

ORDINANCE
NUMBER 2025 -

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, PURSUANT TO SECTION 163.3187, FLORIDA STATUTES, ADOPTING A SMALL SCALE PLAN AMENDMENT TO AMEND THE CHARLOTTE COUNTY FLUM SERIES MAP #1: 2030 FUTURE LAND USE, FROM PRESERVATION (PR) (11.01± ACRES), PARKS AND RECREATION (PKR) (8.57± ACRES), AND LOW DENSITY RESIDENTIAL (LDR) (0.75± ACRES) TO HIGH DENSITY RESIDENTIAL (HDR) AND PR, CONTAINING A TOTAL OF 20.33± ACRES, FOR PROPERTY WHICH INCLUDES FIVE PARCELS: FOUR PARCELS LOCATED AT 4420 OR 4444 CREWS COURT, 4331 AND 4399 WILLOW STREET, AND 4400 LISTER STREET, IN THE PORT CHARLOTTE AREA, AND ONE UNADDRESSED PARCEL GENERALLY LOCATED NORTH OF THE PEACE RIVER, SOUTH OF EDGEWATER DRIVE, WEST OF BAYSHORE ROAD, EAST OF LISTER STREET AND SOUTHEAST OF CREWS COURT, IN THE CHARLOTTE HARBOR COMMUNITY REDEVELOPMENT AREA (CRA) AND IN THE PORT CHARLOTTE AREA; COMMISSION DISTRICT V; PETITION NO. PAS-24-00002; APPLICANT: TARPON WATERFRONT VILLAGE LLC; PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, applicant, Tarpon Waterfront Village LLC ("Applicant"), filed Petition PAS-24-00002, seeking a small scale plan amendment to change the Charlotte County FLUM Series Map #1: 2030 Future Land Use, from Preservation (PR) (11.01± acres), Parks and Recreation (PKR) (8.57± acres), and Low Density Residential (LDR) (0.75± acres) to High Density Residential (HDR) and PR, containing a total of 20.33± acres, which includes five parcels: four parcels located at 4420 or 4444 Crews Court, 4331 and 4399 Willow Street, and 4400 Lister Street, in the Port Charlotte area, and one unaddressed parcel generally located north of the Peace River, south of Edgewater Drive, west of Bayshore Road, east of Lister Street, and southeast of Crews Court, in the

Charlotte Harbor Community Redevelopment Area (CRA) and in the Port Charlotte area; Commission District V, and more particularly described in Exhibit "A" which is attached hereto ("Property"); and

WHEREAS, Petition PAS-24-00002 was heard before 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 April 14, 2025; and

WHEREAS, after due consideration, based on the findings and analysis provided by County Staff and the evidence presented to it, the Board finds that approval of Petition PAS-24-00002 is consistent with the County's Comprehensive Plan and meets the requirements for the granting of a small scale plan amendment; and

WHEREAS, based on the above findings, the Board finds that the Petition satisfies the requirements of Section 163.3187, F.S. and that it is in the best interests of the County and its citizens to adopt the small scale plan amendment requested by Petition PAS-24-00002.

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

Section 1. Approval. The following petition for a small scale amendment to the Charlotte County FLUM Series Map #1: 2030 Future Land Use, is hereby approved:

Petition PAS-24-00002, submitted by Tarpon Waterfront Village LLC ("Applicant"), requesting a small scale plan amendment to amend Charlotte County FLUM Series Map #1: 2030 Future Land Use, from Preservation (PR) (11.01± acres), Parks and Recreation (PKR) (8.57± acres), and Low Density Residential (LDR) (0.75± acres) to High Density Residential (HDR) and PR, containing a total of 20.33± acres, which includes five parcels: four parcels located at 4420 or 4444 Crews Court, 4331 and 4399 Willow Street, and 4400 Lister Street, in the Port Charlotte area, and one unaddressed parcel generally

67 located north of the Peace River, south of Edgewater Drive, west of
68 Bayshore Road, east of Lister Street, and southeast of Crews Court,
69 in the Charlotte Harbor Community Redevelopment Area (CRA) and
70 in the Port Charlotte area; Commission District V; and more
71 particularly described in Exhibit "A" which is attached hereto.

72
73 Section 2. Effective Date. The effective date of this plan amendment, if the
74 amendment is not timely challenged, shall be 31 days. If timely challenged, this
75 amendment shall become effective on the date the state land planning agency or the
76 Administration Commission enters a final order determining this adopted amendment to be
77 in compliance. No development orders, development permits, or land uses dependent on
78 this amendment may be issued or commence before its effective date.

79
80
81
82
83 [SIGNATURE PAGE FOLLOWS]
84
85
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92

PASSED AND DULY ADOPTED this 9th day of September, 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

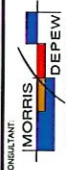
APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

By: _____
Janette S. Knowlton, County Attorney
LR2024-0706

KMW

TARPON
WATERFRONT
VILLAGE

LOCATION: SECTION 20-40-22
4331 & 4399 WILLOW STREET
4400 LISTER STREET
4420 & 4444 CREW COURT
PORT CHARLOTTE, FLORIDA, 33060

DILAURA
DEVELOPMENT, LLC

LANDSCAPE ARCHITECTS
PL 60 600 002/111, CENT ME, LONDON

Fort Mylen
2914 Glenhurst Avenue
Fort Myers, Florida 33901
Tel (239) 337-0865
Fax (239) 337-0864
Toll free 800-237-7741

Tailhaespeere
115 South Monroe Street
1st Floor
Tallahassee, Florida 32301
Tel (904) 800-2377-7241
Toll free 800-237-7241

Destin
1937 Highway 90
Unit 201
Destin Beach, Florida 32541
Tel (904) 800-2377-7241
Toll free 800-237-7241

PREPARED BY:

REVISIONS	DATE
REVISED BOUNDARY	05-29-2025
PROJECT MANAGER	TMR
DRAWING BY	TAB
JURISDICTION	CHARLOTTE COUNTY
DATE	06-16-2024



		1 OF 5
JOBBLE NUMBER:	22160	SPELTY NUMBER:

© 2000 Blackwell Science Ltd, *Journal of Internal Medicine* 247: 101–108

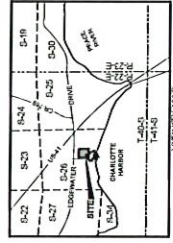
[illegible][illegible][illegible][illegible][illegible][illegible][illegible]

56. 11 MAY 1976. CONDUCTED RESEARCH IN APPROXIMATE HARBOR 20-14-30-1177. PAIR OF PECARIS OF COLORADO COUNTY, ALABAMA, WERE TAKEN. (P. 10)

VICINITY MAP
 T-100
 T-101
 HARBOR

[illegible][illegible][illegible][illegible][illegible][illegible]

10. IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said County of Santa Clara, California, this 11th day of September, 1997.

[illegible][illegible]

Digitally signed by
Thomas M. Rooks Jr.
Date: 2025.02.20
16:13:33 -05'00'

THOMAS M. ROOKS JR. P.A.M. DATE
FLORIDA CERTIFICATE NO. 8347

PREPARED BY:
MICHAEL P. MATMANS, ATTORNEY AT LAW, P.A.

1

T-1-0

VICINITY MAP
NORTH CAROLINA

PROJECT

TARPON
WATERFRONT
VILLAGE

LOCATION

SECTION 26-46-22
4301 LISTER STREET
4000 CREW COURT
PORT CHARLOTTE, FLORIDA, 33688

CLIENT

DILAURA
DEVELOPMENT, LLC

CONSULTANT

MORRIS
DEWEY
INCORPORATED
10000 W. BAYVIEW BLVD.
SUITE 100
FORT MYERS, FL 33907
Tel: 888.222.2222
Fax: 888.222.2222

PREPARED BY

Field Mapping
10000 W. BAYVIEW BLVD.
SUITE 100
FORT MYERS, FL 33907
Tel: 888.222.2222
Fax: 888.222.2222

REVISIONS

REVISIONS	DATE
REVISED BOUNDARY	08/20/2024

PROJECT MANAGER

TWR

DRAWING BY

CHARLOTTE COUNTY

DATE

08/20/2024

SHEET TITLE

BOUNDARY &
TOPOGRAPHIC
TIDAL WATER SURVEY
(SHOWING TREES)

SHEET NUMBER

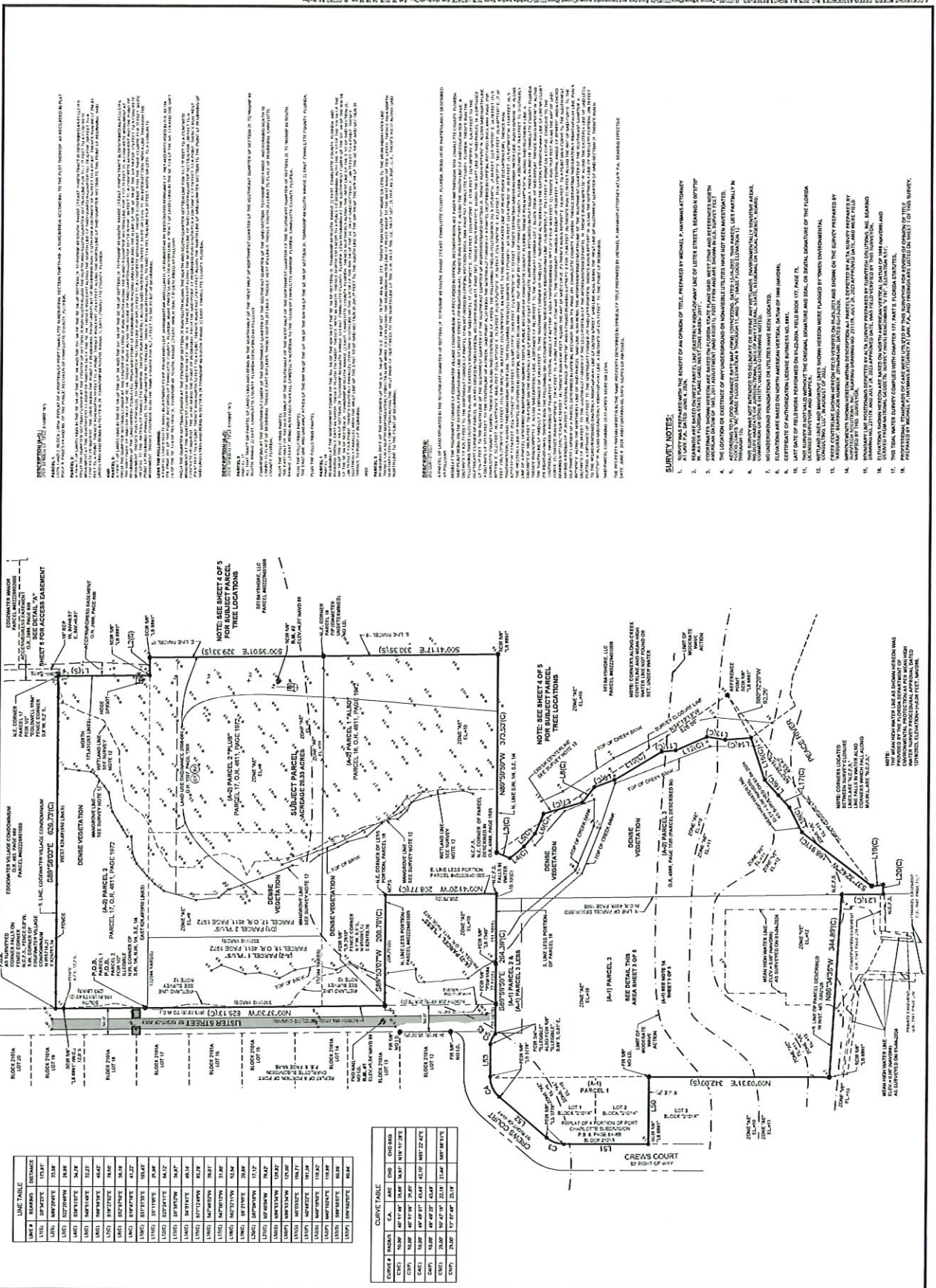
2 OF 5

SCALE 1"=40'

0 40 80

JOBSITE NUMBER

22160



LINE TABLE

LINE #	REMARKS	DISTANCE
1001	START OF LOT 19	31.88
1002	END OF LOT 19	31.88
1003	START OF LOT 20	31.88
1004	END OF LOT 20	31.88
1005	START OF LOT 21	31.88
1006	END OF LOT 21	31.88
1007	START OF LOT 22	31.88
1008	END OF LOT 22	31.88
1009	START OF LOT 23	31.88
1010	END OF LOT 23	31.88
1011	START OF LOT 24	31.88
1012	END OF LOT 24	31.88
1013	START OF LOT 25	31.88
1014	END OF LOT 25	31.88
1015	START OF LOT 26	31.88
1016	END OF LOT 26	31.88
1017	START OF LOT 27	31.88
1018	END OF LOT 27	31.88
1019	START OF LOT 28	31.88
1020	END OF LOT 28	31.88
1021	START OF LOT 29	31.88
1022	END OF LOT 29	31.88
1023	START OF LOT 30	31.88
1024	END OF LOT 30	31.88
1025	START OF LOT 31	31.88
1026	END OF LOT 31	31.88
1027	START OF LOT 32	31.88
1028	END OF LOT 32	31.88
1029	START OF LOT 33	31.88
1030	END OF LOT 33	31.88
1031	START OF LOT 34	31.88
1032	END OF LOT 34	31.88
1033	START OF LOT 35	31.88
1034	END OF LOT 35	31.88
1035	START OF LOT 36	31.88
1036	END OF LOT 36	31.88
1037	START OF LOT 37	31.88
1038	END OF LOT 37	31.88
1039	START OF LOT 38	31.88
1040	END OF LOT 38	31.88
1041	START OF LOT 39	31.88
1042	END OF LOT 39	31.88
1043	START OF LOT 40	31.88
1044	END OF LOT 40	31.88
1045	START OF LOT 41	31.88
1046	END OF LOT 41	31.88
1047	START OF LOT 42	31.88
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1049	START OF LOT 43	31.88
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1053	START OF LOT 45	31.88
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1076	END OF LOT 56	31.88
1077	START OF LOT 57	31.88
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1079	START OF LOT 58	31.88
1080	END OF LOT 58	31.88
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1103	START OF LOT 70	31.88
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1120	END OF LOT 78	31.88
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1122	END OF LOT 79	31.88
1123	START OF LOT 80	31.88
1124	END OF LOT 80	31.88
1125	START OF LOT 81	31.88
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1138	END OF LOT 87	31.88
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1156	END OF LOT 96	31.88
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1159	START OF LOT 98	31.88
1160	END OF LOT 98	31.88
1161	START OF LOT 99	31.88
1162	END OF LOT 99	31.88
1163	START OF LOT 100	31.88
1164	END OF LOT 100	31.88

CURVE TABLE

CURVE #	RADIUS	CA	ARC	END	CHORD
1001	10.00'	40° 00' 00"	20.00'	10.00'	10.00'
1002	10.00'	40° 00' 00"	20.00'	10.00'	10.00'
1003	10.00'	40° 00' 00"	20.00'	10.00'	10.00'
1004	10.00'	40° 00' 00"	20.00'	10.00'	10.00'
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1010	10.00'	40° 00' 00"	20.00'	10.00'	10.00'
1011	10.00'	40° 00' 00"	20.00'	10.00'	10.00'
1012	10.00'	40° 00' 00"	20.00'	10.00'	10.00'
1013	10.00'	40° 00' 00"	20.00'	10.00'	10.00'
1014	10.00'	40° 00' 00"	20.00'	10.00'	10.00'
1015	10.00'	40° 00' 00"	20.00'	10.00'	10.00'
1016	10.00'	40° 00' 00"	20.00'	10.00'	10.00'
1017	10.00'	40° 00' 00"	20.00'	10.00'	10.00'
1018	10.00'	40° 00' 00"	20.00'	10.00'	10.00'
1019	10.00'	40° 00' 00"	20.00'	10.00'	10.00'
1020	10.00'	40° 00' 00"	20.00'	10.00'	10.00'
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1027	10.00'	40° 00' 00"	20.00'	10.00'	10.00'
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1031	10.00'	40° 00' 00"	20.00'	10.00'	10.00'
1032	10.00'	40° 00' 00"	20.00'	10.00'	10.00'
1033	10.00'	40° 00' 00"	20.00'	10.00'	10.00'
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1037	10.00'	40° 00' 00"	20.00'	10.00'	10.00'
1038	10.00'	40° 00' 00"	20.00'	10.00'	10.00'
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1055	10.00'	40° 00' 00"	20.00'	10.00'	10.00'
1056	10.00'	40° 00' 00"	20.00'	10.00'	10.00'

[illegible]

PROJECT

TARPON
WATERFRONT
VILLAGE

LOCATION

SECTION 16-40-22
4331 S. 5300 W. AVE. STREET
4800 LISTER STREET
4800 LISTER STREET
PORT CHARLOTTE, FLORIDA 33980

CLIENT

DILAURA
DEVELOPMENT, LLC

CONSULTANT

MORRIS & DEPEW

PROFESSIONAL LANDSCAPE ARCHITECTS

1111 W. 10TH STREET
PORT CHARLOTTE, FLORIDA 33901
TEL: 813.881.1111 FAX: 813.881.1111

First Name: Morris
Last Name: Depew
Title: Principal
Phone: 813.881.1111
Fax: 813.881.1111
Email: morris@mda.com
Website: www.morrisanddepew.com

Second Name: Depew
Last Name: Morris
Title: Principal
Phone: 813.881.1111
Fax: 813.881.1111
Email: depew@mda.com
Website: www.morrisanddepew.com

REVISIONS

DATE

02-20-2025

PROJECT MANAGER

DATE

06-14-2024

DRAWING BY

DATE

06-14-2024

JURISDICTION

CHARLOTTE COUNTY

SHEET TITLE

BOUNDARY &
OPEN SPACE
TIDAL WETLANDS
(SHOWING TREES)

SHEET NUMBER

4 OF 5

JOBSITE NUMBER

22160

Site plan showing property boundaries, wetlands, and vegetation. The plan includes a north arrow, scale bar, and various annotations such as 'DENSE VEGETATION', 'WETLANDS', and 'TOP OF BANK'. The plan is divided into several sections, each with a corresponding table of data.

TABLE	TABLE	TABLE	TABLE	TABLE	TABLE
TABLE 1	TABLE 2	TABLE 3	TABLE 4	TABLE 5	TABLE 6
TABLE 7	TABLE 8	TABLE 9	TABLE 10	TABLE 11	TABLE 12
TABLE 13	TABLE 14	TABLE 15	TABLE 16	TABLE 17	TABLE 18
TABLE 19	TABLE 20	TABLE 21	TABLE 22	TABLE 23	TABLE 24
TABLE 25	TABLE 26	TABLE 27	TABLE 28	TABLE 29	TABLE 30
TABLE 31	TABLE 32	TABLE 33	TABLE 34	TABLE 35	TABLE 36
TABLE 37	TABLE 38	TABLE 39	TABLE 40	TABLE 41	TABLE 42
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PROJECT:

TARPON
WATERFRONT
VILLAGE

LOCATION:

SECTION 36-40-22
4231 & 4289 WILLOW STREET
PORT CHARLOTTE, FLORIDA 33980

CLIENT:

DILAURA
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DATE: 02/20/2025

REVISIONS:

DESIGNED BY:

CHECKED BY:

PROJECT MANAGER:

JOB NUMBER: 22180

SHEET TITLE:

BOUNDARY & TOPOGRAPHIC TIDAL WATER SURVEY (SHOWING TREES)

SHEET NUMBER: 5 OF 5

JOBFILE NUMBER: 22180

