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 OF THE EXISTING PD, ORDINANCE NUMBER 2023-009, BY: (1) AMENDING PD CONDITION b.iv. AND THE GENERAL PD CONCEPT PLAN IN ORDER TO REVISE THE LAYOUT OF SOME COMMERCIAL BUILDINGS, ADD SPECIFIC COMMERCIAL USES AND DEVELOPMENT STANDARDS FOR LOTS 2-A, 2-B, 2-C, 2-D, & 3; (2) ADOPTING THE REVISED GENERAL PD CONCEPT PLAN AND THE DETAIL PD CONCEPT PLAN FOR LOT 3: "CHICK-FIL-A", AND DETAIL PD CONCEPT PLAN FOR LOT 2-A: "TEXAS ROADHOUSE"; AND (3) DELETING PD CONDITIONS o, q AND r AND REVISING PD CONDITION p; FOR THE SUBJECT PROPERTY, CONTAINING 29.76± ACRES, WHICH IS PART OF THE 77± ACRES OF THE ORIGINAL PD, GENERALLY LOCATED NORTHEAST OF TAMIAMI TRAIL (US 41), SOUTH OF HILLSBOROUGH BOULEVARD, SOUTHEAST OF CRANBERRY BOULEVARD, AND WEST OF HUGE BOULEVARD, IN THE PORT CHARLOTTE AREA, CONTAINING 29.76± ACRES; COMMISSION DISTRICT IV; PETITION NO. PD-24-13; APPLICANT: JBCC DEVELOPMENT, LLC; PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, in a public hearing held on Tuesday, November 25, 2025, the Board of County Commissioners of Charlotte County, Florida ("Board") reviewed Petition PD-24-13, submitted by applicant, JBCC Development, LLC ("Applicant"), which requested a rezoning from Planned Development (PD) to PD; a major modification to the existing PD (Ordinance Number 2023-009) by: (1) amending PD condition b,iv. and the General PD Concept Plan in order to revise the layout of some commercial buildings and adding specific commercial uses and development standards for Lots 2-A, 2-B, 2-C, 2-D, and 3; (2) adopting the revised General PD Concept Plan and the Detail PD Concept Plan for Lot 3:

39 “Chick-fil-A”, and the Detail PD Concept Plan for Lot 2-A: “Texas Roadhouse”;
40 and (3) deleting PD conditions o, q, and r and revising PD condition p; for the
41 subject property, containing 29.76± acres, which is part of the 77± acres of the
42 original PD, generally located northeast of Tamiami Trail (US 41), south of
43 Hillsborough Boulevard, southeast of Cranberry Boulevard, and west of Huge
44 Boulevard, in the Port Charlotte area, containing 29.76± acres; Commission
45 District IV; and more particularly described in Exhibit “A” attached hereto
46 (“Property”); and

47 WHEREAS, Petition PD-24-13 was heard by the Charlotte County
48 Planning and Zoning Board ("P&Z Board") and, based on the findings and
49 analysis provided by County Staff and the evidence presented to the P&Z Board,
50 the P&Z Board recommended approval on October 13, 2025; and

51 WHEREAS, after due consideration, based on the findings and
52 analysis provided by County Staff and the evidence presented to it, the Board
53 finds that approval of Petition PD-24-13 is consistent with the County’s
54 Comprehensive Plan, and that it meets the requirements for rezoning; and

55 WHEREAS, based on the above findings, the Board finds that the
56 Petition satisfies the requirements of Section 125.66, F.S. and that it is in the
57 best interests of the County and its citizens to approve Petition PD-24-13.

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

SECTION 1. The following petition, made by applicant, JBCC Development, LLC, to the Charlotte County Zoning Atlas is hereby approved subject to the conditions contained in the attached Exhibit "B":

> Petition PD-24-13 requesting rezoning from Planned Development (PD) to PD; a major modification to the existing PD (Ordinance Number 2023-009), by: (1) amending PD condition b.iv. and the General PD Concept Plan in order to revise the layout of some commercial buildings, and adding specific commercial uses and development standards for Lots 2-A, 2-B, 2-C, 2-D, and 3; (2) adopting the revised General PD Concept Plan and the Detail PD Concept Plan for Lot 3: "Chick-fil-A", and Detail PD Concept Plan for Lot 2-A: "Texas Roadhouse"; and (3) deleting PD conditions o, q, and r and revising PD condition p; for the subject property, containing 29.76± acres, which is part of the 77± acres of the original PD, generally located northeast of Tamiami Trail (US 41), south of Hillsborough Boulevard, southeast of Cranberry Boulevard, and west of Huge Boulevard, in the Port Charlotte area, containing 29.76± acres;, Charlotte County, Florida, Commission District IV, and more particularly described in Exhibit "A" attached hereto.

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

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

[SIGNATURE PAGE FOLLOWS]

PASSED AND DULY ADOPTED this 25th day of November, 2025.

BOARD OF COUNTY COMMISSIONERS
OF CHARLOTTE COUNTY, FLORIDA

By:_____
_____, 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
LR2024-0653

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 3, TOWNSHIP 40 SOUTH RANGE 21 EAST, CHARLOTTE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 41 WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF CRANBERRY BOULEVARD, ACCORDING TO THE RECORD PLAT OF PORT CHARLOTTE SUBDIVISION, SECTION 68 AS RECORDED IN PLAT BOOK 6, PAGE 6, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; THENCE NORTH 38°08'12" EAST, ALONG SAID SOUTHEASTERLY LINE OF CRANBERRY BOULEVARD, A DISTANCE OF 209.69 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHWESTERLY HAVING AS ELEMENTS A CENTRAL ANGLE OF 04°46'58", A RADIUS OF 550.00 FEET AND A CHORD BEARING OF NORTH 35°44'43" EAST; THENCE NORTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE, A DISTANCE OF 45.91 FEET TO THE NORTH LINE OF SECTIONS (BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF HILLSBOROUGH BOULEVARD EXTENSION); THENCE SOUTH 89°56'30" EAST, ALONG SAID NORTH LINE OF SECTION 3 AND SAID SOUTHERLY RIGHT-OF-WAY LINE OF HILLSBOROUGH BOULEVARD EXTENSION A DISTANCE OF 273.91 FEET TO A POINT ON A CIRCULAR CURVE, HAVING AS ELEMENTS A CENTRAL ANGLE OF 12°40'49", A RADIUS OF 1040.00 FEET AND A CHORD BEARING OF SOUTH 83°36'05" EAST; THENCE EASTERLY ALONG SAID RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE, A DISTANCE OF 362.96 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 89°56'30" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 2158.59 FEET (SAID LINE BEING PARALLEL WITH AND 40.00 FEET SOUTHERLY OF SAID NORTH LINE OF SECTION 3); THENCE SOUTH 11°38'41" WEST, PARALLEL WITH AND 50.00 FEET WESTERLY OF THE WESTERLY PLAT LIMIT OF PORT CHARLOTTE SUBDIVISION, SECTION 32 AS RECORDED IN PLAT BOOK 5, PAGES 29A THROUGH 29H, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, A DISTANCE OF 2174.65 FEET TO THE SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 41; THENCE NORTH 51°51'48" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 3190.98 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT #1:

A PARCEL OF LAND LYING IN SECTION 3, TOWNSHIP 40 SOUTH, RANGE 21 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE POINT OF INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 41 WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF CRANBERRY BOULEVARD, ACCORDING TO THE RECORD PLAT OF PORT CHARLOTTE SUBDIVISION, SECTION 68 AS RECORDED IN PLAT BOOK 6, PAGE 6 OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; THENCE SOUTH 51°51'48" EAST, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 41, A DISTANCE OF 1354.52 FEET TO THE POINT OF BEGINNING; THENCE NORTH 38°08'12" EAST, A DISTANCE OF 338.00 FEET; THENCE SOUTH 51°51'48" EAST, A DISTANCE OF 387.00 FEET; THENCE SOUTH 38°08'12" WEST, A DISTANCE OF 338.00 FEET TO A POINT ON THE SAID NORTHEASTERLY RIGHT-OF-WAY OF U.S. HIGHWAY NO. 41; THENCE NORTH 51°51'48" WEST, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY OF U.S. HIGHWAY NO. 41, A DISTANCE OF 387.00 FEET TO THE POINT OF BEGINNING.

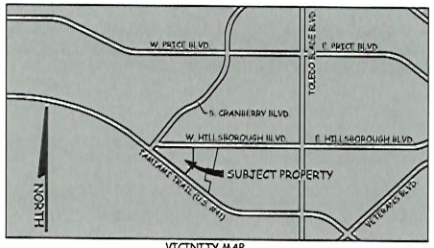
LESS AND EXCEPT #2:

A PARCEL OF LAND LYING IN SECTION 3, TOWNSHIP 40 SOUTH, RANGE 21 EAST, CHARLOTTE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

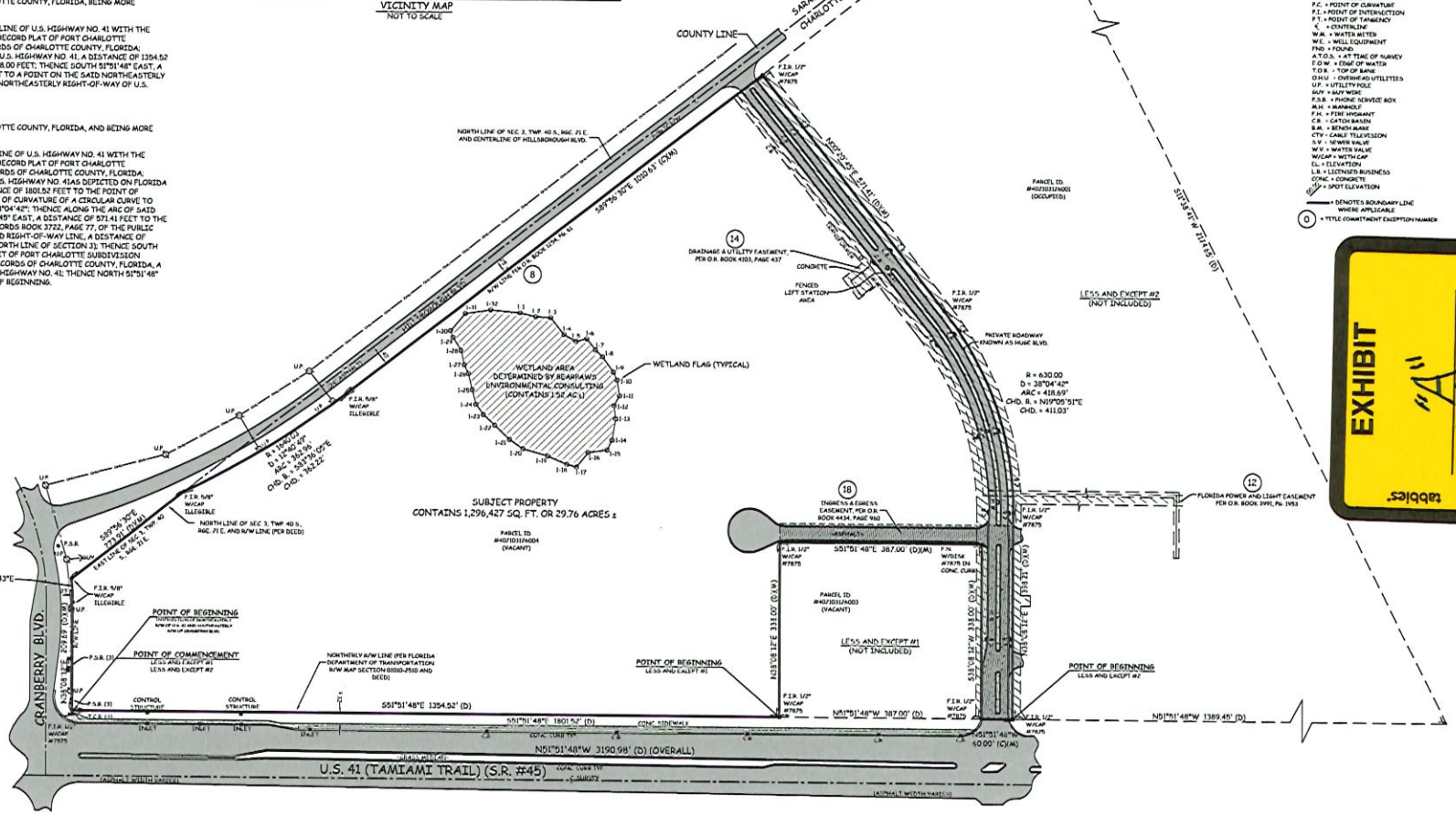
COMMENCE AT THE POINT OF INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 41 WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF CRANBERRY BOULEVARD, ACCORDING TO THE RECORD PLAT OF PORT CHARLOTTE SUBDIVISION, SECTION 68, AS RECORDED IN PLAT BOOK 6, PAGE 6, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; THENCE SOUTH 51°51'48" EAST ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 41AS DEPICTED ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 01010-2510, A DISTANCE OF 1801.52 FEET TO THE POINT OF BEGINNING. THENCE NORTH 38°08'12" EAST, A DISTANCE OF 398.21 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT HAVING AS ELEMENTS A RADIUS OF 630.00 FEET AND A CENTRAL ANGLE OF 38°04'42". THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 418.69 FEET TO THE END OF SAID CURVE; THENCE NORTH 00°20'45" EAST, A DISTANCE OF 571.41 FEET TO THE SOUTH RIGHT-OF-WAY OF HILLSBOROUGH BOULEVARD AS DESCRIBED IN OFFICIAL RECORDS BOOK 3722, PAGE 77, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; THENCE SOUTH 89°56'30"EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1147.96 FEET (SAID LINE BEING PARALLEL WITH AND 40.00 FEET SOUTHERLY OF SAID NORTH LINE OF SECTION 3); THENCE SOUTH 11°38'41"WEST, PARALLEL WITH AND 50.00 FEET WESTERLY OF THE WESTERLY PLAT LIMIT OF PORT CHARLOTTE SUBDIVISION SECTION 32 AS RECORDED IN PLAT BOOK 5, PAGES 29A THROUGH 29H, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, A DISTANCE OF 2174.65 FEET TO THE SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 41; THENCE NORTH 51°51'48" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1389.45 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S NOTATIONS:

1.) BEARINGS ARE BASED ON DEED DATA.
2.) ALL DISTANCES ARE EXPRESSED IN DECIMAL FEET.
3.) SYMBOLS DEPICTED ON THIS SKETCH ARE NOT TO SCALE AND ARE FOR INFORMATIONAL PURPOSES ONLY.
4.) UNDERGROUND UTILITIES AND NON PERMANENT IMPROVEMENTS HAVE NOT BEEN LOCATED.
5.) THIS SURVEY WAS PREPARED BY USE OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT, FILE No. 1160883, EFFECTIVE DATE OCTOBER 18, 2021, FURNISHED BY CLIENT.
6.) IN REGARDS TO ITEMS CONTAINED IN SCHEDULE B - SECTION II, THE FOLLOWING APPLIES:
ITEM #1 IS NOT A SURVEY MATTER.
ITEM #2
A) IS NOT A SURVEY MATTER
B) IS NOT PLOTTABLE.
C) NO VISIBLE ENCROACHMENTS WERE OBSERVED AT TIME OF SURVEY.
D) IS NOT PLOTTABLE.
E) IS NOT A SURVEY MATTER.
ITEM #3 IS NOT A SURVEY MATTER.
ITEM #4 IS NOT A SURVEY MATTER.
ITEM #5 IS NOT PLOTTABLE.
ITEM #6 IS NOT A SURVEY MATTER.
ITEM #7 DOES NOT APPLY TO THE SUBJECT PROPERTY.
ITEM #8 IS PLOTTED HEREON.
ITEM #9 IS NOT PLOTTABLE.
ITEM #10 DOES NOT APPLY TO THE SUBJECT PROPERTY.
ITEM #11 DOES NOT APPLY TO THE SUBJECT PROPERTY.
ITEM #12 IS PLOTTED HEREON.
ITEM #13 IS BLANKET IN NATURE.
ITEM #14 ALL THAT APPLY TO THE SUBJECT PROPERTY ARE PLOTTED HEREON.
ITEM #15 IS NOT A SURVEY MATTER.
ITEM #16 IS NOT A SURVEY MATTER.
ITEM #17 IS NOT A SURVEY MATTER.
ITEM #18 IS PLOTTED HEREON.
ITEM #19 DOES NOT APPLY TO THE SUBJECT PROPERTY.
ITEM #20 IS NOT A SURVEY MATTER.
ITEM #21 IS NOT PLOTTABLE.
ITEM #22 IS NOT A SURVEY MATTER.



VICINITY MAP
NOT TO SCALE



LEGEND:
P.E. = POOL EQUIPMENT
S.I.R. = SET 1/2" IRON ROD WITH CAP "GEN 3"
F.I.R. = FOUND IRON ROD
F.I.P. = FOUND IRON PIPE
S.N. = SET NAIL AND DISK "GEN 3"
F.N. = FOUND NAIL
F.N.D. = FOUND NAIL AND DISK
P.C.P. = PERMANENT CONTROL POINT
P.R.M. = PERMANENT REFERENCE MONUMENT
D.H. = DRILL HOLE
C.M. = CONCRETE MONUMENT
(M) = MEASURED DATA
(P) = RECORD PLAT DATA
(C) = CALCULATED DATA
Δ = DELTA
R = RADIUS
CHD. = CHORD LENGTH
CH.B. = CHORD BEARING
P.O.L. = POINT ON LINE
R/W = RIGHT-OF-WAY
F.F.E. = FINISHED FLOOR ELEVATION
* = LAST DAY IN FIELD
D.U.E. - DRAINAGE AND UTILITY EASEMENT
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
N.A.V.D. = NATIONAL AMERICAN VERTICAL DATUM
P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
L.P. = LIGHT POLE
C.E. = COVERED ENTRY
C. = CONCRETE
P. = PAVER BRICKS
P.C. = POINT OF CURVATURE
P.I. = POINT OF INTERSECTION
P.T. = POINT OF TANGENCY
℄ = CENTERLINE
W.M. = WATER METER
W.E. = WELL EQUIPMENT
FND. = FOUND
A.T.O.S. = AT TIME OF SURVEY
E.O.W. = EDGE OF WATER
T.O.B. - TOP OF BANK
O.H.U. - OVERHEAD UTILITIES
U.P. = UTILITY POLE
GUY = GUY WIRE
P.S.B. = PHONE SERVICE BOX
M.H. = MANHOLE
F.H. = FIRE HYDRANT
C.B. = CATCH BASIN
B.M. = BENCH MARK
CTV = CABLE TELEVISION
S.V. = SEWER VALVE
W.V. = WATER VALVE
W/CAP = WITH CAP
EL. = ELEVATION
L.B. = LICENSED BUSINESS
CONC. = CONCRETE
SPOT = SPOT ELEVATION
= DENOTES BOUNDARY LINE WHERE APPLICABLE
(0) = TITLE COMMITMENT EXCEPTION NUMBER

Gen3
LAND SURVEYING INC.
17840 TOLEDO BLADE BLVD. SUITE B, PORT CHARLOTTE, FL. 33948
info@gen3survey.com
(941)-629-6801 L.B. # 8460

NOTE: THE UNDERSIGNED AND GEN 3 LAND SURVEYING, INC. MAKE NO WARRANTIES, GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHT-OF-WAYS, SETBACK LINES, AGREEMENTS, RESERVATIONS, AND OTHER SIMILAR MATTERS. EXCEPT PLATTED EASEMENTS WHERE APPLICABLE. DETERMINATION OR RESEARCH FOR THE ABILITY OR INABILITY TO USE THIS PARCEL OF LAND FOR ANY PURPOSE IS NOT INCLUDED IN THIS SURVEY. THE SURVEY SKETCH AS SHOWN WAS MADE WITHOUT BENEFIT OF A TITLE REPORT UNLESS NOTED OTHERWISE. THIS SKETCH IS NOT VALID UNLESS IT BEARS AN ORIGINAL SIGNATURE AND AN EMBOSSED SURVEYORS SEAL. ANY ADDITIONS AND/OR DELETIONS TO THIS SKETCH OR DUPLICATION OF THIS SKETCH IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE UNDERSIGNED. THIS SURVEY IS PREPARED SPECIFICALLY FOR THE PARTY OR PARTIES LISTED ABOVE. USE OF THIS SURVEY BY OTHERS FOR LENDING, DESIGN, CONSTRUCTION, OR ANY OTHER REASON, WILL BE AT THE SOLE RISK OF THE USER. WHERE APPLICABLE, FLOOD ZONE INFORMATION HAS BEEN DETERMINED FROM THE F.E.M.A. FLOOD INSURANCE RATE MAPS AS A COURTESY TO THE CLIENT. IT IS THE RESPONSIBILITY OF THE CLIENT TO VERIFY THE FLOOD ZONE INFORMATION AND ANY APPLICABLE BASE FLOOD ELEVATION REQUIREMENTS WITH THE LOCAL GOVERNING BODY AND THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR A FINAL DETERMINATION. WHERE APPLICABLE SPOT ELEVATIONS AND THEIR LOCATIONS ARE APPROXIMATE. UNLESS NOTED OTHERWISE, ONLY MINIMUM TOPOGRAPHY HAS BEEN OBTAINED. TOPOGRAPHY BETWEEN SPOT ELEVATIONS MAY VARY GREATLY. THIS SHOULD BE CONSIDERED IF SPOT ELEVATIONS ARE TO BE USED FOR DESIGN AND FILL CALCULATION PURPOSES. ADDITIONAL TOPOGRAPHY MAY BE NECESSARY

ALTA/NSPS LAND TITLE SURVEY

REVISION:	DATE:

TO JBCC DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, ANTHONY J. GARGANO, P.A.:

THIS IS TO CERTIFY THAT THIS MAP OF PLAT AND THE SURVEY ON WHICH IT IS BASED WAS MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS. THE FIELD WORK WAS COMPLETED ON JANUARY 3, 2022.

R.J. Schlaphoff Jr., P.S.M. Florida
Registration No. 6460
Digitally signed by R.J. Schlaphoff, Jr., P.S.M. Florida
Registration No. 6460
Date: 2022.01.04 15:18:27 -05'00'

DATE OF PLAT OR MAP JANUARY 3, 2022

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED VALID UNLESS IT BEARS THE SIGNATURE AND ORIGINAL EMBOSSED SEAL OF A LICENSED SURVEYOR AND MAPPER. THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

FF-2

PD Conditions for Application PD-24-13
Revisions to PD Condition "b.iv and Transportation conditions "o", "p", "q" & "r" as Established in Ordinance Number 2023-009

b. Permitted uses, temporary uses, and signage:

iv. For parcel P1-3 which is located northwest of Huge Boulevard and northeast of US 41 and is named Cranberry Commons Subdivisions (Lots 1 through 3):

a) Development shall occur as generally illustrated in the General PD Concept Plan (Attachment 1: ~~Master Site Plan - Huge Boulevard - Outparcels 1-5~~Overall Site Plan, Commercial Development, Cranberry Blvd & U.S. 41) submitted by the applicant, prepared by ~~Exceptional Engineering, Inc.,~~Bowman dated ~~November 29, 2022~~August 28, 2025, and revised September 25, 2025, except such modifications as may be required to meet the conditions of the PD zoning district. In addition, the conditions/comments indicated in the Site Plan Review (DRC~~-22-0020~~9~~25~~-084) letter dated ~~January 27, 2023,~~September 22, 2025, shall be met. Such General PD Concept Plan shall be valid until a Final Detail Site Plan is approved per Section 3-9-45, Planned Development (PD). Areas indicated for multi-family development and commercial development will be developed as such. Development standards on the General PD Concept Plan shall apply.

b) Multi-family up to 340 dwelling units. The base density is 0 units. The subject property will require a total of 340 units of transferred density in order to achieve the residential development up to 340 units. 340 ~~The~~ transfer of density units ~~must be~~have been approved by the Board of County Commissioners ~~prior to Preliminary Plat approval or Final Detail Site Plan approval, whichever shall occur first~~via Resolution Number 2023-138.

c) A pet center at 2,329 square feet and the maintenance building at 579 square feet ~~Care center and maintenance building~~ for residential development ~~up to 2,138 square feet~~ as shown on the General PD Concept Plan (Attachment 1).

d) For commercial development as shown on the General PD Concept Plan:

1. ~~Outparcel 1~~Lot 3: ~~Mini-warehouse/self-storage~~Chick-fil-A, one~~Three~~-story building up to ~~105,084~~5,304 square feet. Development on outparcel 1 shall occur as generally illustrated in the Detail PD Concept Plan (Exhibit 1-1: Chick-fil-A Detail PD Concept Plan) submitted by the applicant, prepared by Bowman, dated August 6, 2025, and revised September 23, 2025, except such modifications as may be required to meet the conditions of the PD zoning district. In addition, the Site Plan Review comments of recommendation of approval per the letter dated September 11, 2025, are required to be met. Such Detail PD Concept Plan (DRC-25-081) shall be valid until a Final Detail Site Plan is approved per Section 3-9-45, Planned Development (PD). The Final Detail Site Plan shall be reviewed administratively by staff and, if approved, an approval letter shall be issued.

EXHIBIT
"B"
Total: 20 Pages

i. The elevations for the proposed restaurant are illustrated on Exhibit 1-2: Elevations, and are subject to the provisions of Chapter 3-5, Article XXIV, Commercial Design Standards, of the Charlotte County Code. In addition, at a minimum, each primary facade shall incorporate a minimum of five design treatments. All other requirements in Chapter 3-5, Article XXIV, Commercial Design Standards, of the Charlotte County Code shall apply.

ii. Landscaping and buffers as shown on Exhibit 1-3: Landscape Plan.

~~1.~~iii. No development shall occur prior to Final Detail Site Plan approval. The Final Detail Site Plan shall be reviewed administratively by staff and, if approved, an approval letter shall be issued.

2. ~~Outparcel~~ Lot 2-D: ~~Car wash, One-story building u~~Up to 5,231 square feet for the following uses:

i. Animal hospital, boarding facility.
ii. Art, dance, music, photo studio or gallery.
iii. Bank, financial services.
iv. Business services.
v. Drug store, pharmacy.
vi. Emergency services.
vii. Essential services.
viii. Gas station.
ix. General offices.
x. General retail sales and services.
xi. Government uses and facilities.
xii. Medical or dental office, clinic.
xiii. Mini-warehouses or storage facilities, but not bulk storage of flammable liquids.
xiv. Motor vehicle wash.
~~2.~~xv. Personal services.

~~3. Outparcel~~ Lot 2-B and Lot 2-C~~3 &~~ : ~~Banks & financial institutions, One-story building up to 2,700 square feet~~

~~4.~~3. ~~Outparcel 4~~: ~~Restaurant~~commercial general uses up to a total of 10,000 square feet~~, One-story building up to 920 square feet~~.

i. ~~i.~~ Animal hospital, boarding facility.
ii. ~~ii.~~ Art, dance, music, photo studio or gallery.
iii. ~~iii.~~ Bank, financial services.
iv. ~~iv.~~ Business services.
v. ~~v.~~ Drug store, pharmacy.
vi. ~~vi.~~ Emergency services.
vii. ~~vii.~~ Essential services.
viii. ~~viii.~~ Gas station.
ix. ~~ix.~~ General offices.
x. ~~x.~~ General retail sales and services.
xi. ~~xi.~~ Government uses and facilities.
xii. ~~xii.~~ Medical or dental office, clinic.

xiii. ~~xiii.~~ Mini-warehouses or storage facilities, but not bulk storage of flammable liquids.

xiv. ~~xiv.~~ Motor vehicle wash.

xv. ~~xv.~~ Personal services.

xvi. ~~xvi.~~ Restaurant.

4. ~~Outparcel 5~~Lot 2-A: Texas Roadhouse, one-story building up to 8,400 square feet. Development shall occur as generally illustrated in the Detail PD Concept Plan (Exhibit 2-1: Site Plan, Cranberry Mixed Development Texas Roadhouse) submitted by the applicant, prepared by Bowman, dated August 6, 2025, and revised November 7, 2025, except such modifications as may be required to meet the conditions of the PD zoning district. In addition, the Site Plan Review comments of recommendation of approval per the letter dated September 15, 2025, are required to be met. Such Detail PD Concept Plan (DRC-25-082) shall be valid until a Final Detail Site Plan is approved per Section 3-9-45, Planned Development (PD). The Final Detail Site Plan shall be reviewed administratively by staff and, if approved, an approval letter shall be issued.

   i. The elevations for the proposed restaurant are illustrated on Exhibit 2-2: Elevations, and are subject to the provisions of Chapter 3-5, Article XXIV, Commercial Design Standards, of the Charlotte County Code. In addition, at a minimum, each primary facade shall incorporate a minimum of five design treatments. All other requirements in Chapter 3-5, Article XXIV, Commercial Design Standards, of the Charlotte County Code shall apply.

   ii. Landscaping and buffers as shown on Exhibit 2-3: Landscape Plan.

   iii. No development shall occur prior to Final Detail Site Plan approval. The Final Detail Site Plan shall be reviewed administratively by staff and, if approved, an approval letter shall be issued.

5. ~~Restaurant, One-story building up to 7,762 square feet.~~A ten-foot landscape buffer with a Type A buffer is required between uses on Lots 2-A, 2-B, 2-C, and 2-D.

~~5.~~6. Lots 2-B, 2-C, and 2-D shall have individual sidewalks connecting to the existing US 41 sidewalk.

e) No Special Exception shall be allowed. Outside storage and outside display of items are prohibited.

f) The maximum building height for the commercial portion of development shall be 35 feet. The maximum building height for the residential portion of the development shall be 60 feet. This height limit applies to all structural elements and all elevation points except for the maintenance building up to 20 feet.

Within the required 25-foot PD seet back, at a minimum, a type D buffer is required along Hillsborough Boulevard between Access Road and H~~h~~uge Boulevard except for the wetland management area which a ~~is required for~~ type A buffer is required. At a minimum, an eight-foot wide landscape buffer without a wall or fence, including four canopy tree and two

accent/understory tree per 100 linear feet, and a perimeter hedge row which must be a minimum 36 inches in height upon planting (the minimum maintained height of 48 inches) to form a continuous, solid visual screen within one year of planting, shall be required along the north property boundary for Lots -2-B through 2-D and Lot 3, adjacent to Access Road. At a minimum, an eight-foot wide Type A landscape buffer with an opaque wall or fence shall be required along the north property boundary for Lot 2A; adjacent to the retention pond; the wall or fence may be located along the property line with landscaping internal to the side.

g)

h) The developer is required to provide a five-foot sidewalk, on one side of each street, throughout the development site. An eight-foot-wide sidewalk is required along the property line on Hillsborough Boulevard, Huge Boulevard, and US 41 unless this requirement is altered or deleted by the County Engineer pursuant to Section 3-6-74 of the County Code, as may be amended.

i) The onsite wetlands shall be preserved per Habitat Management Plan (Attachment 2: Preservation Management Plan). A minimum of 15-foot, and an average of 25-foot buffer is required along all wetlands.

j) The development is subject to the provisions of Chapter 3-5, Article XXIV, Commercial Design Standards, of the Charlotte County Code, as may be amended. In addition, at a minimum, each primary facade shall incorporate a minimum of five design treatments. All other requirements in Chapter 3-5, Article XXIV, Commercial Design Standards, of the Charlotte County Code shall apply. ~~All buildings within the commercial portion of the site shall be designed and constructed in a uniform architectural style.~~ All buildings within the residential portion of the site shall be designed and constructed in a uniform architectural style.

k) For the school concurrency issues:

1. If the school concurrency process is still required under a valid interlocal agreement, prior to Final Detail Site Plan or Final Plat approval for any residential development for any Phases, the applicant/property owner must obtain a School Concurrency Availability Determination Letter (SCADL) from Charlotte County Public Schools (CCPS) indicating that sufficient capacity exists, or has been accounted for through a binding and enforceable agreement with CCPS to address school concurrency.

~~2.~~ 2. If an agreement is required, the terms of ~~both~~ the agreements shall be incorporated into the Planned Development Final Detail Site Plan approval and shall not constitute a major modification.

~~o. The owner shall work with the FDOT staff in addressing all of their comments related to the conversion of the proposed directional median opening on U.S. 41 at the project entrance to Full-Median opening in order to minimize the impact of traffic at the intersection of U.S. 41 and Cornelius/ Cranberry Blvd.~~

p. The developers at their own costs shall design, permit, and construct the US 41 left turn lane (the second left turn lane on US 41 SB to Cranberry Boulevard NB) at a

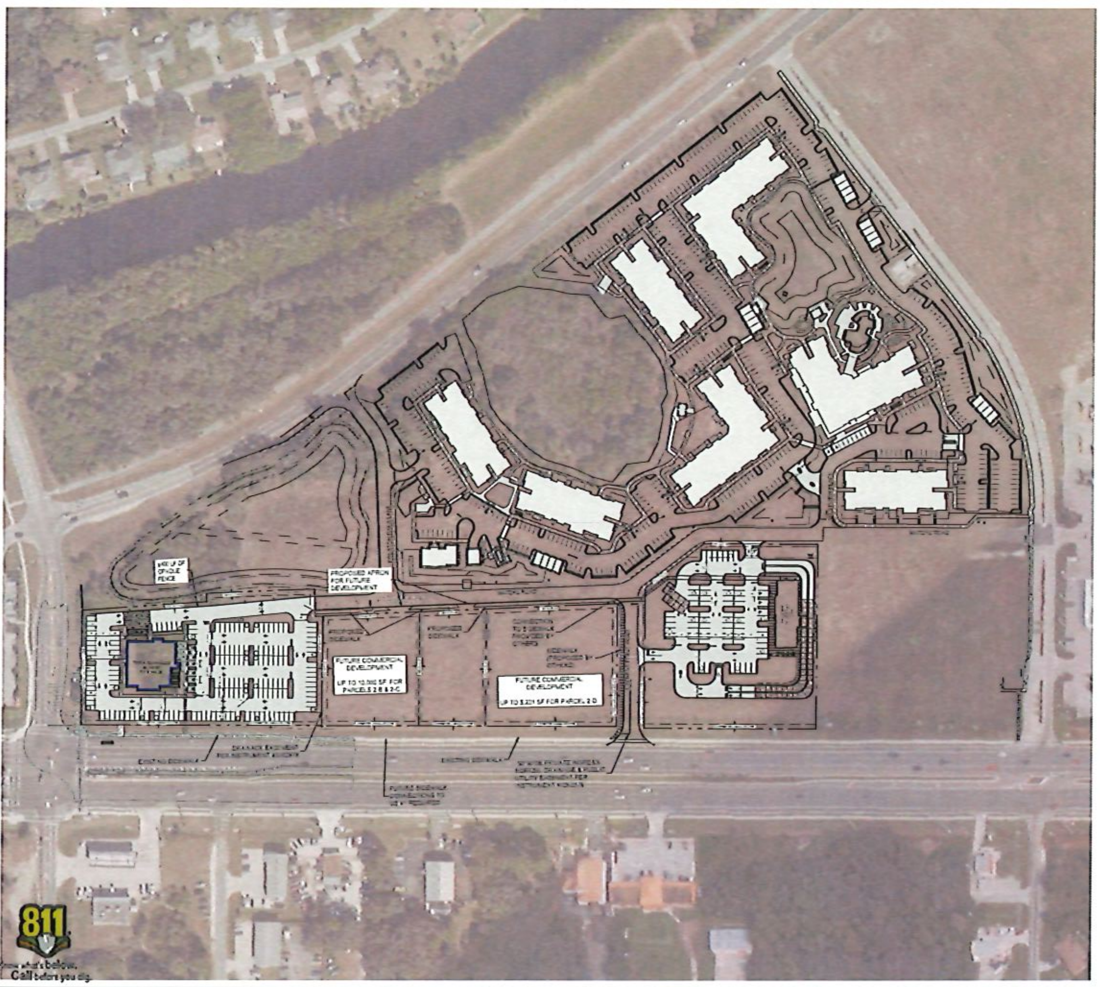
timing determined by the County. A developer agreement acceptable to the county shall be required prior to approval of Final Detail Site Plan(s). ~~The owner shall work with FDOT on mitigating traffic conditions at the intersection of U.S. 41 and Cornelius/Cranberry Blvd as a part of the Phase One of the development.~~

~~q. The entire property shall contain interior connections to provide ease of access to all developments within the property without the need to travel on external roads. As an internal collector, the north and south portions of the property shall connect to Huge Boulevard.~~

~~r. The proposed U.S. 41 and Huge Boulevard intersection should be signalized by the developer if approved by FDOT before the remainder of the Phase Two development receives a Certificate of Occupancy.~~

Attachment 1
General PD Concept Plan
Master Site Plan - Multi-Use Development, Cranberry Blvd. & Tamiami Trail~~Huge Boulevard~~
- Outparcels 1-5

Bowman
OVERALL SITE PLAN
COMMERCIAL DEVELOPMENT
CRANBERRY BLVD & U.S 41 (TAMIAMI TRAIL)
PORT CHARLOTTE, FL
CHARLOTTE COUNTY
PARCEL ID #
402103126008
LOT 2-A
±102,082 SF
(±2.34 AC)
LOT 2-B
±36,297 SF
(±0.83 AC)
LOT 2-C
±26,089 SF
(±0.60 AC)
LOT 2-D
±53,023 SF
(±1.22 AC)
LOT 3
(±103,462)
(±2.38 AC)
811
Know what's below.
Call before you dig.
OVERALL SITE PLAN
C4.0



SITE DATA TABLE

PROJECT NAME	COMMERCIAL DEVELOPMENT
PROJECT ADRESS	CRANBERRY BLVD & U.S. 41
PROJECT DESCRIPTION	PROPOSAL FOR A NEW 8,400 SF RESTAURANT AND 5,304 SF C.O.R.
TOTAL PARCEL/SITE AREA	LOT 3-A: 102,082 SF (2.34 AC) LOT 3:103,452 SF (2.375 AC)
EXISTING ZONING	PLANNED DEVELOPMENT (PD)
PARCEL NUMBERS	LOT 3-A: 402101013007 LOT 3: 402101013004
MAX. BUILDING HEIGHT	35'
BUILDING SETBACK	25' PD SETBACK

LOT 3-A	
PARCEL AREA	102,082 SF (2.34 AC)
BUILDING SF	8,400 SF
REQUIRED PARKING SPACES	
RESTAURANTS	1/100 SF OF FLOOR AREA
TOTAL REQUIRED:	84 SPACES
TOTAL PROVIDED (167):	161 REGULAR (9'X18') 6 ADA (12' X 18')
REQ'D. LANDSCAPE BUFFERS	
FRONT (SOUTH & WEST)	8'
REAR (NORTH)	8'
REAR (EAST)	10'

LOT 3	
PARCEL AREA	103,452 SF (2.375 AC)
BUILDING SF	5,214 SF
REQUIRED PARKING SPACES	
TAKE-OUT RESTAURANT	1/200 SF
TOTAL REQUIRED:	27 SPACES
TOTAL PROVIDED (71):	68 REGULAR (10'X20') 3 ADA (12'x20')
REQ'D. LANDSCAPE BUFFERS	
FRONT (SOUTH & WEST)	8'
REAR (NORTH)	8'
SIDE (EAST)	8'

CONCEPTUAL PLAN NOTES:

1. CONDITIONS MAY EXIST THAT COULD RESTRICT THE DEVELOPMENT OF THE SITE AS SHOWN. THE DRAWING IS INTENDED TO BE CONCEPTUAL ONLY AND ADDITIONAL RESEARCH AND DESIGN WOULD BE REQUIRED FOR THE PREPARATION OF A SITE PLAN THAT MEETS LOCAL JURISDICTIONAL CODES.
2. BOWMAN DOES NOT PURPORT THAT THIS SITE CAN BE DEVELOPED AS SHOWN. THE PURCHASE OF THIS SITE SHALL BE AT THE OWNER/DEVELOPER'S SOLE EXPENSE.
3. NO SITE VISITS HAVE BEEN PERFORMED TO ENSURE THE ACCURACY OF THE AERIAL IMAGE SHOWN HEREON.
4. THIS EXHIBIT IS NOT INTENDED TO BE USED AS A CONSTRUCTION DOCUMENT, AND SHOULD NOT BE CONSTRUED IN ANYWAY TO BE USED FOR CONSTRUCTION PURPOSES.
5. PROPERTY LINES SHOWN ARE FROM COUNTY GIS AND ARE FOR CONCEPTUAL PURPOSES ONLY.
6. LANDSCAPING IN ACCORDANCE WITH PD CONDITIONS. SEE CONDITIONS 5.a.&4.
7. LANDSCAPING IN ACCORDANCE WITH PD CONDITIONS. SEE CONDITIONS 5.a.&5.
8. LANDSCAPING IN ACCORDANCE WITH PD CONDITIONS. SEE CONDITIONS 5.a.g.

CONCEPTUAL PLAN LEGEND:

PROPERTY LINE
BUILDING SETBACK LINE
LANDSCAPE BUFFER LINE
PARKING COUNT

GRAPHIC SCALE
(IN FEET)

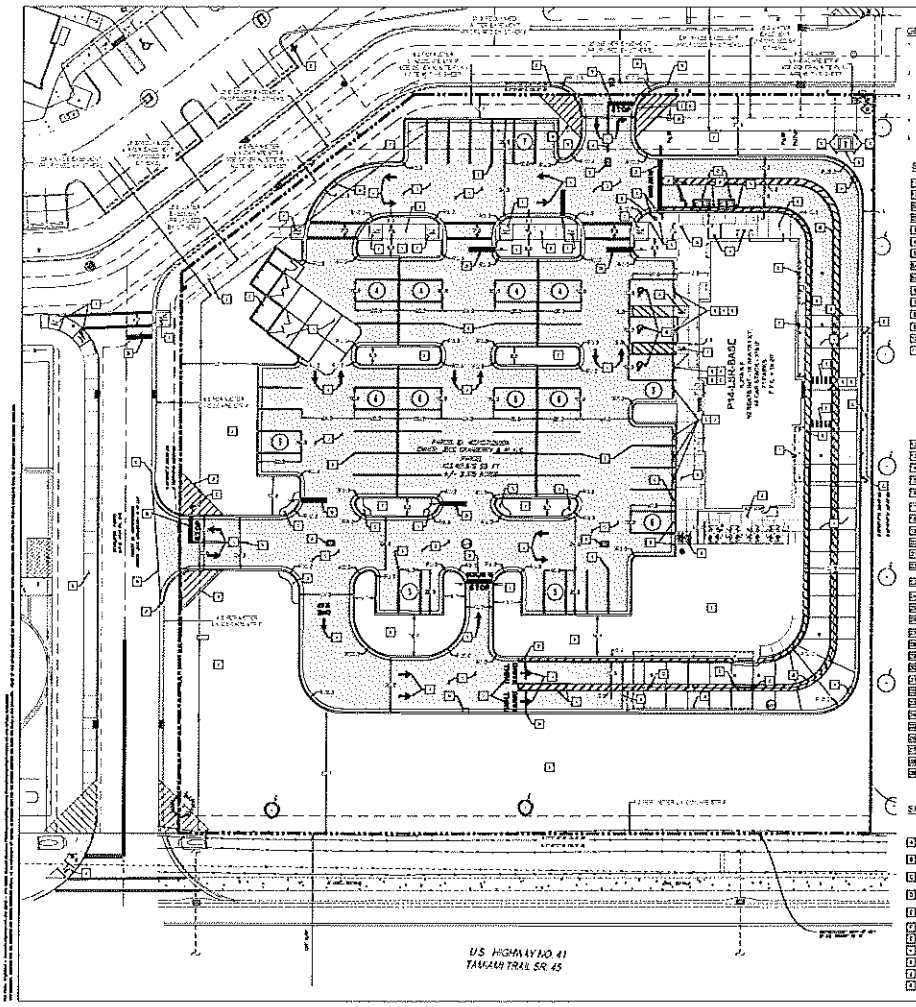
Bowman

MASTER SITE PLAN
COMMERCIAL DEVELOPMENT
CRANBERRY BLVD & U.S 41 (TAMIAMI TRAIL)
PORT CHARLOTTE, FL
CHARLOTTE COUNTY

PLAN STATUS

MASTER SITE PLAN
SHEET No. C4.1

Exhibit 1-1
Chick-fil-A Detail PD Concept Plan



GENERAL SITE PLAN NOTES

SITE PLAN DESIGN NOTES & KEY PLAN

SIGN LEGEND

GRAPHIC SCALE

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998

Bowman

CHICK-FIL-A

TAMIAMI & CRANBERRY FSU
100 TAMIAMI TRAIL
PORT CHARLOTTE, FL 33953

FSU#05636

SITE PLAN

C-2.0

PERMIT

Exhibit 1-2
Elevations

"This submittal is for general informational purposes only and is preliminary in nature. As such, any other use or reliance is strictly prohibited."

PERSPECTIVE VIEW

PERSPECTIVE VIEW

PERSPECTIVE VIEW

PERSPECTIVE VIEW

PROJECT DATA

Prototype Edition	LE	Playground	LARGE
Exterior Finish Type	TOWER STUCCO	Landscaping Type	STANDARD
		LEED Rating	NOT CERTIFIED
Wall Framing Type	CMU	Drive Thru Stack Count	[illegible]
Kitchen Type	CENTERLINE 3.0	Drive Thru Number of Approach Lanes	3
Water Filtration Type	TYPE D	Drive Thru Number of Ordering Lanes	3
Industrialized Construction	NO	Drive Thru Number of Fulfillment Lanes	3
Number of Parking Spaces	[illegible]	Drive Thru Dedicated Bypass Lane	NO
Number of Accessible Parking Spaces	[illegible]	Drive Thru Door	YES
Cross Parking	NO	Canopy Structure	STEEL
Menu Board - Interior	YES	Canopy Type - Order Point	DOUBLE
Menu Board - Interior - Count	[illegible]	Canopy Type - Meal Delivery	DOUBLE
Menu Board - Interior - Type	DIGITAL	Seat Count - Interior	[illegible]
Menu Board - Walk-up	NO	Seat Count - Exterior	[illegible]
Menu Board - Walk-up - Count	[illegible]	Number of Walk-up Windows	[illegible]
Menu Board - Walk-up - Type	N/A	Number of Registers	3
Menu Board - Order Point	YES	Building Area Square Footage	[illegible]
Menu Board - Order Point - Count	4		
Menu Board - Order Point - Type	DIGITAL		
Planning Classification	MODIFIED-HIGH		

DESIGN APPROVAL

PROJECT NOTES

EXTERIOR FINISHES

- BRICK — COLOR: STONE GREY
- STUCCO SYSTEM — COLOR: WHITE
- COLOR: MIDNIGHT BRONZE
- EXTERIOR PAINT — COLOR: DARK BRONZE
- STOREFRONT — COLOR: DARK BRONZE

EXTERIOR ELEVATION

EXTERIOR ELEVATION (PRIMARY FACADE)

ATTACHED CANOPY SCHEDULE LE

PRIMARY FACADE DESIGN TREATMENTS

A) An architectural distinction around or above the primary customer entrance.

B) Canopies or porticos.

C) Overhangs of a minimum of three (3) feet wide.

D) Display windows of a minimum of six (6) feet high.

E) Ornamental or structural details that are integrated into the building structure.

EXTERIOR ELEVATION

EXTERIOR ELEVATION

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia
30349-2998

Mark S. Salopek, LLC

CHICK-FIL-A
TAMIAMI & CRANBERRY
100 TAMIAMI TRAIL
PORT CHARLOTTE, FL 33953

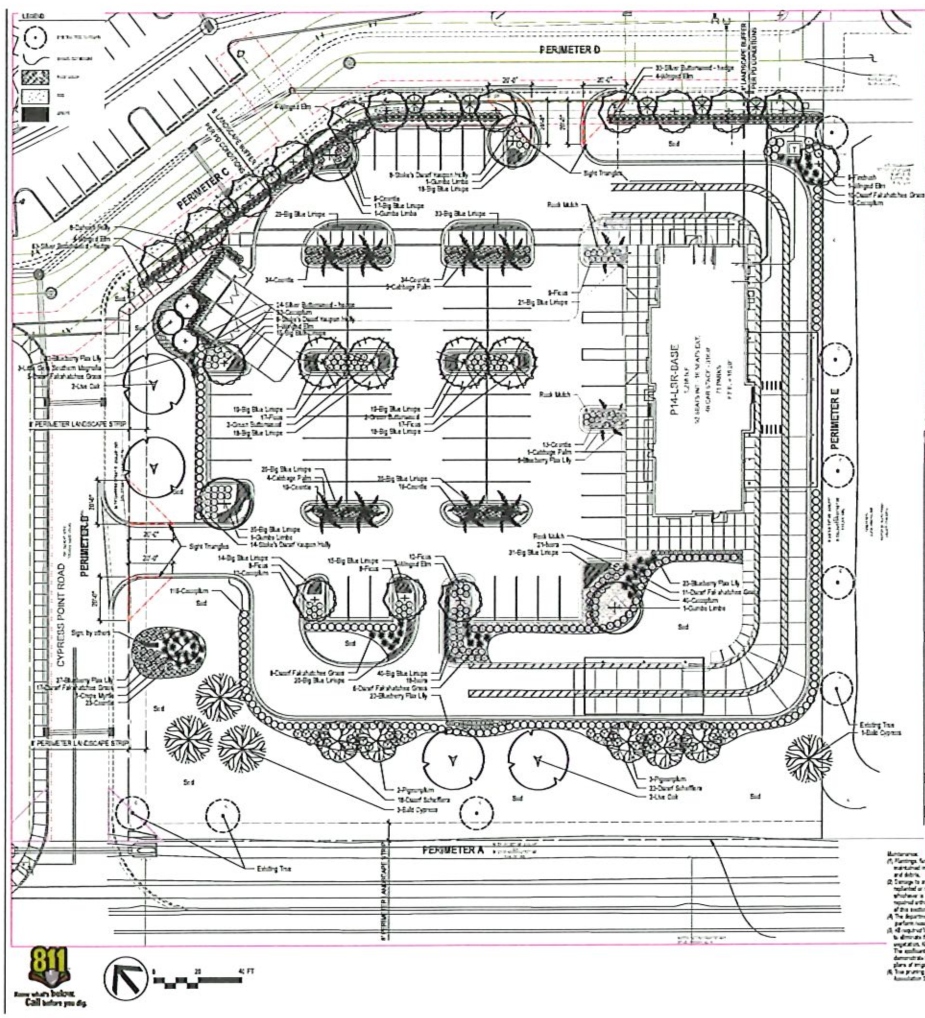
FSR#05636

DESIGN DEVELOPMENT

DESIGN OVERVIEW

X-900

Exhibit 1-3
Landscape Plan



LANDSCAPE REQUIREMENTS

TREE REQUIREMENTS

1. 1 TREE POINT PER 2000 SQFT OF DEVELOPMENT		REQUIRED	PROVIDED
103,575 SQFT / 2000 x 1 tree =		52 POINTS	52 POINTS

TREE POINTS CHART

QTY	TREE	POINTS	TOTAL
4	GUMBO LIMBO	1.5	6.0
5	PIGEON PLUM	0.5	2.5
4	BUTTONWOOD	1.0	4.0
8	DAHOON HOLLY	1.0	8.0
1	CRAPE MYRTLE	0.5	0.5
3	MAGNOLIA	1.0	3.0
4	LIVE OAK	1.5	6.0
10	SABAL PALM	0.5	5.0
4	BALD CYPRESS	1.0	4.0
17	WINGED ELM	1	17
56			

8' PERIMETER LANDSCAPE STRIP

			REQUIRED	PROVIDED
1. 1 TREE PER 35 LF OF PARKING LOT PERIMETER ADJACENT TO A R.O.W.				
*CLUSTERED W/ 30' MAX SPACING				
PERIMETER A	300 L.F. / 35		9 TREES	9 TREES
PERIMETER B	250 L.F. / 35		7 TREES	7 TREES
2. 1 ACCENT SHRUB PER 8 L.F.				
PERIMETER A	300 L.F. / 8		40 SHRUBS	40 SHRUBS
PERIMETER B	250 L.F. / 8		32 SHRUBS	32 SHRUBS
3. PARKING AREAS ABUTTING A R.O.W. SHALL HAVE A 24" HGT HEDGE				
PERIMETER A		24" HGT COCOPLUM	24" HGT. HEDGE	24" HGT. HEDGE
PERIMETER B		24" HGT COCOPLUM	24" HGT. HEDGE	24" HGT. HEDGE

INTERIOR LANDSCAPE

	REQUIRED	PROVIDED
1. ALL PARKING ROWS SHALL TERMINATE WITH AN ISLAND W/ 1 TREE PER ISLAND	1 TREE PER ISLAND	1 TREE PER ISLAND
2. ISLANDS SHALL BE LANDSCAPED WITH TREES, SHRUBS, AND GROUND COVER		
3. NO MORE THAN 10 CONSECUTIVE SPACES BEFORE AN ISLAND IS REQUIRED	10 SPACES MAX	10 SPACES MAX

PD CONDITION & Min. 8' LANDSCAPE BUFFER

			REQUIRED	PROVIDED
1. 8 FOOT WIDE LANDSCAPE BUFFER ALONG PERIMETER C & D				
2. FOUR CANOPY TREES PER 100 LF OF BUFFER				
PERIMETER C	124 LF / 100 x 4	*WINGED ELM	5 TREES	5 TREES
PERIMETER D	177 LF / 100 x 4	*WINGED ELM	7 TREES	7 TREES
3. TWO UNDERSTORY TREE PER 100 LF OF BUFFER				
PERIMETER C	124 LF / 100 x 2	*DAHOON HOLLY	3 TREES	3 TREES
PERIMETER D	177 LF / 100 x 2	*DAHOON HOLLY	4 TREES	5 TREES
4. PERIMETER HEDGE INSTALLED AT 36" HGT., MAINTAINED AT 48 INCH HEIGHT				
PERIMETER C		*36" SILVER BUTTONWOOD	36" HEDGE	36" HEDGE
PERIMETER D		*36" SILVER BUTTONWOOD	36" HEDGE	36" HEDGE

Alterations to landscaping and buffers require prior written permission of Charlotte County.

PLANT SCHEDULE

Symbol	Qty	Botanical Name	Common Name	Size	Remarks
		Trees			
	4	Bursera simaruba	Gumbo Limbo	3" Cal, 12' Hgt.	FL #1, 6' CT
	5	Coccoloba diversifolia	Pigeonplum	2" Cal, 8' Hgt.	FL #1, 4' CT
	4	Conocarpus erectus	Green Buttonwood	2" Cal, 8' Hgt.	FL #1, 4' CT
	8	Ilex cassine	Dahoon Holly	2" Cal, 8' Hgt.	FL #1, 4' clear trunk
	1	Lagerstroemia indica	Crape Myrtle	2" Cal, 8' Hgt.	FL #1, Standard
	3	Magnolia grandiflora 'Little Gem'	Little Gem Southern Magnolia	2" Cal, 8' Hgt.	FL #1, full well branched
	4	Quercus virginiana	Live Oak	3" Cal, 12' Hgt.	FL #1, 6' CT
	10	Sabal palmetto	Cabbage Palm	8' Clear Trunk	FL #1
	4	Taxodium distichum	Bald Cypress	2" Cal, 8' Hgt.	FL #1
	17	Ulmus alata	Winged Elm	2" Cal, 8' Hgt.	FL #1, 4' CT
		Shrubs			
	210	Chrysobalanus icaco	Cocoplum	Min. 36" Hgt.	Plant 42" O.C.
	123	Conocarpus erectus 'sericeus' (Shrub)	Silver Buttonwood (hedge)	Min. 36" Hgt.	Hedge; plant 3' OC, to be maintained at 48" Hgt.
	23	Dianella tasmanica 'Blueberry'	Blueberry Flax Lily	1 Gal.	
	71	Ficus microcarpa 'Green Island'	Green Island Ficus	Min. 15" Hgt.	
	8	Hamelia patens	Firebush	Min. 24" Hgt.	
	42	Heptapleurum arboricola	Dwarf Schefflera	Min. 18" Hgt.	
	30	Ilex vomitoria 'Stokes Dwarf'	Stoke's Dwarf Yaupon Holly	Min. 15" Hgt.	
	35	Ixora 'maui'	Maui Ixora	3 Gal.	
	57	Tripsacum floridana	Dwarf Fakahatchee Grass	Min. 18" Hgt.	
	128	Zamia pumila	Coontie	Min. 18" Hgt.	
	0				
		Groundcovers			
	111	Dianella tasmanica 'Blueberry'	Blueberry Flax Lily	1 Gal.	
	401	Liriope muscari 'Big Blue'	Big Blue Liriope	1 Gal.	Plant 30" O.C.
		Other			
	2,310	Rock Mulch	Rock Mulch	SF.	See general landscape notes & mulch Specification

Maintenance:

(1) Plantings, fences, walls, berms and irrigation systems required by this section must be maintained in good repair. Landscaped and buffer areas must be kept free of weeds, litter and debris.

(2) Damage to any of the landscaping or structures required by this section shall be replanted or replaced, as applicable, within ninety (90) days or one (1) growing season, whichever is sooner. Damage to a required fence or wall by a natural disaster shall be repaired within one hundred eighty (180) days. (3) It is unlawful to violate any of the provisions of this section.

(4) The department may enforce compliance with this section as provided by law and may perform reasonable inspections to insure continued compliance.

(5) All required landscaping and buffers may be served by an automatic irrigation system designed to eliminate the application of water to impervious areas and reduce impacts to existing native vegetation. All required landscaping and buffers shall be irrigated during the establishment period. The applicant may use a temporary irrigation system or hand watering if the applicant can demonstrate that such an approach will provide adequate water for plant survival. All alternative plans of irrigation must be approved by the zoning official or his/her designee.

(6) Tree pruning shall be conducted according to the most recent edition of the National Arborist Association Standards.

Completion bond:

A certificate of occupancy (C.O.) or release from the completion of the fulfillment of the requirements of this section, may be obtained prior to the completion of the required perimeter landscaping or landscape buffer upon the posting of a cash bond in favor of the county.

The bond shall be equal to one hundred ten (110) percent of the value of the required landscaping and buffer which remains to be completed.

The bond will be forfeited to the county if the remaining required landscaping is not completed within ninety (90) days of the issuance of the C.O. or release.

The department director may, upon consideration of site-specific or other extraordinary circumstances, extend the period of time for completion of the landscaping to not more than an additional one hundred eighty (180) days.

Those property owners who have chosen to postpone the installation of their required landscaping and/or buffering to the rainy season in accordance with [illegible], shall be exempt from this section of the Code.

Irrigation System Statement:

It is the intent of the irrigation system be designed and installed to support the efficient use of water. The system will include features such as rain sensors to prevent irrigation during periods of rainfall, a programmable timer to schedule watering during optimal hours, and irrigation zones organized according to plant material types and water requirements. All planting beds shall be irrigated with drip irrigation, while all sodded/lawn areas shall be irrigated with spray heads and rotors as appropriate.

Chick-fil-A
Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998

MLD STUDIO
Landscape Architecture
31 old canton street
alpharetta, ga 30009
770.442.8171

CHICK-FIL-A
TAMIAMI & CRANBERRY FSU
100 TAMIAMI TRAIL
PORT CHARLOTTE, FL 33953

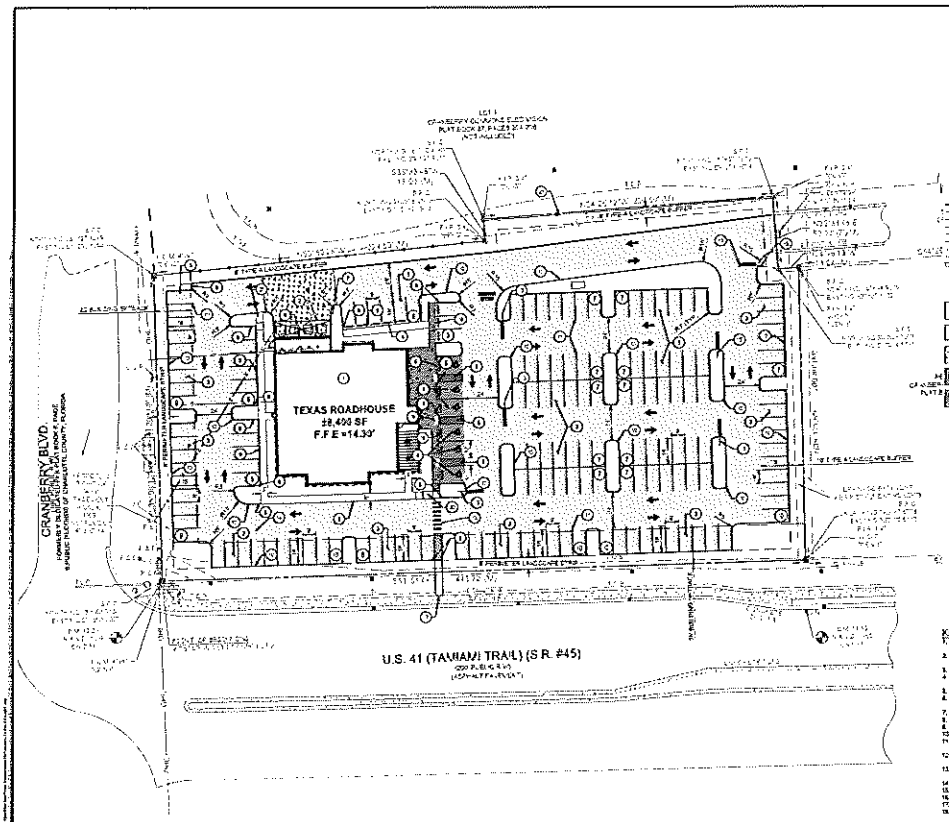
FSU# 05636

PUD

Landscape Plan

L-101

Exhibit 2-1
Site Plan
Cranberry Mixed Development
Texas Roadhouse



SITE PLAN LEGEND

- EXISTING PROPERTY BOUNDARY LINE
- EXISTING ADJACENT PROPERTY LINE
- PROPOSED BUILDING SETBACK
- PROPOSED LANDSCAPE SETBACK
- PROPOSED EDGE OF PAVEMENT
- PROPOSED FENCE
- EXISTING CURB
- EXISTING EDGE OF PAVEMENT
- PROPOSED BUILDING OUTLINE
- PROPOSED PARKING COUNT
- PROPOSED SIGN
- CONCRETE SIDEWALK (REFER TO C-SERIES FOR DETAILS)
- ASPHALT PAVEMENT (REFER TO SHEET C1.0 FOR DETAILS)
- BLACK COLORED HEAVY DUTY CONCRETE PAVEMENT (REFER TO SHEET C1.0 FOR DETAILS)
- BLACK COLORED CONCRETE PAVEMENT (REFER TO SHEET C1.0 FOR DETAILS)
- BLACK COLORED CONCRETE SIDEWALK (REFER TO SHEET C1.0 FOR DETAILS)
- PROPOSED DIRECTIONAL SIGN
- PROPOSED WATER FIRE STRUCTURE
- PROPOSED STORM STRUCTURES
- PROPOSED SANITARY STRUCTURES
- PROPOSED JB-TYPE STRUCTURE
- EXISTING WATER FIRE STRUCTURE
- EXISTING STORM STRUCTURES
- EXISTING SANITARY STRUCTURES
- EXISTING ELECTRICAL STRUCTURES
- EXISTING SITE SIGNAGE
- EXISTING TREE

KEYED NOTES:

1. SEE ARCHITECTURAL PLANS FOR DETAILS AND DIMENSIONS.
2. SEE ARCHITECTURAL PLANS FOR ELEVATIONS AND DETAILS.
3. [illegible]
4. [illegible]
5. [illegible]
6. [illegible]
7. PROPOSED BOLLARD.
8. [illegible]
9. [illegible]
10. [illegible]
11. [illegible]
12. [illegible]
13. [illegible]
14. [illegible]
15. [illegible]
16. [illegible]
17. PROPOSED REGRADE CONNECTION.
18. [illegible]
19. [illegible]
20. [illegible]
21. PROPOSED [illegible] OF EXISTING FENCE.

SITE DATA TABLE

PARCEL IDENTIFIER	[illegible]
SITE ADDRESS	CRANBERRY BLVD & TAMIAMI TRAIL PORT CHARLOTTE, CHARLOTTE COUNTY, FL

ZONING INFORMATION	
FUTURE LAND USE	[illegible]
ZONING DISTRICT	PLANNED DEVELOPMENT (PD)
EXISTING LAND USE	VACANT
PROPOSED LAND USE	RESTAURANT

AREA CALCULATIONS		
	EXISTING	PROPOSED
PARCEL AREA	[illegible]	[illegible]
BUILDING SPACE	[illegible] (0.0%)	[illegible] (2.0%)
IMPERVIOUS AREA	[illegible] (0.0%)	[illegible] (75.0%)

BUILDING DATA	
MAXIMUM BUILDING HEIGHT	35 FEET
PROPOSED BUILDING AREA	8,400 SF
MAXIMUM FLOOR AREA RATIO	1.0
PROPOSED FLOOR AREA RATIO	8,400 SF / [illegible] SF = 0.02

PARKING CALCULATIONS	
REQUIRED PARKING SPACES	1 SPACE PER 100 SF = 84 SPACES
PROPOSED PARKING SPACES (TOTAL)	101
REQUIRED ADA SPACES (TOTAL)	6
PROPOSED ADA SPACES	6 (TOTAL INCLUDES 1 VAN SPACE)
REQUIRED BICYCLE PARKING	0
PROPOSED BICYCLE PARKING	0

PROPOSED BUILDING SETBACKS	
FRONT (SOUTH)	35 FT
FRONT (WEST)	35 FT
REAR (EAST)	0 FT
REAR (NORTH)	0 FT

PROPOSED LANDSCAPE BUFFERS	
FRONT (SOUTH)	0 FT
FRONT (WEST)	0 FT
REAR (EAST)	0 FT
REAR (NORTH)	10 FT

GENERAL SITE NOTES:

1. ALL DIMENSIONS ARE TO BACK OF CURB, UNLESS NOTED OTHERWISE. FACE OF CURB CONCRETE BLOCK, ETC. UNLESS NOTED OTHERWISE. REFER TO ARCHITECTURAL PLANS FOR BUILDING DETAILS.
2. ALL DIMENSIONS FROM PROPERTY LINES ARE PERPENDICULAR UNLESS OTHERWISE NOTED.
3. ALL NEW CURB SHALL BE TYPE "F" UNLESS OTHERWISE NOTED.
4. ALL DIRECTIONAL PAVEMENT MARKINGS MUST BE THERMOPLASTIC.
5. WHITE PAVEMENT MARKINGS ON CONCRETE TO BE BLACK OUTLINE.
6. ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, LATEST EDITION, AND THE CHARLOTTE COUNTY MUTCD SUPPLEMENT GUIDE.
7. FIRE LANE AND SIGNAGE SHOWN ONLY FOR REFERENCE. FUNCTIONAL PURPOSES, NOT SPECIFICALLY REPORTED ON THIS PLAN.
8. A RIGHT-OF-WAY PERMIT WILL BE REQUIRED FOR ALL WORK WITHIN THE ROAD RIGHT-OF-WAY. EXISTING STRUCTURES OR CONDITIONS WILL BE REPAIRED TO THE TIME OF PERMIT APPROVAL.
9. CONSTRUCTION PLAN APPROVAL DOES NOT PRECLUDE THE CONTRACTOR FROM OBTAINING THE REQUIRED BUILDING, ELECTRICAL, PLUMBING AND MECHANICAL PERMITS. THESE WILL BE BASED ON ACTUAL ARCHITECTURAL PLANS, THESE PLANS ARE NOT SUBMITTED TO AND PERMITTED BY THE COUNTY ENGINEER, ETC.
10. IN THE EVENT THE PROJECT IS PHASED THE PHASE TO CONSTRUCTION COMPLETION, THE PROJECT SHALL BE BROUGHT TO SITE PLAN STATUS AND ALL DEBRIS AND MATERIALS SHALL BE PLACED OR REMOVED IN A STATE APPROVED FACILITY. ANY DAMAGED SIDEWALK OR CURB WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE REPAIRED AND REPLACED.
11. ALL DISTURBED AREAS WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE SODDED.
12. CONTRACTOR TO REPAIR ALL DAMAGED AREAS UNLESS NOTED OTHERWISE.
13. [illegible] REFER TO THE LATEST VERSION OF FDOT STANDARD PLANS FOR ROAD CONSTRUCTION.
14. LANDSCAPING IN ACCORDANCE WITH PD CONDITIONS. SEE CONDITIONS [illegible].
15. LANDSCAPING IN ACCORDANCE WITH PD CONDITIONS. SEE CONDITIONS [illegible].
16. LANDSCAPING IN ACCORDANCE WITH PD CONDITIONS. SEE CONDITIONS [illegible].

Know what's below. Call before you dig.

Bowman

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Tampa, FL 33609
www.bowman.com
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SITE PLAN
TEXAS ROADHOUSE
CRANBERRY BLVD & U.S. 41 (TAMIAMI TRAIL)
PORT CHARLOTTE, FL
CHARLOTTE COUNTY

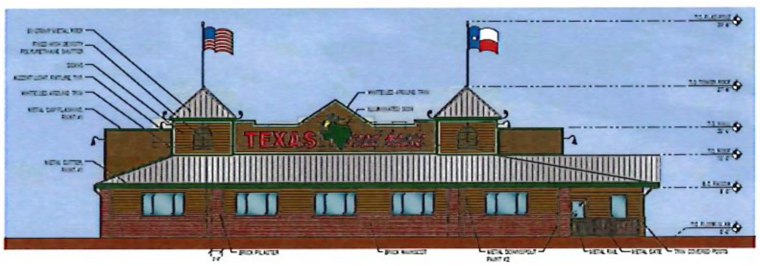
BCG PROJECT #
[illegible]

DATE	DESCRIPTION
[illegible]	[illegible]

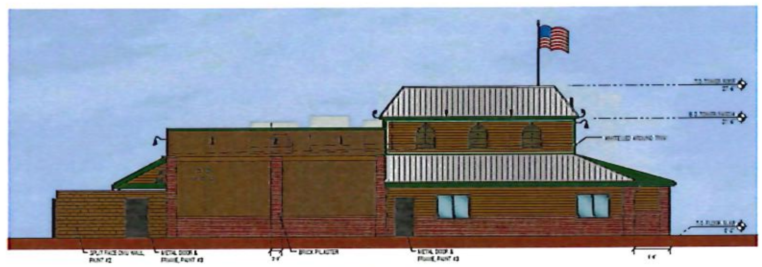
ASH	ASH	TCG
DESIGN	DRAWN	CHKD

SCALE: [illegible]
JOB No.: [illegible]
DATE: [illegible]
SITE PLAN
SHEET No. C4.0

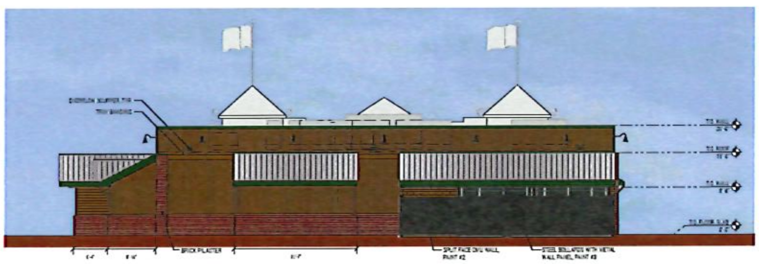
Exhibit 2-2
Elevations



FRONT ELEVATION (SOUTH WEST)



LEFT ELEVATION (NORTH WEST)



REAR ELEVATION (NORTH EAST)

RIGHT ELEVATION (SOUTH EAST)

EXTERIOR FINISH SCHEDULE	
FIBER CEMENT BOARD SIDING & TRIM	ALLURA LAP SIDING, RUSTIC CEDAR 8.25" (7" EXPOSURE) COLOR, SUMMER WHEAT ALLURA VERTICAL PANEL, RUSTIC 8" OC GROOVE, COLOR, SUMMER WHEAT
EXTERIOR SHUTTERS	WHOLESALE MILLWORK HIGH DENSITY POLYURETHANE COLOR, SHERWIN WILLIAMS PAINTS, #6096 JUTE BROWN
FRONT ENTRANCE DOORS	SPECIAL-LITE SL-18 FRP DOOR OAK FINISH
FASCIA, FIBER CEMENT BOARD TRIM, METAL CAP FLASHING & GUTTERS	PAINT #1 SHERWIN WILLIAMS PAINTS, GREEN
DOWNSPOUTS & SPLIT-FACE CMU	PAINT #2 SHERWIN WILLIAMS PAINTS, #6117 "SMOKEY TOPAZ" FINISH COLOR TO MATCH FIBER CEMENT COLOR
METAL DOORS & FRAMES, DUMPSTER GATES & BOLLARDS	PAINT #3 SHERWIN WILLIAMS PAINTS, GLOSS BLACK
METAL RAILS & METAL GATE	PORTER PAINTS, EXTERIOR, COLOR, BLACK
BRICK	COMMERCIAL BRICK CORPORATION "HOMESTEAD"
BRICK (ALTERNATE)	GENERAL SHALE PHOENIX C652
METAL ROOF	METAL SALES 5V-CRIMP, GALVALUME

DISCLAIMER NOTE
THE COLORS DEPICTED ON THESE ELEVATIONS ARE FOR GRAPHIC REPRESENTATION PURPOSES ONLY
PLEASE REFER TO MATERIAL BOARD FOR ACTUAL SAMPLE OF COLORS AND TEXTURES

Sec. 3-5-506	minimum of 3 required each primary façade (d)(1)	(d)(2)	(d)(3)	(d)(4)	(d)(5)	(d)(6)	(d)(7)	(d)(8)	(d)(9)	(d)(10)	(d)(11)
Front Elevation (South West)		X	X (at towers & parapet)			X (arched shutters)		X	X		X (flags on tower peaks)
Rear Elevation (North East)	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Left Elevation (North West)			X (at tower)			X (arched shutters)		X	X		X (flag on tower peaks)
Right Elevation (South East)	X	X	X (at tower)			X (arched shutters)		X	X		X (flag on tower peaks)

Sec. 3-5-506	minimum of 2 required each façade (f)(1)	(f)(2)	(f)(3)	(f)(4)	(f)(5)	(f)(6)	(f)(7)
Front Elevation (South West)	X	X	X	X	X	X	
Rear Elevation (North East)	X	X	X	X		X	
Left Elevation (North West)	X	X	X	X	X	X	
Right Elevation (South East)	X	X	X	X	X	X	

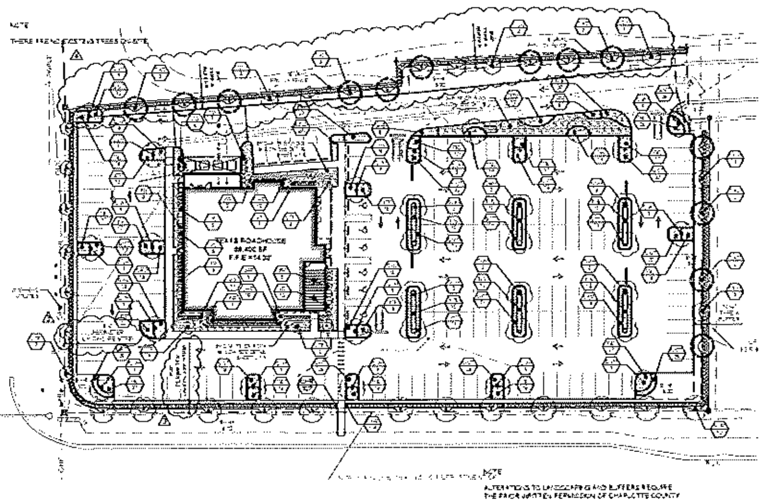
GF
8600 W Bryn Mawr Ave., Suite 800N
Chicago, Illinois 60631
t: 847.788.9200 f: 847.788.9536

TEXAS ROADHOUSE
NORTH PORT, FLORIDA
7,926 SF
20250032.0

EXTERIOR ELEVATIONS
SCALE: 1/8" = 1'-0"
A2.0

07/07/2025

Exhibit 2-3
Landscape Plan



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	TREE PTS.
TREES							
	[illegible]	[illegible]	BURSERA SIMARUBA	GUMBO LIMBO	[illegible]	YES	[illegible]
	CON	[illegible]	CONOCARPUS ERECTUS	BUTTONWOOD	[illegible]	YES	[illegible]
	[illegible]	[illegible]	LAGERSTROEMIA [illegible] TUSCARORA	TUSCARORA CRAPE MYRTLE [illegible]	[illegible]	NO	[illegible]
	[illegible]	[illegible]	QUERCUS VIRGINIANA [illegible]	HIGHRISE LIVE OAK	[illegible]	YES	[illegible]
	[illegible]	[illegible]	SWIETENIA MAHAGONI	WEST INDIAN MAHOGANY	[illegible]	YES	[illegible]
	[illegible]	[illegible]	TAXODIUM DISTICHUM [illegible]	BALD CYPRESS	[illegible]	YES	[illegible]
						YES	[illegible]
						TOTAL PTS.	
SHRUBS							
	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		
	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		
	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		
	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		
SHRUB AREAS							
	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		
	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		
	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		
	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		
	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		
GROUND COVERS							
	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		
	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		
	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		

CHARLOTTE COUNTY ARTICLE IV - SITE DESIGN STANDARDS AND REQUIREUENTS

SEC. [illegible] - BUFFERS, LANDSCAPING AND TREE REQUIREMENTS
MINIMUM BUFFER REQUIREMENTS

CRANBERRY BLVD
(OVERHEAD UTILITIES)
[illegible] WIDE PERIMETER LANDSCAPE STRIP WITH PARKING LOT SCREENING
[illegible]

[illegible]

U.S. 41 [illegible]
[illegible] WIDE PERIMETER LANDSCAPE STRIP WITH PARKING LOT SCREENING
[illegible]

[illegible]

NORTH PROPERTY LINE (RETENTION POND)
[illegible]

[illegible]

EAST PROPERTY LINE
[illegible] LANDSCAPE BUFFER
[illegible]

[illegible]

INTERIOR PARKING LOT LANDSCAPING

[illegible]

a. [illegible]

b. [illegible]

c. [illegible]

d. [illegible]

e. [illegible]

Landscape General Note:

[illegible]

1. [illegible]

2. [illegible]

NORTH

SCALE FEET

ALOHA PACIFICA LLC

SCALE AS NOTED

LANDSCAPE PLAN

TEXAS ROADHOUSE
CRANBERRY MIXED DEVELOPMENT
CHARLOTTE COUNTY FLORIDA

DATE 11/7/25
PROJECT NO.
SHEET NUMBER
L-1.0

811 [illegible]