

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) (138.32± ACRES) AND COMMERCIAL GENERAL (CG) (1.56± ACRES) TO PD, AND ADOPTING ITS ASSOCIATED GENERAL PD CONCEPT PLAN, IN ORDER TO ALLOW FOR A RESIDENTIAL MULTI-FAMILY DEVELOPMENT TO 1,188 UNITS; INCREASING DENSITY FROM 135 UNITS TO 1,188 UNITS; REQUIRING A TRANSFER OF 1,053 DENSITY UNITS TO REACH THE MAXIMUM OF 1,188 UNITS; FOR PROPERTY LOCATED NORTH OF TURBAK DRIVE, SOUTH OF PEACE RIVER SHORES BOULEVARD, EAST OF COBALT BOULEVARD, AND WEST OF DUNCAN ROAD (US 17), IN THE PUNTA GORDA AREA, CONTAINING 139.88 ACRES MORE OR LESS; CHARLOTTE COUNTY, FLORIDA; COMMISSION DISTRICT I; PETITION PD-24-02; APPLICANT: TAG LAKESIDE, LLC; PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, in a public hearing held on Tuesday, February 25, 2025, the Board of County Commissioners of Charlotte County, Florida ("Board") reviewed Petition PD-24-02, submitted by applicant, TAG Lakeside, LLC ("Applicant"), which requested a rezoning from Planned Development (PD) (138.32± acres) and Commercial General (CG) (1.56± acres) to PD, and adopting its associated General PD Concept Plan, in order to allow for a residential multi-family development up to 1,188 units; increasing density from 135 units to 1,188 units; requiring a transfer of 1,053 density units to reach the maximum of 1,188 units; for property located north of Turbak Drive, south of Peace River Shores Boulevard, east of Cobalt Boulevard, and west of Duncan Road (US 17), in the Punta Gorda area, containing 139.88 acres more or less;

Commission District I, and more particularly described in Exhibit "A" which is attached hereto ("Property"); and

WHEREAS, at its February 25, 2025 meeting, the Board also considered the associated request submitted by the Applicant for a large scale plan amendment for the Property under Petition PAL-24-02; and

WHEREAS, the Applicant seeks to rezone the Property from Planned Development (PD) (138.32± acres) and Commercial General (CG) (1.56± acres) to PD in order to allow for a residential multi-family development to 1,1888 units; and

WHEREAS, Petition PD-24-02 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 July 8, 2024; 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-24-02 is consistent with the County's Comprehensive Plan and meets the requirements for rezoning and adopting the associated General PD Concept Plan; and

WHEREAS, the Board finds that approval of Petition PD-24-02 to rezone the Property from Planned Development (PD) (138.32± acres) and Commercial General (CG) (1.56± acres) 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, TAG Lakeside, LLC ("Applicant"), for an amendment to the Charlotte County Zoning Atlas is hereby approved subject to the General PD Concept Plan and conditions contained in the attached Exhibit "B":

Petition PD-24-02 requesting a rezoning from Planned Development (PD) (138.32± acres) and Commercial General (CG) (1.56± acres) to PD and adopting its associated General PD Concept Plan in order to allow for a residential multi-family development up to 1,188 units, increasing density from 135 units to 1,188 units; requiring a transfer of 1,053 density units to reach the maximum of 1,188 units; for property located north of Turbak Drive, south of Peace River Shores Boulevard, east of Cobalt Boulevard, and west of Duncan Road (US 17), in the Punta Gorda area, containing 139.88 acres more or less; Charlotte County, Florida, Commission District I, and more particularly described in Exhibit "A" which is attached hereto.

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

SECTION 3. This Ordinance's effective date shall be upon filing in the Office of the Secretary of State, State of Florida; however, this Ordinance shall not be effective until after the companion plan amendment, PAL-24-02, to this rezoning, becomes effective. The effective date of PAL-24-02, if not timely challenged, shall be 31 days after adoption. If challenged within 30 days after adoption, PAL-24-02 may not become effective until the state land planning

agency or the Administration Commission, respectively, issues a final order
determining that PAL-24-02 is in compliance.

[SIGNATURE PAGE FOLLOWS]

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

BOARD OF COUNTY COMMISSIONERS
OF CHARLOTTE COUNTY, FLORIDA

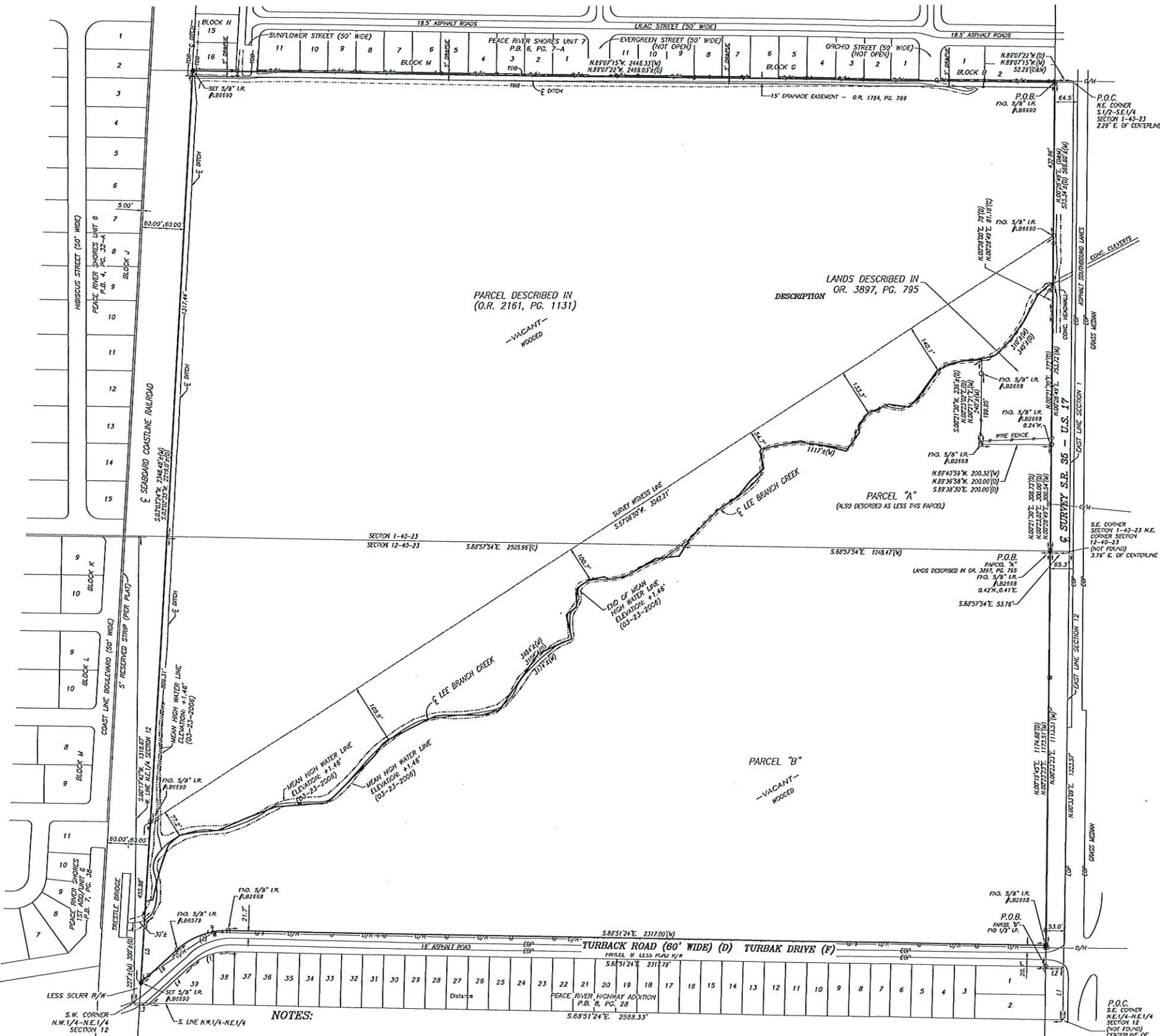
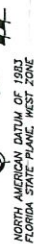
By: _____
Joseph M. Tiseo, Chairman

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
 LR2024-0137



CURVE TABLE						
NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	150.00	43°20'12"	113.45	59.53	110.77	N.69°28'30"E.
2	210.00	43°20'12"	158.64	83.43	155.08	N.69°28'30"E.

Line	Bearing	
L1	N.00°33'09"E.	150.01 (M)
L1	N.00°19'45"E.	150.00 (D)
L2	N.88°51'24"W.	50.43 (M)
L2	N.88°55'19"W.	50.00 (D)
L3	S.88°51'24"E.	48.08
L4	N.47°48'25"E.	158.97
L5	S.03°03'24"W.	177.3
L6	N.47°48'25"E.	139.24

SURVEYOR'S NOTES

1. THIS PLAT WAS PREPARED AS A BOUNDARY SURVEY.
2. THIS SURVEY BASED ON THE DESCRIPTIONS AS PROVIDED BY THE CLIENT. THE RECORD PLATS OF PEACE RIVER SHOES AND EXISTING HORN MOUNTAIN.
3. READINGS ARE BASED ON THE FIRST LINE OF STATE ROAD 35 AS BEARING NORTH 89° 35' 45" E, AS PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAPS.
4. ELEVATIONS ARE BASED ON NATIONAL GEOGRAPHIC VERTICAL DATUM 1985, DERIVED FROM NATIONAL GEOGRAPHIC SURVEY BENCH MARK 0169, ELEVATION 1143.51 FEET.
5. THE MEAN HIGH WATER ELEVATION AS SHOWN HEREIN WAS EXTENDED FROM THE DEPARTMENT OF ENVIRONMENTAL PROTECTION MEAN HIGH WATER IDENTIFICATION POINT NUMBER 214, AS PER THE LAND BOUNDARY INFORMATION SYSTEM INTERNET WEBSITE.
6. UNDERGROUND IMPROVEMENTS, IF ANY, NOT LOCATED.
7. LOT/ROD IMPROVEMENTS, IF ANY, NOT LOCATED.
8. THIS SURVEY WAS NOT INTENDED TO DELINEATE OR DEFINE ANY WETLANDS, ENVIRONMENTALLY SENSITIVE AREAS, WILDLIFE HABITATS, OR AESTHETIC ZONES OF ANY FEDERAL, STATE, REGIONAL, OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER ENTITY.
9. OVERALL PARCEL CONTAINS 620340.93 SQUARE FEET, OR 13.93 ACRES, MORE OR LESS.
10. PARCEL AREA OF LEE BEACH AND CONNECTED CATCH BASIN HORN MOUNTAIN ELEVATION IS 35354.50 SQUARE FEET, OR 0.805 ACRES, MORE OR LESS AS OF 6/23/2016.
11. LAST DAY OF FIELDWORK IS FEBRUARY 04, 2014.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA AS STATED IN RULE 53-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES, TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

Digitally signed by Richard M. Ritz,
R.L.S. #4009 State of Florida using an
SHA-1 authentication code. Printed
copies of this document are not
considered signed and sealed and
the SHA-1 authentication code must
be verified on any electronic copies.
Date: 2024.08.27 10:21:47 -0400

PM.	BJC
FIELD DATE: 02/04/2014	
PLOT DATE: 08/27/2024	
JOB	3154-3706
SHEET NO.	
1 OF 1	

BOUNDARY SURVEY PREPARED FOR:

TAG CONSULTANTS, LLC

LOCATED IN:
SECTIONS 1 AND 12
TOWNSHIP 40 SOUTH, RANGE 23 EAST

PARCEL ID:
402301451001, 40230112201001
40230122280001, 402301476002

SITE ADDRESS
01, DUNCAN ROAD, PUNTA GORDA, FLORIDA, 33982

REV	DRAFTER	REV. DATE	COMMENTS
1	KT	3-23-2006	ADD MEAN HIGH WATER LOCATION
2	B/C	02-06-2014	UPDATE SURVEY
3	JS	06-12-2023	UPDATE SURVEY
4	JS	08-27-2024	UPDATE SURVEY


ATWELL
 4181 TAMiami TRAIL BLDG. 5, #501
 PORT CHARLOTTE, FL 33952
 941.525.1165
 FLORIDA SURVIVY CERTIFICATE OF AUTHORIZATION # 13793

PD Conditions for Application PD-24-02

This proposed development shall comply with all applicable requirements as set forth in Charlotte County's Code of Laws and Ordinances. In addition, the following shall apply:

- a. Development on the subject property shall occur as generally illustrated in the General PD Concept Plan (Attachment 1: PD Concept Plan Lakeside Village) submitted by the applicant, prepared by Banks Engineering and signed December 19, 2023, revised May 14, 2024, except for 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-23-229) letter dated June 24, 2024, shall be met. Such General PD Concept Plan shall be valid until a Final Detail Site Plan is approval per Section 3-9-45, Planned Development (PD).
- b. Permitted uses:
 - i. Residential multi-family development up to 1,188 dwelling units, including 22 buildings.
 - ii. Clubhouse, community center, recreational facilities, or similar uses on the same parcel as the residential development or within the same residential development.
 - iii. A kayak launch may be permitted.
- c. The base density of subject property is 135 units. The proposal is to develop a total of 1,188 dwelling units. Any residential development above 135 units shall require a transfer of density units. The transfer of density units must be approved by the Board of County Commissioners subject to the County's Land Development Regulations 3-9-150: Transfer of Density Units, as may be amended, prior to Final Detail Site Plan or Preliminary Plat approval, whichever occurs first.
- d. Special exceptions shall not be allowed.
- e. The maximum height for all multi-family buildings is 60 feet. The maximum height for all other structures is 38 feet.
- f. All areas designated as "Scrub Jay Preservation Area" containing 48.9± acres (Attachment 2: Sketch and Description), on the General PD Concept Plan (Attachment 1) shall be preserved per the FWS approved Scrub-jay Conservation Easement, which shall be granted to the County. Such easement must comply with the County's Habitat Conservation Plan or to the terms of an incidental take permit issued by the US Fish and Wildlife Service. A copy of the easement shall be sent to the County Attorney's Office, the Community Service Department and the Community Development Department for review and approval prior to being recorded with the Clerk of the Circuit Court. The recording shall be completed prior to Preliminary Plat application or Final Detail Site Plan application, whichever shall occur first.
- g. The applicant/property owner shall comply with the Endangered Species Act either by receiving an incidental take permit for the Florida Scrub Jay or by opting into the Charlotte County Scrub Jay Habitat Conservation Plan (HCP). If the applicant/owner elects to opt into the HCP, the fee in the amount of \$868,320 (for year 2024 only) shall be paid to Charlotte County no later than 30 days after the date the Board of County Commissioners approves this PD rezoning application and its associated large scale plan amendment Application Number PAL-24-02. The PD rezoning shall not be effective until after the companion plan amendment, PAL-24-02, becomes effective, the ordinance is filed in the Office of the Secretary of State, State of Florida, and the applicant/property owner pays the HCP fee.
- h. All areas designated as "Creek Preserve Area", containing 11.77 acres (Attachment 3: Sketch and Description), on the General PD Concept Plan, shall be preserved per Habitat Management Plan (Attachment 4: Native Habitat Management Plan and Wetland Classification). A minimum of 15-foot, and an average of 25-foot buffer is required along all wetlands.



- i. The site shall be developed with a unified landscaping theme.
- j. The Planned Development setback requirement of 25 feet shall be required along the property boundary. Roads, sidewalks, and parking as shown on the proposed General PD Concept Plan, stormwater ponds, preservation areas, landscaping, and buffers may be located within the 25-foot PD setback.
- k. Landscaping and Buffer requirements:
 - i. Amenity areas shall have perimeter landscaping. At a minimum a Type "C" buffer must be provided around the clubhouse and pool area.
 - ii. At a minimum a Type "A" Buffer for accent trees and canopy trees and 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 (1) year of planting shall be required within the 25-foot PD setback which is along Duncan Road (US 17).
 - iii. At a minimum, a Type "C" Buffer for accent trees and canopy trees 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 (1) year of planting shall be required within the 25-foot PD setback and along Turbak Drive.
 - iv. At a minimum a Type "C" Buffer for accent trees and canopy trees 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 (1) year of planting shall be required within the 25-foot PD setback and along the western property boundary except for areas designated as "Scrub Jay Preservation Area" as shown on the General PD Concept Plan (Attachment 1).
 - v. If Conditions i.i. through i.iv, regarding the location and type of buffers, creates any perceived ambiguity or confusion, the General PD Concept Plan (Attachment 1) shall control.
- l. No development shall occur prior to any phases of Final Detail Site Plan Review. Final Detail Site Plan, when sufficient and acceptable to County, will be scheduled on the Board of County Commissioners land use consent agenda.
- m. The development must utilize potable water and sanitary sewer utilities. If the public water and sanitary sewer services are not available prior to submittal of Final Detail Site Plan application, a major modification to the PD which requires a rezoning is needed to address provision of central water and sanitary sewer services. The potable water and sanitary sewer lines must be connected to the site before any certificates of occupancy shall be issued. The developer is authorized to extend reclaimed water utility lines along with the potable water and sanitary sewer lines throughout the development.
- n. There shall be one full movement access on Turbak Drive, and two right-in/right-out entrances on Duncan Road (US 17) subject to the County and the Florida Department of Transportation approval. Only one monument sign shall be allowed on Duncan Road (US 17) and one monument sign shall be permitted on Turbak Drive.
- o. At the Final Detail Site Plan submittal, the developer shall prepare an updated traffic impact study to include all turn lanes and a signal warrant at Turbak Drive at US 17. Before the project can receive any residential Certificates of Occupancy, and if the Traffic Impact Study shows that a signal meets the warrants at the intersection of Turbak Drive and US 17, the design, construction and installation requirements for a traffic signal at the intersection of Turbak Drive and US 17 shall be memorialized in a developer's agreement acceptable to the County.
- p. Regarding the sidewalk requirements, the developer shall coordinate with the Department of Public Works:

- i. An eight (8)-foot wide sidewalk shall be constructed along the main road from the entrance of the site on Duncan Road (US 17) to the first intersection. Such sidewalk must be connected to the sidewalk on US 17.
- ii. An eight (8)-foot wide sidewalk shall be constructed along the main road from the entrance of the site at Turbak Drive to the proposed amenity area.
- iii. An eight (8)-foot sidewalk shall be constructed along Turbak Drive.
- iv. The developer shall construct sidewalks throughout the subject site, with a minimum width of five (5) feet along at least one side of all internal roadways.
- q. All buildings shall have a cohesive design, including, but not limited to, heights, colors, materials, signs, and landscaping. Colors and materials shall comply with Section 3-5-508, Building Materials and Colors, as may be amended. All buildings within this development shall be designed and constructed in a uniform architectural style.
- r. All outdoor lighting will be shielded or directed in such a way that the light does not shine beyond the boundaries of subject property.
- s. q. The proposed amenity areas, including "Amenity Area" and "Optional Amenity Area" as shown on the General PD Concept Plan (Attachment 1) may contain a clubhouse, with a swimming pool, a tennis court, or similar uses, and a parking area. The exact location of the proposed amenity area shall be determined at the Final Detail Site Plan stage.
- t. Regarding the school concurrency issues:
 - i. 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.
 - ii. If an agreement is required, the terms of both agreements shall be incorporated into the Planned Development Final Detail Site Plan approval and shall not constitute a major modification.

Attachment 1
PD Concept Plan Lakeside Village

DARTMOUTH VILLAGE



NOT TO SCALE



<u>PROJECT AREA:</u>	139.88 ACRES
<u>PARCEL STRAP NO.:</u>	402312226001 402301451001 402301478001 402301478002 402312201001
<u>PARCEL ADDRESS:</u>	601 DUNCAN ROAD PUNTA GORDA FL 33982
<u>CURRENT ZONING:</u>	PD & CG
<u>PROPOSED USE:</u>	MULTI-FAMILY

CIVIL ENGINEER
BROWN ENGINEERING
1000 N. HIGHWAY 101, P.O. PROJECT MANAGER
PORT CHARLOTTE, FL 33622
PHONE (407) 422-1135

SURVEYOR
BROWN ENGINEERING
1000 N. HIGHWAY 101, P.O. PROJECT MANAGER
PORT CHARLOTTE, FL 33622
PHONE (407) 422-1135

ENVIRONMENTAL
JAN VINCENT & ASSOCIATES
JAN M. VINCENT
PORT CHARLOTTE, FL 33648
PHONE (407) 431-4272

ARCHITECT
N/A

LANDSCAPE ARCHITECT
JOHN L. SMOG, P.A.
PORT CHARLOTTE, FL 33648
PHONE (407) 424-1203

PLANT ENGINEER
KRAFT-HORN
202 N. FRANKLIN STREET - SUITE 1400
PORT CHARLOTTE, FL 33602
PHONE (813) 821-1402

Professional Engineers, Planners, & Land Surveyors
Serving SouthWest Florida

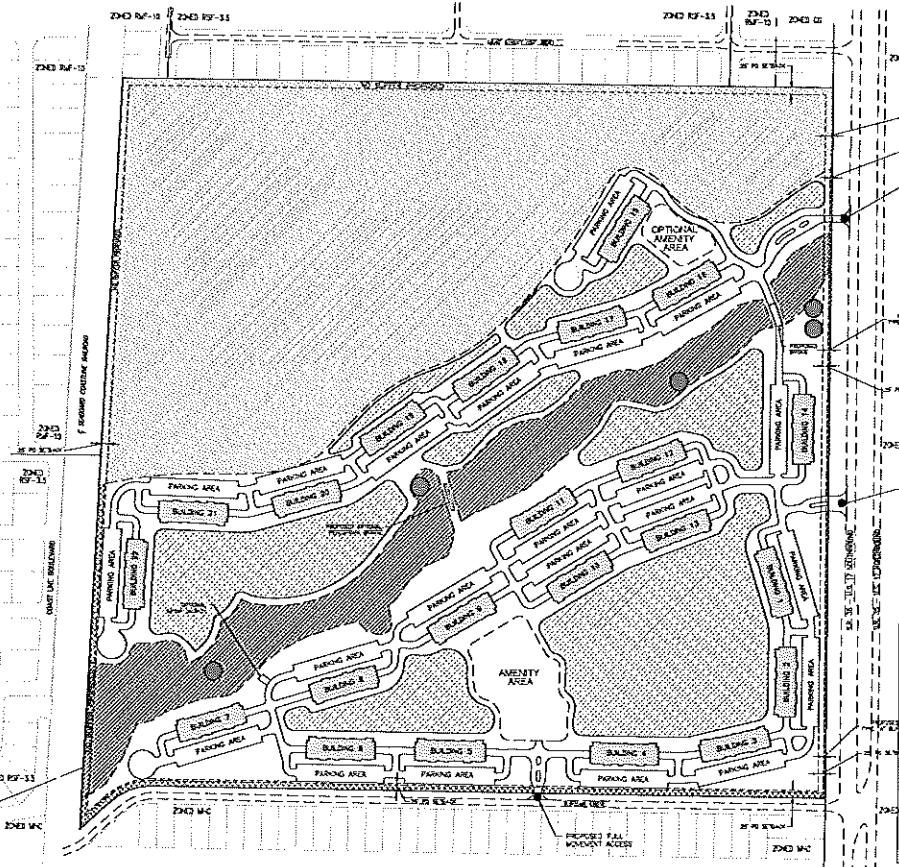
4161 TAMAMI TRAIL - BLDG 5 UNIT 501
PORT CHARLOTTE, FLORIDA 33952

PHONE: (813) 825-1165
ENGINEERING LICENSE / EB 6463
SURVEY LICENSE / LS 6690
WWW.BANKSING.COM

SHEET	TITLE
1	COVER SHEET
2	AERIAL
3	PD CONCEPT PLAN

[illegible]

TODD R. REBOL, P.E.
LICENSE NO. 64040



SITE DATA TABLE

PROPERTY SIZE AREA	10.00 AC
QUANTITY BARRIERS	10.00 AC
PROPOSED BARRIERS	10.00 AC
PROPOSED LANE	10.00 AC
LAND USE BREAKDOWN:	
TOTAL PLANTING	10.00 AC
BUILDING AREA	10.00 AC
PARKING / PLANTING AREA	10.00 AC
STORMWATER MANAGEMENT AREA	10.00 AC
CRACKS / OPEN AREA	10.00 AC
AMENITY AREA	10.00 AC
OPEN SPACE AREA	10.00 AC
CRACKS / OPEN AREA	10.00 AC

LANDSCAPING

ALL LANDSCAPING REQUIREMENTS ARE SUBJECT TO BE CONSIDERED BY THE LANDSCAPE ARCHITECT AND THE LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR THE LANDSCAPING DESIGN.

FLOOD ZONE

PROPOSED BUILDING SHALL BE LOCATED AT THE 100 YEAR FLOOD ELEVATION. THE PROPOSED BUILDING SHALL BE LOCATED AT THE 100 YEAR FLOOD ELEVATION.

PARKING REQUIREMENTS

PROPOSED PARKING SHALL BE PROVIDED AT THE 100 YEAR FLOOD ELEVATION. THE PROPOSED PARKING SHALL BE PROVIDED AT THE 100 YEAR FLOOD ELEVATION.

OPEN SPACE

PROPOSED OPEN SPACE SHALL BE PROVIDED AT THE 100 YEAR FLOOD ELEVATION. THE PROPOSED OPEN SPACE SHALL BE PROVIDED AT THE 100 YEAR FLOOD ELEVATION.

OPEN HABITAT AREA

PROPOSED OPEN HABITAT AREA SHALL BE PROVIDED AT THE 100 YEAR FLOOD ELEVATION. THE PROPOSED OPEN HABITAT AREA SHALL BE PROVIDED AT THE 100 YEAR FLOOD ELEVATION.

DENSITY

PROPOSED DENSITY SHALL BE PROVIDED AT THE 100 YEAR FLOOD ELEVATION. THE PROPOSED DENSITY SHALL BE PROVIDED AT THE 100 YEAR FLOOD ELEVATION.

PROPOSED DEVELOPMENT STANDARDS

MINIMUM LOT SIZE	30 FT
MINIMUM LOT WIDTH	30 FT
MINIMUM LOT DEPTH	30 FT
MINIMUM LOT AREA	30 FT
MINIMUM LOT PERCENTAGE	30 FT
MINIMUM LOT PERCENTAGE	30 FT
MINIMUM LOT PERCENTAGE	30 FT
MINIMUM LOT PERCENTAGE	30 FT
MINIMUM LOT PERCENTAGE	30 FT
MINIMUM LOT PERCENTAGE	30 FT

PO CONCEPT PLAN GENERAL NOTES

1. PROPOSED PROJECT SHALL BE SUBJECT TO CENTRAL WATER & SEWER.
2. PUBLIC RIGHTS OF WAY ARE PROPOSED TO BE PROVIDED TO LOCAL, STATE AND FEDERAL AGENCIES.

- LEGEND**
- PROPOSED 15' TALL 8' STORY BUILDING WITH PARKING UNDERNEATH
 - PROPOSED PARKING AREA
 - STORMWATER MANAGEMENT AREA
 - NORTH PRESERVE AREA
 - CRACK PRESERVE AREA
 - PROPOSED 10' TALL BUFFER
 - HERITAGE TREE

PROJECT TITLE

TAG LAKESIDE, LLC

3501 WINDSOR LANE ROAD

PLANTING, FL 33411

PHONE: (248) 8-7123

BANKS ENGINEERING

10000 WINDSOR LANE ROAD

PLANTING, FL 33411

PHONE: (248) 8-7123

PO CONCEPT PLAN

LAKESIDE VILLAGE

CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DESIGN	CONSTRUCTION	REVISION	SCALE	SHEET
8-14-2024	2704	2704	2704	2704	1"=150'	3

Attachment 2
Sketch and Description for 48.9± acres



DESCRIPTION OF A PARCEL OF LAND
LYING IN SECTIONS 1 AND 12, T-40-S, R-23-E,
CHARLOTTE COUNTY, FLORIDA.

(PRESERVE AREA #1)

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF CHARLOTTE, LYING IN SECTIONS 1 AND 12, TOWNSHIP 40 SOUTH, RANGE 23 EAST, BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 1; THENCE N.89°07'15"W. (FOR A BASIS OF BEARINGS) ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 1 FOR 52.29 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 35 (aka US 17), SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE S.00°28'49"W. ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 277.08 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1020.61 FEET, A DELTA ANGLE OF 14°03'30", A CHORD BEARING OF S.57°31'16"W. AND A CHORD DISTANCE OF 249.79 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 250.42 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 225.00 FEET, A DELTA ANGLE OF 71°53'25", A CHORD BEARING OF S.86°26'13"W. AND A CHORD DISTANCE OF 264.15 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 282.31 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 403.22 FEET, A DELTA ANGLE OF 20°50'52", A CHORD BEARING OF N.47°11'39"W. AND A CHORD DISTANCE OF 145.91 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 146.71 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 163.96 FEET, A DELTA ANGLE OF 39°28'17", A CHORD BEARING OF N.59°43'03"W. AND A CHORD DISTANCE OF 110.74 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 112.96 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 75.00 FEET, A DELTA ANGLE OF 62°13'03", A CHORD BEARING OF S.69°26'17"W. AND A CHORD DISTANCE OF 77.50 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 81.44 FEET; THENCE S.31°31'14"W. FOR 98.07 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1916.39 FEET, A DELTA ANGLE OF 17°30'43", A CHORD BEARING OF S.39°14'35"W. AND A CHORD DISTANCE OF 583.45 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 585.73 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 600.00 FEET, A DELTA ANGLE OF 22°58'37", A CHORD BEARING OF S.59°29'15"W. AND A CHORD DISTANCE OF 239.01 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 240.62 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 600.00 FEET, A DELTA ANGLE OF 27°09'11", A CHORD BEARING OF S.57°23'58"W. AND A CHORD DISTANCE OF 281.69 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 284.35 FEET; THENCE S.43°49'23"W. FOR 171.95 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 294.01 FEET, A DELTA ANGLE OF 08°54'44", A CHORD BEARING OF S.48°16'45"W. AND A CHORD DISTANCE OF 45.69 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 45.73 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 465.30 FEET, A DELTA ANGLE OF 25°55'20", A CHORD BEARING OF S.74°27'10"W., AND A CHORD DISTANCE OF 208.73 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 210.52 FEET; THENCE S.88°16'34"W. FOR 119.90 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1518.78

SHEET 1 OF 3

SERVING THE STATE OF FLORIDA

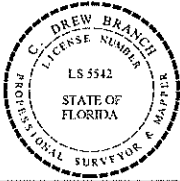
FEET, DELTA ANGLE OF 16°22'27", A CHORD BEARING OF S.85°09'00"W. AND A CHORD DISTANCE OF 432.56 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 434.04 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SEABOARD COASTLINE RAILROAD; THENCE N.03°03'24"E. ALONG SAID EASTERLY RIGHT-OF-WAY LINE FOR 1398.56 FEET TO THE SOUTHWEST CORNER OF PEACE RIVER SHORES, UNIT 7 SUBDIVISION, AS DEPICTED IN PLAT BOOK 6, PAGE 7-A, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; THENCE S.89°07'15"E. ALONG THE SOUTH LINE OF SAID PEACE RIVER SHORES, UNIT 7 FOR 2446.33 FEET TO THE POINT OF BEGINNING.

CONTAINS 48.90 ACRES, MORE OR LESS.

ATWELL, LLC
FLORIDA LICENSED BUSINESS NO. LB7832

JUNE 4, 2024

DIGITALLY SIGNED BY:
C. DREW BRANCH



Date:

2024.06.04

11:18:54

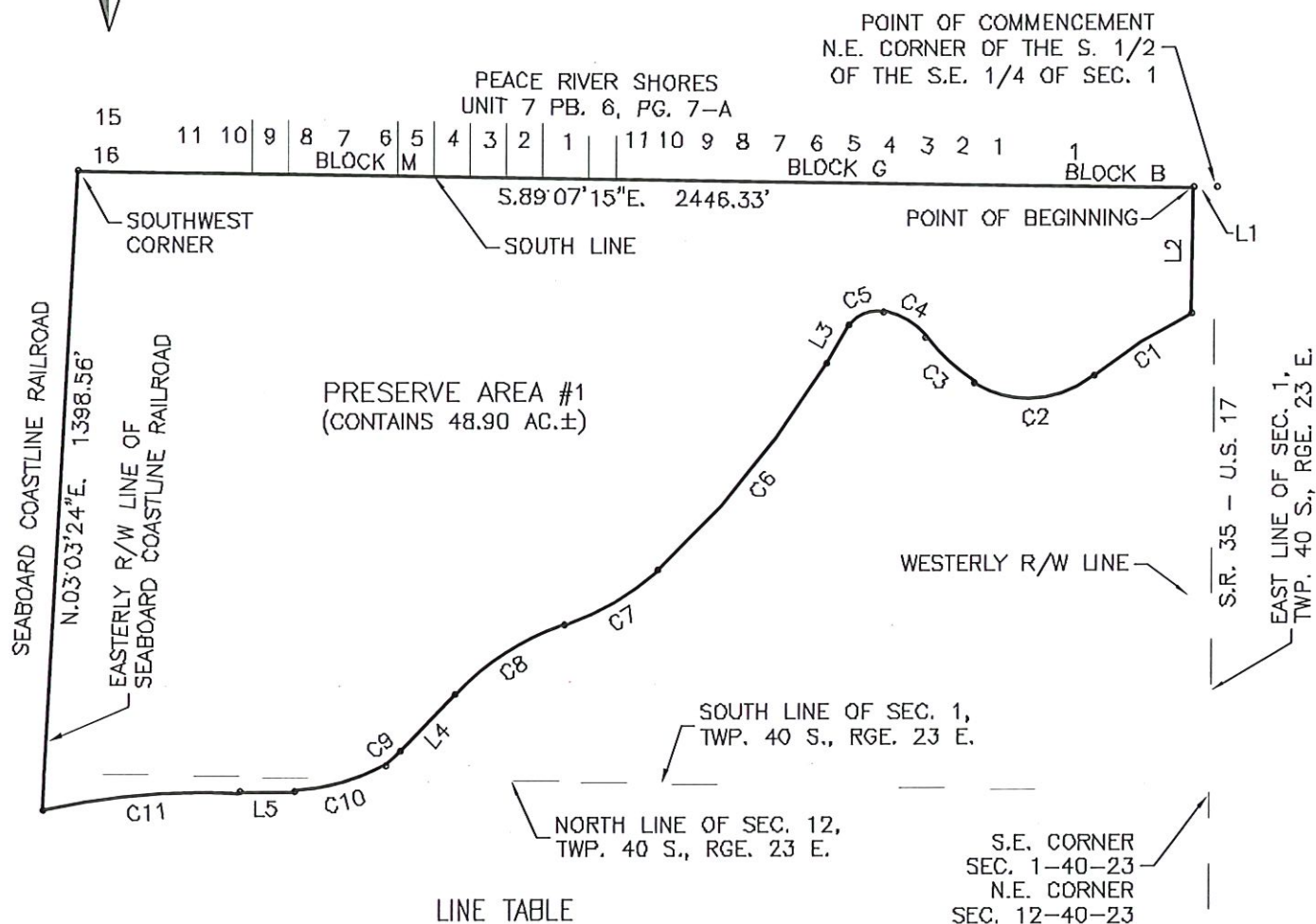
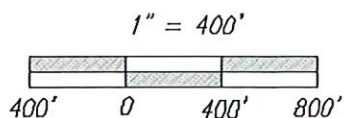
-04'00'

C. DREW BRANCH, P.S.M.
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATION NO. 5542

SHEET 2 OF 3

SERVING THE STATE OF FLORIDA

4161 Tamiami Trail – Building 5, Unit 501, Port Charlotte, FL 33952
(941) 625-1165 www.atwell-group.com



LINE TABLE

LINE	BEARING	DISTANCE
L1	N.89°07'15"W.	52.29'
L2	S.00°28'49"W.	277.08'
L3	S.31°31'14"W.	98.07'
L4	S.43°49'23"W.	171.95'
L5	S.88°16'34"W.	119.90'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1020.61'	250.42'	249.79'	S.57°31'16"W.	14°03'30"
C2	225.00'	282.31'	264.15'	S.86°26'13"W.	71°53'25"
C3	403.22'	146.71'	145.91'	N.47°11'39"W.	20°50'52"
C4	163.96'	112.96'	110.74'	N.59°43'03"W.	39°28'17"
C5	75.00'	81.44'	77.50'	S.69°26'17"W.	62°13'03"
C6	1916.39'	585.73'	583.45'	S.39°14'35"W.	17°30'43"
C7	600.00'	240.62'	239.01'	S.59°29'15"W.	22°58'37"
C8	600.00'	284.35'	281.69'	S.57°23'58"W.	27°09'11"
C9	294.01'	45.73'	45.69'	S.48°16'45"W.	8°54'44"
C10	465.30'	210.52'	208.73'	S.74°27'10"W.	25°55'20"
C11	1518.78'	434.04'	432.56'	S.85°09'00"W.	16°22'27"

LEGEND

SEC. SECTION
TWP. TOWNSHIP
RGE. RANGE
AC. ACRES
PB. PLAT BOOK
PG. PAGE
R/W RIGHT-OF-WAY
± PLUS OR MINUS
L1 LINE 1 OF LINE TABLE
C1 LINE 1 OF CURVE TABLE
LB LICENSED BUSINESS

NOTE: THIS NOT A BOUNDARY SURVEY



ATWELL

866.850.4200 www.atwell-group.com

4181 TANIUNI TRAIL, BLDG B, UNIT 501
FORT CHARLOTTE, FL 33902
941.825.1183

SKETCH AND DESCRIPTION
PRESERVE AREA #1
CHARLOTTE COUNTY, FLORIDA

COMPLETION DATE:	PROJECT:	DRAFTED BY:	DESIGNED BY:	REVIEWED BY:	SHEET:
8/03/24	3708	JB		COB	3 of 3

Attachment 3
Sketch and Description for 11.77± acres



DESCRIPTION OF A PARCEL OF LAND
LYING IN SECTION 1, T-40-S, R-23-E,
CHARLOTTE COUNTY, FLORIDA.

(PRESERVE AREA #2)

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF CHARLOTTE, LYING IN SECTION 1, TOWNSHIP 40 SOUTH, RANGE 23 EAST, BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 1; THENCE N.89°07'15"W. (FOR A BASIS OF BEARINGS) ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 1 FOR 52.29 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 35 (aka US 17); THENCE S.00°28'49"W. ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 500.87 TO THE POINT OF BEGINNING; THENCE CONTINUE S.00°28'49"W. ALONG SAID WESTERLY RIGHT-OF-WAY FOR 102.29 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 407.64 FEET, A DELTA ANGLE OF 35°00'07", A CHORD BEARING OF S.35°30'59"W. AND A CHORD DISTANCE OF 245.17 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 249.03 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET, A DELTA ANGLE OF 09°33'55", A CHORD BEARING OF S.57°48'01"W. AND A CHORD DISTANCE OF 16.68 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 16.69 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 184.00 FEET, A DELTA ANGLE OF 11°21'44", A CHORD BEARING OF N.15°41'39"W. AND A CHORD DISTANCE OF 36.43 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 36.49 FEET; THENCE N.21°22'31"W. FOR 102.09 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 184.00 FEET, A DELTA ANGLE OF 04°43'58", A CHORD BEARING OF N.23°44'30"W. AND A CHORD DISTANCE OF 15.19 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 15.20 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 151.75 FEET, A DELTA ANGLE OF 30°31'04", A CHORD BEARING OF N.38°41'26"E. AND A CHORD DISTANCE OF 79.88 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 80.83 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 60.25 FEET, A DELTA ANGLE OF 18°01'21", A CHORD BEARING OF N.32°26'35"E. AND A CHORD DISTANCE OF 18.87 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 18.95 FEET; THENCE N.41°27'15"E. FOR 31.14 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 34.25 FEET, A DELTA ANGLE OF 18°25'48", A CHORD BEARING OF N.50°40'09"E. AND A CHORD DISTANCE OF 10.97 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 11.02 FEET; THENCE N.59°53'03"E. FOR 113.08 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 10.25 FEET, A DELTA ANGLE OF 30°06'57", A CHORD BEARING OF N.74°56'31"E. AND A CHORD DISTANCE OF 5.32 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 5.39 FEET; THENCE N.90°00'00"E. FOR 18.47 FEET TO THE POINT OF BEGINNING.

CONTAINS 0.81 ACRES, MORE OR LESS.

ATWELL, LLC
FLORIDA LICENSED BUSINESS NO. LB7832

JUNE 5, 2024

DIGITALLY SIGNED BY:
C. DREW BRANCH



Date:
2024.06.05
07:37:40
-04'00'

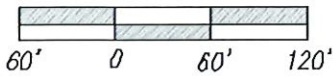
C. DREW BRANCH, P.S.M.
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATION NO. 5542

SHEET 1 OF 2

SERVING THE STATE OF FLORIDA

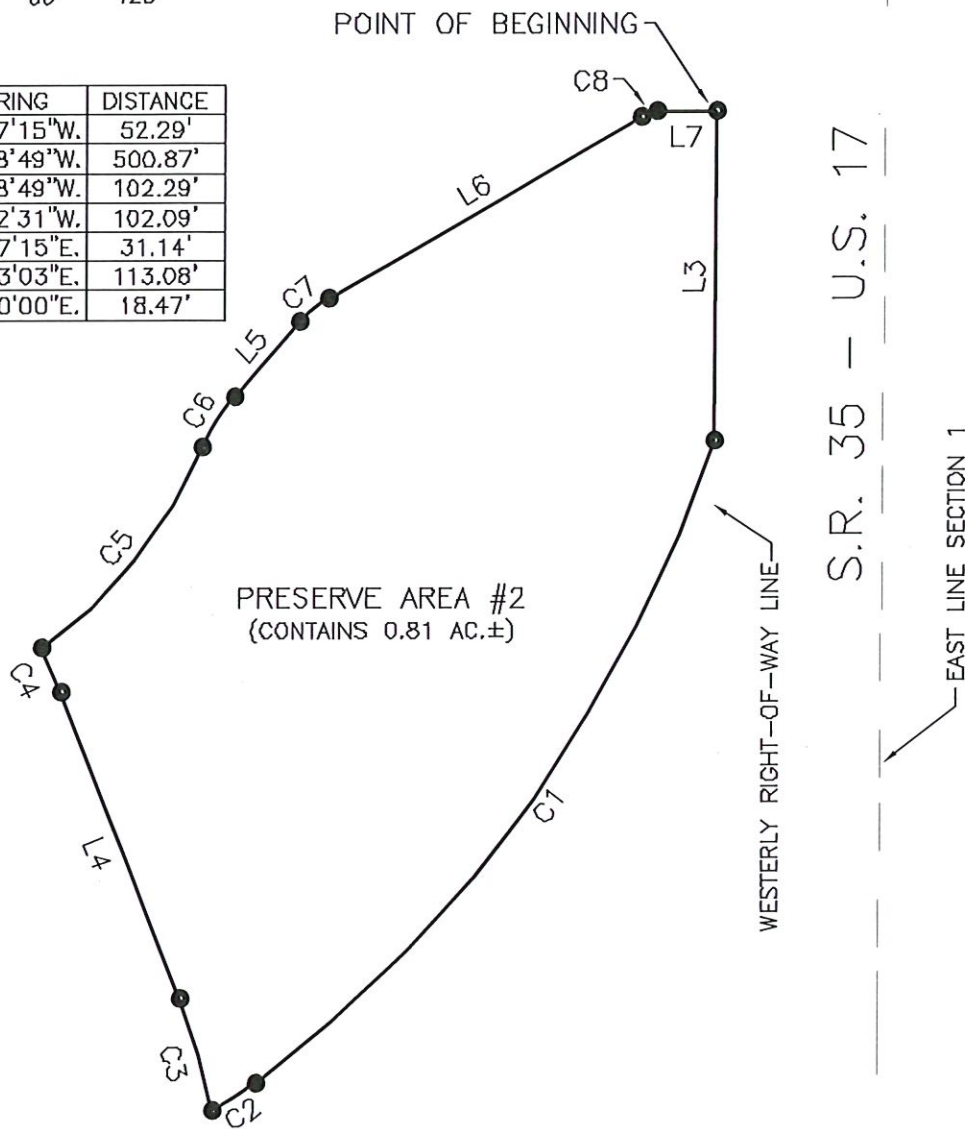


1" = 60'



LINE TABLE

LINE	BEARING	DISTANCE
L1	N.89°07'15"W.	52.29'
L2	S.00°28'49"W.	500.87'
L3	S.00°28'49"W.	102.29'
L4	N.21°22'31"W.	102.09'
L5	N.41°27'15"E.	31.14'
L6	N.59°53'03"E.	113.08'
L7	N.90°00'00"E.	18.47'



LEGEND

SEC. SECTION
TWP. TOWNSHIP
RGE. RANGE
AC. ACRES
PB. PLAT BOOK
PG. PAGE
R/W RIGHT-OF-WAY
± PLUS OR MINUS
L1 LINE 1 OF LINE TABLE
C1 LINE 1 OF CURVE TABLE
LB LICENSED BUSINESS

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	407.64'	249.03'	245.17'	S.35°30'59"W.	35°00'07"
C2	100.00'	16.69'	16.68'	S.57°48'01"W.	9°33'55"
C3	184.00'	36.49'	36.43'	N.15°41'39"W.	11°21'44"
C4	184.00'	15.20'	15.19'	N.23°44'30"W.	4°43'58"
C5	151.75'	80.83'	79.88'	N.38°41'26"E.	30°31'04"
C6	60.25'	18.95'	18.87'	N.32°26'35"E.	18°01'21"
C7	34.25'	11.02'	10.97'	N.50°40'09"E.	18°25'48"
C8	10.25'	5.39'	5.32'	N.74°56'31"E.	30°06'57"

NOTE: THIS NOT A BOUNDARY SURVEY



ATWELL

866.850.4200 www.atwell-group.com
4161 TAVANUI TRAIL, BLDG 2 & UNIT 501
FORT CHARLOTTE, FL 33502
941.825.1193

SKETCH AND DESCRIPTION
PRESERVE AREA #2
CHARLOTTE COUNTY, FLORIDA

COMPLETION DATE	PROJECT	DRAFTED BY	DESIGNED BY	REVIEWED BY	SHEET
8/05/24	3708	JS		COB	2 of 2



DESCRIPTION OF A PARCEL OF LAND
LYING IN SECTIONS 1 AND 12, T-40-S, R-23-E,
CHARLOTTE COUNTY, FLORIDA.

(PRESERVE AREA #3)

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF CHARLOTTE, LYING IN SECTIONS 1 AND 12, TOWNSHIP 40 SOUTH, RANGE 23 EAST, BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 1; THENCE N.89°07'15"W. (FOR A BASIS OF BEARINGS) ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 1 FOR 52.29 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 35 (aka US 17); THENCE S.00°28'49"W. ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR; 824.86 FEET; THENCE N.89°31'11"W. FOR 197.38 FEET TO THE POINT OF BEGINNING; THENCE S.82°50'50"W. FOR 25.09 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET, A DELTA ANGLE OF 44°33'38", A CHORD BEARING OF S.60°34'01"W. AND A CHORD DISTANCE OF 37.91 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 38.89 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 504.48 FEET, DELTA ANGLE OF 23°29'58", A CHORD BEARING OF S.50°02'10"W. AND A CHORD DISTANCE OF 205.46 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 206.91 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 500.00 FEET, A DELTA ANGLE OF 15°30'20", A CHORD BEARING OF S.54°01'59"W. AND A CHORD DISTANCE OF 134.90 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 135.31 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 118.99 FEET, A DELTA ANGLE OF 43°24'54", A CHORD BEARING OF S.67°02'45"W. AND A CHORD DISTANCE OF 88.02 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 90.16 FEET; THENCE N.75°51'15"W. FOR 44.99 FEET; THENCE N.80°13'22"W. FOR 56.64 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET, A DELTA ANGLE OF 56°28'58", A CHORD BEARING OF S.71°32'09"W. AND A CHORD DISTANCE OF 47.32 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 49.29 FEET; THENCE S.43°17'40"W. FOR 27.87 FEET; THENCE S.31°21'46"W. FOR 61.98 FEET; THENCE S.44°23'12"W. FOR 87.61 FEET; THENCE S.50°23'16"W. FOR 237.20 FEET; THENCE S.64°19'35"W. FOR 104.87 FEET; THENCE S.65°25'38"W. FOR 93.49 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 144.05 FEET, A DELTA ANGLE OF 22°14'04", A CHORD BEARING OF S.54°18'36"W. AND A CHORD DISTANCE OF 55.55 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 55.90 FEET; THENCE N.16°41'00"W. FOR 128.69 FEET; THENCE N.16°41'00"W. FOR 27.26 FEET; THENCE N.16°41'00"W. FOR 22.12 FEET; THENCE N.55°30'04"E. FOR 4.79 FEET; THENCE N.79°26'40"E. FOR 25.70 FEET; THENCE N.67°14'26"E. FOR 8.15 FEET; THENCE N.70°53'29"E. FOR 14.25 FEET; THENCE N.48°16'23"E. FOR 34.76 FEET; THENCE N.48°39'27"E. FOR 31.71 FEET; THENCE N.41°56'54"E. FOR 49.24 FEET; THENCE N.47°09'49"E. FOR 44.82 FEET; THENCE N.47°10'37"E. FOR 29.59 FEET; THENCE N.64°21'35"E. FOR 36.32 FEET; THENCE N.68°41'22"E. FOR 33.13 FEET; THENCE N.76°40'16"E. FOR 38.65 FEET; THENCE N.86°47'29"E. FOR 19.11 FEET; THENCE N.83°21'07"E. FOR 9.92 FEET; THENCE N.72°03'16"E. FOR 21.40 FEET; THENCE N.55°09'10"E. FOR 41.48 FEET; THENCE N.54°39'59"E. FOR 32.20 FEET; THENCE N.44°54'41"E. FOR 109.48 FEET; THENCE N.71°53'50"E. FOR 48.12 FEET; THENCE N.73°46'10"E. FOR 38.18 FEET; THENCE N.70°14'29"E. FOR 35.06 FEET; THENCE N.84°39'24"E. FOR 37.49 FEET; THENCE S.83°10'51"E. FOR 27.57 FEET; THENCE N.70°34'29"E. FOR 87.43 FEET; THENCE N.54°44'04"E. FOR 67.26 FEET; THENCE N.52°24'47"E. FOR 69.68 FEET; THENCE N.71°01'02"E. FOR 39.96 FEET; THENCE N.49°30'45"E. FOR 152.82 FEET; THENCE

SHEET 1 OF 3

SERVING THE STATE OF FLORIDA

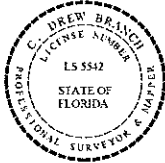
N.73°02'58"E. FOR 53.18 FEET; THENCE N.82°02'28"E. FOR 33.98 FEET; THENCE S.21°22'31"E. FOR 71.89 FEET TO THE BEGINNING OF CURVE TO THE RIGHT HAVING A RADIUS OF 140.00 FEET, A DELTA ANGLE OF 12°59'53", A CHORD BEARING OF S.14°52'35"E. AND A CHORD DISTANCE OF 31.69 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 31.76 FEET TO THE POINT OF BEGINNING.

CONTAINS 4.20 ACRES, MORE OR LESS.

ATWELL, LLC
FLORIDA LICENSED BUSINESS NO. LB7832

JUNE 4, 2024

DIGITALLY SIGNED BY:
C. DREW BRANCH



Date:
2024.06.04
11:21:00
-04'00'

C. DREW BRANCH, P.S.M.
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATION NO. 5542

SHEET 2 OF 3

SERVING THE STATE OF FLORIDA

4161 Tamiami Trail – Building 5, Unit 501, Port Charlotte, FL 33952
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1" = 200'



LINE TABLE (CONTINUED)

LINE	BEARING	DISTANCE
L22	N.47°09'49"E.	44.82'
L23	N.47°10'37"E.	29.59'
L24	N.64°21'35"E.	36.32'
L25	N.68°41'22"E.	33.13'
L26	N.76°40'16"E.	38.65'
L27	N.86°47'29"E.	19.11'
L28	N.83°21'07"E.	9.92'
L29	N.72°03'16"E.	21.40'
L30	N.55°09'10"E.	41.48'
L31	N.54°39'59"E.	32.20'
L32	N.44°54'41"E.	109.48'
L33	N.71°53'50"E.	48.12'
L34	N.73°46'10"E.	38.18'
L35	N.70°14'29"E.	35.06'
L36	N.84°39'24"E.	37.49'
L37	S.83°10'51"E.	27.57'
L38	N.70°34'29"E.	87.43'
L39	N.54°44'04"E.	67.26'
L40	N.52°24'47"E.	69.68'
L41	N.71°01'02"E.	39.96'
L42	N.49°30'45"E.	152.82'
L43	N.73°02'58"E.	53.18'
L44	N.82°02'28"E.	33.98'
L45	S.21°22'31"E.	71.89'

NORTH LINE OF THE SOUTH
1/2 OF THE SOUTHEAST 1/4
OF SECTION 12

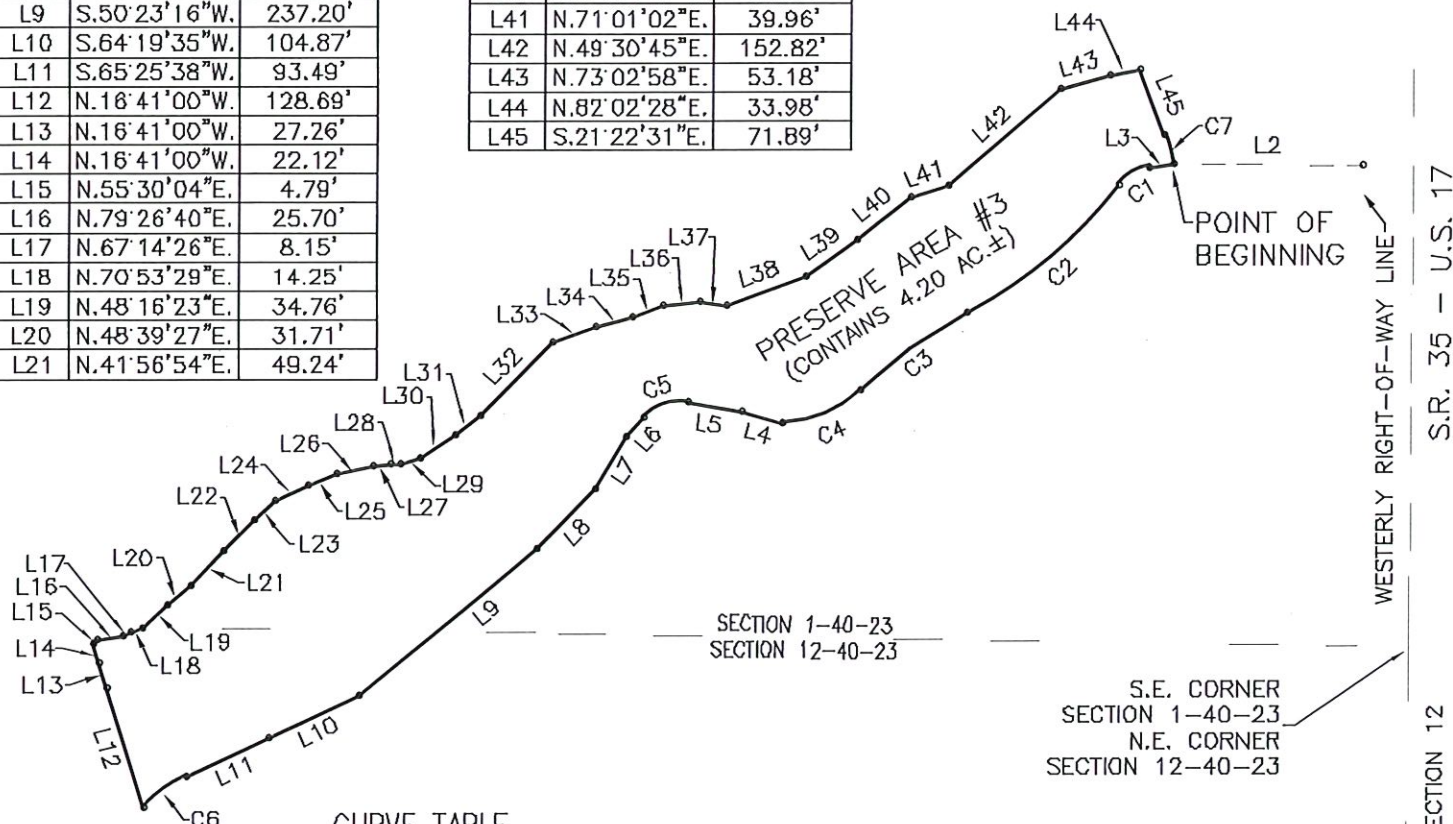
POINT OF
COMMENCEMENT
N.E. CORNER OF
THE S. 1/2 OF THE
S.E. 1/4 OF SEC. 1

S.00°28'49"W. 824.86'

EAST LINE SECTION 1

LINE TABLE

LINE	BEARING	DISTANCE
L1	N.89°07'15"W.	52.29'
L2	N.89°31'11"W.	197.38'
L3	S.82°50'50"W.	25.09'
L4	N.75°51'15"W.	44.99'
L5	N.80°13'22"W.	56.64'
L6	S.43°17'40"W.	27.87'
L7	S.31°21'46"W.	61.98'
L8	S.44°23'12"W.	87.61'
L9	S.50°23'16"W.	237.20'
L10	S.64°19'35"W.	104.87'
L11	S.65°25'38"W.	93.49'
L12	N.16°41'00"W.	128.69'
L13	N.16°41'00"W.	27.26'
L14	N.16°41'00"W.	22.12'
L15	N.55°30'04"E.	4.79'
L16	N.79°26'40"E.	25.70'
L17	N.67°14'26"E.	8.15'
L18	N.70°53'29"E.	14.25'
L19	N.48°16'23"E.	34.76'
L20	N.48°39'27"E.	31.71'
L21	N.41°56'54"E.	49.24'



LEGEND

SEC. SECTION
TWP. TOWNSHIP
RGE. RANGE
AC. ACRES
PB. PLAT BOOK
PG. PAGE
R/W RIGHT-OF-WAY
± PLUS OR MINUS
L1 LINE 1 OF LINE TABLE
C1 LINE 1 OF CURVE TABLE
LB LICENSED BUSINESS

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	38.89'	37.91'	S.60°34'01"W.	44°33'38"
C2	504.48'	206.91'	205.46'	S.50°02'10"W.	23°29'58"
C3	500.00'	135.31'	134.90'	S.54°01'59"W.	15°30'20"
C4	118.99'	90.16'	88.02'	S.67°02'45"W.	43°24'54"
C5	50.00'	49.29'	47.32'	S.71°32'09"W.	56°28'58"
C6	144.05'	55.90'	55.55'	S.54°18'36"W.	22°14'04"
C7	140.00'	31.76'	31.69'	S.14°52'35"E.	12°59'53"

NOTE: THIS NOT A BOUNDARY SURVEY



SKETCH AND DESCRIPTION
PRESERVE AREA #3
CHARLOTTE COUNTY, FLORIDA

COMPLETION DATE	PROJECT	DRAFTED BY	DESIGNED BY	REVIEWED BY	SHEET
8/03/24	3706	JB		COB	3 of 3



DESCRIPTION OF A PARCEL OF LAND
LYING IN SECTIONS 1 AND 12, T-40-S, R-23-E,
CHARLOTTE COUNTY, FLORIDA.

(PRESERVE AREA #4)

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF CHARLOTTE, LYING IN SECTIONS 12, TOWNSHIP 40 SOUTH, RANGE 23 EAST, BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 12; THENCE N.88°57'54"W. ALONG THE NORTH LINE OF SAID SECTION 12, (FOR A BASIS OF BEARINGS) FOR 53.76 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 35 (aka US 17); THENCE S.00°23'23"W. ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 204.87 FEET; THENCE N.89°36'37"W. FOR 1283.91 FEET TO THE POINT OF BEGINNING; THENCE S.13°30'55"W. FOR 55.51 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 114.58 FEET, A DELTA ANGLE OF 16°09'03", A CHORD BEARING OF S.21°35'26"W. AND A CHORD DISTANCE OF 32.19 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 32.30 FEET; THENCE S.61°30'02"W. FOR 19.96 FEET; THENCE S.65°38'26"W. FOR 22.50 FEET; THENCE S.68°12'15"W. FOR 34.72 FEET; THENCE S.46°48'08"W. FOR 84.82 FEET; THENCE S.34°09'34"W. FOR 58.35 FEET; THENCE S.40°35'43"W. FOR 49.32 FEET; THENCE S.08°42'20"E. FOR 58.21 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 32.19 FEET, A DELTA ANGLE OF 56°22'16", A CHORD BEARING OF S.25°50'46"W., AND A CHORD DISTANCE OF 30.41 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 31.67 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 53.25 FEET, A DELTA ANGLE OF 62°03'41", A CHORD BEARING OF S.87°27'59"W. AND A CHORD DISTANCE OF 54.90 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 57.68 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 69.61 FEET, A DELTA ANGLE OF 15°36'28", A CHORD BEARING OF N.72°36'54"W. AND A CHORD DISTANCE OF 18.90 FEET THENCE ALONG THE ARC OF SAID CURVE FOR 18.96 FEET; THENCE N.44°28'26"W. FOR 45.51 FEET; THENCE S.76°33'08"W. FOR 73.80 FEET; THENCE S.70°57'08"W. FOR 43.55 FEET; THENCE S.72°25'01"W. FOR 66.15 FEET; THENCE S.62°21'34"W. FOR 75.81 FEET; THENCE S.59°06'04"W. FOR 45.75 FEET; THENCE S.51°56'07"W. FOR 51.74 FEET; THENCE S.42°28'45"W. FOR 58.51 FEET; THENCE S.45°34'41"W. FOR 54.91 FEET TO THE BEGINNING OF A NON-TANGENT A CURVE TO THE RIGHT HAVING A RADIUS OF 84.76 FEET, A DELTA ANGLE OF 44°31'23", A CHORD BEARING OF S.60°21'17"W. AND A CHORD DISTANCE OF 64.22 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 65.87 FEET; THENCE S.85°58'05"W. FOR 47.31 FEET; THENCE S.78°08'55"W. FOR 27.11 FEET; THENCE S.74°32'24"W. FOR 33.13 FEET; THENCE S.69°21'32"W. FOR 72.30 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 466.22 FEET, A DELTA ANGLE OF 04°03'11", A CHORD BEARING OF S.72°57'40"W. AND A CHORD DISTANCE OF 32.97 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 32.98 FEET; THENCE S.56°59'14"W. FOR 55.69 FEET; THENCE S.78°02'12"W. FOR 32.63 FEET; THENCE S.74°15'55"W. FOR 19.83 FEET; THENCE S.22°38'26"W. FOR 106.88 FEET; THENCE S.31°24'32"W. FOR 120.35 FEET; THENCE S.53°25'12"W. FOR 41.90 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 69.36 FEET, A DELTA ANGLE OF 26°04'15", A CHORD BEARING OF S.64°03'29"W. AND A CHORD DISTANCE OF 31.29 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 31.56 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 152.21 FEET, A DELTA ANGLE OF 10°47'29", A CHORD BEARING OF S.59°39'18"W. AND A CHORD DISTANCE OF 28.63 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 28.67 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SEABOARD COASTLINE RAILROAD; THENCE N.03°03'24"E. ALONG SAID EASTERLY RIGHT-OF-WAY LINE FOR 465.74 FEET; THENCE S.86°56'36"E. FOR 84.50 FEET TO THE BEGINNING OF CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET, A DELTA ANGLE OF 63°27'17", A CHORD BEARING OF N.61°19'46"E. AND A CHORD DISTANCE OF 52.59 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 55.37 FEET; THENCE N.29°36'07"E. FOR 40.97 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 61°58'41", A CHORD BEARING OF N.60°35'28"E. AND A CHORD DISTANCE OF 25.74 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 27.04 FEET; THENCE S.87°35'05"E. FOR 38.43 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 48.95 FEET, A DELTA ANGLE OF

SHEET 1 OF 4

SERVING THE STATE OF FLORIDA

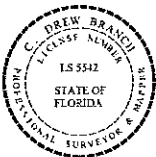
19°14'11", A CHORD BEARING OF N.86°34'12"E. AND A CHORD DISTANCE OF 16.36 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 16.44 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 301.72 FEET, A DELTA ANGLE OF 04°57'38", A CHORD BEARING OF N.77°50'23"E. AND A CHORD DISTANCE OF 26.11 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 26.12 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 287.38 FEET, A DELTA ANGLE OF 03°15'41", A CHORD BEARING OF N.81°05'47"E. AND A CHORD DISTANCE OF 16.36 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 16.36 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 33.09 FEET, A DELTA ANGLE OF 20°26'18", A CHORD BEARING OF N.87°40'56"E. AND A CHORD DISTANCE OF 11.74 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 11.80 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 78.03 FEET, A DELTA ANGLE OF 42°58'53", A CHORD BEARING OF S.56°37'28"E. AND A CHORD DISTANCE OF 57.17 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 58.53 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 32.64 FEET, A DELTA ANGLE OF 29°03'00", A CHORD BEARING OF S.16°37'31"E. AND A CHORD DISTANCE OF 16.37 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 16.55 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 47.74 FEET, A DELTA ANGLE OF 38°35'54", A CHORD BEARING OF S.21°23'58"E. AND A CHORD DISTANCE OF 31.56 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 32.16 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 170.00 FEET, A DELTA ANGLE OF 62°52'33", A CHORD BEARING OF N.37°42'03"E. AND A CHORD DISTANCE OF 177.33 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 186.56 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 160.00 FEET, A DELTA ANGLE OF 37°39'40", A CHORD BEARING OF N.41°54'16"E. AND A CHORD DISTANCE OF 103.29 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 105.17 FEET; THENCE S.66°55'35"E. FOR 30.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 445.00 FEET, A DELTA ANGLE OF 64°29'09", A CHORD BEARING OF N.70°07'40"E. AND A CHORD DISTANCE OF 474.82 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 500.84 FEET; THENCE N.37°53'06"E. FOR 225.17 FEET; THENCE N.32°32'06"W. FOR 38.42 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 39.86 FEET, A DELTA ANGLE OF 77°32'53", A CHORD BEARING OF N.00°13'18"E. AND A CHORD DISTANCE OF 49.92 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 53.95 FEET; THENCE N.42°39'27"E. FOR 29.20 FEET; THENCE N.35°29'00"E. FOR 15.02 FEET TO THE BEGINNING OF A NON-TANGENT A CURVE TO THE RIGHT HAVING A RADIUS OF 37.44 FEET, A DELTA ANGLE OF 56°11'39", A CHORD BEARING OF S.83°30'46"E. AND A CHORD DISTANCE OF 35.26 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 36.72 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 68.71 FEET, A DELTA ANGLE OF 24°30'00", A CHORD BEARING OF S.48°47'10"E. AND A CHORD DISTANCE OF 29.16 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 29.38 FEET; THENCE S.16°41'00"E. FOR 197.34 FEET TO THE POINT OF BEGINNING.

CONTAINS 6.76 ACRES, MORE OR LESS.

ATWELL, LLC
FLORIDA LICENSED BUSINESS NO. LB7832

JUNE 4, 2024

DIGITALLY SIGNED BY:
C. DREW BRANCH



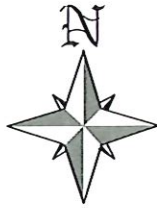
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-04'00'

C. DREW BRANCH, P.S.M.
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATION NO. 5542

SHEET 2 OF 4

SERVING THE STATE OF FLORIDA

4161 Tamiami Trail – Building 5, Unit 501, Port Charlotte, FL 33952
(941) 625-1165 www.atwell-group.com

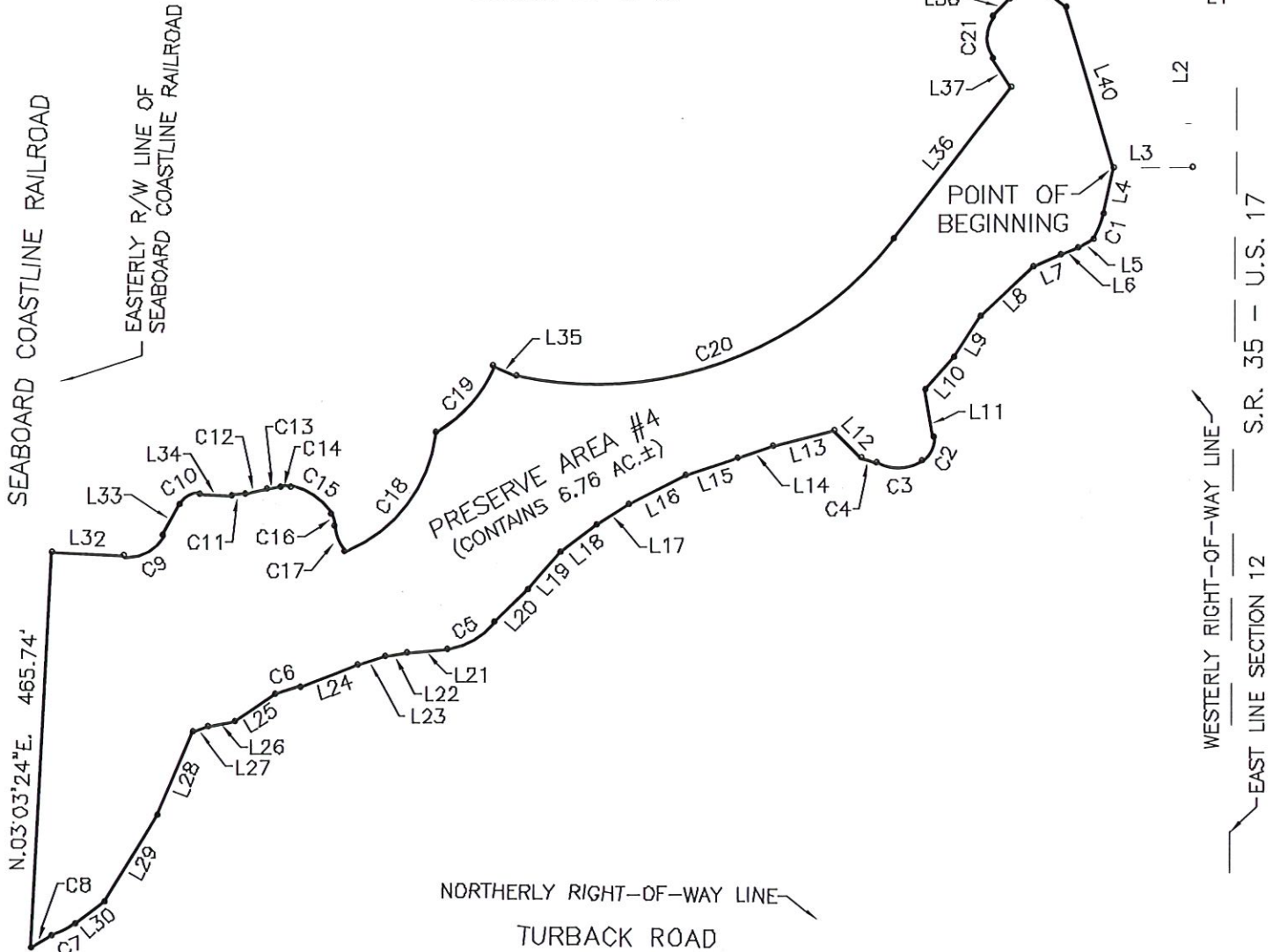


1" = 200'



SECTION 1-40-23
SECTION 12-40-23

POINT OF COMMENCEMENT
N.E. CORNER OF SEC. 12



LEGEND

SEC. SECTION
TWP. TOWNSHIP
RGE. RANGE
AC. ACRES
PB. PLAT BOOK
PG. PAGE
R/W RIGHT-OF-WAY
± PLUS OR MINUS
L1 LINE 1 OF LINE TABLE
C1 LINE 1 OF CURVE TABLE
LB LICENSED BUSINESS

NOTE: THIS NOT A BOUNDARY SURVEY



ATWELL

866.850.4200 www.atwell-group.com
4181 TAMMAM TRAIL, BLDG 5, UNIT 501
PORT CHARLOTTE, FL 33852
941.829.1169

SKETCH AND DESCRIPTION
PRESERVE AREA #4
CHARLOTTE COUNTY, FLORIDA

COMPLETION DATE:	PROJECT:	DRAFTED BY:	DESIGNED BY:	REVIEWED BY:	SHEET:
8/03/24	3708	JS		CDB	3 of 4

LINE TABLE

LINE	BEARING	DISTANCE
L1	N.88°57'54"W.	53.76'
L2	S.00°23'23"W.	204.87'
L3	N.89°36'37"W.	1283.91'
L4	S.13°30'55"W.	55.51'
L5	S.61°30'02"W.	19.96'
L6	S.65°38'26"W.	22.50'
L7	S.68°12'15"W.	34.72'
L8	S.46°48'08"W.	84.82'
L9	S.34°09'34"W.	58.35'
L10	S.40°35'43"W.	49.32'
L11	S.08°42'20"E.	58.21'
L12	N.44°28'26"W.	45.51'
L13	S.76°33'08"W.	73.80'
L14	S.70°57'08"W.	43.55'
L15	S.72°25'01"W.	66.15'
L16	S.62°21'34"W.	75.81'
L17	S.59°06'04"W.	45.75'
L18	S.51°56'07"W.	51.74'
L19	S.42°28'45"W.	58.51'
L20	S.45°34'41"W.	54.91'
L21	S.85°58'05"W.	47.31'
L22	S.78°08'55"W.	27.11'
L23	S.74°32'24"W.	33.13'
L24	S.69°21'32"W.	72.30'
L25	S.56°59'14"W.	55.69'
L26	S.78°02'12"W.	32.63'
L27	S.74°15'55"W.	19.83'
L28	S.22°38'26"W.	106.88'
L29	S.31°24'32"W.	120.35'
L30	S.53°25'12"W.	41.90'
L32	S.86°56'36"E.	84.50'
L33	N.29°36'07"E.	40.97'
L34	S.87°35'05"E.	38.43'
L35	S.66°55'35"E.	30.00'
L36	N.37°53'06"E.	225.17'
L37	N.32°32'06"W.	38.42'
L38	N.42°39'27"E.	29.20'
L39	N.35°29'00"E.	15.02'
L40	S.16°41'00"E.	197.34'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	114.58'	32.30'	32.19'	S.21°35'26"W.	16°09'03"
C2	32.19'	31.67'	30.41'	S.25°50'46"W.	56°22'16"
C3	53.25'	57.68'	54.90'	S.87°27'59"W.	62°03'41"
C4	69.61'	18.96'	18.90'	N.72°36'54"W.	15°36'28"
C5	84.76'	65.87'	64.22'	S.60°21'17"W.	44°31'23"
C6	466.22'	32.98'	32.97'	S.72°57'40"W.	4°03'11"
C7	69.36'	31.56'	31.29'	S.64°03'29"W.	26°04'15"
C8	152.21'	28.67'	28.63'	S.59°39'18"W.	10°47'29"
C9	50.00'	55.37'	52.59'	N.61°19'46"E.	63°27'17"
C10	25.00'	27.04'	25.74'	N.60°35'28"E.	61°58'41"
C11	48.95'	16.44'	16.36'	N.86°34'12"E.	19°14'11"
C12	301.72'	26.12'	26.11'	N.77°50'23"E.	4°57'38"
C13	287.38'	16.36'	16.36'	N.81°05'47"E.	3°15'41"
C14	33.09'	11.80'	11.74'	N.87°40'56"E.	20°26'18"
C15	78.03'	58.53'	57.17'	S.56°37'28"E.	42°58'53"
C16	32.64'	16.55'	16.37'	S.16°37'31"E.	29°03'00"
C17	47.74'	32.16'	31.56'	S.21°23'58"E.	38°35'54"
C18	170.00'	186.56'	177.33'	N.37°42'03"E.	62°52'33"
C19	160.00'	105.17'	103.29'	N.41°54'16"E.	37°39'40"
C20	445.00'	500.84'	474.82'	N.70°07'40"E.	64°29'09"
C21	39.86'	53.95'	49.92'	N.00°13'18"E.	77°32'53"
C22	37.44'	36.72'	35.26'	S.83°30'46"E.	56°11'39"
C23	68.71'	29.38'	29.16'	S.48°47'10"E.	24°30'00"

LEGEND

SEC. SECTION
 TWP. TOWNSHIP
 RGE. RANGE
 AC. ACRES
 PB. PLAT BOOK
 PG. PAGE
 R/W RIGHT-OF-WAY
 ± PLUS OR MINUS
 L1 LINE 1 OF LINE TABLE
 C1 LINE 1 OF CURVE TABLE
 LB LICENSED BUSINESS

NOTE: THIS NOT A BOUNDARY SURVEY



ATWELL

866.850.4200 www.atwell-group.com
 4161 TAVANI TRAIL, BLDG B, UNIT 801
 PORT CHARLOTTE, FL 33692
 941.825.1183

SKETCH AND DESCRIPTION
 PRESERVE AREA #4
 CHARLOTTE COUNTY, FLORIDA

COMPLETION DATE:	PROJECT:	DRAFTED BY:	DESIGNED BY:	REVIEWED BY:	SHEET:
8/03/21	3708	JB		COB	4 of 4

Attachment 4
Native Habitat Management Plan
and Wetland Classification

NATIVE HABITAT MANAGEMENT PLAN AND WETLAND CLASSIFICATION

LAKE SIDE DUNCAN
Charlotte County, Florida

May 2024

Prepared by:

I V A
Ian Vincent & Associates
Environmental Consulting Services

22102 Kimble Avenue, Port Charlotte, FL 33952
(941) 457-6272
www.IVAenvironmental.com

INTRODUCTION

This submittal and any associated management plan(s) have been prepared to be consistent with Charlotte County's current HCP and associated scrub jay regulations, but are being tendered under protest as to the County HCP's fee structure and minimization measures, consistent with, and without prejudice to, the legal issues asserted in its lawsuit against the County in Case Nos.: 21-886-CA and 6D23-2112.

The following Native Habitat Management Plan has been prepared to address the long-term management of the wetland and upland preservation areas for the proposed development. In addition, the on-site wetlands have been classified in accordance with Charlotte County Comprehensive Plan Natural Resources Element Policy ENV 3.1.1 – Identification and Categorization of Wetlands.

The subject property is located in Sections 1 & 12, Township 40S, and Range 23E. Please refer to the attached Location Map.

The native habitats onsite have been delineated relative to the purpose for preservation. The 48.90 acres of scrub jay preserve, 1.70 acres of wetland (creek) preserve and 10.07 acres of creek upland buffer preserve are illustrated on the attached Habitat Management

NATIVE HABITAT PRESERVATION AREA MANAGEMENT PLAN (SCRUB JAY PRESERVE) The 48.9 acres of scrub jay preserve area will be placed under a conservation easement. In accordance with the provisions of the Charlotte County Florida Scrub Jay Habitat Conservation Plan (HCP), all management activities will be conducted by Charlotte County, as stipulated in the conservation easement.

NATIVE HABITAT PRESERVATION AREA MANAGEMENT PLAN (UPLAND BUFFER AND WETLAND PRESERVE)

An aggressive maintenance plan shall be implemented to ensure that the preserve areas remain relatively free (<5% aerial coverage) of exotic and nuisance vegetative species and maintain a minimum of 80% aerial coverage by desirable native vegetative species. The maintenance plan will consist of an initial exotic/nuisance vegetation treatment and removal event, with scheduled maintenance events to ensure that regrowth of exotic and nuisance vegetation is limited. All maintenance activities will be conducted via a combination of hand removal and in-place treatment in conjunction with spray application of approved aquatic herbicides which can be used to selectively treat undesirable vegetation. No herbicide treatment of desirable native species is permitted.

Prohibited Activities

Filling, excavating, alteration, trimming or removal of native vegetation within the preservation area will be prohibited. Except as provided in the next paragraph and required for habitat enhancement of the Florida scrub jay preservation area, only activities necessary to implement the maintenance plan described above will be allowed within the preservation area.

Measures to Protect Wildlife and Integrity of the Native Habitat

Entrance to the preservation area will be limited to the homeowners and guests of the homeowners for purposes of viewing the area or performing maintenance activities, and contractors hired to perform maintenance activities required or permitted by this plan. Public access to the preservation area will not be permitted. In the case of any entrance to the preservation area, care shall be taken to protect wildlife and the integrity of the habitat. Habitat for wildlife, as well as overall increase in the ecological value of the preservation areas will be ensured through implementation of the maintenance plan.

Monitoring Plan

To ensure that the preservation areas meet the success criteria described above, a Time Zero Monitoring Event will be conducted within 45 days of the initial exotic removal event. Subsequent monitoring events will be conducted annually for a period of no less than 3 years. If, at the end of three years, the preserve areas have met or exceeded the success criteria described above, monitoring requirements for the preserve areas shall be suspended. However, additional monitoring may be required if the success criteria of native or invasive/nuisance plant coverage has not been achieved.

If assessment of the preserve areas demonstrates that the success criteria have been achieved, the responsible party shall provide written certification by an Environmental Scientist, Biologist, registered Engineer, or Landscape Architect that the maintenance efforts have met applicable success criteria. If certification of success is not submitted or is not approved by the County, then annual monitoring shall continue until the criteria has been met and deemed successful. The monitoring program and any corrective actions to maintain the preserve areas shall be at the sole expense of the property owner(s) or developer.

The results of these monitoring events will be compiled in monitoring reports which will include:

- Qualitative overview of vegetative species present
- Percent coverage by exotic/nuisance vegetation
- Wildlife observations
- Permanent fixed-point photo stations
- Discussion of ongoing maintenance activities
- Identification of insufficiencies and recommendations for future remediation

Such monitoring report must be provided to the County within 45 days of monitoring inspection event, unless an extension by the County is granted.

WETLAND CLASSIFICATION

The Charlotte County Comprehensive Plan requires that all wetlands within a parcel under development review be categorized as either Category I or Category II wetlands. Additional scrutiny is afforded to impacts proposed within wetlands which qualify as Category I. For the purposes of this analysis, all wetlands on site have been consolidated based on FLUCCS code into a single category (as illustrated on the attached Protected Species Assessment Map) due to both wetlands containing a direct hydrologic surface water connection to Charlotte Harbor. In order to qualify as a Category I wetland, a wetland must have no more than 30% undesirable vegetation and meet at least two of the following criteria:

1. Any wetland of any size that has a permanent surface water connection to natural surface waterbodies with special water classifications, such as an Outstanding Florida Water, an Aquatic Preserve, or Class I or II waters. A natural hydrological connection that has been enhanced by human technology will be considered a connection under this category.

The subject wetland meets this criterion due to a tributary surface water connection to the Peace River.

2. Any wetland of any size that has a direct connection to the Floridan aquifer by way of an open sinkhole or spring.

The subject wetland does not meet this criterion.

3. Any wetland of any size that has functioning hydroperiods with minimal human disturbance and provides critical habitat for listed species.

The wetland is an existing natural creek that exhibits hydrology consistent with a natural hydrologic regime. Therefore, the wetland meets this criterion.

4. Any wetland of any size whose functioning hydroperiods are connected via a direct natural surface water connection to parks or conservation lands.

The subject wetland meets this criterion due to the direct connection to state owned lands adjacent to the Peace River.

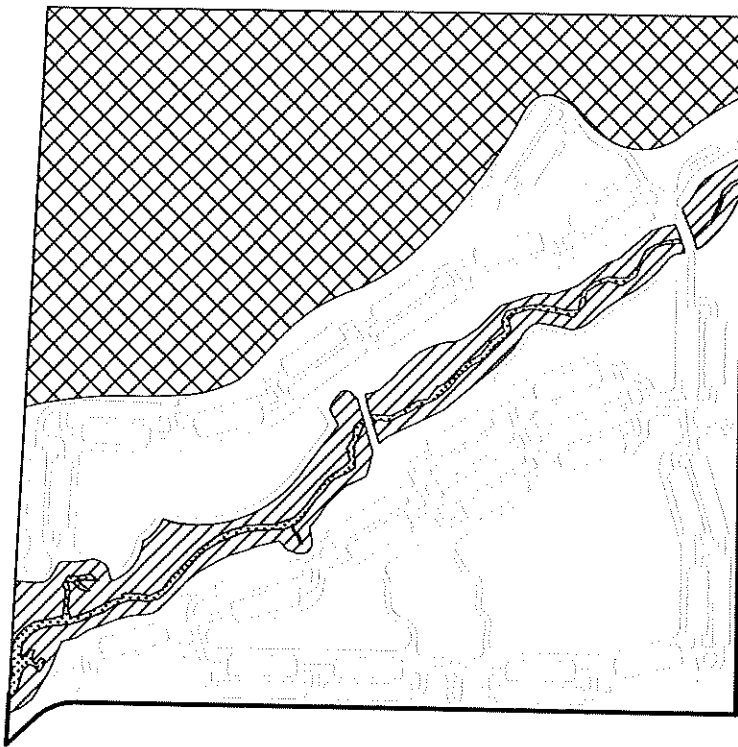
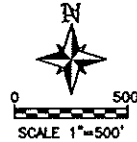
5. Any wetland of any size where downstream or other hydrologically connected habitats are significantly dependent on discharges from the wetland.

The subject wetland does not meet this criterion.




During site inspections conducted in July 2023, exotic species, primarily Peruvian primrose willow (*Ludwigia peruviana*) and torpedo grass (*Panicum repens*), comprised less than 5% coverage within this habitat.

As such, the subject wetland appears to meet three of the five criteria above and the presence of exotic vegetation is less than the 30% threshold. Therefore, the wetland falls within the definition of Category I wetlands.

SECTIONS 01 & 12; TOWNSHIP 40S; RANGE 23E



LEGEND

	FLORIDA SCRUB JAY PRESERVE CONSERVATION EASEMENT	48.90±
	CREEK PRESERVE	1.70±
	CREEK UPLAND BUFFER PRESERVE	10.07±

NOTES:

1. FOR PERMIT USE ONLY, NOT FOR CONSTRUCTION.
2. PROJECT BOUNDARY IS APPROXIMATE AND WAS OBTAINED FROM CHARLOTTE COUNTY GIS.
3. MAPPING APPROXIMATE AND BASED ON INTERPRETATION OF 2017 AERIAL PHOTOGRAPHY AT 1"=500' SCALE.
4. THE DELINEATION OF ANY ON-SITE WETLANDS, SURFACE WATERS, AND/OR OTHER SURFACE WATERS IS PRELIMINARY AND SUBJECT TO REVIEW/APPROVAL BY APPLICABLE REGULATORY AGENCIES.

23-189 / MAY 8, 2024

LAKESIDE DUNCAN HABITAT MANAGEMENT PLAN MAP

I V A
Ian Vincent & Associates
Environmental Consulting Services