



DATE: June 22, 2026

TO: Honorable Board of County Commissioners

FROM: Maryann Franks, Zoning Supervisor
Professional Qualifications as provided in Exhibit 1.

RE: **DRC-26-027- Final Detail Site Plan, Cassia Bay**

Requested Action(s):

Barraco and Associates, Inc. is requesting modification of the PD Final Detail Site Plan (DRC-25-142) approval for Cassia Bay, formerly known as Crosswinds. The proposed project consists of incorporating 96 lots within the Coastal High Hazard area and 4 lots within the non-Coastal High Hazard area for a total of 100 single-family lots. This project site is 68.43± acres and is located at 12150 Burnt Store Road, Punta Gorda, FL. Located in Commission District II.

Analysis

This project site is 68.43± acres and is located at 12150 Burnt Store Road, FL. The site is designated as Burnt Store Village Residential in the 2030 Future Land Use Map and is currently zoned Planned Development (PD). The proposed Final Detail Site Plan consists of incorporating 96 lots within the Coastal High Hazard area and 4 lots within the non-Coastal High Hazard area for a total of 100 single-family lots and is consistent with the County's Comprehensive Plan and existing PD conditions.

This Final Detail Site Plan complies with all conditions, as well as being in compliance with the approved concept plan. The site plans are attached as Exhibit 2.

The Final Detail Site Plan has been approved through the Site Plan Review process, this proposal will not create any concurrency issues (Exhibit 4, Approval Letter).

Based upon the analysis and conclusions set forth herein, in staff's professional opinion, the application (Final Detail Site Plan, DRC-26-027) is generally consistent with Charlotte County's comprehensive plan, Charlotte County's Code of Laws and Ordinances and other applicable guidelines.

COMMUNITY DEVELOPMENT DEPARTMENT

18400 Murdock Circle
Port Charlotte, FL 33948
Phone: 941.764.4909 | Fax: 941.764-4180



Qualifications of Maryann Franks

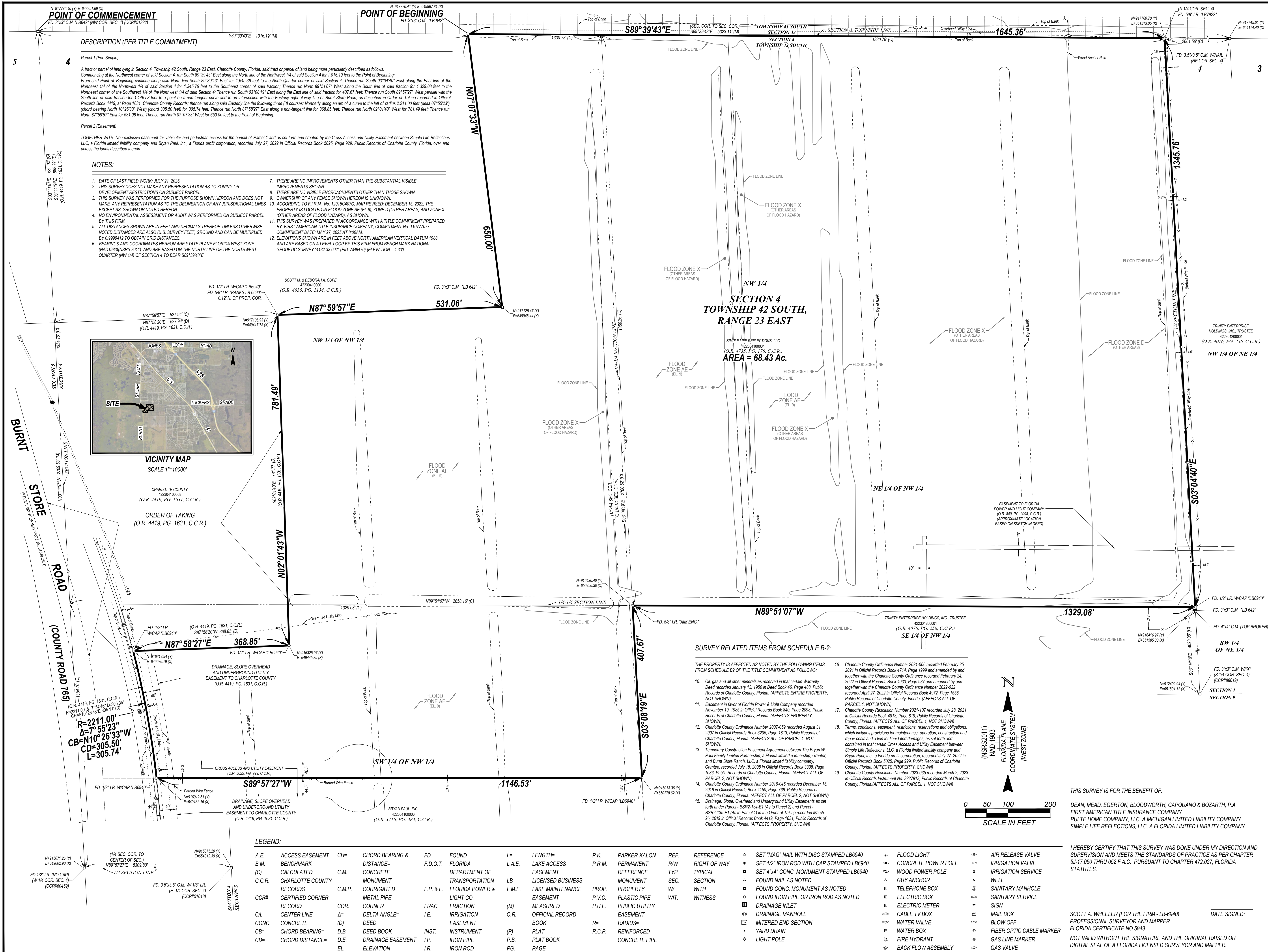
Qualifications of Maryann Franks

Position: Zoning Supervisor

Years with Charlotte County: 26

Position Summary & Experience: I have worked as a Zoning Tech I, Zoning Tech II, Permitting, Licensing & Zoning Supervisor, Zoning Coordinator and Zoning Supervisor for Charlotte County Community Development, Zoning Department for 26 years. My duties include reviewing and making recommendations of compliance with Charlotte County zoning regulations on preliminary and final detail site plans to the Board of County Commissioners. I also coordinate and compile the recommendations and conditions of the reviewing departments and agencies into the final recommendation to the Board of County Commissioners. My duties include supervising the Environmental Specialist, the Zoning Technicians, zoning reviews, host and attend meetings and providing customer service. I assist the Zoning Official and the Planners when needed.

Exhibit 1



Barraco
and Associates, Inc.

CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING

www.barraco.net

2271 MCGREGOR BLVD., SUITE 100
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FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FORT MYERS | PANAMA CITY BEACH

FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

Pulte
Homes

PULTE HOME CORPORATION
24311 WALDEN CENTER DRIVE
SUITE 300
BONITA SPRINGS, FLORIDA 34134

PHONE (239) 498-7711
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PROJECT DESCRIPTION

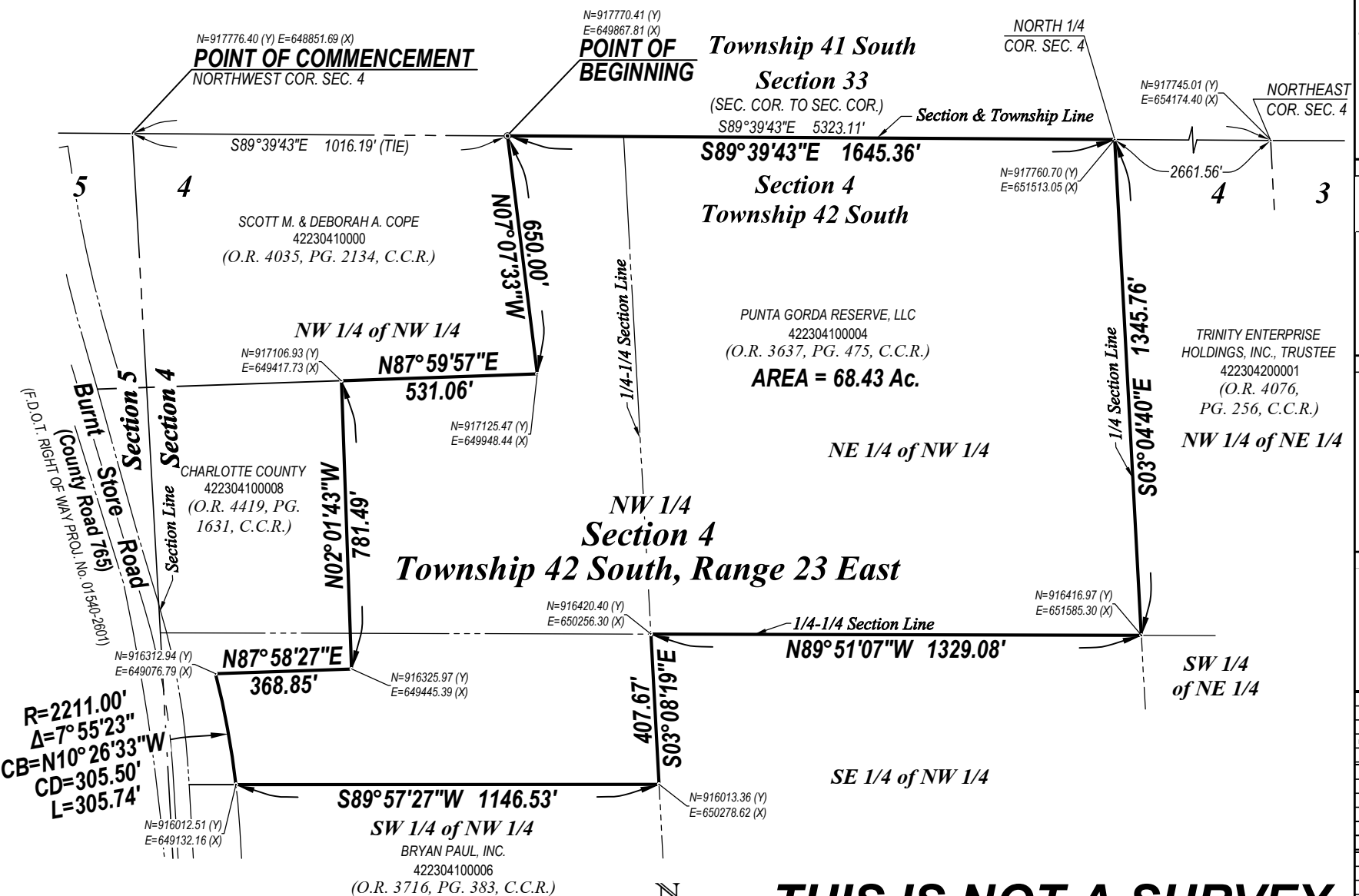
**A PARCEL OF LAND
IN
SECTION 4,
TOWNSHIP 42 SOUTH,
RANGE 23 EAST,
CHARLOTTE COUNTY,
FLORIDA**

PROJECT SURVEYOR

SCOTT A. WHEELER
LICENSED PROFESSIONAL SURVEYOR AND MAPPER
5949
STATE OF FLORIDA

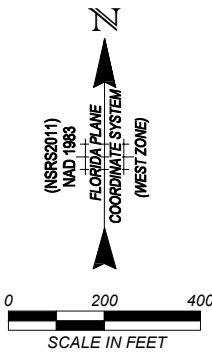
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FILE NAME	24253S01.DWG
LAYOUT	1
LOCATION	J:\24253\DWG\SURVEYING\
PLOT DATE	TUE. 7-29-2025 - 2:11 PM
PLOT BY	PETER OLSEN
DRAWING DATA	
SURVEY DATE	07-21-2025
DRAWN BY	P. OLSEN
CHECKED BY	SAW
SCALE	1"=100'
FIELD BOOK	4816-9, 12, 19, 20, 21, 36
PLAN REVISIONS	
STRAP NUMBERS	
BOUNDARY SURVEY	
PROJECT / FILE NO.	24253 4-42-23
SHEET NUMBER	1 OF 1



NOTES:

- ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF. UNLESS OTHERWISE NOTED DISTANCES ARE ALSO (U.S. SURVEY FEET) GROUND AND CAN BE MULTIPLIED BY 0.9999412 TO OBTAIN GRID DISTANCES.
- O.R. - DENOTES OFFICIAL RECORD BOOK, CHARLOTTE COUNTY PUBLIC RECORDS.
- PG. - DENOTES PAGE.
- COORDINATES AND BEARINGS AS SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD1983)(NSRS 2011) AND ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 4 TO BEAR S89°39'43"E.
- DESCRIPTION IS ATTACHED.



THIS IS NOT A SURVEY

SCOTT A. WHEELER (FOR THE FIRM - LB-6940)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5949

DATE SIGNED:

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED OR DIGITAL SEAL
OF A FLORIDA LICENSED SURVEYOR AND MAPPER

DESCRIPTION

Parcel in
Section 4, Township 42 South, Range 23 East
Charlotte County, Florida

A tract or parcel of land lying in Section 4, Township 42 South, Range 23 East, Charlotte County, Florida, said tract or parcel of land being more particularly described as follows:

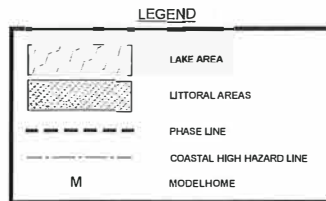
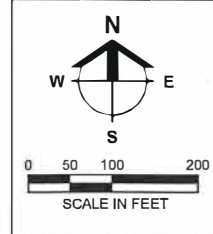
COMMENCING at the Northwest corner of said Section 4 run S89°39'43"E along the North line of the Northwest Quarter (NW 1/4) of said Section 4 for 1,016.19 feet to the POINT OF BEGINNING.

From said Point of Beginning continue along said North line S89°39'43"E for 1,645.36 feet to the North Quarter corner of said Section 4; thence run S03°04'40"E along the East line of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of said Section 4 for 1,345.76 feet to the Southeast corner of said Fraction; thence run N89°51'07"W along the South line of said Fraction for 1,329.08 feet to the Northeast corner of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of said Section 4; thence run S03°08'19"E along the East line of said Fraction for 407.67 feet; thence run S89°57'27"W parallel with the South line of said Fraction for 1,146.53 feet to a point on a non-tangent curve and an intersection with the Easterly right of way line of Burnt Store Road, as described in a deed recorded in Official Records Book 4419, at Page 1631, Charlotte County Records; thence run along said Easterly line the following three (3) courses: Northerly along an arc of a curve to the left of radius 2,211.00 feet (delta 07°55'23") (chord bearing N10°26'33"W) (chord 305.50 feet) for 305.74 feet; thence run N87°58'27"E along a non-tangent line for 368.85 feet; thence run N02°01'43"W for 781.49 feet; thence run N87°59'57"E for 531.06 feet; thence run N07°07'33"W for 650.00 feet to the POINT OF BEGINNING.

Containing 68.43 acres, more or less.

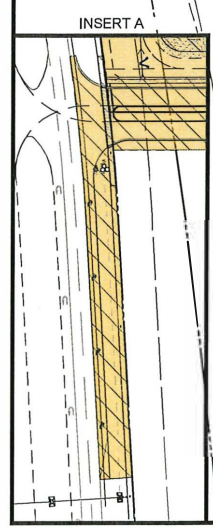
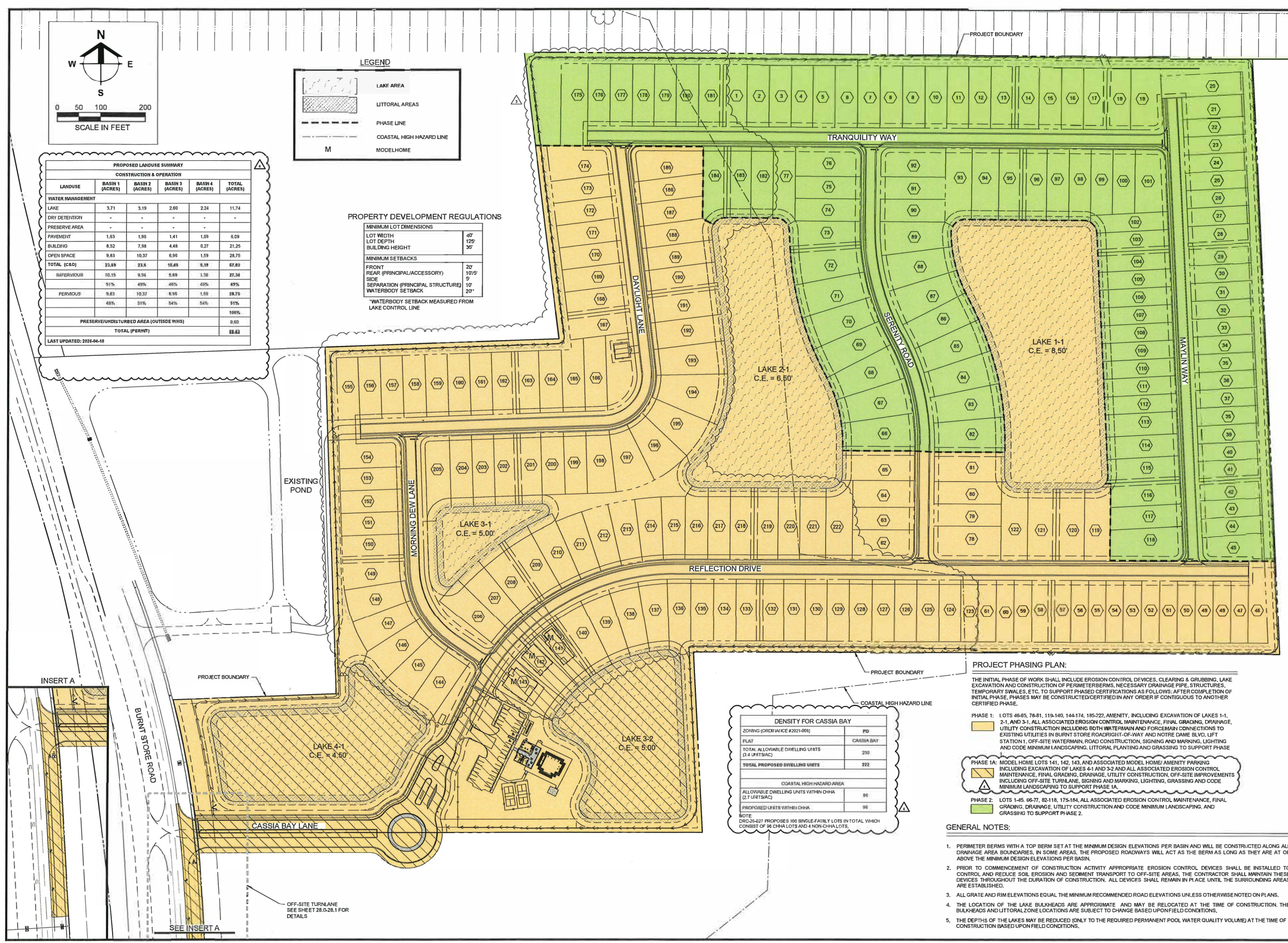
Bearings hereinabove mentioned are State Plane for the Florida West Zone (1983/NSRS 2007) and are based on North line of the Northwest Quarter (NW 1/4) of said Section 4 to bear S89°39'43"E.

 4/15/21
Scott A. Wheeler (For The Firm)
Professional Surveyor and Mapper
Florida Certificate No. 5949



PROPOSED LANDUSE SUMMARY					
CONSTRUCTION & OPERATION					
LANDUSE	BASEIN 1 (ACRES)	BASEIN 2 (ACRES)	BASEIN 3 (ACRES)	BASEIN 4 (ACRES)	TOTAL (ACRES)
WATER MANAGEMENT					
LAKE	3.71	3.19	2.80	2.24	11.74
DRY DETENTION	-	-	-	-	-
PRESERVE AREA	-	-	-	-	-
PAVEMENT	1.63	1.96	1.41	1.09	6.09
BUILDING	8.52	7.98	4.48	0.27	21.25
OPEN SPACE	9.83	10.37	6.96	1.59	28.75
TOTAL (C&O)	23.89	23.51	15.65	5.19	67.83
INFRASTRUCTURE					
INFRASTRUCTURE	10.15	9.56	5.89	1.38	27.34
PERVIOUS	91%	49%	40%	49%	45%
PERVIOUS	9.83	10.37	8.96	1.59	28.75
	49%	51%	54%	54%	51%
PRESERVE/UNDISTURBED AREA (OUTSIDE WMS)					
					0.60
TOTAL (PERMIT)					88.43
LAST UPDATED: 2025-04-10					

PROPERTY DEVELOPMENT REGULATIONS	
MINIMUM LOT DIMENSIONS	
LOT WIDTH	40'
LOT DEPTH	125'
BUILDING HEIGHT	36'
MINIMUM SETBACKS	
FRONT	20'
REAR (PRINCIPAL/ACCESSORY)	10'/5'
SIDE	5'
SEPARATION (PRINCIPAL STRUCTURE)	10'
WATERBODY SETBACK	20'
*WATERBODY SETBACK MEASURED FROM LAKE CONTROL LINE	



DENSITY FOR CASSIA BAY	
ZONING (ORDINANCE #2021-005)	PD
FLAT	CASSIA BAY
TOTAL ALLOWABLE DWELLING UNITS (2.1 UNITS/AC)	230
TOTAL PROPOSED DWELLING UNITS	222
COASTAL HIGH HAZARD AREA	
ALLOWABLE DWELLING UNITS WITHIN CHHA (2.1 UNITS/AC)	86
PROPOSED UNITS WITHIN CHHA	96
NOTE: DRC-25-027 PROPOSES 100 SINGLE-FAMILY LOTS IN TOTAL WHICH CONSIST OF 96 CHHA LOTS AND 4 NON-CHHA LOTS.	

PROJECT PHASING PLAN:

THE INITIAL PHASE OF WORK SHALL INCLUDE EROSION CONTROL DEVICES, CLEARING & GRUBBING, LAKE EXCAVATION AND CONSTRUCTION OF PERIMETER BERMS, NECESSARY DRAINAGE PIPE, STRUCTURES, TEMPORARY SWALES, ETC. TO SUPPORT PHASED CERTIFICATIONS AS FOLLOWS: AFTER COMPLETION OF INITIAL PHASE, PHASES MAY BE CONSTRUCTED CERTIFIED IN ANY ORDER IF CONTIGUOUS TO ANOTHER CERTIFIED PHASE.

PHASE 1: LOTS 46-65, 78-81, 119-140, 144-174, 185-222, AMENITY, INCLUDING EXCAVATION OF LAKES 1-1, 2-1, AND 3-1, ALL ASSOCIATED EROSION CONTROL MAINTENANCE, FINAL GRADING, DRAINAGE, UTILITY CONSTRUCTION INCLUDING BOTH WATERMAIN AND FORCEMAIN CONNECTIONS TO EXISTING UTILITIES IN BURNT STORE ROAD/RIGHT-OF-WAY AND NOTRE DAME BLVD, LIFT STATION 1, OFF-SITE WATERMAIN, ROAD CONSTRUCTION, SIGNING AND MARKING, LIGHTING AND CODE MINIMUM LANDSCAPING, LITTORAL PLANTING AND GRASSING TO SUPPORT PHASE 1A.

PHASE 1A: MODEL HOME LOTS 141, 142, 143, AND ASSOCIATED MODEL HOME/AMENITY PARKING INCLUDING EXCAVATION OF LAKES 4-1 AND 3-2 AND ALL ASSOCIATED EROSION CONTROL MAINTENANCE, FINAL GRADING, DRAINAGE, UTILITY CONSTRUCTION, OFF-SITE IMPROVEMENTS INCLUDING OFF-SITE TURFLINE, SIGNING AND MARKING, LIGHTING, GRASSING AND CODE MINIMUM LANDSCAPING TO SUPPORT PHASE 1A.

PHASE 2: LOTS 145, 66-77, 82-118, 175-184, ALL ASSOCIATED EROSION CONTROL MAINTENANCE, FINAL GRADING, DRAINAGE, UTILITY CONSTRUCTION AND CODE MINIMUM LANDSCAPING, AND GRASSING TO SUPPORT PHASE 2.

- GENERAL NOTES:**
- PERIMETER BERMS WITH A TOP BERM SET AT THE MINIMUM DESIGN ELEVATIONS PER BASIN AND WILL BE CONSTRUCTED ALONG ALL DRAINAGE AREA BOUNDARIES. IN SOME AREAS, THE PROPOSED ROADWAYS WILL ACT AS THE BERM AS LONG AS THEY ARE AT OR ABOVE THE MINIMUM DESIGN ELEVATIONS PER BASIN.
 - PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY APPROPRIATE EROSION CONTROL DEVICES SHALL BE INSTALLED TO CONTROL AND REDUCE SOIL EROSION AND SEDIMENT TRANSPORT TO OFF-SITE AREAS. THE CONTRACTOR SHALL MAINTAIN THESE DEVICES THROUGHOUT THE DURATION OF CONSTRUCTION. ALL DEVICES SHALL REMAIN IN PLACE UNTIL THE SURROUNDING AREAS ARE ESTABLISHED.
 - ALL GRATE AND RIM ELEVATIONS EQUAL THE MINIMUM RECOMMENDED ROAD ELEVATIONS UNLESS OTHERWISE NOTED ON PLANS.
 - THE LOCATION OF THE LAKE BULKHEADS ARE APPROXIMATE AND MAY BE RELOCATED AT THE TIME OF CONSTRUCTION. THE BULKHEADS AND LITTORAL ZONE LOCATIONS ARE SUBJECT TO CHANGE BASED UPON FIELD CONDITIONS.
 - THE DEPTHS OF THE LAKES MAY BE REDUCED (ONLY TO THE REQUIRED PERMANENT POOL WATER QUALITY VOLUME) AT THE TIME OF CONSTRUCTION BASED UPON FIELD CONDITIONS.

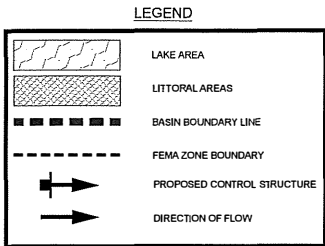
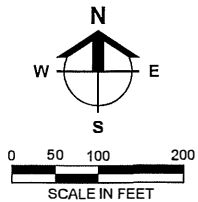
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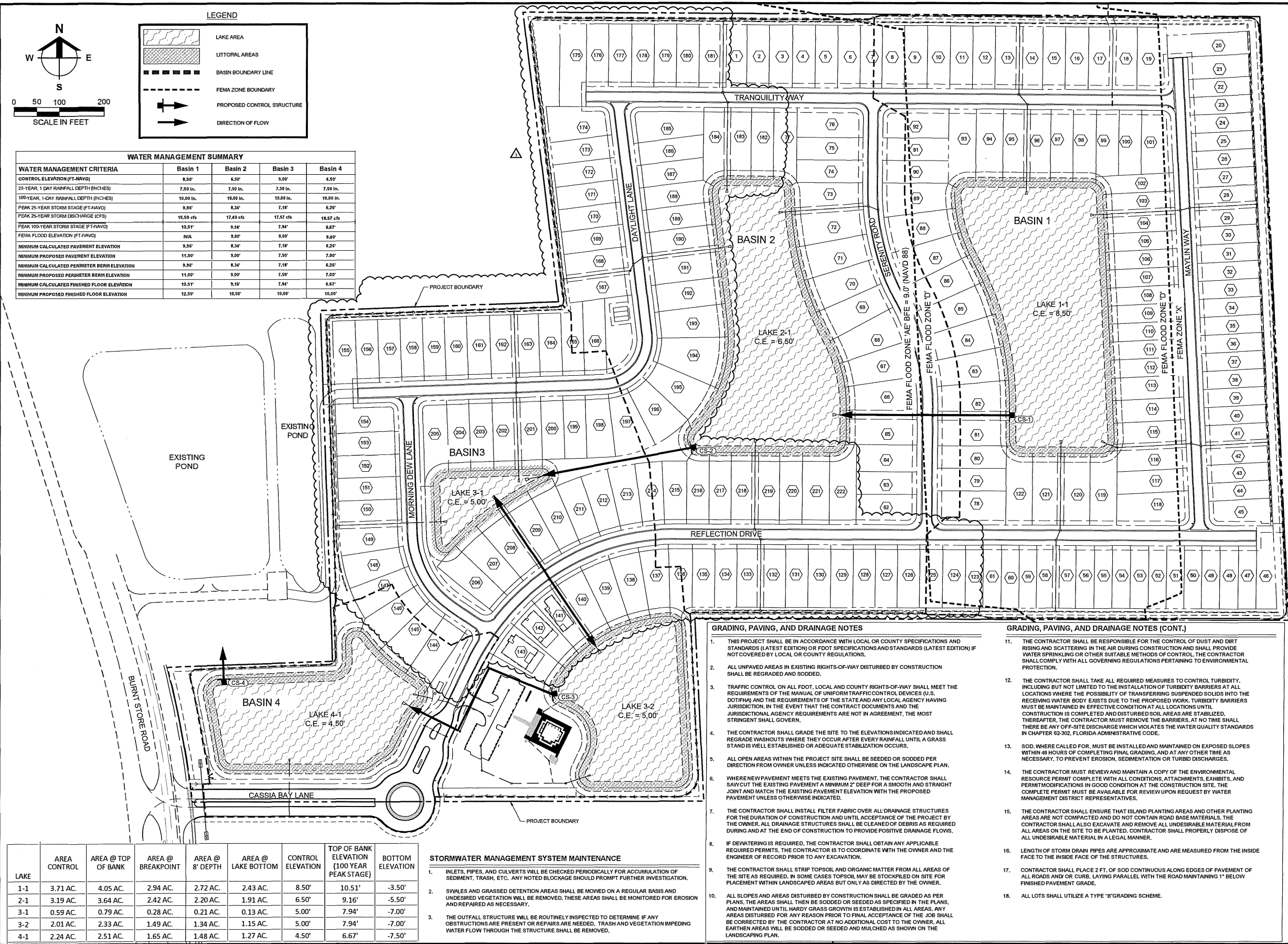
PROJECT DESCRIPTION
CASSIA BAY
PUNTA GORDA, FLORIDA

ENGINEER OF RECORD
CARLA BARRACO, JR., P.E., FOR THE FIRM
FLORIDA P.E. NO. 81299 - CARLB@BARRACO.NET

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PLOT BY: SCOTT DALEY
CROSS REFERENCED DRAWINGS
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PLAN REVISIONS
2026-130 AMENDMENT REVISIONS
2026-03-09 COUNTY COMMENTS
PLAN STATUS
APPROVAL SUBMITTAL PLANS
CCU #25-1006
**MASTER
SITE AND PHASING
PLAN**
PROJECT / FILE NO. SHEET NUMBER
24253 4.0



WATER MANAGEMENT SUMMARY				
WATER MANAGEMENT CRITERIA	Basin 1	Basin 2	Basin 3	Basin 4
CONTROL ELEVATION (FT-NAVD)	8.50'	6.50'	5.00'	4.50'
25-YEAR, 1-DAY RAINFALL DEPTH (INCHES)	7.50 in.	7.00 in.	7.00 in.	7.50 in.
100-YEAR, 1-DAY RAINFALL DEPTH (INCHES)	10.00 in.	10.00 in.	10.00 in.	10.00 in.
PEAK 25-YEAR STORM STAGE (FT-NAVD)	9.80'	8.34'	7.18'	6.26'
PEAK 25-YEAR STORM DISCHARGE (CFS)	15.50 cfs	17.49 cfs	17.57 cfs	18.57 cfs
PEAK 100-YEAR STORM STAGE (FT-NAVD)	10.51'	9.16'	7.94'	6.87'
FEMA FLOOD ELEVATION (FT-NAVD)	N/A	9.00'	9.00'	9.00'
MINIMUM CALCULATED PAVEMENT ELEVATION	9.80'	8.34'	7.18'	6.26'
MINIMUM PROPOSED PAVEMENT ELEVATION	11.00'	9.00'	7.50'	7.00'
MINIMUM CALCULATED PERIMETER BERM ELEVATION	9.80'	8.34'	7.18'	6.26'
MINIMUM PROPOSED PERIMETER BERM ELEVATION	11.00'	9.00'	7.50'	7.00'
MINIMUM CALCULATED FINISHED FLOOR ELEVATION	10.51'	9.16'	7.94'	6.87'
MINIMUM PROPOSED FINISHED FLOOR ELEVATION	12.50'	10.50'	10.00'	10.00'



GRADING, PAVING, AND DRAINAGE NOTES

- THIS PROJECT SHALL BE IN ACCORDANCE WITH LOCAL OR COUNTY SPECIFICATIONS AND STANDARDS (LATEST EDITION) OR FOOT SPECIFICATIONS AND STANDARDS (LATEST EDITION) IF NOT COVERED BY LOCAL OR COUNTY REGULATIONS.
- ALL UNPAVED AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SODDED.
- TRAFFIC CONTROL ON ALL FOOT, LOCAL AND COUNTY RIGHTS-OF-WAY SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (U.S. DOT) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTION. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
- THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.
- ALL OPEN AREAS WITHIN THE PROJECT SITE SHALL BE SEEDED OR SODDED PER DIRECTION FROM OWNER UNLESS INDICATED OTHERWISE ON THE LANDSCAPE PLAN.
- WHEN NEW PAVEMENT MEETS THE EXISTING PAVEMENT, THE CONTRACTOR SHALL SAW-CUT THE EXISTING PAVEMENT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND MATCH THE EXISTING PAVEMENT ELEVATION WITH THE PROPOSED PAVEMENT UNLESS OTHERWISE INDICATED.
- THE CONTRACTOR SHALL INSTALL FILTER FABRIC OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES SHALL BE CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.
- IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE ENGINEER OF RECORD PRIOR TO ANY EXCAVATION.
- THE CONTRACTOR SHALL STRIP TOPSOIL AND ORGANIC MATTER FROM ALL AREAS OF THE SITE AS REQUIRED. IN SOME CASES TOPSOIL MAY BE STOCKPILED ON SITE FOR PLACEMENT WITHIN LANDSCAPED AREAS BUT ONLY AS DIRECTED BY THE OWNER.
- ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREAS SHALL THEN BE SODDED OR SEEDED AS SPECIFIED IN THE PLANS, AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL EARTHEN AREAS WILL BE SODDED OR SEEDED AND MULCHED AS SHOWN ON THE LANDSCAPING PLAN.

GRADING, PAVING, AND DRAINAGE NOTES (CONT.)

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
- THE CONTRACTOR SHALL TAKE ALL REQUIRED MEASURES TO CONTROL TURBIDITY, INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF TURBIDITY BARRIERS AT ALL LOCATIONS WHERE THE POSSIBILITY OF TRANSFERRING SUSPENDED SOLIDS INTO THE RECEIVING WATER BODY EXISTS DUE TO THE PROPOSED WORK. TURBIDITY BARRIERS MUST BE MAINTAINED IN EFFECTIVE CONDITION AT ALL LOCATIONS UNTIL CONSTRUCTION IS COMPLETED AND DISTURBED SOIL AREAS ARE STABILIZED. THEREAFTER, THE CONTRACTOR MUST REMOVE THE BARRIERS. AT NO TIME SHALL THERE BE ANY OFF-SITE DISCHARGE WHICH VIOLATES THE WATER QUALITY STANDARDS IN CHAPTER 62-302, FLORIDA ADMINISTRATIVE CODE.
- SOD, WHERE CALLED FOR, MUST BE INSTALLED AND MAINTAINED ON EXPOSED SLOPES WITHIN 48 HOURS OF COMPLETING FINAL GRADING, AND AT ANY OTHER TIME AS NECESSARY, TO PREVENT EROSION, SEDIMENTATION OR TURBID DISCHARGES.
- THE CONTRACTOR MUST REVIEW AND MAINTAIN A COPY OF THE ENVIRONMENTAL RESOURCE PERMIT COMPLETE WITH ALL CONDITIONS, ATTACHMENTS, EXHIBITS, AND PERMIT MODIFICATIONS IN GOOD CONDITION AT THE CONSTRUCTION SITE. THE COMPLETE PERMIT MUST BE AVAILABLE FOR REVIEW UPON REQUEST BY WATER MANAGEMENT DISTRICT REPRESENTATIVES.
- THE CONTRACTOR SHALL ENSURE THAT ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED. CONTRACTOR SHALL PROPERLY DISPOSE OF ALL UNDESIRABLE MATERIAL IN A LEGAL MANNER.
- LENGTH OF STORM DRAIN PIPES ARE APPROXIMATE AND ARE MEASURED FROM THE INSIDE FACE TO THE INSIDE FACE OF THE STRUCTURES.
- CONTRACTOR SHALL PLACE 2 FT. OF SOD CONTINUOUS ALONG EDGES OF PAVEMENT OF ALL ROADS AND OR CURB, LAYING PARALLEL WITH THE ROAD MAINTAINING 1" BELOW FINISHED PAVEMENT GRADE.
- ALL LOTS SHALL UTILIZE A TYPE "B" GRADING SCHEME.

STORMWATER MANAGEMENT SYSTEM MAINTENANCE

- INLETS, PIPES, AND CULVERTS WILL BE CHECKED PERIODICALLY FOR ACCUMULATION OF SEDIMENT, TRASH, ETC. ANY NOTED BLOCKAGE SHOULD PROMPT FURTHER INVESTIGATION.
- SWALES AND GRASSSED DETENTION AREAS SHALL BE MOVED ON A REGULAR BASIS AND UNDESIRABLE VEGETATION WILL BE REMOVED. THESE AREAS SHALL BE MONITORED FOR EROSION AND REPAIRED AS NECESSARY.
- THE OUTFALL STRUCTURE WILL BE ROUTINELY INSPECTED TO DETERMINE IF ANY OBSTRUCTIONS ARE PRESENT OR REPAIRS ARE NEEDED. TRASH AND VEGETATION IMPEDING WATER FLOW THROUGH THE STRUCTURE SHALL BE REMOVED.

LAKE	AREA CONTROL	AREA @ TOP OF BANK	AREA @ BREAKPOINT	AREA @ 8' DEPTH	AREA @ LAKE BOTTOM	CONTROL ELEVATION	TOP OF BANK ELEVATION (100 YEAR PEAK STAGE)	BOTTOM ELEVATION
1-1	3.71 AC.	4.05 AC.	2.94 AC.	2.72 AC.	2.43 AC.	8.50'	10.51'	-3.50'
2-1	3.19 AC.	3.64 AC.	2.42 AC.	2.20 AC.	1.91 AC.	6.50'	9.16'	-5.50'
3-1	0.59 AC.	0.79 AC.	0.28 AC.	0.21 AC.	0.13 AC.	5.00'	7.94'	-7.00'
3-2	2.01 AC.	2.33 AC.	1.49 AC.	1.34 AC.	1.15 AC.	5.00'	7.94'	-7.00'
4-1	2.24 AC.	2.51 AC.	1.65 AC.	1.48 AC.	1.27 AC.	4.50'	6.67'	-7.50'

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PREPARED FOR

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PROJECT DESCRIPTION

CASSIA BAY

PUNTA GORDA, FLORIDA

ENGINEER OF RECORD

CARLA BARRACO, JR., P.E., FOR THE FIRM
FLORIDA P.E. NO. 81259 - CARLA.BARRACO@BARRACO.NET

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LOCATION: J:\24253\DWG\DO1

PLOT DATE: THU, 5-7-2026 - 9:24 AM

PLOT BY: SCOTT DALEY

CROSS REFERENCED DRAWINGS

BASE PLAN = 24253A00.DWG

SURVEY = 23251S00.DWG

PLAN REVISIONS

2026-1-30 AMENDMENT REVISIONS

PLAN STATUS

APPROVAL SUBMITTAL PLANS
CCU #25-1005

**MASTER
DRAINAGE
PLAN**

PROJECT / FILE NO.

24253

SHEET NUMBER

5.0

CCU GENERAL UTILITY NOTES:

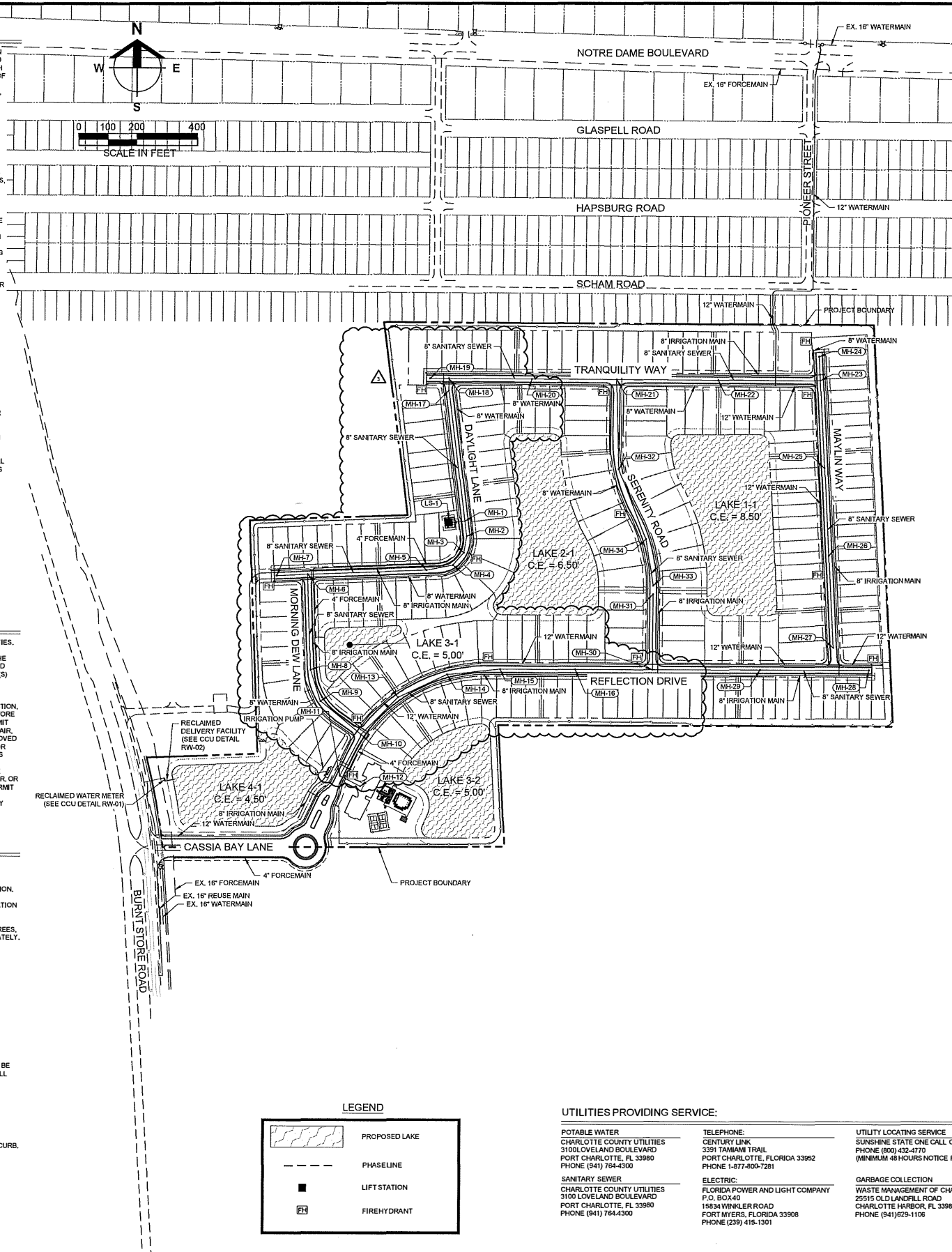
- CHARLOTTE COUNTY UTILITIES (CCU) STANDARD SPECIFICATIONS AND STANDARD DETAILS SHALL GOVERN ALL UTILITY WORK UNDER CERTAIN CIRCUMSTANCES THE STANDARD SPECIFICATIONS AND/OR STANDARD DETAILS MAY BE MODIFIED BY THE SPECIAL PROVISION SECTION OF THE CONTRACT DOCUMENTS IN WHICH CASE THE SPECIAL PROVISIONS SHALL PREVAIL. WHEN A CONFLICT EXISTS AMONG THE REQUIREMENTS OF A REFERENCED MATERIAL OR INSTALLATION STANDARD, THE REQUIREMENTS OF CCU SHALL PREVAIL. WHERE THE REQUIREMENTS OF A STATE OR LOCAL AGENCY HAVING JURISDICTION ARE MORE STRINGENT, THOSE REQUIREMENTS SHALL PREVAIL.
- THE CONTRACTOR SHALL OBTAIN ALL REQUIRED COUNTY AND STATE PERMITS PRIOR TO COMMENCING WORK AND SHALL KEEP ONE COPY OF ALL ISSUED PERMITS AT THE SITE AT ALL TIMES DURING CONSTRUCTION.
- THE CONTRACTOR SHALL ASSURE COMPLIANCE WITH ANY OSHA, EPA, AND/OR OTHER FEDERAL OR STATE OF FLORIDA RULES, REGULATIONS OR OTHER REQUIREMENTS, AS EACH MAY APPLY.
- THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE ONE CURRENT COPY OF CCU SPECIFICATIONS AND DESIGN DETAILS AND ONE COPY OF THE CONTRACT DOCUMENTS INCLUDING ENGINEERING DRAWINGS, SPECIFICATIONS, SPECIAL PROVISIONS, ETC. NO FIELD CHANGES OR DEVIATION FROM THE CONTRACT DOCUMENTS SHALL BE MADE BY THE CONTRACTOR WITHOUT PRIOR CCU WRITTEN APPROVAL.
- THE CONTRACTOR SHALL PROTECT EXISTING UTILITIES FROM DAMAGE. THE CONTRACTOR SHALL NOTIFY "SUNSHINE STATE ONE CALL" PRIOR TO START OF CONSTRUCTION. THE EXISTING UTILITIES SHOWN ON THE ENGINEERING DRAWINGS ARE FOR DESIGN PURPOSES ONLY. THE CONTRACTOR SHALL MARK LOCATIONS OF UTILITIES BY PAINTING AND/OR FLAGGING THE UTILITY ALIGNMENT. THE CONTRACTOR SHALL PERFORM EXPLORATORY EXCAVATION(S) TO FIELD VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL COMPLY WITH ALL LAWS AND ORDINANCES COVERING THE PROTECTION OF SUCH WORK AND THE SAFETY MEASURES TO BE EMPLOYED THEREIN.
- THE CONTRACTOR SHALL REVIEW THE SITE CONDITIONS PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL BRING ENGINEERING DRAWING DISCREPANCIES TO THE ATTENTION OF THE ENGINEER PRIOR TO COMMENCING WORK.
- THE CONTRACTOR SHALL CONTACT THE APPLICABLE COUNTY DEPARTMENTS AND ALL OTHER UTILITY COMPANIES A MINIMUM OF 48 HOURS PRIOR TO START OF CONSTRUCTION. THE CONSTRUCTION MANAGEMENT OFFICE OF CHARLOTTE COUNTY COMMUNITY DEVELOPMENT (CMOCD) CAN BE REACHED AT 941-575-3500 AND CCU AT 941-764-4515.
- THE CONTRACTOR SHALL NOTIFY ALL AFFECTED UTILITY CUSTOMERS 48 HOURS IN ADVANCE IF WATER AND/OR SEWER SERVICE WILL BE INTERRUPTED DURING CONSTRUCTION.
- IF EXISTING VALVES OR FITTINGS ARE NOT RESTRAINED PROPERLY, THE CONTRACTOR SHALL RESTRAIN EXISTING UTILITIES IN ACCORDANCE WITH CCU REQUIREMENTS AS APPROVED BY CCU.
- THE CONTRACTOR SHALL INSTALL INCIDENTAL FITTINGS REQUIRED TO RESOLVE CONFLICTS BETWEEN EXISTING AND PROPOSED UTILITIES AS DETERMINED IN THE FIELD UNLESS OTHERWISE SHOWN ON THE PLANS. ALL MATERIALS, EQUIPMENT, AND LABOR TO RESOLVE INCIDENTAL CONFLICTS SHALL BE PAID FOR AS PROVIDED FOR IN THE CONTRACT DOCUMENTS.
- ALL VALVES SHALL BE INSTALLED OUTSIDE OF PAVEMENTS UNLESS OTHERWISE SPECIFICALLY SHOWN ON THE PLANS OR APPROVED BY CCU.
- THE CONTRACTOR SHALL INSTALL ALL OPEN TRENCH BURY PIPE IN AN UPRIGHT VERTICAL POSITION SO ALL LETTERING AND/OR STRIPING CAN BE READ FROM ABOVE. DIRECTIONAL BOREHOLE PIPE SHALL MEET THIS REQUIREMENT TO THE EXTENT POSSIBLE.
- THE CONTRACTOR SHALL PUSH HOME ALL SPIGOT ENDS OF PVC AND/OR DI PIPE INTO BELL ENDS WITHIN 1/2" OF THE MANUFACTURER'S INSERTION MARK. IF PIPE IS CUT, THE CONTRACTOR SHALL REPLACE AN INSERTION MARK FROM NEW END OF PIPE AS SHOWN ON THE ORIGINAL PIPE.
- ALL STAINLESS STEEL SHALL BE 316AUSTENITIC, NON-MAGNETIC UNLESS OTHERWISE APPROVED BY CCU.
- MARKER BALLS AND METALLIC LOCATION TAPE MUST BE INSTALLED IN ACCORDANCE WITH THE CCU STANDARD DETAILS AND CCU STANDARD SPECIFICATIONS.
- CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH CHARLOTTE COUNTY UTILITIES (CCU) STANDARDS AND SPECIFICATIONS. PLANS ARE IN ACCORDANCE WITH CCU "MINIMUM DRAWING AND SUBMITTAL REQUIREMENTS FOR POTABLE WATER, WASTEWATER, AND RECLAIMED WATER PROJECTS" DATED NOVEMBER 1, 2011. STATE PLANE COORDINATES (FEET) WILL BE SUPPLIED FOR THE RECORD DRAWINGS.

ADDITIONAL COUNTY NOTES

- IT SHALL BE THE DEVELOPER'S RESPONSIBILITY TO PROTECT ALL COUNTY OWNED AND MAINTAINED FACILITIES. ANY/ALL COST ASSOCIATED WITH ALTERATIONS, RELOCATION OR REPAIRS MADE NECESSARY BY THIS DEVELOPMENT SHALL BE BORNE BY THE EITHER OWNER, DEVELOPER AND/OR CONTRACTOR. SPICES IN THE FIBER OPTIC AND/OR ROADWAY LIGHTING CABLE(S) OR THE ADDITION OF ADDITIONAL PULL/JUNCTION BOXED WILL NOT BE PERMITTED. IN THE EVENT A CABLE IS CUT, DAMAGED OR REQUIRES RELOCATION, THE CABLE(S) SHALL BE RESTORED BACK TO THE ORIGINAL CONFIGURATION. ORIGINAL CONFIGURATION IS DEFINED AS SYSTEM STATUS, LAYOUT AND DESIGN PRIOR TO ANY WORK COMMENCING.
- A RIGHT OF WAY INTERFERE UTILITIES PERMIT WILL BE REQUIRED FOR ANY WORK ASSOCIATED WITH INSPECTION, RELOCATION OR THE REPAIR OF ANY EXISTING COUNTY OWNED OR MAINTAINED FACILITY WITHIN BURNT STORE ROAD PUBLIC RIGHTS-OF-WAY. SPECIFIC STIPULATIONS OR CONDITIONS WILL BE IMPOSED AT TIME OF PERMIT APPLICATION. IN THE EVENT COUNTY OWNED FACILITIES REQUIRE ALTERATION, RELOCATION AND/OR REPAIR, THAT WORK WILL BE PERFORMED BY CHARLOTTE COUNTY FORCES OR FORCES CONTRACTED BY OR APPROVED BY CHARLOTTE COUNTY TO MAKE THE NECESSARY CORRECTIONS. EITHER THE OWNER, DEVELOPER AND/OR CONTRACTOR WILL POST A CHECK IN AN AMOUNT SUFFICIENT TO COVER MENTIONED COSTS OR THE COSTS NEEDED TO INSPECT WORK TO ENSURE WORK PERFORMED WITHIN THE RIGHT-OF-WAY IS PERFORMED IN ACCORDANCE WITH AND ACCEPTABLE TO COUNTY AND FDOT STANDARDS. AN ESTIMATED AMOUNT WILL BE CALCULATED BASED UPON THE TYPE OF WORK REQUIRED. SHOULD THE COST TO ALTER, RELOCATE, REPAIR, OR INSPECT EXCEED THE ESTIMATED AND POSTED AMOUNT, THE PERMIT HOLDER BY ACCEPTANCE OF THE PERMIT CONDITIONS, WILL BE CHARGED AND AGREE TO REIMBURSE CHARLOTTE COUNTY ANY ADDITIONAL COSTS INCURRED. NO WORK SHALL COMMENCE UNTIL THIS CHECK IS POSTED AND NO CC WILL BE GIVEN UNTIL ANY OUTSTANDING MONIES DUE TO THE COUNTY ARE SETTLED.

GENERAL UTILITY NOTES:

- ALL UTILITY CONSTRUCTION TO BE IN ACCORDANCE WITH THE CHARLOTTE COUNTY UTILITIES TECHNICAL SPECIFICATIONS AND DETAILS, LATEST EDITION AND RESOURCE CONSERVATION SYSTEMS.
- CONTRACTOR TO VERIFY SIZE AND LOCATION OF EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
- LOCATIONS OF PROPOSED UTILITY LINES ARE SUBJECT TO MODIFICATION TO PRESERVE EXISTING VEGETATION AS DETERMINED BY ENGINEER.
- EXERCISE CARE TO PROTECT THE ROOTS OF TREES TO REMAIN. WITHIN THE BRANCH SPREAD OF SUCH TREES, PERFORM ALL TRENCHING BY HAND. OPEN THE TRENCH ONLY WHEN UTILITIES CAN BE INSTALLED IMMEDIATELY. PRUNE INJURED ROOTS CLEANLY AND BACKFILL AS SOON AS POSSIBLE.
- CONTRACTOR SHALL NOTIFY ALL UTILITY PROVIDERS AT LEAST 48 HOURS PRIOR TO THE START OF UNDERGROUND CONSTRUCTION. THE CONTRACTOR SHALL DETERMINE IF UTILITIES OTHER THAN THOSE SHOWN ON THESE PLANS EXIST.
- ALL UNDERGROUND UTILITIES LOCATED BENEATH THE STABILIZED PORTION OF THE ROAD BED SHALL BE INSTALLED PRIOR TO COMPACTION OF THE SUBGRADE.
- CONTRACTOR TO PROVIDE COORDINATION AND INSTALL CONDUITS FOR LOCATION AND PREPARATION OF UTILITY RECORD DRAWINGS FOR OWNER PRIOR TO FINAL PAYMENT REQUEST.
- NO TREES OR SHRUBS SHALL BE PLACED SO AS TO BLOCK ACCESS OR LINE OF SIGHT TO FIRE HYDRANTS PLACED WITHIN LANDSCAPE ISLANDS THROUGHOUT THE PROJECT SITE.
- PROPOSED FITTINGS ON PRESSURIZED MAINS ARE PLACED AS SHOWN AT BENDS. ADDITIONAL BENDS MAY BE REQUIRED TO BEND MAINS AS SHOWN. IF ANY ADDITIONAL BENDS ARE INSTALLED, CONTRACTOR TO INSTALL CONDUITS FOR LOCATION ON RECORD DRAWINGS.
- CONTRACTOR TO COORDINATE WITH ELECTRIC, TELEPHONE AND CABLE COMPANIES TO ASSURE THAT NO SANITARY SEWER OR WATERLINE SERVICES ARE INSTALLED UNDER PROPOSED TRANSFORMERS.
- ALL WATER SERVICES ARE TO BE 1" UNLESS NOTED OTHERWISE.
- CONTRACTOR TO PROVIDE 5' OF HORIZONTAL SEPARATION BETWEEN ALL PORTIONS OF THE PROPOSED WATERMAIN AND WATERMAIN BENDS, TO ALL MITERED ENDS, RCP, CATCH BASINS, AND THE BACK OF THE CURB.
- ALL BACKFLOW PREVENTORS TO BE REDUCED PRESSURE.



WATERLINE NOTES:

- THE ENDS OF ALL CAPPED POTABLE WATERLINES SHALL BE MARKED WITH ELECTRONIC MARKERS AND 2"x4" STAKES 5' IN LENGTH WITH Z ABOVE GROUND.
- ALL POTABLE WATERLINES SHALL BE AWWA C-900, CLASS 150 PVC RUBBER GASKET PIPE WITH BELL AND SPIGOT ENDS UNLESS NOTED OTHERWISE.
- ALL WATERLINES SHALL HAVE A MINIMUM COVER OF 36".
- CONTRACTOR SHALL USE BENDS AT CONFLICTS. RESTRAINTS TO BE MEGALUG OR APPROVED EQUAL. CONTRACTOR SHALL NOT DEFLECT PIPE WITHOUT PRIOR WRITTEN APPROVAL FROM CHARLOTTE COUNTY UTILITIES. DEFLECTIONS ARE ALSO REQUIRED TO BE DR-14.
- PROPOSED PIPE FITTINGS ARE SHOWN AT BENDS IN WATERLINE. ADDITIONAL FITTINGS MAY BE REQUIRED TO BEND WATERLINE AS SHOWN.
- THE CONTRACTOR SHALL PLACE PROPOSED VALVES AS SHOWN. THE VALVE BOX SHALL NOT BE LOCATED IN PAVEMENT, BRICK PAVERS OR DRIVEWAY AREAS.
- THE CONTRACTOR SHALL PROVIDE AND INSTALL BLUE REFLECTIVE PAVEMENT MARKERS AS REQUIRED NEAR PROPOSED FIRE HYDRANTS.
- ALL COMPONENTS OF THE POTABLE WATER SYSTEM SHALL BE IN CONFORMANCE WITH AMERICAN NATIONAL STANDARDS INSTITUTE / NSF INTERNATIONAL STANDARD 61. ALL COMPONENTS INSTALLATION AND TESTING OF THE POTABLE WATER SYSTEM SHALL BE ACCORDANCE WITH ALL AWWA APPLICABLE STANDARDS.
- ALL WATER SERVICE LINES UNDER ROADWAY SHALL BE PLACED IN A 3-INCH SCHEDULE 40 PVC CASING.

SANITARY SEWER NOTES:

- GRAVITY SEWER LINES SHALL BE PVC (SDR-26), GREEN IN COLOR, UNLESS NOTED OTHERWISE. GRAVITY SEWER GOING TO LIFT STATION SHALL BE C-200 (SDR-14) UNLESS NOTED OTHERWISE.
- ALL SEWER PIPE LENGTHS ARE APPROXIMATE AND ARE MEASURED FROM THE CENTER OF STRUCTURE.
- MANHOLE TOP ELEVATIONS ARE APPROXIMATE AND SHOULD BE ADJUSTED TO FINAL GRADE OR PAVEMENT ELEVATION.
- ALL SANITARY SEWER SERVICE INVERTS TO BE PLACED A MINIMUM OF 36" BELOW BACK OF CURB (MIN. 1% SLOPE FROM MANHOLE TYPICAL UNLESS IN CONFLICT WITH WATERLINE. MAINTAIN MINIMUM 5' CLEARANCE UNDER POTABLE WATERLINE.
- ALL SANITARY SEWER FORCE MAINS 4" TO 12" SHALL BE PVC C-900, CLASS 150 MINIMUM UNLESS NOTED OTHERWISE, WITH A MINIMUM COVER OF 48".
- DEFLECTION TESTING IN ACCORDANCE WITH TECHNICAL SPECIFICATIONS FOR GRAVITY SEWER MAY NOT BE UNDERTAKEN UNTIL 30 DAYS AFTER FINAL BACK FILLING OF THE TRENCH IS COMPLETE.
- PIPE JOINTS USED FOR GRAVITY SEWER SHALL NOT EXCEED THE MAXIMUM DEFLECTION TOLERANCE PROVIDED IN THE TECHNICAL SPECIFICATIONS OR 5%, WHICHEVER IS LESS.
- ALL GRAVITY SEWER MAINS SHALL BE TESTED WITH A MANOREL WITH A DIAMETER OF NOT LESS THAN 95% OF THE INSIDE PIPE DIAMETER. MANOREL TESTS MUST BE PERFORMED WITHOUT USE OF MECHANICAL DEVICES.

GENERAL IRRIGATION NOTES:

- IRRIGATION MAINS SIZED AND DESIGNED BY OTHERS.
- IRRIGATION SHALL UTILIZE A CENTRALIZED IRRIGATION SYSTEM THAT DRAWS SOURCE WATER FROM PROPOSED LAKE. THE CENTRALIZED IRRIGATION SYSTEM MUST COMPLY WITH CHARLOTTE COUNTY ORDINANCE NO. 3-8, AS AMENDED. (CHARLOTTE COUNTY WATER CONSERVATION ORDINANCE).
- ALL COMPONENTS OF THE IRRIGATION WATER SYSTEM SHALL BE IN CONFORMANCE WITH AMERICAN NATIONAL STANDARDS INSTITUTE / NSF INTERNATIONAL STANDARD 61. ALL COMPONENTS INSTALLATION AND TESTING OF THE IRRIGATION WATER SYSTEM SHALL BE ACCORDANCE WITH ALL AWWA APPLICABLE STANDARDS AND SHALL MEET ALL MINIMUM AND MAXIMUM MANUFACTURER'S STANDARDS.

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24311 WALDEN CENTER DRIVE
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BONITA SPRINGS, FLORIDA 34134

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PROJECT DESCRIPTION

CASSIA BAY

PUNTA GORDA, FLORIDA

ENGINEER OF RECORD

CARLA BARRACO, JR., P.E., FOR THE FIRM
FLORIDA P.E. NO. 81259 - CARLJR@BARRACO.NET

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FILE NAME J:\24253\DWG\DWG

LOCATION J:\24253\DWG\DWG

PLOT DATE THU, 5-7-2026 - 9:25AM

PLOT BY SCOTT DALEY

CROSS REFERENCED DRAWINGS

BASEPLAN = 24253A00.DWG

SURVEY = 23251500.DWG

PLAN REVISIONS

2026-1-30 AMENDMENT REVISIONS

PLAN STATUS

APPROVAL SUBMITTAL PLANS
CCU #25-1008

**MASTER
UTILITY
PLAN**

PROJECT / FILE NO.

24253

SHEET NUMBER

6.0

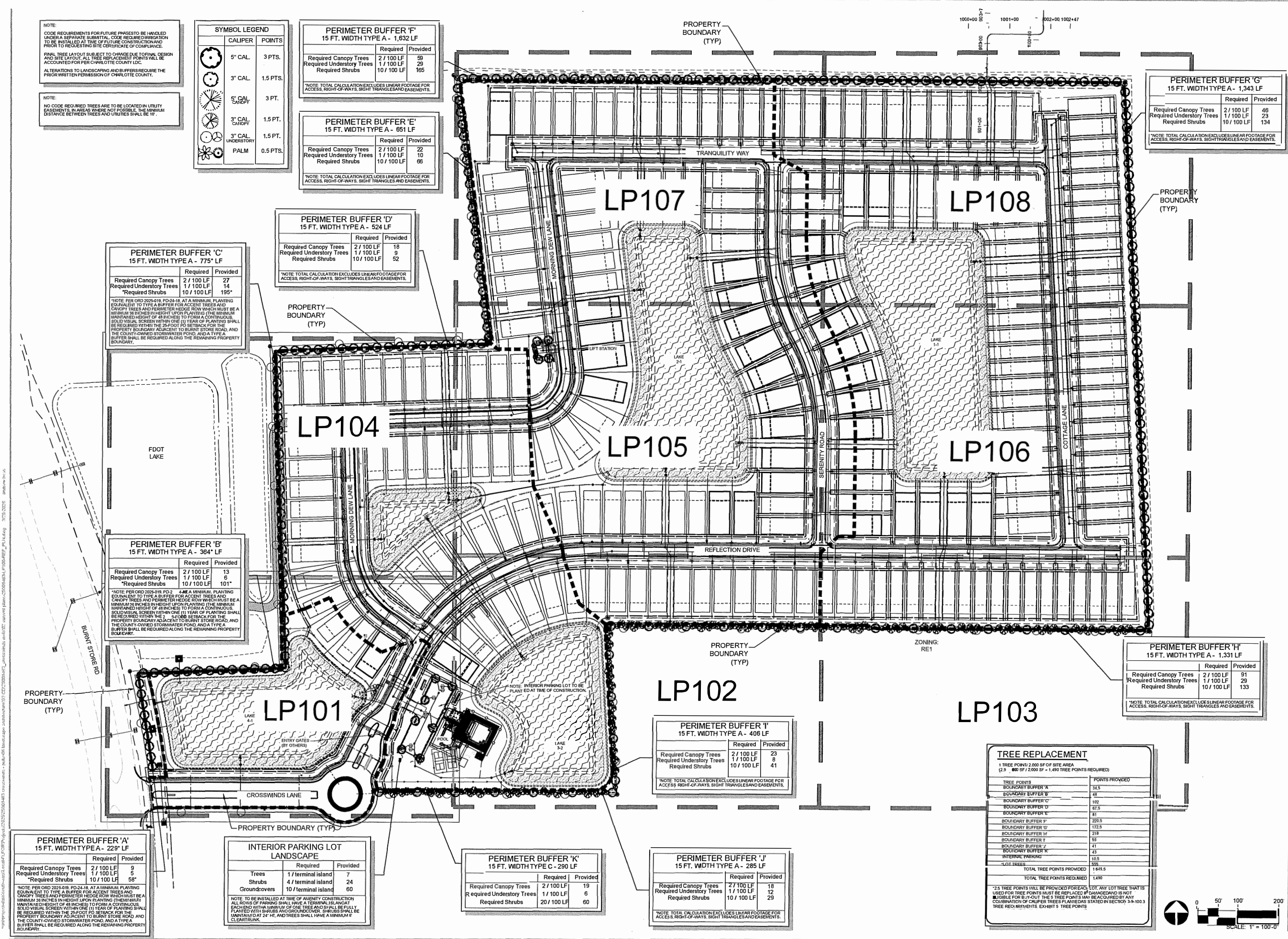
CASSIA BAY
CODE MINIMUM LANDSCAPE PLANS
CHARLOTTE COUNTY, FLORIDA

PROJECT NO.: 25008463
DATE: 11/19/2025
DRAWN: HW
REVIEWED: LW

**LANDSCAPE
REFERENCE
PLAN**

LP100

0 2 FIRST RESUBMITTAL



CASSIA BAY
CODE MINIMUM LANDSCAPE PLANS
CHARLOTTE COUNTY, FLORIDA

PROJECT NO: 25008463
DATE: 11/18/2025
DRAWN: HV
REVIEWED: LW

REVISIONS
03/26/2024 - REV PER COUNTY COMMENTS.

LANDSCAPE
PLAN

LP101

02_FIRST RESUBMITTAL

MATCHLINE SEE SHEET LP104

PROPERTY
BOUNDARY
(TYP)

SYMBOL LEGEND		
CALIPER	POINTS	
5" CAL.	3 PTS.	
3" CAL.	1.5 PTS.	
5" CAL. CANOPY	3 PT.	
3" CAL. CANOPY	1.5 PT.	
3" CAL. UNDERSTORY	1.5 PT.	
PALM	0.5 PTS.	

NOTE:
NO CODE REQUIRED TREES ARE TO BE LOCATED IN UTILITY EASEMENTS IN AREAS WHERE NOT POSSIBLE. THE MINIMUM DISTANCE BETWEEN TREES AND UTILITIES SHALL BE 10'.

PERIMETER BUFFER 'C' 15 FT. WIDTH TYPE A - 775' LF		
	Required	Provided
Required Canopy Trees	2 / 100 LF	27
Required Understory Trees	1 / 100 LF	14
Required Shrubs	10 / 100 LF	195

*NOTE: PER ORD 2025-019, PD-24-18, AT A MINIMUM, PLANTING EQUIVALENT TO 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 FOR THE PROPERTY BOUNDARY ADJACENT TO BURNT STORE ROAD AND THE COUNTY-OWNED STORMWATER POND, AND A TYPE A BUFFER SHALL BE REQUIRED ALONG THE REMAINING PROPERTY BOUNDARY.

PERIMETER BUFFER 'B' 15 FT. WIDTH TYPE A - 364' LF		
	Required	Provided
Required Canopy Trees	2 / 100 LF	13
Required Understory Trees	1 / 100 LF	6
Required Shrubs	10 / 100 LF	101

*NOTE: PER ORD 2025-019, PD-24-18, AT A MINIMUM, PLANTING EQUIVALENT TO 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 FOR THE PROPERTY BOUNDARY ADJACENT TO BURNT STORE ROAD, AND THE COUNTY-OWNED STORMWATER POND, AND A TYPE A BUFFER SHALL BE REQUIRED ALONG THE REMAINING PROPERTY BOUNDARY.

PERIMETER BUFFER 'A' 15 FT. WIDTH TYPE A - 229' LF		
	Required	Provided
Required Canopy Trees	2 / 100 LF	9
Required Understory Trees	1 / 100 LF	5
Required Shrubs	10 / 100 LF	58

*NOTE: PER ORD 2025-019, PD-24-18, AT A MINIMUM, PLANTING EQUIVALENT TO 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 FOR THE PROPERTY BOUNDARY ADJACENT TO BURNT STORE ROAD, AND THE COUNTY-OWNED STORMWATER POND, AND A TYPE A BUFFER SHALL BE REQUIRED ALONG THE REMAINING PROPERTY BOUNDARY.

INTERIOR PARKING LOT LANDSCAPE		
	Required	Provided
Trees	1 / terminal island	7
Shrubs	4 / terminal island	28
Groundcovers	10 / terminal island	70

NOTE: TO BE INSTALLED AT TIME OF ANY OTHER CONSTRUCTION. ALL ROWS OF PARKING SHALL HAVE A TERMINAL ISLAND AT EACH END WITH A MINIMUM OF ONE TREE AND SHALL BE FULLY PLANTED WITH SHRUBS AND GROUNDCOVER. SHRUBS SHALL BE MAINTAINED AT 24" HT. AND TREES SHALL HAVE A MINIMUM 6" CLEAR TRUNK.

NOTE: INTERIOR PARKING LOT TO BE PLANTED AT TIME OF CONSTRUCTION.

5' SIDEWALK
(TYP.)

ENTRY GATES
(BY OTHERS)

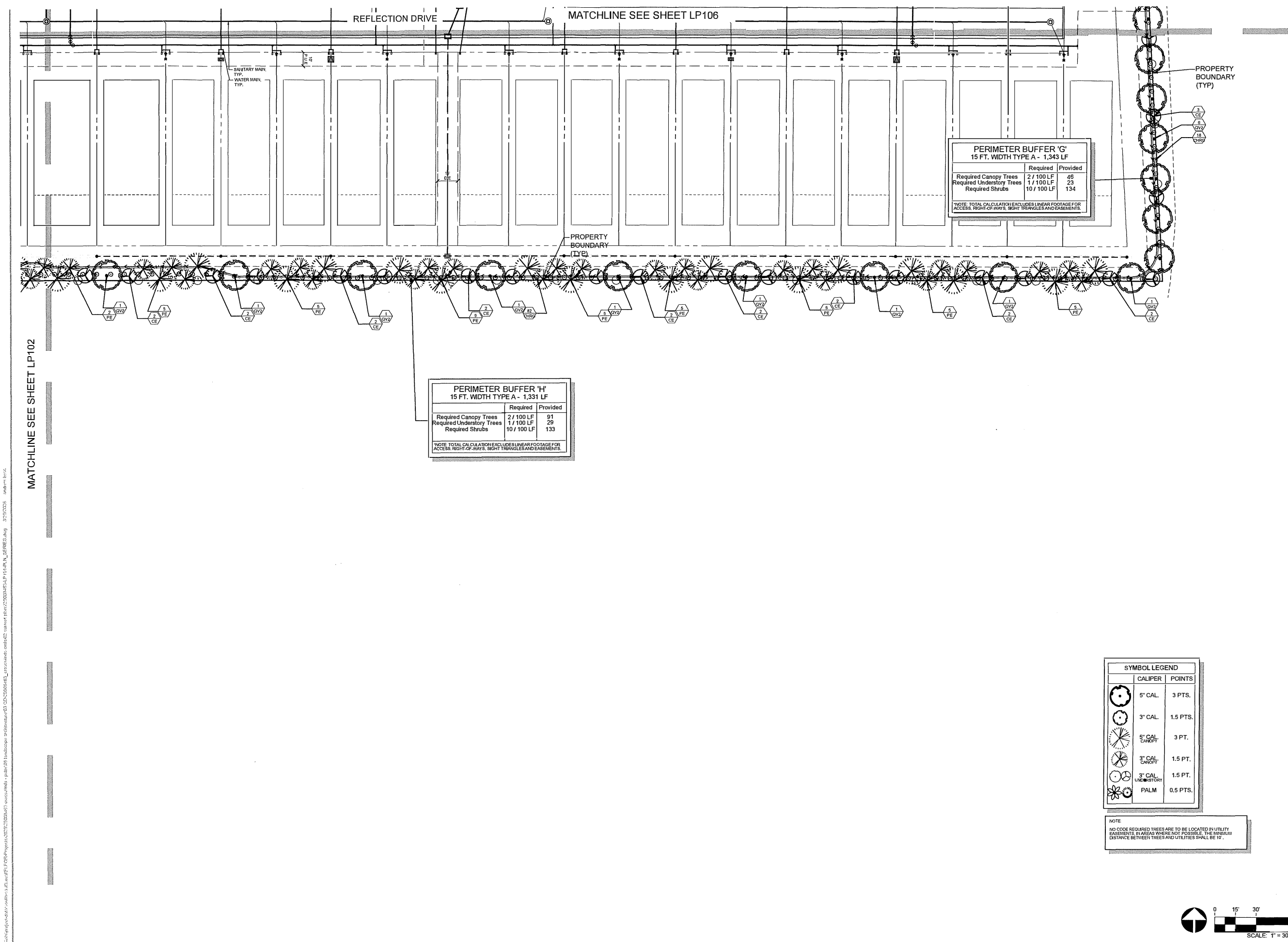
FORCE MAIN
TYP.

PERIMETER BUFFER 'K' 15 FT. WIDTH TYPE C - 290' LF		
	Required	Provided
Required Canopy Trees	2 / 100 LF	19
Required Understory Trees	1 / 100 LF	6
Required Shrubs	20 / 100 LF	60



C:\Users\lwalker\OneDrive\Documents\Projects\Cassia Bay\LP101.dwg 3/26/2024 10:46:16 AM

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LALISA WALKER, P.L.A.
L. WALKER, L.A.S. 15151
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Check positive response codes before you dig!

CASSIA BAY
CODE MINIMUM LANDSCAPE PLANS
CHARLOTTE COUNTY, FLORIDA

PROJECT NO.: 25008463
DATE: 11/18/2025
DRAWN: HV
REVIEWED: LW

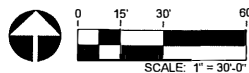
REVISIONS
1. 02/19/2026 - REV PER COUNTY COMMENTS.

LANDSCAPE
PLAN

LP103

SYMBOL LEGEND		
	CALIPER	POINTS
	5" CAL.	3 PTS.
	3" CAL.	1.5 PTS.
	5" CAL. UNDERSTORY	3 PT.
	3" CAL. UNDERSTORY	1.5 PT.
	3" CAL. CANOPY	1.5 PT.
	PALM	0.5 PTS.

NOTE:
NO CODE REQUIRED TREES ARE TO BE LOCATED IN UTILITY EASEMENTS. IN AREAS WHERE NOT POSSIBLE, THE MINIMUM DISTANCE BETWEEN TREES AND UTILITIES SHALL BE 10'.



CASSIA BAY
CODE MINIMUM LANDSCAPE PLANS
CHARLOTTE COUNTY, FLORIDA

PROJECT NO.: 25008463
DATE: 11/18/2025
DRAWN: HW
REVIEWED: LW

REVISIONS
03/05/2025 - REV PER COUNTY COMMENTS.

LANDSCAPE
PLAN

LP104

02_FIRST RESUBMITTAL

PERIMETER BUFFER 'D' 15 FT. WIDTH TYPE A - 524 LF		
	Required	Provided
Required Canopy Trees	2 / 100 LF	18
Required Understory Trees	1 / 100 LF	9
Required Shrubs	10 / 100 LF	52

NOTE: TOTAL CALCULATION EXCLUDES LINEAR FOOTAGE FOR ACCESS, RIGHT-OF-WAYS, RIGHT TRIANGLES AND EASEMENTS.

PERIMETER BUFFER 'C' 15 FT. WIDTH TYPE A - 775 LF		
	Required	Provided
Required Canopy Trees	2 / 100 LF	27
Required Understory Trees	1 / 100 LF	14
Required Shrubs	10 / 100 LF	195

NOTE: PER ORD 2024-019, PD-24-18, AT A MINIMUM, PLANTING EQUIVALENT TO 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 8 INCHES TO FORM A CONTINUOUS SOLID VISUAL SCREEN WITHIN ONE TO FOUR FEET OF PLANTING SHALL BE REQUIRED WITHIN THE 24 FOOT SETBACK FOR THE PROPERTY BOUNDARY ADJACENT TO BURIED STORM ROAD AND BUFFER SHALL BE REQUIRED ALONG THE REMAINING PROPERTY BOUNDARY.

SYMBOL LEGEND		
CALIPER	POINTS	
5" CAL.	3 PTS.	
3" CAL.	1.5 PTS.	
5" CAL CANOPY	3 PT.	
3" CAL CANOPY	1.5 PT.	
3" CAL UNDERSTORY	1.5 PT.	
PALM	0.5 PTS.	

NOTE:
NO CODE REQUIRED TREES ARE TO BE LOCATED IN UTILITY EASEMENTS. IN AREAS WHERE NOT POSSIBLE, THE MINIMUM DISTANCE BETWEEN TREES AND UTILITIES SHALL BE 10'.

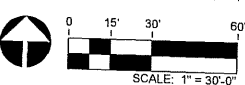
EXISTING
DOT
POND
700

PROPERTY
BOUNDARY
(TYP)

PROPERTY
BOUNDARY
(TYP)

MATCHLINE SEE SHEET LP105

MATCHLINE SEE SHEET LP101



CASSIA BAY

PROJECT NO: 25008463

DATE: 11/18/2025

DRAWN: HV

REVIEWED: LW

REVISIONS

 01/25/2026 - REV PER COUNTY COMMENTS.

LANDSCAPE
PLAN

LP106

02_FIRST RESUBMITTAL



CASSIA BAY
CODE MINIMUM LANDSCAPE PLANS
CHARLOTTE COUNTY, FLORIDA

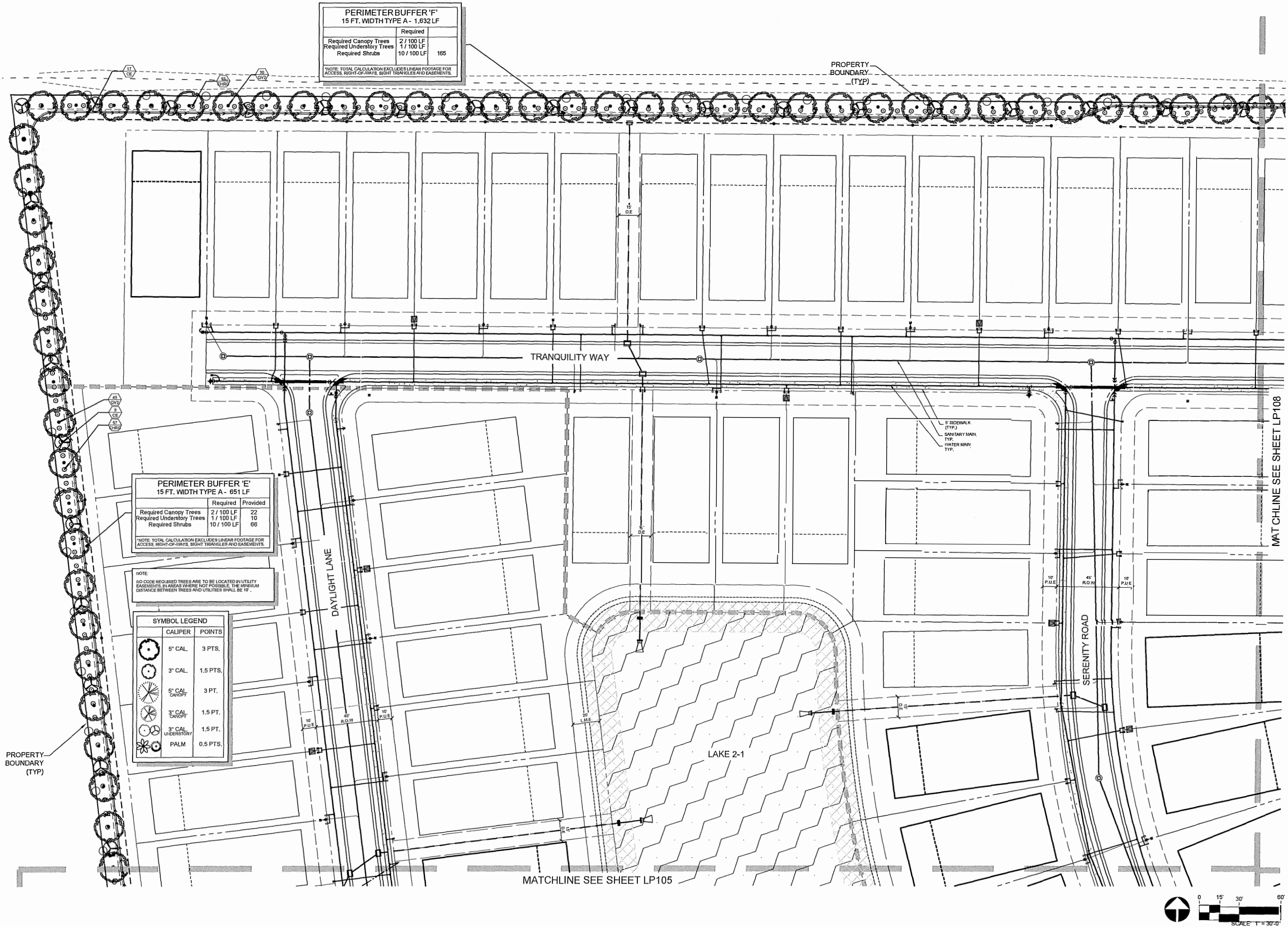
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DATE: 11/18/2025
DRAWN: HV
REVIEWED: LW

REVISIONS
6/25/2026 - REV PER COUNTY COMMENTS

LANDSCAPE
PLAN

LP107

02_FIRST RESUBMITTAL



CASSIA BAY
CODE MINIMUM LANDSCAPE PLANS
CHARLOTTE COUNTY, FLORIDA

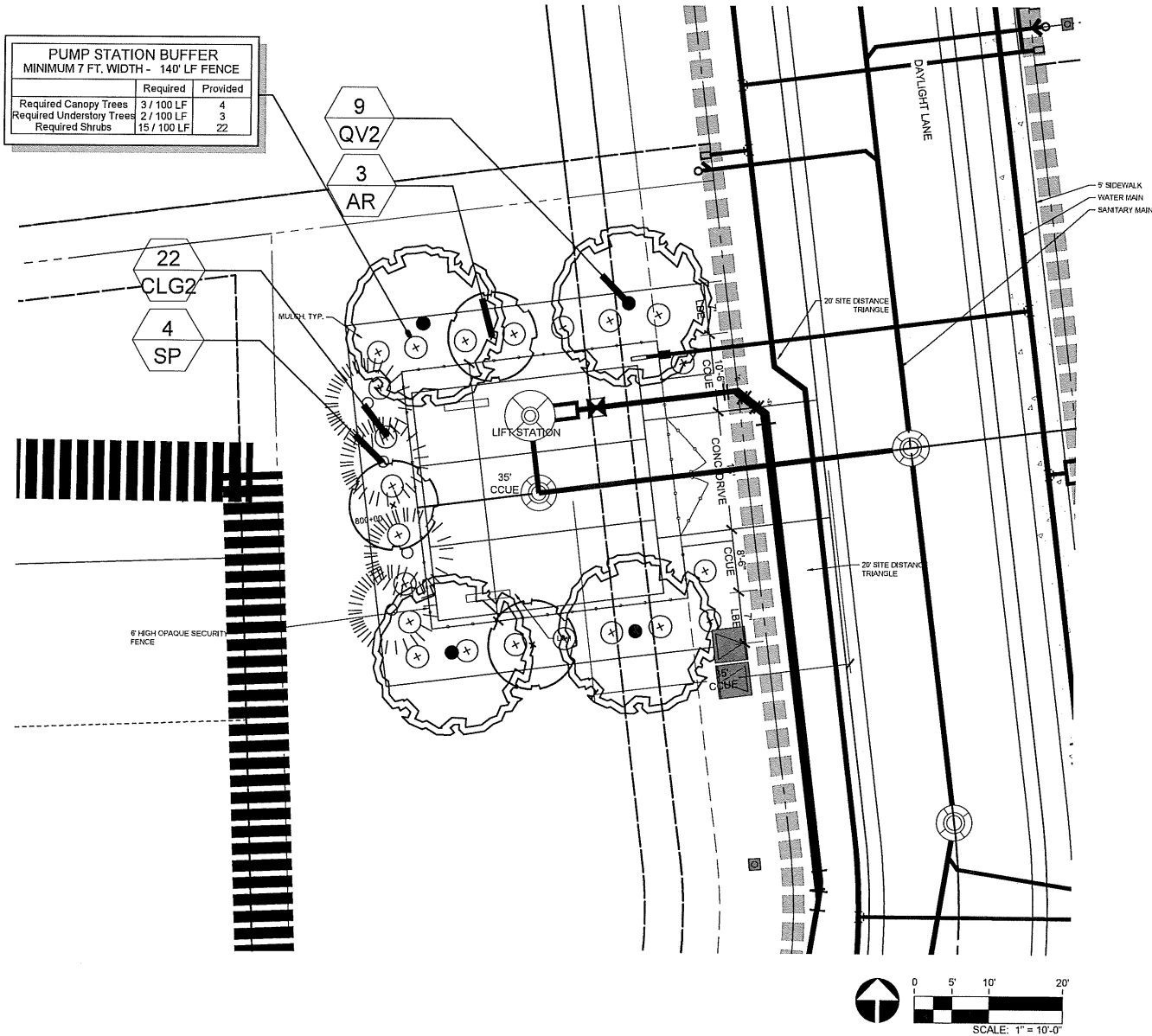
PROJECT NO : 25008463
DATE : 11/18/2025
DRAWN : HV
REVIEWED : LW

REVISIONS
8526203 - REV PER COUNTY COMMENTS.

LANDSCAPE
ENLARGEMENT
PLAN

LP401

02_FIRST RESUBMITTAL



LANDSCAPE MATERIALS SCHEDULE - LIFT STATION

TREES/PALMS									
QUANTITY	BOTANICAL NAME	COMMON NAME	SPECIFICATION	SPACING	PLANT CHARACTERISTICS				
CANOPY TREES					NATIVE	SALT	COLD	DROUGHT	
	4*	SABAL PALMETTO	CABBAGE PALM	8' HT MIN., 2" CAL (AT PLANTING)	AS SHOWN	Y	Y	8	Y
	4	QUERCUS VIRGINIANA	LIVE OAK	14' HT MIN., 3" CAL (AT PLANTING)	AS SHOWN	Y	Y	10B	Y
UNDERSTORY TREES						NATIVE	SALT	COLD	DROUGHT
	3	Juniperus virginiana 'Silicola'	Southern Red Cedar	8' HT MIN., 2" CAL (AT PLANTING)	AS SHOWN	Y	Y	2	Y
SHRUBS/GROUNDCOVERS									
QUANTITY	BOTANICAL NAME	COMMON NAME	SPECIFICATION	SPACING	PLANT CHARACTERISTICS				
SHRUBS					NATIVE	SALT	COLD	DROUGHT	
	22	TRIPSACUM DACTYLOIDES	FAKAHATCHEE GRASS	18" HT (AT PLANTING)	AS SHOWN	Y	Y	4	Y

*(4) ADDITIONAL SABAL PALMS COUNT TOWARDS 2 REPLACEMENT TREE POINTS

IRRIGATION NOTES

- AREA THE PROJECT'S IRRIGABLE AREA IS +/- 1,232 SF.
- IRRIGATION WATER SOURCE: BULK RECLAIMED WATER. THE PROPOSED IRRIGATION SYSTEM WATER SOURCE WILL CONSIST OF RECLAIMED WATER AVAILABLE ON SITE AFTER COUNTY REUSE WATER IS DEPOSITED INTO ON-SITE LAKES.
- IRRIGABLE AREAS PROPOSED VEGETATION
 - WARM SEASON TURF GRASS WITH INTERMEDIATE WATER CONSUMPTION HABITS (ST. AUGUSTINE FLORATAM TURF GRASS)
 - WARM SEASON TURF GRASS WITH LOWER WATER CONSUMPTION HABITS (ARGENTINE BAHIA TURF GRASS)
 - LOW WATER CONSUMPTION HABITS (TREES, PALMS, ACCENT PLANTS, SHRUBS AND GROUND COVERS, WITH A HIGH PERCENTAGE OF NATIVE SPECIES FOR INDEPENDENT SUSTAINABILITY ONCE ESTABLISHED)
- PROPOSED IRRIGATION METHODS AND MEDIA
 - CONVENTIONAL OVERHEAD COVERAGE HYDRANTS AT OPEN AREAS FOR VISIBILITY AND ID EASE.
 - DRIP IRRIGATION AT SMALL, IRREGULAR SHAPED PLANTING AREAS FOR EFFICIENT WATER APPLICATION EASE.
 - DIRECT EMISSION SUPPLEMENTAL WATER BUBBLERS FOR TREES AD PALMS DURING A THREE-YEAR ESTABLISHMENT PERIOD.
- SMART IRRIGATION EQUIPMENT TO BE IMPLEMENTED FOR USE
 - ADVANCED SOLID STATE CONTROLLER WITH MULTIPLE SENSOR INPUTS FOR DIFFERENT WATER CONSERVATION SENSING EQUIPMENT WHICH WILL INCLUDE:
 - SOIL MOISTURE SENSORS TO MONITOR THE BELOW SURFACE SOIL MOISTURE LEVELS AND KEEP THEM FROM BEING DEPLETED.
 - RAIN AND WIND SENSORS TO PROVIDE TIMELY/PRUDENT ACTIVATION INTERRUPTIONS WHEN THE LOCAL WEATHER PRESENTS CONDITIONS NOT SUITABLE FOR IRRIGATION APPLICATIONS.
 - FLOW SENSORS TO BE ABLE TO RECORD AND TRACK THE VOLUMES OF IRRIGATION WATER BEING USED.
- IRRIGATION SYSTEM ACTIVATION SCHEDULING
 - THE PROPOSED SYSTEM IS TO BE SCHEDULED FOR ACTIVATION ONLY BETWEEN THE HOURS OF 12:00 AM TO 8:00 AM TO ELIMINATE LOSSES TO SOLAR RADIATION AND ALSO REDUCE CONFLICT WITH PEOPLE ALONG THE LANDSCAPE AREAS.
 - NIGHTS/TIMES OF ACTIVATION SHALL BE IN ACCORDANCE TO THE STATE AND LOCAL ORDINANCES.

NOTE

THERE SHALL BE A MINIMUM OF ONE CANOPY TREE TO BE LOCATED ON EACH SIDE OF A DRIVEWAY AND ON EACH SIDE OF THE EQUIPMENT AREA. THERE SHALL BE NO LESS THAN ONE UNDERSTORY TREE ON EACH SIDE OF A DRIVEWAY AND ONE ON EACH SIDE OF THE EQUIPMENT AREA. THERE SHALL BE NO LESS THAN TWO (2) SHRUBS PROVIDED ON EACH SIDE OF A DRIVEWAY. ALL PLANTS SHALL HAVE A MINIMUM DIAMETER AS MEASURED BY A CALIPER OF FORESTRY DIAMETER TAPE AND BE ON THE APPROVED PLANT LIST PROVIDED BY CHARLOTTE COUNTY UTILITIES LANDSCAPING DETAILS DOCUMENT DATED MARCH 21, 2011. TREES SHALL HAVE A MINIMUM DIAMETER OF TWO (2) INCHES MEASURED AT TWELVE (12) INCHES ABOVE THE SOIL LINE. HAVE A MINIMUM HEIGHT OF EIGHT (8) FEET AT INSTALLATION. PALM TREES SHALL HAVE A MINIMUM OF SIX (6) FEET OF CLEAR TRUNK AND A MINIMUM HEIGHT OF TEN (10) FEET. SHRUBS SHALL BE A MINIMUM OF EIGHTEEN (18) INCHES IN HEIGHT AT TIME OF PLANTING, AND BE OF THE TYPE THAT REACHES AT LEAST FORTY- EIGHT (48) INCHES ON MATURITY.

NOTE

ALTERATIONS TO LANDSCAPING AND BUFFERS REQUIRE THE PRIOR WRITTEN PERMISSION OF CHARLOTTE COUNTY.

NOTE

NO CODE REQUIRED TREES ARE TO BE LOCATED IN UTILITY EASEMENTS. IN AREAS WHERE NOT POSSIBLE, THE MINIMUM DISTANCE BETWEEN TREES AND UTILITIES SHALL BE 10'.

TREE REPLACEMENT
LIFT STATION AREA - 1,225 SF

QUANTITY	Provided
1 POINT/2,000 SF	1



June 1, 2026

Barraco and Associates, Inc.
Attn: Ashley Butler
2271 McGregor Blvd. Suite 100
Fort Myers, FL. 33901

Re: DRC-26-027 The Cassia Bay(f/k/a) Crosswinds- PD Modification
Agenda Date: March 19, 2026

County staff have reviewed the PD Modification for The Cassia Bay (f/k/a) Crosswinds. The project consists of a modification to incorporate 100 single-family lots not to exceed the maximum density of 230 Single-family units. This project site is 68.43± acres and is located at 12150 Burnt Store Rd. Punta Gorda, FL.

It is the decision of the Zoning Official to forward DRC-26-027 to the Board of County Commissioners with a recommendation of approval. The comments are as follows:

1. Prior to preparing the BCC packet, please update the proposed Final Detail Site Plan to show that the additional 100 units consist of 96 CHHA units and 4 non-CHHA units.
2. Roadways shall be at least 20' wide of clear space for fire department access.
3. Gates shall be installed with an EVAC System for emergency operation use.
4. Fire hydrant is required within 800' between each fire hydrant.
5. Site plan reviewed for single family development with clubhouse. All buildings are subject to further review at time of Building permitting.
6. Prior to or at the time of building permit application, provide a completed Tree Permit Application as appropriate for this site, along with a tree inventory (survey) of location, types, sizes of trees overlaid on a site plan of the building, parking, and other site amenities. Identify the trees proposed to be removed and preserved. All trees to be preserved or removed must be in accordance with Section 3-9-100: Buffers, Landscaping, and Tree Requirements, of the

County Code. Tree permits must be obtained prior to any land clearing/fill activity or the issuance of any building permits.

7. Applicants will need to provide an FWC After-Action Report or Burrow Excavation Completion Report stating the tortoise burrows have been excavated / bucket-trapped and gopher tortoise moved out of harms-way for Tree Removal Approval.
8. At the time of development, the project must comply with Chapter 3-5, Article IV, Clearing, Filling and Soil Conservation requirements of the County Code. Best Use Management Plans must be documented on final site plans and utilized during all land clearing and development activities.
9. The project must also comply with Chapter 3-5, Article XVI, Open Space/Habitat Reservation Trust requirements of the County Code. Given the presence of habitat for use by listed species, the Final site and Landscape plans should depict, and label as preserved, in perpetuity a minimum of 5% of the development area for preservation area with calculations shown to meet or exceed requirements OR absence of preservation of habitat, the applicant must contribute an equal amount of \$300 per acre or fraction thereof, to the Open Space/Habitat Reservation Fund.
10. Any landscaping or other items in the easement fronting Burnt Store Road will require a PTO (Permission to Occupy) or ROE (Release of Easement)
11. Landscaping, buffers, and tree requirements must be consistent with the conditions established in the PD rezoning and meet all applicable regulations of Section 3-9-100: Buffers, Landscaping, and Tree Requirements (informational comment).
12. Verify all proposed parking spaces are shown. Parking area on LP-101 does not appear to meet code requirements for islands and plantings – current approved plans show an island in the center which no longer exists. Max 10 spaces permitted between islands.
13. Under “Tree Replacement” note, sheet LP-601, it states 2 tree points are required for each lot, palms cannot be used to count towards tree point requirements, and any caliper (hardwood) tree listed in Section 3-9-100 can be counted towards lot tree requirements. Under the plant schedule, the only trees listed as allowed are shady lady black olives, live oaks, and cabbage palms. Will each lot have 1 oak, 2 shady ladies, and? palms? Please clarify.
14. Additional review is required. Due to missing/incomplete information, additional review comments may follow. Provide a revised landscape plan, in addition to written responses, for review.
15. This project will conflict with fiber optic and street light facilities belonging to Charlotte County. Our facilities are not shown on these plans. Preliminary Approval Only is granted until these issues are addressed on the plans.
jody.mansell@charlottecountyfl.gov/ phone # 941-575-3648
16. Charlotte County owns and maintains Fiber Optic facilities and streetlights within the right-of-way areas of this DRC application. These facilities are very close proximity to this project and are not reflected on the plan sheets. Any alteration, relocation, or repair, whether identified prior to construction or unforeseen made necessary by this permit, will be made by Charlotte

County, forces contracted by Charlotte County or forces contracted by the permit holder that install traffic signal and/or roadway lighting facilities to all applicable standards at the applicant's expense. All work and materials shall conform to Charlotte County Supplemental Specifications for Traffic Signal Installations and Charlotte County Supplemental Specifications for Roadway Lighting Systems.

17. In the event a cable is cut or damaged, splice(s) will not be permitted. The cable(s) shall be completely replaced from point to point. Point to point is defined as the closest original termination or splice point within the run. The permit holder must make every effort to avoid damage to these facilities.
18. In the event conduit damage occurs, the use of split duct pipe will not be accepted. The applicant shall be responsible for all costs associated with removing the cable(s) from the conduit, the necessary repairs made to the conduit and the re-installation of the cable(s), including any terminations.
19. In the event alterations, relocations, or repairs become necessary, the applicant shall cease work within the right-of-way and apply for a Right of Way Internet Utilities permit. Specific stipulations or conditions will be imposed at the time of permit application. All work on the damaged or relocated facility will be performed or supervised by Charlotte County's Lighting District staff.
Charlotte County Public Works 941.575-3600
Lighting District 941.637.9265 fax
7000 Florida St., Punta Gorda, FL 33950 CharlotteCountyFL.gov
20. The permit holder should be made aware that Charlotte County owns and maintains buried junction boxes for fiber optic facilities within the rights-of-way areas of this project. These facilities will be clearly identified when the contractor calls for utility locates. Extreme care should be used not to damage these boxes. Any alteration, relocation, or repair to these facilities, whether identified prior to construction or unforeseen made necessary by this permit, will be made by Charlotte County or forces contracted by Charlotte County to all applicable standards at the applicants' expense.
21. Prior to any excavations, the excavator must contact the Sunshine State One Call System and adhere to all conditions of Florida Statutes Chapter 556. The applicant shall notify the Charlotte County Lighting District (941.575.3648 or 941.628.9300) a minimum of 48 hours prior to the start of any work.
22. By acceptance of these permit conditions, the applicant acknowledges the fact that there are buried facilities maintained by Charlotte County in the immediate area of this permit application. After requesting utility locates if there are any questions concerning the path(s) of the buried facilities, the contractor shall contact Charlotte County Lighting District to assist in locating the facilities. The contractor can use the telephone numbers shown above to contact the Charlotte County Lighting District.

The decision to approve or deny this PD Final Detail Site Plan application will be made by the Board of County Commissioners on the July 28, 2026, Land Use Consent Agenda. It is recommended but not required to have a representative present at the meeting. No permits will be issued until final approval of the Board of County Commissioners.

When you submit for a building permit, be sure to include a copy of this approval letter.

Shaun Cullinan

Sincerely,
Shaun Cullinan
Planning and Zoning Official