

ORDINANCE  
NUMBER 2025 -

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, AMENDING THE CHARLOTTE COUNTY ZONING ATLAS FROM PLANNED DEVELOPMENT (PD) TO PD; A MAJOR MODIFICATION TO THE EXISTING PD, ORDINANCE NUMBER 2024-017, BY AMENDING THE ADOPTED PD CONDITION "M" IN ORDER TO MODIFY THE REQUIREMENTS OF THE "NATURAL BUFFER WITH 25 FEET IN WIDTH", FOR PROPERTY GENERALLY LOCATED SOUTH OF FRANKLIN AVENUE, NORTH OF EL JOBEAN ROAD (SR 776), EAST OF THE CRESTVIEW WATERWAY, AND WEST OF TOLEDO BLADE BOULEVARD, IN THE PORT CHARLOTTE AREA, WITHIN THE MURDOCK VILLAGE COMMUNITY REDEVELOPMENT AREA (CRA); CONTAINING 630.82± ACRES; COMMISSION DISTRICT IV, CHARLOTTE COUNTY, FLORIDA; PETITION NUMBER PD-25-09; APPLICANT, KL WESTPORT EXPANSION LLC; PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, in a public hearing held on Tuesday, September 9, 2025, the Board of County Commissioners of Charlotte County, Florida ("Board") reviewed Petition PD-25-09, submitted by applicant, KL Westport Expansion LLC ("Applicant"), which requested a rezoning from Planned Development (PD) to PD; a major modification to the existing PD (Ordinance Number 2024-017), by amending the adopted PD condition "m" in order to modify the requirements of the "natural buffer with 25 feet in width", for property generally located south of Franklin Avenue, north of El Jobean Road (SR 776), east of the Crestview Waterway, and west of Toledo Blade Boulevard, in the Port Charlotte area, within the Murdock Village Community Redevelopment Area (CRA); containing 630.82± acres; Commission District IV; and more particularly described in Exhibits "A-1" and "A-2" attached hereto ("Property"); and

WHEREAS, Petition PD-25-09 was heard by the Charlotte County Planning and Zoning Board ("P&Z Board") and, based on the findings and analysis provided by County Staff and the evidence presented to the P&Z Board, the P&Z Board recommended approval on August 11, 2025; and

WHEREAS, after due consideration, based on the findings and analysis provided by County Staff and the evidence presented to it, the Board finds that approval of Petition PD-25-09 is consistent with the County's Comprehensive Plan, and that it meets the requirements for rezoning; and

WHEREAS, the Board finds that approval of Petition PD-25-09 to rezone the Property from PD to PD is in the best interests of the County.

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

SECTION 1. The following petition, made by applicant, KL Westport Expansion LLC, for an amendment to the Charlotte County Zoning Atlas is hereby approved subject to the conditions contained in the attached Exhibit "B":

Petition PD-25-09 requesting rezoning from Planned Development (PD) to PD; a major modification to the existing PD (Ordinance Number 2024-017), by amending the adopted PD condition "m" in order to modify the requirements of the "natural buffer with 25 feet in width", for property generally located south of Franklin Avenue, north of El Jobean Road (SR 776), east of the Crestview Waterway, and west of Toledo Blade Boulevard, in the Port Charlotte area, within the Murdock Village Community Redevelopment Area (CRA); containing 630.82± acres; Commission District IV, Charlotte County, Florida, and more particularly described in Exhibits "A-1" and "A-2" attached hereto.

66                    SECTION 2. That the zoning for this property shall run with the  
67 property and shall apply to any subsequent owners, heirs and assigns.

68                    SECTION 3. This Ordinance shall take effect upon filing in the  
69 Office of the Secretary of State, State of Florida.

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71                    PASSED AND DULY ADOPTED this 9th day of September, 2025.

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BOARD OF COUNTY COMMISSIONERS  
OF CHARLOTTE COUNTY, FLORIDA

By: \_\_\_\_\_  
Joseph M. Tiseo, Chairman

ATTEST:  
Roger D. Eaton, Clerk of the Circuit Court  
and Ex-Officio Clerk of the  
Board of County Commissioners

By: \_\_\_\_\_  
Deputy Clerk

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

By: \_\_\_\_\_  
Janette S. Knowlton, County Attorney

LR2025-0751

*J. Knowlton*

(PARCEL 1)

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

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

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

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

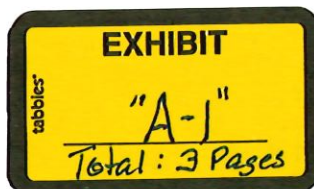
AND

(PARCEL 2)

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

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

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



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

(PARCEL 3)

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

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

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

(PARCEL 4)

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

## Description Sketch

(Not A Survey)

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

COMMENCE at the Southwest corner of said Section 12; run thence along the West boundary of said Section 12, N.00°29'33"W., a distance of 273.78 feet to the North right of way line of State Road 776, a 200-foot public right of way, and the POINT OF BEGINNING; thence along said North right of way line, S.69°10'05"W., a distance of 283.63 feet to the East right of way line of Flamingo Waterway, a 100 foot wide right of way, vacated by Official Records Book 3321, Page 634; thence along said East right of way line the following 4 (four) courses, 1) N.15°49'23"E., a distance of 581.08 feet; 2) thence N.10°12'47"E., a distance of 780.24 feet to a point of curvature; 3) thence Northerly, 93.55 feet along the arc of a tangent curve to the left having a radius of 500.00 feet and a central angle of 10°43'12" (chord bearing N.04°51'11"E., 93.41 feet) to a point of tangency; 4) thence N.00°30'25"W., a distance of 3472.37 feet to the Southwest corner of lot 60, block 1183 of Port Charlotte Subdivision, as recorded in Official Records Plat Book 5, Page 51-F; thence S.89°11'34"E., a distance of 123.56 feet to the West right of way line of Flamingo Blvd., an 80 foot wide public right of way per said Port Charlotte Subdivision plat; thence along said West right of way line of Flamingo Blvd., S.00°30'51"E., a distance of 98.40 feet to its intersection with the westerly extension of the South right of way line of North Buena Vista Circle, as shown on said Port Charlotte Subdivision plat; thence along said extension and said South right of way line of North Buena Vista Circle, S.89°12'23"E., a distance of 422.21 feet; thence S.00°01'25"E., a distance of 250.03 feet to the North right of way line of Raleigh Ave. as shown on said Port Charlotte Subdivision plat, said right of way being 50 feet wide and vacated by Official Records Book 3321, Page 634; thence along said North right of way line, N 89°12'23" W, a distance of 300.04 feet; thence S 00°30'51" E, a distance of 20.57 feet; thence southerly, 44.82 feet along the arc of a tangent curve to the right having a radius of 200.00 feet and a central angle of 12°50'19" (chord bearing S 05°54'19" W, 44.72 feet); thence southerly, 44.82 feet along the arc of a reverse curve to the left having a radius of 200.00 feet and a central angle of 12°50'19" (chord bearing S 05°54'19" W, 44.72 feet); thence S 00°30'51" E, a distance of 111.12 feet; thence southerly, 224.55 feet along the arc of a tangent curve to the right having a radius of 300.00 feet and a central angle of 42°53'08" (chord bearing S 20°55'43" W, 219.34 feet); thence southerly, 149.67 feet along the arc of a reverse curve to the left having a radius of 200.00 feet and a central angle of 42°52'43" (chord bearing S 20°55'56" W, 146.21 feet); thence S 00°30'25" E, a distance of 534.77 feet; thence southeasterly, 38.84 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 89°00'52" (chord bearing S 45°00'51" E, 35.05 feet); thence S 89°31'17" E, a distance of 187.25 feet; thence easterly, 132.33 feet along the arc of a tangent curve to the left having a radius of 200.00 feet and a central angle of 37°54'31" (chord bearing N 71°31'27" E, 129.93 feet); thence N 52°34'12" E, a distance of 180.37 feet; thence easterly, 277.30 feet along the arc of a tangent curve to the right having a radius of 417.00 feet and a central angle of 38°06'04" (chord bearing N 71°37'14" E, 272.22 feet); thence S 89°19'44" E, a distance of 886.16 feet; thence N 00°08'08" W, a distance of 1126.35 feet; thence S 89°12'23" E, a distance of 829.74 feet; thence southeasterly, 88.92 feet along the arc of a tangent curve to the right having a radius of 75.00 feet and a central angle of 67°55'35" (chord bearing S 55°14'35" E, 83.80 feet); thence N 68°43'12" E, a distance of 194.06 feet; thence N 58°58'33" E, a distance of 116.55 feet; thence S 00°07'15" E, a distance of 3706.60 feet; to the North right of aforesaid State Road 776 thence along said North right of way S 69°10'05" W, a distance of 2919.86 feet to the POINT OF BEGINNING. Interior Improvements per Port Charlotte Subdivision, Official Records Book 5, Pages 51-A, 51-D, 51-E, and 51-F, contained within the described land appear to have been vacated by Official Records Book 3321, Page 634-650.

Containing 196.14 acres, more or less.

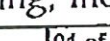
Subject to and less public right of ways contained herein.

**SURVEYOR'S NOTES:**

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

SEE SHEET NO. 2 FOR SKETCH

SEE SHEET NO. 3 FOR LINE AND CURVE TABLES

SEE SHEET NO. 3 FOR LINE AND CURVE TABLES			PROJECT: West Port		Prepared For: KOLTER GROUP AQUISITIONS LLC	
PHASE: West Port Expansion / Three Description and Sketches of Three Parcels			(Not A Survey)  <b>David W. Maxwell</b>  Digitally signed by David W. Maxwell Date: 2022.08.30 11:35:49 -04'00'		213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Licensed Business No.: LB 7768    <b>GeoPoint</b> Surveying, Inc.	
DRAWN: LAT	DATE: 07/19/22	CHECKED BY: MHC				
REVISIONS			<b>David W. Maxwell</b>  FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. <b>LS7311</b>			
DATE	DESCRIPTION	DRAWN BY				
FILE PATH: P:\WEST PORT - EXPANSION\DESCRIPTIONS\WESTPORT EXPANSION-KOLTER-D3.DWG			LAST SAVED BY: LOUIST		01 of 03	

## EXHIBIT

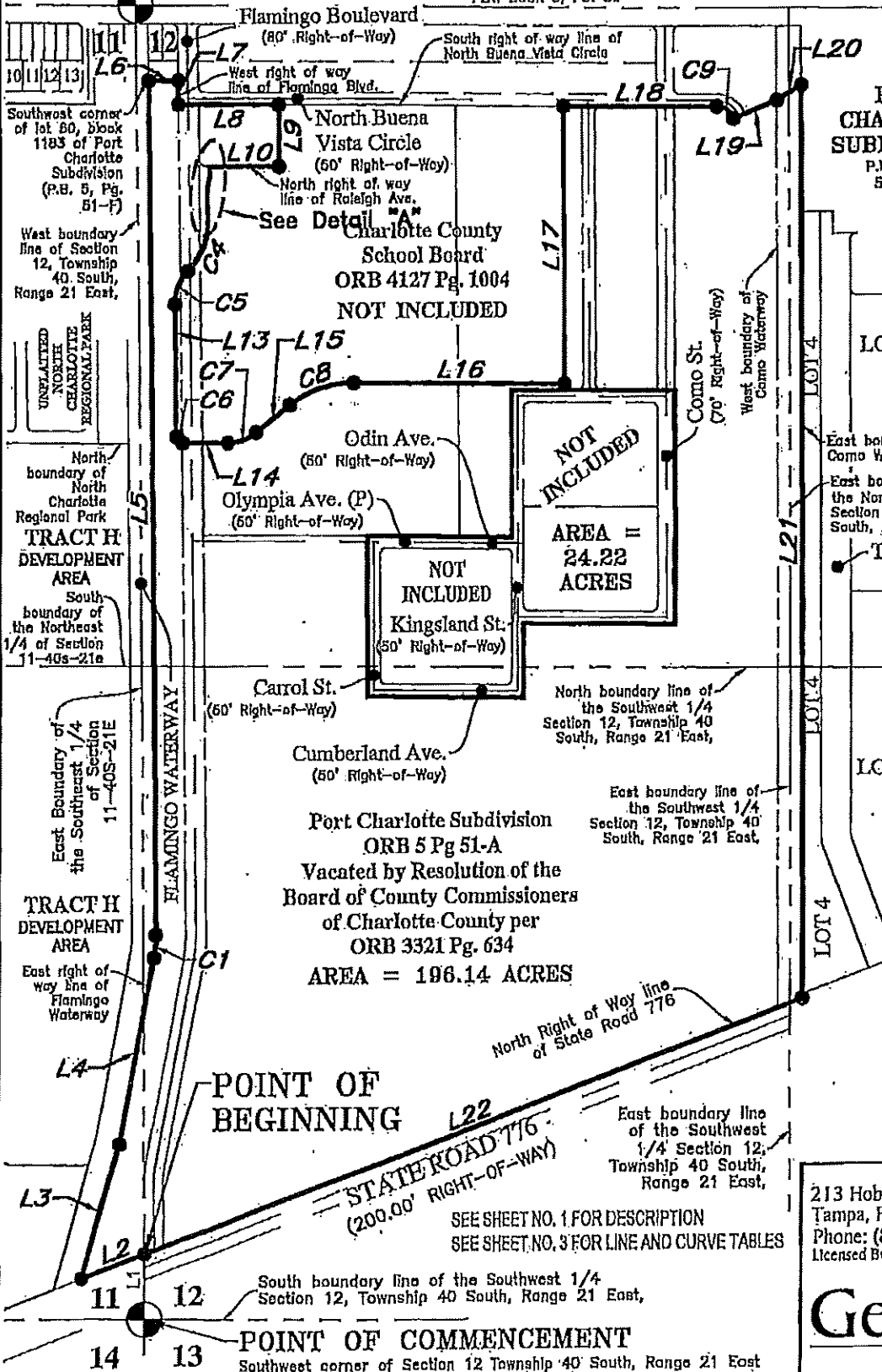
"A-2" 3 Pages

# Description Sketch

S.R. 45 TAMiami  
TRAIL U.S. 41  
(200.00' RIGHT-OF-WAY)

PORT CHARLOTTE SUBDIVISION,  
SECTION THIRTY FIVE  
PLAT BOOK 5, PG. 39

(Not A Survey)



PORT  
CHARLOTTE  
SUBDIVISION  
P.B. 5, Pg.  
51A-51K



SCALE: 1" = 600'

LOT 2 TOLEDO  
BLADE-SECTION  
ONE

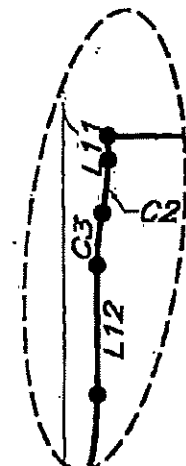
P.B. 23, Pg. 18A-18B

East boundary of  
Como Waterway  
East boundary line of  
the Northwest 1/4  
Section 12, Township 40  
South, Range 21 East,  
Toledo Blade Blvd.  
(120' Right-of-Way)

TOLEDO  
BLADE-SECTION  
ONE

P.B. 23, Pg. 18A-18B

LOT 1



DETAIL "A"  
SCALE: 1" = 200'

213 Hobbs Street  
Tampa, Florida 33619  
Phone: (813) 248-8888  
Licensed Business No.: LB 7768

**GeoPoint**  
Surveying, Inc.

# Description Sketch

(Not A Survey)

## LINE DATA TABLE

NO.	BEARING	LENGTH
L1	N 00°29'33" W	273.78'
L2	S 69°10'05" W	283.83'
L3	N 15°49'23" E	581.08'
L4	N 10°12'47" E	780.24'
L5	N 00°30'25" W	3472.37'
L6	S 89°11'34" E	123.66'
L7	S 00°30'51" E	96.40'
L8	S 89°12'23" E	422.21'
L9	S 00°01'25" E	250.03'
L10	N 89°12'23" W	300.04'
L11	S 00°30'51" E	20.67'
L12	S 00°30'51" E	111.12'
L13	S 00°30'25" E	534.77'
L14	S 89°31'17" E	187.25'
L15	N 52°34'12" E	180.37'
L16	S 89°19'44" E	886.16'
L17	N 00°08'08" W	1126.35'
L18	S 89°12'23" E	629.74'
L19	N 68°43'12" E	194.06'
L20	N 58°58'33" E	116.55'

## LINE DATA TABLE

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

## CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	500.00'	10°43'12"	93.55'	93.41'	N 04°51'11" E
C2	200.00'	12°50'19"	44.82'	44.72'	S 05°54'19" W
C3	200.00'	12°50'19"	44.82'	44.72'	S 05°54'19" W
C4	300.00'	42°53'08"	224.55'	219.34'	S 20°55'43" W
C5	200.00'	42°52'43"	149.67'	146.21'	S 20°55'56" W
C6	25.00'	89°00'52"	38.84'	35.05'	S 45°00'51" E
C7	200.00'	37°54'31"	132.33'	129.93'	N 71°31'27" E
C8	417.00'	38°06'04"	277.30'	272.22'	N 71°37'14" E
C9	75.00'	67°55'35"	88.92'	83.80'	S 55°14'35" E

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

213 Hobbs Street  
Tampa, Florida 33619  
Phone: (813) 248-8888  
Licensed Business No.: LB 7768

**GeoPoint**  
Surveying, Inc.

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

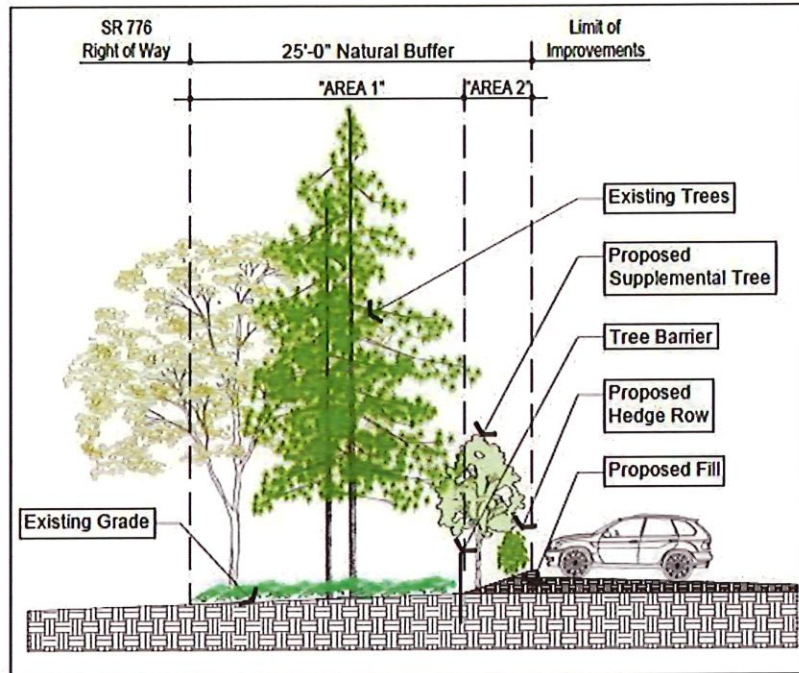
m). A 25-foot perimeter setback for the entire PD site is not required. However, for the proposed expansion area, it is required to provide a natural buffer 60 feet in width as measured from the lot line along the multi-family portion of the frontage abutting SR 776 and 25 feet in width as measured from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

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

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



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



Natural Buffer - Typical Cross Section

## Figure 1

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