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O R D I N A N C E
N U M B E R 2 0 2 3 -

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, AMENDING THE CHARLOTTE COUNTY ZONING ATLAS FROM PLANNED DEVELOPMENT (PD) (434.68± ACRES), RESIDENTIAL SINGLE-FAMILY 3.5 (RSF-3.5), RESIDENTIAL MULTI-FAMILY 10 (RMF-10), OFFICE, MEDICAL, AND INSTITUTIONAL (OMI), AND COMMERCIAL GENERAL (CG) TO PLANNED DEVELOPMENT (PD); A MAJOR MODIFICATION TO THE EXISTING PLANNED DEVELOPMENT (PD), ORDINANCE NUMBER 2021-024, TO ADD AN ADDITIONAL 196.14± ACRES LOCATED DIRECTLY TO THE EAST OF THE EXISTING DEVELOPMENT IN ORDER TO HAVE A MIXTURE OF RESIDENTIAL AND COMMERCIAL DEVELOPMENT; AND ALSO ADOPT A GENERAL PD CONCEPT PLAN; FOR PROPERTY LOCATED SOUTH OF FRANKLIN AVENUE, NORTH OF EL JOBEAN ROAD (SR 776), EAST OF THE CRESTVIEW WATERWAY, AND WEST OF TOLEDO BLADE BOULEVARD, IN THE PORT CHARLOTTE AREA AND WITHIN THE MURDOCK VILLAGE COMMUNITY REDEVELOPMENT AREA (CRA), CONTAINING 630.82 ACRES MORE OR LESS; COMMISSION DISTRICT IV, CHARLOTTE COUNTY, FLORIDA; PETITION PD-22-00003; APPLICANT, KOLTER GROUP ACQUISITIONS, LLC; PROVIDING AN EFFECTIVE DATE.

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RECITALS

WHEREAS, in a public hearing held on Tuesday, March 28, 2023, the Board of County Commissioners of Charlotte County, Florida (“Board”) reviewed Petition PD-22-00003, submitted by applicant, Kolter Group Acquisitions, LLC (“Applicant”), which requested a rezoning from Planned Development (PD) (434.68± acres) (more particularly described in Exhibit “A-1” which is attached hereto and provided herein, and referred to hereinafter as “Original PD Property”), Residential Single-family 3.5 (RSF-3.5), Residential Multi-family 10 (RMF-10), Office, Medical, and Institutional (OMI), and Commercial General (CG) to Planned Development (PD); a major modification to

38 the existing PD, Ordinance Number 2021-024, in order to add an additional
39 196.14 acres more or less (and more particularly described in Exhibit "A-2" which
40 is attached hereto and provided herein, and hereinafter referred to as "Expansion
41 Property") located directly to the east of the development in order to have a
42 mixture of residential and commercial development for the entire site; and also
43 adopt a General PD Concept Plan; for property generally located south of
44 Franklin Avenue, north of El Jobean Road (SR 776), east of the Crestview
45 Waterway, and west of Toledo Blade Boulevard, in the Port Charlotte area and
46 within the Murdock Village Community Redevelopment Area (CRA), containing
47 630.82 acres more or less, in Commission District IV, Charlotte County, Florida,
48 (and more particularly described in "Exhibit "A-1" and Exhibit "A-2" which are
49 attached hereto and provided herein, and referred to hereinafter as "Total Site
50 Property"); and

51 WHEREAS, the Original PD Property was originally rezoned from
52 Residential Multi-family 10 (RMF-10), Residential Single-family 3.5 (RSF-3.5),
53 and Commercial General (CG) to Planned Development (PD) on December 12,
54 2017, pursuant to Ordinance Number 2017-056, along with a PD Concept Plan,
55 to allow for development of 2,400 residential units, 2,010 of which are single-
56 family dwelling units and 390 of which are multi-family units, and with 300,000
57 square feet of regional commercial space; and

58 WHEREAS, subsequent to the adoption of Ordinance Number
59 2017-056 and the associated PD Concept Plan, the Board, on May 12, 2020,

60 adopted Ordinance Number 2020-019, which approved a major modification to
61 the PD; and

62 WHEREAS, subsequent to the adoption of Ordinance Number
63 2020-019 and the associated PD Concept Plan, the Board, on June 22, 2021,
64 adopted Ordinance Number 2021-024, which approved a major modification to
65 the PD; and

66 WHEREAS, at this time, the Applicant seeks a rezoning from
67 Planned Development (PD) (434.68± acres), Residential Single-family 3.5 (RSF-
68 3.5), Residential Multi-family 10 (RMF-10), Office, Medical, and Institutional
69 (OMI), and Commercial General (CG), to Planned Development (PD), which is a
70 major modification to the existing Planned Development (PD) and its associated
71 General PD Concept Plan, in order to add the Expansion Property consisting of
72 196.14 acres more or less located directly to the east of the development in order
73 to have a mixture of residential and commercial development on the Total Site
74 Property and to also adopt a General PD Concept Plan; and

75 WHEREAS, Petition PD-22-00003 has previously been heard by
76 the Charlotte County Planning and Zoning Board ("P&Z Board") and, based on
77 the findings and analysis provided by County Staff and the evidence presented to
78 the P&Z Board, has been recommended for approval on March 13, 2023; and

79 WHEREAS, after due consideration, based on the findings and
80 analysis provided by County Staff and the evidence presented to it, the Board
81 has found that approval of Petition PD-22-00003 is consistent with the County's

82 Comprehensive Plan, and that it meets the requirements for the granting of a
83 rezone; and

84 WHEREAS, based on the above findings, the Board has
85 determined it to be in the best interests of the County to rezone the subject
86 property from Planned Development (PD), Residential Single-family 3.5 (RSF-
87 3.5), Residential Multi-family 10 (RMF-10), Office, Medical, and Institutional
88 (OMI) and Commercial General (CG) to Planned Development (PD).

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

91 SECTION 1. The following petition, made by applicant,
92 Kolter Group Acquisitions, LLC, for an amendment to the Charlotte County
93 Zoning Atlas is hereby approved subject to the conditions contained in the
94 attached Exhibit "B":

95 Petition PD-22-00003 requesting rezoning from
96 Planned Development (PD), Residential Single-family
97 3.5 (RSF-3.5), Residential Multi-family 10 (RMF-10),
98 Office, Medical, and Institutional (OMI), and
99 Commercial General (CG) to Planned Development
100 (PD) for property generally located south of Franklin
101 Avenue, north of El Jobean Road (SR 776), east of
102 the Crestview Waterway, and west of Toledo Blade
103 Boulevard, in the Port Charlotte area and within the
104 Murdock Village Community Redevelopment Area
105 (CRA), containing a total of 630.82 acres more or
106 less; Commission District IV, Charlotte County,
107 Florida, and more particularly described in Exhibit "A-
108 1" and Exhibit "A-2".

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

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PASSED AND DULY ADOPTED this 28th day of March, 2023.


BOARD OF COUNTY COMMISSIONERS
OF CHARLOTTE COUNTY, FLORIDA

By: _____
William G. Truex, 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
 LR2022-0414

(PARCEL 1)

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF CHARLOTTE, LYING IN SECTIONS 11 AND 14, TOWNSHIP 40 SOUTH, RANGE 21 EAST, BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 11, TOWNSHIP 40 SOUTH, RANGE 21 EAST; THENCE N.00°29'34"W. ALONG THE EAST LINE OF SAID SECTION 11 FOR 273.88 FEET TO A POINT INTERSECTING THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 776 (EL JOBEAN ROAD); THENCE S.69°10'05"W. ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 776 FOR 408.28 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE S.69°10'05"W. ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 776 FOR 1936.31 FEET; THENCE N.60°49'55"W. FOR 19.28 FEET; THENCE N.10°49'55"W. FOR 76.18 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 450.00 FEET, DELTA ANGLE OF 11°13'21" CHORD BEARING OF N.05°13'15"W. AND A CHORD DISTANCE OF 88.00 FEET; THENCE ALONG THE ARC OF SAID CURVE, FOR 88.14 FEET; THENCE N.00°23'26"E. FOR 356.51 FEET; THENCE N.89°31'55"W. FOR 10.00 FEET; TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 460.00 FEET, DELTA ANGLE OF 58°48'17", CHORD BEARING OF N.29°43'02"E. AND A CHORD DISTANCE OF 451.66 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 472.11; THENCE N.59°07'10"E. FOR 533.04 FEET; TO THE BEGINNING OF CURVE TO THE LEFT HAVING A RADIUS OF 540.00 FEET, DELTA ANGLE OF 39°41'39", CHORD BEARING OF N.39°16'21"E. AND A CHORD DISTANCE OF 366.67 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 374.11 FEET; THENCE S.70°34'29"E. FOR 796.84 FEET; THENCE S.88°49'17"E. FOR 338.25 FEET; THENCE S.15°49'23"W. FOR 537.95 FEET; TO THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 776 AND THE POINT OF BEGINNING.

BEARINGS ARE BASED ON "THE STATE PLANE COORDINATE SYSTEM" FLORIDA ZONE WEST, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT-EPOCH 2010) AND WERE DERIVED FROM THE FLORIDA PERMANENT REFERENCE NETWORK SITE CODE "PNTA", IN U.S. FEET WHEREIN THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 776 BEARS S.69°10'05"W.

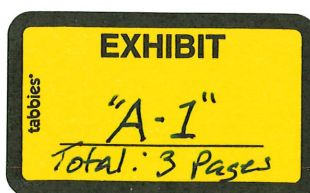
AND

(PARCEL 2)

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF CHARLOTTE, LYING IN SECTIONS 11 AND 14, TOWNSHIP 40 SOUTH, RANGE 21 EAST, BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 11, TOWNSHIP 40 SOUTH, RANGE 21 EAST; THENCE N.00°29'34"W. ALONG THE EAST LINE OF SAID SECTION 11 FOR 273.88 FEET TO A POINT INTERSECTING THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 776 (EL JOBEAN ROAD); THENCE S.69°10'05"W. ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 776 FOR 2476.13 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE S.69°10'05"W. ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 776 FOR 403.69 FEET; THENCE N.00°23'26"E. ALONG THE EASTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3445, PAGES 1013-1016 AND OFFICIAL RECORDS BOOK 4137, PAGES 1224-1227 FOR



722.47 FEET; THENCE S.89°31'55"31'55"E. FOR 358.60 FEET; THENCE S.00°23'26"W. FOR 356.65 FEET; TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 550.00, DELTA ANGLE OF 11°13'21", CHORD BEARING OF S.05°13'15" AND A CHORD DISTANCE OF 107.56 FEET; THENCE ALONG THE ARC OF SAID CURVE, FOR 107.73; THENCE S.10°49'55"E. FOR 93.82 FEET; THENCE S.29°10'05"W. FOR 22.98 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 776 AND THE POINT OF BEGINNING, BEARINGS ARE BASED ON "THE STATE PLANE COORDINATE SYSTEM" FLORIDA ZONE WEST, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT – EPOCH 2010) AND WERE DERIVED FROM THE FLORIDA PERMANENT REFERENCE NETWORK SITE CODE "PNTA", IN U.S. FEET WHEREIN THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 776 BEARS S.69°10'05"W.

(PARCEL 3)

A TRACT OR PARCEL OF LAND LYING IN SECTIONS 10, 11 AND 14, TOWNSHIP 40 SOUTH, RANGE 21 EAST, WHICH TRACT OR PARCEL IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 11, THENCE N.00°20'34"W. ALONG THE EAST SECTION LINE OF SAID SECTION 11 A DISTANCE OF 273.88 FEET TO A POINT INTERSECTING THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD 776 (EL JOBEAN ROAD); THENCE S.69°10'05"W. ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 408.28 FEET TO THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING, THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE S.69°10'05"W. A DISTANCE OF 2471.54 FEET; THENCE N.00°23'26"E. A DISTANCE OF 722.47 FEET; THENCE N.89°31'55"W. A DISTANCE OF 1344.56 FEET; THENCE N.00°03'10"W. A DISTANCE OF 1398.83 FEET; THENCE N.89°25'56"W. A DISTANCE OF 1341.43 FEET; THENCE N.89°51'49"W. A DISTANCE OF 833.89 FEET; THENCE N.28°21'55"E. A DISTANCE OF 3827.13 FEET; THENCE S.61°38'05"E. A DISTANCE OF 425.01 FEET; THENCE N.28°21'55"E. A DISTANCE OF 617.50 FEET TO THE SOUTH RIGHT OF WAY LINE OF FRANKLIN AVENUE (50 FOOT PUBLIC RIGHT OF WAY) AND TO A POINT OF CURVAURE OF A NON-TANGENT CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE FOR A LENGTH OF 740.64 FEET, HAVING A RADIUS OF 3241.113 FEET (DELTA/CENTRAL ANGLE 13°05'34") (CHORD BEARING OF S.82°39'25"E. (CHORD LENGTH OF 739.03 FEET) TO A POINT OF TANGENCY, THENCE S.89°12'12"E ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 1581.87 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF O'DONNELL Boulevard (70 FOOT PUBLIC RIGHT OF WAY); THENCE S.00°20'51"E. ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 894.20 FEET TO A POINT OF INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF MCADAM AVENUE (50 FOOT PUBLIC RIGHT OF WAY); THENCE N.89°16'58"W. ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 1325.20 FEET; THENCE S 00°20'37"E. TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SAID MCADAM AVENUE A DISTANCE OF 49.99 FEET ALSO BEING THE NORTHWEST CORNER OF THE NORTH CHARLOTTE REGIONAL PARK; THENCE ALONG SAID NORTH CHARLOTTE REGIONAL PARK BOUNDARY THE NEXT SIX COURSES: 1) S.00°20'37"E., 2743.15 FEET; 2) S.89°26'25"E., 175.00 FEET; 3) N.00°09'56"E. 24.73 FEET; 4) S.89°27'08"E., 1185.09 FEET; 5) N.00°20'51"W., 2275.62 FEET; 6) S.89°27'00"E., 1285.98 FEET; THENCE S.00°30'25"E. LEAVING SAID BOUNDARY A DISTANCE OF 2002.10 FEET TO A POINT OF CURVATURE, THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT FOR A LENGTH OF 74.84 FEET, HAVING A RADIUS OF 400.00 FEET, (DELTA/CENTRAL ANGLE OF 10°43'12") (CHORD BEARING OF S.04°51'11"W.) (CHORD LENGTH OF 74.73 FEET) TO A POINT OF TANGENCY, THENCE S.10°12'47"W. A DISTANCE OF 775.34 FEET; THENCE S.15°49'23"W. A DISTANCE OF 650.60 FEET TO A POINT ON SAID RIGHT OF WAY LINE OF STATE ROAD 776 AND THE POINT OF BEGINNING.

(PARCEL 4)

LOTS 3, 4, 5, 6, 7, 11, 12, 13, 14, 15, 16, 19, 20, 24, 25, 26, 28, 31,32, 33, 34 AN 35, BLOCK 1272 AND LOTS 6, 7, 8, 12, 13, 14, 17, 18, 25, 26, 27 AND 28, BLOCK 1271, LYING IN SECTION 11, TOWNSHIP 40 SOUTH, RANGE 21 EAST, ALSO LYING IN PORT CHARLOTTE SUBDIVISION, SECTION THIRTY FIVE, AS RECORDED IN PLAT BOOK 5, PAGES 39A THRU 39F, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Description Sketch

(Not A Survey)

DESCRIPTION: A parcel of land lying in Sections 11 and 12, Township 40 South, Range 21 East, Charlotte County, Florida, and being more particularly described as follows:

COMMENCE at the Southwest corner of said Section 12; run thence along the West boundary of said Section 12, N.00°29'33"W., a distance of 273.78 feet to the North right of way line of State Road 776, a 200 foot public right of way, and the **POINT OF BEGINNING**; thence along said North right of way line, S.69°10'05"W., a distance of 283.63 feet to the East right of way line of Flamingo Waterway, a 100 foot wide right of way, vacated by Official Records Book 3321, Page 634; thence along said East right of way line the following 4 (four) courses, 1) N.15°49'23"E., a distance of 581.08 feet; 2) thence N.10°12'47"E., a distance of 780.24 feet to a point of curvature; 3) thence Northerly, 93.55 feet along the arc of a tangent curve to the left having a radius of 500.00 feet and a central angle of 10°43'12" (chord bearing N.04°51'11"E., 93.41 feet) to a point of tangency; 4) thence N.00°30'25"W., a distance of 3472.37 feet to the Southwest corner of lot 60, block 1183 of Port Charlotte Subdivision, as recorded in Official Records Plat Book 5, Page 51-F; thence S.89°11'34"E., a distance of 123.56 feet to the West right of way line of Flamingo Blvd., an 80 foot wide public right of way per said Port Charlotte Subdivision plat; thence along said West right of way line of Flamingo Blvd., S.00°30'51"E., a distance of 96.40 feet to its intersection with the westerly extension of the South right of way line of North Buena Vista Circle, as shown on said Port Charlotte Subdivision plat; thence along said extension and said South right of way line of North Buena Vista Circle, S.89°12'23"E., a distance of 422.21 feet; thence S.00°01'25"E., a distance of 250.03 feet to the North right of way line of Raleigh Ave. as shown on said Port Charlotte Subdivision plat, said right of way being 50 feet wide and vacated by Official Records Book 3321, Page 634; thence along said North right of way line, N 89°12'23" W, a distance of 300.04 feet; thence S 00°30'51" E, a distance of 20.57 feet; thence southerly, 44.82 feet along the arc of a tangent curve to the right having a radius of 200.00 feet and a central angle of 12°50'19" (chord bearing S 05°54'19" W, 44.72 feet); thence southerly, 44.82 feet along the arc of a reverse curve to the left having a radius of 200.00 feet and a central angle of 12°50'19" (chord bearing S 05°54'19" W, 44.72 feet); thence S 00°30'51" E, a distance of 111.12 feet; thence southerly, 224.55 feet along the arc of a tangent curve to the right having a radius of 300.00 feet and a central angle of 42°53'08" (chord bearing S 20°55'43" W, 219.34 feet); thence southerly, 149.67 feet along the arc of a reverse curve to the left having a radius of 200.00 feet and a central angle of 42°52'43" (chord bearing S 20°55'56" W, 146.21 feet); thence S 00°30'25" E, a distance of 534.77 feet; thence southeasterly, 38.84 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 89°00'52" (chord bearing S 45°00'51" E, 35.05 feet); thence S 89°31'17" E, a distance of 187.25 feet; thence easterly, 132.33 feet along the arc of a tangent curve to the left having a radius of 200.00 feet and a central angle of 37°54'31" (chord bearing N 71°31'27" E, 129.93 feet); thence N 52°34'12" E, a distance of 180.37 feet; thence easterly, 277.30 feet along the arc of a tangent curve to the right having a radius of 417.00 feet and a central angle of 38°06'04" (chord bearing N 71°37'14" E, 272.22 feet); thence S 89°19'44" E, a distance of 886.16 feet; thence N 00°08'08" W, a distance of 1126.35 feet; thence S 89°12'23" E, a distance of 629.74 feet; thence southeasterly, 88.92 feet along the arc of a tangent curve to the right having a radius of 75.00 feet and a central angle of 67°55'35" (chord bearing S 55°14'35" E, 83.80 feet); thence N 68°43'12" E, a distance of 194.06 feet; thence N 58°58'33" E, a distance of 116.55 feet; thence S 00°07'15" E, a distance of 3706.60 feet; to the North right of aforesaid State Road 776 thence along said North right of way S 69°10'05" W, a distance of 2919.86 feet to the **POINT OF BEGINNING**. Interior improvements per Port Charlotte Subdivision, Official Records Book 5, Pages 51-A, 51-D, 51-E, and 51-F, contained within the described land appear to have been vacated by Official Records Book 3321, Page 634-650.

Containing 196.14 acres, more or less.


Subject to and less public right of ways contained herein.

SURVEYOR'S NOTES:

- Bearings shown hereon are based on the West boundary of Section 12, Township 40 South, Range 21 East, Charlotte County, Florida, having a Grid bearing of N.00°29'33"W. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida.
- I do hereby certify that this sketch & description was made under my supervision and meets the standards of practice set forth by the Florida Board of Professional Surveyors & Mappers stated in rules 5J-17.051, 5J-17.052, and 5J-17-053, Florida administrative code, pursuant to Section 472.027, Florida statutes.

SEE SHEET NO. 2 FOR SKETCH

SEE SHEET NO. 3 FOR LINE AND CURVE TABLES

PROJECT: West Port			Prepared For: KOLTER GROUP AQUISITIONS LLC		
PHASE: West Port Expansion / Three Description and Sketches of Three Parcels					
DRAWN: LAT	DATE: 07/19/22	CHECKED BY: MHC	<p style="text-align: center;">(Not A Survey)</p> <p style="font-size: 24pt; font-weight: bold;">David W. Maxwell</p> <p>Digitally signed by David W. Maxwell Date: 2022.08.30 11:35:49 -04'00'</p> <p style="font-weight: bold;">David W. Maxwell</p> <p>FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS7311</p>		
REVISIONS					
DATE	DESCRIPTION	DRAWN BY			
213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Licensed Business No.: LB 7768			 <p style="font-size: 24pt; font-weight: bold;">GeoPoint</p> <p style="font-weight: bold;">Surveying, Inc.</p>		

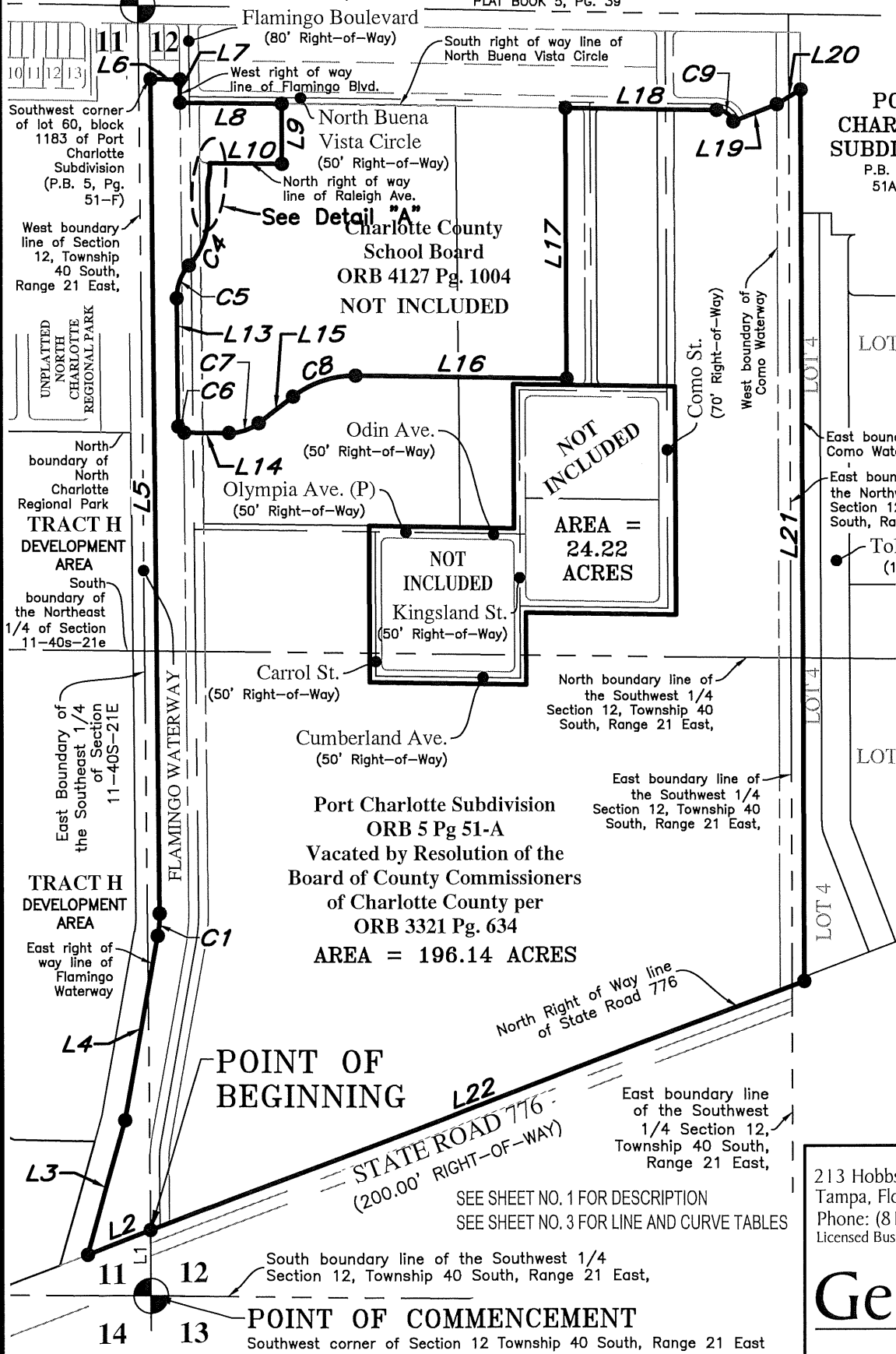


Description Sketch

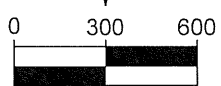
S.R. 45 TAMIAMI PORT CHARLOTTE SUBDIVISION,
TRAIL U.S. 41 SECTION THIRTY FIVE
(200.00' RIGHT-OF-WAY)

(Not A Survey)

PLAT BOOK 5, PG. 39



PORT CHARLOTTE SUBDIVISION
P.B. 5, Pg. 51A-51K



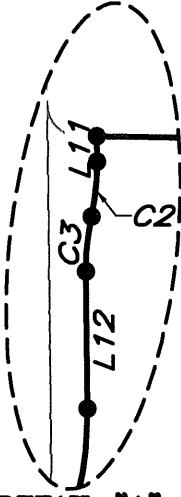
SCALE: 1" = 600'

LOT 2 TOLEDO BLADE-SECTION ONE
P.B. 23, Pg. 18A-18B

East boundary of Como Waterway
East boundary line of the Northwest 1/4 Section 12, Township 40 South, Range 21 East,
Toledo Blade Blvd. (120' Right-of-Way)

TOLEDO BLADE-SECTION ONE
P.B. 23, Pg. 18A-18B

LOT 1



DETAIL "A"
SCALE: 1" = 200'

213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Licensed Business No.: LB 7768



SEE SHEET NO. 1 FOR DESCRIPTION
SEE SHEET NO. 3 FOR LINE AND CURVE TABLES

Description Sketch

(Not A Survey)

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N 00°29'33" W	273.78'
L2	S 69°10'05" W	283.63'
L3	N 15°49'23" E	581.08'
L4	N 10°12'47" E	780.24'
L5	N 00°30'25" W	3472.37'
L6	S 89°11'34" E	123.56'
L7	S 00°30'51" E	96.40'
L8	S 89°12'23" E	422.21'
L9	S 00°01'25" E	250.03'
L10	N 89°12'23" W	300.04'
L11	S 00°30'51" E	20.57'
L12	S 00°30'51" E	111.12'
L13	S 00°30'25" E	534.77'
L14	S 89°31'17" E	187.25'
L15	N 52°34'12" E	180.37'
L16	S 89°19'44" E	886.16'
L17	N 00°08'08" W	1126.35'
L18	S 89°12'23" E	629.74'
L19	N 68°43'12" E	194.06'
L20	N 58°58'33" E	116.55'

LINE DATA TABLE		
NO.	BEARING	LENGTH
L21	S 00°07'15" E	3706.60'
L22	S 69°10'05" W	2919.86'

CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	500.00'	10°43'12"	93.55'	93.41'	N 04°51'11" E
C2	200.00'	12°50'19"	44.82'	44.72'	S 05°54'19" W
C3	200.00'	12°50'19"	44.82'	44.72'	S 05°54'19" W
C4	300.00'	42°53'08"	224.55'	219.34'	S 20°55'43" W
C5	200.00'	42°52'43"	149.67'	146.21'	S 20°55'56" W
C6	25.00'	89°00'52"	38.84'	35.05'	S 45°00'51" E
C7	200.00'	37°54'31"	132.33'	129.93'	N 71°31'27" E
C8	417.00'	38°06'04"	277.30'	272.22'	N 71°37'14" E
C9	75.00'	67°55'35"	88.92'	83.80'	S 55°14'35" E

SEE SHEET NO. 1 FOR DESCRIPTION
SEE SHEET NO. 2 FOR SKETCH

213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Licensed Business No.: LB 7768



GeoPoint
Surveying, Inc.

**PD Conditions for Application PD-22-00003
Revisions to PD Conditions Established in
Ordinance Number 2021-024**

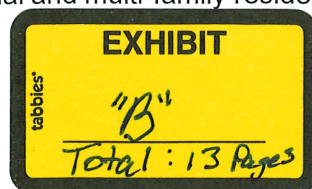
This proposed development shall be in compliance with all applicable requirements as set forth in Charlotte County's Code of Laws and Ordinances. In addition, the following shall apply:

- a) Total development entitlements shall include:

Project Summary

Area	— 434.68 <u>630.82</u> ± acres
Residential Uses	
Single-family	— 2,040 <u>1,898</u> units
Multi-family	705 <u>804</u> units
Total residential	2,745 <u>2,702</u> units
Commercial Uses	
Regional commercial space (retail/service)	146,639.59 <u>620,522</u> square feet
Regional commercial space (hotel <u>medical offices</u>)	400,000 — <u>50,000</u> square feet
Total commercial space	246,639.59 <u>670,522</u> square feet

- b) Land use categories within this PD shall be considered Neighborhood Residential and General Commercial, as established in the Murdock Village Mixed Use Future Land Use Map designation contained in Charlotte 2050 FLU Appendix I. Development tracts “A” through “H”, as depicted on the PD Concept Plan (Attachment 1: West Port General Planned Development Concept Plan) submitted by the applicant, prepared by Morris Engineering and Consulting, LLC, dated ~~January 7, 2019~~ March 6, 2023, shall be designated Neighborhood Residential. Development tracts “J” ~~and “K”~~, “P”, “Q”, and “S” as depicted on the West Port General PD Concept Plan submitted by the applicant, prepared by Morris Engineering and Consulting, LLC, dated ~~January 7, 2019~~ March 6, 2023, shall be designated General Commercial. Tract R shall be designated Neighborhood Residential for single-family, Tract “U” shall be designated General Commercial for medical offices, and Tract “T” shall be designated General Commercial for apartments as depicted on the West Port General PD Concept Plan.
- c) Development entitlements may be increased in one land use category and concurrently reduced in another land use category, as more specifically described in the Murdock Village Equivalency Matrix adopted in Charlotte 2050 FLU Appendix I. All applications for Final Detail Site Approval shall include calculations supporting any proposed exchanges using the Equivalency Matrix, together with a running total of remaining entitlements.
- d) Development on the subject property shall occur as generally illustrated on the PD Concept Plan (Attachment 1: West Port General Planned Development Concept Plan) submitted by the applicant, prepared by Morris Engineering and Consulting, LLC, dated ~~January 7, 2019~~ March 6, 2023, except such modifications as may be required to meet the conditions of the PD zoning district. In addition, the Site Plan Review (Petition No. DRC-17-0006022-00097) conditions/comments of approval according to the letter dated ~~October 2, 2017~~ February 28, 2023, and signed by Shaun Cullinan, Charlotte County Zoning Official, are required to be met.
- e) No development activity shall occur prior to Final Detail Site Plan approval for each phase of the development.
- f) Single-family and multi-family residential uses may be developed within the areas designated Neighborhood Residential. Commercial and multi-family residential uses may



be developed within the areas designated General Commercial. Emergency and essential services uses may be developed within both.

- g) The following uses may be permitted:
- i) Amphitheater.
 - ii) Animal hospital.
 - iii) Art, dance, music, photo studio or gallery.
 - iv) Auditorium, convention center, performing arts center.
 - v) Bank, financial services.
 - vi) Bar, cocktail lounge, nightclub, tavern.
 - vii) Business services.
 - viii) Clubhouse, community center.
 - ix) Cluster housing.
 - x) Community garden.
 - xi) Day care center, child.
 - xii) Drug store, pharmacy.
 - xiii) Dry cleaner.
 - xiv) Emergency services.
 - xv) Essential services (see Section 3-9-71 essential services.).
 - xvi) Fences or walls, which may be permitted prior to the principal uses and structures.
 - xvii) Gas station.
 - xviii) General offices.
 - xix) General retail sales and services (see Section 3-9-61, accessory outdoor retail sales, display, and storage).
 - xx) Hotel, motel, inn.
 - xxi) Laundromat.
 - xxii) Liquor, package store.
 - xxiii) Medical or dental office, clinic.
 - xxiv) Mini-warehouses or storage facilities, but not bulk storage of flammable liquids.
 - xxv) Minor home occupation.
 - xxvi) Model home, with the total number of model homes allowed equal to ten or ten percent of the lots depicted on the preliminary plat, whichever is greater.
 - xxvii) Motor vehicle wash.
 - xxviii) Multi-family residential buildings, including duplex and triplex buildings and townhomes.
 - xxix) Noncommercial vehicle rental.
 - xxx) Outdoor market or exhibition space.
 - xxxi) Paid or public parking lot, garage, structure.
 - xxxii) Private off-site parking.
 - xxxiii) Personal services.
 - xxxiv) Place of worship (see Section 3-9-82, places of worship).
 - xxxv) Post office.
 - xxxvi) Private club.
 - xxxvii) Professional services.
 - xxxviii) Recreation, indoor.
 - xxxix) Recreation, outdoor.
 - xl) Restaurant.
 - xli) Sales center.
 - xlii) Single-family attached homes.
 - xliii) Single-family detached homes, which may have a guest suite that is structurally attached, with or without cooking facilities.

- xliv) Uses and structures which are customarily accessory and clearly incidental to primary uses and structures.
- xliv) Hospital.
- xlvi) Laboratories, class 1, 2, 3.
- h) All roadways within the subject property shall be constructed to Charlotte County standards. All private roadways shall be required to be maintained by the developer, and subsequently, a homeowners' association.
- i) Roadways, sidewalks, and multi-use paths within the subject property shall be developed consistent with the cross-sections as depicted on the PD General Concept Plan submitted by the applicant, prepared by Morris Engineering and Consulting, LLC, dated ~~January 7, 2019~~ March 6, 2023. The sidewalk along El Jobean Road (SR 776) shall match the existing five-foot sidewalk in width and placement.
- j) The development must use potable water and sanitary sewer utilities. The potable water and sanitary sewer lines must be connected to the site before any certificates of occupancy shall be issued. A Developers Agreement for the extension of potable water and sanitary sewer lines must be approved by the Board of County Commissioners prior to the Final Site Plan Review application for the first phase of development.
- k) The following development standards shall be applied:

Use	Single-family detached	Single-family attached	Multi-family	Townhomes	Commercial	Residential Amenities	Multi-family for ten units per building located in Tract J and portion of Tract A illustrated in Attachment 2
Required Parking (spaces)	2/unit	2/unit	As Section 3-9-79	2/unit	As Section 3-9-79	One-half that required by Section 3-9-79	1.5/unit
Minimum lot size (s.f.)	4,000	3,200	7,500	2,000	12,000	None	1,400/unit
Minimum lot width (ft.)	40	35	80	16	100	None	14/unit
Minimum front yard (ft.)	20	20	20	20	15	20	20/unit
Minimum interior side yard (ft.)	5	5 exterior 0 interior	Half building height, not less than 7.5	5 exterior 0 interior	0	Half building height, not less than 7.5	10/20 between residential buildings
Minimum	15	15	15	10	10	15	10/building

side yard abutting road (ft.)							
Minimum interior rear yard (ft.)	10	10	Half building height, not less than 7.5	10	10	Half building height, not less than 7.5	10/building
Minimum rear yard abutting road (ft.)	15	15	15	15	10	15	15/building
Minimum rear yard abutting water (ft.)	15	15	15	15	20	15	15/building
Maximum building height (ft.)	38	38	60	38	60	38	35/building
Maximum lot coverage (%)	65	70	45	75	55	65	65/unit
Accessory structure setbacks	Same as principal structure, except that provided there is at least 15 feet between the rear property line and the natural water line when adjoining water, the rear setback may be reduced to 5						

- l) A unified landscaping theme shall be used within each development pod. All landscaping shall be installed in accordance with Section 3-9-100: Buffers, Landscaping, and Tree Requirements of the County Code. A partnership with the Cooperative Extension Service of the University of Florida to interact with the Florida Yards and Neighborhoods program is encouraged.
- m) A 25-foot perimeter setback for the entire PD site is not required. However, for the proposed expansion area, it is required to provide a natural buffer 60 feet in width as measured from the lot line along the multi-family portion of the frontage abutting SR 776 and 25 feet in width as measured from the lot line along the commercial/retail portion of the frontage abutting SR 776. This buffer may be reduced along the commercial/retail portion of the plan as needed to accommodate for driveway access.
- n) The following other buffer requirements, as established in Section 3-9-100, shall be applied:

Proposed Use	Abutting Use			
	Single-family	Multi-family	Commercial	Right-of-way
Single-family	None	None	None	None
Multi-family	Type A	None	None	Perimeter buffer
Commercial	Type C	Type C	None	Perimeter buffer

- o) The five percent open space/habitat reservation is not required, nor is the payment in lieu of reservation, provided that each residential development pod provides at least 20 percent open space.

- p) All commercial development shall comply with the requirements of Article XXIV: Commercial Design Standards, of the County Code.
- q) The developer shall minimize impervious surfaces within the development wherever practicable.
- r) The developer shall work together with the Florida Department of Transportation (FDOT) and the County Public Works Department in order to address any proposed intersection improvements related to the West Port Development as identified in the West Port Expansion Traffic Impact Study prepared by Florida Transportation Engineering, Inc. and dated November 2022, revised February 2023, and signed March 2, 2023.

Attachment 1
West Port General
Planned Development Concept Plan

PLANNED DEVELOPMENT CONCEPT PLAN for

West Port (AMENDMENT)

A PLANNED DEVELOPMENT COMMUNITY

EL JOBEAN & FLAMINGO BLVD.
SECTION 12, TOWNSHIP 40 SOUTH, RANGE 21 EAST
PORT CHARLOTTE, FLORIDA
PID: 402112251001

A DEVELOPMENT BY
KOLTER ACQUISITIONS GROUP

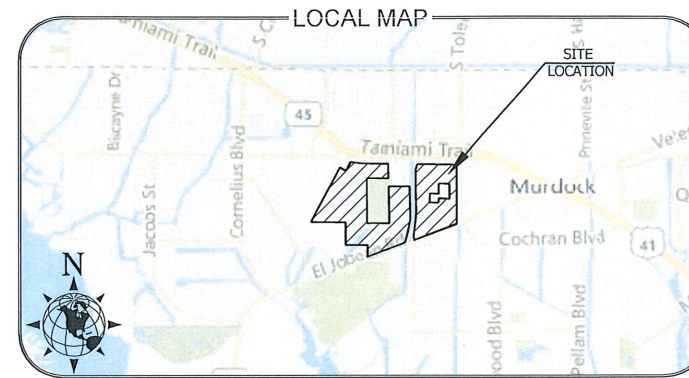
14025 Riveredge Dr., #175
Tampa, Florida 33637

UTILITY SERVICE PROVIDERS

WATER: CHARLOTTE COUNTY UTILITIES	25550 HARBORVIEW RD, SUITE 1 PORT CHARLOTTE, FL 33980 PHONE: (941) 764-4300
SEWER: CHARLOTTE COUNTY UTILITIES	25550 HARBORVIEW RD, SUITE 1 PORT CHARLOTTE, FL 33980 PHONE: (941) 764-4300
ELECTRIC: FLORIDA POWER AND LIGHT	2245 MURPHY CT. NORTH PORT, FL 34289 PHONE: (800) 375-8490
PHONE: CENTURY LINK	4195 KINGS HIGHWAY PORT CHARLOTTE, FL 33980 PHONE: (941) 637-5141
CABLE: COMCAST	2226 EDGEWATER DRIVE PORT CHARLOTTE, FL 33980 PHONE: (941) 625-6000
FIRE PROTECTION ADMIN: CHARLOTTE COUNTY FIRE/EMS	26571 AIRPORT RD. PUNTA GORDA, FL 33982 PHONE: (941) 833-5600
SOLID WASTE DISPOSAL: WASTE MANAGEMENT	25515 OLD LANDFILL ROAD PORT CHARLOTTE, FL 33980 PHONE: (941) 629-1106



REGIONAL MAP
CHARLOTTE COUNTY, FLORIDA



LOCAL MAP
SECTION 12, TOWNSHIP 40 SOUTH, RANGE 21 EAST
CHARLOTTE COUNTY, FLORIDA

INDEX OF SHEETS

SHEET	TITLE
1	COVER (PD)
2	AERIAL SITE PLAN
3	PLANNED DEVELOPMENT CONCEPT PLAN
4	PROPOSED INTERSECTION UPDATES
5	PLANNED DEVELOPMENT CONCEPT PLAN DETAILS

PROJECT CONTACTS

ENGINEER:
MATTHEW J. MORRIS P.E.
MORRIS ENGINEERING & CONSULTING, LLC
6997 PROFESSIONAL PARKWAY EAST, SUITE B
SARASOTA, FLORIDA 34240
941-444-6644
www.morrisengineering.net

SURVEYOR:
GEOPoint SURVEYING, INC.
1403 EAST 5th AVENUE
TAMPA, FLORIDA 33605
813-248-8888
davidr@geopointsurvey.com

APPLICANT:
KOLTER ACQUISITIONS GROUP, LLC
701 SOUTH OLIVE AVENUE, SUITE 104
WEST PALM BEACH, FLORIDA 33401
561-515-4450

SITE INFORMATION

PROPERTY AREA:	196.14 THIS SITE 434.68 EXISTING 630.82 TOTAL ACRES
CURRENT ZONING:	PD
PROPOSED USE:	COMMERCIAL, RESIDENTIAL



PREPARED BY
MORRIS ENGINEERING AND CONSULTING, LLC
Civil Engineering and Land Development Consulting
6997 Professional Parkway East, Suite B, Sarasota, Florida 34240 C.A.28780 941-444-6644 www.morrisengineering.net

REVISIONS

NO.	DATE	DESCRIPTION	BY
-	-	-	-

MATTHEW J. MORRIS
FL LICENSE NO. 68434



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NO.	DATE	REVISION DESCRIPTION	BY



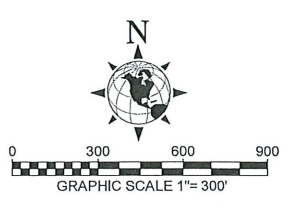
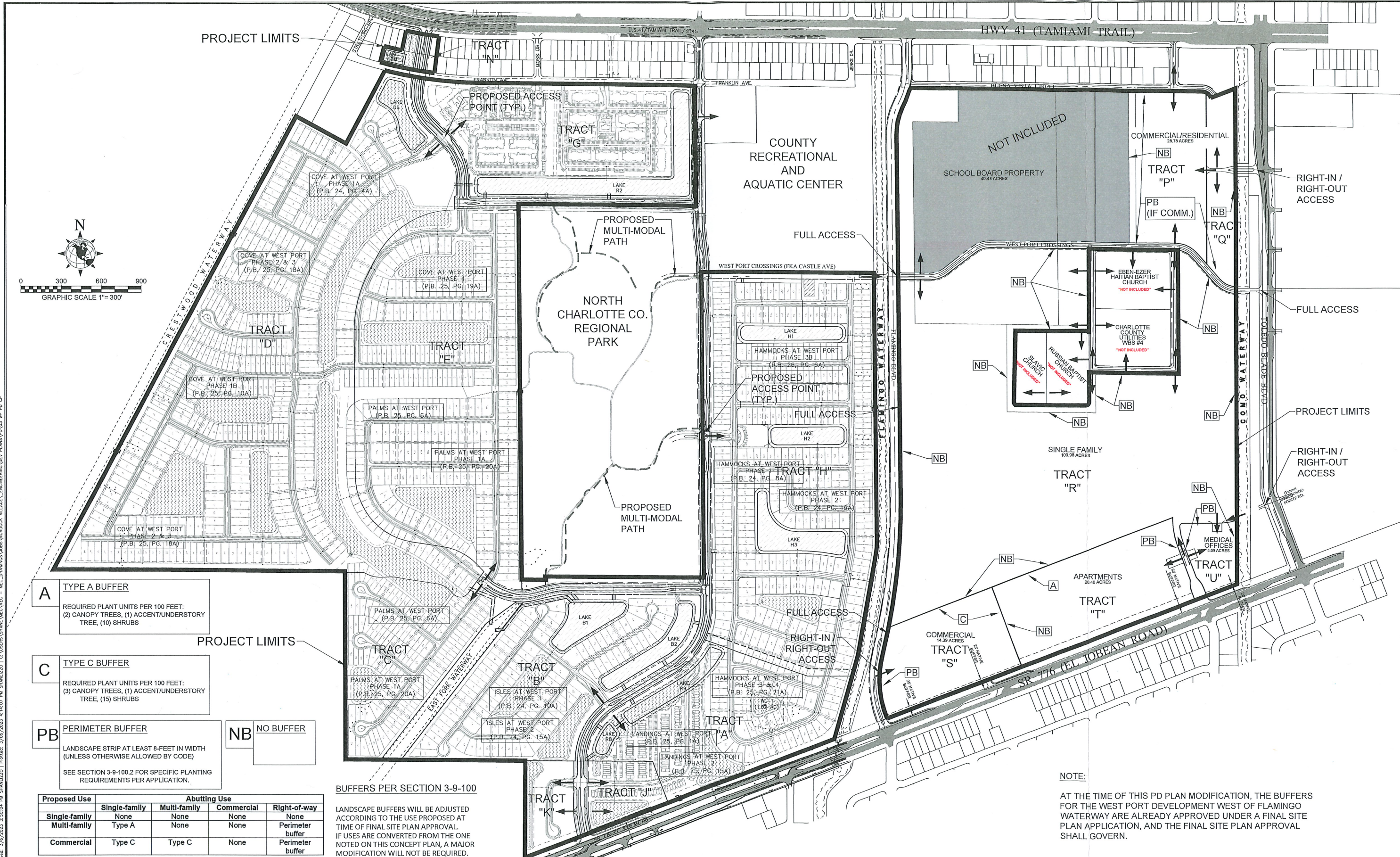
MORRIS ENGINEERING AND CONSULTING, LLC
 Civil Engineering and Land Development Consulting
 6997 Professional Parkway East, Suite B, Lakewood Ranch, Florida 34240 C.A.28789 941-444-6644 www.morrisengineering.net

DATE	2022/04/26
PROJECT	WESTPORT-PD
DRAWING	03 WP PD CP
DRAWN	CHECKED
	MJM

AERIAL SITE PLAN
West Port
 CHARLOTTE COUNTY, FLORIDA

SCALE	
1" = 500'	
SEC-TWP-RNG	
10,11,14-40S-21E	
SHEET	OF
2	5

MATTHEW J. MORRIS
 FL LICENSE NO. 66434



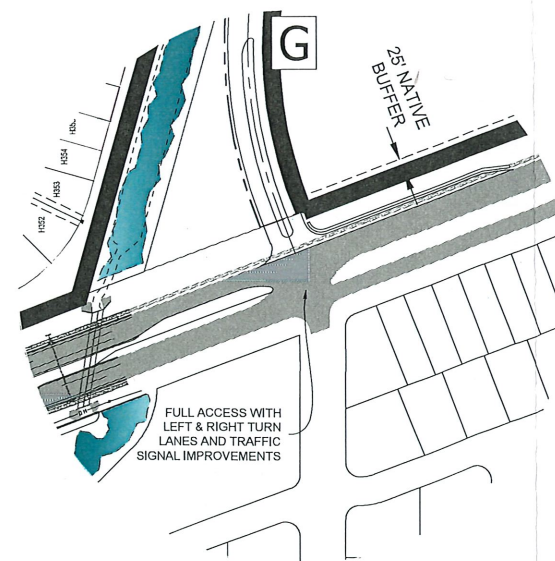
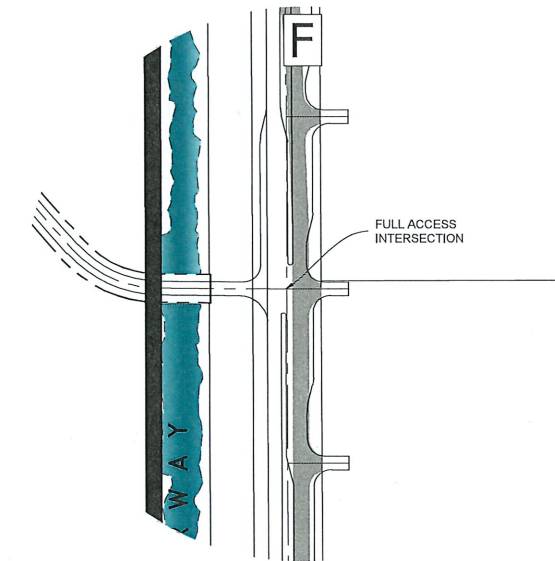
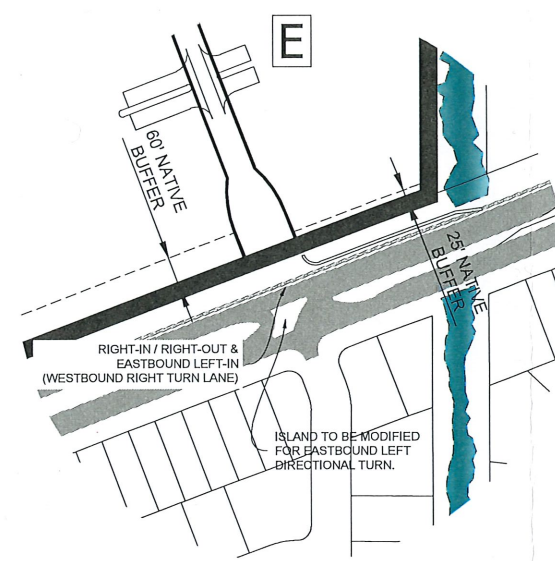
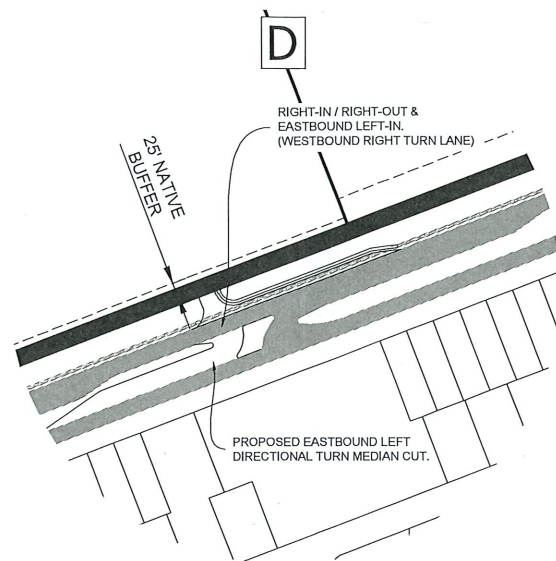
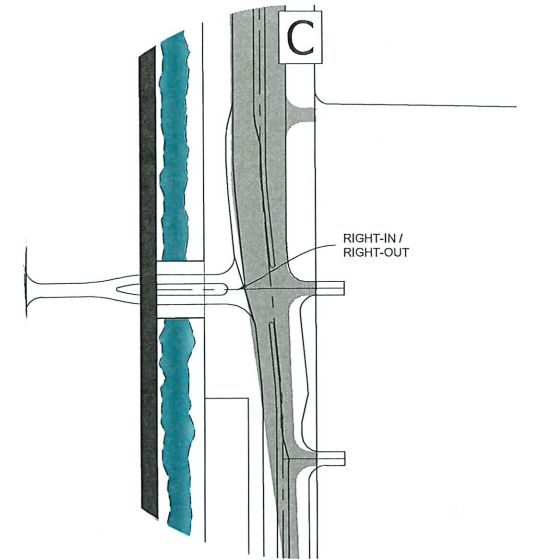
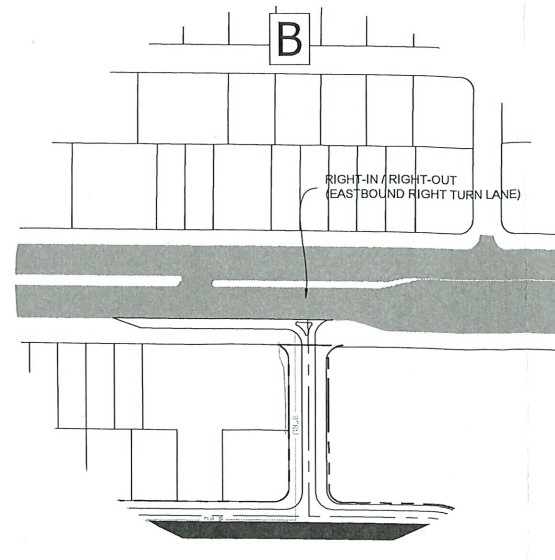
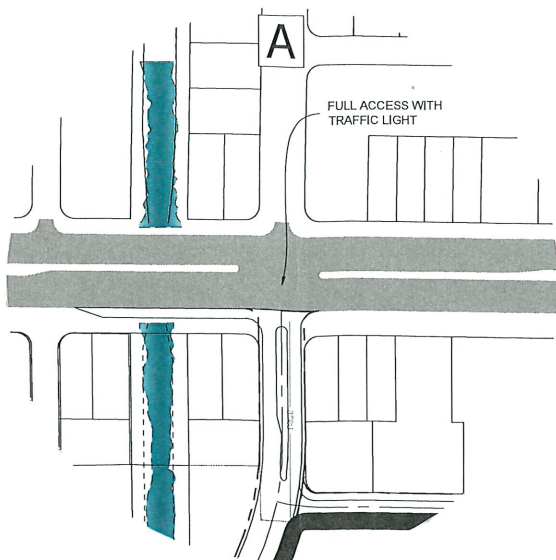
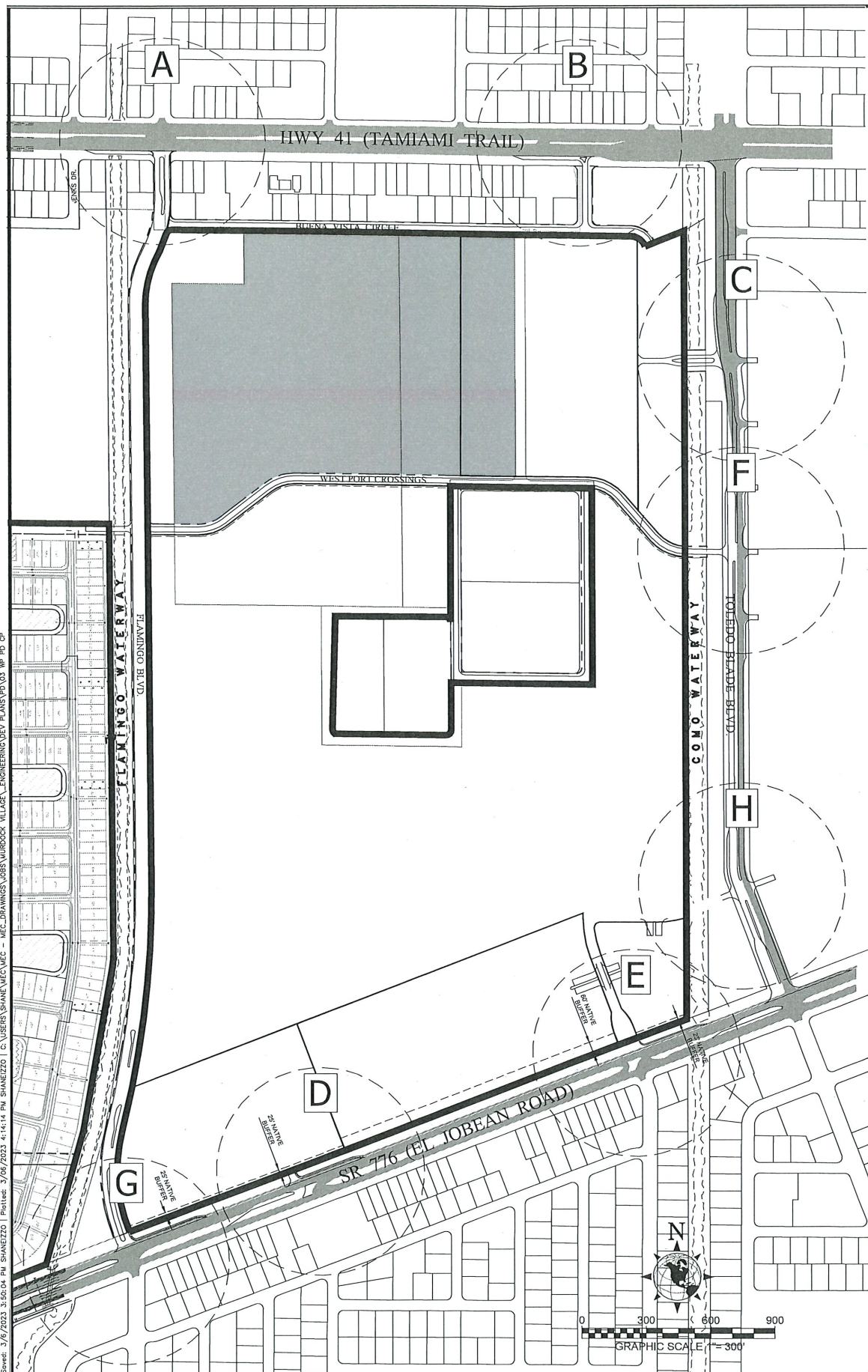
- A TYPE A BUFFER**
REQUIRED PLANT UNITS PER 100 FEET:
(2) CANOPY TREES, (1) ACCENT/UNDERSTORY TREE, (10) SHRUBS
- C TYPE C BUFFER**
REQUIRED PLANT UNITS PER 100 FEET:
(3) CANOPY TREES, (1) ACCENT/UNDERSTORY TREE, (15) SHRUBS
- PB PERIMETER BUFFER**
LANDSCAPE STRIP AT LEAST 8-FEET IN WIDTH (UNLESS OTHERWISE ALLOWED BY CODE)
SEE SECTION 3-9-100.2 FOR SPECIFIC PLANTING REQUIREMENTS PER APPLICATION.
- NB NO BUFFER**

Proposed Use	Abutting Use			
	Single-family	Multi-family	Commercial	Right-of-way
Single-family	None	None	None	None
Multi-family	Type A	None	None	Perimeter buffer
Commercial	Type C	Type C	None	Perimeter buffer

BUFFERS PER SECTION 3-9-100
LANDSCAPE BUFFERS WILL BE ADJUSTED ACCORDING TO THE USE PROPOSED AT TIME OF FINAL SITE PLAN APPROVAL. IF USES ARE CONVERTED FROM THE ONE NOTED ON THIS CONCEPT PLAN, A MAJOR MODIFICATION WILL NOT BE REQUIRED.

NOTE:
AT THE TIME OF THIS PD PLAN MODIFICATION, THE BUFFERS FOR THE WEST PORT DEVELOPMENT WEST OF FLAMINGO WATERWAY ARE ALREADY APPROVED UNDER A FINAL SITE PLAN APPLICATION, AND THE FINAL SITE PLAN APPROVAL SHALL GOVERN.

Date: 3/6/2023 3:50:04 PM SHARTEZTO | Plan: 03 - 3/6/2023 4:14:14 PM SHARTEZTO | C:\USERS\SHANE\MEC\MEC - MEC_DRAWINGS\JOB\SR776\SR776_P03_WP_PD_CP



NO.	DATE	REVISION DESCRIPTION	BY


MORRIS ENGINEERING AND CONSULTING, LLC
 Civil Engineering and Land Development Consulting
 6997 Professional Parkway East, Suite B, Lake Ood Ranch, Florida 34240 C.A. 28780 941-444-6644 www.morrisengineering.com

DATE	2022/04/26
PROJECT	WESTPORT-PD
DRAWING	03 WP PD CP
DRAWN	
CHECKED	MJM

PLANNED DEVELOPMENT CONCEPT PLAN
West Port
 CHARLOTTE COUNTY, FLORIDA

SCALE	1" = 50'
SEC-TWP-RNG	10,11,14-40S-21E
SHEET	4
OF	5

MATTHEW J. MORRIS
 FL LICENSE NO. 68434

SITE DATA TABLE:

PROPERTY AREA: 630.82 ACRES
 CURRENT ZONING & LAND USE: PLANNED DEVELOPMENT (PD)

LAND USE BREAKDOWN:

PROPERTY AREA: 630.82 ACRES
 OFFSITE ROADWAY AREA EXPANSION: 9.35 ACRES
 STORMWATER MANAGEMENT AREA (SWMA): 45.52 ACRES
 PUBLIC R.O.W. AREA: 32.33 ACRES

FLOOD ZONE:

PARCEL LESS IN FLOOD ZONES: X, BAE AND 9AE
 FEMA FLOOD MAP(S): 12015C0043G DATED 12/15/2022

DENSITY:

ZONING: PD 2,702 DWELLING UNITS (COMBINATION OF SINGLE FAMILY AND MULTI FAMILY UNITS)
 DENSITY: NUMBER DWELLING UNITS / PROPERTY AREA
 2,702 UNITS / 630.82 ACRES
 4.28 UNITS PER ACRE

PARKING REQUIREMENTS:

SINGLE FAMILY RESIDENTIAL & SINGLE FAMILY ATTACHED VILLAS
 REQUIRED: 2.0 SPACES PER DWELLING UNIT

MULTI FAMILY AREAS:
 PARKING FOR THE PROJECT MULTI FAMILY AREAS WILL BE DETERMINED AND PROVIDED ON SITE AT THE TIME OF FINAL DETAIL SITE PLAN APPROVAL PER CHARLOTTE COUNTY LAND DEVELOPMENT REGULATIONS SEC. 3-9-79 AND/OR CURRENT APPROVALS.

AMENITY AREAS:
 PARKING FOR THE PROJECT AMENITY AREA WILL BE ONE HALF THAT REQUIRED BY SECTION 3-9-79 PER CHARLOTTE COUNTY LAND DEVELOPMENT REGULATIONS.

OPEN SPACE:

EACH DEVELOPMENT TRACT SHALL PROVIDE 20% OPEN SPACE WITHIN THE TRACT AT THE TIME OF THE TRACTS FINAL SITE PLAN APPROVAL OPEN SPACE MAY CONSIST OF STORMWATER MANAGEMENT AREAS, AMENITY AREA, COMMON OPEN AREAS, BUFFERS AND OTHER LANDSCAPING FEATURES.

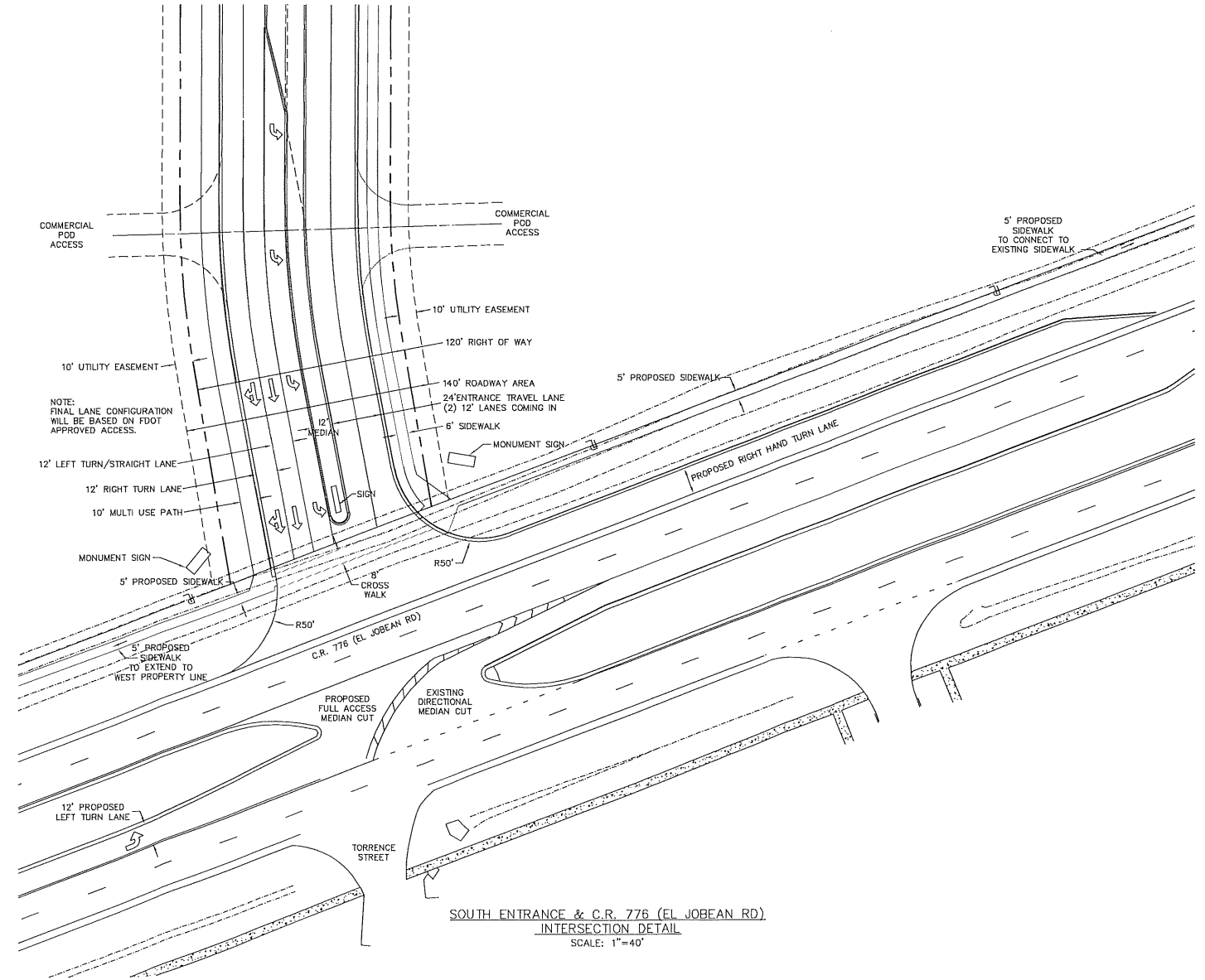
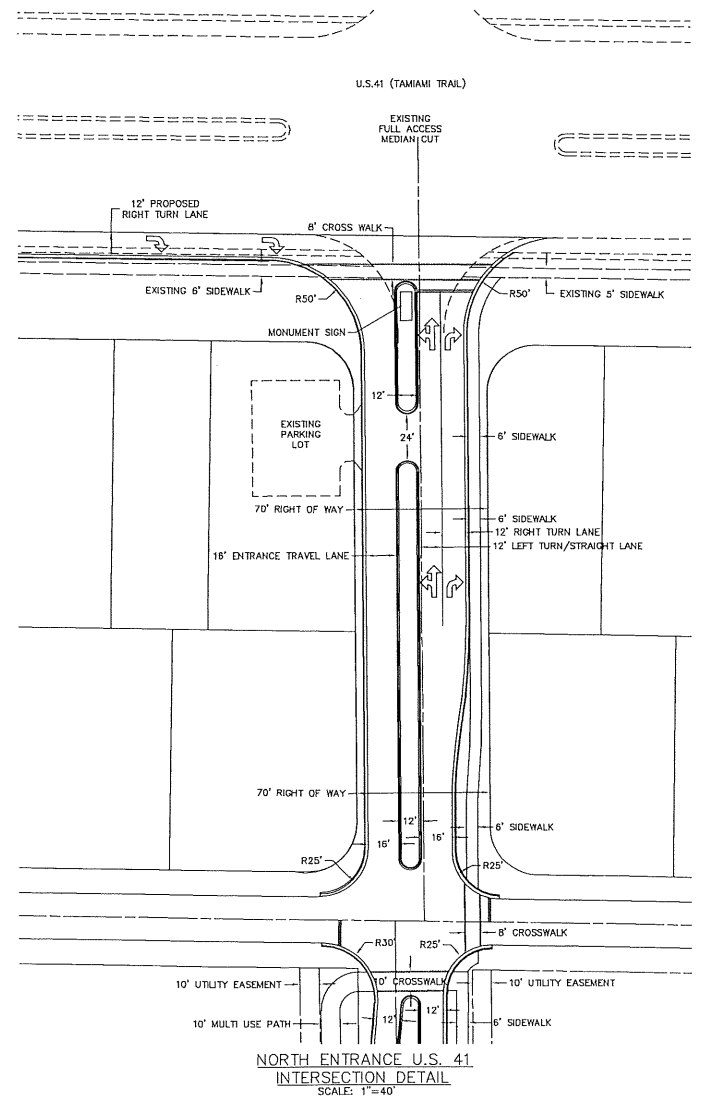
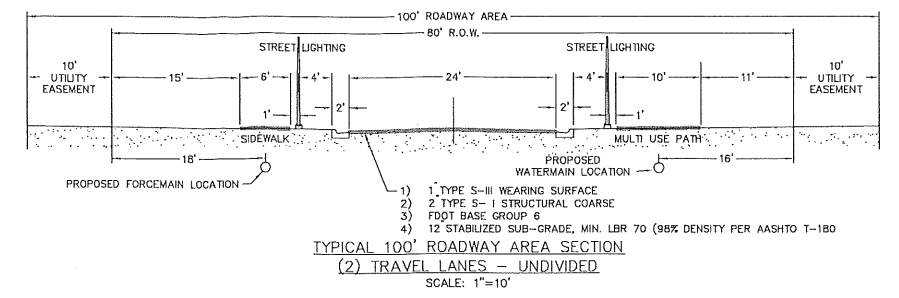
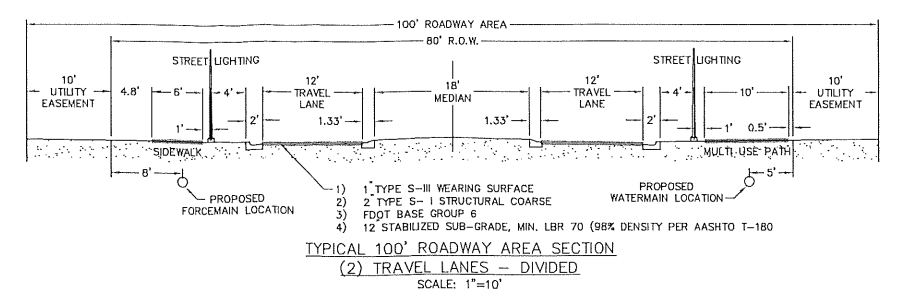
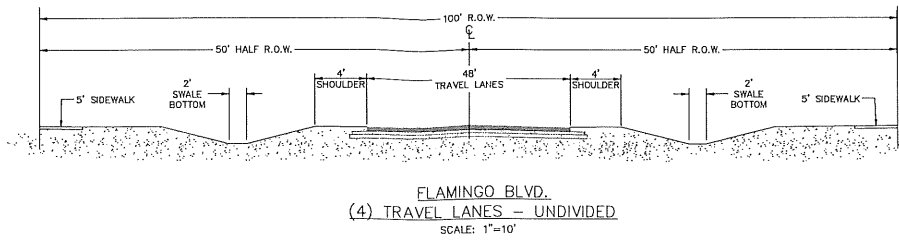
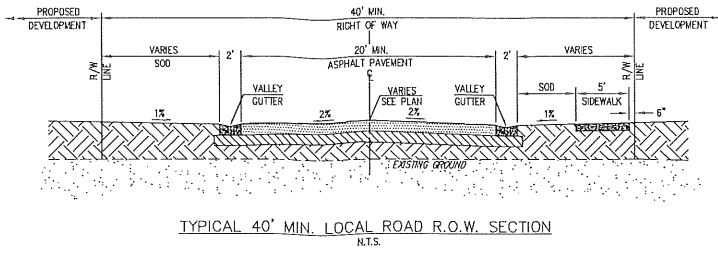
NO OPEN SPACE REQUIREMENT IS PROPOSED TO BE PROVIDED FOR PUBLIC RIGHTS OF WAY.

PD CONCEPT PLAN NOTES:

- ALL TRACT LINES SHOWN ARE PRELIMINARY AND MAY BE CHANGED DUE TO MARKET CONDITIONS, DESIGN CONSTRAINTS OR PERMITTING REQUIREMENT AT FINAL DETAIL SITE PLAN APPROVAL.
- WHERE A LANDSCAPE BUFFER IS REQUIRED, DEVELOPER SHALL WORK WITH COUNTY STAFF TO DETERMINE IF EXISTING TREES & VEGETATION MEET BUFFER REQUIREMENTS AND DETERMINE WHAT ADDITIONAL TREES WILL BE REQUIRED TO MEET COUNTY LANDSCAPE BUFFER MINIMUM REQUIREMENTS.
- PROPOSED PROJECT SHALL BE SERVICED BY CENTRAL WATER & SEWER.
- ROADWAYS DEPICTED ON PD CONCEPT PLAN ARE PROPOSED TO BE PUBLIC, INTERIOR TRACT AND ROADWAYS WILL BE DESIGNATED PUBLIC OR PRIVATE AT THE TIME OF PROPOSED DEVELOPMENT OF EACH TRACT.
- TRACTS PROPOSED FOR RESIDENTIAL USES ARE SINGLE FAMILY DETACHED, SINGLE FAMILY ATTACHED, TOWNHOMES, MULTI-FAMILY AND COMMERCIAL WILL BE DEVELOPED IN ACCORDANCE WITH PROPOSED PD DEVELOPMENT STANDARDS.
- TRACTS PROPOSED FOR COMMERCIAL USE AND WILL BE DEVELOPED IN ACCORDANCE WITH REQUIREMENTS WITHIN THE COMMERCIAL GENERAL (CG) ZONING DISTRICT (SECTION 3-9-42) IN THE CHARLOTTE COUNTY LAND DEVELOPMENT REGULATIONS.
- SINCE PROPERTY WAS PREVIOUSLY DEVELOPED AS A RESIDENTIAL COMMERCIAL SUBDIVISION AND PROPOSED PROJECT IS CONSIDERED REDEVELOPMENT, NO OPEN HABITAT SPACE AREA OR OPEN HABITAT SPACE IS PROPOSED FOR THIS PROJECT TRACTS AND ROADWAYS AREAS.)
- PD SETBACK FOR THIS PROJECT IS PROPOSED TO BE EXCLUDED.
- SIDEWALK ALONG EL JOBEAN ROAD (S.R. 776) FRONTAGE IS PROPOSED TO BE 5 FEET WIDE, TO MATCH EXISTING SIDEWALK.
- STORMWATER MANAGEMENT AREAS DEPICTED ON PD CONCEPT PLAN ARE PROPOSED TO BE SHARED BY ROADWAY AREA AND TRACT DEVELOPMENTS.
- LANDSCAPING WILL FOLLOW THE STANDARDS IN PD CONDITIONS (L, M) AND (N).

DEVELOPMENT STANDARDS:

Use	Single-family detached	Single-family attached	Multi-family	Townhomes	Commercial	Residential Amenities	Multi-family for ten units per building located in Tract J and portion of Tract A illustrated in Attachment 2
Required Parking (spaces)	2/unit	2/unit	As Section 3-9-70	2/unit	As Section 3-9-79	One-half that required by Section 3-9-79	1.5/unit
Minimum lot size (s.f.)	4,000	3,200	7,500	2,000	12,000	None	1,400/unit
Minimum lot width (ft.)	40	35	80	16	100	None	14/unit
Minimum front yard (ft.)	20	20	20	20	15	20	20/unit
Minimum interior side yard (ft.)	5	5 exterior 0 interior	Half building height, not less than 7.5	5 exterior 0 interior	0	Half building height, not less than 7.5	10/20 between residential buildings
Minimum side yard abutting road (ft.)	15	15	15	10	10	15	10/building
Minimum interior rear yard (ft.)	10	10	Half building height, not less than 7.5	10	10	Half building height, not less than 7.5	10/building
Minimum rear yard abutting road (ft.)	15	15	15	15	10	15	15/building
Minimum rear yard abutting water (ft.)	15	15	15	15	20	15	15/building
Maximum building height (ft.)	38	38	60	38	60	38	35/building
Maximum lot coverage (%)	65	70	45	75	55	85	65/unit
Accessory structure setbacks	Same as principal structure, except that provided there is at least 15 feet between the rear property line and the natural water line when adjoining water, the rear setback may be reduced to 5						



Date: 2/27/2023 9:12:51 AM BRETT ROCCOEN | Project: 2/05/2023 4:14:19 PM SHANEZZO | 04 WP PD DETCP

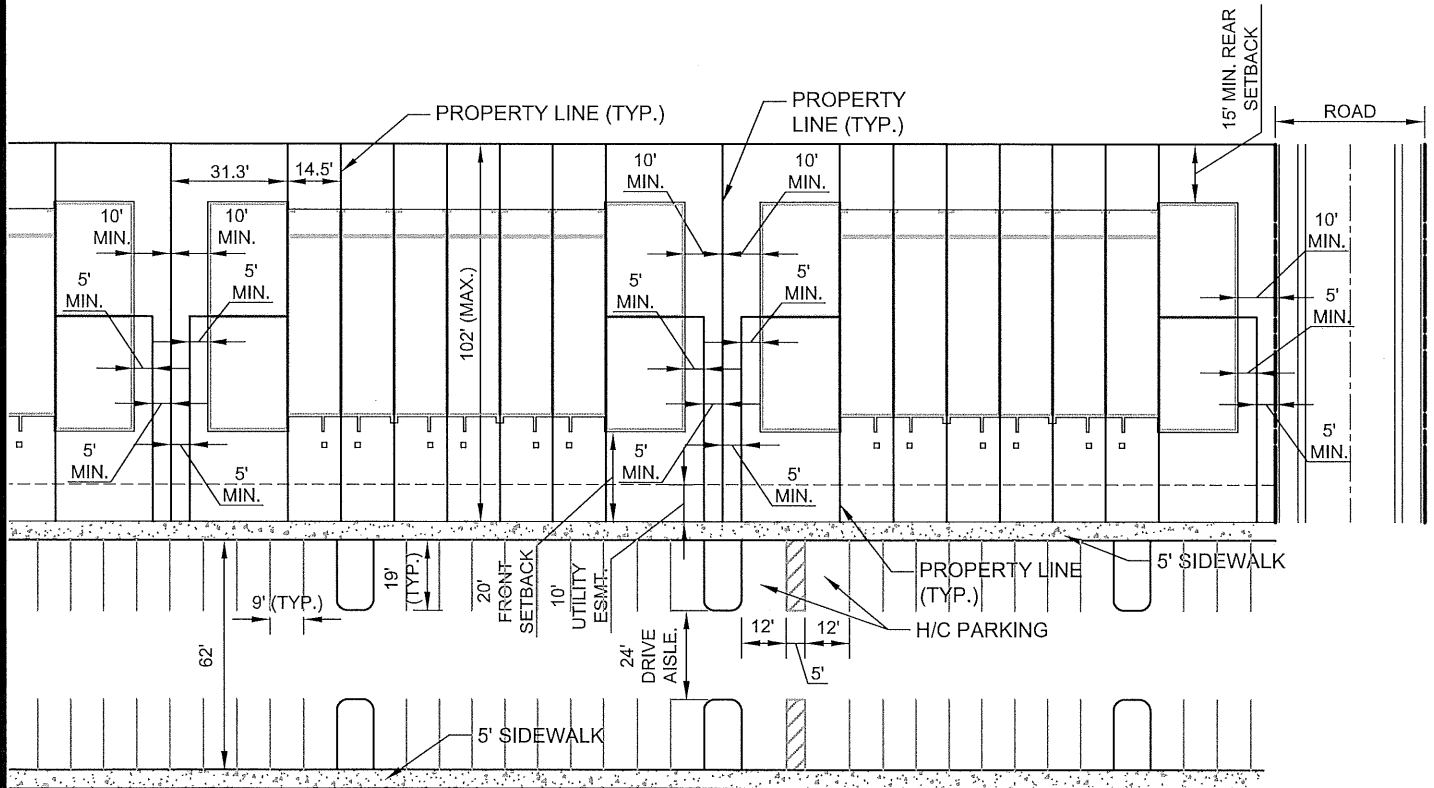
MORRIS ENGINEERING AND CONSULTING, LLC
 Civil Engineering and Land Development Consulting
 6997 Professional Parkway East, Suite B, Lakeview Ranch, Florida 34240 C.A.28780 941-414-6644 www.morrisengineering.net

DATE: 2022/04/26
 PROJECT: WESTPORT-PD
 DRAWING: 03 WP PD CP
 DRAWN: CHECKED: MJM

PLANNED DEVELOPMENT CONCEPT PLAN DETAILS
West Port
 CHARLOTTE COUNTY, FLORIDA

SCALE AS SHOWN
 SEC-TYP-RNG 10,11,14-40S-21E
 SHEET 5 OF 5
 MATTHEW J. MORRIS
 FL LICENSE NO. 68434

Attachment 2
Development Standards
for Multi-family for Ten Units Per Building



VISTA BUILDING

	MORRIS ENGINEERING AND CONSULTING, LLC	DATE 11-30-20	Vista Building WEST PORT PARCEL J Charlotte County, Florida	SCALE 1"=50'	
	Civil Engineering and Land Development Consulting	PROJECT WP-J		SEC.-TSP.-RNG. -36S-18E	
	<small>6997 Professional Parkway East, Suite B, Lakewood Ranch, Florida 34240 C.A.28780 941-444-6644 www.morrisengineering.net</small>	DRAWING BSP		SHEET 1	OF 1
	DRAWN JM	CHECKED MJM			