

CDD-26-01 (Legislative)

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

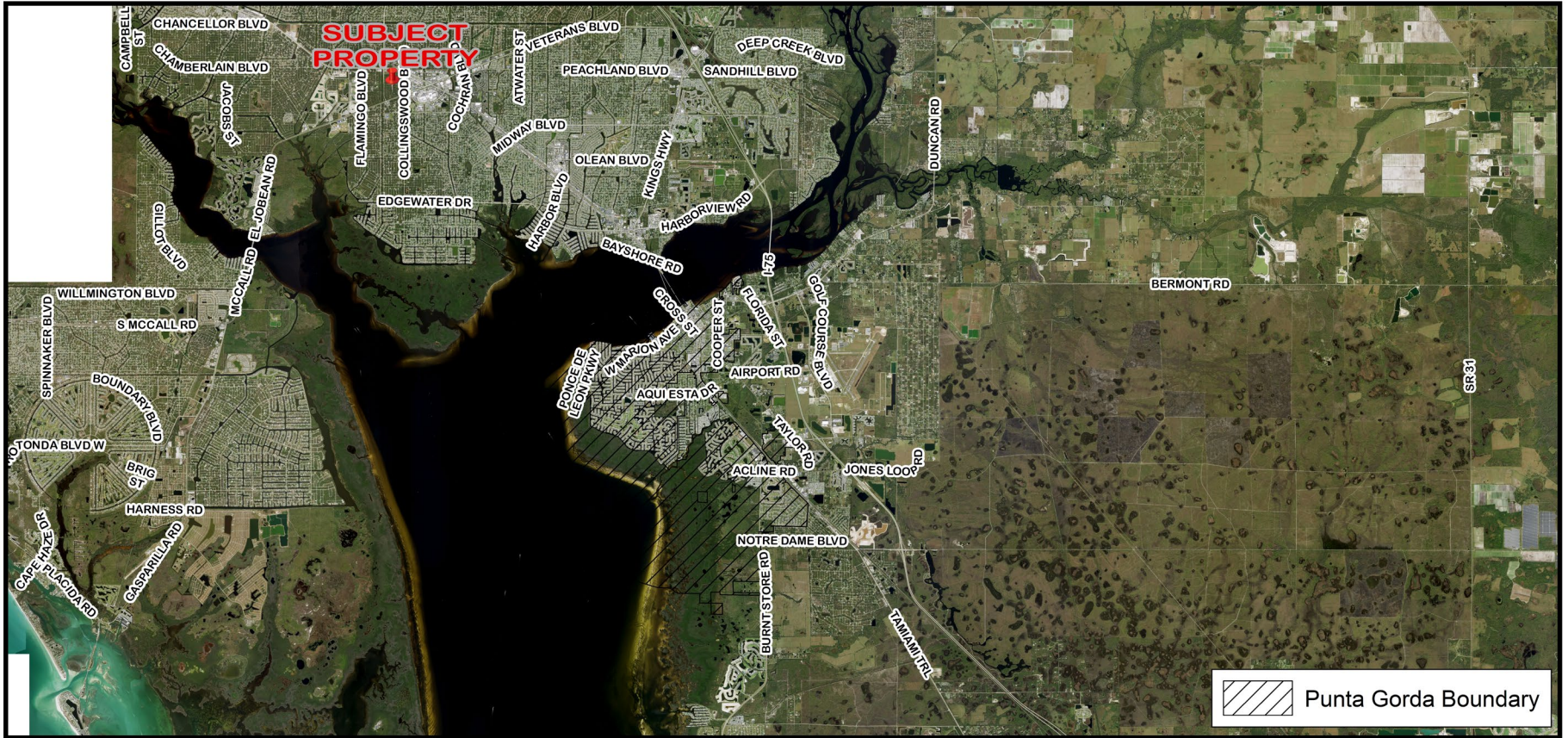
West Port East Community Development District



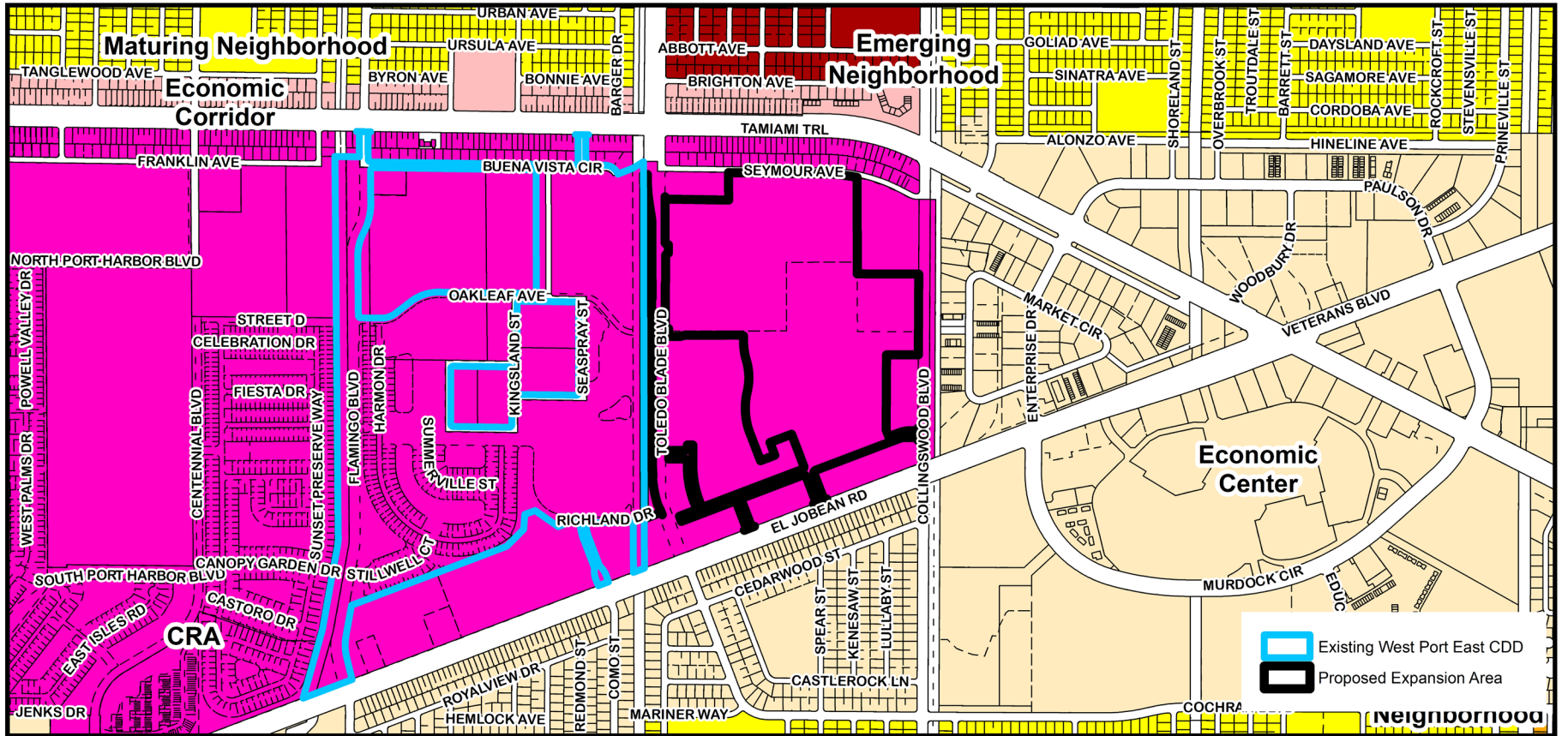
CHARLOTTE COUNTY
FLORIDA

Request

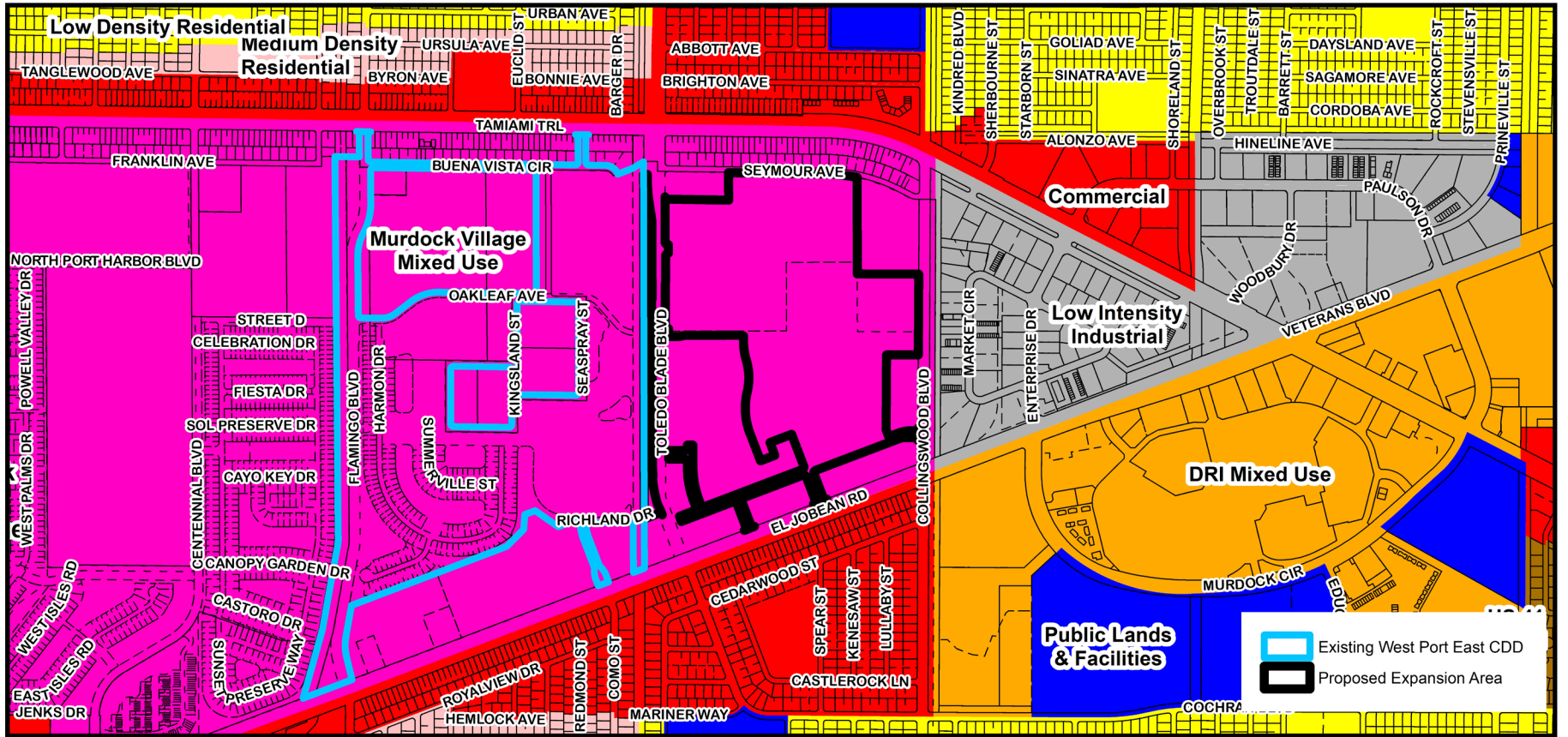
- To add approximately 104.898 acres to the existing West Port East Community Development District (CDD)
- The proposed expansion area contains 104.898± acres and is generally located east of the existing CDD to this CDD. The existing CDD is generally located south of Franklin Ave., north of El Jobean Rd.(SR 776), east of the Crestview Waterway, and west of Toledo Blade Blvd., in the Port Charlotte area, within the Murdock Village Community Redevelopment Area (CRA).
- Located Commission District IV



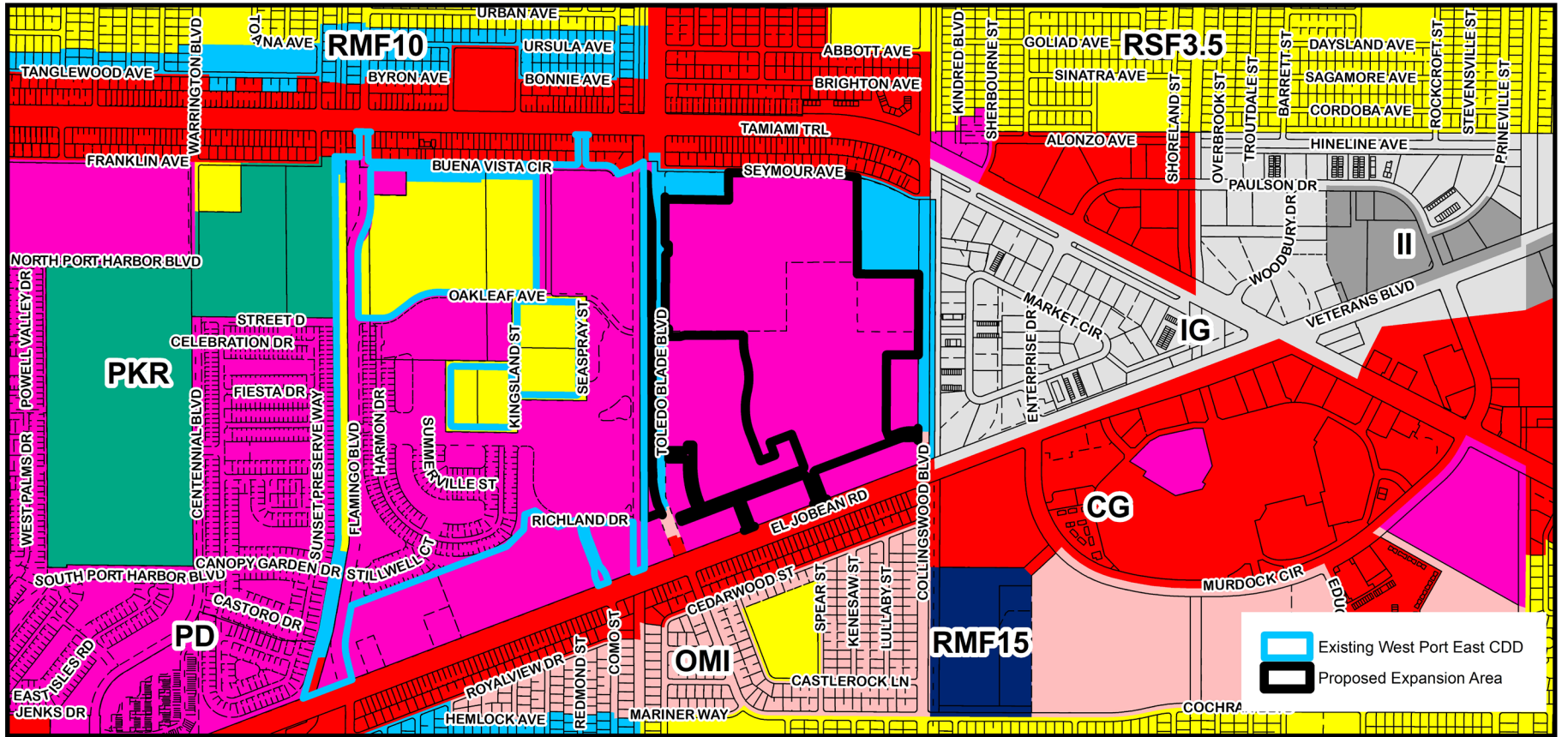
CDD-26-01 Location Map



CDD-26-01 Framework



CDD-26-01 FLUM Designations



CDD-26-01 Zoning Designations

History of the CDD and the Property

- On December 10, 2024, the Board approved a petition to establish the West Port East Community Development District (CDD) through Ordinance No. 2024-041, encompassing approximately 175.877 acres.

History of the CDD and the Property

- On March 25, 2025, the Board approved Ordinance No. 2025-007 to allow a mix of residential and commercial development within the proposed CDD expansion area, encompassing approximately 104.898 acres, as follows:
 - 670 residential units.
 - 250,000 square feet of regional commercial uses.
 - 150 keys of hotel use.
 - 150,000 square feet of other commercial uses, including governmental uses.

WEST PORT EAST CDD - EXPANSION PARCEL
PROPOSED FACILITIES & ESTIMATED COSTS

Facility Description	Estimated Cost	Construction Entity	Final Owner & Maintenance Entity
Roadway*	\$12,000,000.00	CDD	CDD/County
Stormwater Management	\$8,000,000.00	CDD	CDD
Utilities (Water, Sewer, Reuse)	\$6,000,000.00	CDD	County
Offsite Improvements	\$1,500,000.00	CDD	County/FDOT
Landscaping/Hardscape/Lighting	\$2,000,000.00	CDD	CDD
Professional Services	\$1,500,000.00	N/A	N/A
Contingency (10%)	\$3,100,000.00	N/A	N/A
TOTAL	\$34,100,000.00		

*Includes Toledo Blade Boulevard Widening

The Expansion Parcel Improvements are estimated to be made, acquired, constructed and installed in three (3) phases over an estimated three (3) year period from 2026 – 2028.