEBRUARY 2025**I. INTRODUCTION & PROPOSED AMENDMENTS**

Tarpon Waterfront Village, herein referred to as the “Property”, is a 20.33+/- acre assemblage located on the Charlotte Harbor in unincorporated Charlotte County, Florida. The Property is located west of Tamiami Trail and south of Edgewater Drive, with access available from Lister Street and an access easement from Willow Street. The Property is comprised of five (5) parcels including the Charlotte Harbor Yacht Club parcel.

**Figure 1: Subject Property Boundary**

The Charlotte County Future Land Use Map (FLUM) currently designates the Property as Parks & Recreation, Preservation and Low Density Residential. **The applicant is proposing to change Charlotte County FLUM Series Map #1: 2030 Future Land Use**, from Preservation (PR) (11.01± acres), Parks and Recreation (PKR) (8.57± acres), and Low Density Residential (LDR) (0.75± acres) **to High Density Residential (HDR) (11.05± Acres) and Preservation (PR) (9.28± acres).**

The Applicant has submitted a companion Large-Scale Map Amendment, which proposes two amendments: 1) To change Charlotte County FLUM Series Map #3: 2030 Service Area Delineation, to extend the Urban Service Area boundary to include a portion of the subject property not currently within the Urban Service Area; and 2) To amend Charlotte County FLUM Series Map #2: 2050 Framework, from Agricultural/Rural to Revitalizing Neighborhood and Managed Neighborhood.

The Property is currently zoned Commercial Tourism (CT), Parks & Recreation (PKR), Environmentally Sensitive (ES), Residential Multi-Family-5 (RMF-5) and Residential Single-Family 3.5 (RSF-3.5). The Applicant has also submitted a companion rezone application to rezone the entire property to Residential Planned Development to allow for the development of up to 156 dwelling units and associated amenities.

II. BACKGROUND

The Property was subject to a county initiated small-scale FLUM amendment via Ordinance 2008-084, which changed the Future Land Use of 6.3 acres from Medium Density Residential to Parks and Recreation (3.0 acres) and to Preservation (3.3 acres). The Medium Density Residential FLU allows for residential density of 10 dwelling units per acre (10 du/ac). The county-initiated amendment effectively removed 63 units of density from the Property. At the time, the amendment may have been necessary to accommodate the Hickory Bluff Park use on the Property which no longer exists. However, the surrounding area continues to develop, and the surrounding pattern of land use is changing, as is demonstrated in the following section.

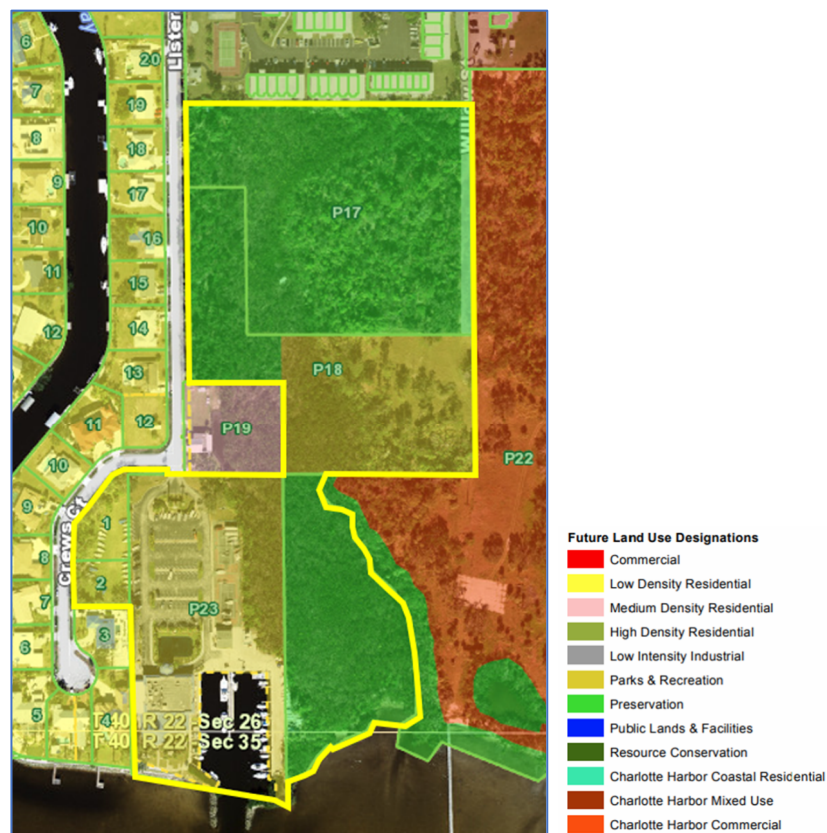


Figure 2: Existing Future Land Use

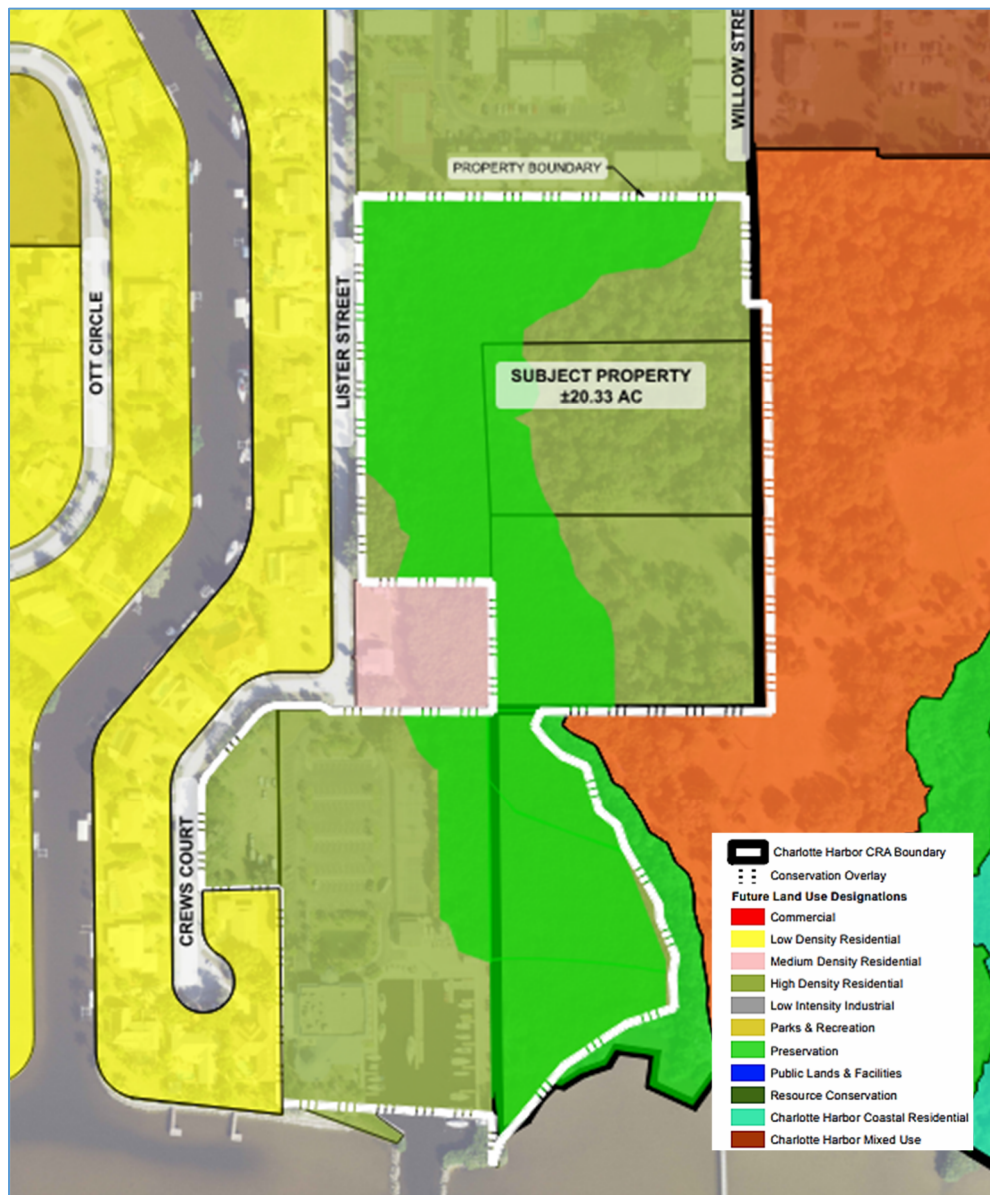


Figure 4: Proposed Future Land Use

III. CHARACTERISTICS OF SURROUNDING PROPERTIES

Directly north of the Property is Edgewater Village, a multi-family residential community located within the High Density Residential Future Land Use designation and zoned Residential Multi-Family-15. This combination of future land use and zoning allowed for the development of the property at a density of 15 dwelling units per acre; however, the applicant is only proposing a density of 13.85 du/ac.

The property to the east was originally the former Dotzler YMCA Outdoor Center. Several comprehensive plan amendments were recently approved for the property, including a FLUM amendment designating the majority as Charlotte Harbor Commercial and the wetland areas as Preservation (PAS-21-00008). Future Land Use Map amendments were also approved to place the property in the Urban Service Area

and designate the property as Revitalizing Neighborhood (PAL-21-00004). A planned development rezoning was also approved which will allow for the site to be developed with intensive commercial uses, including a restaurant and shopping center (PD-21-00014).

To the west is Lister Road, Crews Court and single-family residential. A single-family dwelling occupies a small parcel on the east side of Lister Street designated Medium Density Residential on the FLUM and zoned Environmentally Sensitive. West of Lister is a residential subdivision designated Low Density Residential on the FLUM and zoned Residential Single-Family 3.5.



Figure 5: Surrounding Land Use

Table 1 below outlines the zoning, future land use and existing land uses of the surrounding properties.

Table 1: Surrounding Properties

	Zoning	Future Land Use	Existing Land Use
North	RMF-15	High Density Residential	Multi-Family Residential (Edgewater Village)
East	PD; ES	Charlotte Harbor Commercial; Preservation	Vacant, Approved for Restaurant and Retail
South	N/A	N/A	Charlotte Harbor

West	RSF-3.5; ES	Medium Density Residential; Low Density Residential	Single-Family Residential; Lister Street; Crews Ct.
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IV. CONSISTENCY WITH COMPREHENSIVE PLAN AND JUSTIFICATION FOR THE REQUEST

The Property's current designations of Low Density Residential, Preservation and Parks & Recreation on the Charlotte County FLUM do not allow for development consistent with the surrounding existing and proposed land uses or with the current character of the area. The subject property will be developed with multifamily residential, and the existing yacht club facility will function as a recreational amenity to support the multifamily component. This program is consistent with the pattern of existing and proposed land uses in the surrounding area and will ensure that existing and available public facilities and public infrastructure will not be underutilized.

Amending the property's FLU to High Density Residential represents a logical extension of the existing High Density Residential FLU that is designated on the adjacent property directly to the north. The High Density Residential FLU category in this location is also transitional, as it will serve to provide a transition of intensity between the commercial to the east and the single family residential to the west.

This designation will also allow for development of additional housing options, which addresses the County's increasing population and the lack of properties within the County where high density residential is appropriate and can be accommodated.

As outlined in the Environmental Assessment report prepared by Owen Environmental, the areas which are mapped with FLUCCS codes 612E, 617E3, and 619 are potential jurisdictional wetlands. If the mapping is confirmed by the SFWMD and the ACOE through a jurisdictional determination process, those areas will be subject to further protection from development. Therefore, the Applicant is proposing to include these lands in the Preservation FLUC. This preservation strategy is consistent with the planning of the adjacent property to the east, which was also the subject of a recent FLUM amendment.

According to the Bureau of Economic and Business Research (BEBR) population study conducted in January 2024, the estimated population of Charlotte County in 2023 was 204,126. By 2035, BEBR estimates that the population could grow by as much as 68,874 to 273,000 residents and up to 334,000 by 2050. This information is shown in Table 2 below. To sustain the projected population growth, it is necessary to increase residential development and provide a diverse range of housing options. The proposed project presents a unique expansion opportunity for Charlotte County of under-utilized waterfront property, which will provide new housing opportunities to the surrounding community.

Table 2: BEBR Population Estimates for Charlotte County

County and State	Estimates April 1, 2023	Projections, April 1					
		2025	2030	2035	2040	2045	2050
CHARLOTTE	204,126						
Low		198,700	204,200	207,000	207,900	208,000	206,900
Medium		211,300	226,900	240,000	251,300	261,600	270,500
High		224,000	249,600	273,000	294,600	315,300	334,000

FLUE: HIGH DENSITY RESIDENTIAL (HDR): General Range of Uses Single-family residential, Multi-family residential, recreational vehicle parks, sub neighborhood commercial uses, and recreational facilities in association with residential development, schools, and public services and facilities.

The Property is located in an area of Charlotte County that supports a variety of residential and commercial uses. The proposed amendments will allow for residential development of the Property. The existing FLU designations are outdated and do not promote infill development of the Property, and are encouraging the proliferation of urban sprawl and underutilization of existing public infrastructure. This prohibition of infill development at this location creates an enclave that is distinct from the surrounding urban fabric of this area of Charlotte County.

FLU Objective 1.3: Protection of Historic Resources

To ensure that natural, historic, archaeological and cultural resources are protected for the enjoyment of all citizens through provisions of the Charlotte County Code of Laws and Ordinances and this Plan.

FLU Policy 1.3.2: Protection of Historical and Archaeological Resources

The County shall protect designated historic districts (SPAM Series Map #2), areas surrounding identified archaeological sites, and historic structures listed on the National Register of Historic Places, Florida Master Site File, or Local Historic Register by identifying these resources for additional review. The County will also manage publicly-owned lands in cooperation with various agencies or groups to ensure that historic and archaeological resources, including the County's historic cemeteries and burial places, are protected.

The subject property is within an area determined to contain potential historic and archeological resources by the Archaeological Predictive Model, SPAM Map #3. To assist the County in identifying and preserving historical sites and resources, a Master Site File review was completed, which concluded that there are no current or former historical resources located on the Property. The Property is not located within a county designated historical district, as depicted on SPAM Map #2. Additionally, no archaeological sites or historic structures are recorded within the boundaries or abutting the site. Consistent with the objectives and policies of the Charlotte County Comprehensive Plan, no historically significant site or structures documented on the National Register of Historical Places, Florida Master Site File, or Local Historical Register are recorded on the subject property.

PRESERVATION (PR)

These lands will be maintained as aquatic preserves, wilderness areas, wildlife sanctuaries, and similar uses for the protection of open spaces, natural lands, natural waterbodies, wetlands, and watersheds.

FLU Objective 2.1: Protect Natural Lands

To create, protect and manage systems of green infrastructure including open spaces within developments, conservation lands, areas protected by easement or covenant, parks, wetlands, and floodplains.

FLU Policy 2.1.7: Wetland Protection

The County shall protect wetlands so as to be consistent with the objectives and policies within the Natural Resources element and the Coastal Planning element, including the requirement that development proposals and activities protect wetlands so that productive natural functions shall be maintained in the post development environment.

FLU Objective 2.2: Wildlife Corridors

To identify and protect corridors or linkages that maintains a contiguous network of wildlife habitat between existing preservation lands

The subject property contains FLUCCS code 612E, which has been identified in the enclosed Environmental Assessment as mangrove swamp. The mangrove wetlands will be preserved to the greatest extent possible by placing them in the Preservation FLUC. This area, totaling 9+/- acres, will remain preserved, consistent with these FLU policies. Compact residential development will still be feasible in the onsite upland areas. As demonstrated in the companion PD rezone petition, the development footprint does not impact the mangrove areas, with the exception of passive recreation uses such as elevated boardwalks and a pergola, and the access roadway. This environmentally sensitive design allows most of the Property to remain as open space and provides a linkage between the Preservation lands on the adjacent commercial site and on those proposed on the Property. This proposed future land use map amendment furthers all of the above policies and is therefore consistent with the county's preservation goals.

FLU Policy 6.2.9: Low Impact Design Practices

In partnership with SWFWMD, the County shall encourage developers and property owners to provide a variety of stormwater and low impact development practices, so that each practice will provide incremental benefits and all combined practices will:

- 1. Preserve native landscaping and natural water flows;***
- 2. Minimize and control runoff generation at the source;***
- 3. Promote infiltration;***
- 4. Promote stormwater reuse; and***
- 5. Minimize site disturbance.***

The Applicant is proposing a residential development and corresponding improvements to the property by placing the property in the High Density Residential and Preservation Future Land Use categories. The proposed residential dwelling units are concentrated away from the existing native wetland vegetation to minimize site disturbance. The clustered development footprint minimizes impervious land cover and reduces the need to clear and grade many acres of the Property. This clustered approach to development concentrates dwelling units in a compact area to reserve and maintain undeveloped space elsewhere on the site.

FLU GOAL 1: 2050 FRAMEWORK

Implement a land use and development framework based upon Planning Principles that will:

- Preserve and protect natural resources.***
- Preserve and support agricultural uses.***
- Protect and enhance residential neighborhoods.***

- ***Promote a compact, efficient, and environmentally sensitive pattern of development.***
- ***Promote economic development.***
- ***Discourage urban sprawl pursuant to Section 163.3177 Florida Statutes (F.S.) (2015).***
- ***Encourage and support energy efficient land use forms.***
- ***Ensure adequate services and facilities to serve new and existing development.***
- ***Protect private property rights.***
- ***Protect and Preserve Recreational and Commercial Working Waterfronts.***

Approval of this request will allow for infill development consistent with FLU Goal 1, FLU Objective 1.1.

Preserve and protect natural resources: The Proposed amendment will provide protections for the wetland areas by allowing them to remain and designating them as Preservation on the County's FLUM. This approach was approved for the commercial property to the east, which the Applicant is mimicking for consistency along the Charlotte Harbor waterfront. The companion PD rezoning request proposes no development in the preserve areas other than a boardwalk to provide direct pedestrian access for residents to the amenity site. A boardwalk is a common inclusion in a wetland/mangrove area and provides for the ability to protect the vegetation while providing a meaningful path to the amenity that has far less of an impact than constructing a roadway.

Preserve and support agricultural resources: The proposed amendment provides a suitable location in the county for development, which lessens the pressure to develop or change land use designations on existing agricultural properties and resources and directs development to appropriate areas of the County. By locating development in urbanized areas of the County where available and existing public facilities and infrastructure exists to support development, the preservation and support of agricultural resources remains and the pressure to develop these resources is lessened.

Protect and enhance residential neighborhoods: The proposed map amendment to High Density Residential and Preservation FLU allows for clustered residential development of the Property and preservation of existing wetlands. By designating the Property as residential and preservation, the residential neighborhood to the west is protected from encroachment of adverse land uses that could otherwise be detrimental to the neighborhood. The proposed amendments ensure that development of this Property will be compatible with the existing single-family residential to the west. As further outlined in the companion PD rezoning request, the development footprint provides a transition of land uses from the existing single-family residential to the west, to the more intense commercial development to the east. The proposed development essentially provides a buffer between these two land uses, which enhances the residential neighborhood by blocking potential noise from the live music and other impacts associated with a restaurant site. Residential development on this Property is appropriate in this location, as residential adjacent to residential is compatible and complementary. As depicted on the companion PD site plan, the project provides landscape buffers, setbacks, and other means of screening and buffering from the existing residential areas.

Promote a compact, efficient, and environmentally sensitive pattern of development: The promotion of a compact, efficient, and environmentally sensitive pattern of development is at the forefront of the Applicant's petitions. This application proposes a preserve future land use designation for all of the identified mangrove areas. The companion Planned Development site plan is consistent with this program, as the residential development footprint is clustered into the uplands area to avoid impacting wetlands and mangroves and to provide an abundance of open space. The Applicant has also carefully

designed the site to utilize the wetlands and mangroves as an environmental feature and to provide consistency with the neighboring Preservation lands. A boardwalk is proposed to access to the amenity site which is a de-minimis impact for a feature that is a common element typically located in a preserve setting. By providing a compact development footprint, the development will include a minimal amount of impervious surface area in this location which is proximate to Charlotte Harbor. By stacking the residential units into taller buildings, the project is able to accommodate the same number of residents with less building coverage than other lower density developments with similar total unit counts. This compact urban development style minimizes the amount of paved lands, which ultimately decreases runoff and combats flood risks. This approach addresses the County's need for increased housing supply while shifting development away from sensitive areas and preserving the ecological functions of the land.

Promote economic development: The requested amendment to allow for the development of multi-family residential and an associated amenity site promotes economic development in Charlotte County. Not only will the resulting development provide an additional tax base for the County, but it will also provide additional housing opportunities for residents that will support nearby commercial businesses. The waterfront appeal of the property will boost the economy by creating a vibrant environment for residents and providing a housing option for nearby employers whose employees can live, work, and play in Charlotte County. In conjunction with the waterfront development of this particular segment of Charlotte Harbor, including the recently approved adjacent commercial project, the two projects will synergize to revitalize this waterfront. Furthermore, construction of the development will create jobs, which fuels economic growth. When completed, the project will also serve to attract future investments in Charlotte County, and will enhance the overall quality of life for residents.

Discourage urban sprawl pursuant to Section 163.3177 Florida Statutes (F.S.) (2015): As outlined in F.S. 163.3177, a future land use amendment shall be determined to discourage the proliferation of urban sprawl if it incorporates a development pattern of urban form that achieves four (4) or more of the following:

- (I) Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.***
- (II) Promotes the efficient and cost-effective provision or extension of public infrastructure and services.***
- (III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.***
- (IV) Promotes conservation of water and energy.***
- (V) Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.***
- (VI) Preserves open space and natural lands and provides for public open space and recreation needs.***
- (VII) Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.***
- (VIII) Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides***

for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164.

As proposed, the result of the requested FLU amendment to the High Density Residential and Preservations FLUCs will result in a development that achieves at a minimum the following from the list above: (I), (II), (III), and (IV). The amendment will achieve the following objectives by:

(I): Creating a waterfront development in an urbanized area of the County that provides clustering of density on to uplands and preserves the environmentally sensitive land areas, thus avoiding adverse impacts to natural resources and ecosystems. From construction to occupation, the project provides the County with economic growth.

(II): Existing and available public infrastructure exists to support the proposed infill development in this area of the County, which is an urbanized area with existing and proposed development in the general vicinity.

(III): As proposed, the FLUM amendment and companion petitions will result in an infill development that provides a clustered, walkable waterfront community. The residential element will connect via boardwalks to the amenity center providing future residents with the ability to walk or bike to the amenity, which then reduces the need to travel on surrounding roadways with a vehicle. This design promotes walking, biking, and highlights the ecological features of the Property that will remain preserved. The multifamily product provides the County with a highly desirable housing option in this area of the County that is predominantly single-family while simultaneously providing a logical extension of existing multifamily development which is located directly to the north.

(IV): The amendment will allow for an infill development that is clustered on uplands, has a compact footprint, avoids wetland impacts, and provides a residential development with an associated amenity site. By providing a compact development footprint, there will be a reduction in the total amount of land required for the development which produces less total runoff in proximity to the Charlotte Harbor as compared to a sprawling development with the same number of units. By stacking the residential units into taller buildings, the project is able to accommodate more residents on less land. This compact urban development style minimizes the amount of paved lands, which ultimately decreases runoff and combats flood risks, thus promoting the conservation of water and energy.

Encourage and support energy efficient land use forms: The proposed FLUM would allow the Property to be developed with a higher density residential project while preserving wetlands. The proposed PD outlines a development plan that calls for residential units spread across 5-story residential buildings. By maximizing the height of the buildings opposed to spreading the units out horizontally, the project encourages energy efficient land use forms. Multi-family residential typically has a smaller square footage per unit and shared walls, generally requiring less energy for heating and cooling than single-family. Development at a higher density is also more likely to utilize alternative modes of transportation such as biking, walking, and public transportation, thus reducing household energy consumption.

Ensure adequate services and facilities to serve new and existing development: Adequate public services and facilities exist to serve the new development. The Applicant has received letters of availability from Charlotte County providers in regard to water, sewer, and trash to support this.

Protect private property rights: The proposed amendment is being initiated by a private property owner exercising their private property owner rights. This is in direct compliance with Charlotte County Property Rights Element, which was created in direct compliance with F.S. Section 163.3177(6)(i).

Protect and Preserve Recreational and Commercial Working Waterfronts: As proposed in the companion PD rezone petition, the Applicant is preserving the existing Charlotte Harbor Yacht Club to be utilized as a private amenity to support the multi-family residential.

FLU Objective 1.1: Planning Strategy Implementation

To create a planning framework and implementation strategy that will enhance the livability of Charlotte County; preserve or enhance its natural, cultural, and physical resources; discourage urban sprawl pursuant to Section 163.3177 F.S. (2015); promote sustainable and energy-efficient land use patterns.

The proposed FLUM amendment ensures that the Property will be developed in a manner that enhances the livability of Charlotte County, preserves and enhances its natural resources, and discourages urban sprawl. As outlined above, the proposed amendment will result in a sustainable and energy efficient land use pattern that clusters development on uplands while preserving large areas of open space.

FLU Policy 1.1.1: Planning Principles

These Planning Principles shall guide the creation of land use policy and development regulations within Charlotte County and shall be implemented through the policies contained in this Charlotte 2050 Comprehensive Plan (Plan). These principles shall include:

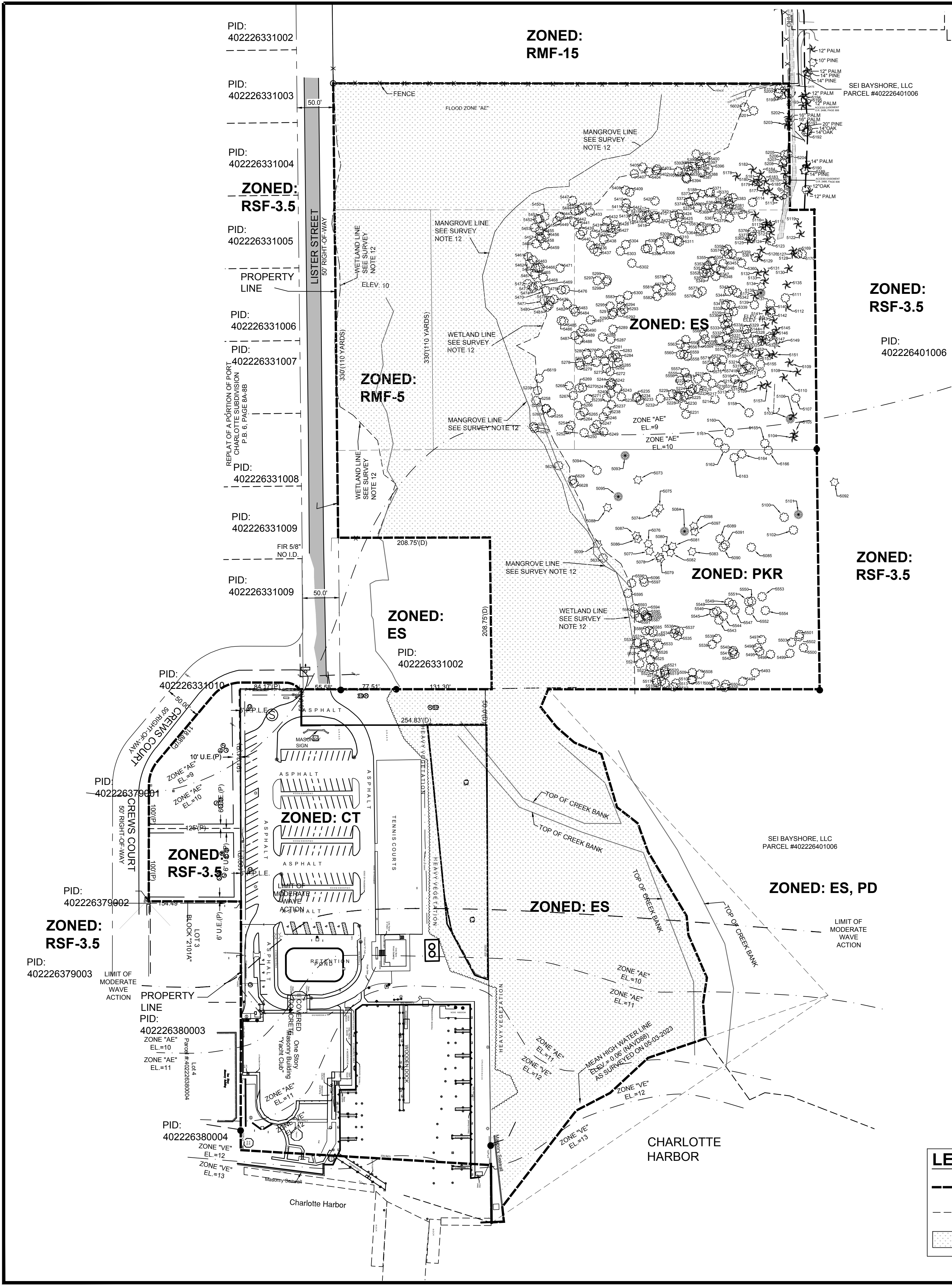
- ***Preserving open space, farmland, natural beauty and critical environmental areas.***
- ***Promoting urban development and redevelopment.***
- ***Taking advantage of compact building design.***
- ***Encouraging distinctive, attractive, mixed use communities with a strong sense of place.***
- ***Encouraging the creation of walkable neighborhoods in population centers that can support compact development.***
- ***Creating a range of housing opportunities and choices.***
- ***Providing a variety of transportation choices.***
- ***Encouraging community and stakeholder collaboration.***
- ***Making development decisions predictable, fair and cost effective.***

The amendments will take the Property out of the existing Parks & Recreation, and Low-Density Residential FLU categories, redesignate areas as Preservation FLU consistent with the areas identified as wetlands on the submitted environmental report, and allow the infill Property to be developed in a cohesive manner that places environmental sensitivity at the forefront of the development program. The proposed development preserves a large area of open space; promotes infill urban development in

an urbanized area of Charlotte County; takes full advantage of a compact building design practices by providing multi-level residential buildings to cluster the development footprint; encourages a distinctive community with a strong sense of place along the Charlotte Harbor waterfront; and creates a new housing option for the county's housing inventory thus providing choices for new and existing residents of the County.

V. CONCLUSION

The subject property is located with frontage along Charlotte Harbor and remains one of the few mostly vacant water-front properties within this area of Charlotte County. Currently, the subject property is located within a series of FLUM designations that are not characteristic of the adjacent development pattern and prevent meaningful infill development from occurring. By 2025, it is estimated that the Charlotte County Population could grow to as many as 217,200. To accommodate the rapid growth in Charlotte County, it is important to provide new residential living opportunities and it is equally important to preserve wetland areas. The proposed amendment to the Future Land Use Map will allow for a density of 15 du/ac on High Density Residential lands, although the Applicant is seeking less than the maximum allowable (13.85 du/ac), and Preservation of existing wetlands and mangroves, consistent and complimentary to the adjacent development pattern. Therefore, the Applicant respectfully requests a recommendation of approval for the requested small-scale comprehensive plan amendment.



DESCRIPTION (A-1):
(PER OPINION OF TITLE EXHIBIT "A")

PARCEL 1:
LOTS 1 AND 2, BLOCK 2101A, REPLAT OF A PORTION OF PORT CHARLOTTE SUBDIVISION, SECTION THIRTY-SIX, A SUBDIVISION ACCORDING TO THE PLOT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGES 8A AND 8B, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

PARCEL 2:
A TRACT OF LAND LYING IN THE SE 1/4 OF THE SW 1/4 AND THE SW 1/4 OF THE SE 1/4 OF SECTION 26, TOWNSHIP 40 SOUTH, RANGE 22 EAST, WHICH TRACT IS DESCRIBED AS FOLLOWS: FROM THE QUARTER SECTION CORNER AT THE CENTER OF SECTION 26 RUN SOUTH ALONG THE NORTH AND SOUTH QUARTER SECTION LINE FOR 1327.75 FEET TO A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF SAID SW 1/4 OF THE SE 1/4; THENCE RUN EAST ALONG THE NORTH LINE OF SAID QUARTER-QUARTER SECTION FOR 200 FEET TO A CONCRETE MONUMENT; THE SAME BEING THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING RUN SOUTH FOR A DISTANCE OF 50 FEET TO A POINT. THENCE RUN WEST 254.83 FEET TO A POINT, THENCE RUN NORTH 50 FEET TO A POINT, THENCE RUN EAST 254.83 FEET ALONG THE NORTH LINE OF SAID QUARTER SECTION TO THE POINT OF BEGINNING; SAID LAND LYING AND BEING IN SECTION 26, TOWNSHIP 40 SOUTH, RANGE 22 EAST, CHARLOTTE COUNTY, FLORIDA.

AND

PARCEL 3:
A TRACT OF LAND LYING IN THE SE 1/4 OF THE SW 1/4 AND THE SW 1/4 OF THE SE 1/4 OF SECTION 26, TOWNSHIP 40 SOUTH, RANGE 22 EAST, WHICH TRACT IS DESCRIBED AS FOLLOWS: FROM THE QUARTER SECTION CORNER AT THE CENTER OF SECTION 26 RUN SOUTH ALONG THE N AND S QUARTER SECTION LINE FOR 1,327.75 FEET TO A CONCRETE MONUMENT AT THE NW CORNER OF SAID SW 1/4 OF THE SE 1/4; THENCE RUN E ALONG THE N LINE OF SAID QUARTER-QUARTER SECTION FOR 200 FEET TO A CONCRETE MONUMENT AND THE POINT OF BEGINNING OF THE LAND HEREBY CONVEYED. FROM SAID POINT OF BEGINNING RUN W ALONG SAID N LINE AND THE N LINE OF THE SE 1/4 OF THE SW 1/4 FOR 339 FEET TO A CONCRETE MONUMENT; THENCE RUN S PARALLEL TO SAID QUARTER SECTION LINE FOR 605.27 FEET TO A CONCRETE MONUMENT; THENCE CONTINUE S ON THE SAME COURSE FOR 27 FEET, MORE OR LESS, TO THE WATERS OF CHARLOTTE HARBOR. THENCE RUN EASTERLY ALONG SAID WATERS FOR 339 FEET, MORE OR LESS, TO AN INTERSECTION WITH A LINE THROUGH THE POINT OF BEGINNING PARALLEL TO SAID QUARTER SECTION LINE; THENCE RUN NORTH PARALLEL TO SAID 1/4 SECTION LINE FOR 27 FEET, MORE OR LESS, TO A CONCRETE MONUMENT; THENCE CONTINUE N ON THE SAME COURSE FOR 627.27 FEET TO THE POINT OF BEGINNING.

LESS THE FOLLOWING:
A PARCEL CONVEYED TO KNOX INVESTMENT CORP. FROM HAROLD F. MORNINGSTAR AND LLLAH M. MORNINGSTAR BY DEED DATED FEBRUARY 27, 1963 AND RECORDED IN O.R. BOOK 154, PAGE 201, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. MORE PARTICULARLY DESCRIBED AS: A TRACT OF LAND LYING IN THE SE 1/4 OF THE SW 1/4 AND THE SW 1/4 OF THE SE 1/4 OF SECTION 26, TOWNSHIP 40, SOUTH, RANGE 22 EAST WHICH TRACT IS DESCRIBED AS FOLLOWS:

FROM THE QUARTER SECTION CORNER AT THE CENTER OF SECTION 26 RUN SOUTH ALONG THE NORTH AND SOUTH QUARTER SECTION LINE FOR 1327.75 FEET TO A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF SAID SW 1/4 OF THE SE 1/4; THENCE RUN EAST ALONG THE NORTH LINE OF SAID QUARTER-QUARTER SECTION FOR 200 FEET TO A CONCRETE MONUMENT, THE SAME BEING THE POINT OF BEGINNING. FROM THE SAID POINT OF BEGINNING RUN SOUTH FOR A DISTANCE OF 50 FEET TO A POINT. THENCE RUN WEST 254.83 FEET TO A POINT. THENCE RUN NORTH 50 FEET TO A POINT. THENCE RUN EAST 254.83 FEET ALONG THE NORTH LINE OF SAID QUARTER SECTION TO THE POINT OF BEGINNING OF SAID LAND LYING AND BEING IN SECTION 26, TOWNSHIP 40 SOUTH, RANGE 22 EAST, CHARLOTTE COUNTY, FLORIDA.

DESCRIPTION (A-2):
(PER OPINION OF TITLE EXHIBIT "A")

PARCEL 2
PARCEL 17:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE NORTH HALF OF THE WEST HALF OF NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 40 SOUTH, RANGE 22 EAST, CHARLOTTE COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SAID SECTION, TOWNSHIP AND RANGE, AND RUNNING NORTH 10 CHAINS TO PLACE OF BEGINNING; THENCE EAST 950 LINKS; THENCE NORTH 263 LINKS; THENCE WEST 950 LINKS; THENCE SOUTH 263 LINKS TO PLACE OF BEGINNING, CHARLOTTE COUNTY, FLORIDA.

PLUS THE FOLLOWING PARCEL:
THE EAST HALF OF THE NORTH HALF OF THE SOUTH HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 40 SOUTH, RANGE 22 EAST, BEING ALSO KNOWN AS ALL OF MIZELL'S ADDITION TO THE TOWN OF CHARLOTTE HARBOR, FLORIDA, CHARLOTTE COUNTY, FLORIDA.

PLUS THE FOLLOWING PARCEL:
THE EAST ONE AND ONE-HALF ACRES OF THE NW 1/4 OF THE SW 1/4 OF THE NW 1/4 OF THE SE 1/4 OF SECTION 26, TOWNSHIP 40 SOUTH, RANGE 22 EAST, CHARLOTTE COUNTY, FLORIDA.

PLUS THE FOLLOWING PARCEL:
PARCEL 18:
BEGINNING AT THE NORTHWEST CORNER OF THE SW 1/4 OF THE NW 1/4 OF THE SE 1/4 OF SECTION 26, TOWNSHIP 40 SOUTH, RANGE 22 EAST, CHARLOTTE COUNTY, FLORIDA, AND RUNNING THENCE EAST 44 YARDS; THENCE SOUTH 110 YARDS; THENCE WEST 44 YARDS; THENCE NORTH 110 YARDS TO A PLACE OF BEGINNING. ALSO THE S 1/2 OF THE SW 1/4 OF THE NW 1/4 OF THE SE 1/4 OF SECTION 26, TOWNSHIP 40 SOUTH, RANGE 22 EAST, CHARLOTTE COUNTY, FLORIDA, LESS BEGINNING AT THE SOUTHWEST CORNER OF THE SW 1/4 OF THE NW 1/4 OF THE SE 1/4 OF SECTION 26, TOWNSHIP 40 SOUTH, RANGE 22 EAST, CHARLOTTE COUNTY, FLORIDA, THENCE NORTHERLY ALONG THE WEST LINE OF THE E 1/2 OF SAID SECTION 26, 208.75 FEET TO A POINT; THENCE EASTERLY PARALLEL WITH THE SOUTH LINE OF THE SW 1/4 OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 26, 208.75 FEET TO A POINT; THENCE SOUTHERLY PARALLEL WITH THE WEST LINE OF THE EAST 1/2 OF SAID SECTION 26, 208.75 FEET TO THE SOUTH LINE OF THE SW 1/4 OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 26; THENCE TO POINT OF BEGINNING.

AND

PARCEL 3
BEGINNING 200' E OF THE NW CORNER OF THE S.W. 1/4 OF THE S.E. 1/4 OF SEC. 26 TWP. 40 S. RGE. 22 E.; THENCE RUN SOUTH 733' MORE OR LESS TO THE MEAN HIGHWATER LINE; THENCE ON A NORTH NORTHEASTERLY DIRECTION 400' MORE OR LESS TO THE WEST BANK OF TIDE CREEK TO THE WEST BANK OF TIDE CREEK TO THE NORTH LINE OF THE S.W. 1/4 OF THE S.E. 1/4 OF SEC. 26 TWP. 40 S. RGE. 22 E.; THENCE WEST ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

DESCRIPTION:
(AS SURVEYED)

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 40 SOUTH, RANGE 22 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF EDGEWATER VILLAGE CONDOMINIUM, AS RECORDED IN OFFICIAL RECORDS BOOK 463, PAGES 980 THROUGH 1030, CHARLOTTE COUNTY, FLORIDA, SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF LISTER STREET (50' RIGHT-OF-WAY); THENCE RUN S 89°58'03" E, ALONG THE SOUTH LINE OF SAID EDGEWATER VILLAGE, A DISTANCE OF 628.73 FEET TO THE NORTHEAST CORNER OF PARCEL 17 AS RECORDED IN OFFICIAL RECORDS BOOK 2044, PAGE 587, CHARLOTTE COUNTY, FLORIDA; THENCE RUN THE FOLLOWING THREE (3) COURSES ALONG THE EASTERLY BOUNDARY OF SAID PARCEL 17, (1) S 00°34'23" E, 173.81 FEET; (2) N 89°20'45" E, 33.56 FEET; (3) S 00°35'01" E, 329.33 FEET TO THE NORTHEAST CORNER OF PARCEL 18, AS RECORDED IN SAID OFFICIAL RECORDS BOOK 4611, PAGE 1972; THENCE RUN S 00°41'17" E, ALONG THE EAST LINE OF SAID PARCEL 18, A DISTANCE OF 330.35 FEET, TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF AFOREMENTIONED SECTION 26; THENCE RUN N 89°59'59" W, ALONG SAID NORTH LINE, A DISTANCE OF 373.53 FEET, TO THE CENTERLINE OF A CREEK, SAID POINT ALSO BEING THE NORTHEAST CORNER OF A PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 4988, PAGE 1505, CHARLOTTE COUNTY, FLORIDA; THENCE RUN ALONG SAID CENTERLINE OF CREEK, THE FOLLOWING TWELVE (12) COURSES, (1) S 22°20'46" W, 26.99 FEET; (2) S 38°51'07" E, 34.78 FEET; (3) S 43°51'49" E, 32.23 FEET; (4) S 86°59'39" E, 40.42 FEET; (5) S 16°27'02" E, 76.50 FEET; (6) S 02°57'50" E, 38.19 FEET; (7) S 19°47'16" E, 41.22 FEET; (8) S 31°01'35" E, 103.43 FEET; (9) S 05°11'05" E, 25.98 FEET; (10) S 23°24'11" E, 64.12 FEET; (11) S 08°38'52" W, 34.87 FEET; (12) S 04°01'41" E, 49.14 FEET, TO THE MEAN HIGH WATER LINE OF PEACE RIVER (ELEVATION 0.06'); THENCE RUN SOUTHWESTERLY ALONG SAID MEAN HIGH WATER LINE, THE FOLLOWING SEVEN (7) COURSES, (1) S 71°12'49" W, 83.78 FEET; (2) S 47°46'02" W, 39.01 FEET; (3) S 47°00'13" W, 31.60 FEET; (4) S 62°32'11" W, 52.54 FEET; (5) S 37°32'42" W, 166.91 FEET; (6) S 06°21'55" E, 20.69 FEET; (7) S 87°09'16" W, 17.12 FEET; THENCE DEPARTING SAID MEAN HIGH WATER LINE, RUN N 00°40'04" W, ALONG THE WESTERLY LINE OF PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 4988, PAGE 1505, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, A DISTANCE OF 78.42 FEET, TO SOUTHERLY LINE OF A PARCEL DESCRIBED IN INSTRUMENT NUMBER 3302128, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; THENCE RUN N 86°34'35" W, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 344.89 FEET, TO A POINT ON THE EASTERLY LINE OF REPLAT OF PORT CHARLOTTE SUBDIVISION, RECORDED IN PLAT BOOK 6, PAGES 8A AND 8B, CHARLOTTE COUNTY, FLORIDA; THENCE RUN N 00°03'31" E, ALONG SAID EASTERLY LINE, A DISTANCE OF 342.00 FEET, TO THE SOUTHEAST CORNER LOT 2, BLOCK 2101A, OF SAID REPLAT; THENCE RUN N 89°53'04" W, ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 126.82 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 2, SAID POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF CREWS COURT (50' RIGHT-OF-WAY); THENCE RUN THE FOLLOWING SIX (6) COURSES ALONG SAID EASTERLY RIGHT-OF-WAY LINE, (1) N 00°03'02" E, 159.71 FEET, A POINT ON A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 40°51'49", AND A CHORD BEARING N 19°51'28" E FOR 34.91 FEET; (2) THENCE RUN 35.66 FEET ALONG THE ARC OF SAID CURVE; (3) THENCE RUN N 40°10'50" E, 118.92 FEET, TO A POINT ON A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 49°48'01", AND A CHORD BEARING N 65°22'42" E FOR 42.10 FEET; (4) THENCE RUN 43.46 FEET ALONG THE ARC OF SAID CURVE; (5) THENCE RUN S 89°50'07" E, 60.99 FEET, TO A POINT ON A CURVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 50°47'16", AND A CHORD BEARING S 65°06'51" E FOR 21.44 FEET; (6) THENCE RUN 22.16 FEET ALONG THE ARC OF SAID CURVE, TO THE NORTHWEST CORNER OF A PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 154, PAGE 201, CHARLOTTE COUNTY, FLORIDA; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, RUN S 89°59'59" E, ALONG THE NORTHERLY LINE OF SAID PARCEL, SAID LINE ALSO BEING THE AFOREMENTIONED NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 264.39 FEET, TO THE SOUTHEAST CORNER OF THE LESS PORTION OF THE AFOREMENTIONED PARCEL 18; THENCE RUN N 00°41'20" W, ALONG THE EASTERLY LINE OF SAID LESS PORTION, A DISTANCE OF 208.77 FEET, TO THE NORTHEAST CORNER OF SAID LESS PORTION; THENCE RUN N 89°53'07" W, ALONG THE NORTHERLY LINE OF SAID LESS PORTION, 208.76 FEET TO THE AFOREMENTIONED EASTERLY RIGHT-OF-WAY LINE OF LISTER STREET, SAID LINE ALSO BEING THE WEST LINE OF SOUTHWEST QUARTER OF SAID SECTION 26; THENCE RUN N 00°37'30" W, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 625.13 FEET, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 20.33 ACRES, MORE OR LESS.

PROJECT:

TARPON WATERFRONT VILLAGE

LOCATION:

CLIENT:

DILAURA DEVELOPMENT, LLC

CONSULTANT:

MORRIS

DEPEW

ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
FL CA NO. 6532 / FL CERT NO. L96891 / LC26000330

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Toll free: 866-337-7341

Tallahassee

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1st Floor
Tallahassee, Florida 32301
Toll free: 866-337-7341

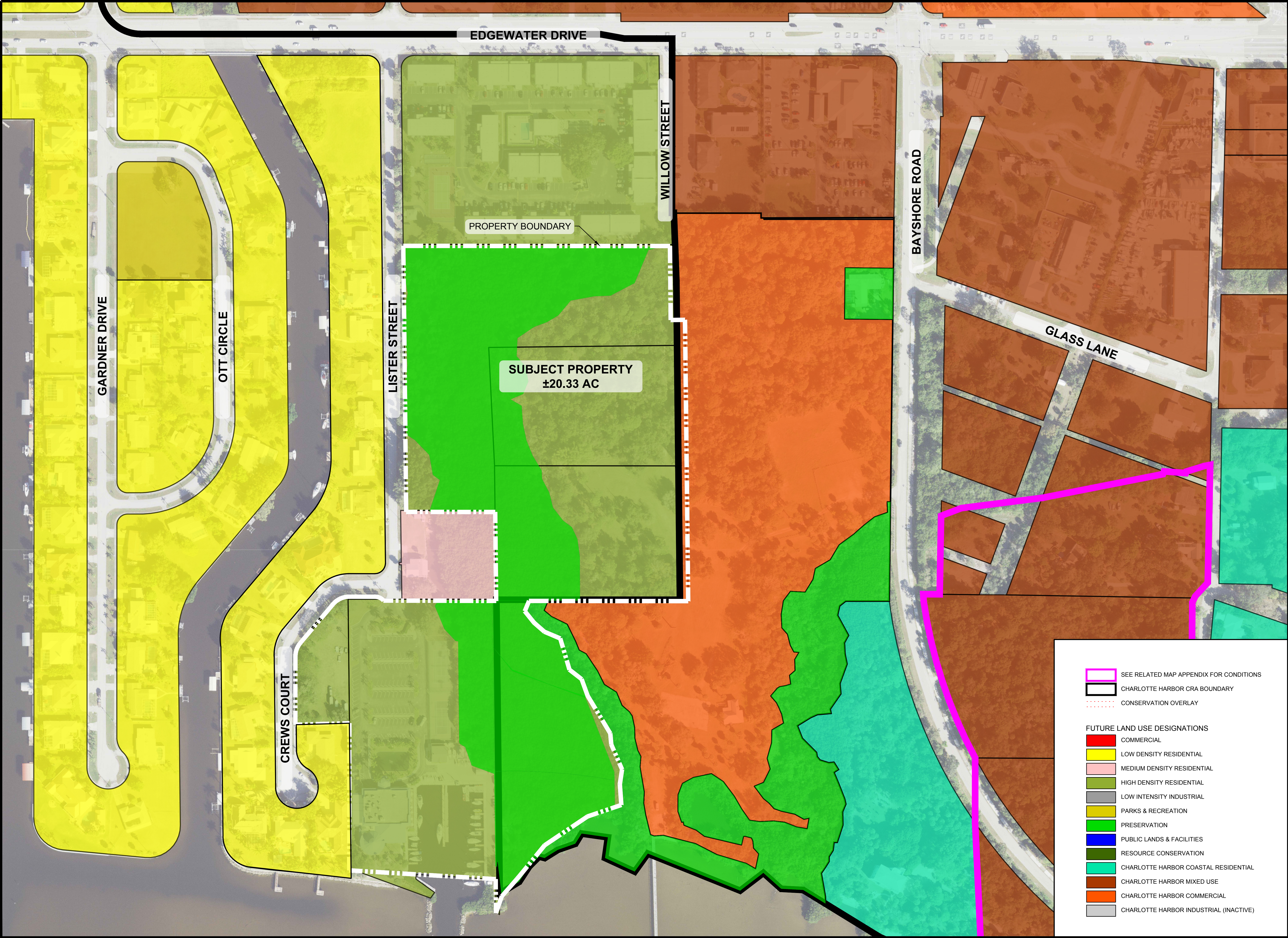
Destin

5597 Highway 98
Unit 201
Santa Rosa Beach, Florida 32459
Toll free: 866-337-7341

PREPARED BY:

REVISIONS	DATE
REV 1	02-24-2025
PROJECT MANAGER:	TMR
DRAWING BY:	TAB
JURISDICTION:	CHARLOTTE COUNTY
DATE:	01-20-2024
SHEET TITLE:	EXISTING FEATURES MAP
SHEET NUMBER:	EX-101
<div><div>8004080</div><div>SCALE 1"=80'</div></div>	
JOB/FILE NUMBER:	22160

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PROJECT:

**TARPON
WATERFRONT
VILLAGE**

LOCATION:

402226401001, 402226401005,
402226401007, & 402226451001

CLIENT:

**DILAURA
DEVELOPMENT, LLC**

CONSULTANT:

**MORRIS
DEPEW**

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PREPARED BY:

- SEE RELATED MAP APPENDIX FOR CONDITIONS
- CHARLOTTE HARBOR CRA BOUNDARY
- CONSERVATION OVERLAY
- FUTURE LAND USE DESIGNATIONS**
- COMMERCIAL
 - LOW DENSITY RESIDENTIAL
 - MEDIUM DENSITY RESIDENTIAL
 - HIGH DENSITY RESIDENTIAL
 - LOW INTENSITY INDUSTRIAL
 - PARKS & RECREATION
 - PRESERVATION
 - PUBLIC LANDS & FACILITIES
 - RESOURCE CONSERVATION
 - CHARLOTTE HARBOR COASTAL RESIDENTIAL
 - CHARLOTTE HARBOR MIXED USE
 - CHARLOTTE HARBOR COMMERCIAL
 - CHARLOTTE HARBOR INDUSTRIAL (INACTIVE)

REVISIONS	DATE
REVISED PER COUNTY COMMENTS	02/25/2025
PROJECT MANAGER:	CLB
DRAWING BY:	CJV
JURISDICTION:	CHARLOTTE COUNTY
DATE:	2/26/2025
SHEET TITLE:	PROPOSED FUTURE LAND USE MAP
SHEET NUMBER:	M1A-P
JOB/FILE NUMBER:	22160-02

100 0 50 100
SCALE 1"=100'

Trescott Planning Solutions, LLC

Urban and Regional Planning



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Email: trescottplanningsolutions@gmail.com

January 25, 2023

Jeffery DiLaura, Managing Partner
DiLaura Development, LLC
2200 Kings Highway, Suite 3L-100
Port Charlotte, FL 33980

RE: Hurricane Evacuation Study for the Tarpon Waterfront Village Planned Development

Dear Mr. DiLaura:

This analysis provides a Hurricane Evacuation Study for the Tarpon Waterfront Village Planned Development to be submitted to Charlotte County. Based on a previous discussion with Charlotte County Planner Jay Shao regarding the requirements for a Hurricane Evacuation Study, it must address the relevant Coastal Planning Element objectives and policies under **CST GOAL 3: DEVELOPMENT IN HIGH HAZARD AREAS and CST GOAL 4: COASTAL PLANNING AREA.**

DiLaura Development, LLC (the Applicant), as the owner of the 14.5+/-acre parcel located south of Edgewater Drive (south of Edgewater Village Condominium) between Lister Street and the Willow Street extension and north of Charlotte Harbor (the Property), is seeking a Planned Development on the Property to increase the multi-family density to allow for a potential maximum of 132 housing units. The entire Property is in the Coastal High Hazard Area (CHHA) and because the density will need to be increased to medium density a Comprehensive Plan Amendment will be necessary prior to the submittal of a Planned Development application.

Hazard Analysis

The CHHA definition is found in Florida Statutes 163.3178(2)(h) and is as follows.

“Designation of coastal high-hazard areas and the criteria for mitigation for a comprehensive plan amendment in a coastal high-hazard area as defined in subsection (8). The coastal high-hazard area is the area below the elevation of the category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model. Application of mitigation and the application of development and redevelopment policies, pursuant to s. 380.27(2), and any rules adopted thereunder, shall be at the discretion of local government.”

The Tropical Storm Zone being within the CHHA is shown in purple on Attachment I where the project is to be constructed west of US 41 and south of Edgewater Drive and is based on the most current 2017 South Florida Sea, Lake and Overland Surges from Hurricanes (SLOSH) model. Attachment II shows the Charlotte County evacuation zones. All the Property is shown in red Zone A from the Disaster Preparedness Maps on the State Division of Emergency Management website, which is consistent with Map #14: CHHAs and Evacuation Routes of the Charlotte County Future Land Use Map Series of the County Comprehensive Plan.

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) #12015C0229G Panel 229, effective December 15, 2022 (Attachment III), all the Property is within the 100-year floodplain and has five flood zones. Starting from Charlotte Harbor as you move inland there are two (V) velocity zones 13 and 12 feet and three AE Zones 11, 10 and 9 feet. All elevations are above mean sea level based on the National American Vertical Datum (NAVD) 1988. It is unlikely any residential development will be in the V Zones or AE 11 Zone of the site since there are existing mangrove wetland in these zones which could help dissipate wave energy and protect upland development. It is anticipated that the multistory residential buildings will be in either the AE 10 or 9 zones with finished first floor residential unit elevations over parking two feet above the zone elevation for a height of 11 or 12 feet above sea level. The potential storm tide heights for the Property based on the most recent SLOSH model are shown in the Table I below. The model determined the average ground elevation within the two grids where the Property is located to be 2 to 3 feet above sea level or NAVD 88. This low average elevation is likely due to the wetlands adjacent to uplands within the grids.

Table I
Potential Storm Tide Heights* for Project Site
(In feet above ground** and Sea Level***
In feet above NAVD88)

Category Hurricane	High Tide	Mean Tide
TS**	3.6 - 4.6	2.6 - 3.6
1	5.2 - 6.1	4.2 - 5.1
2	9.1 - 10	8 - 8.9
TS***	6.6	5.6
1	8.1 - 8.2	7.1 - 7.2
2	12 - 12.1	10.9 - 11

*2017 South Florida (SLOSH) Model Display Program (1.79)

Category Hurricane Based on the Saffir-Simpson Hurricane Wind Scale

Storm tide heights represents the maximum values from SLOSH

MOMs (Max of the Max tide heights)

Each of the applicable objectives and policies under Goals 3 and 4 are addressed as follows.

CST Objective 3.2: Development and Redevelopment in the CHHA: *“To limit density and intensity within the CHHA.”* **CST Policy 3.2.2: CHHA Density Transfer Requirement:** *“The County shall prohibit any rezonings that increase density beyond the base density within the CHHA unless density is simultaneously transferred or pledged to be transferred from a similar CHHA category.”*

A discussion with Charlotte County Planner Jay Shao indicated the Project site has one unit on 14.5 acres. Between the one unit per 40 acres on the wetland and the previous park land sold to the applicant only one unit can be applied to the site. Therefore, to accommodate the 132 units a transfer of density is required for the additional 131 units. Consistent with FLU Policy 1.2.7.(6), which prevents net density increases within the CHHA, all density transferred into the CHHA will be limited to units that come from sending zones located in the CHHA.

Based on my review and analysis, it is my expert opinion that the Planned Development in the CHHA will be consistent with consistent with CST Object 3.2 and CST Policy 3.2.2.

CST Policy 3.2.4: Applications for Development within the CHHA: *“The County shall require development within the CHHA proposing greater than one single dwelling unit to plan for and mitigate the effects and impacts of evacuation issues for the project site. In addition, the development may also be required to comply with the County's current Shelter-in-Place Development Policy.”*

To mitigate the effects and impacts on evacuation issues the 132 multifamily residential units constructed will have a first-floor elevation of 11 or 12 feet above means sea level as required by the FEMA FIRM in the AE 10 or 9 zones. The development will likely have multi-story units 4 stories tall so the second, third and fourth stories will be elevated even higher above the potential storm surges in stronger storms. The potential storm tide heights for the Property based on the most recent SLOSH model are shown in Table I above. The SLOSH Model elevations are for mitigating the loss of life used for evacuation planning and the FIRM elevations are to project property. The 11 or 12 feet first floor elevation essentially elevates the residential units above of the CHHA and Category 2 storm surge elevation of 12.1 feet during high tide and 11 feet during mean tide. This 11 to 12-foot elevation also exceeded FLU Policy 6.2.11 that requires all new residential structures to be elevated to, at a minimum of 8 feet above sea level.

Furthermore, new residential construction will meet strict Category 4 almost Category 5 (150 mph Charlotte County Risk II Structures) wind code building standards potentially allowing for sheltering in place at least for CHHA evacuation and particularly since the Property is not on a barrier island. The combination of building elevation plus multistory design and wind code construction mitigates the evacuation impacts for a CHHA evacuation. **Based on my review and analysis, it is my expert opinion that the**

Planned Development in the CHHA will be consistent with consistent with CST Policy 3.2.4.

CST Objective 4.1: Evacuation in the CPA: *“To maintain or reduce hurricane evacuation times and provide evacuation and shelter capabilities adequate to safeguard the public against the effects of hurricanes and tropical storms.”* **CST Policy 4.1.1: Assessment of All New Residential Development:** *“The County shall assess the impact of all new residential development upon the projected hurricane evacuation network and upon projected hurricane evacuation times and shall require mitigation either through structural provisions (on-site or off-site shelter) or through nonstructural methods or techniques.”* **CST Policy 4.1.4: Evacuation Provisions for all Plan Amendments:** *“The County shall not approve Future Land Use Map amendments that will, upon development, cause out-of-county evacuation times to increase above 16 hours or evacuation time to shelter to increase above 12 hours for a Category 5 storm event as measured on the Saffir-Simpson scale unless appropriate mitigation is provided per Section 163.3178 (9)(a)3., State Statutes.”*

CST Policy 4.1.4 establishes a level of service (LOS) evacuation clearance times in Charlotte County of 16 hours for out-of-county and 12 hours to a shelter during a Category 5 hurricane. These LOSs are consistent with the statutory requirement in Florida Statute Section 163.3178(8)(a)(b) (see page 6 below) that requires Comprehensive Plan Amendments that increase the density in the CHHA. Most all but serval rural coastal counties in the state of Florida exceed this 16-hour LOS standard. I have provided such an analysis below because CST Policy 4.1.1. requires an assessment of the impact of all new residential development upon the projected hurricane evacuation network and upon projected hurricane evacuation times.

There are literally thousands of possible combinations of variables that can be applied using the evacuation transportation model, which will result in thousands of possible outcomes. For the purposes of this analysis, two distinct sets of analyses were conducted using the evacuation transportation model, including one set of analysis for growth management purposes and one set of analysis for emergency management purposes. The two sets of analysis include the following:

- **Base Scenarios/100% Response** – This type of scenario can be used to analyze evacuation scenarios for growth management purposes. This scenario type assumes 100 percent compliance with an order to evacuate in the areas ordered to evacuate for site-built homes and 100 percent compliance throughout the entire county for mobile and manufactured homes. There is also an assumption that evacuations emanating from areas not ordered to evacuate (shadow evacuations) will be in accordance with the planning assumptions developed by the Statewide Regional Evacuation Study Program (SRESP); and,
- **Operational Scenarios/Planning Assumptions** – This type of scenario can be used to assist emergency management by providing an estimate of a clearance time that can be used when considering when to order an evacuation. This scenario type is based on the

evacuation participation rates developed from the behavioral analysis portion of the SRESP and as such is considered to represent the most likely response to an impending storm by local residents of the impacted area. Planning assumption scenarios implicitly assume that some individuals who are ordered to evacuate will not and that some individuals who are not ordered to evacuate will. The specific rates used for each county's planning assumptions are documented in Behavioral Report for Regional Evacuation Study

The SWFRPC Regional Evacuation Study was updated in 2021. Based on the 2021 Florida SRESP, the Charlotte County Base 2020 Out-of-County Clearance Time is now 83 hours and clearance time to shelter is now 54 hours for a Category 5/Level E hurricane. These updated times from the 2017 Update are a reduction of 13 hour for Out-of-County Clearance Time and a reduction of 33.5 hours for clearance time to shelter for a Category 5/Level E hurricane. The Operational 2020 Out-of-County Clearance Time is 47.5 hours and the Clearance Time to shelter is 23 hours for a Category 5/Level E.

The Charlotte County Base 2025 Out-of-County Clearance Time projection is 76.5 hours a further reduction of 6.5 hours and the clearance time to shelter is 52 hours a reduction of 2 hours from 2020 base calculations for a Category 5/Level E. The Operational 2025 Out-of-County Clearance Time is 26 hours a further reduction of 21.5 hours and the Clearance Time to shelter is 12.5 hours a reduction of 10.5 hours from the 2020 Operation calculations for a Category 5/Level E. All clearance times can be found online (<https://portal.floridadisaster.org/preparedness/RES/Studies/SitePages/RES.aspx#SWFRPC>).

The 2017 Updated Evacuation Transportation Supplemental Data Report Volume 5-9 within the SWFRPC Evacuation Study was used to determine evacuation impacts from the Project. It was determined that a total of 107 vehicles (74% occupancy rate and 1.1 vehicles/unit used for evacuation) would be used to evacuate the 132 units in the CHHA. **Based on the methodology applied in previous cases I have worked on throughout Florida, the 107 evacuating vehicles from the project is *de minimis* and will not adversely impact countywide evacuation times (6.6-minute increase during a Category 5 out-of-county clearance time).** The evacuation clearance times are calculated in half hour increments and as such a 6.6-minute increase does not show an increase in evacuation clearance times. It would also be considered *de minimis* based on the definition in the Charlotte Comprehensive Plan because these evacuating vehicles will not degrade the LOS of US 41 below the minimum acceptable LOS standard.

The 6.6-minute increase in evacuation time will not cause the operational 2020 47.5-hour or 2025 26-hour Category 5 out-of-county clearance time to exceed the 48-hour hurricane watch period normally provided by the National Hurricane Center. An evacuation time below 48 hours is considered a safe evacuation time to get evacuees out of the storm surge vulnerable areas and out of the County. Furthermore, manual traffic control at key evacuation route intersections can reduce evacuation time significantly.

Based on the 2017 Florida Statewide Regional Evacuation Study Program, Volume 1-9 Southwest Florida Region Technical Data Report Chapter V Regional Shelter Analysis, Charlotte County has four hurricane shelters that can be used during a Level C evacuation with a capacity of 4,000 spaces for evacuees. The County has no certified Red Cross shelters since there are no shelters outside the Level E Evacuation Zone. According to Charlotte County Emergency Management Website “County shelters of last resort may not be able to open depending on the size and direction of an approaching storm”. Because there are no shelters in the county for a Level D or E evacuation (Category 4 and 5 surge area) all shelter seeking evacuees will have to leave the county to seek shelter in other counties inland or to the north or south of Charlotte or the Florida east coast. The Tarpon Waterfront Village is in a Level A evacuation zone and according to the Regional Evacuation Study the 2025 operation clearance time to shelter for Level A evacuation is 10 hours which is well within the 48-hour hurricane watch and 24-hour warning times issue by the National Hurricane Center.

For storm threats for Level A – C a shelter deficit exists based on the assumption that 8 percent of Charlotte County evacuees may seek shelter. Even though a shelter deficit would still exist, according to the State of Florida 2020 Shelter Retrofit Report November 2020 a proposed shelter retrofit could add 1,050 spaces. Because of the county’s shelter deficit, the county has requested a shelter mitigation payment for new development in the CHHA. The 132 units within the CHHA would generate a shelter space demand of 16 spaces. Based on a previous shelter mitigation calculation for Harbor Village in Charlotte County the 16 spaces would generate a \$16,960 (16 x \$1,060 generator cost/unit) payment or \$128.48 per unit in the CHHA. Per Special Provisions Item 8. Shelter Requirement set forth in the CGMU FLUM designation, the developer/property owner is required to pay \$128.48 per residential dwelling unit contained within the Final Detail Site Plan, as a monetary contribution to meet the Shelter Requirement, concurrently with submission of Final Detail Site Plan application.

Specifically, CST Policy 4.1.4 as related to the proposed Project, previous discussions with a Department of Economic Opportunity staff member that reviews comprehensive plan amendments has confirmed that the threshold question for the plan amendment to apply is **“does the amendment increase the density in the CHHA”**. As indicated above in the response to **Policy 3.2.2: CHHA Density Transfer Requirement**, the base density is not being increased. The applicant has pledged to transfer units from sending zones located in the CHHA, which is consistent with the County Transfer of Density Units (TDU) Ordinance and Policy 3.2.2. The County TDU Ordinance is the appropriate land use mitigation measure that prevents any base density increase in the County and as such does not trigger compliance with Chapter 163.3178(8)(a) F.S as sighted below.

“F.S. Chapter 163.3178(8)(a) A proposed comprehensive plan amendment shall be found in compliance with state coastal high-hazard provisions if:

- 1. The adopted level of service for out-of-county hurricane evacuation is maintained for a category 5 storm event as measured on the Saffir-Simpson scale; or*
- 2. A 12-hour evacuation time to shelter is maintained for a category 5 storm event as measured on the Saffir-Simpson scale and shelter space reasonably expected to*

accommodate the residents of the development contemplated by a proposed comprehensive plan amendment is available; or

3. Appropriate mitigation is provided that will satisfy subparagraph 1. or subparagraph 2. Appropriate mitigation shall include, without limitation, payment of money, contribution of land, and construction of hurricane shelters and transportation facilities. Required mitigation may not exceed the amount required for a developer to accommodate impacts reasonably attributable to development. A local government and a developer shall enter into a binding agreement to memorialize the mitigation plan."

Based on my review and analysis, it is my expert opinion that the Planned Development in the CHHA will be consistent with CST Objective 4.1, CST Policy 4.1.1, and CST Policy 4.1.4.

In conclusion, it is my expert opinion the Planned Development in the CHHA, is consistent with the Comprehensive Plan Goals, Objectives and Policies addressed above. The 11 to 12-foot first floor elevation plus multistory design, 150 mph wind speed building construction, close proximity to major evacuation routes with high adequate capacity and rapidly increase elevations moving inland, traffic control at key evacuation route intersections, compliance with the County TDU Ordinance which does not increase the base density in the CHHA, and a \$16,960 shelter payment or \$128.48 per unit in the CHHA are mitigation measures that will ensure the protection of the future residents of Tarpon Waterfront Village Project and the County's hurricane-vulnerable residents' public health, safety, and welfare during a hurricane evacuation. The operational evacuation clearance times are safe acceptable times to get the total evacuating vehicles out of the Project and all of Charlotte County.

If you have any questions or need additional information, please let me know.

Sincerely,

A handwritten signature in dark ink, appearing to read "Daniel L. Trescott". The signature is fluid and cursive, with the first name "Daniel" and last name "Trescott" clearly distinguishable.

Daniel L. Trescott, MSP
President



AR=0
SS=1
CM=0
RG=1
BR=0
Total=2

Cultural Resource Roster

SiteID	Type	Site Name	Address	Additional Info	SHPO Eval	NR Status
CH01325	SS	Willis Home	4368 Lister ST, Charlotte Harbor	c1915 Frame Vernacular		
CH01831	RG	Charlotte Harbor Town	Charlotte Harbor Town	Historical District - 18 Contrib Resources		





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Florida Limited Liability Company
DILAURA DEVELOPMENT, LLC

Filing Information

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Event Date Filed	03/04/2022
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PORT CHARLOTTE, FL 33980

Mailing Address

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Registered Agent Name & Address

DiLaura, Jeffrey
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PORT CHARLOTTE, FL 33980

Name Changed: 06/20/2023

Address Changed: 06/20/2023

Authorized Person(s) Detail

Name & Address

Title President

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PORT CHARLOTTE, FL 33980

Annual Reports

Report Year	Filed Date
2021	04/28/2021
2022	05/11/2022
2023	06/20/2023

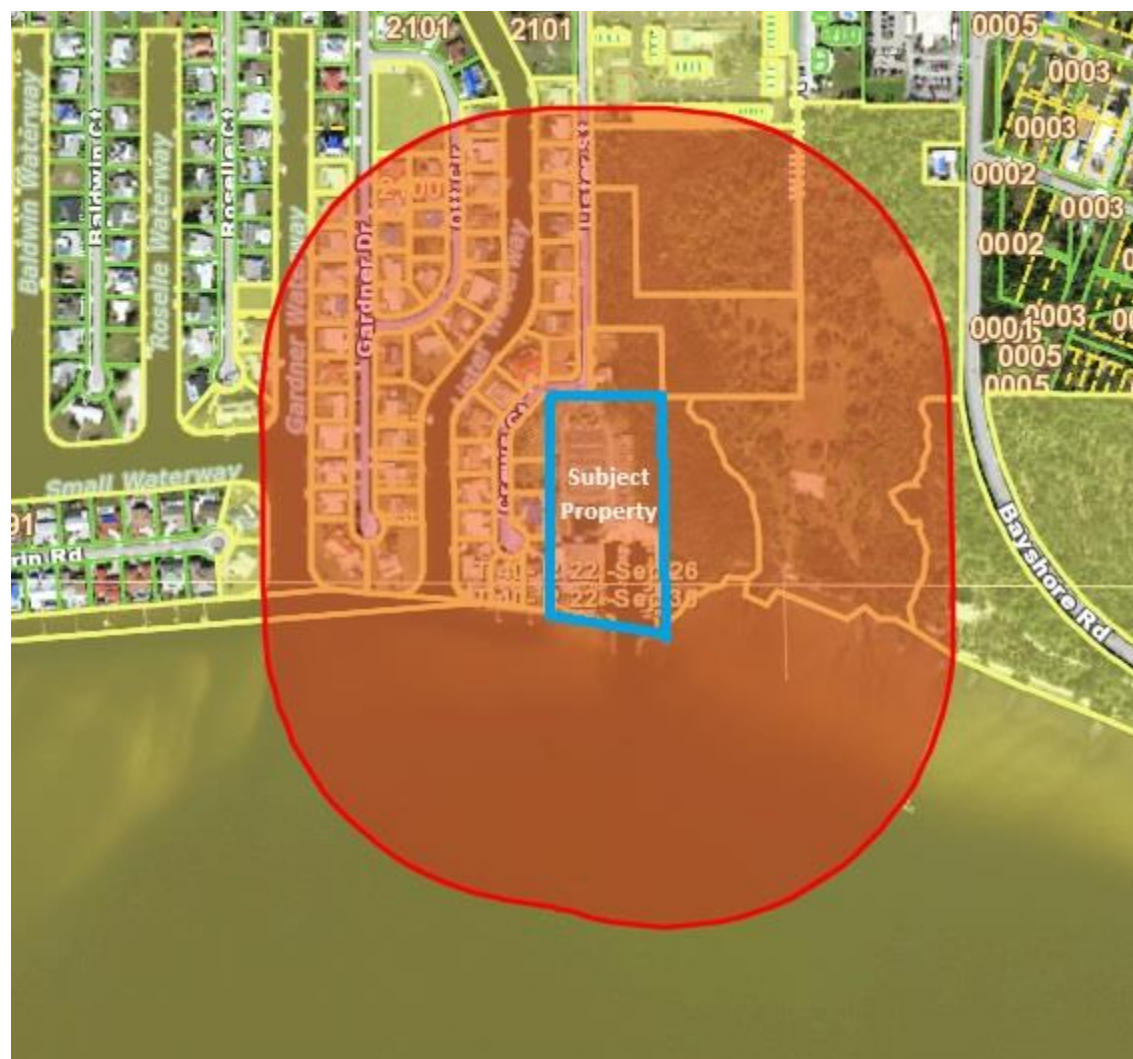
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03/04/2022 -- LC Name Change	View image in PDF format
04/28/2021 -- ANNUAL REPORT	View image in PDF format
07/06/2020 -- LC Name Change	View image in PDF format
02/03/2020 -- ANNUAL REPORT	View image in PDF format
08/30/2019 -- LC Amendment	View image in PDF format
04/11/2019 -- Florida Limited Liability	View image in PDF format

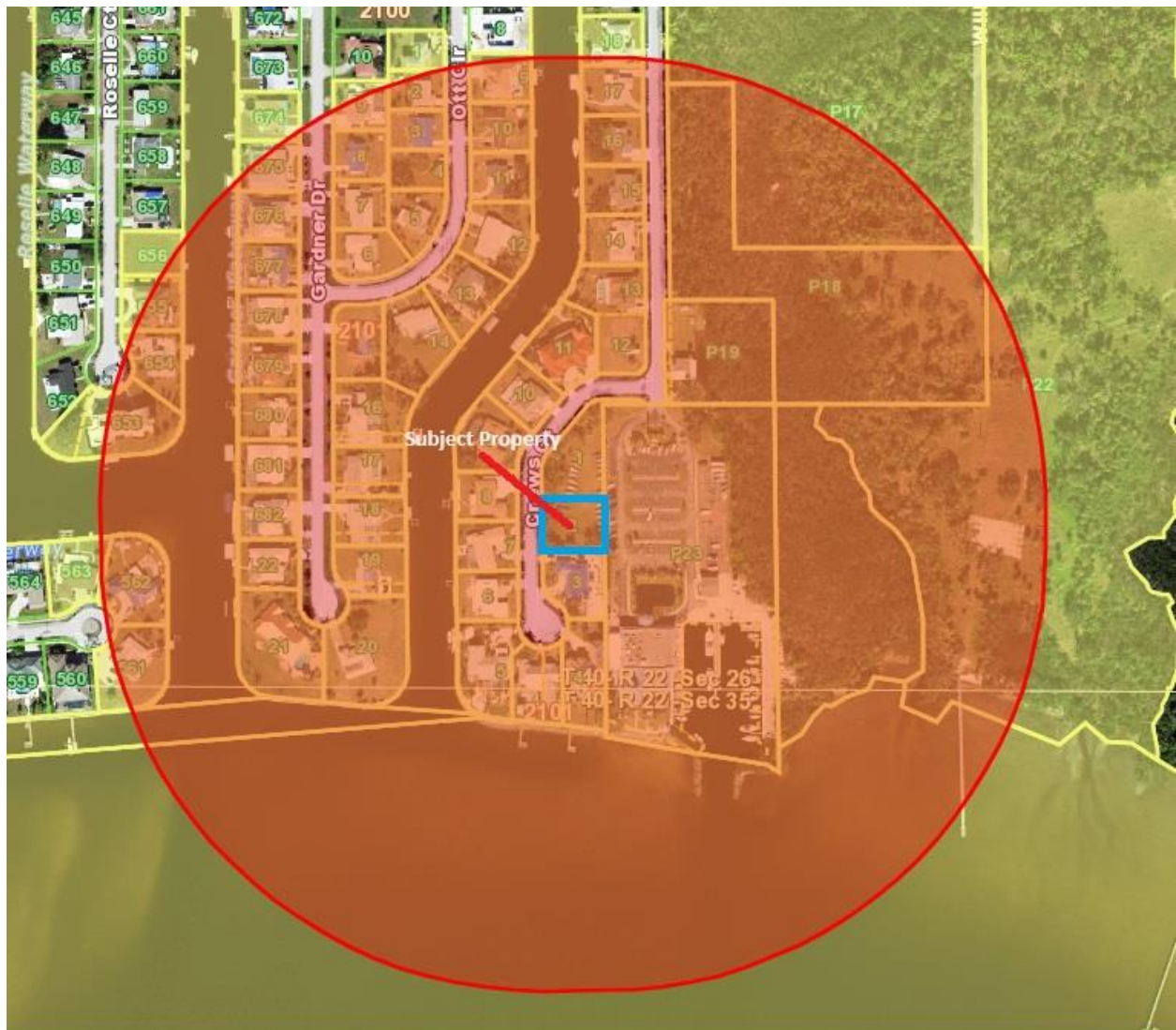
Adjacent Property Owners Maps











**AVAILABILITY REQUEST FORM**

Charlotte County Government Utilities Department

25550 Harbor View Road, Suite 1

Port Charlotte, FL 33980

Email: Administrative.Assistants@CharlotteCountyFL.gov

Phone: 941.764.4300 Option 3

Date: _____

First Name

Last Name

Organization

Email Address

Phone Number

Site Address

House Number

Street Name

Street Suffix

Short Legal Description

Subdivision

Section

Block

Lot

Availability - Completed by CCU Staff

Potable Water		Sewer		Reclaimed Water	
Connected		Connected		Connected	
Mandatory		Mandatory	X**	Mandatory	
Available		Available		Available	
Unavailable		Unavailable		Unavailable	X

Comments

Not CCU Water area. Contact Charlotte Harbor Water Association at 941-625-2288 for service information

**Sewer Service mandatory through a Private Development Agreement

Completed By: _____ DP

Date: 8/9/2022

FOR ANY UTILITIES DEEMED UNAVAILABLE AT THIS TIME, THE PROPERTY OWNER AND/OR THEIR AGENT SHOULD RECONFIRM AVAILABILITY PRIOR TO DEVELOPMENT OF PROPERTY.

All commercial developments are to access the following link for guidelines and familiarize themselves with the requirements for plans review and the utility service agreement.

<https://www.charlottecountyfl.gov/departments/utilities/about-utilities/forms.shtml>

Disclaimer: Information provided on this form is provided as a public convenience. Every effort is made to ensure that information provided is timely and accurate. However, Charlotte County makes no warranty, representation or guaranty as to its complete accuracy, nor does Charlotte County assume liability for any errors, omissions, or inaccuracies in the information provided, regardless how caused. In any case, where reliance on information is required, please check with County staff for updated information and/or the official records of the County.

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Short Legal Description

Subdivision

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Block

Lot

Availability - Completed by CCU Staff

Potable Water		Sewer		Reclaimed Water	
Connected		Connected		Connected	
Mandatory		Mandatory	X**	Mandatory	
Available		Available		Available	
Unavailable		Unavailable		Unavailable	X

Comments

Not CCU Water Service area. Contact Charlotte Harbor Water Association at 941-625-2288 for service information

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Completed By: _____ DP

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Street Name

Street Suffix

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Subdivision

Section

Block

Lot

Availability - Completed by CCU Staff

Potable Water		Sewer		Reclaimed Water	
Connected		Connected		Connected	
Mandatory		Mandatory	X**	Mandatory	
Available		Available		Available	
Unavailable		Unavailable		Unavailable	X

Comments

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From: [Allen, Richard](#)
To: [Bailey R. Schleifer](#)
Cc: [Daetz, Lorenzo](#)
Subject: RE: Solid Waste Letter of Service Availability Request
Date: Wednesday, August 31, 2022 2:20:37 PM
Attachments: [image002.png](#)
[image003.png](#)
[image006.png](#)
[image007.png](#)

Mr. Schleifer,

Yes solid waste removal would be available for these parcels. Charlotte County has a franchise contract with Waste Management of Florida, they provide solid waste collection removal for the unincorporated area of the County.

Thanks,



Richard L. Allen | Solid Waste Operations Manager
Charlotte County Public Works Solid Waste Division
25550 Harbor View Road, Unit 2
Port Charlotte, FL 33980
Phone 941.764.4393
Fax 941.764.4399
CharlotteCountyFL.gov
Delivering Exceptional Service
Visit us on Facebook:
www.facebook.com/charlottecountypublicworks/

From: Bailey R. Schleifer <BSchleifer@m-da.com>
Sent: Tuesday, August 30, 2022 9:00 AM
To: Allen, Richard <Richard.Allen@charlottecountyfl.gov>
Subject: RE: Solid Waste Letter of Service Availability Request

Caution – This email originated from outside of our organization. Please do not open any attachments or click on any links from unknown sources or unexpected email.

Good morning Richard,

Thank you for letting me know.

We are looking for documentation confirming that solid waste removal services would be available to property located at the following Parcel IDs;

- 402226401007
- 402226401005
- 402226401001

I believe I worded the original letter of availability request email incorrectly.

Please let me know if you have any questions or comments.

Thank you,

Bailey Schleifer



Mr. Bailey Schleifer
Assistant Planner

2914 Cleveland Ave
Fort Myers, FL 33901
(239) 337-3993 telephone
(866) 337-7341 toll free



Download My
vCard

From: Allen, Richard <Richard.Allen@charlottecountyfl.gov>

Sent: Monday, August 29, 2022 4:31 PM

To: Bailey R. Schleifer <BSchleifer@m-da.com>

Cc: Daetz, Lorenzo <Lorenzo.Daetz@charlottecountyfl.gov>

Subject: RE: Solid Waste Letter of Service Availability Request

Mr. Schleifer,

The Charlotte County Landfill's current permitted disposal area has an estimated disposal capacity until 2034. This is based on the projected County population, waste disposal rates, and the estimated in-place density. The actual landfill closure date for this area will vary depending on factors such as population growth, disposal rates, types of material disposed, daily and intermediate cover materials used, the settlement and decomposition of in-place wastes, and the in-place density achieved over the operational life of the facility.

Thanks,



Richard L. Allen | Solid Waste Operations Manager
Charlotte County Public Works Solid Waste Division
25550 Harbor View Road, Unit 2
Port Charlotte, FL 33980
Phone 941.764.4393
Fax 941.764.4399
CharlotteCountyFL.gov
Delivering Exceptional Service
Visit us on Facebook:
www.facebook.com/charlottecountypublicworks/

From: Bailey R. Schleifer <BSchleifer@m-da.com>
Sent: Tuesday, August 23, 2022 1:35 PM
To: Allen, Richard <Richard.Allen@charlottecountyfl.gov>
Subject: Solid Waste Letter of Service Availability Request

Caution – This email originated from outside of our organization. Please do not open any attachments or click on any links from unknown sources or unexpected email.

Good afternoon Mr. Allen,

I have attached a Letter of Service Availability Request, along with a property aerial, above.

We are looking to receive confirmation that solid waste services are available for the proposed residential unit count at the project location.

The request is regarding property located at the following Parcel IDs;

- 402226401007
- 402226401005
- 402226401001

Please let me know if you have any questions or comments regarding this request.

Thank you,

Bailey Schleifer



2515 Highlands Rd - Punta Gorda, FL 33983 - Phone (941) 625-2288 - Fax (941) 625-9584

August 10, 2022

Re: Water Availability

To: Charlotte County Permitting Department

This letter is to confirm that the Parcels listed below are in our service area and have water service available for use.

402226401007
402226401005
402226401001

A handwritten signature in purple ink, which appears to read "Scott A. Baker". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Scott A. Baker
Superintendent
Charlotte Harbor Water Association

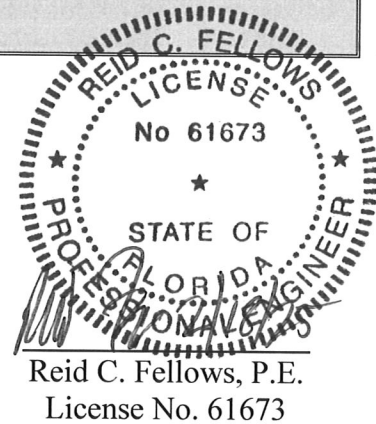
MEMORANDUM

TO: Mr. Jeffrey DiLaura
DiLaura Development, LLC.

FROM: Reid C. Fellows, P.E.
Vice President

DATE: REVISED: February 28, 2025

RE: Tarpon Waterfront Village
Comprehensive Plan Amendment
Charlotte County, Florida



TR Transportation Consultants, Inc. has completed a traffic impact analysis for the proposed Future Land Use/Comprehensive Plan Amendment for approximately 14.33 acres of property located along the east side of Lister Street, south of Edgewater Drive pursuant to the requirements outlined within the application document for Comprehensive Plan Amendments. This analysis will determine the impacts of the change in land use from Conservation Overlay, Preservation and Parks & Recreation to High Density Residential and a zoning amendment to permit a Planned Development of a residential use.

The transportation related impacts of the proposed Comprehensive Plan Amendment were evaluated pursuant to the criteria in the application document. This included an evaluation of the long range impact (20-year horizon) and short range impact (5-year horizon) the proposed amendment would have on the existing and future roadway infrastructure.

The proposed Map Amendment would change the future land use designation on the property from Conservation Overlay, Preservation and Parks & Recreation to High Density Residential. It is the desire of the applicant to create a development that will have residential apartment dwelling units.

For the future land use change, it was assumed that there would be up to 216 apartment dwelling units. **Table 1** summarizes the uses that would to be developed based on the requested Comprehensive Plan Amendment and PD Rezoning Amendment.

Table 1 summarizes the land uses that were analyzed as part of this cumulative transportation analysis.

Table 1
Land Uses
Tarpon Waterfront Village

Land Uses	Intensity
Proposed Use	216 Apartments

The trip generation for the property was determined by referencing the Institute of Transportation Engineer's (ITE) report, titled ***Trip Generation***, 11th Edition. Land Use Code 220 (Multi-Family Housing Low-Rise) was utilized for the development. **Table 2** indicates the trip generation assumptions of the subject parcel based on the requested land use change.

Table 2
Trip Generation
Tarpon Waterfront Village

Land Use	A.M. Peak Hour			P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Multi-Family Housing Low-Rise (216 dwelling units.)	22	68	90	71	42	113	730

Note: The proposed indoor recreational facility and pool are designated exclusively for the use of residents and will not be accessible to the general public.

Long Range Transportation Impacts

The Charlotte County – Punta Gorda Metropolitan Planning Organization's (MPO) Long Range Transportation Plan was reviewed to determine if any future roadway improvements were planned in the vicinity of the subject site. Based on the review, major roadway improvements in the vicinity of the site include the widening of Harbor View Road to four lanes (east of Melbourne Street). A graphical depiction of the Charlotte County-Punta Gorda MPO Long Range Transportation Plan is attached to this memorandum for reference.

The MPO's adopted long range transportation travel model was also reviewed to determine what the future traffic volumes and Level of Service will be in 2045 (date of most recent model update) on the roadways in the vicinity of the site. The trips from the

proposed projects as identified in Table 1 were distributed to the surrounding roadway network based on an assumed trip distribution.

Table 1A attached to this memorandum identifies the Level of Service Thresholds and the impact area for the project. The Level of Service Thresholds for each roadway segment were taken from the Charlotte County 2021 Roadway Level of Service Data as provided by the Charlotte County Department of Public Works. The determination if the proposed land use change would have a significant impact (Project Trips > %5 of Adopted Level of Service Volume) on a roadway segment was determined by dividing the number of project trips anticipated to travel on that segment (two-way peak hour) by the adopted Level Service Volume Threshold. The adopted Level of Service for all roadways in the vicinity of the project is Level of Service (LOS) "D" pursuant to the Charlotte County Comprehensive Plan.

Table 2A attached to this memorandum indicates the projected peak hour two-way traffic volumes and corresponding Levels of Service on the roadways in the vicinity of the site based on the volumes taken from the FDOT District One Travel Model file (FSUTMS). The traffic volumes as reported in the travel model were utilized to determine the 2045 AADT volume for each roadway segment. The AADT was then multiplied by the K-100 factor as provided by Charlotte County in the 2021 Charlotte County Level of Service Report to determine the peak hour two-way traffic volume for each roadway segment. The projected Level of Service was then determined by referencing the volume to the Level of Service Thresholds as contained in Table 1A. The peak hour two-way project trips were then added to the projected 2045 peak hour two-way volumes to determine the projected 2045 peak hour two-way volume and Level of Service with the proposed comprehensive plan amendment.

All roadway segments in the study area are shown to operate at an acceptable Level of Service in 2045 with the traffic from the proposed developments.

Short Range Impacts (5-year horizon)

A short term build-out analysis was also conducted as part of the transportation analysis for this amendment. The year 2027 was selected as the future horizon year analysis period. **Table 3A** was created based upon data from the existing 2021 Charlotte County Level of Service Report. The Level of Service thresholds for the roadway segments under study remained consistent with those illustrated in Table 1A as previously referenced. The existing 2021 peak hour two-way volumes for each roadway link were taken from the Charlotte County Level of Service Report. The 2021 volume was then increased by an Annual Growth Rate (AGR) to estimate the projected 2027 background traffic volume on each roadway segment. The AGR was computed based on the recommended growth rates as contained in the Charlotte County 2021 Roadway Level of Service Report.

Based on the data from Table 3A, no roadway segments will be significantly impacted (Project Trips > 5% of the adopted Level of Service "D") will continue to operate at LOS "C" and "D" in 2027 with the full proposed development.

Conclusion

The proposed Comprehensive Plan Amendment to High Density Residential on approximately 14.33 acres of property located along the east side of Lister Street, south of Edgewater Drive will not require any modifications to the Long Range Transportation plan to support the proposed Comprehensive Plan Amendment. The trip generation and link Level of Service analysis indicates that as part of the amendment of the subject parcel, the intensity of uses on the parcel will not cause any roadway links to operate below their adopted Level of Service Thresholds.

The projected volumes on the adjacent roadways in 2027 also reflect an acceptable Level of Service with the full development of the project. All roadways are projected to operate at LOS "D" or better in 2027 with the project.

Attachments

APPENDIX

FIGURE 1
SITE LOCATION



TABLES 1A & 2A
TARPON WATERFRONT VILLAGE
2045 LEVEL OF SERVICE
EVALUATION

TABLE 1A
TWO-WAY PROJECT TRAFFIC VS. LOS D LINK VOLUMES
TARPON WATERFRONT VILLAGES

<u>ROADWAY</u>	<u>SEGMENT</u>	ID #	ROADWAY CLASS	LOS A VOLUME	LOS B VOLUME	LOS C VOLUME	LOS D VOLUME	LOS E VOLUME
US 41	N. of Harbor View Rd	278	6LD	0	0	5,250	5,390	5,390
	N. of Kings Highway	277	6LD	0	0	5,250	5,390	5,390
	at Gilcrest Bridge	290	4LD	0	0	3,078	3,222	3,222
Edgewater Drive	W. of US 41	35	4LD	0	0	1,179	2,628	2,736
	W. of Gardner Dr.	34	4LD	0	0	1,179	2,628	2,736
Harborview Rd	E. of US 41	274	4LD	0	0	3,078	3,222	3,222
	E. of Kings Highway	52	4LD	0	0	3,078	3,222	3,222

*Two-way peak hour Level of Service Thresholds taken from the 2021 Charlotte County Roadway Level of Service Data Spreadsheet

TABLE 2A
CHARLOTTE COUNTY TRAFFIC COUNTS AND LEVEL OF SERVICE CALCULATIONS
TARPON WATERFRONT VILLAGES

TOTAL PROJECT TRAFFIC AM =		90	K-100 ³ =		0.091									
TOTAL PROJECT TRAFFIC PM =		113												
ROADWAY	SEGMENT	ID	2045 BACKGROUND					2045 BACKGROUND					2045 BACKGROUND	
			2045 AADT	TWO WAY ¹	PK HR PK SEASON VOLUME ²	TWO WAY LOS	PERCENT PROJECT	AM PROJ TRAFFIC	PM PROJ TRAFFIC	PK HR PK SEASON TWO-WAY	LOS	AM PROJ TRAFFIC	PM PROJ TRAFFIC	PK HR PK SEASON TWO-WAY
US 41	N. of Harbor View Rd	278	44,937		4,089	C	30%	27	34	4,116	C	4,123	C	
	N. of Kings Highway	277	45,453		4,136	C	30%	27	34	4,163	C	4,170	C	
	at Gilcrest Bridge	290	25,690		2,338	C	30%	27	34	2,365	C	2,372	C	
Edgewater Drive	W. of US 41	35	14,447		1,315	D	70%	63	79	1,378	D	1,394	D	
	W. of Gardner Dr.	34	11,470		1,044	C	30%	27	34	1,071	C	1,078	C	
Harborview Rd	E. of US 41	274	13,929		1,268	C	10%	9	11	1,277	C	1,279	C	
	E. of Kings Highway	52	13,459		1,225	C	10%	9	11	1,234	C	1,236	C	

¹ 2045 Annual Average Daily Two Way Traffic obtained from the adopted 2045 Financially Feasible Travel Model (FSUTMS)

² Peak Hour Peak Season Two Way Traffic Volume was calculated by multiplying the peak season weekday daily traffic volume by the K-100 Factor

³ K-100 Factor obtained from the Charlotte County Roadway Level of Service Data

TABLES 3A & 4A

TARPON WATERFRONT VILLAGE

5-YEAR LOS ANALYSIS

TABLE 3A
TWO-WAY PROJECT TRAFFIC VS. LOS D LINK VOLUMES
TARPON WATERFRONT VILLAGE

TOTAL AM PEAK HOUR PROJECT TRAFFIC =		90 VPH	IN=	22	OUT=	68					
TOTAL PM PEAK HOUR PROJECT TRAFFIC =		113 VPH	IN=	71	OUT=	42					
<u>ROADWAY</u>	<u>SEGMENT</u>	ID	<u>ROADWAY</u>	<u>LOS A</u>	<u>LOS B</u>	<u>LOS C</u>	<u>LOS D</u>	<u>LOS E</u>	<u>PERCENT PROJECT TRAFFIC</u>	<u>TWO-WAY PROJECT TRAFFIC</u>	<u>% PROJ NEW TRIPS of LOS "D"</u>
		#	<u>CLASS</u>	<u>VOLUME</u>	<u>VOLUME</u>	<u>VOLUME</u>	<u>VOLUME</u>	<u>VOLUME</u>			
US 41	N. of Harbor View Rd	278	6LD	0	0	5,250	5,390	5,390	30%	34	0.6%
	N. of Kings Highway	277	6LD	0	0	5,250	5,390	5,390	30%	34	0.6%
	at Gilcrest Bridge	290	4LD	0	0	3,078	3,222	3,222	30%	34	1.1%
Edgewater Drive	W. of US 41	35	4LD	0	0	1,179	2,628	2,736	70%	79	3.0%
	W. of Gardner Dr.	34	4LD	0	0	1,179	2,628	2,736	30%	34	1.3%
Harborview Rd	E. of US 41	274	4LD	0	0	3,078	3,222	3,222	10%	11	0.4%
	E. of Kings Highway	52	4LD	0	0	3,078	3,222	3,222	10%	11	0.4%
Kings Hwy	N. of Harbor View Rd.	54	4LD	0	0	3,078	3,222	3,222	5%	6	0.2%

*Two-way peak hour Level of Service Thresholds taken from the 2021 Charlotte County Roadway Level of Service Data Spreadsheet

TABLE 4A
CHARLOTTE COUNTY TRAFFIC COUNTS AND LEVEL OF SERVICE CALCULATIONS
TARPON WATERFRONT VILLAGE

TOTAL PROJECT TRAFFIC AM =		90	IN =	22	OUT =	68	K-100 Factor ³		0.091
TOTAL PROJECT TRAFFIC PM =		113	IN =	71	OUT =	42			
ROADWAY	SEGMENT	2021		2027		2027			
		2021 AADT	ANNUAL RATE ¹	PK SEASON VOLUME ²	PK HR	PERCENT PROJECT TRAFFIC	MAX PROJ. TWO-WAY TRAFFIC	COMBINED TWO-WAY TRAFFIC	2027 LOS
US 41	N. of Harbor View Rd	38,316	2.00%	3,487	3,927	30%	34	3,961	C
	N. of Kings Highway	42,402	2.00%	3,859	4,345	30%	34	4,379	C
	at Gilcrest Bridge	25,690	2.00%	2,338	2,633	30%	34	2,667	C
Edgewater Drive	W. of US 41	12,914	5.00%	1,175	1,575	70%	79	1,654	D
	W. of Gardner Dr.	12,582	5.00%	1,145	1,534	30%	34	1,568	D
Harborview Rd	E. of US 41	9,812	2.00%	893	1,006	10%	11	1,017	C
	E. of Kings Highway	11,048	2.00%	1,005	1,132	10%	11	1,144	C
Kings Hwy	N. of Harbor View Rd.	15,293	3.00%	1,392	1,662	5%	6	1,668	C

¹ The AGR used based on recommended growth rate listed in the Charlotte County Roadway Level of Service Data

² The 2020 peak hour peak season two-way traffic volume was calculated by multiplying the 2021 AADT by the K-100 Factor

³ K-100 Factor obtained from the Charlotte County Roadway Level of Service Data

**CHARLOTTE COUNTY LEVEL OF
SERVICE DATA**

CHARLOTTE COUNTY: 2021 ROADWAY LEVEL OF SERVICE DATA

VV SNO	Roadway	Station	From	To	Speed	Fed. Func. Class.	Lanes	2021 AADT	Sugg. Gr. Rate	K100	100 th Hr Vol.	Level of Service Calculations ¹					Percent (%) Capacity Used		
												Level of Service Limits (Pk. Hr. Two-way Vol.)						Level of Service	
												B	C	D	E	Adopted		Current	
42	Cornelius Blvd	6	SR-776	Biscayne Dr.	40	RMC	2U	3,752	5.00%	0.091	341	-	1359	1440	*	D	C	24%	
43	Cornelius Blvd	263	Biscayne Dr.	U.S. 41	40	RMC	2U	4,729	5.00%	0.091	430	-	1359	1440	*	D	C	30%	
44	CR74/Bermont Road	111	U.S. 17	County Line	55	RMC	2U	8,455	5.00%	0.091	769	1050	1620	2180	2990	D	C	35%	
45	CR 771	158	Appleton Blvd	Rotonda Blvd E	50	UC	4D	11,282	5.00%	0.091	1,027	-	3078	3222	*	D	C	32%	
46	CR 771	157	Rotonda Blvd E	Ingraham Blvd	50	UC	4D	14,075	5.00%	0.091	1,281	-	3078	3222	*	D	C	40%	
47	CR 771	155	Ingraham Blvd	Marathon Blvd	50	UC	4D	21,674	5.00%	0.091	1,972	-	3078	3222	*	D	C	61%	
48	CR 771	159	Marathon Blvd	SR 776	50	UC	4D	19,594	5.00%	0.091	1,783	-	3078	3222	*	D	C	55%	
49	CR 775	163	E of Boca Grande Causeway	E of Boca Grande Causeway	35	RMC	2U	6,874	3.00%	0.091	625	-	594	1197	1269	D	D	52%	
50	CR 775	164	Boca Grande Causeway	Gaspar Dr	45	RMC	2U	6,613	3.00%	0.091	602	-	1359	1440	*	D	C	42%	
51	CR 775	165	Gaspar Dr.	Cape Haze Dr.	45	RMC	2U	7,749	3.00%	0.091	705	-	1359	1440	*	D	C	49%	
52	CR 775	166	Cape Haze Dr.	Esther St.	45	RMC	2U	8,257	3.00%	0.091	751	-	1359	1440	*	D	C	52%	
53	CR 775	141	Esther St.	Rotonda Blvd. W	45	RMC	2U	9,458	3.00%	0.091	861	-	1359	1440	*	D	C	60%	
54	CR 775	140	Rotonda Blvd. W	Short St.	45	UC	4D	13,443	3.00%	0.091	1,223	-	3078	3222	*	D	C	38%	
55	CR 775	128	Short St.	San Casa Dr.	45	UC	4D	12,536	3.00%	0.091	1,141	-	3078	3222	*	D	C	35%	
56	CR 775	125	Mississippi Ave.	Pinebay Blvd	45	UC	4D	13,544	3.00%	0.091	1,233	-	3078	3222	*	D	C	38%	
57	CR 775	126	Pine Bay Blvd	S.R. 776	45	UC	4D	14,112	3.00%	0.091	1,284	-	3078	3222	*	D	C	40%	
58	Cranberry Blvd	217	U.S. 41	Hillsborough Blvd.	40	L	2U	12,954	5.00%	0.091	1,179	-	1359	1440	*	D	C	82%	
59	David Blvd	210	Foresman Blvd	Wilmington Blvd.	30	UC	2U	2,471	3.00%	0.091	225	-	594	1197	1269	D	C	19%	
60	Deep Creek Blvd	225	Rio De Janeiro Ave.	Sandhill Blvd.	35	UC	2U	5,981	3.00%	0.091	544	-	594	1197	1269	D	C	45%	
61	Deep Creek Blvd	264	Rio De Janeiro Ave.	Seasons Dr.	35	UC	2U	2,459	4.00%	0.091	224	-	594	1197	1269	D	C	19%	
62	Easy Street	29	U.S. 41	Olean Blvd.	30	L	2U	2,119	2.00%	0.091	193	-	594	1197	1269	D	C	16%	
63	Easy Street	30	Olean Blvd.	Gibraltar Dr.	30	L	2U	2,676	4.00%	0.091	244	-	594	1197	1269	D	C	20%	
64	Edgewater Drive	7	Flamingo Blvd.	Pellam Blvd.	40	MA	2U	4,805	5.00%	0.091	437	-	1359	1440	*	D	C	30%	
65	Edgewater Drive	40	Pellam Blvd.	Midway Blvd.	40	MA	2U	8,831	5.00%	0.091	804	-	1359	1440	*	D	C	56%	
66	Edgewater Drive	39	Midway Blvd.	Lakeview Blvd.	35	MA	4D	10,164	5.00%	0.091	925	-	1179	2628	2736	D	C	35%	
67	Edgewater Drive	38	Lakeview Blvd.	W Tarpon Blvd.	35	MA	4D	11,858	5.00%	0.091	1,079	-	1179	2628	2736	D	C	41%	
68	Edgewater Drive	41	W Tarpon Blvd.	Port Charlotte Blvd.	35	MA	4D	11,040	5.00%	0.091	1,005	-	1179	2628	2736	D	C	38%	
69	Edgewater Drive	37	Port Charlotte Blvd	Harbor Blvd.	35	MA	4D	11,954	5.00%	0.091	1,088	-	1179	2628	2736	D	C	41%	
70	Edgewater Drive	36	Harbor Blvd	Cousley Dr.	35	MA	4D	13,196	5.00%	0.091	1,201	-	1179	2628	2736	D	D	46%	
71	Edgewater Drive	34	Cousley Dr	Gardner Dr	35	MA	4D	12,582	5.00%	0.091	1,145	-	1179	2628	2736	D	C	44%	
72	Edgewater Drive	35	Gardner Dr	U.S. 41	35	MA	4D	12,914	5.00%	0.091	1,175	-	1179	2628	2736	D	C	45%	
73	Education Way	88	Toledo Blade Blvd.	Murdock Circle	30	L	2U	4,739	5.00%	0.091	431	-	594	1197	1269	D	C	36%	
74	Elkcam Blvd	43	U.S. 41	Midway Blvd.	35	L	2U	2,461	3.00%	0.091	224	-	594	1197	1269	D	C	19%	
75	Elmira Blvd	90	Conway Blvd.	Beacon Dr.	30	L	2U	3,252	2.00%	0.091	296	-	594	1197	1269	D	C	25%	
76	Elmira Blvd	91	Beacon Dr.	Kings Highway	30	L	2U	2,348	2.00%	0.091	214	-	594	1197	1269	D	C	18%	
77	Flamingo Blvd	8	Edgewater Dr.	Christopher St	45	MA	2U	4,582	5.00%	0.091	417	-	1359	1440	*	D	C	29%	
78	Flamingo Blvd	9	Christopher St	SR-776	45	MA	2U	4,949	5.00%	0.091	450	-	1359	1440	*	D	C	31%	
79	Florida Street	172	Carmalta St.	Marion Ave	40	RMC	2U	1,673	5.00%	0.091	152	-	1359	1440	*	D	C	11%	
80	Florida Street	153	Airport Rd	Carmalta St	40	RMC	2U	706	4.00%	0.091	64	-	1359	1440	*	D	C	4%	
81	Forrest Nelson Blvd	82	U.S. 41	Peachland Blvd.	35	L	2U	5,424	5.00%	0.091	494	-	594	1197	1269	D	C	41%	
82	Boca Grande Causeway	162		S of Placida Rd	45	RMC	2U	6,883	3.00%	0.091	626	-	1359	1440	*	D	C	43%	
83	Gillot Blvd	10	Bluestone St.	S.R. 776	40	RMC	2U	3,091	3.00%	0.091	281	-	1359	1440	*	D	C	20%	
85	Gulf Blvd	121	Terminus	Beach Rd.	25	UC	2U	3,382	3.00%	0.091	308	-	594	1197	1269	D	C	26%	

CHARLOTTE COUNTY: 2021 ROADWAY LEVEL OF SERVICE DATA

VV SNO	Roadway	Station	From	To	Speed	Fed. Func. Class.	Lanes	2021 AADT	Sugg. Gr. Rate	Level of Service Calculations ¹							Percent (%) Capacity Used	
										K100	100 th Hr Vol.	Level of Service Limits (Pk. Hr. Two-way Vol.)				Level of Service		
												B	C	D	E	Adopted		Current
86	Gulfstream Blvd	130	Sunnybrook Blvd.	S.R. 776 (E)	45	UC	2U	3,255	5.00%	0.091	296	-	1359	1440	*	D	C	21%
87	Gulfstream Blvd	199	S.R. 776 (W)	Sunnybrook Blvd.	35	RMC	2U	4,291	5.00%	0.091	391	-	594	1197	1269	D	C	33%
88	Harbor Blvd	45	Colleen St.	Edgewater Dr.	35	UC	2U	2,451	2.00%	0.091	223	-	594	1197	1269	D	C	19%
89	Harbor Blvd	44	Edgewater Dr.	U.S. 41	35	UC	2U	3,488	2.00%	0.091	316	-	594	1197	1269	D	C	26%
91	Harbor Blvd	47	Olean Blvd.	Midway Blvd.	35	UC	4D	13,455	3.00%	0.091	1,224	-	1179	2628	2736	D	D	47%
92	Harbor Blvd	46	Midway Blvd.	Burkhart Dr.	35	UC	2U	7,865	3.00%	0.091	716	-	594	1197	1269	D	D	60%
93	Harbor Blvd	51	Burkhart Dr.	Quesada Ave.	35	UC	2U	6,505	5.00%	0.091	592	-	594	1197	1269	D	C	49%
94	Harbor Blvd	50	Quesada Ave.	Peachland Blvd.	35	UC	2U	4,138	5.00%	0.091	377	-	594	1197	1269	D	C	31%
95	Harbor Blvd	49	Peachland Blvd.	Veterans Blvd.	40	UC	2U	2,197	5.00%	0.091	200	-	1359	1440	*	D	C	14%
96	Harborview Road	274	US-41	Kings Highway	45	MA	4D	9,612	2.00%	0.091	993	-	3078	3222	*	D	C	28%
97	Harborview Road	52	Kings Highway	Melbourne St.	45	MA	4D	11,648	2.00%	0.091	1,005	-	3078	3222	*	D	C	31%
98	Harborview Road	53	Melbourne St.	Date St.	45	MA	2U	9,287	3.00%	0.091	845	-	1359	1440	*	D	C	59%
99	Harborview Road	104	Date St.	I-75	45	MA	2U	5,450	5.00%	0.091	496	-	1359	1440	*	D	C	34%
100	Harborview Road	103	I-75	Rio De Janiero Ave.	45	MA	2U	10,975	5.00%	0.091	999	-	1359	1440	*	D	C	69%
101	Harborview Road	102	Rio De Janiero Ave.	Highlands Rd.	45	MA	2U	6,566	5.00%	0.091	597	-	1359	1440	*	D	C	41%
102	Henry Street	254	Golf Course Blvd.	Florida St.	30	UC	2U	1,323	4.00%	0.091	120	-	594	1197	1269	D	C	10%
103	Hillsborough Blvd	11	Veterans Blvd.	Toledo Blade Blvd.	45	RMC	2U	5,622	5.00%	0.091	512	-	1359	1440	*	D	C	36%
104	Hillsborough Blvd	12	Toledo Blade Blvd.	Grandberry Blvd.	45	RMC	2U	6,774	5.00%	0.091	616	-	1359	1440	*	D	C	43%
105	Ingraham Blvd	202	San Cruz Waterway	Gasparilla Rd	45	RNC	2U	4,078	5.00%	0.091	371	-	1359	1440	*	D	C	28%
106	Jacobs Street	218	Eleanor Ave.	Chamberlain Blvd.	45	RMC	2U	2,905	5.00%	0.091	264	-	1359	1440	*	D	C	18%
107	Jacobs Street	219	S.R. 776	Eleanor Ave.	45	RMC	2U	2,580	5.00%	0.091	235	-	1359	1440	*	D	C	16%
108	Kenilworth Blvd	226	Ravenswood Blvd.	Yorkshire St.	30	L	2U	1,440	4.00%	0.091	131	-	594	1197	1269	D	C	11%
109	Kings Highway	275	U.S. 41	Harborview Rd.	40	MA	4D	10,591	5.00%	0.091	964	-	3078	3222	*	D	C	30%
110	Kings Highway	54	Harborview Rd	Westchester Blvd	40	MA	4D	15,295	3.00%	0.091	1,392	-	3078	3222	*	D	C	43%
111	Kings Highway	114	Westchester Blvd.	Veterans Blvd.	45	MA	4D	22,277	3.00%	0.091	2,027	-	3078	3222	*	D	C	63%
112	Kings Highway	309	Veterans Blvd.	Sandhill Blvd.	45	MA	4D	34,438	3.00%	0.091	3,134	-	3078	3222	*	D	D	97%
113	Kings Highway	105	Sandhill Blvd.	DeSoto Co. Line	45	MA	2U	18,344	5.00%	0.091	1,669	-	1359	1440	*	D	E	116%
114	Lakeview Blvd	55	Edgewater Dr.	Springview Ave.	35	UC	2U	2,206	5.00%	0.091	201	-	594	1197	1269	D	C	17%
115	Lakeview Blvd	57	Springview Ave.	Midway Blvd.	35	UC	2U	3,221	5.00%	0.091	293	-	594	1197	1269	D	C	24%
116	Lakeview Blvd	56	Midway Blvd.	Chevy Chase St.	35	UC	2U	8,421	5.00%	0.091	766	-	594	1197	1269	D	D	64%
117	Lakeview Blvd	58	Chevy Chase St.	Cochran Blvd	35	UC	2U	8,787	5.00%	0.091	800	-	594	1197	1269	D	D	67%
118	Loveland Blvd	227	Westchester Blvd.	Midway Blvd.	35	UC	2U	1,474	5.00%	0.091	134	-	594	1197	1269	D	D	11%
119	Loveland Blvd	59	Midway Blvd.	Peachland Blvd.	35	UC	2U	7,327	5.00%	0.091	667	-	594	1197	1269	D	C	56%
120	Loveland Blvd	60	Peachland Blvd.	Veterans Blvd.	35	UC	2U	1,389	2.00%	0.091	126	-	594	1197	1269	D	C	11%
121	Marathon Blvd	200	Terminus	Gasparilla Rd	30	RNC	2U	1,162	2.00%	0.091	106	-	594	1197	1269	D	C	9%
122	Marathon Blvd	201	Gulfstream Blvd.	Gasparilla Rd	45	RNC	2U	2,739	5.00%	0.091	249	-	1359	1440	*	D	C	17%
123	Marion Avenue	177	Florida St.	I-75 Overpass	35	L	2U	1,947	2.00%	0.091	177	-	594	1197	1269	D	C	15%
124	Marion Avenue	178	Marympla Way	Florida St.	35	L	2U	2,284	2.00%	0.091	208	-	594	1197	1269	D	C	17%
125	Melbourne Street	61	Harper Ave.	Harborview Rd.	30	UC	2U	2,281	5.00%	0.091	208	-	594	1197	1269	D	C	17%
126	Midway Blvd	63	O'Hara Dr.	Edgewater Dr.	30	MA	2U	5,055	3.00%	0.091	460	-	594	1197	1269	D	C	38%
127	Midway Blvd	62	Edgewater Dr.	Riviera Ln.	35	MA	2U	4,401	3.00%	0.091	401	-	594	1197	1269	D	C	33%
128	Midway Blvd	69	Riviera Ln.	Lakeview Blvd.	35	MA	2U	5,428	3.00%	0.091	494	-	594	1197	1269	D	C	41%

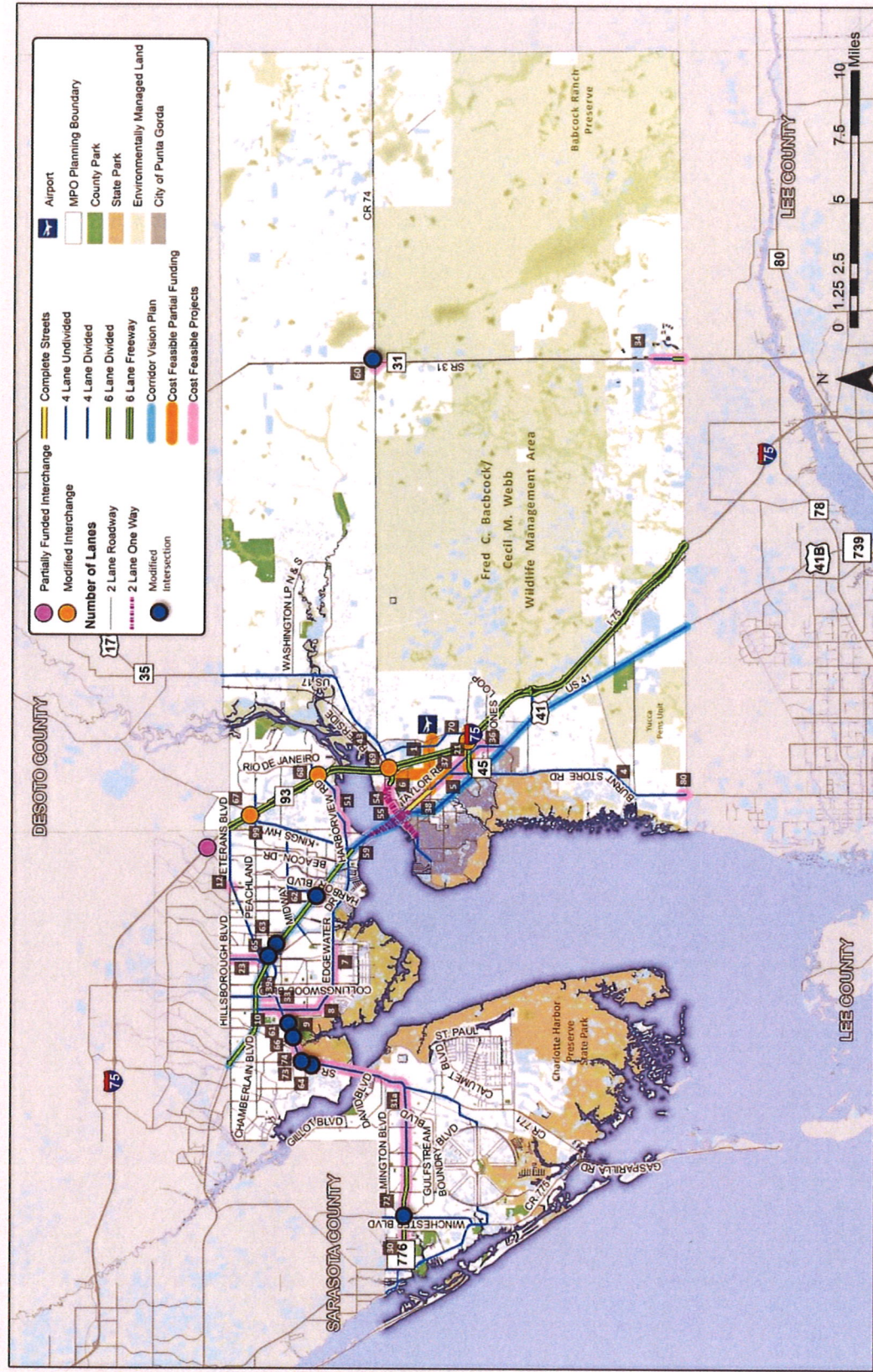
CHARLOTTE COUNTY: 2021 ROADWAY LEVEL OF SERVICE DATA

VV SNO	Roadway	Station	From	To	Speed	Fed. Func. Class.	Lanes	2021 AADT	Sugg. Gr. Rate	K100	100 th Hr Vol.	Level of Service Calculations ¹						Percent (%) Capacity Used	
												Level of Service Limits (Pk. Hr. Two-way Vol.)			Level of Service		Current		
												B	C	D	E	Adopted			
210	US Highway 17	284	Washington Loop Rd. S	Constitutional Ave.	45	PA	6D	22,850	2.00%	0.091	2,079	-	5250	5390	*	D	C	C	39%
211	US Highway 17	112	Peace River Shores Blvd.	Washington Loop Rd. S	45	PA	4D	15,509	2.00%	0.091	1,411	-	3078	3222	*	D	C	C	44%
212	US Highway 17	115	DeSoto Co Line	Peace River Shores Blvd.	55	PA	4D	11,650	2.00%	0.091	1,060	-	3078	3222	*	D	C	C	33%
213	US Highway 41	189	Lee County Line	Tuckers Grade	50	PA	4D	35,161	2.00%	0.091	3,200	-	3078	3222	*	D	D	D	99%
214	US Highway 41	328	Tuckers Grade	Taylor Rd.	45	PA	4D	38,339	2.00%	0.091	3,489	-	3420	3580	-	D	C	C	97%
215	US Highway 41	185	Taylor Rd	Burnt Store Rd.	45	PA	4D	17,735	2.00%	0.091	1,614	-	3078	3222	*	D	C	C	50%
216	US Highway 41	288	Burnt Store Rd.	Aqui Esta Dr.	45	PA	4D	30,969	2.00%	0.091	2,818	-	3078	3222	*	D	C	C	87%
217	US Highway 41	184	N of Aqui Esta		45	PA	4D	27,482	2.00%	0.091	2,499	-	3078	3222	*	D	C	C	78%
218	US Highway 41	290	at Gilcrest Bridge		45	PA	4D	25,690	2.00%	0.091	2,338	-	3078	3222	*	D	C	C	73%
219	US Highway 41	277	Harborview Rd.	Kings Highway	45	PA	6D	42,402	2.00%	0.091	3,859	-	5250	5390	*	D	C	C	72%
220	US Highway 41	278	Harborview Rd. (Beaver Ln.)	Harborview Rd. (Beaver Ln.)	45	PA	6D	38,316	2.00%	0.091	3,497	-	5250	5390	*	D	C	C	65%
221	US Highway 41	285	Harbor Blvd.	Easy St.	45	PA	6D	41,392	2.00%	0.091	3,767	-	5250	5390	*	D	C	C	70%
222	US Highway 41	287	Olean Blvd.	Harbor Blvd.	45	PA	6D	39,178	2.00%	0.091	3,565	-	5250	5390	*	D	C	C	66%
223	US Highway 41	295	Forrest Nelson Blvd.	Midway Blvd.	45	PA	6D	50,786	2.00%	0.091	4,622	-	5250	5390	*	D	D	D	86%
224	US Highway 41	297	Carrousel Mall	Forrest Nelson Blvd.	45	PA	6D	47,299	2.00%	0.091	4,304	-	5250	5390	*	D	D	D	80%
225	US Highway 41	97	Murdoch Circle	Cochran Blvd	45	PA	6D	44,283	2.00%	0.091	4,030	-	5250	5390	*	D	C	C	75%
226	US Highway 41	20	S.R. 776	Murdoch Circle	45	PA	6D	32,679	2.00%	0.091	2,974	-	5250	5390	*	D	C	C	55%
227	US Highway 41	21	Enterprise Dr.	S.R. 776	45	PA	6D	32,378	2.00%	0.091	2,946	-	5250	5390	*	D	C	C	55%
228	US Highway 41	23	Toledo Blade Blvd.(N) (CR 39)	Enterprise Dr.	45	PA	6D	36,865	2.00%	0.091	3,354	-	5250	5390	*	D	C	C	62%
229	US Highway 41	22	Flamingo Blvd.	Toledo Blade Blvd. (N)	45	PA	6D	33,105	2.00%	0.091	3,013	-	5250	5390	*	D	C	C	56%
230	US Highway 41	17	Chamberlain Blvd.	Flamingo Blvd.	45	PA	6D	31,892	2.00%	0.091	2,902	-	5250	5390	*	D	C	C	54%
231	Veterans Blvd	89	US 41	Murdoch Circle	45	MA	4D	25,829	5.00%	0.091	2,350	-	3078	3222	*	D	C	C	73%
232	Veterans Blvd	280	Murdoch Circle	Cochran Blvd	45	MA	4D	26,623	5.00%	0.091	2,423	-	3078	3222	*	D	C	C	75%
233	Veterans Blvd	282	Cochran Blvd	Harbor Blvd.	55	MA	4D	24,763	5.00%	0.091	2,253	-	3078	3222	*	D	C	C	70%
234	Veterans Blvd	26	Harbor Blvd.	Loveland Blvd.	55	MA	4D	24,317	5.00%	0.091	2,213	-	3078	3222	*	D	C	C	69%
235	Veterans Blvd	258	Harbor Blvd.	Kings Highway	45	MA	4D	23,895	5.00%	0.091	2,174	-	3078	3222	*	D	C	C	67%
236	Veterans Blvd	308	Kings Highway	Peachland Blvd.	40	MA	4D	22,221	5.00%	0.091	2,022	-	3078	3222	*	D	C	C	63%
237	Westchester Blvd	99	Gardner Dr.	Beacon Dr.	30	L	2U	4,526	2.00%	0.091	412	-	594	1197	1269	D	C	C	34%
238	Westchester Blvd	98	Beacon Dr.	Kings Highway	30	L	2U	4,697	2.00%	0.091	427	-	594	1197	1269	D	C	C	36%
239	Wilmington Blvd	216	Coliseum Blvd.	Gondelier Waterway	40	RMC	2U	967	5.00%	0.091	88	-	1359	1440	*	D	C	C	6%
240	Wilmington Blvd	42	Gondelier Waterway	S.R. 776	40	RMC	2U	2,455	5.00%	0.091	223	-	1359	1440	*	D	C	C	16%
241	Winchester Blvd	310	S.R. 776	Sarasota Co Line	50	RMC	4D	8,560	5.00%	0.091	779	-	3078	3222	*	D	C	C	24%
242	Winchester Blvd	314	S.R. 776	Apple Valley Ave	45	RMC	4D	7,388	5.00%	0.091	672	-	3078	3222	*	D	C	C	21%
243	Zemel Road	307	Burnt Store Rd.	County Landfill	45	L	2U	2,322	5.00%	0.091	211	-	1359	1440	*	D	C	C	15%
244	Zemel Road	257	County Landfill	U.S. 41	45	L	2U	2,905	5.00%	0.091	264	-	1359	1440	*	D	C	C	18%

Notes and Assumptions for the LOS Computations:

1. LOS Calculations are based on 2020 FDOT Generalized LOS Tables (TABLE 4)

**CHARLOTTE COUNTY – PUNTA
GORDA MPO 2045 FINANCIALLY
FEASIBLE ROADWAY PLAN**



2045 Long Range Transportation Plan | 2045 Cost Feasible Plan

**FSUTMS 2045 FINANCIALLY
FEASIBLE TRAVEL MODEL**

Westchester Blvd.

U.S. 41

Harbor View Dr.

Edge Water Dr.

Bayshore Rd.

McLoughlin St.

1
1
0

1473
1
1
1463

6543
2
2
7194

6780
2
2
6679

3938
1
1
3953

6947
2
2
6982
2
2
22885
3
3
22568

22182
3
3
22755
3
3
7652
2
2
3977
1
1
3992
1
1
6750
2
2
5885
2
2

6168
2
2
5302

3793
1
1
3553

6628
2
2
6536

27419
3
3
26574

27145
3
3
26303

994
1
1
1001

3553
1
1
3793

2045 E+C Feasible Roadway Network & Lanes

CH2M

(LICENSED TO THE PUBLIC)

TRIP GENERATION EQUATIONS

**TRIP GENERATION EQUATIONS
TARPON WATERFRONT VILLAGE
ITE TRIP GENERATION REPORT, 11th EDITION**

Land Use	Weekday AM Peak Hour	Weekday PM Peak Hour	Daily (2-way)
Multi-Family Housing Low-Rise (LUC 220)	$T = 0.31 (X) + 22.85$ (24% In/76% Out)	$T = 0.43 (X) + 20.55$ (63% In/37% Out)	$T = 6.41 (X) + 75.31$
T = Number of Trips, X = Dwelling Units			

Tarpon Village

Sections 26, Township 40 South, Range 22 East
Charlotte County, Florida

Environmental Assessment Report

June 2023
Revised May 2024

Prepared for:

Dilaura Development, LLC
2200 Kings Highway, Suite 3L-100
Port Charlotte, FL 33980

Prepared by:



ENVIRONMENTAL CONSULTING, LLC
15957 Tropical Breeze Drive, Fort Myers, FL 33908
(239) 994-9007

Introduction

The 20.11± acre property consists of Parcel ID Numbers 402226401007, 402226451001, 402226401005 and 402226401001. The property is located in Port Charlotte within a portion of Section 26, Township 40 South, Range 22 East, Charlotte County, Florida (Exhibit A). The site consists of live oak, mangrove swamp, and mixed wetland hardwoods, all invaded by multiple exotic tree species to various degrees, as well as disturbed land, fill areas, and a marina.

The proposed multifamily residential development would be located on uplands and exotic infested wetlands. The proposed boardwalk and observation deck for the use of the residents only would be located on the applicant's state sovereign submerged lands. The applicant owns up to the mean high water line and therefore has riparian rights to Charlotte Harbor.

The analysis below addresses the character of the proposed project for multifamily residential use in light of the proposed enhancement and preservation onsite.

Vegetation

The predominant upland and wetland vegetation associations were mapped in the field on 2021 digital color 1" = 120' scale aerial photography. Nine vegetation associations were identified using the Florida Land Use, Cover and Forms Classification System (FLUCCS). Exhibit B depicts the approximate location and configuration of these vegetation associations and Table 1 summarizes the acreages by property and FLUCCS Code. A brief description of each FLUCCS Code is provided below.

Table 1. Acreage Summary by FLUCCS Code

FLUCCS CODE	DESCRIPTION	ACREAGE
184	Marinas	3.81
184W**	Marinas, Water	0.99
427E3	Live Oak, Invaded by Exotics (51-75%)	4.60
437	Australian Pine	0.24
612E*	Mangrove Swamp, Invaded by Exotics (5-9%)	7.46
617E3*	Mixed Wetland Hardwoods, Invaded by Exotics (51-75%)	0.57
619*	Exotic Wetland Hardwoods	1.25
740	Disturbed Land	1.17
744	Fill Areas	0.02
Upland Subtotal		9.84
Wetland Subtotal		9.28
Other Surface Water Subtotal		0.99
Total		20.11 Ac.±

* Potential Jurisdictional Wetlands

** Potential Jurisdictional Other Surface Waters

Hurricane Ian has caused extensive damage to all of the vegetative communities onsite, especially where mature exotic trees were present. The native communities are expected to recover within a few years.

Surrounding Land

Based on a review of the Charlotte County Property Appraiser's website the property is bordered to the west by Lister Street, to the north by multifamily housing, to the east by undeveloped disturbed land, and to the south by Charlotte Harbor. See Exhibit C for the Surrounding Land Map.

Soils

The Soil Survey of Charlotte County, Florida depicts three soil types as occurring on the property (Figure 2). One of the soil types, wulfert muck, is considered to be hydric (wetland) soils by the Hydric Soils of Florida Handbook. A hydric soil is defined as a soil that, in its natural condition, is saturated, ponded, or flooded for a sufficient period during the growing season to develop anaerobic conditions that favor growth and regeneration of hydrophytic (wetland) vegetation. This soil is generally located in the mangrove FLUCCS area on the site. Under native conditions the soil survey describe this soil as typically occurring in mangrove and salt marsh wetlands. The remaining soil types, generally located in the eastern and western portion of the site, are considered to be non-hydric (upland) soils. This soil information is provided for general informational purposes and the accuracy of the soils mapping contained in the Soil Survey of Charlotte County, Florida has not been confirmed.

23. Wulfert muck – This is a hydric, nearly level, and very poorly drained soil on broad tidal swamps. Slopes are smooth and range from 0 to 1 percent. Typically, the surface layer is muck that is dark reddish brown to a depth of 12 inches and dark brown to a depth of 36 inches. Beneath the muck is gray fine sand with light gray streaks and about 10 percent shell fragments. Included with this soil in mapping, and making up about 15 percent of the map unit, are small areas of Kesson soils and soils similar to Wulfert soils but with limestone at a depth of 20 to 40 inches. The water table fluctuates with the tide. Areas are subject to tidal flooding. The available water capacity is high in the organic horizons and low in the horizons below. Natural fertility is medium. Permeability is rapid. Natural vegetation consists of American mangrove, black mangrove, and needlegrass. This soil has moderate potential for range plant production. Saltwater marshes are on level sites where tidal flow of saltwater and brackish water have a significant effect on plant composition. When in good or excellent condition, the saltwater marsh is dominated by smooth cordgrass, marshhay cordgrass, seashore saltgrass, and numerous other grasses and forbs. These grasses and forbs provide high levels of palatable forage for livestock grazing. Good grazing and burning management is required to maintain these sites in their most desirable condition. This Wulfert soil is in the Salt Water Marsh range site. This soil has severe limitations for urban development and recreational uses. It is not

suitable for cultivated crops, pasture grasses, citrus, or woodland. The flood hazard and high salt and sulfur content are limitations to these uses.

36. Immokalee sand – The Immokalee series consists of very deep, very poorly and poorly drained soils that formed in sandy marine sediments. Immokalee soils are on flatwoods and low broad flats on marine terraces. Slopes range from 0 to 2 percent. Mean annual precipitation is about 1397 millimeters (55 inches) and the mean annual temperature is about 22 degrees C (72 degrees F). Under natural conditions Immokalee soils are used for water quality, forestry, and wildlife habitat. Large areas with adequate water management are used for citrus, truck crops, pastureland, and range. Potential native vegetation consists of longleaf and slash pine with an undergrowth of saw palmetto, gallberry, waxmyrtle and pineland threeawn. In depressions, water tolerant plants such as cypress, loblollybay gorodonia, red maple, sweetbay, maidencane, blue maidencane, chalky bluestem, sand cordgrass and bluejoint panicum are more common.

127. Orsino fine sand - The Orsino series consists of very deep, moderately well drained, very rapidly permeable soils that formed in thick beds of sandy marine or aeolian deposits. They are on moderately high ridges in the Coastal Plain. Slopes range from 0 to 8 percent. Orsino soils have slow surface runoff and very rapid permeability. A water table is between 48 and 60 inches for more than 6 months during most years but recedes to depths greater than 60 inches during droughty periods. Most of this soil is used for forest. Native vegetation consists primarily of scrub vegetation with sand live oak, Chapman oak, myrtle oak, and scrub hickory. Scattered sand, slash, and longleaf pines and scattered bluejack, turkey, and post oak are found with a sparse understory.

Please see Exhibit D for the Soils Map.

FEMA

Please see Exhibit E for the FEMA Map.

Wetlands

Areas mapped as FLUCCS Codes 612E, 617E3, and 619 are likely to be claimed as jurisdictional wetland by the COE and/or SFWMD (Exhibit F). It appears that the potential wetlands and other surface waters are connected to waters of the United States and therefore subject to COE regulation.

The wetland areas on site range from moderate quality (FLUCCS Codes 612E) to very low quality (FLUCCS Codes 617E3, and 619). The short term effects of Hurricane Ian on the communities includes loss of trees and shrubs and stripping of leaves. Long term it is expected that invasive exotic vegetation will spread further across these habitats.

Wetland Classification Report

The onsite wetlands were reviewed with respect to the County's criteria for Wetland Categories.

The mangrove swamp, invaded by exotics (5-9%) (FLUCCS 612E) is the only wetland onsite that meets the criteria to be classified as a Category I wetland. This wetland meets criteria 1 as it has a permanent surface water connection to Charlotte Harbour which is an Outstanding Florida Water Aquatic Preserve. This wetland also meets criteria 2 as its hydroperiod is tidally connected via a direct natural surface water connection to the state-owned Charlotte Harbour Buffer Preserve. This wetland has coverage by exotic vegetation, primarily Brazilian pepper, of approximately 5-9%.

The other wetlands onsite include the mixed wetland hardwoods, invaded by exotics (51-75%) (FLUCCS 617E3), and the exotic wetland hardwoods (FLUCCS 619). These wetlands meet the criteria to be considered Category II wetlands as they do not have a permanent surface water connection to Charlotte Harbour, do not provide critical habitat for listed species, and they are not connected via a direct natural surface water connection to the state-owned Charlotte Harbour Buffer Preserve or any other park or conservation land. Additionally, the mixed wetland hardwoods, invaded by exotics (51-75%) (FLUCCS 617E3), and the exotic wetland hardwoods (FLUCCS 619) communities include approximately 51-75% and more than 90% coverage by exotic vegetation, respectively.

Listed Species

The Florida Fish and Wildlife Conservation Commission species occurrence data base (updated June 2022) was reviewed to determine the known occurrences of species listed by the FWC and/or U.S. Fish and Wildlife Service (FWS) as threatened, endangered, or species of special concern or regulated by FWS in the project area. According to those data bases, the only known listed species sighting on the subject property is one bald eagle (*Haliaeetus leucocephalus*) nest that has been lost. (Exhibit G). The wildlife habitat onsite has been significantly altered by Hurricane Ian and will take years to recover.

This assessment focuses on identifying the federal and state listed species that potentially could be found within the various vegetative habitats on the project site (Table 2).

Table 2. Listed Species That Could Potentially Occur Onsite

FLUCCS CODE	Species Name	Status
184, 184W	None	

FLUCCS CODE	Species Name	Status
427	Eastern Indigo Snake (<i>Drymarchon corais couperi</i>) Gopher Tortoise (<i>Gopherus polyphemus</i>) Florida Panther (<i>Felis concolor coryi</i>) Hand Adder's Tongue Fern (<i>Ophioglossum palmatum</i>) Simpson's Stopper (<i>Myrcianthes frangrans</i> var. <i>simpsonii</i>) Twisted Air Plant (<i>Tillandsia flexuosa</i>) Florida Bonneted Bat (<i>Eumops floridanus</i>)	FT ST FE FE ST ST FE
437	none	
612	Little Blue Heron (<i>Egretta caerulea</i>) Roseate Spoonbill (<i>Ajaia ajaja</i>) Tricolored Heron (<i>Egretta tricolor</i>)	ST ST ST
617	Limpkin (<i>Aramus guarauna</i>) Little Blue Heron (<i>Egretta caerulea</i>) Snowy Egret (<i>Egretta thula</i>) Tricolored Heron (<i>Egretta tricolor</i>) Florida Black Bear (<i>Ursus americanus floridanus</i>) Florida Panther (<i>Felis concolor coryi</i>)	ST SE ST FE ST FE
619	None	
740	None	
744	Gopher Tortoise (<i>Gopherus polyphemus</i>)	ST

ST – State designated Threatened
SE – State designated Endangered
FT – Federally designated Threatened
FE – Federally designated Endangered

Two gopher tortoise burrows (*Gopherus polyphemus*), which are listed as threatened by the FWC but not listed by the FWS, were observed in the live oak, invaded by exotics (FLUCCS code 427E3) in the central portion of the site (Exhibit G). It is possible that other gopher tortoise burrows may be scattered throughout the live oak community onsite. A permit from the FWC will be required if gopher tortoise burrows are found to be located within or immediately adjacent (25 feet or less) to proposed development areas.

Given the habitats on-site and the presence of gopher tortoise burrows, the eastern indigo snake (*Drymarchon corais couperi*) may also be present on the property. The eastern indigo snake is listed as threatened by the FWC and FWS. The FWS uses a model that focuses on the size of contiguous potential habitat (both on and off the site) as well as the habitat types and proximity to reported eastern indigo snake sightings to determine if they believe this species is likely to be present on-site.

The FWC database shows bald eagle nest CH-029 occurring in the middle of the site. This database lists this bald eagle nest as last active in 2003 and that it was last surveyed

in 2013. Currently there is no nest present onsite, and the potential nest tree has been dead for several years. A search of the FWC species database (updated in June 2022) revealed no additional known protected species within or immediately adjacent to the project limits. The bald eagle was removed from the Endangered Species Act (delisted) by the U.S. Fish and Wildlife Service (FWS) in August 2007. The Florida Fish and Wildlife Conservation Commission (FWC) also delisted the bald eagle at the state level in April 2008. However, the FWS continues to regulate development activities in the vicinity of bald eagle nests under the Bald and Golden Eagle Protection Act.

According to the FWC listed species occurrence data base the property is located within the FWS designated Core Foraging Area of a wood stork colony. The wood stork (*Myrcteria americana*) is listed as threatened by both the FWC and the FWS. In the event that a COE permit is required for the development of this project, the FWS will require that the quality of wood stork foraging habitat to be impacted is evaluated using their evaluation matrix and that suitable in-kind compensation is provided.

The Florida bonneted bat (*Eumpos floridanus*) is listed as endangered by the FWS and the FWC. The FWS has established a Consultation Area and Focal Area for this species. The subject parcel is located within the overall Consultation Area and Focal Area. This bat typically roosts in cavities within large live or dead trees but may also roost in abandoned buildings and under bridges. Scattered dead trees containing potential cavities entrances were observed during our cursory inspection. The vast majority of these trees consist of pine tree snags in advanced stages of decay. These potential cavity entrances are primarily less than approximately two inches in diameter and are likely very shallow not penetrating the heartwood of the snag. No evidence of bat utilization (bat vocalization/chatter from within the potential cavities or guano on or around the snags) was observed. Therefore, the Florida bonneted bat is not likely to be a significant issue for this project. However, the FWS will likely require that a cavity tree roost survey and/or multi-night acoustic survey be conducted to verify the absence of this species on-site.

The wetlands onsite may provide opportunistic foraging habitat for a variety of listed and non-listed wading birds. Periodic foraging by these species on-site is not likely to be a significant issue in the future potential development of the property.

Exhibit A

Location Map



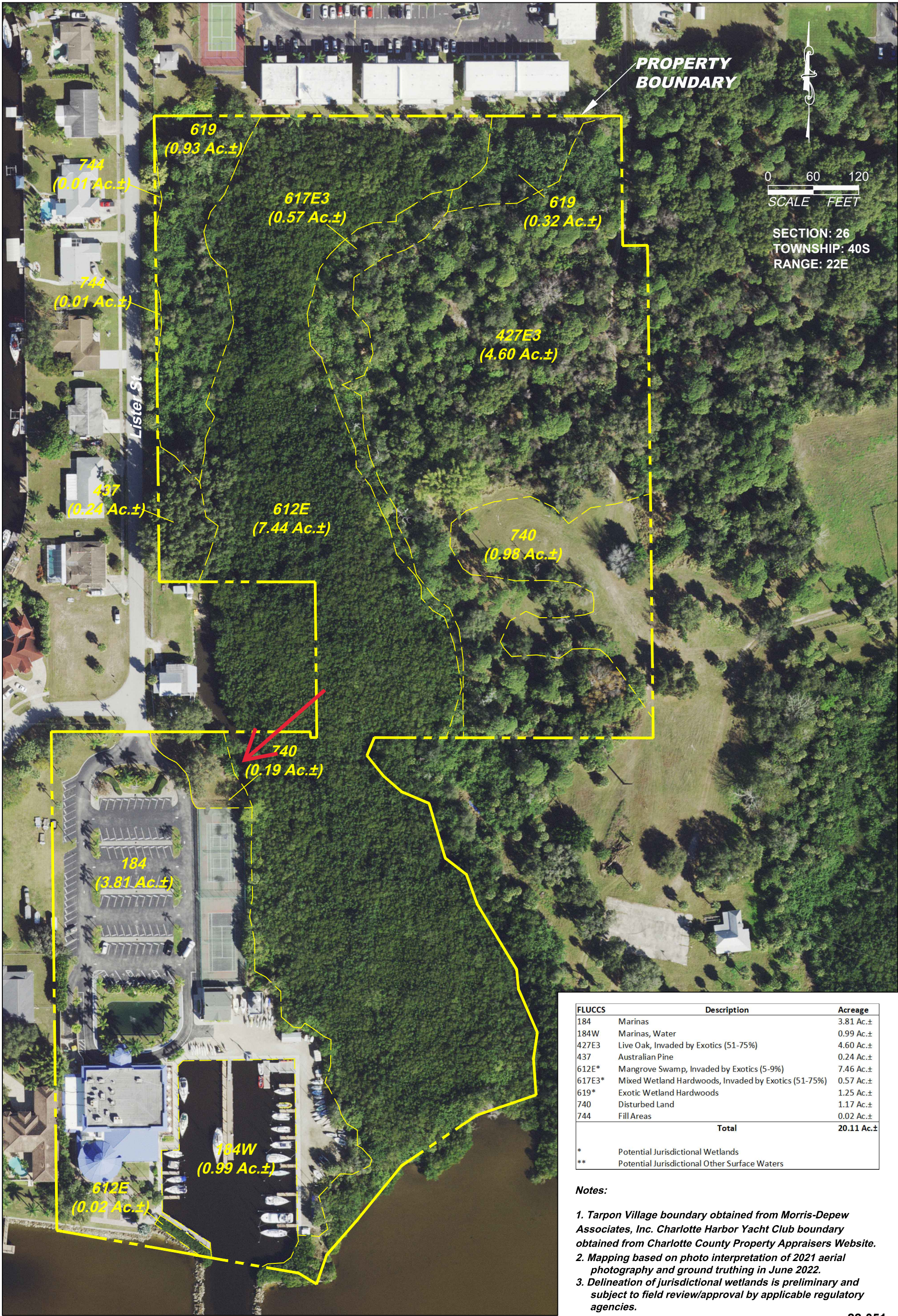
Project Location Map

**OWEN ENVIRONMENTAL
CONSULTING, LLC.**
FORT MYERS 239-994-9007

Exhibit B

Vegetation Map

Tarpon Village



FLUCCS	Description	Acreage
184	Marinas	3.81 Ac.±
184W	Marinas, Water	0.99 Ac.±
427E3	Live Oak, Invaded by Exotics (51-75%)	4.60 Ac.±
437	Australian Pine	0.24 Ac.±
612E*	Mangrove Swamp, Invaded by Exotics (5-9%)	7.46 Ac.±
617E3*	Mixed Wetland Hardwoods, Invaded by Exotics (51-75%)	0.57 Ac.±
619*	Exotic Wetland Hardwoods	1.25 Ac.±
740	Disturbed Land	1.17 Ac.±
744	Fill Areas	0.02 Ac.±
Total		20.11 Ac.±
* Potential Jurisdictional Wetlands		
** Potential Jurisdictional Other Surface Waters		

Notes:

1. Tarpon Village boundary obtained from Morris-Depew Associates, Inc. Charlotte Harbor Yacht Club boundary obtained from Charlotte County Property Appraisers Website.

2. Mapping based on photo interpretation of 2021 aerial photography and ground truthing in June 2022.

3. Delineation of jurisdictional wetlands is preliminary and subject to field review/approval by applicable regulatory agencies.

Exhibit C

Surrounding Land Map



Surrounding Lands Map

Tarpon Village

OWEN ENVIRONMENTAL
CONSULTING, LLC.
FORT MYERS 239-994-9007

Exhibit D Soils Map



Soil Legend	
23*	WULFERT MUCK, TIDAL, 0 TO 1 PERCENT SLOPES
36	IMMOKALEE SAND-URBAN LAND COMPLEX, 0 TO 2 PERCENT SLOPES
100	WATERS OF GULF OF MEXICO
127	ORSINO FINE SAND-URBAN LAND COMPLEX, 0 TO 5 PERCENT SLOPES
* Hydric Soil	

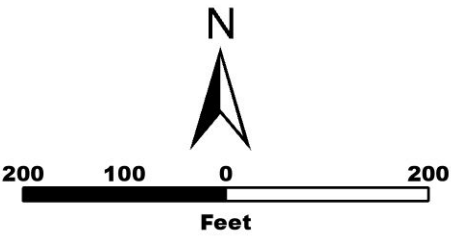
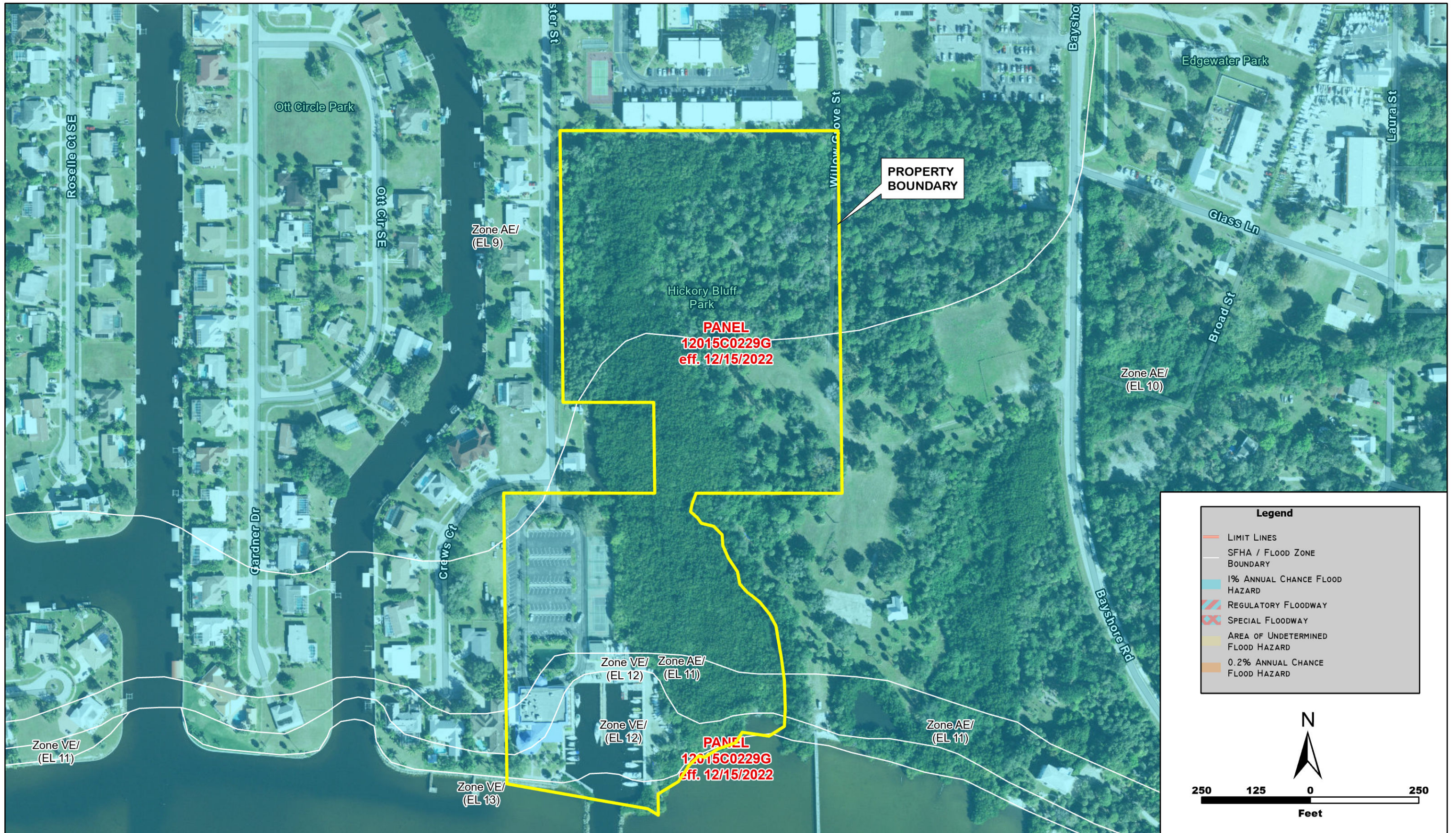


Exhibit E

FEMA Map



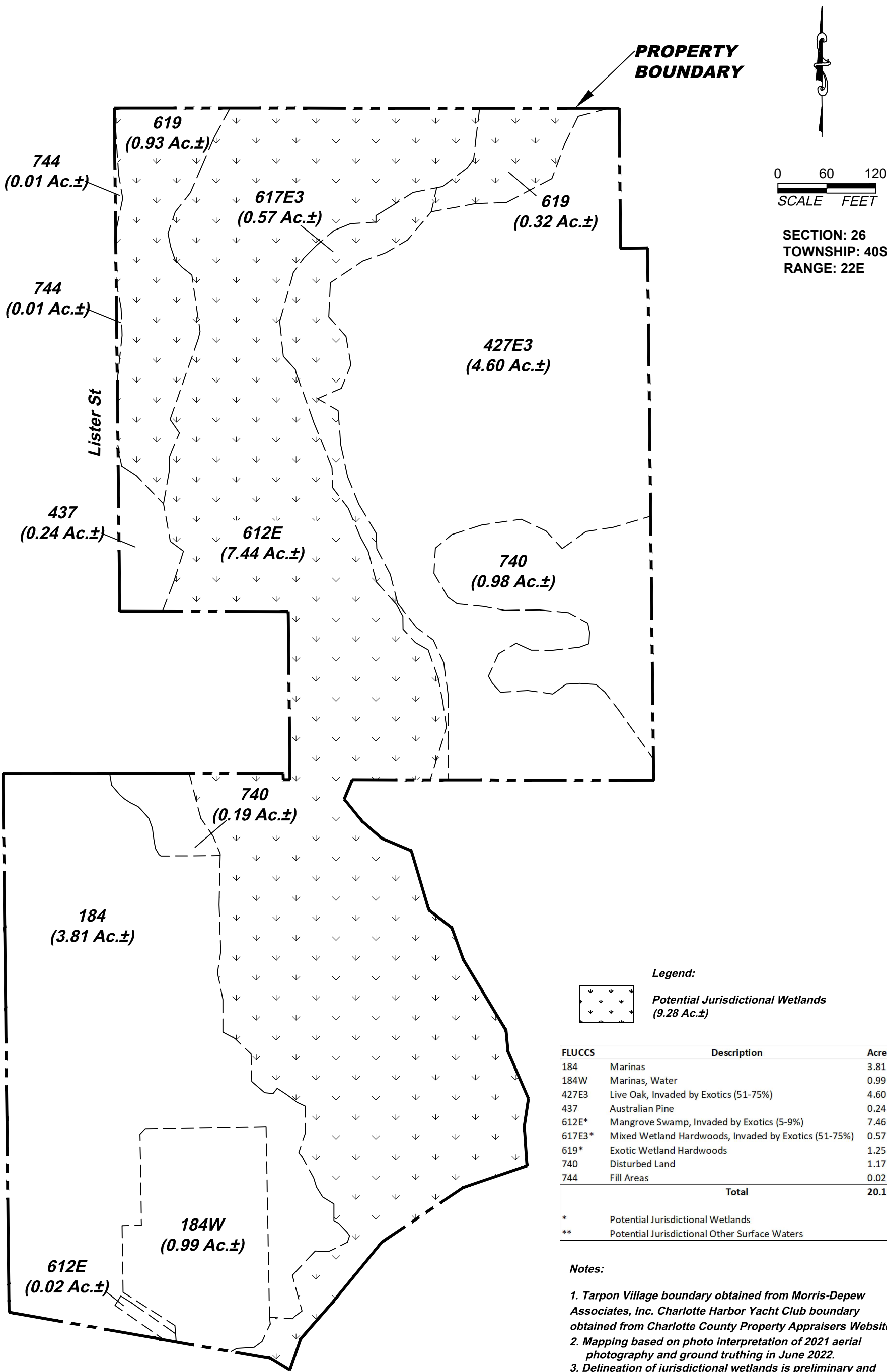
FEMA Map

Tarpon Village

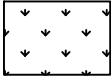
**OWEN ENVIRONMENTAL
CONSULTING, LLC.**
FORT MYERS 239-994-9007

Exhibit F Wetland Map

Tarpon Village



Legend:

 **Potential Jurisdictional Wetlands**
(9.28 Ac.±)

FLUCCS	Description	Acreage
184	Marinas	3.81 Ac.±
184W	Marinas, Water	0.99 Ac.±
427E3	Live Oak, Invaded by Exotics (51-75%)	4.60 Ac.±
437	Australian Pine	0.24 Ac.±
612E*	Mangrove Swamp, Invaded by Exotics (5-9%)	7.46 Ac.±
617E3*	Mixed Wetland Hardwoods, Invaded by Exotics (51-75%)	0.57 Ac.±
619*	Exotic Wetland Hardwoods	1.25 Ac.±
740	Disturbed Land	1.17 Ac.±
744	Fill Areas	0.02 Ac.±
Total		20.11 Ac.±

* Potential Jurisdictional Wetlands
** Potential Jurisdictional Other Surface Waters

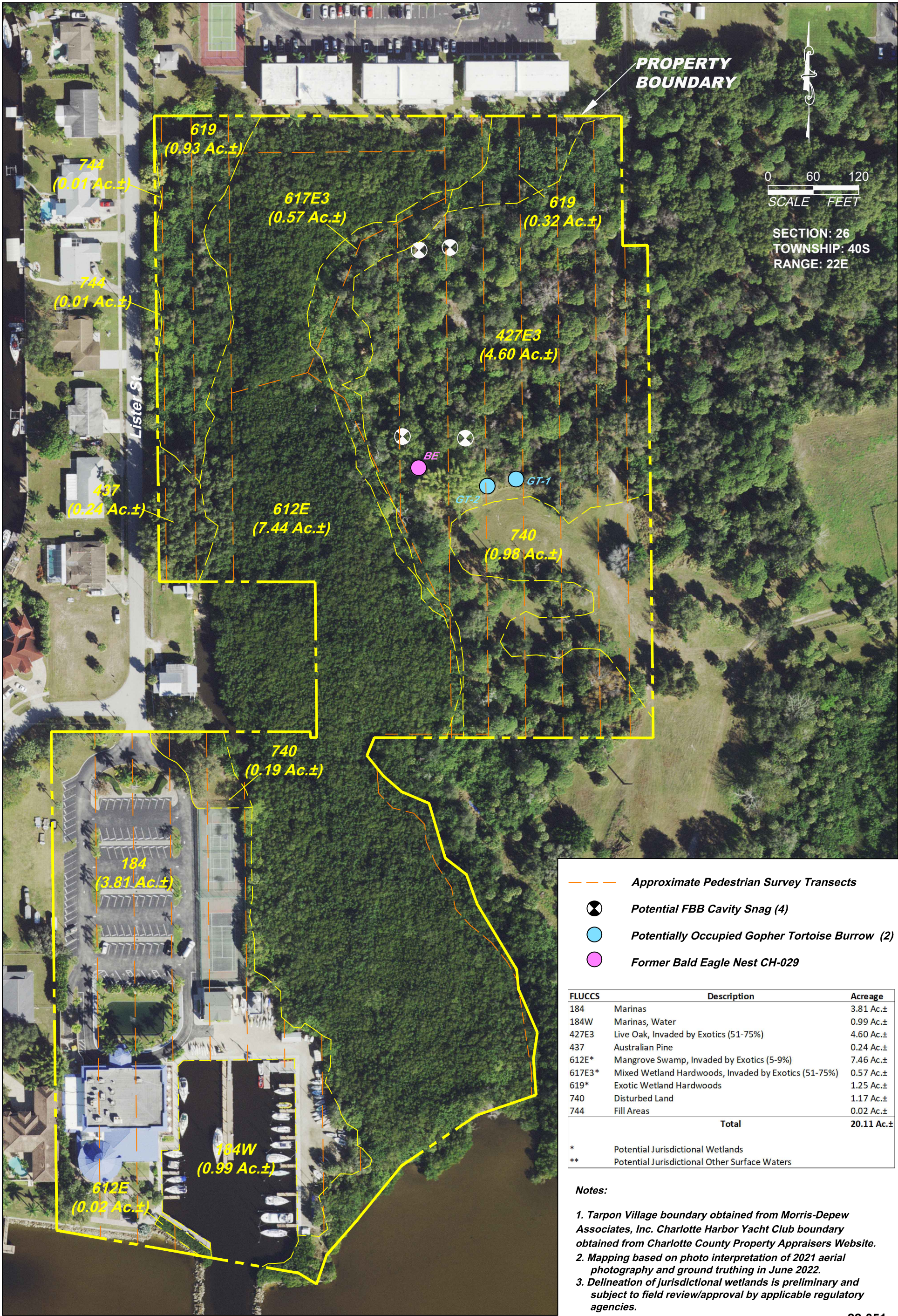
- Notes:**
- Tarpon Village boundary obtained from Morris-Depew Associates, Inc. Charlotte Harbor Yacht Club boundary obtained from Charlotte County Property Appraisers Website.
 - Mapping based on photo interpretation of 2021 aerial photography and ground truthing in June 2022.
 - Delineation of jurisdictional wetlands is preliminary and subject to field review/approval by applicable regulatory agencies.

22-051

Exhibit G

Protected Species Map

Tarpon Village



22-051

MATTERS OF RECORD TO WHICH THE PARCELS ARE SUBJECT
(PER OPINION OF TITLE)

PARCEL A-2 #1.

- A1. RESOLUTION NUMBER 2008-155 REVISING WATER AND SEWER DISTRICT NO. 1 BOUNDARY RECORDED AT OR BOOK 3028, PAGE 1305 PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. **AFFECTS SUBJECT PARCEL, NOT PLOTTABLE, BLANKET IN NATURE**
- B1. EASEMENT RESERVED FOR INGRESS AND EGRESS RESERVED IN THE DEED RECORDED AT OR BOOK 154, PAGE 201 PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. **AFFECTS SUBJECT PARCEL, SHOWN.**
- C1. ORDINANCE NUMBER 2008-084 RECORDED IN OR BOOK 3327, PAGE 1369, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. **AFFECTS SUBJECT PARCEL, SHOWN.**
- D1. SUBJECT TO AUTOMATIC PHOSPHATE, METALS, MINERALS AND PETROLEUM RESERVATIONS BY VIRTUE OF SEC. 270.11(1), F.S., UNDER DEED RECORDED IN OR BOOK 4611, PAGE 1970, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. **AFFECTS SUBJECT PARCEL, NOT PLOTTABLE, BLANKET IN NATURE**
- E1. TAXES FOR 2024 WHICH ARE NOT YET DUE. **NOT A SURVEY ISSUE.**
- F1. MORTGAGE TO CCHC FUND IV, LP, A DELAWARE LIMITED PARTNERSHIP, MORTGAGEE (S), RECORDED IN INSTRUMENT NUMBER 2023-3320129, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. **NOT A SURVEY ISSUE.**
- G1. ASSIGNMENT OF LEASES, RENTS, AND PROFITS FILED AUGUST 10, 2023, IN INSTRUMENT NUMBER 2023-3302130, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. **NOT A SURVEY ISSUE.**

PARCEL A-2 #2.

- A2. RESOLUTION NUMBER 2008-155 REVISING WATER AND SEWER DISTRICT NO. 1 BOUNDARY RECORDED AT OR BOOK 3028, PAGE 1305 PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. **NOT A SURVEY ISSUE.**
- B2. EASEMENT RESERVED FOR INGRESS AND EGRESS RESERVED IN THE DEED RECORDED AT OR BOOK 154, PAGE 201 PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. **AFFECTS SUBJECT PARCEL, SHOWN.**
- C2. ORDINANCE NUMBER 2008-084 RECORDED IN OR BOOK 3327, PAGE 1369, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. **AFFECTS SUBJECT PARCEL, SHOWN.**
- D2. SUBJECT TO AUTOMATIC PHOSPHATE, METALS, MINERALS AND PETROLEUM RESERVATIONS BY VIRTUE OF SEC. 270.11(1), F.S., UNDER DEED RECORDED IN OR BOOK 4611, PAGE 1970, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. **AFFECTS SUBJECT PARCEL, NOT PLOTTABLE, BLANKET IN NATURE**
- E2. TAXES FOR 2024 WHICH ARE NOT YET DUE. **NOT A SURVEY ISSUE.**
- F2. MORTGAGE TO CCHC FUND IV, LP, A DELAWARE LIMITED PARTNERSHIP, MORTGAGEE (S), RECORDED IN INSTRUMENT NUMBER 2023-3320129, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. **NOT A SURVEY ISSUE.**
- G2. ASSIGNMENT OF LEASES, RENTS, AND PROFITS FILED AUGUST 10, 2023, IN INSTRUMENT NUMBER 2023-3302130, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. **NOT A SURVEY ISSUE.**

PARCEL A-2 #3.

- A3. RESOLUTION NUMBER 2008-155 REVISING WATER AND SEWER DISTRICT NO. 1 BOUNDARY RECORDED AT OR BOOK 3028, PAGE 1305 PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. **NOT A SURVEY ISSUE.**
- B3. TAXES FOR 2024 WHICH ARE NOT YET DUE. **NOT A SURVEY ISSUE.**
- C3. MORTGAGE TO CCHC FUND IV, LP, A DELAWARE LIMITED PARTNERSHIP, MORTGAGEE (S), RECORDED IN INSTRUMENT NUMBER 2023-3320129, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. **NOT A SURVEY ISSUE.**
- D3. ASSIGNMENT OF LEASES, RENTS, AND PROFITS FILED AUGUST 10, 2023, IN INSTRUMENT NUMBER 2023-3302130, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

PARCEL A-1 #3

- A4. 1. GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID IN THE YEAR 2024 AND SUBSEQUENT YEARS. **NOT A SURVEY ISSUE.**
- B4. 2. ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 159, F.S., IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY, FOR UNPAID SERVICE CHARGES FOR SERVICES BY ANY WATER SYSTEMS, SEWER SYSTEMS OR GAS SYSTEMS SERVING THE LAND DESCRIBED HEREIN; AND ANY LIEN FOR WASTE FEES IN FAVOR OF ANY COUNTY OR MUNICIPALITY. **NOT A SURVEY ISSUE.**
- C4. 3. EASEMENT FOR INGRESS AND EGRESS DESCRIBED IN O.R. BOOK 154, PAGE 201, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. **AFFECTS SUBJECT PARCEL, SHOWN.**
- D4. 4. EASEMENT TO FLORIDA POWER & LIGHT COMPANY RECORDED IN O.R. BOOK 487, PAGE 113, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. **AFFECTS SUBJECT PARCEL, SHOWN.**
- E4. 5. EASEMENT TO INTERNAL IMPROVEMENT TRUST FUND RECORDED IN O.R. BOOK 1141, PAGE 230, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. **AFFECTS SUBJECT PARCEL, SHOWN.**
- F4. 6. SOVEREIGN SUBMERGED LANDS EASEMENT RECORDED IN O.R. BOOK 1154, PAGE 883, AND MODIFIED IN O.R. BOOK 1847, PAGE 1127, PUBLIC RECORD OF CHARLOTTE COUNTY, FLORIDA. **AFFECTS SUBJECT PARCEL, SHOWN.**
- G4. 7. RESOLUTION RECORDED IN O.R. BOOK 1166, PAGE 806, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. **AFFECTS SUBJECT PARCEL, NOT PLOTTABLE, BLANKET IN NATURE.**
- H4. 8. CONSERVATION EASEMENT RECORDED IN O.R. BOOK 1183, PAGE 674, AND AFFIDAVIT IN O.R. BOOK 1183, PAGE 670, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. **AFFECTS SUBJECT PARCEL, SHOWN.**
- I4. 9. DECLARATION OF TRUST RECORDED IN O.R. BOOK 1402, PAGE 1857, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. **NOT A SURVEY ISSUE.**
- J4. 10. UTILITY AGREEMENT RECORDED IN O.R. BOOK 1416, PAGE 1762, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. **AFFECTS SUBJECT PARCEL, NOT PLOTTABLE, BLANKET IN NATURE.**
- K4. 11. RESOLUTION RECORDED IN O.R. BOOK 3026, PAGE 1305, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. **NOT A SURVEY ISSUE.**
- L4. 12. SUBMERGED LANDS AND ENVIRONMENTAL RESOURCE PROGRAM ENVIRONMENTAL RESOURCE PERMIT RECORDED IN O.R. BOOK 3379, PAGE 543, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. **AFFECTS SUBJECT PARCEL, NOT PLOTTABLE, BLANKET IN NATURE.**
- M4. 13. ORDINANCE NUMBER 2016-043 RECORDED IN O.R. BOOK 4145, PAGE 1315, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. **NOT A SURVEY ISSUE.**
- N4. 14. SUBJECT TO THE RIGHT, TITLE AND INTEREST OF ANY PERSON HAVING ANY RECORD INTEREST IN THE PROPERTY, WHOSE INTERESTS WERE NOT ELIMINATED IN LITIGATION BECAUSE OF NONCOMPLIANCE WITH THE REQUIREMENTS OF THE SERVICE MEMBERS' CIVIL RELIEF ACT. **NOT A SURVEY ISSUE.**
- O4. 15. RIGHTS OF THE LESSEES UNDER UNRECORDED LEASES. **NOT A SURVEY ISSUE.**
- P4. 16. LANDS LIE WITHIN VARIOUS COUNTY SPECIAL ASSESSMENT DISTRICTS AND MUNICIPAL TAXING DISTRICTS AND ARE SUBJECT TO LIENS FOR ANY UNPAID SPECIAL ASSESSMENTS BY VIRTUE OF THE ORDINANCES AND RESOLUTIONS CREATING THESE DISTRICTS. THE SPECIAL ASSESSMENTS ARE PAYABLE WITH THE AD VALOREM TAXES. **NOT A SURVEY ISSUE.**
- Q4. 17. THE RIGHT OF THE UNITED STATES GOVERNMENT, IN THE INTEREST OF NAVIGATION AND COMMERCE, TO REGULATE ANY PORTION OF THE LAND THAT WAS FORMERLY SUBMERGED BY NAVIGABLE WATERS. **NOT A SURVEY ISSUE.**
- R4. 18. POSSIBLE RIGHT OF THE PUBLIC TO USE THAT PART OF THE LAND BETWEEN THE WATER'S EDGE AND THE APPARENT BOUNDARY OF THE UPD AND PARCEL THAT IS NOW, OR WAS FORMERLY, REGULARLY USED BY THE PUBLIC FOR RECREATIONAL PURPOSES. **UNKNOWN.**
- S4. 19. ANY PORTION OF THE LAND LYING WATERWARD OF THE MEAN HIGH WATER LINE OF CHARLOTTE HARBOR, AND LANDS ACCRETED THERETO. **NOT A SURVEY ISSUE.**
- T4. 20. AGREEMENT FOR BOATER REVOLVING FUND GRANT PROGRAM RECORDED IN INSTRUMENT NUMBER 2023-3264112, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. **NOT A SURVEY ISSUE.**
- U4. 21. RESTRICTIVE COVENANT RECORDED AS INSTRUMENT 3302132 BETWEEN 4400 LISTER LLC AND TARPON WATERFRONT VILLAGE, LLC. **NOT A SURVEY ISSUE.**
- V4. 22. MORTGAGE TO CCHC FUND IV, LP, A DELAWARE LIMITED PARTNERSHIP, MORTGAGEE (S), RECORDED IN INSTRUMENT NUMBER 2023-3320129, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. **NOT A SURVEY ISSUE.**
- W4. 23. ASSIGNMENT OF LEASES, RENTS, AND PROFITS FILED AUGUST 10, 2023, IN INSTRUMENT NUMBER 2023-3302130, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. **NOT A SURVEY ISSUE.**
- X4. 24. NOTICE OF COMMENCEMENT RECORDED IN INSTRUMENT NUMBER 2023-3301986, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. **NOT A SURVEY ISSUE.**
- Y4. 25. NOTICE OF COMMENCEMENT RECORDED IN INSTRUMENT NUMBER 2024-3363677, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. **NOT A SURVEY ISSUE.**

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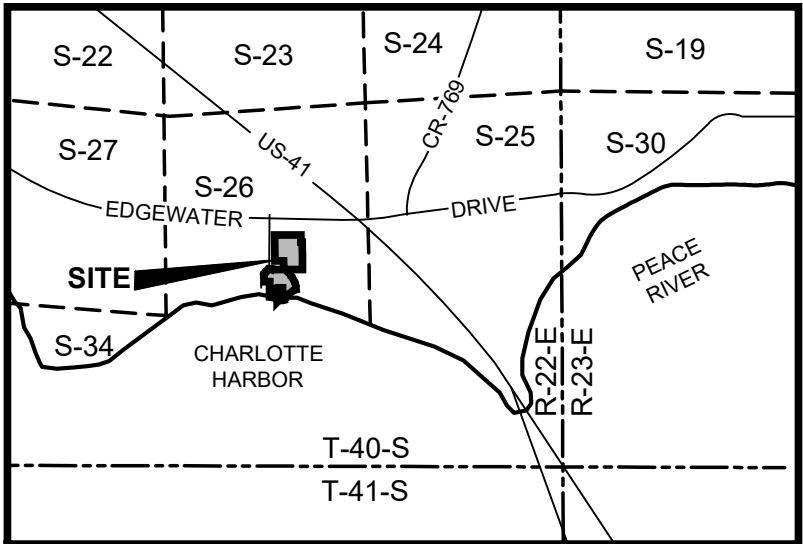
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PARCEL A-1 #2

- A5. 1. GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID IN THE YEAR 2024 AND SUBSEQUENT YEARS. **NOT A SURVEY ISSUE.**
- B5. 2. ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 159, F.S., IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY, FOR UNPAID SERVICE CHARGES FOR SERVICES BY ANY WATER SYSTEMS, SEWER SYSTEMS OR GAS SYSTEMS SERVING THE LAND DESCRIBED HEREIN; AND ANY LIEN FOR WASTE FEES IN FAVOR OF ANY COUNTY OR MUNICIPALITY. **NOT A SURVEY ISSUE.**
- C5. 3. ALL MATTERS CONTAINED ON THE PLAT OF REPLAT OF A PORTION OF PORT CHARLOTTE SUBDIVISION SECTION THIRTY SIX, AS RECORDED IN PLAT BOOK 6, PAGE 8, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. **AFFECTS SUBJECT PARCEL, SHOWN.**
- D5. 4. EASEMENTS AS DESCRIBED IN O.R. BOOK 77, PAGE 146, AND AS AMENDED IN O.R. BOOK 83, PAGE 823, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. **AFFECTS SUBJECT PARCEL, ALL PLOTTABLE EASEMENTS SHOWN.**
- E5. 5. ASSIGNMENT OF EASEMENTS RECORDED IN O.R. BOOK 670, PAGE 1659, AND ASSIGNED IN O.R. BOOK 1348, PAGE 2008, O.R. BOOK 1371, PAGE 1265, AND ASSIGNMENT TO AMERIGAS PROPANE LPP IN O.R. BOOK 1602, PAGE 1169, AND O.R. BOOK 4218, PAGE 1570, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. **AFFECTS SUBJECT PARCEL, ALL PLOTTABLE EASEMENTS SHOWN.**
- F5. 6. RESOLUTION RECORDED IN O.R. BOOK 1245, PAGE 1882, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. **AFFECTS SUBJECT PARCEL, NOT PLOTTABLE, BLANKET IN NATURE.**
- G5. 7. RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS NO. 2013-42 RECORDED IN O.R. BOOK 3804, PAGE 785, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. **AFFECTS SUBJECT PARCEL, NOT PLOTTABLE, BLANKET IN NATURE.**
- H5. 8. EASEMENT FOR INGRESS AND EGRESS DESCRIBED IN O.R. BOOK 154, PAGE 201, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. **AFFECTS SUBJECT PARCEL, SHOWN.**
- I5. 9. RESOLUTION RECORDED IN O.R. BOOK 3026, PAGE 1305, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. **NOT A SURVEY ISSUE.**
- J5. 10. RIGHTS OF THE LESSEES UNDER UNRECORDED LEASES. **NOT A SURVEY ISSUE.**
- K5. 11. LANDS LIE WITHIN VARIOUS COUNTY SPECIAL ASSESSMENT DISTRICTS AND MUNICIPAL TAXING DISTRICTS AND ARE SUBJECT TO LIENS FOR ANY UNPAID SPECIAL ASSESSMENTS BY VIRTUE OF THE ORDINANCES AND RESOLUTIONS CREATING THESE DISTRICTS. THE SPECIAL ASSESSMENTS ARE PAYABLE WITH THE AD VALOREM TAXES. **NOT A SURVEY ISSUE.**
- L5. 12. AGREEMENT FOR BOATER REVOLVING FUND GRANT PROGRAM RECORDED IN INSTRUMENT NUMBER 2023-3264112, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. **NOT A SURVEY ISSUE.**
- M5. 13. RESTRICTIVE COVENANT RECORDED AS INSTRUMENT 3302132 BETWEEN 4400 LISTER LLC AND TARPON WATERFRONT VILLAGE, LLC. **NOT A SURVEY ISSUE.**
- N5. 14. MORTGAGE TO CCHC FUND IV, LP, A DELAWARE LIMITED PARTNERSHIP, MORTGAGEE (S), RECORDED IN INSTRUMENT NUMBER 2023-3320129, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. **NOT A SURVEY ISSUE.**
- O5. 15. ASSIGNMENT OF LEASES, RENTS, AND PROFITS FILED AUGUST 10, 2023, IN INSTRUMENT NUMBER 2023-3302130, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. **NOT A SURVEY ISSUE.**
- P5. 16. NOTICE OF COMMENCEMENT RECORDED IN INSTRUMENT NUMBER 2023-3301986, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. **NOT A SURVEY ISSUE.**
- Q5. 17. NOTICE OF COMMENCEMENT RECORDED IN INSTRUMENT NUMBER 2024-3363677, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. **NOT A SURVEY ISSUE.**

PARCEL A-1 #1

- A6. 1. GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID IN THE YEAR 2024 AND SUBSEQUENT YEARS. **NOT A SURVEY ISSUE.**
- B6. 2. ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 159, F.S., IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY, FOR UNPAID SERVICE CHARGES FOR SERVICES BY ANY WATER SYSTEMS, SEWER SYSTEMS OR GAS SYSTEMS SERVING THE LAND DESCRIBED HEREIN; AND ANY LIEN FOR WASTE FEES IN FAVOR OF ANY COUNTY OR MUNICIPALITY. **NOT A SURVEY ISSUE.**
- C6. 3. ALL MATTERS CONTAINED ON THE PLAT OF REPLAT OF A PORTION OF PORT CHARLOTTE SUBDIVISION SECTION THIRTY SIX, AS RECORDED IN PLAT BOOK 6, PAGE 8, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. **AFFECTS SUBJECT PARCEL, ALL PLOTTABLE EASEMENTS SHOWN.**
- D6. 4. EASEMENTS AS DESCRIBED IN O.R. BOOK 77, PAGE 146, AND AS AMENDED IN O.R. BOOK 83, PAGE 823, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. **AFFECTS SUBJECT PARCEL, ALL PLOTTABLE EASEMENTS SHOWN.**
- E6. 5. ASSIGNMENT OF EASEMENTS RECORDED IN O.R. BOOK 670, PAGE 1659, AND ASSIGNED IN O.R. BOOK 1348, PAGE 2008, O.R. BOOK 1371, PAGE 1265, AND ASSIGNMENT TO AMERIGAS PROPANE LPP IN O.R. BOOK 1602, PAGE 1169, AND O.R. BOOK 4218, PAGE 1570, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. **AFFECTS SUBJECT PARCEL, ALL PLOTTABLE EASEMENTS SHOWN.**
- F6. 6. RESOLUTION RECORDED IN O.R. BOOK 1245, PAGE 1882, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. **AFFECTS SUBJECT PARCEL, NOT PLOTTABLE, BLANKET IN NATURE.**
- G6. 7. RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS NO. 2013-42 RECORDED IN O.R. BOOK 3804, PAGE 785, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. **AFFECTS SUBJECT PARCEL, NOT PLOTTABLE, BLANKET IN NATURE.**
- H6. 8. UTILITY AGREEMENT RECORDED IN O.R. BOOK 1416, PAGE 1762, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. (LISTER PARCELS 2 AND 3) **AFFECTS SUBJECT PARCEL, NOT PLOTTABLE, BLANKET IN NATURE.**
- I6. 9. RESOLUTION RECORDED IN O.R. BOOK 3026, PAGE 1305, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. **NOT A SURVEY ISSUE.**
- J6. 10. RIGHTS OF THE LESSEES UNDER UNRECORDED LEASES. **NOT A SURVEY ISSUE.**
- K6. 11. LANDS LIE WITHIN VARIOUS COUNTY SPECIAL ASSESSMENT DISTRICTS AND MUNICIPAL TAXING DISTRICTS AND ARE SUBJECT TO LIENS FOR ANY UNPAID SPECIAL ASSESSMENTS BY VIRTUE OF THE ORDINANCES AND RESOLUTIONS CREATING THESE DISTRICTS. THE SPECIAL ASSESSMENTS ARE PAYABLE WITH THE AD VALOREM TAXES. **NOT A SURVEY ISSUE.**
- L6. 12. AGREEMENT FOR BOATER REVOLVING FUND GRANT PROGRAM RECORDED IN INSTRUMENT NUMBER 2023-3264112, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. **NOT A SURVEY ISSUE.**
- M6. 13. RESTRICTIVE COVENANT RECORDED AS INSTRUMENT 3302132 BETWEEN 4400 LISTER LLC AND TARPON WATERFRONT VILLAGE, LLC. **NOT A SURVEY ISSUE.**
- N6. 14. MORTGAGE TO CCHC FUND IV, LP, A DELAWARE LIMITED PARTNERSHIP, MORTGAGEE (S), RECORDED IN INSTRUMENT NUMBER 2023-3320129, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. **NOT A SURVEY ISSUE.**
- O6. 15. ASSIGNMENT OF LEASES, RENTS, AND PROFITS FILED AUGUST 10, 2023, IN INSTRUMENT NUMBER 2023-3302130, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. **NOT A SURVEY ISSUE.**
- P6. 16. NOTICE OF COMMENCEMENT RECORDED IN INSTRUMENT NUMBER 2023-3301986, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. **NOT A SURVEY ISSUE.**
- Q6. 17. NOTICE OF COMMENCEMENT RECORDED IN INSTRUMENT NUMBER 2024-3363677, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. **NOT A SURVEY ISSUE.**



VICINITY MAP
NOT TO SCALE

CERTIFY TO:

DILAURA DEVELOPMENT, LLC
TARPON WATERFRONT VILLAGE, LLC
A FLORIDA LIMITED LIABILITY COMPANY
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
CCHC FUND IV, LP, A DELAWARE LIMITED PARTNERSHIP,
AND ITS SUCCESSORS AND ASSIGNS,
AS THEIR INTEREST MAY APPEAR
MICHAEL P. HAYMANS, ATTORNEY AT LAW, P.A.

PREPARED BY:

THOMAS M. ROOKS JR. P.S.M. DATE
FLORIDA CERTIFICATE NO. 6347

PROJECT:

TARPON
WATERFRONT
VILLAGE

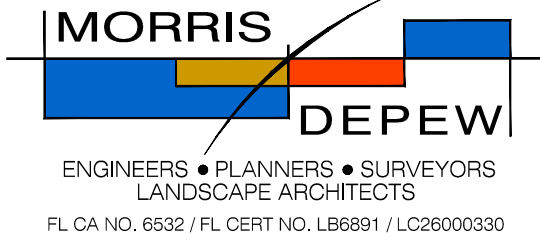
LOCATION:

SECTION 26-40-22
4331 & 4399 WILLOW STREET
4400 LISTER STREET
4420 & 4444 CREW COURT
PORT CHARLOTTE, FLORIDA, 33980

CLIENT:

DILAURA
DEVELOPMENT, LLC

CONSULTANT:



Fort Myers
2914 Cleveland Avenue
Fort Myers, Florida 33901
(239) 337-3993
Fax: (239) 337-3994
Toll free: 866-337-7341

Tallahassee 113 South Monroe Street
1st Floor
Tallahassee, Florida 32301
Toll free: 866-337-7341

Destin 5597 Highway 98
Unit 201
Santa Rosa Beach, Florida 32459
Toll free: 866-337-7341

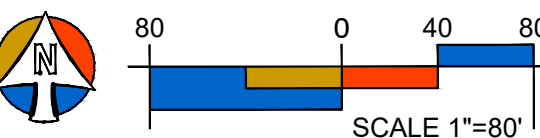
PREPARED BY:

REVISIONS	DATE
REVISED BOUNDARY	02-20-2025

PROJECT MANAGER: TMR
DRAWING BY: TAB
JURISDICTION: CHARLOTTE COUNTY
DATE: 06-18-2024

SHEET TITLE:
**BOUNDARY &
TOPOGRAPHIC
TIDAL WATER SURVEY
(SHOWING TREES)**

SHEET NUMBER: 1 OF 5

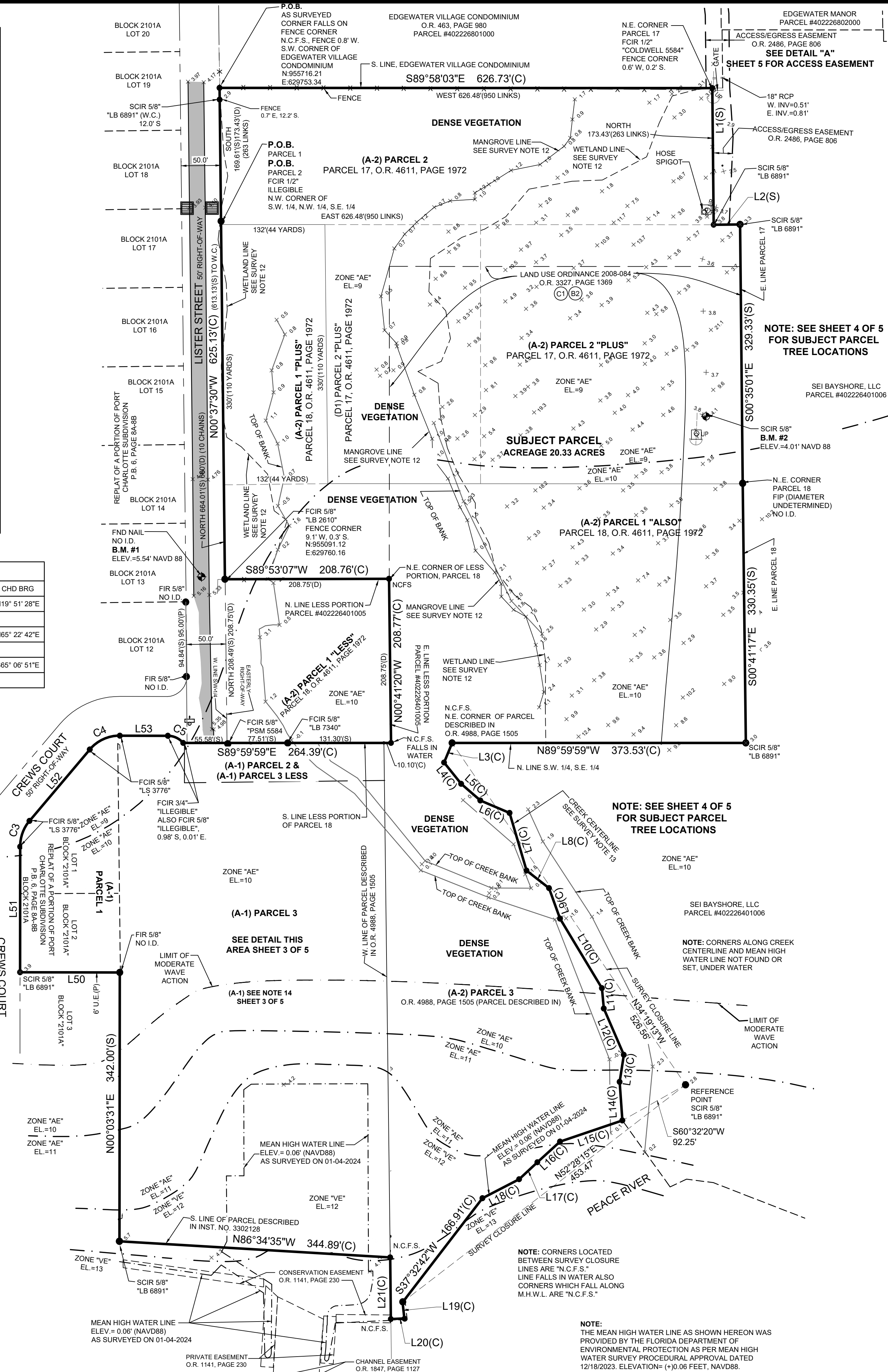


JOB/FILE NUMBER: 22160

Feb-20-2025 11:51:24 am PLOTTED BY: bailey
Boundary and topographic survey/Current Plans/22160-Charlotti-Haiter-Yacht-2025 UPDATE.dwg s COVER --

LINE TABLE			
LINE #	BEARING	DISTANCE	
L1(S)	S0°34'23"E	173.81'	
L2(S)	N89°20'45"E	33.56'	
L3(C)	S22°20'46"W	26.99'	
L4(C)	S38°51'07"E	34.78'	
L5(C)	S48°51'49"E	32.23'	
L6(C)	S66°59'39"E	40.42'	
L7(C)	S16°27'02"E	76.50'	
L8(C)	S52°07'50"E	36.19'	
L9(C)	S19°47'16"E	41.22'	
L10(C)	S31°01'35"E	103.43'	
L11(C)	S5°11'05"E	25.98'	
L12(C)	S23°24'11"E	64.12'	
L13(C)	S8°38'52"W	34.87'	
L14(C)	S4°01'41"E	49.14'	
L15(C)	S71°12'49"W	83.78'	
L16(C)	S47°46'02"W	39.01'	
L17(C)	S47°00'13"W	31.60'	
L18(C)	S62°32'11"W	52.54'	
L19(C)	S6°21'55"E	20.69'	
L20(C)	S87°09'16"W	17.12'	
L21(C)	N0°40'04"W	78.42'	
L50(S)	N89°53'34"W	126.82'	
L50(P)	N89°53'34"W	125.00'	
L51(S)	N0°03'02"E	159.71'	
L51(P)	N0°48'22"E	161.38'	
L52(S)	N40°10'50"E	118.92'	
L52(P)	N40°10'47"E	118.88'	
L53(S)	S89°50'07"E	60.99'	
L53(P)	S89°50'07"E	60.94'	

CURVE TABLE					
CURVE #	RADIUS	C.A.	ARC	CHD	CHD BRG
C3(C)	50.00'	40° 51' 49"	35.66'	34.91'	N19° 51' 28"E
C3(P)	50.00'	40° 51' 09"	35.65'		
C4(C)	50.00'	49° 48' 01"	43.46'	42.10'	N65° 22' 42"E
C4(P)	50.00'	49° 49' 20"	43.48'		
C5(C)	25.00'	50° 47' 16"	22.16'	21.44'	S65° 06' 51"E
C5(P)	25.00'	53° 07' 48"	23.18'		



DESCRIPTION (A-1):

(PER OPINION OF TITLE EXHIBIT "A")

PARCEL 1: LOTS 1 AND 2, BLOCK 2101A, REPLAT OF A PORTION OF PORT CHARLOTTE SUBDIVISION, SECTION THIRTY-SIX, A SUBDIVISION ACCORDING TO THE PLOT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGES 8A AND 8B, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

PARCEL 2: A TRACT OF LAND LYING IN THE SE 1/4 OF THE SW 1/4 AND THE SW 1/4 OF THE SE 1/4 OF SECTION 26, TOWNSHIP 40 SOUTH, RANGE 22 EAST, WHICH TRACT IS DESCRIBED AS FOLLOWS: FROM THE QUARTER SECTION CORNER AT THE CENTER OF SECTION 26 RUN SOUTH ALONG THE NORTH AND SOUTH QUARTER SECTION LINE FOR 1327.75 FEET TO A CONCRETE MONUMENT AT THE NORTH-SW CORNER OF SAID QUARTER-QUARTER SECTION FOR 200 FEET TO A CONCRETE MONUMENT, THE SAME BEING THE POINT OF BEGINNING, FROM SAID POINT OF BEGINNING RUN SOUTH FOR A DISTANCE OF 50 FEET TO A POINT, THENCE RUN WEST 254.83 FEET TO A POINT, THENCE RUN NORTH 50 FEET TO A POINT, THENCE RUN EAST 254.83 FEET ALONG THE NORTH LINE OF SAID QUARTER SECTION TO THE POINT OF BEGINNING, SAID LAND LYING AND BEING IN SECTION 26, TOWNSHIP 40 SOUTH, RANGE 22 EAST, CHARLOTTE COUNTY, FLORIDA.

AND
PARCEL 3: A TRACT OF LAND LYING IN THE SE 1/4 OF THE SW 1/4 AND THE SW 1/4 OF THE SE 1/4 OF SECTION 26, TOWNSHIP 40 SOUTH, RANGE 22 EAST, WHICH TRACT IS DESCRIBED AS FOLLOWS: FROM THE QUARTER SECTION CORNER AT THE CENTER OF SECTION 26 RUN SOUTH ALONG THE N AND S QUARTER SECTION LINE FOR 1327.75 FEET TO A CONCRETE MONUMENT AT THE NW CORNER OF SAID SW 1/4 OF THE SE 1/4, THENCE RUN E ALONG THE N LINE OF SAID QUARTER-QUARTER SECTION FOR 200 FEET TO A CONCRETE MONUMENT AND THE POINT OF BEGINNING OF THE LAND HEREBY CONVEYED, FROM SAID POINT OF BEGINNING RUN ALONG SAID N LINE AND THE N LINE OF THE SE 1/4 OF THE SW 1/4 FOR 339 FEET TO A CONCRETE MONUMENT, THENCE RUN S PARALLEL TO SAID QUARTER SECTION LINE FOR 805.27 FEET TO A CONCRETE MONUMENT, THENCE CONTINUE S ON THE SAME COURSE FOR 27 FEET, MORE OR LESS, TO THE WATERS OF CHARLOTTE HARBOR, THENCE RUN EASTERLY ALONG SAID WATERS FOR 339 FEET, MORE OR LESS, TO AN INTERSECTION WITH A LINE THROUGH THE POINT OF BEGINNING PARALLEL TO SAID QUARTER SECTION LINE, THENCE RUN NORTH PARALLEL TO SAID 1/4 SECTION LINE FOR 27 FEET, MORE OR LESS, TO A CONCRETE MONUMENT, THENCE CONTINUE N ON THE SAME COURSE FOR 627.27 FEET TO THE POINT OF BEGINNING.

LESS THE FOLLOWING:
A PARCEL CONVEYED TO KNIX INVESTMENT CORP. FROM HAROLD F. MORNINGSTAR AND LILLAH M. MORNINGSTAR BY DEED DATED FEBRUARY 27, 1983 AND RECORDED IN O.R. BOOK 154, PAGE 201, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS: A TRACT OF LAND LYING IN THE SE 1/4 OF THE SW 1/4 AND THE SW 1/4 OF THE SE 1/4 OF SECTION 26, TOWNSHIP 40 SOUTH, RANGE 22 EAST WHICH TRACT IS DESCRIBED AS FOLLOWS:

FROM THE QUARTER SECTION CORNER AT THE CENTER OF SECTION 26 RUN SOUTH ALONG THE NORTH AND SOUTH QUARTER SECTION LINE FOR 1327.75 FEET TO A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF SAID SW 1/4 OF THE SE 1/4, THENCE RUN EAST ALONG THE NORTH LINE OF SAID QUARTER-QUARTER SECTION FOR 200 FEET TO A CONCRETE MONUMENT, THE SAME BEING THE POINT OF BEGINNING, FROM SAID POINT OF BEGINNING RUN SOUTH FOR A DISTANCE OF 50 FEET TO A POINT, THENCE RUN WEST 254.83 FEET TO A POINT, THENCE RUN NORTH 50 FEET TO A POINT, THENCE RUN EAST 254.83 FEET ALONG THE NORTH LINE OF SAID QUARTER SECTION TO THE POINT OF BEGINNING OF SAID LAND LYING AND BEING IN SECTION 26, TOWNSHIP 40 SOUTH, RANGE 22 EAST, CHARLOTTE COUNTY, FLORIDA.

DESCRIPTION (A-2):

(PER OPINION OF TITLE EXHIBIT "A")

PARCEL 2: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE NORTH HALF OF THE WEST HALF OF NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 40 SOUTH, RANGE 22 EAST, CHARLOTTE COUNTY, FLORIDA DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 40 SOUTH, RANGE 22 EAST, BEING ALSO KNOWN AS ALL OFFMILLS ADDITION TO THE TOWN OF CHARLOTTE HARBOR, FLORIDA, CHARLOTTE COUNTY, FLORIDA.

PLUS THE FOLLOWING PARCEL:
THE EAST HALF OF THE NORTH HALF OF THE WEST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 40 SOUTH, RANGE 22 EAST, BEING ALSO KNOWN AS ALL OFFMILLS ADDITION TO THE TOWN OF CHARLOTTE HARBOR, FLORIDA, CHARLOTTE COUNTY, FLORIDA.

PLUS THE FOLLOWING PARCEL:
THE EAST ONE AND ONE-HALF ACRES OF THE NW 1/4 OF THE SW 1/4 OF THE NW 1/4 OF THE SE 1/4 OF SECTION 26, TOWNSHIP 40 SOUTH, RANGE 22 EAST, CHARLOTTE COUNTY, FLORIDA.

PLUS THE FOLLOWING PARCEL:
PARCEL 1: BEGINNING AT THE NORTHWEST CORNER OF THE SW 1/4 OF THE NW 1/4 OF THE SE 1/4 OF SECTION 26, TOWNSHIP 40 SOUTH, RANGE 22 EAST, CHARLOTTE COUNTY, FLORIDA, AND RUNNING THENCE EAST 44 YARDS, THENCE SOUTH 110 YARDS, THENCE WEST 110 YARDS, THENCE NORTH 110 YARDS TO A PLACE OF BEGINNING, ALSO THE S 1/2 OF THE SW 1/4 OF THE NW 1/4 OF THE SE 1/4 OF SECTION 26, TOWNSHIP 40 SOUTH, RANGE 22 EAST, CHARLOTTE COUNTY, FLORIDA, THENCE NORTHERLY ALONG THE WEST LINE OF THE E 1/2 OF SAID SECTION 26, 208.75 FEET TO A POINT, THENCE EASTERLY PARALLEL WITH THE SOUTH LINE OF THE SW 1/4 OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 26, 208.75 FEET TO A POINT, THENCE SOUTHERLY PARALLEL WITH THE WEST LINE OF THE EAST 1/2 OF SAID SECTION 26, 208.75 FEET TO THE SOUTH LINE OF THE SW 1/4 OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 26, THENCE TO POINT OF BEGINNING.

AND
PARCEL 3: BEGINNING 200' E OF THE NW CORNER OF THE S.W. 1/4 OF THE S.E. 1/4 OF SEC. 26 TWP. 40 S. RGE. 22 E., THENCE RUN SOUTH 733' MORE OR LESS TO THE MEAN HIGHWATER LINE, THENCE ON A NORTH NORTHEASTLY DIRECTION 400' MORE OR LESS ALONG THE MEAN HIGH WATER LINE OF PEACE RIVER TO THE WEST BANK OF TIDE CREEK, THENCE ON A NORTH NORTHEASTLY DIRECTION ALONG THE WEST BANK OF TIDE CREEK TO THE NORTH LINE OF THE S.W. 1/4 OF THE S.E. 1/4 OF SEC. 26 TWP. 40 S. RGE. 22 E., THENCE WEST ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

DESCRIPTION:

(AS SURVEYED)

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 40 SOUTH, RANGE 22 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE SOUTHWEST CORNER OF EDGEWATER VILLAGE CONDOMINIUM, AS RECORDED IN OFFICIAL RECORDS BOOK 463, PAGES 980 THROUGH 1030, CHARLOTTE COUNTY, FLORIDA, SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF LISTER STREET (50' RIGHT-OF-WAY), THENCE RUN S 89°59'59"E, ALONG THE SOUTH LINE OF SAID EDGEWATER VILLAGE, A DISTANCE OF 628.73 FEET TO THE NORTHEAST CORNER OF PARCEL 17 AS RECORDED IN OFFICIAL RECORDS BOOK 2044, PAGE 587, CHARLOTTE COUNTY, FLORIDA, THENCE RUN THE FOLLOWING THREE (3) COURSES ALONG THE EASTERLY BOUNDARY OF SAID PARCEL 17, (1) S 00°34'22"E, 173.81 FEET, (2) N 89°20'45"E, 33.56 FEET, (3) S 00°35'01"E, 329.33 FEET TO THE NORTHEAST CORNER OF PARCEL 17 AS RECORDED IN SAID OFFICIAL RECORDS BOOK 461, PAGE 1972, THENCE RUN S 01°41'17"E, ALONG THE EAST LINE OF SAID PARCEL 18, A DISTANCE OF 530.35 FEET, TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF AFORMENTIONED SECTION 26, THENCE RUN N 89°59'59"W, ALONG SAID NORTH LINE, A DISTANCE OF 373.53 FEET, TO THE CENTERLINE OF A CREEK, SAID POINT ALSO BEING THE NORTHEAST CORNER OF A PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 4988, PAGE 1505, CHARLOTTE COUNTY, FLORIDA, THENCE RUN ALONG SAID CENTERLINE OF CREEK, THE FOLLOWING TWELVE (12) COURSES, (1) S 22°20'49"W, 26.99 FEET, (2) S 38°51'07"E, 34.78 FEET, (3) S 48°51'49"E, 32.23 FEET, (4) S 66°59'39"E, 40.42 FEET, (5) S 87°09'16"E, 17.12 FEET, (6) S 87°09'16"E, 17.12 FEET, (7) S 87°09'16"E, 17.12 FEET, (8) S 87°09'16"E, 17.12 FEET, (9) S 87°09'16"E, 17.12 FEET, (10) S 23°24'11"E, 64.12 FEET, (11) S 08°38'52"W, 34.87 FEET, (12) S 04°01'41"E, 49.14 FEET, TO THE MEAN HIGH WATER LINE OF PEACE RIVER (ELEVATION 0.00'), THENCE RUN SOUTHWESTERLY ALONG SAID MEAN HIGH WATER LINE, THE FOLLOWING SEVEN (7) COURSES, (1) S 71°12'49"W, 83.78 FEET, (2) S 47°40'02"W, 39.01 FEET, (3) S 47°00'13"W, 31.60 FEET, (4) S 62°32'11"W, 52.54 FEET, (5) S 37°30'24"W, 166.81 FEET, (6) S 08°21'59"E, 20.69 FEET, (7) S 87°09'16"W, 17.12 FEET, THENCE DEPARTING SAID MEAN HIGH WATER LINE, RUN N 09°40'09"W, ALONG THE WESTERLY LINE OF PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 4988, PAGE 1505, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, A DISTANCE OF 78.42 FEET, TO SOUTHERLY LINE OF A PARCEL DESCRIBED IN INSTRUMENT NUMBER 3302128, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, THENCE RUN N 86°34'35"W, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 344.89 FEET TO A POINT ON THE EASTERLY LINE OF REPLAT OF PORT CHARLOTTE SUBDIVISION, RECORDED IN PLAT BOOK 6, PAGES 8A AND 8B, CHARLOTTE COUNTY, FLORIDA, THENCE RUN N 00°03'31"E, ALONG SAID EASTERLY LINE, A DISTANCE OF 342.00 FEET, TO THE SOUTHEAST CORNER LOT 2, BLOCK 2101A, OF SAID REPLAT, THENCE RUN N 89°53'34"W, ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 126.82 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 2, SAID POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF CREWS COURT (50' RIGHT-OF-WAY), THENCE RUN THE FOLLOWING SIX (6) COURSES ALONG SAID EASTERLY RIGHT-OF-WAY LINE, (1) N 00°03'02"E, 159.71 FEET, A POINT ON A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 40°51'49", AND A CHORD BEARING N 19°51'28"E FOR 34.91 FEET, (2) THENCE RUN 35.66 FEET ALONG THE ARC OF SAID CURVE, (3) THENCE RUN N 40°10'50"E, 118.92 FEET, TO A POINT ON A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 49°48'01", AND A CHORD BEARING N 65°22'42"E FOR 42.10 FEET, (4) THENCE RUN 43.46 FEET ALONG THE ARC OF SAID CURVE, (5) THENCE RUN S 89°50'07"E, 60.99 FEET, TO A POINT ON A CURVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 50°47'16", AND A CHORD BEARING S 65°06'51"E FOR 21.44 FEET, (6) THENCE RUN 22.16 FEET ALONG THE ARC OF SAID CURVE, TO THE NORTHWEST CORNER OF A PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 154, PAGE 201, CHARLOTTE COUNTY, FLORIDA, THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, RUN S 89°59'59"E, ALONG SAID NORTH LINE, A DISTANCE OF 373.53 FEET, TO THE SOUTHWEST CORNER OF SAID PARCEL, SAID LINE ALSO BEING THE AFOREMENTIONED NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 264.39 FEET, TO THE SOUTHEAST CORNER OF THE LESS PORTION OF THE AFOREMENTIONED PARCEL 18, THENCE RUN N 00°41'20"W, ALONG THE EASTERLY LINE OF SAID LESS PORTION, A DISTANCE OF 208.75 FEET, TO THE NORTHEAST CORNER OF SAID LESS PORTION, THENCE RUN N 89°53'07"W, ALONG THE NORTHERLY LINE OF SAID LESS PORTION, 208.76 FEET TO THE AFOREMENTIONED EASTERLY RIGHT-OF-WAY LINE OF LISTER STREET, SAID LINE ALSO BEING THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 26, THENCE RUN N 00°37'30"W, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 625.13 FEET, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 20.33 ACRES, MORE OR LESS.

THE PROPERTY SHOWN HEREON IN THE SAME PROPERTY DESCRIBED IN OPINION OF TITLE PREPARED BY MICHAEL P. HAYMANS ATTORNEY AT LAW, P.A., BEARING EFFECTIVE DATE: JUNE 4, 2024, AND CONTAINS NO GAPS, GORES OR MISTAKES.

SURVEY NOTES:

- SURVEY WAS PREPARED WITH THE BENEFIT OF AN OPINION OF TITLE, PREPARED BY MICHAEL P. HAYMANS ATTORNEY AT LAW, P.A., DATED: JUNE 4, 2024.
- BEARINGS ARE BASED ON WEST PARCEL LINE (EASTERLY RIGHT-OF-WAY LINE OF LISTER STREET), BEARING N 00°37'30" W, AS PER FLORIDA STATE PLANE GRID, WEST ZONE NAD83-2011.
- COORDINATES SHOWN HEREON ARE BASED ON FLORIDA STATE PLANE GRID, WEST ZONE AND REFERENCES NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD 83/2011), FDOT FPRN AND ARE SHOWN IN U.S. SURVEY FEET
- THE LOCATION OR EXISTENCE OF ANY UNDERGROUND OR NON-VISIBLE UTILITIES HAVE NOT BEEN INVESTIGATED.
- ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) 12015C0229G, DATED 12-15-2022, THIS PARCEL LIES PARTIALLY IN THROUGH 13).
- THIS SURVEY WAS NOT INTENDED TO DELINEATE OR DEFINE ANY WETLANDS, ENVIRONMENTALLY SENSITIVE AREAS, WILDLIFE HABITATS OR JURISDICTIONAL ZONES OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER ENTITY, UNLESS OTHERWISE NOTED.
- NO UNDERGROUND FOUNDATIONS OR UTILITIES HAVE BEEN LOCATED.
- ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- CERTIFICATE OF AUTHORIZATION LICENSE BUSINESS NO. 6891.
- LAST DATE OF FIELD WORK PERFORMED ON 01-22-2024, FIELD BOOK 177, PAGE 73.
- THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL, OR DIGITAL SIGNATURE OF THE FLORIDA LICENSED SURVEYOR AND MAPPER.
- WETLAND LINES AND MANGROVE LINES SHOWN HEREON WERE FLAGGED BY "OWEN ENVIRONMENTAL CONSULTING, LLC", IN AUGUST OF 2022.
- CREEK CENTERLINE SHOWN HEREON FIELD VERIFIED ON 05-03-2023 AND SHOWN ON THE SURVEY PREPARED BY "ARDURRY", BEARING JOB NUMBER, 2019-05-01, DATED 02-13-2023.
- IMPROVEMENTS SHOWN HEREON WITHIN THE DESCRIPTION A-1 PARCELS DEPICTED BY ALTA SURVEY PREPARED BY SURVITECH SOLUTIONS, INC., BEARING DRAWING NO. 231178, JULY 26, 2023 APPROVED DATE, AND WERE FIELD VERIFIED BY THIS SURVEYOR.
- BOUNDARY LINE POSITIONING DEPICTED BY ALTA SURVEY PREPARED BY SURVITECH SOLUTIONS, INC. BEARING DRAWING NO. 231178, AND JULY 26, 2023 APPROVED DATE, WAS FIELD VERIFIED BY THIS SURVEYOR.
- ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND DERIVED FROM NATIONAL GEODETIC SURVEY (NGS) BENCHMARK Y 727, ELEVATION 5.51.
- THIS TIDAL WATER SURVEY COMPLIES WITH CHAPTER 177, PART II, FLORIDA STATUTES.
- PROFESSIONAL STANDARDS OF CARE WERE UTILIZED BY THIS SURVEYOR FOR REVIEW OF OPINION OF TITLE PREPARED BY MICHAEL P. HAYMANS ATTORNEY AT LAW, P.A., AND FINDINGS ARE LISTED ON SHEET 1 OF THIS SURVEY.

PROJECT:

TARPON WATERFRONT VILLAGE

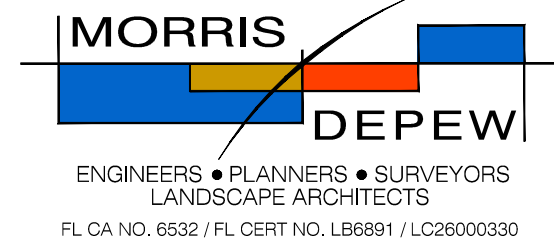
LOCATION:

SECTION 26-40-22
4331 & 4399 WILLOW STREET
4400 LISTER STREET
4420 & 4444 CREW COURT
PORT CHARLOTTE, FLORIDA, 33980

CLIENT:

DILAURA DEVELOPMENT, LLC

CONSULTANT:



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2914 Cleveland Avenue
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(239) 337-3993
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PREPARED BY:

REVISIONS

REVISED BOUNDARY 02-20-2025

PROJECT MANAGER: TMR

DRAWING BY: TAB

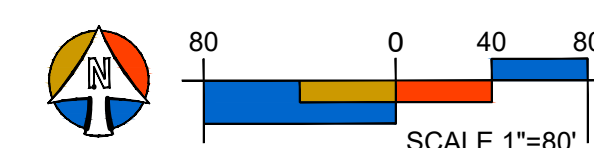
JURISDICTION: CHARLOTTE COUNTY

DATE: 06-18-2024

SHEET TITLE:

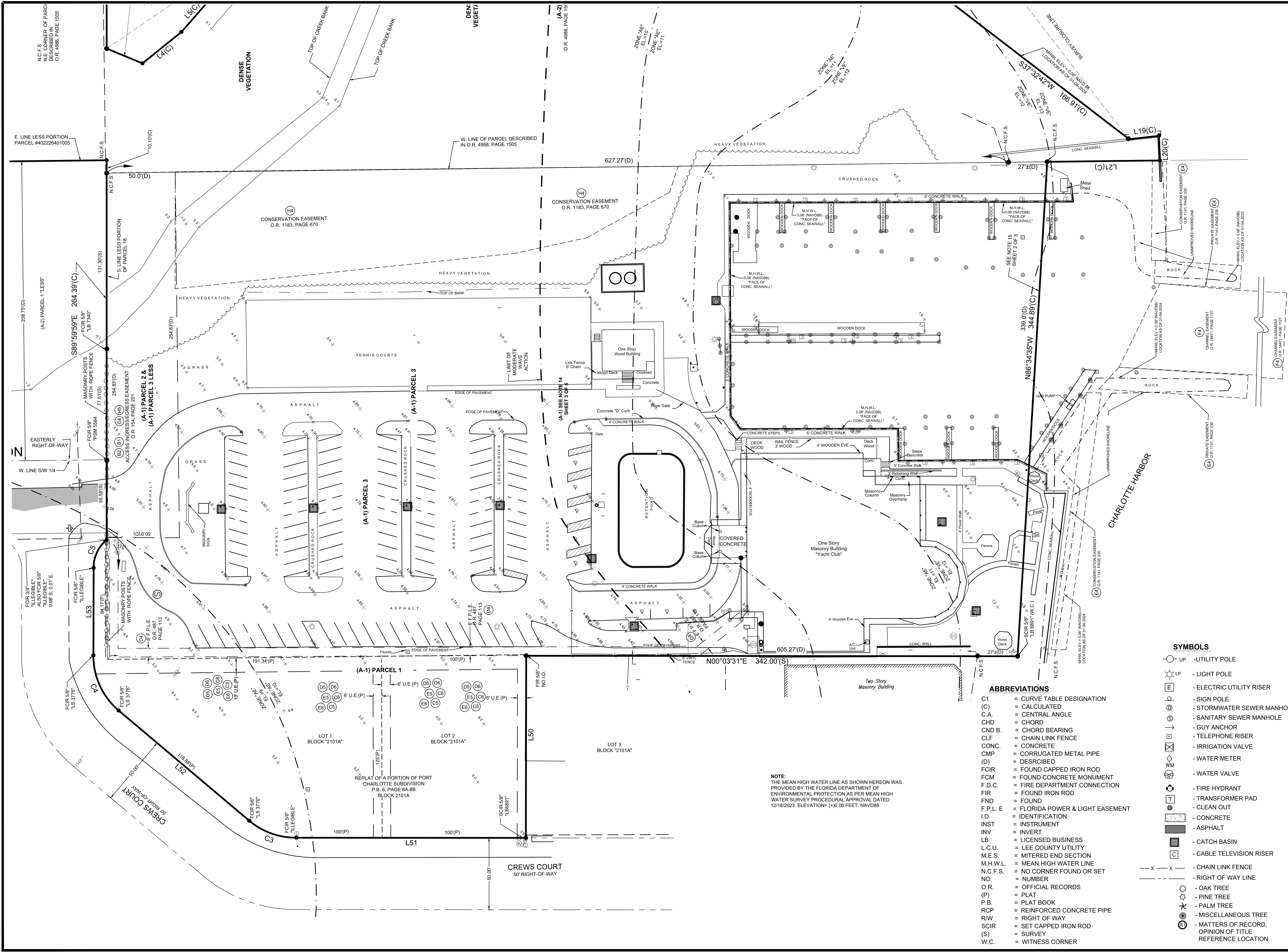
BOUNDARY & TOPOGRAPHIC TIDAL WATER SURVEY (SHOWING TREES)

SHEET NUMBER: 2 OF 5



JOB/FILE NUMBER: 22160

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- ABBREVIATIONS**
- C1 = CURVE TABLE DESIGNATION
 - (C) = CALCULATED
 - C.A. = CENTRAL ANGLE
 - CHD = CHORD
 - CND B. = CHORD BEARING
 - CLF = CHAIN LINK FENCE
 - CONC. = CONCRETE
 - CMP = CORRUGATED METAL PIPE
 - (D) = DESCRIBED
 - FCIR = FOUND CAPPED IRON ROD
 - FCM = FOUND CONCRETE MONUMENT
 - F.D.C. = FIRE DEPARTMENT CONNECTION
 - FIR = FOUND IRON ROD
 - FND = FOUND
 - F.P.L.E = FLORIDA POWER & LIGHT EASEMENT
 - I.D. = IDENTIFICATION
 - INST = INSTRUMENT
 - INV = INVERT
 - LB = LICENSED BUSINESS
 - L.C.U. = LEE COUNTY UTILITY
 - M.E.S. = MITERED END SECTION
 - M.H.W.L. = MEAN HIGH WATER LINE
 - N.C.F.S. = NO CORNER FOUND OR SET
 - NO. = NUMBER
 - O.R. = OFFICIAL RECORDS
 - (P) = PLAT
 - P.B. = PLAT BOOK
 - RCP = REINFORCED CONCRETE PIPE
 - R/W = RIGHT OF WAY
 - SCIR = SET CAPPED IRON ROD
 - (S) = SURVEY
 - W.C. = WITNESS CORNER

- SYMBOLS**
- UP - UTILITY POLE
 - ⊙ LP - LIGHT POLE
 - ⊞ - ELECTRIC UTILITY RISER
 - ⊞ - SIGN POLE
 - ⊞ - STORMWATER SEWER MANHOLE
 - ⊞ - SANITARY SEWER MANHOLE
 - ⊞ - GUY ANCHOR
 - ⊞ - TELEPHONE RISER
 - ⊞ - IRRIGATION VALVE
 - ⊞ - WATER METER
 - ⊞ - WATER VALVE
 - ⊞ - FIRE HYDRANT
 - ⊞ - TRANSFORMER PAD
 - ⊞ - CLEAN OUT
 - ⊞ - CONCRETE
 - ⊞ - ASPHALT
 - ⊞ - CATCH BASIN
 - ⊞ - CABLE TELEVISION RISER
 - x — x — - CHAIN LINK FENCE
 - - RIGHT OF WAY LINE
 - - OAK TREE
 - ⊙ - PINE TREE
 - ⊙ - PALM TREE
 - ⊙ - MISCELLANEOUS TREE
 - ⊙ - MATTERS OF RECORD, OPINION OF TITLE
 - ⊙ - REFERENCE LOCATION

NOTE:
THE MEAN HIGH WATER LINE AS SHOWN HEREON WAS PROVIDED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AS PER MEAN HIGH WATER SURVEY PROCEDURAL APPROVAL DATED 12/18/2023. ELEVATION= (+)0.06 FEET, NAVD83.

PROJECT:

TARPON WATERFRONT VILLAGE

LOCATION:

SECTION 26-40-22
4331 & 4399 WILLOW STREET
4400 LISTER STREET
4420 & 4444 CREW COURT
PORT CHARLOTTE, FLORIDA, 33980

CLIENT:

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CONSULTANT:

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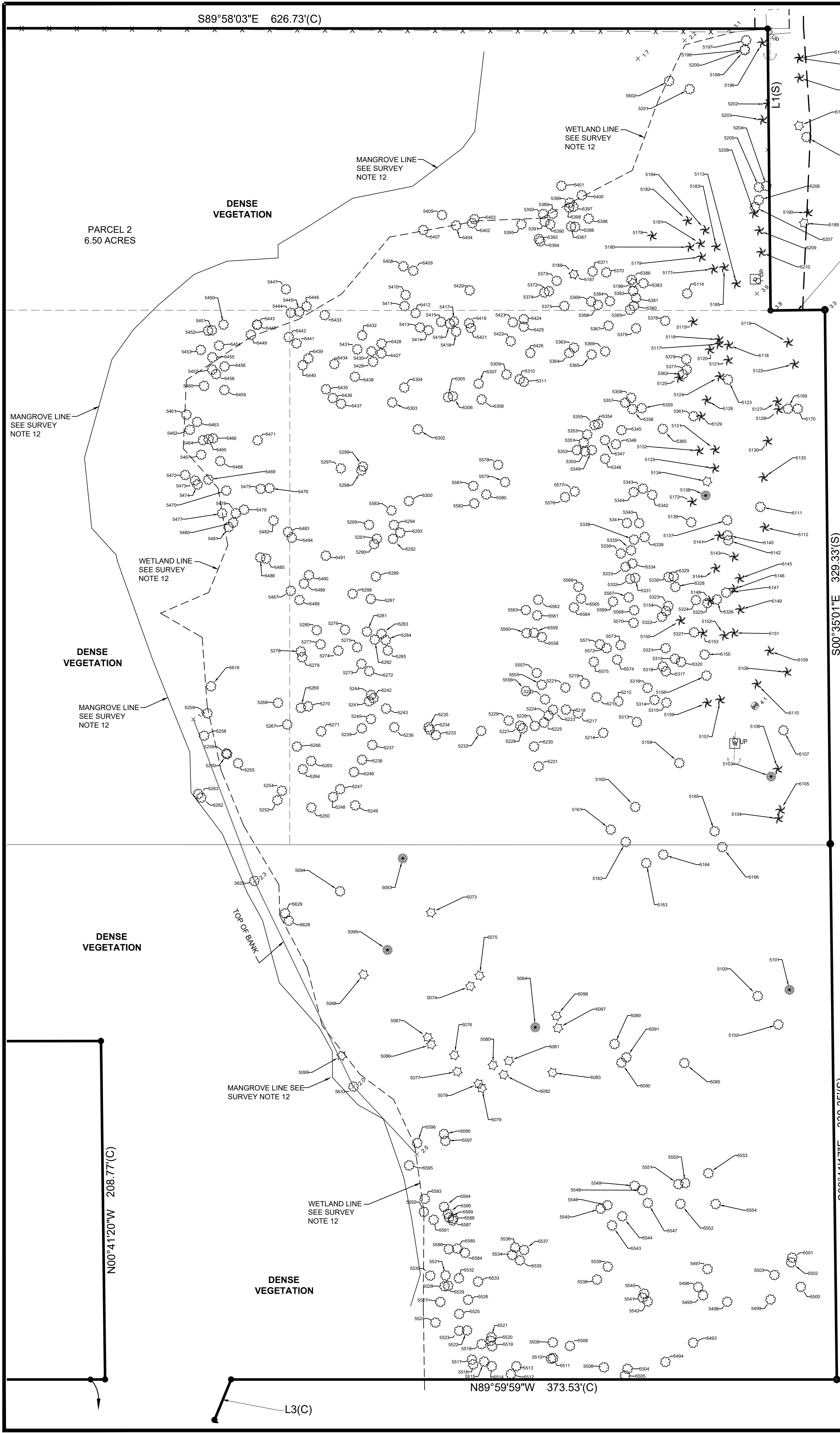
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PREPARED BY:

REVISIONS	DATE
REVISED BOUNDARY	02-20-2025
PROJECT MANAGER:	TMR
DRAWING BY:	TAB
JURISDICTION:	CHARLOTTE COUNTY
DATE:	06-18-2024
SHEET TITLE:	
BOUNDARY & TOPOGRAPHIC TIDAL WATER SURVEY (SHOWING TREES)	
SHEET NUMBER:	3 OF 5
JOB/FILE NUMBER:	22160

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TREE TABLE	
POINT #	DESCRIPTION
5073	14IN PINE
5074	16IN PINE
5075	12IN PINE
5076	12IN PINE
5077	12IN PINE
5078	12IN PINE
5079	12IN PINE
5080	12IN PINE
5081	10IN PINE
5082	15IN PINE
5083	18IN PINE
5084	12IN CABBAGE/FIG
5085	12IN OAK
5086	8IN PINE
5087	10IN PINE
5088	30IN PINE
5089	30IN OAK
5090	30IN OAK
5091	30IN OAK
5092	24IN PINE
5093	BAMBOO PATCH N-30FT
5094	18IN OAK
5095	12IN CABBAGE X 3
5096	20IN OAK
5097	22IN PINE
5098	22IN PINE
5099	12IN PINE
5100	30in Oak
5101	30in Fig
5102	30in Oak
5103	Norfolk Pine
5104	12in Palm
5105	12in Palm
5106	12in Palm
5107	42in Oak
5108	12in Palm
5109	12in Palm
5110	12in Palm
5111	12in Oak
5112	12in Palm
5113	14in Palm
5114	14in OAK
5115	14in PALM
5116	12in PALM
5117	12in PALM
5118	12in PALM
5119	12in PALM
5120	12in PALM
5121	12in PALM
5122	12in PALM
5123	30IN OAK
5124	12IN PALM
5125	12IN PALM
5126	12IN PALM
5127	12IN PALM
5128	12IN PALM
5129	12IN PALM
5130	12IN PALM
5131	12IN PALM
5132	12IN PALM
5133	12IN PALM
5134	24IN PINE
5135	12IN PALM
5137	8IN OAK
5138	30IN JACARANDA
5139	30IN OAK
5140	10IN OAK
5141	14IN PALM
5142	12IN OAK
5143	15IN PALM
5144	12IN PALM
5145	15IN PALM
5146	15IN PALM
5147	20IN OAK
5148	12IN PALM
5149	12IN PALM
5150	12IN PALM
5151	14IN PALM
5152	14IN PALM
5153	14IN PALM

TREE TABLE	
POINT #	DESCRIPTION
5154	16IN OAK
5155	15IN OAK
5156	12IN OAK
5157	12IN PALM
5158	52IN OAK
5159	12IN PALM
5160	50IN OAK
5161	18IN OAK
5162	20IN OAK
5163	30IN OAK
5164	18IN OAK
5165	22IN OAK
5166	34IN OAK
5169	14IN OAK
5170	10IN OAK
5172	14IN PALM
5177	12IN PALM
5178	12IN PALM
5179	12IN PALM
5180	12IN PALM
5181	12IN PALM
5182	12IN PALM
5183	12IN PALM
5184	12IN PALM
5185	12IN PALM
5186	12IN PALM
5187	24IN PINE
5188	24IN PINE
5189	18IN PINE
5190	12IN PALM
5191	26IN PINE
5192	20IN OAK
5193	12IN PALM
5194	12IN PALM
5195	12IN PALM
5196	12IN PALM
5197	18IN OAK
5198	18IN OAK
5199	18IN OAK
5200	18IN OAK
5201	30IN OAK
5202	14IN PALM
5203	14IN PALM
5204	8IN OAK
5205	8IN OAK
5206	10IN OAK
5207	10IN OAK
5208	14IN PALM
5209	14IN PALM
5210	14IN PALM
5214	12" PALM
5215	24" PINE
5216	36" PINE
5217	7" FIG
5218	6" PALM
5219	10" PALM
5220	12" PALM
5221	12" PALM
5222	12" PALM
5223	20" PINE
5224	20" FIG
5225	6" PALM
5226	8" PALM
5227	12" PALM
5228	12" PALM
5229	6" FIG
5230	8" FIG
5231	14" FIG
5232	12" OAK
5233	20" PINE
5234	28" FIG
5235	8" OAK
5236	24" FIG
5237	12" PALM
5238	12" FIG
5239	12" PALM
5240	12" PALM
5241	24" FIG
5242	10" PALM
5243	24" FIG
5244	10" PALM

TREE TABLE	
POINT #	DESCRIPTION
5246	12" PALM
5247	12" PALM
5248	18" PALM
5249	18" PALM
5250	18" PALM
5252	10" OAK
5254	10" PALM
5255	15" OAK
5256	15" OAK
5258	18" PALM
5259	10" OAK
5260	10" OAK
5262	20IN OAK
5263	12IN FIG
5264	15" PALM
5265	15" PALM
5266	28" FIG
5267	14" PALM
5268	14" OAK
5269	24" FIG
5270	24" OAK
5271	14" OAK
5272	15" PALM
5273	22" FIG
5274	15" OAK
5275	12" PINE
5276	15" PINE
5277	17" FIG
5278	14" PALM
5279	8" OAK
5280	12" FIG
5281	6" OAK
5282	6" OAK
5283	18" PALM
5284	14" PALM
5285	15" PALM
5287	15" PALM
5288	15" PALM
5289	24" PALM
5290	24" PALM
5291	24" PALM
5292	18" OAK
5293	18" OAK
5294	15" PALM
5295	12" OAK
5297	24" PINE
5298	18" PALM
5299	18" PALM
5300	18" PALM
5302	20" OAK
5303	20" PALM
5304	18" PALM
5305	18" OAK
5306	15" PALM
5307	15" PALM
5308	15" PALM
5309	24" PINE
5310	6" FIG
5311	24" PALM
5313	14" PALM
5314	6" OAK
5315	12" PALM
5316	12" PALM
5317	6" OAK
5318	12" PALM
5319	8" OAK
5320	10" PALM
5321	6" FIG
5322	6" OAK
5323	6" OAK
5324	12" PALM
5325	12" PALM
5326	12" PALM
5327	8" FIG
5328	8" OAK
5329	10" PALM
5330	12" OAK
5331	14" PALM
5332	14" PALM
5333	14" PALM

TREE TABLE	
POINT #	DESCRIPTION
5334	26" OAK
5335	8" PINE
5336	12" PALM
5338	6" OAK
5339	6" FIG
5340	12 PALM
5341	12 PALM
5342	24" PINE
5343	15" OAK
5344	20" PALM
5345	20" PALM
5346	12" PALM
5347	20" PALM
5348	12" PALM
5349	20" PALM
5350	12" PALM
5351	12" PALM
5352	20" PALM
5353	20" OAK
5354	24" OAK
5355	10" PALM
5356	12" PALM
5357	18" PALM
5358	15" OAK
5359	12" OAK
5359	12" OAK
5360	20" PINE
5361	30" OAK
5362	14" PALM
5363	14" PALM
5364	16" PALM
5365	20" FIG
5366	16" PALM
5367	15" FIG
5368	15" PALM
5369	20" FIG
5370	12" PINE
5371	12" PALM
5372	24" PINE
5373	24" PINE X JACARANDA
5374	11" PALM
5375	12" FIG
5376	14" PALM
5377	14" PALM
5378	14" PALM
5379	14" PALM
5380	14" PALM
5381	14" PALM
5382	14" FIG
5383	8" OAK
5384	8" OAK
5385	6" FIG
5386	22" PINE
5387	30" OAK
5388	12" PALM
5389	12" PALM
5390	12" PALM
5391	12" PALM
5392	12" PALM
5393	12" PALM
5394	10" PALM
5395	12" PALM
5396	10" FIG
5397	8" PALM
5398	14" PALM
5399	16" PALM
5400	16" PALM
5401	6" JACK
5402	26" OAK
5403	18" OAK
5404	15" PALM
5405	15" PALM
5407	8" PALM
5408	8" OAK
5409	8" OAK
5410	8" OAK
5411	8" PALM
5412	17" FIG
5413	17" PALM
5414	17" PALM
5415	12" PALM

TREE TABLE	
POINT #	DESCRIPTION
5416	6" OAK
5417	6" OAK
5418	15" PALM
5419	8" FIG
5420	8" FIG
5421	24" PINE
5422	18" PALM
5423	6" FIG
5424	18" FIG
5425	18" PALM
5426	18" PALM
5427	18" PALM
5428	13" PALM
5429	13" PALM
5430	22" PINE
5431	18" PALM
5432	18" PALM
5433	15" PALM
5434	15" PALM
5435	15" FIG
5436	12" OAK
5437	15" PALM
5438	6" OAK
5439	7" OAK
5440	15" PALM
5441	12" OAK
5442	12" OAK
5443	12" PALM
5444	12" PALM
5445	12" PALM
5446	12" PALM
5447	12" PALM
5448	12" PALM
5449	6" OAK
5450	12" PALM
5451	12" PALM
5452	12" PALM
5453	14" PALM
5454	8" OAK
5455	14" PALM
5456	14" PALM
5457	14" PALM
5458	12" PALM
5459	20" OAK
5460	20" OAK
5461	20" OAK
5462	7" PINE
5463	7" PINE
5464	14" PALM
5465	14" PALM
5466	14" PALM
5467	14" PALM
5468	14" PALM
5469	15" PALM
5470	20" PALM
5471	30" FIG
5472	12" FIG
5473	6" OAK
5474	8" FIG
5475	16" PALM
5476	16" PALM
5477	12" PALM
5478	18" OAK
5479	16" PALM
5480	16" PALM
5481	16" PALM
5482	16" PALM
5483	18" PALM
5484	18" PALM
5485	20" PALM
5486	14" PALM
5487	16" PALM
5488	16" PALM
5489	15" PALM
5490	15" PALM
5491	20" FIG
5493	20" FIG
5494	32" OAK
5495	15" OAK
5496	10" OAK

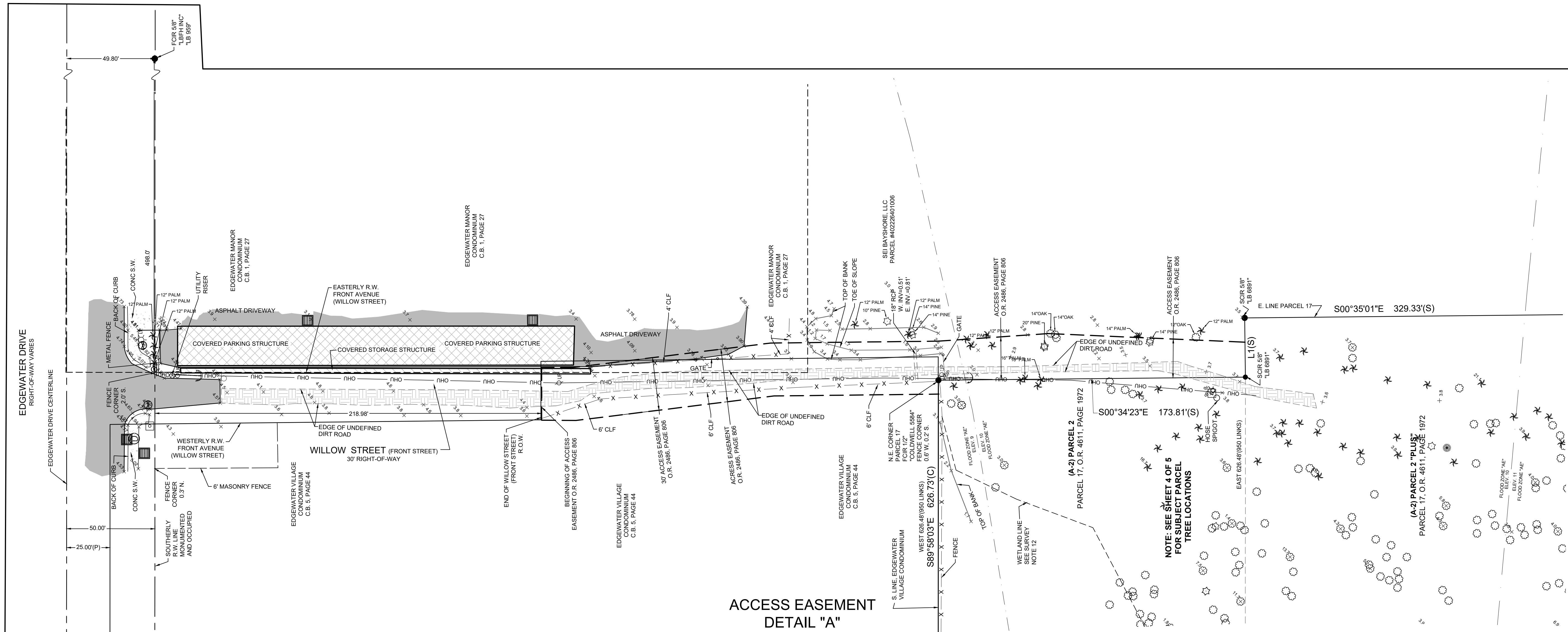
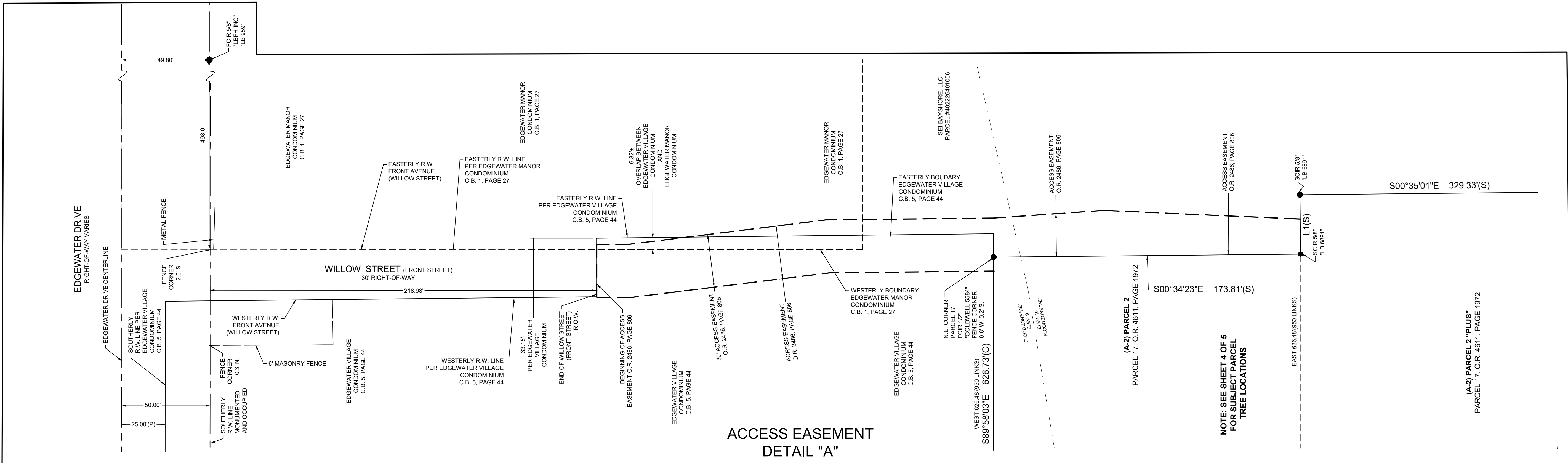
TREE TABLE	
POINT #	DESCRIPTION
5497	38" OAK
5498	38" FIG
5499	38" FIG
5500	18" PALM
5501	18" PALM
5502	15" FIG
5503	15" FIG
5504	14" PALM
5505	14" PALM
5506	14" PALM
5508	14" PALM
5509	18" FIG
5510	13" FIG
5511	13" FIG
5512	6" OAK
5513	10" PALM
5514	10" PALM
5515	10" PALM
5516	9" OAK
5517	12" PINE
5518	15" PINE
5519	14" PALM
5520	12" PINE
5521	23" PINE
5522	14" PALM
5523	14" PALM
5524	5" OAK
5525	6" OAK
5526	14" PALM
5527	14" PALM
5528	13" PALM
5529	13" PALM
5530	13" PALM
5531	13" PALM
5532	13" PALM
5533	13" PALM
5534	13" PALM
5535	15" PINE
5536	15" PINE
5537	15" PINE
5538	22" PINE
5539	20" FIG
5540	6" FIG
5541	10" FIG
5542	14" PALM
5543	14" PALM
5544	14" PALM
5545	14" PALM
5546	14" PALM
5547	14" PALM
5548	14" PALM
5549	14" PALM
5550	14" PALM
5551	14" PALM
5552	14" PALM
5553	14" PALM
5554	24" PINE
5555	12" FIG
5556	8" OAK
5557	8" OAK
5558	10" PALM
5559	10" PALM
5560	10" PALM
5561	10" OAK
5562	15" OAK
5563	12" PALM
5564	4" PINE
5565	6" PINE
5566	10" PINE
5567	14" PALM
5568	14" PALM
5569	6" FIG
5570	4" OAK
5571	4" FIG
5572	12" PALM
5573	12" PALM
5574	14" PALM
5575	14" PALM
5576	14" PALM
5577	14" PALM

TREE TABLE	
POINT #	DESCRIPTION
5578	14" PALM
5579	16" PALM
5580	38" OAK
5581	16" PALM
5582	16" PALM
5583	16" PALM
5584	16" PALM
5585	16" PALM
5586	12" OAK
5587	6" PINE
5588	10" PINE
5589	15" PINE
5590	15" PALM
5591	6" OAK
5592	4" OAK
5593	14" PALM
5594	8" PINE
5595	10" PALM
5596	14" PALM
5597	14" PALM
5598	30" OAK
5599	14" PALM
5600	15" PALM
5601	6" OAK
5602	4" OAK
5603	13" OAK

PROJECT:

TARPON
WATERFRONT
VILLAGE

LOCATION:



PROJECT:

TARPON
WATERFRONT
VILLAGE

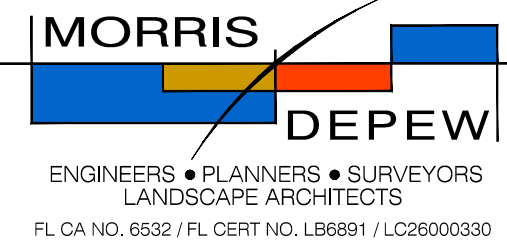
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PREPARED BY:

REVISIONS

DATE

REVISED BOUNDARY 02-20-2025

PROJECT MANAGER: TMR

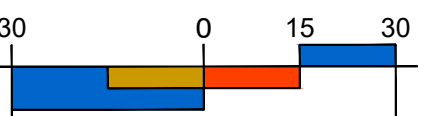
DRAWING BY: TAB

JURISDICTION: CHARLOTTE COUNTY

DATE: 06-18-2024

SHEET TITLE:
**BOUNDARY &
TOPOGRAPHIC
TIDAL WATER SURVEY
(SHOWING TREES)**

SHEET NUMBER: 5 OF 5



JOB/FILE NUMBER: 22160