

PD-25-09 (Quasi-Judicial)

(Adoption Hearing BCC Land Use Meeting 09-09-2025)

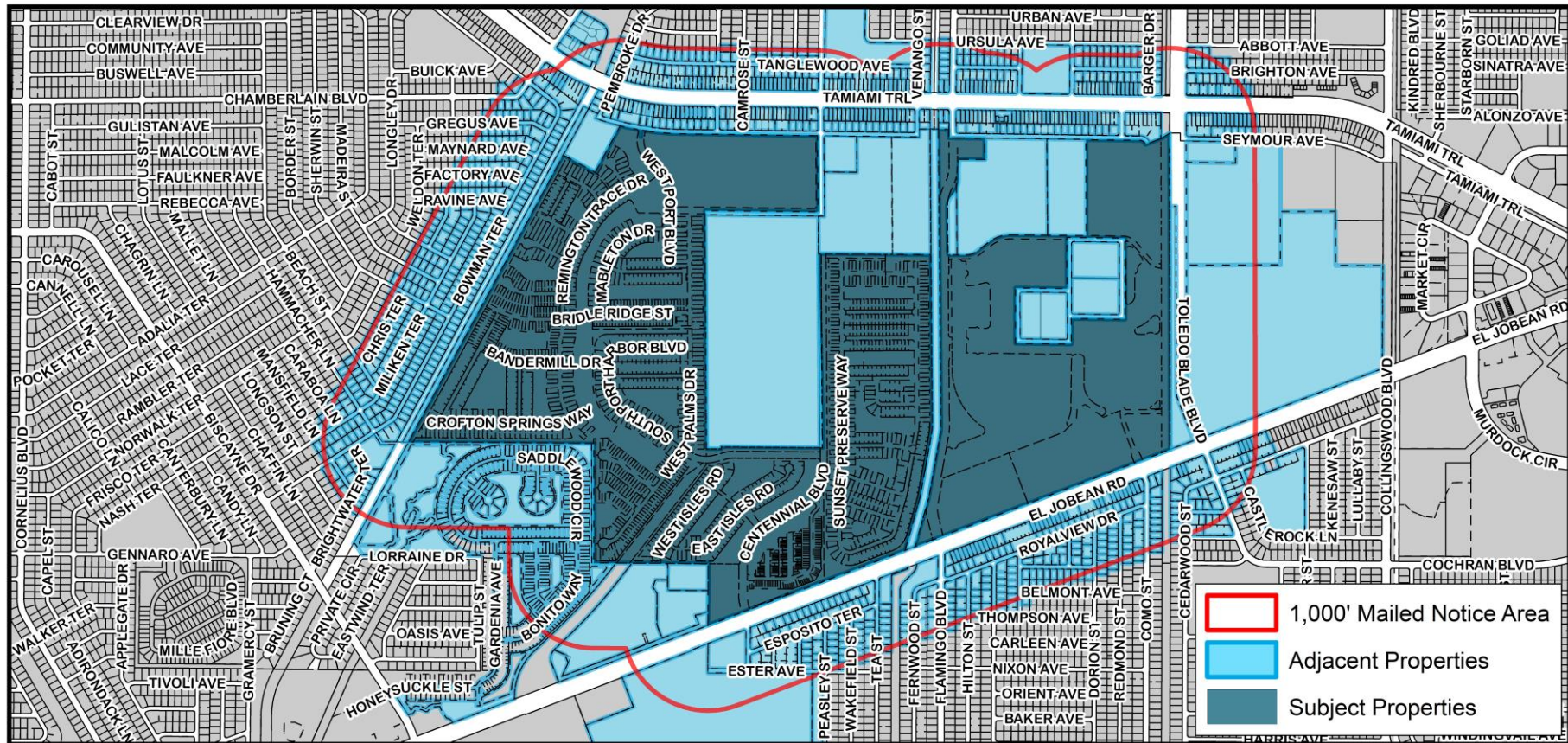
KL Westport Expansion LLC



CHARLOTTE COUNTY
FLORIDA

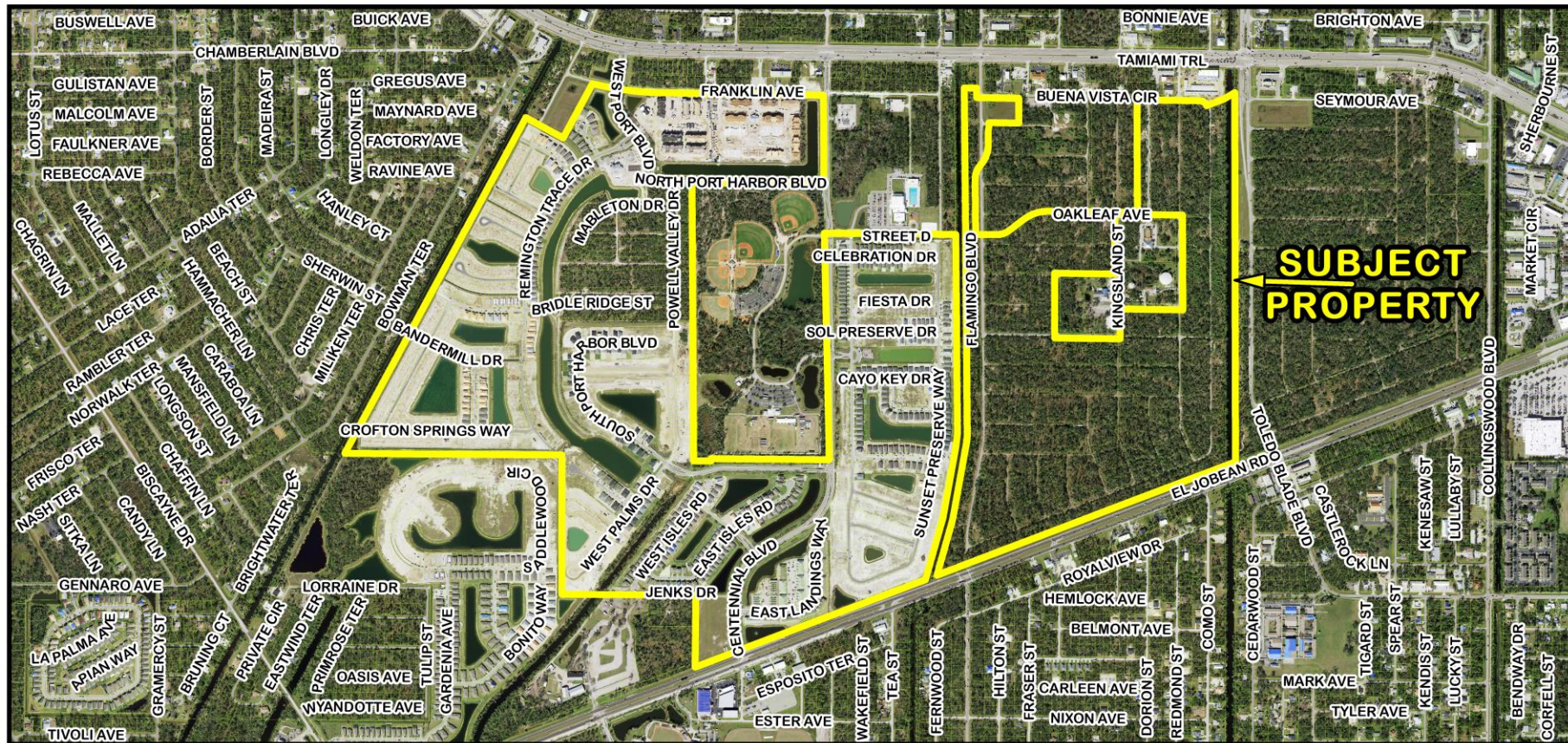
Proposed Changes

- A rezoning from Planned Development (PD) to PD. This is a major modification to 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”.
- Located in Commission District IV



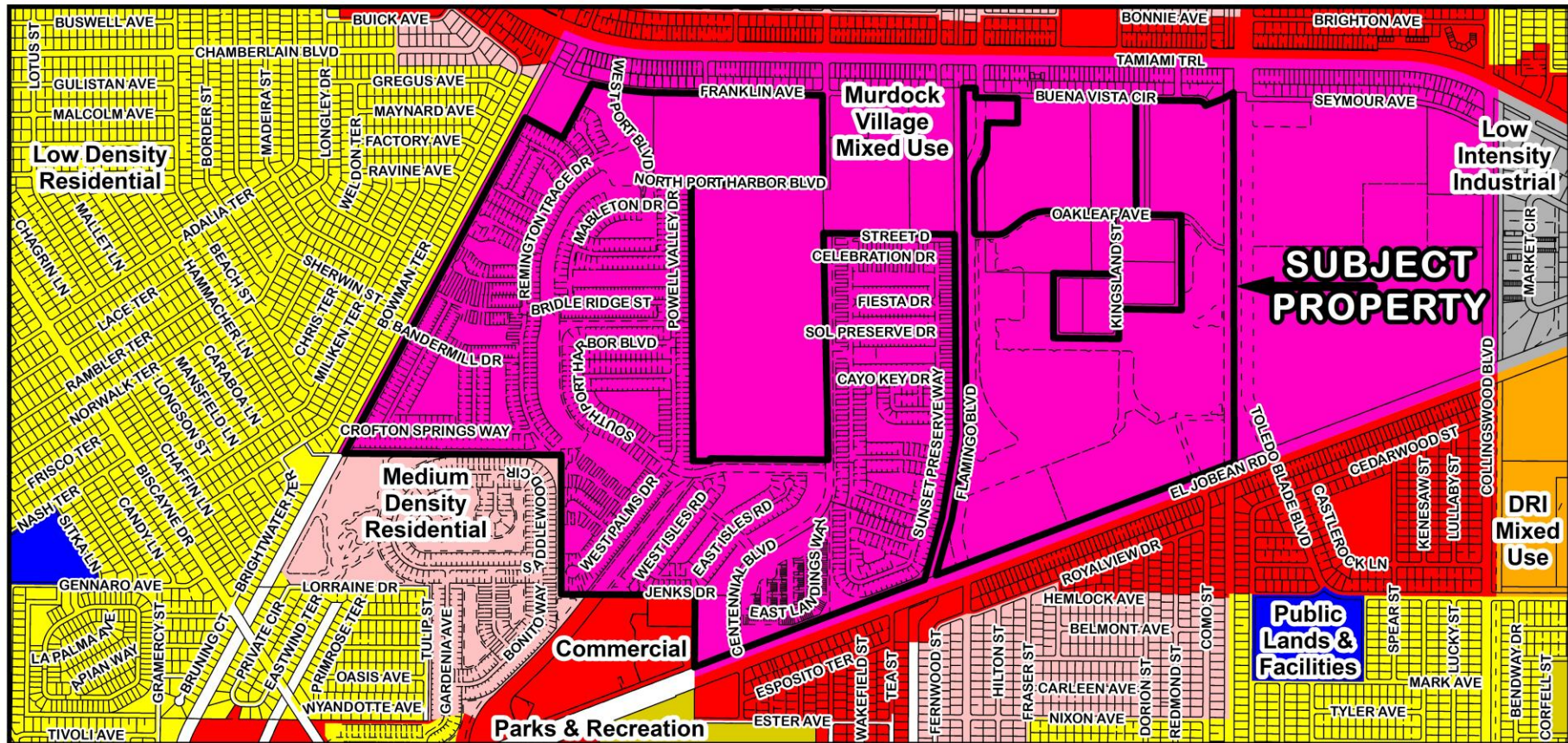


PD-25-09 Location Map

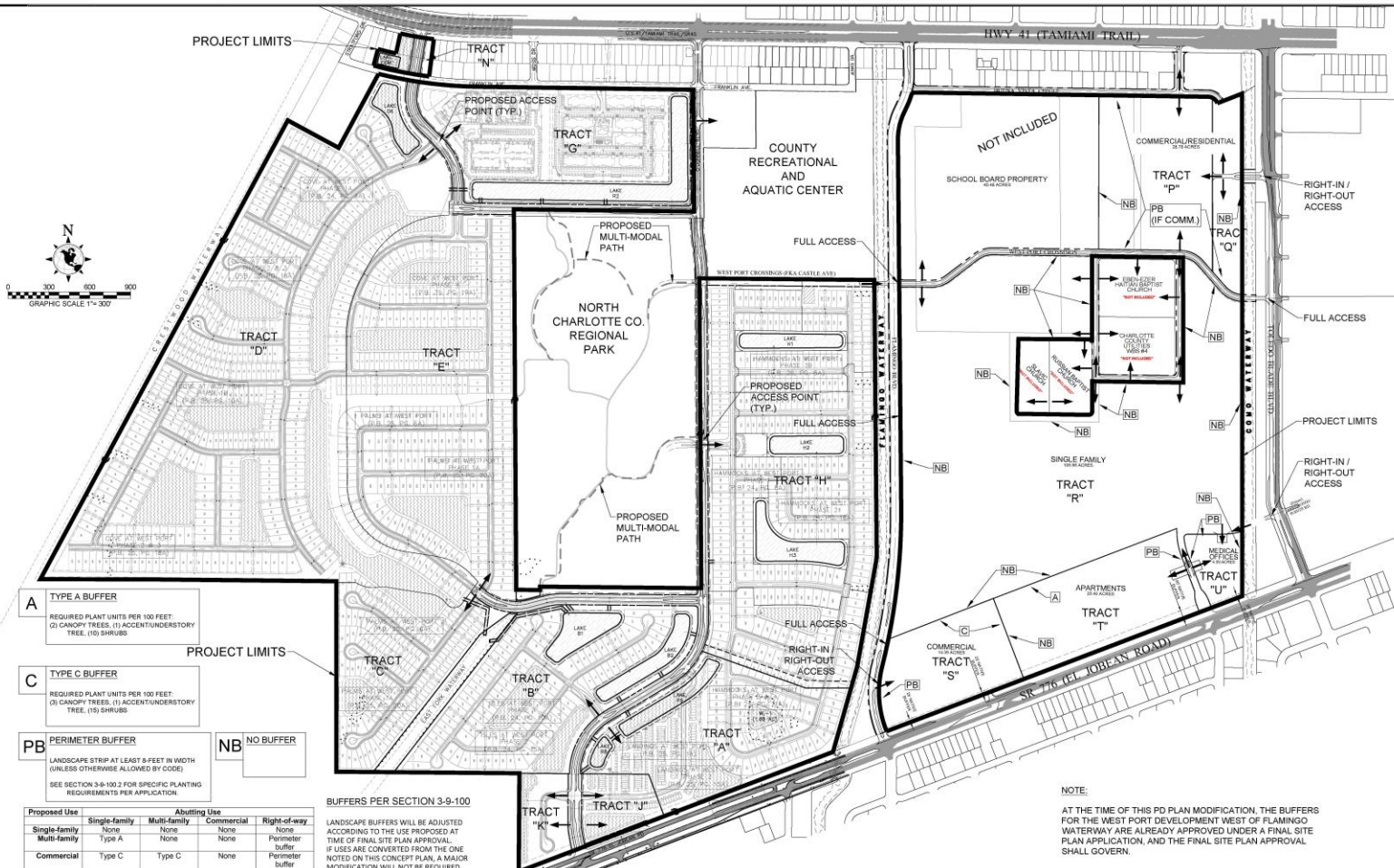


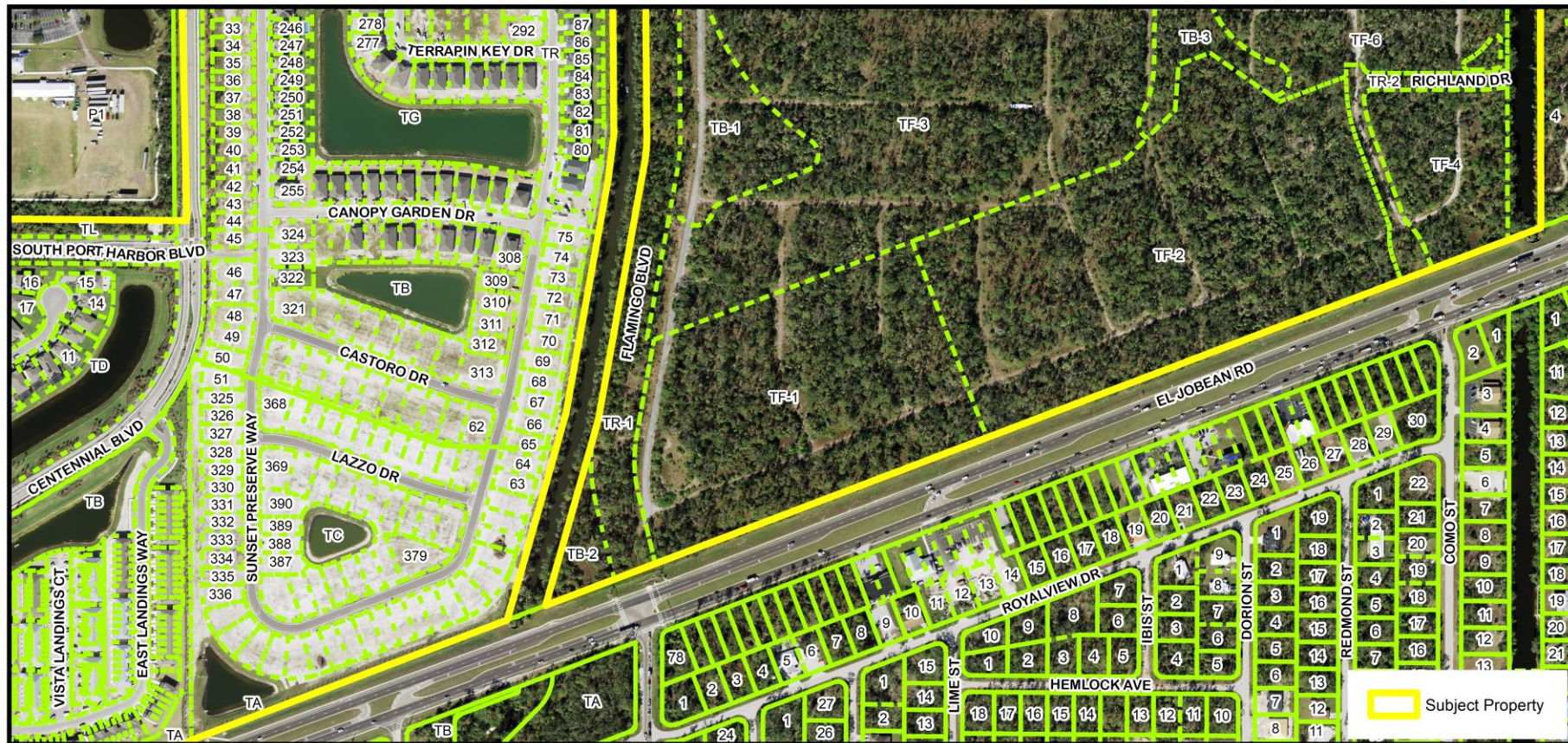
PD-25-09 Area Image





PD-25-09 FLUM Designations

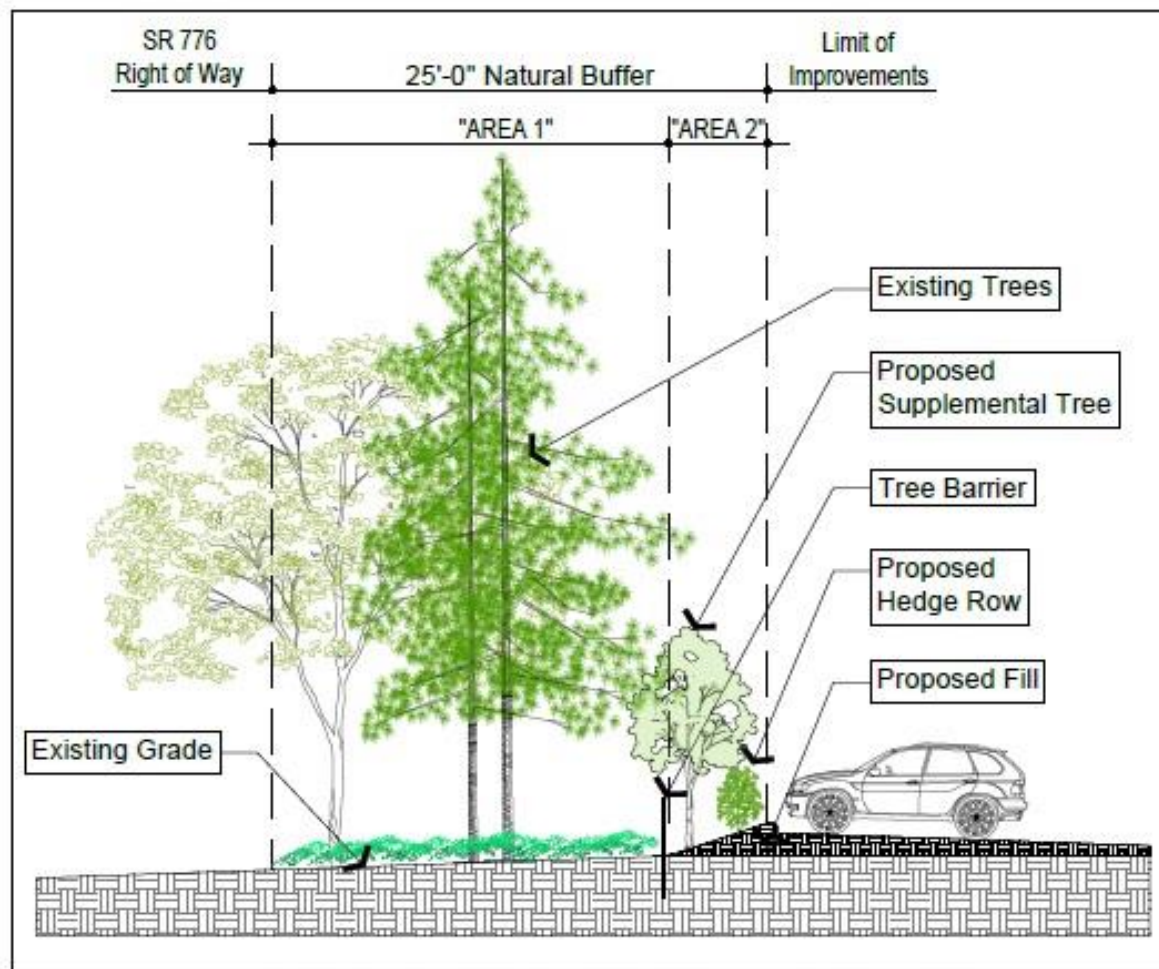




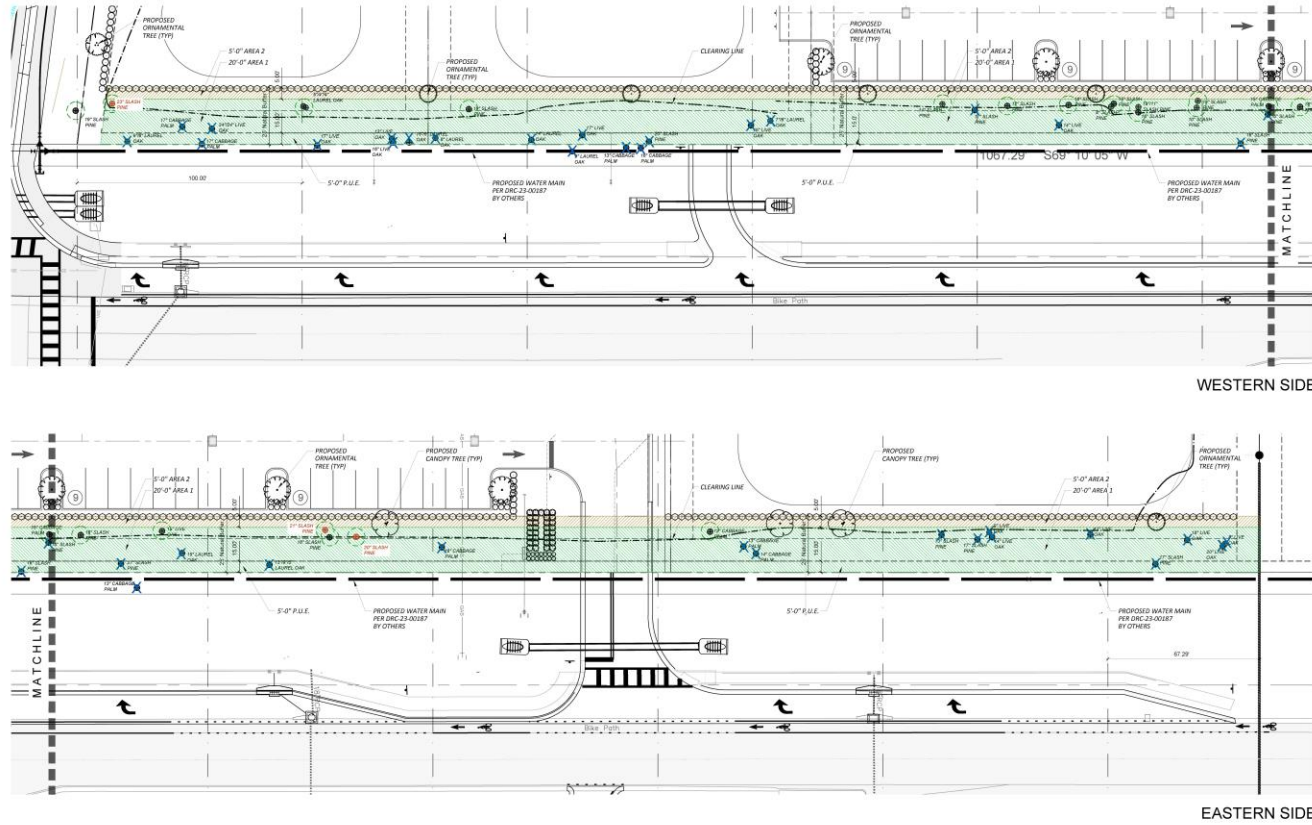
PD-25-09 Area Image

Natural Buffer Requirement

- The adopted PD condition “m” requires that: All trees less than eight inches Diameter at Breast Height (DBH) and palms less than 12 inches DBH may be removed from Area 1 (20-foot) of natural buffer.



Natural Buffer - Typical Cross Section



WESTERN SIDE

EASTERN SIDE

El Jobean Road Natural Buffer



CAMPO
ENGINEERING, INC.

FSMR REGISTRY NO. 28728
1725 EAST 5TH AVENUE
TAMPA, FL 33605
PHONE: (813) 215-7372
FAX: (813) 902-8782

PROJECT TITLE

**WEST PORT
MARKETPLACE**

17372 TOLEDO BLADE BLVD
PORT CHARLOTTE, FL 33963
CLIENT

THE SEMBLER COMPANY
5858 CENTRAL AVENUE
ST. PETERSBURG, FL 33707
(727) 384-6000

REVISIONS

NO.	DESCRIPTION	DATE

ISSUE DATE: 07/2024

REVIEWED BY: MDC

DRAWN BY: RJA

DESIGNED BY: MDC

PROJECT NUMBER
22-022

George T. Sturdivant, Jr. 1295 06/19/2025
NAME SEAL NO. DATE

SHEET TITLE

**REMOVALS &
ADD'L SAVES**

SHEET NUMBER
NB-02

Trees Removed Outside of the Five-foot PUE	Tree Removed Within the Five-foot PUE
17" Cabbage Palm	9"/8" Laurel Oak
24"/24" Live Oak	17" Cabbage Palm (on property line)
16" Live Oak	17" Live Oak (on property line)
7"/6" Laurel Oak	13" Live Oak
17" Slash Pine	16" Live Oak
14" Live Oak	16"/6" Laurel Oak
16" Slash Pine	8" Laurel Oak
15" Laurel Oak	14" Laurel Oak
18" Cabbage Palm	17" Live Oak
13" Cabbage Palm	20" Slash Pine
14" Cabbage Palm	16" Slash Pine
13" Slash Pine	16" Slash Pine
18" Live Oak	27" Slash Pine
20" Live Oak	13"/9"/5" Laurel Oak
8" Live Oak	17" Slash Pine

Proposed Changes

- 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.