



Date: January 14, 2026

TRANSMITTAL

Attention: Jie Shao, Principal Planner
To: Charlotte County Planning & Zoning Department
From: Tom Sacharski
Project Name: Bella Via PD Major Amendment

- Messenger
- U.S. Mail
- Overnight
- Fax
- Hard Copy by Mail
- Hand Delivered

Project Number: 25006668

To Whom It May Concern:

Please find the Major PD Amendment Application for Bella Via and all required documents for the submittal. Attached is a check in the amount of \$2,590.00 for the application fee as well as a flash drive with digital versions of all the documents being submitted.

If you have any questions or require any additional information, please do not hesitate to contact me directly at (941) 706.6132 or tsacharski@rviplanning.com.

Sincerely,

Tom Sacharski, AICP
Project Director
RVI Planning + Landscape Architecture



Bella Via PD Major Amendment

January 13, 2026

PREPARED FOR:

Taylor Morrison of Florida, Inc.

SUBMITTED TO:

Charlotte County Community Development Department
18400 Murdock Circle
Port Charlotte, FL 33948



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Application Forms



**CHARLOTTE COUNTY
 COMMUNITY DEVELOPMENT DEPARTMENT**

**APPLICATION for
 PLANNED DEVELOPMENT REZONING**

Date Received:	Time Received:
Date of Log-in:	Petition #: Accela #:
Receipt #:	Amount Paid:

1. PARTIES TO THE APPLICATION

Name of Applicant: Taylor Morrison of Florida, Inc.

Mailing Address: 28100 Bonita Grande Drive. Suite 102

City: Bonita Springs State: FL Zip Code: 34135

Phone Number: 239-237-0517 Fax Number:

Email Address: felgonzalez@taylormorrison.com

Name of Agent: Tom Sacharski, AICP - RVI Planning + Landscape Architecture

Mailing Address: 8725 Pendery Place. Suite 101

City: Bradenton State: FL Zip Code: 34201

Phone Number: 941.706.6132 Fax Number:

Email Address: tsacharski@rviplanning.com

Name of Engineer/Surveyor: Todd Rebol, P.E., Atwell Engineering

Mailing Address: 4161 S. Tamiami Trail, Ste. 501

City: Port Charlotte State: FL Zip Code: 33952

Phone Number: 941-625-1165 Fax Number:

Email Address: trebol@atwell.com

Name of Property Owner (if more than one property owner, attach a separate sheet with a list of all owners):
 Taylor Morrison of Florida, Inc.

Mailing Address: 28100 Bonita Grande Drive. Suite 102

City: Bonita Springs State: FL Zip Code: 34135

Phone Number: 239-237-0517 Fax Number:

Email Address: felgonzalez@taylormorrison.com

2. PROPERTY INFORMATION

If more than one account number exists, attach a separate sheet listing all information required by this section

Property Account #: 402225227025 and 402225227001		
Section: 25	Township: 40	Range: 22
Parcel/Lot #:	Block #:	Subdivision:
Total acreage or square feet of the property: 43.6		

3. SURVEY:

- For unplatted property, provide one original boundary survey that is **signed and sealed** by a registered land surveyor and an accurate legal description (including acreage) of the property.
- For platted land, provide one original surveyor's sketch that is **signed and sealed** by a registered land surveyor and an accurate legal description (including acreage) of the property.

4. PROOF OF LAND OWNERSHIP: Provide the most current *Title Insurance Policy* or an *Ownership and Encumbrance Report* on the subject property.

5. NOTARIZED AUTHORIZATION:

- If the applicant is not the owner of the property, a written, notarized authorization from each owner must be provided with this application – use Form A, attached. Property owner authorization is required. If the property owner withdraws permission at any point during the review and approval process, the application is considered null and void.
- If an agent is submitting the application for the applicant – authorization from the applicant is required – use Form B, attached.

6. RESTRICTIONS: Provide a copy of any covenants, easements or restrictions that have been recorded for the subject site.

7. EXISTING LAND USE DESIGNATIONS

Future Land Use Map (FLUM) designation(s)	Acreage
Low Density Residential	43.6
Zoning District(s)	Acreage
Planned Development	43.6

8. APPLICANT'S PROPOSED CHANGE(S):

If the proposed change involves an increase in density, which of the Receiving Zone criteria does the property meet, or would this be an exemption consistent with a Revitalization Plan?
 The density will increase from 208 units - 4.88 du/ac to 212 units - 4.86 du/ac.

9. REASON FOR PROPOSED CHANGE(S):

The 4 units were transferred out in a previous amendment. This application is adding those 4 units back into the PUD and amending Ph. 2 to allow platted SF-attached DUs.

10. CURRENT LAND USE OF SUBJECT PROPERTY (example: house, vacant land, barn, etc.):
Residential (ph 1 and portion of ph 2). Vacant (remainder of ph 2).

11. SURROUNDING LAND USES:

North: ROW (Westchester Blvd.) and Single-Family Residential

South: Single-Family Residential, Undeveloped, and Industrial Park

East: Undeveloped, House of Worship (Tri City Baptist Church), and Single-Family Residential

West: Medical Office/Rehabilitation Center (Solaris Healthcare)

12. ENVIRONMENTAL ASSESSMENT:

- Provide an *Environmental Assessment Report*, conducted within one year or less from the date of submittal, that includes:
 - Maps and surveys of the subject site illustrating the existing land cover according to Level 3 of the FLUCCS
 - Locations of listed flora and fauna species, if present.
 - If any wetlands are identified on site, provide a survey showing delineations of any wetlands, acreages, and the wetland Category (ENV Policy 3.1.3) under which they fall.
 - If the property is adjacent to any Federal, State, or County wildlife management areas, parks, preserves or reserves, supply a science-based analysis of possible impacts to the environmental resources of these lands and the manner in which these impacts can be eliminated. Where elimination is not possible, the analysis shall detail how these impacts can be reduced and mitigated.

13. INFRASTRUCTURE:

A. Roadway

- i. List the roads or streets upon which vehicles may travel to gain access to the site (generally within ¼ mile radius):

Janice Ave, Westchester Blvd, County Meadows Blvd, and Kings Highway.

- ii. *Traffic Impact Analysis*: This study must be authored by a registered professional engineer in the State of Florida. Provide a study showing the impacts development of the subject site would have on the surrounding roadway network. Where traffic impacts reduce LOS below 'D' provide a proportionate fair share assessment for impacted roadways.

- *Hurricane Evacuation Study*: For any property that is even partially located in a Coastal High Hazard Area, or which generates trips wherein the majority of those trips would utilize a roadway that runs through a Coastal High Hazard Area, a *Hurricane Evacuation Study* must

accompany any *Traffic Impact Analysis*.

B. Potable Water and Sanitary Sewer

- i. Submit a letter from any water or sewer utilities that will be serving the subject site stating availability of utility service to the property.
- ii. Attach an *Estimated Potable Water and Sanitary Sewer Usage Report*: provide a report showing the gallons per day that may be generated by development of the subject site at the maximum buildout

14. HISTORICAL OR ARCHEOLOGICAL SITES: When the property under review is within the area determined to contain potential historic and archeological resources by the Archaeological Predictive Model (depicted on SPAM Series Map #3), the applicant must submit an *Archeological/Historical Memo* indicating that a review of the National Register of Historic Places, the Florida Master Site File and the Local Historic Register (when available) has been performed and the results of that review. If the subject site contains any object listed in these resources, the applicant must provide an *Archeological/Historical Survey* performed by a professional archeologist licensed in the State of Florida.

15. REZONING NARRATIVE

Charlotte County Code Section 3-9-11(e) lists the following standards for approval. A narrative stating the applicant's justification for the rezoning based upon the following standards of approval is required:

- A. Whether the proposed change would be contrary to the Comprehensive Plan.
- B. The existing land use pattern in adjacent areas.
- C. The capacity of public facilities and services, including but not limited to schools, roads, recreational facilities, wastewater treatment, water supply, and stormwater drainage facilities.
- D. Whether the proposed change will adversely influence living conditions or property values in adjacent areas.
- E. Whether the proposed change will affect public safety.

16. CONCEPT PLAN and DEVELOPMENT INFORMATION: Submit the following information regarding the proposed project.

(All maps must contain title of the project, landowner of record, names of the representatives of the landowner of record, scale, date, and north arrow)

- A. Include a *General Location Map*.
- B. Include *Existing Features Map(s)* showing all streets, curb cuts, buildings, watercourses, easements, other important physical features, zoning designations and future land use map designations in the property and on adjacent lands.
- C. Include a *Concept Design Map* showing locations of structures, acreage, density, and intensity for each proposed land use; show points of access and traffic flow and road improvements; show buffers, landscaped areas, and open space.
- D. Supply tabulations of total gross acreage in the proposed development, the percentage of total acreage to be devoted to each proposed use, height, and intensity of use identified through Floor Area Ratio calculations and/or projected number of housing units proposed by dwelling type.
- E. Supply a phasing plan or general schedule of the development.
- F. Supply standards for height, open space, building density, and parking area.
- G. Include a narrative in which you cite specifically how this project meets the intent and goals of the Planned Development Zoning District, including any "community enhancements".

- H. Show the general façade and overall architectural design scheme; explain building orientation, if applicable.
- I. Describe any Green Building or Low Impact Development (LID) design techniques that will be used.
- J. Supply a copy of any draft deed restrictions, protective covenants, and other statements or devices which will be used to control the use, development and maintenance of the land and improvements thereon, including those areas which are to be commonly owned and maintained.
- K. Supply any additional information identified at the preapplication conference, at concept approval, or requested by the Zoning Official or Building and Growth Management Director prior to submittal of the rezoning application.

18. ADJACENT PROPERTY OWNERS INFORMATION:

Provide an *electronic text file (.txt)* that includes the names and addresses of all property owners within 200 feet of the subject property (excluding street right-of-ways), and a map indicating which properties are included in the address list. The Adjacent Property Owner List must be based upon the latest available property records of the Property Appraiser's Office. The list shall include property owner's name, mailing address, and parcel(s) or lot(s) description or account number so each parcel can be referenced on the Adjacent Property Owner Map. Refer to the Geographic Information System Internet site for mapping and owner information at <http://www.ccgis.com/>. (Use a buffer of 250 feet or larger in order to account for right-of-ways, canals, etc.) Every property owner within 200 feet of every parcel of land involved will be notified of the schedule of public hearings



Authorization Forms A & B

FORM B. APPLICANT AUTHORIZATION TO AGENT

I, the undersigned, being first duly sworn, depose and say that I am the applicant for the REZONING of the property described and which is the subject matter of the proposed hearing.

I give authorization for Rvi Planning and Landscape Architecture to be my agent for this application.

STATE OF Florida, COUNTY OF Charlotte

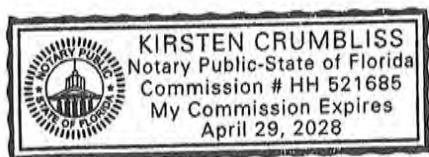
The foregoing instrument was acknowledged before me this 17 day of October, 2025 by Felipe Gonzalez who is personally known to me or has/have produced _____ as identification and who did/did not take an oath.

Kirsten Crumbliss | [Signature]
Notary Public Signature | Signature of Applicant

Kirsten Crumbliss | Felipe Gonzalez
Notary Printed Signature | Printed Signature of Applicant

_____ | 28100 Bonita Grande Dr., Ste 102
Title | Address

_____ | Bonita Springs, FL 34135
Commission Code | City, State, Zip



Telephone Number



Affidavits A & B

AFFIDAVIT A

I, the undersigned, being first duly sworn, depose and say that I am the owner or agent of the property described and which is the subject matter of the proposed hearing; that all answers to the questions in this application, and all sketches, data and other supplementary matter attached to and made a part of the application are honest and true to the best of my knowledge and belief. I understand this application must be complete and accurate before the hearing can be advertised, and that if I am not the owner of the property I have attached a notarized authorization from the owner(s) to submit this application. I acknowledge that all items listed in the application must be submitted concurrent at the time the County accepts the application. I swear that the attached list of adjacent property owners is complete, including all property owners within 200 feet of the subject properties (excluding right-of-ways), that it is correct, providing addresses as listed in the County Tax Roll.

STATE OF Florida, COUNTY OF Charlotte

The foregoing instrument was acknowledged before me this 17 day of October, 2025, by Felipe Gonzalez who is personally known to me or has/have produced _____ as identification and who did/did not take an oath.

Kirsten Crumbliss | [Signature]
Notary Public Signature | Signature of Applicant or Agent

Kirsten Crumbliss | Felipe Gonzalez
Notary Printed Signature | Printed Signature of Applicant or Agent

_____ | 28100 Bonita Grande Dr, ste 102
Title | Address

_____ | Bonita Springs, FL 34135
Commission Code | City, State, Zip



_____ |
Telephone Number

AFFIDAVIT B

The applicant/owner hereby acknowledges and agrees that any staff discussion about conditions of approval are preliminary only, and are not final, nor are they the specific conditions or demands required to gain approval of the application, unless the conditions or demands are actually included in writing in the final development order or the final denial determination or order.

STATE OF Florida, COUNTY OF Charlotte

The foregoing instrument was acknowledged before me this 17 day of October, 2025, by Felipe Gonzalez who is personally known to me or has/have produced _____ as identification and who did/did not take an oath.

Kirsten Crumbliss | [Signature]
Notary Public Signature | Signature of Applicant or Agent

Kirsten Crumbliss | Felipe Gonzalez
Notary Printed Signature | Printed Signature of Applicant or Agent

_____ | 28100 Bonita Grande Dr, Ste 102
Title | Address

 | Bonita Springs, FL 34135
City, State, Zip

Telephone Number



Warranty Deed

THIS INSTRUMENT WAS PREPARED BY
AND SHOULD BE RETURNED TO:

Daniel F. McIntosh, Esquire
Lowndes, Drosdick, Doster,
Kantor & Reed, P.A.
215 N. Eola Drive
Orlando, FL 32801
Telephone: (407) 843-4600

Parcel ID No.: 402225227001

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is dated as of this 17th day of December, 2025, by **BELLA VIA HOLDINGS, LIMITED PARTNERSHIP**, a Florida limited partnership, whose address is 1105 Kensington Park Drive, Suite 200, Altamonte Springs, Florida 32714 (the "**Grantor**"), to **TAYLOR MORRISON OF FLORIDA, INC.**, a Florida corporation, whose address is 3030 Rocky Pointe Drive, Suite 710, Tampa, Florida 33607 (the "**Grantee**") (wherever used herein, the terms Grantor and Grantee include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations).

WITNESSETH:

THAT Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain real property located in Charlotte County, Florida, and is described on **Exhibit A** attached hereto and incorporated herein by this reference (the "**Property**").

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the Property, the same in fee simple forever.

AND Grantor does hereby covenant with and warranty to Grantee that Grantor is lawfully seized of the Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Property; and that the Grantor fully warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

PROVIDED, HOWEVER, that this conveyance is subject to: (A) ad valorem real property taxes and assessments for the year 2026 and all subsequent years, not yet due and payable; and (B) all easements, restrictions, rights, reservations and encumbrances described on **Exhibit B** attached hereto and incorporated herein by this reference (collectively, the "**Permitted Exceptions**") but not any other title matters (*provided, however*, that the reference thereto shall not operate to reimpose same).

IN WITNESS WHEREOF, the Grantor has caused the deed to be executed and delivered the day and year first above written.

Signed, sealed and delivered in the presence of the following witnesses:

[Signature]
Printed Name: LACHEL MARR
Address: 301 Bellwood Dr
Longwood FL 32779

[Signature]
Printed Name: LISA PETERSON
Address: 117 Wilden St
Winter Garden FL 34787

“GRANTOR”

BELLA VIA HOLDINGS, LIMITED PARTNERSHIP, a Florida limited partnership

By: Bella Via Manager, LLC,
a Florida limited liability company,
its sole general partner

By: [Signature]
Terry Cummins, Authorized Signatory

STATE OF FLORIDA
COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization 14 day of December, 2025, by TERRY CUMMINS, as Authorized Signatory of Bella Via Manager, LLC, a Florida limited liability company, as general partner of BELLA VIA HOLDINGS, LIMITED PARTNERSHIP, a Florida limited partnership, on behalf of the partnership, who is personally known to me or has produced ~~personal~~ identification.

[NOTARY SEAL]

[Signature]
Notary Public Signature
Tara Constantine
Typed/Printed Notary Name
Commission No. HH 40945
My Commission Expires: 9/6/2027

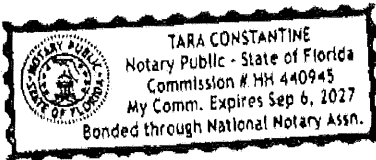


EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

PHASE 3:

A PARCEL OF LAND LYING IN SECTION 25, TOWNSHIP 40 SOUTH, RANGE 22 EAST, CHARLOTTE COUNTY, FLORIDA; SAID LANDS RECORDED AS BELLA VIA AT PORT CHARLOTTE, IN CONDOMINIUM BOOK 19, PAGE 6A-1 THROUGH 6Z-16 OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF WHIDDEN ACRES, AS RECORDED IN PLAT BOOK 15, PAGE 14, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, THENCE ALONG THE SOUTH LINE OF SAID WHIDDEN ACRES THENCE N.81°56'28"E., FOR 1,001.09 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH LINE N.81°56'28"E. FOR 1029.06 FEET; THENCE DEPARTING SAID SOUTH LINE S.00°04'51"E., FOR 389.96 FEET; THENCE N.89°56'56"W., FOR 213.26 FEET; THENCE N.67°56'42"W., FOR 13.00 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY 6.81 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 4.33 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.67°03'18"W. FOR 6.13 FEET; THENCE N.78°14'49"W., FOR 23.72 FEET TO A POINT ON A CURVE; THENCE NORTHWESTERLY 6.81 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 4.33 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.22°56'42"W. FOR 6.13 FEET; THENCE N.67°56'42"W., FOR 13.00 FEET; THENCE N.05°28'49"W., FOR 10.82 FEET; THENCE N.22°03'18"E., FOR 10.07 FEET; THENCE N.74°34'50"W., FOR 99.07 FEET; THENCE S.80°46'53"W., FOR 18.84 FEET TO A POINT ON A CURVE; THENCE NORTHWESTERLY 59.61 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET THROUGH A CENTRAL ANGLE OF 113°50'37" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.49°40'15"W. FOR 50.28 FEET TO A POINT OF REVERSE CURVATURE; THENCE WESTERLY 405.85 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,265.38 FEET THROUGH A CENTRAL ANGLE OF 18°22'36" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.82°35'45"W. FOR 404.11 FEET TO A POINT OF REVERSE CURVATURE; THENCE WESTERLY 92.58 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 912.88 FEET THROUGH A CENTRAL ANGLE OF 05°48'39" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.86°37'39"W. FOR 92.54 FEET; THENCE S.80°16'34"W., FOR 79.61 FEET; THENCE S.73°01'17"W., FOR 25.00 FEET; THENCE N.04°25'11"E., FOR 123.32 FEET; THENCE N.08°03'45"W., FOR 108.08 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN.

LESS AND EXCEPT

A PARCEL OF LAND LYING IN SECTION 25, TOWNSHIP 40 SOUTH, RANGE 22 EAST, CHARLOTTE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE SOUTHWEST CORNER OF WHIDDEN ACRES, AS RECORDED IN PLAT BOOK 15, PAGE 14, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, THENCE ALONG THE SOUTH LINE OF SAID WHIDDEN ACRES THENCE N.81°56'28"E., FOR 1,001.09 FEET TO A POINT; THENCE S.08°03'45"E., FOR 108.08 FEET TO A POINT; THENCE S.01°44'51"E., FOR 5.25 FEET TO A POINT OF BEGINNING; THENCE EASTERLY 10.17 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 120.06 FEET THROUGH A CENTRAL ANGLE OF 04°51'10" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.80°02'42"E. FOR 10.17 FEET; THENCE N.82°28'21"E., FOR 113.18 FEET; THENCE S.07°31'30"E., FOR 91.80 FEET; THENCE S.82°28'30"W., FOR 123.33 FEET; THENCE N.07°31'30"W., FOR 91.36 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN.

PHASE 4:

A PARCEL OF LAND LYING IN SECTION 25, TOWNSHIP 40 SOUTH, RANGE 22 EAST, CHARLOTTE COUNTY, FLORIDA; SAID LANDS RECORDED AS BELLA VIA AT PORT CHARLOTTE, IN CONDOMINIUM BOOK 19, PAGE 6A-1 THROUGH 6Z-16 OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF WHIDDEN ACRES, AS RECORDED IN PLAT BOOK 15, PAGE 14, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, SAID LOT ALSO BEING THE NORTHERLY LINE OF SAID BELLA VIA AT PORT CHARLOTTE, THENCE ALONG THE NORTHERLY LINE OF SAID BELLA VIA THENCE N.81°56'28"E., FOR 2,030.15 FEET TO THE NORTHEAST CORNER OF SAID BELLA VIA;

THENCE S.00°04'51"E., FOR 389.96 FEET TO THE POINT OF BEGINNING;

THENCE S.00°04'51"E., FOR 642.71 FEET;

THENCE S.81°56'59"W., FOR 435.77 FEET;

THENCE N.03°13'08"W., FOR 79.95 FEET;

THENCE S.81°56'59"W., FOR 364.90 FEET;

THENCE S.03°13'08"E., FOR 144.60 FEET;

THENCE S.86°46'52"W., FOR 211.40 FEET;

THENCE N.03°42'08"W., FOR 316.76 FEET;

THENCE N.73°05'42"E., FOR 96.56 FEET;

THENCE N.12°01'12"E., FOR 15.46 FEET;

THENCE N.31°22'20"E., FOR 97.09 FEET;

THENCE S.56°42'49"E., FOR 81.10 FEET TO A POINT OF CURVATURE;

THENCE EASTERLY 168.46 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 128.00 FEET THROUGH A CENTRAL ANGLE OF 75°24'18" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.85°35'02"E. FOR 156.56 FEET TO A POINT OF COMPOUND CURVATURE;

THENCE NORTHEASTERLY 355.22 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 885.46 FEET THROUGH A CENTRAL ANGLE OF 22°59'08" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.36°23'19"E. FOR 352.85 FEET;

THENCE N.18°10'37"E., FOR 154.62 FEET TO A POINT ON A CURVE;

THENCE NORTHERLY 53.44 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 3,981.48 FEET THROUGH A CENTRAL ANGLE OF 00°46'09" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.13°11'52"E. FOR 53.44 FEET;

THENCE N.80°46'53"E., FOR 18.84 FEET;

THENCE S.74°34'50"E., FOR 99.07 FEET;

THENCE S.22°03'18"W., FOR 10.07 FEET;

THENCE S.05°28'49"E., FOR 10.82 FEET;

THENCE S.67°56'42"E., FOR 13.00 FEET TO A POINT OF CURVATURE;

THENCE SOUTHEASTERLY 6.81 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 4.33 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.22°56'42"E. FOR 6.13 FEET;

THENCE S.78°14'49"E., FOR 23.72 FEET TO A POINT ON A CURVE;

THENCE NORTHEASTERLY 6.81 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 4.33 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.67°03'18"E. FOR 6.13 FEET;

THENCE S.67°56'42"E., FOR 13.00 FEET;

THENCE S.89°56'56"E., FOR 213.26 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Dedication of Water Main and Grant of Easement recorded in Official Records Book 779, Page 1602, of the Public Records of Charlotte County, Florida.
2. Declaration of Covenants, Restrictions and Easements recorded in Official Records Book 822, Page 677 and amended in Official Records Book 971, Page 574; Assignment of Developers Rights recorded in Official Records Book 1547, Page 2039, all of the Public Records of Charlotte County, Florida.
3. Utility Easement in favor of General Development Utilities, Inc. recorded in Official Records Book 1118, Page 583, of the public Records of Charlotte County, Florida. (As to Phase 4 only).
4. Agreement to Grant Roadway Easement by and between Balo Properties, Inc., a Florida corporation, and Westchester Land Company, Inc., a Florida corporation (grantors) and First Florida Bank, N.A., as Trustee of the J.E. Whidden, Sr. Trust recorded in Official Records Book 1269, Page 711, of the Public Records of Charlotte County, Florida.
5. Charlotte County Utility Agreement by and between Carlo J. Loriccio, Trustee, and Charlotte County Board of Commissioners as the owner and operator of the Charlotte County Water and Sewer Utility Systems recorded in Official Records Book 1308, Page 598, of the Public Records of Charlotte County, Florida.
6. Resolution Number 93-65 recorded in Official Records Book 1318, Page 1515, of the Public Records of Charlotte County, Florida.
7. Density Agreement by and between Balo Properties, Inc., a Florida corporation, Westchester Land Company, Inc., a Florida corporation, and Carl Loriccio Trustee recorded in Official Records Book 1525, Page 1343, of the Public Records of Charlotte County, Florida.
8. Resolution Number 2006-169 adopted by the Board of County Commissioners of Charlotte County, Florida, granting partial final detail plan approval to construct Bella Via Condominium recorded in Official Records Book 3043, Page 139, of the Public Records of Charlotte County, Florida.
9. Agreement by and between Bella Via at Port Charlotte LLC, a Florida limited liability company, and the Charlotte County Board of County Commissioners as the owner and operator of Charlotte County Utilities recorded in Official Records Book 3053, Page 1505, of the Public Records of Charlotte County, Florida.
10. Easement granted to Florida Power & Light Company recorded in Official Records Book 3124, Page 1971, of the Public Records of Charlotte County, Florida.

11. Sewer and/or Water Easement granted by Bella Via at Port Charlotte, LLC, in favor of Charlotte County Utilities, a department of Charlotte County, a political subdivision of the State of Florida recorded in Official Records Book 3157, Page 236, of the Public Records of Charlotte County, Florida.
12. Sewer and/or Water Easement granted by Bella Via at Port Charlotte, LLC, in favor of Charlotte County Utilities, a department of Charlotte County, a political subdivision of the State of Florida recorded in Official Records Book 3158, Page 1055, of the Public Records of Charlotte County, Florida.
13. Easement granted to Florida Power & Light Company recorded in Official Records Book 3191, Page 269, of the Public Records of Charlotte County, Florida.
14. Easement granted to Florida Power & Light Company recorded in Official Records Book 3198, Page 314, of the Public Records of Charlotte County, Florida. (As to Phase 4 only).
15. Terms and Conditions of that certain Charlotte County Utilities Service Agreement recorded in Official Records Book 4973, Page 2046, of the Public Charlotte County, Florida.
16. Terms and Conditions of that certain Management, Easement and Cost Sharing Agreement recorded in Official Records Book 4973, Page 2147, of the Public Charlotte County, Florida.
17. Resolution Number 2022-059 recorded May 25, 2022 in Official Records Book 4989, Page 1690, of the Public Records of Charlotte County, Florida.
18. Ordinance Number 2023-003 recorded January 25, 2023 in Official Records Instrument No. 3208995, of the Public Records of Charlotte County, Florida.



Title Certification

OWNER'S POLICY OF TITLE INSURANCE

Issued by

FIDELITY NATIONAL TITLE INSURANCE COMPANY

Any notice of claim and any other notice or statement in writing required to be given to the Company under this Policy must be given to the Company at the address shown in Section 18 of the Conditions.

COVERED RISKS

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B, AND THE CONDITIONS, FIDELITY NATIONAL TITLE INSURANCE COMPANY, a Florida corporation, (the "Company") insures as of Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

1. Title being vested other than as stated in Schedule A.
2. Any defect in or lien or encumbrance on the Title. This Covered Risk includes but is not limited to insurance against loss from
 - (a) A defect in the Title caused by
 - (i) forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
 - (ii) failure of any person or Entity to have authorized a transfer or conveyance;
 - (iii) a document affecting Title not properly created, executed, witnessed, sealed, acknowledged, notarized, or delivered;
 - (iv) failure to perform those acts necessary to create a document by electronic means authorized by law;
 - (v) a document executed under a falsified, expired, or otherwise invalid power of attorney;
 - (vi) a document not properly filed, recorded, or indexed in the Public Records including failure to perform those acts by electronic means authorized by law; or
 - (vii) a defective judicial or administrative proceeding.
 - (b) The lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
 - (c) Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
3. Unmarketable Title.
4. No right of access to and from the Land.
5. The violation or enforcement of any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (a) the occupancy, use, or enjoyment of the Land;
 - (b) the character, dimensions, or location of any improvement erected on the Land;
 - (c) the subdivision of land; or
 - (d) environmental protectionif a notice, describing any part of the Land, is recorded in the Public Records setting forth the violation or intention to enforce, but only to the extent of the violation or enforcement referred to in that notice.
6. An enforcement action based on the exercise of a governmental police power not covered by Covered Risk 5 if a notice of the enforcement action, describing any part of the Land, is recorded in the Public Records, but only to the extent of the enforcement referred to in that notice.
7. The exercise of the rights of eminent domain if a notice of the exercise, describing any part of the Land, is recorded in the Public Records.
8. Any taking by a governmental body that has occurred and is binding on the rights of a purchaser for value without Knowledge.
9. Title being vested other than as stated Schedule A or being defective
 - (a) as a result of the avoidance in whole or in part, or from a court order providing an alternative remedy, of a transfer of all or any part of the title to or any interest in the Land occurring prior to the transaction vesting Title as shown in Schedule A because that prior transfer constituted a fraudulent or preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws; or



(b) because the instrument of transfer vesting Title as shown in Schedule A constitutes a preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws by reason of the failure of its recording in the Public Records

(i) to be timely, or


(ii) to impart notice of its existence to a purchaser for value or to a judgment or lien creditor.

10. Any defect in or lien or encumbrance on the Title or other matter included in Covered Risks 1 through 9 that has been created or attached or has been filed or recorded in the Public Records subsequent to Date of Policy and prior to the recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The Company will also pay the costs, attorneys' fees, and expenses incurred in defense of any matter insured against by this Policy, but only to the extent provided in the Conditions.


IN WITNESS WHEREOF, FIDELITY NATIONAL TITLE INSURANCE COMPANY has caused this policy to be signed and sealed by its duly authorized officers.

Countersigned:

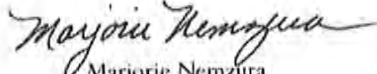

By: _____
Authorized Officer or Agent
Daniel F. McIntosh
Lowndes, Drosdick, Doster, Kantor & Reed, PA
215 North Eola Dr.
P.O. Box 2809
Orlando, FL 32802
Tel: 407-843-4600
Fax: 407-423-4495



By:


Michael J. Nolan
President

Attest:


Marjorie Nemzura
Secretary

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters:
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy; or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
 - (a) a fraudulent conveyance or fraudulent transfer; or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.



2730609

ALTA Owners Policy 06/17/06 w-FL Mod_306

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CONDITIONS

1. DEFINITION OF TERMS

The following terms when used in this policy mean:

(a) "Amount of Insurance": The amount stated in Schedule A, as may be increased or decreased by endorsement to this policy, increased by Section 8(b), or decreased by Sections 10 and 11 of these Conditions.

(b) "Date of Policy": The date designated as "Date of Policy" in Schedule A.

(c) "Entity": A corporation, partnership, trust, limited liability company, or other similar legal entity.

(d) "Insured": The Insured named in Schedule A.

(i) The term "Insured" also includes

(A) successors to the Title of the Insured by operation of law as distinguished from purchase, including heirs, devisees, survivors, personal representatives, or next of kin;

(B) successors to an Insured by dissolution, merger, consolidation, distribution, or reorganization;

(C) successors to an Insured by its conversion to another kind of Entity;

(D) a grantee of an Insured under a deed delivered without payment of actual valuable consideration conveying the Title

(1) if the stock, shares, memberships, or other equity interests of the grantee are wholly-owned by the named Insured,

(2) if the grantee wholly owns the named Insured,

(3) if the grantee is wholly-owned by an affiliated Entity of the named Insured, provided the affiliated Entity and the named Insured are both wholly-owned by the same person or Entity, or

(4) if the grantee is a trustee or beneficiary of a trust created by a written instrument established by the Insured named in Schedule A for estate planning purposes.

(ii) With regard to (A), (B), (C), and (D) reserving, however, all rights and defenses as to any successor that the Company would have had against any predecessor Insured.

(e) "Insured Claimant": An Insured claiming loss or damage.

(f) "Knowledge" or "Known": Actual knowledge, not constructive knowledge or notice that may be imputed to an Insured by reason of the Public Records or any other records that impart constructive notice of matters affecting the Title.

(g) "Land": The land described in Schedule A, and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways or waterways, but this does not modify or limit the extent that a right of access to and from the Land is insured by this policy.

(h) "Mortgage": Mortgage, deed of trust, trust deed, or other security instrument, including one evidenced by electronic means authorized by law.

(i) "Public Records": Records established under state statutes at Date of Policy for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge. With respect to Covered Risk 5(d), "Public Records" shall also include environmental protection liens filed in the records of the clerk

of the United States District Court for the district where the Land is located.

(j) "Title": The estate or interest described in Schedule A.

(k) "Unmarketable Title": Title affected by an alleged or apparent matter that would permit a prospective purchaser or lessee of the Title or lender on the Title to be released from the obligation to purchase, lease, or lend if there is a contractual condition requiring the delivery of marketable title.

2. CONTINUATION OF INSURANCE

The coverage of this policy shall continue in force as of Date of Policy in favor of an Insured, but only so long as the Insured retains an estate or interest in the Land, or holds an obligation secured by a purchase money Mortgage given by a purchaser from the Insured, or only so long as the Insured shall have liability by reason of warranties in any transfer or conveyance of the Title. This policy shall not continue in force in favor of any purchaser from the Insured of either (i) an estate or interest in the Land, or (ii) an obligation secured by a purchase money Mortgage given to the Insured.

3. NOTICE OF CLAIM TO BE GIVEN BY INSURED CLAIMANT

The Insured shall notify the Company promptly in writing (i) in case of any litigation as set forth in Section 5(a) of these Conditions, (ii) in case Knowledge shall come to an Insured hereunder of any claim of title or interest that is adverse to the Title, as insured, and that might cause loss or damage for which the Company may be liable by virtue of this policy, or (iii) if the Title, as insured, is rejected as Unmarketable Title. If the Company is prejudiced by the failure of the Insured Claimant to provide prompt notice, the Company's liability to the Insured Claimant under the policy shall be reduced to the extent of the prejudice.

4. PROOF OF LOSS

In the event the Company is unable to determine the amount of loss or damage, the Company may, at its option, require as a condition of payment that the Insured Claimant furnish a signed proof of loss. The proof of loss must describe the defect, lien, encumbrance, or other matter insured against by this policy that constitutes the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage.

5. DEFENSE AND PROSECUTION OF ACTIONS

(a) Upon written request by the Insured, and subject to the options contained in Section 7 of these Conditions, the Company, at its own cost and without unreasonable delay, shall provide for the defense of an Insured in litigation in which any third party asserts a claim covered by this policy adverse to the Insured. This obligation is limited to only those stated causes of action alleging matters insured against by this policy. The Company shall have the right to select counsel of its choice (subject to the right of the Insured to object for reasonable cause) to represent the Insured as to those stated causes of action. It shall not be liable for and will not pay the fees of any other counsel. The Company will not pay any fees, costs, or expenses incurred by the Insured in the defense of those causes of action that allege matters not insured against by this policy.

(b) The Company shall have the right, in addition to the options contained in Section 7 of these Conditions, at its own cost, to institute and prosecute any action or proceeding or to

do any other act that in its opinion may be necessary or desirable to establish the Title, as insured, or to prevent or reduce loss or damage to the Insured. The Company may take any appropriate action under the terms of this policy, whether or not it shall be liable to the Insured. The exercise of these rights shall not be an admission of liability or waiver of any provision of this policy. If the Company exercises its rights under this subsection, it must do so diligently.

(c) Whenever the Company brings an action or asserts a defense as required or permitted by this policy, the Company may pursue the litigation to a final determination by a court of competent jurisdiction, and it expressly reserves the right, in its sole discretion, to appeal any adverse judgment or order.

6. DUTY OF INSURED CLAIMANT TO COOPERATE

(a) In all cases where this policy permits or requires the Company to prosecute or provide for the defense of any action or proceeding and any appeals, the Insured shall secure to the Company the right to so prosecute or provide defense in the action or proceeding, including the right to use, at its option, the name of the Insured for this purpose. Whenever requested by the Company, the Insured, at the Company's expense, shall give the Company all reasonable aid (i) in securing evidence, obtaining witnesses, prosecuting or defending the action or proceeding, or effecting settlement, and (ii) in any other lawful act that in the opinion of the Company may be necessary or desirable to establish the Title, or any other matter as insured. If the Company is prejudiced by the failure of the Insured to furnish the required cooperation, the Company's obligations to the Insured under the policy shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation, with regard to the matter or matters requiring such cooperation.

(b) The Company may reasonably require the Insured Claimant to submit to examination under oath by any authorized representative of the Company and to produce for examination, inspection, and copying, at such reasonable times and places as may be designated by the authorized representative of the Company, all records, in whatever medium maintained, including books, ledgers, checks, memoranda, correspondence, reports, e-mails, disks, tapes, and videos whether bearing a date before or after Date of Policy, that reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Insured Claimant shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect, and copy all of these records in the custody or control of a third party that reasonably pertain to the loss or damage. All information designated as confidential by the Insured Claimant provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Insured Claimant to submit for examination under oath, produce any reasonably requested information, or grant permission to secure reasonably necessary information from third parties as required in this subsection, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this policy as to that claim.

7. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS; TERMINATION OF LIABILITY

In case of a claim under this policy, the Company shall have the following additional options:

(a) To Pay or Tender Payment of the Amount of Insurance.

To pay or tender payment of the Amount of Insurance under this policy together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay.

Upon the exercise by the Company of this option, all liability and obligations of the Company to the Insured under this policy, other than to make the payment required in this subsection, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

(b) To Pay or Otherwise Settle With Parties Other Than the Insured or With the Insured Claimant.

(i) To pay or otherwise settle with other parties for or in the name of an Insured Claimant any claim insured against under this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay; or

(ii) To pay or otherwise settle with the Insured Claimant the loss or damage provided for under this policy, together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay.

Upon the exercise by the Company of either of the options provided for in subsections (b)(i) or (ii), the Company's obligations to the Insured under this policy for the claimed loss or damage, other than the payments required to be made, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

8. DETERMINATION AND EXTENT OF LIABILITY

This policy is a contract of indemnity against actual monetary loss or damage sustained or incurred by the Insured Claimant who has suffered loss or damage by reason of matters insured against by this policy.

(a) The extent of liability of the Company for loss or damage under this policy shall not exceed the lesser of

(i) the Amount of Insurance; or

(ii) the difference between the value of the Title as insured and the value of the Title subject to the risk insured against by this policy.

(b) If the Company pursues its rights under Section 5 of these Conditions and is unsuccessful in establishing the Title, as insured,

(i) the Amount of Insurance shall be increased by 10%, and

(ii) the Insured Claimant shall have the right to have the loss or damage determined either as of the date the claim was made by the Insured Claimant or as of the date it is settled and paid.

(c) In addition to the extent of liability under (a) and (b), the Company will also pay those costs, attorneys' fees, and expenses incurred in accordance with Sections 5 and 7 of these Conditions.

9. LIMITATION OF LIABILITY

(a) If the Company establishes the Title, or removes the alleged defect, lien or encumbrance, or cures the lack of a right of access to or from the Land, or cures the claim of Unmarketable Title, all as insured, in a reasonably diligent manner by any method, including litigation and the completion of any appeals, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused to the Insured.

(b) In the event of any litigation, including litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals, adverse to the Title, as insured.

(c) The Company shall not be liable for loss or damage to the Insured for liability voluntarily assumed by the Insured in settling any claim or suit without the prior written consent of the Company.

10. REDUCTION OF INSURANCE; REDUCTION OR TERMINATION OF LIABILITY

All payments under this policy, except payments made for costs, attorneys' fees, and expenses, shall reduce the Amount of Insurance by the amount of the payment.

11. LIABILITY NONCUMULATIVE

The Amount of Insurance shall be reduced by any amount the Company pays under any policy insuring a Mortgage to which exception is taken in Schedule B or to which the Insured has agreed, assumed, or taken subject, or which is executed by an Insured after Date of Policy and which is a charge or lien on the Title, and the amount so paid shall be deemed a payment to the Insured under this policy.

12. PAYMENT OF LOSS

When liability and the extent of loss or damage have been definitely fixed in accordance with these Conditions, the payment shall be made within 30 days.

13. RIGHTS OF RECOVERY UPON PAYMENT OR SETTLEMENT

(a) Whenever the Company shall have settled and paid a claim under this policy, it shall be subrogated and entitled to the rights of the Insured Claimant in the Title and all other rights and remedies in respect to the claim that the Insured Claimant has against any person or property, to the extent of the amount of any loss, costs, attorneys' fees, and expenses paid by the Company. If requested by the Company, the Insured Claimant shall execute documents to evidence the transfer to the Company of these rights and remedies. The Insured Claimant shall permit the Company to sue, compromise, or settle in the name of the Insured Claimant and to use the name of the Insured Claimant in any transaction or litigation involving these rights and remedies.

If a payment on account of a claim does not fully cover the loss of the Insured Claimant, the Company shall defer the exercise of its right to recover until after the Insured Claimant shall have recovered its loss.

(b) The Company's right of subrogation includes the rights of the Insured to indemnities, guaranties, other policies of insurance, or bonds, notwithstanding any terms or conditions contained in those instruments that address subrogation rights.

14. ARBITRATION

Unless prohibited by applicable law, arbitration pursuant to the Title Insurance Arbitration Rules of the American Arbitration Association may be demanded if agreed to by both the Company and the Insured at the time of a controversy or claim. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Insured arising out of or relating to this policy, and service of the Company in connection with its issuance or the breach of a policy provision or other obligation. Arbitration pursuant to this

policy and under the Rules in effect on the date the demand for arbitration is made or, at the option of the Insured, the Rules in effect at Date of Policy shall be binding upon the parties. The award may include attorneys' fees only if the laws of the state in which the Land is located permit a court to award attorneys' fees to a prevailing party. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court having jurisdiction thereof.

The law of the situs of the land shall apply to an arbitration under the Title Insurance Arbitration Rules. A copy of the Rules may be obtained from the Company upon request.

15. LIABILITY LIMITED TO THIS POLICY; POLICY ENTIRE CONTRACT

(a) This policy together with all endorsements, if any, attached to it by the Company is the entire policy and contract between the Insured and the Company. In interpreting any provision of this policy, this policy shall be construed as a whole.

(b) Any claim of loss or damage that arises out of the status of the Title or by any action asserting such claim shall be restricted to this policy.

(c) Any amendment to or endorsement to this policy must be in writing and authenticated by an authorized person, or expressly incorporated by Schedule A of this policy.

(d) Each endorsement to this policy issued at any time is made a part of this policy and is subject to all of its terms and provisions. Except as the endorsement expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsement, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance.

16. SEVERABILITY

In the event any provision of this policy, in whole or in part, is held invalid or unenforceable under applicable law, the policy shall be deemed not to include that provision or such part held to be invalid, but all other provisions shall remain in full force and effect.

17. CHOICE OF LAW; FORUM

(a) Choice of Law: The Insured acknowledges the Company has underwritten the risks covered by this policy and determined the premium charged therefor in reliance upon the law affecting interests in real property and applicable to the interpretation, rights, remedies, or enforcement of policies of title insurance of the jurisdiction where the Land is located.

Therefore, the court or an arbitrator shall apply the law of the jurisdiction where the Land is located to determine the validity of claims against the Title that are adverse to the Insured and to interpret and enforce the terms of this policy. In neither case shall the court or arbitrator apply its conflicts of law principles to determine the applicable law.

(b) Choice of Forum: Any litigation or other proceeding brought by the Insured against the Company must be filed only in a state or federal court within the United States of America or its territories having appropriate jurisdiction.

18. NOTICES, WHERE SENT

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at FIDELITY NATIONAL TITLE INSURANCE COMPANY, Attn: Claims Department, P.O. Box 45023, Jacksonville, FL 32232-5023.





Fidelity National Title Insurance Company

**POLICY OF TITLE INSURANCE
SCHEDULE A**

Fidelity National Title Insurance Company

Lowndes, Drosdick, Doster, Kantor & Reed, P.A.
215 North Eola Drive
Orlando, FL 32801

Policy Number: 5887-1-0249038-193339-2022.2730609-227512266

Order Number: 9803726
Customer Reference: 0249038-193339
Amount of Insurance: \$822,916.67
Premium: \$4,490.00

Address Reference: Collina Way
Port Charlotte, FL 33980
Charlotte County
(for informational purposes only)

Date of Policy: April 29, 2022 at 12:50 P.M.

1. Name of Insured:
Taylor Morrison of Florida, Inc., a Florida corporation
2. The estate or interest in the Land that is insured by this policy is:
Fee Simple and Easement
3. Title is vested in:
Taylor Morrison of Florida, Inc., a Florida corporation by virtue of that Special Warranty Deed recorded April 29, 2022 in Official Records Book 4974, Page 409, in the Public Records of Charlotte County, Florida
4. The land referred to in this policy is described in Exhibit "A" attached hereto and made part hereof.

THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED





EXHIBIT "A"

PARCEL 1

A PARCEL OF LAND LYING IN SECTION 25, TOWNSHIP 40 SOUTH, RANGE 22 EAST, CHARLOTTE COUNTY, FLORIDA.

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 SOUTH, RANGE 25 EAST;
THENCE S.00°53'58"W., ALONG THE WEST LINE OF THE NORTHEAST 1/4 SAID SECTION 25 FOR 35.43 FEET TO ITS INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF WESTCHESTER BOULEVARD;
THENCE N.82°14'27"E., ALONG THE WEST LINE OF THE NORTHEAST SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 500.44 FEET TO ITS INTERSECTION WITH THE WEST LINE OF WHIDDEN ACRES, AS RECORDED IN PLAT BOOK 15, PAGE 14, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA;
THENCE S.01°01'41"W., ALONG SAID WEST LINE, A DISTANCE OF 365.26 FEET TO THE SOUTHWEST CORNER OF SAID WHIDDEN ACRES;
THENCE N.82°14'11"E., ALONG THE SOUTH LINE OF SAID WHIDDEN ACRES, A DISTANCE OF 326.26 FEET;
THENCE S.07°45'57"E., FOR 104.28 FEET;
THENCE N.82°00'14"E., FOR 39.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE CONTINUE N.82°00'05"E., FOR 128.42 FEET;
THENCE S.08°11'58"E., FOR 80.61 FEET;
THENCE S.82°14'04"W., FOR 128.34 FEET;
THENCE N.08°15'47"W., FOR 80.09 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN;

TOGETHER WITH:

NONEXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS AS SET FORTH IN SECTION 2 OF THE MANAGEMENT, EASEMENT AND COST SHARING AGREEMENT RECORDED April 29, 2022 IN OFFICIAL RECORDS BOOK 4973, PAGE 2147, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

PARCEL 2

A PARCEL OF LAND LYING IN SECTION 25, TOWNSHIP 40 SOUTH, RANGE 22 EAST, CHARLOTTE COUNTY, FLORIDA.

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 SOUTH, RANGE 25 EAST;
THENCE S.00°53'58"E., ALONG THE WEST LINE OF THE NORTHEAST 1/4 SAID SECTION 25 FOR 35.43 FEET TO ITS INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF WESTCHESTER BOULEVARD;
THENCE N.82°14'27"E., ALONG THE WEST LINE OF THE NORTHEAST SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 500.44 FEET TO ITS INTERSECTION WITH THE WEST LINE OF WHIDDEN ACRES, AS RECORDED IN PLAT BOOK 15, PAGE 14, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA;





EXHIBIT "A"

THENCE S.01°01'41"W., ALONG SAID WEST LINE, A DISTANCE OF 365.26 FEET TO THE SOUTHWEST CORNER OF SAID WHIDDEN ACRES;
THENCE N.82°14'11"E., ALONG THE SOUTH LINE OF SAID WHIDDEN ACRES, A DISTANCE OF 326.31 FEET;
THENCE S.07°45'47"E., FOR 104.28 FEET;
THENCE N.82°00'14"E., FOR 167.43 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE N.82°12'34"E., FOR 132.10 FEET;
THENCE S.08°15'11"E., FOR 80.67 FEET;
THENCE S.82°14'04"W., FOR 132.17 FEET;
THENCE N.08°11'58"W., FOR 80.61 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN;

TOGETHER WITH:

NONEXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS AS SET FORTH IN SECTION 2 OF THE MANAGEMENT, EASEMENT AND COST SHARING AGREEMENT RECORDED April 29, 2022 IN OFFICIAL RECORDS BOOK 4973, PAGE 2147, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

PARCEL 3

A PARCEL OF LAND LYING IN SECTION 25, TOWNSHIP 40 SOUTH, RANGE 22 EAST, CHARLOTTE COUNTY, FLORIDA.

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 SOUTH, RANGE 25 EAST;
THENCE S.00°53'58"E., ALONG THE WEST LINE OF THE NORTHEAST 1/4 SAID SECTION 25 FOR 35.43 FEET TO ITS INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF WESTCHESTER BOULEVARD;
THENCE N.82°14'27"E., ALONG THE WEST LINE OF THE NORTHEAST SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 500.44 FEET TO ITS INTERSECTION WITH THE WEST LINE OF WHIDDEN ACRES, AS RECORDED IN PLAT BOOK 15, PAGE 14, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA;
THENCE S.01°01'41"W., ALONG SAID WEST LINE, A DISTANCE OF 365.26 FEET TO THE SOUTHWEST CORNER OF SAID WHIDDEN ACRES;
THENCE N.82°14'11"E., FOR 676.95 FEET;
THENCE S.07°45'49"E., FOR 58.49 FEET;
THENCE S.38°25'22"E., FOR 32.55 FEET;
THENCE N.82°14'01"E., FOR 105.08 FEET;
THENCE S.83°49'02"E., FOR 89.80 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE S.83°49'02"E., FOR 29.89 FEET;
THENCE S.18°17'34"E., FOR 113.83 FEET;
THENCE S.42°20'17"W., FOR 81.35 FEET;
THENCE N.42°26'57"W., FOR 115.79 FEET;
THENCE S.82°14'25"W., FOR 12.51 FEET;





EXHIBIT "A"

THENCE N.42°20'17"E., FOR 118.63 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN;

TOGETHER WITH:

NONEXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS AS SET FORTH IN SECTION 2 OF THE MANAGEMENT, EASEMENT AND COST SHARING AGREEMENT RECORDED April 29, 2022 IN OFFICIAL RECORDS BOOK 4973, PAGE 2147, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

PARCEL 4

A PARCEL OF LAND LYING IN SECTION 25, TOWNSHIP 40 SOUTH, RANGE 22 EAST, CHARLOTTE COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 SOUTH, RANGE 22 EAST THENCE S.00°53'58"W ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION., FOR 636.99 FEET;
THENCE DEPARTING SAID WEST LINE RUN N.82°02'03"E., FOR 695.28 FEET;
THENCE S.00°51'09"W., FOR 443.57 FEET;
THENCE N.82°25'56"E., FOR 139.26 FEET;
THENCE N.58°08'18"E., FOR 157.48 FEET;
THENCE N.01°51'51"W., FOR 214.25 FEET;
THENCE N.88°08'07"E., FOR 167.54 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE N.88°08'07"E., FOR 102.80 FEET;
THENCE S.76°55'48"E., FOR 26.06 FEET;
THENCE S.01°50'52"E., FOR 81.14 FEET TO A POINT ON A CURVE;
THENCE WESTERLY 31.02 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 176.18 FEET THROUGH A CENTRAL ANGLE OF 10°05'12" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.86°41'09"W. FOR 30.98 FEET;
THENCE S.88°16'15"W., FOR 97.14 FEET;
THENCE N.01°50'51"W., FOR 84.83 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN;

TOGETHER WITH:

NONEXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS AS SET FORTH IN SECTION 2 OF THE MANAGEMENT, EASEMENT AND COST SHARING AGREEMENT RECORDED April 29, 2022 IN OFFICIAL RECORDS BOOK 4973, PAGE 2147, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

PARCEL 5

A PARCEL OF LAND LYING IN SECTION 25, TOWNSHIP 40 SOUTH, RANGE 22 EAST, CHARLOTTE COUNTY, FLORIDA DESCRIBED AS FOLLOWS:





EXHIBIT "A"

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 SOUTH, RANGE 22 EAST THENCE S.00°53'58"W ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION., FOR 636.99 FEET;

THENCE DEPARTING SAID WEST LINE RUN N.82°02'03"E., FOR 695.28 FEET;

THENCE S.00°51'09"W., FOR 443.57 FEET;
THENCE N.82°25'56"E., FOR 139.26 FEET;
THENCE N.58°08'18"E., FOR 157.48 FEET;
THENCE N.01°51'51"W., FOR 214.25 FEET;
THENCE N.88°08'07"E., FOR 39.53 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE N.88°08'07"E., FOR 128.01 FEET;
THENCE S.01°50'51"E., FOR 84.83 FEET;
THENCE S.88°09'16"W., FOR 128.01 FEET;
THENCE N.01°50'51"W., FOR 84.79 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN;

TOGETHER WITH:

NONEXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS AS SET FORTH IN SECTION 2 OF THE MANAGEMENT, EASEMENT AND COST SHARING AGREEMENT RECORDED April 29, 2022 IN OFFICIAL RECORDS BOOK 4973, PAGE 2147, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.





**SCHEDULE B
EXCEPTIONS FROM COVERAGE**

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:

1. Taxes and assessments for the year 2022 and subsequent years, which are not yet due and payable.
2. Declaration of Covenants, Restrictions and Easements recorded in Official Records Book 822, Page 677 and amended in Official Records Book 971, Page 574; Assignment of Developers Rights recorded in Official Records Book 1547, Page 2039, all of the Public Records of Charlotte County, Florida.
3. Dedication of Water Main and Grant of Easement recorded in Official Records Book 779, Page 1602, of the Public Records of Charlotte County, Florida.
4. Agreement to Grant Roadway Easement by and between Balo Properties, Inc., a Florida corporation, and Westchester Land Company, Inc., a Florida corporation (grantors) and First Florida Bank, N.A., as Trustee of the J.E. Whidden, Sr. Trust recorded in Official Records Book 1269, Page 711, of the Public Records of Charlotte County, Florida.
5. Charlotte County Utility Agreement by and between Carlo J. Loriccio, Trustee, and Charlotte County Board of Commissioners as the owner and operator of the Charlotte County Water and Sewer Utility Systems recorded in Official Records Book 1308, Page 598, of the Public Records of Charlotte County, Florida.
6. Density Agreement by and between Balo Properties, Inc., a Florida corporation, Westchester Land Company, Inc., a Florida corporation, and Carl Loricco Trustee recorded in Official Records Book 1525, Page 1343, of the Public Records of Charlotte County, Florida.
7. Grant of Drainage Easement in favor of Harbour Arms Development Corp. recorded in Official Records Book 1599, Page 2125, of the Public Records of Charlotte County, Florida.
8. Grant of Drainage Easement in favor of Westchester Land Company recording in Official Records Book 1599, Page 2134, of the Public Records of Charlotte County, Florida
9. Resolution Number 93-65 recorded in Official Records Book 1318, Page 1515, of the Public Records of Charlotte County, Florida.
10. Utility Easement in favor of General Development Utilities, Inc. recorded in official Records Book 1118, Page 583, of the public Records of Charlotte County, Florida.
11. Resolution Number 2006-169 adopted by the Board of County Commissioners of Charlotte County, Florida, granting partial final detail plan approval to construct Bella Via Condominium recorded in Official Records Book 3043, Page 139, of the Public Records of Charlotte County, Florida.





**SCHEDULE B
EXCEPTIONS FROM COVERAGE**

12. Agreement by and between Bella Via at Port Charlotte LLC, a Florida limited liability company, and the Charlotte County Board of County Commissioners as the owner and operator of Charlotte County Utilities recorded in Official Records Book 3053, Page 1505, of the Public Records of Charlotte County, Florida.
13. Easement granted to Florida Power & Light Company recorded in Official Records Book 3124, Page 1971, of the Public Records of Charlotte County, Florida.
14. Sewer and/or Water Easement granted by Bella Via at Port Charlotte, LLC, in favor of Charlotte County Utilities, a department of Charlotte County, a political subdivision of the State of Florida recorded in Official Records Book 3157, Page 236, of the Public Records of Charlotte County, Florida.
15. Sewer and/or Water Easement granted by Bella Via at Port Charlotte, LLC, in favor of Charlotte County Utilities, a department of Charlotte County, a political subdivision of the State of Florida recorded in Official Records Book 3158, Page 1055, of the Public Records of Charlotte County, Florida.
16. Easement granted to Florida Power & Light Company recorded in Official Records Book 3191, Page 269, of the Public Records of Charlotte County, Florida.
17. Easement granted to Florida Power & Light Company recorded in Official Records Book 3198, Page 314, of the Public Records of Charlotte County, Florida.
18. Easement granted to Florida Power & Light Company recorded in Official Records Book 3203, Page 1380, of the Public Records of Charlotte County, Florida.
19. Declaration of Condominium of Bella Via at Port Charlotte, a Condominium, recorded in Official Records Book 3787, Page 300, of the Public Records of Charlotte County, Florida.
20. Easement for Ingress and Egress and Utilities recorded in Official Records Book 3852, Page 1793, of the Public Records of Charlotte County, Florida.
21. Terms and Conditions of that certain Charlotte County Utilities Service Agreement with Bella Via Holdings recorded April 29, 2022 in Official Records Book 4973, Page 2046, of the Public Records of Charlotte County, Florida.
22. Terms and Conditions of that certain Management, Easement and Cost Sharing Agreement recorded April 29, 2022 in Official Records Book 4973, Page 2147, of the Public Records of Charlotte County, Florida.
23. Any rights, easements, interests or claims which may exist by reason of, or reflected by, the following facts shown on the survey prepared by RWA Engineering, dated April 19, 2022, Job No. 210098.00.00:





Fidelity National Title Insurance Company

Policy No.: 5887-1-0249038-193339-2022.2730609-
227512266
Order No.: 9803726
Customer Reference: 0249038-193339

**SCHEDULE B
EXCEPTIONS FROM COVERAGE**

- a. Encroachment of water whips along the southern line of Parcels 4 and 5
- b. Encroachment of sanitary cleanouts on Parcels 1,2,3,4, and 5

NOTE: All recording references in this form shall refer to the public records of Charlotte County, Florida, unless otherwise noted.

NOTE: In accordance with Florida Statutes section 627.4131, please be advised that the insured hereunder may present inquiries, obtain information about coverage, or receive assistance in resolving complaints, by contacting Fidelity National Title Insurance Company, Telephone 1-800-669-7450.





**ENDORSEMENT
PLANNED UNIT DEVELOPMENT
(with Florida Modifications)**

Attached to Policy No. 5887-1-0249038-193339-2022.2730609-227512266

**Issued By
Fidelity National Title Insurance Company**

The Company insures against loss or damage sustained by the Insured by reason of:

1. Present violations of any restrictive covenants referred to in Schedule B that restrict the use of the Land or the forfeiture or reversion of Title by reason of any provision contained in the restrictive covenants. As used in this paragraph 1, the words "restrictive covenants" do not refer to or include any covenant, condition, or restriction (a) relating to obligations of any type to perform maintenance, repair, or remediation on the Land, or (b) pertaining to environmental protection of any kind or nature, including hazardous or toxic matters, conditions, or substances, except to the extent that a notice of a violation or alleged violation affecting the Land has been recorded in the Public Records at Date of Policy and is not excepted in Schedule B.
2. Any charges or assessments in favor of any association of homeowners, that are provided for in any document referred to in Schedule B, due and unpaid at Date of Policy.
3. The enforced removal of any structure existing at Date of Policy on the Land (other than a boundary wall or fence) because it encroaches onto adjoining land or onto any easements.
4. The failure of the Title by reason of a right of first refusal to purchase the Land that was exercised or could have been exercised at Date of Policy.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Dated: April 29, 2022

Lowndes, Drosdick, Doster, Kantor &
Reed, P.A.

Daniel F. McIntosh, Authorized Signatory





Fidelity National Title Insurance Company

Order No.: 9803726
0249038-193339

**ENDORSEMENT
CONTIGUITY**

Attached to Policy No.: 5887-1-0249038-193339-2022.2730609-227512266

**Issued by:
Fidelity National Title Insurance Company**

The Company insures the insured herein against loss or damage by virtue of any inaccuracy in the following statement, to wit:

Parcels 1 and 2 are contiguous along their common boundary lines and with Collina Way, a private right of way, all without gaps, gores, hiatuses or overlaps. Parcel 3 is contiguous along its common boundary lines and with Collina Way, a private right of way, all without gaps, gores, hiatuses or overlaps. Parcels 4 and 5 are contiguous along their common boundary lines and with Collina Way, a private right of way, all without gaps, gores, hiatuses or overlaps.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Dated: April 29, 2022

Lowndes, Drosdick, Doster, Kantor & Reed,
P.A.

Daniel F. McIntosh, Authorized Signatory



Fidelity National Title Insurance Company

Order No.: 9803726
0249038-193339

**ENDORSEMENT
SURVEY**

Attached to Policy No. 5887-1-0249038-193339-2022.2730609-227512266

**Issued By
Fidelity National Title Insurance Company**

The Company hereby acknowledges the lands described in Schedule A are the same lands described in the survey prepared by Noah J. Medeiros of RWA Engineering, under Project No. 210098.00.00, dated April 19, 2022; however, the Company does not insure the accuracy or completeness of said survey.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Dated: April 29, 2022

Lowndes, Drosdick, Doster, Kantor & Reed,
P.A.

A handwritten signature in blue ink, appearing to read 'D. F. McIntosh', written over a horizontal line.

Daniel F. McIntosh, Authorized Signatory



Sunbiz Forms



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Detail by Entity Name

Florida Profit Corporation
TAYLOR MORRISON OF FLORIDA, INC.

Filing Information

Document Number	F75785
FEI/EIN Number	59-2179728
Date Filed	03/26/1982
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	06/25/2018
Event Effective Date	NONE

Principal Address

4900 NORTH SCOTTSDALE ROAD
SUITE 2000
SCOTTSDALE, AZ 85251

Changed: 04/09/2018

Mailing Address

4900 NORTH SCOTTSDALE ROAD
SUITE 2000
SCOTTSDALE, AZ 85251

Changed: 04/09/2018

Registered Agent Name & Address

REGISTERED AGENT SOLUTIONS, INC.
2894 REMINGTON GREEN LANE
SUITE A
TALLAHASSEE, FL 32308

Name Changed: 01/14/2022

Address Changed: 04/27/2023

Officer/Director Detail

Name & Address

Title Asst. Secretary, VP

MERRILL, S. TODD
3030 N. ROCKY POINT DR.
SUITE 710
TAMPA, FL 33607

Title President, Director

KEMPTON, JOHN STEVEN
551 NORTH CATTLEMEN RD.
SUITE 200
SARASOTA, FL 34232

Title CFO, Executive Vice President

VANHYTE, CURTIS ("CURT")
4900 N. SCOTTSDALE ROAD
SUITE 2000
SCOTTSDALE, AZ 85251

Title Secretary, Executive Vice President, Chief Legal Officer

SHERMAN, DARRELL C.
4900 N. SCOTTSDALE ROAD
SUITE 2000
SCOTTSDALE, AZ 85251

Title Asst. Secretary

ESTRADA, CAROLINE G.
4900 N. SCOTTSDALE ROAD
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Title VP, Director

LONGENECKER, CAMMIE LARHAE
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Title AUTHORIZED AGENT (ORLANDO) - LAND DEVELOPMENT; LAND PERMITS

WRIGHT, JOHN ASA
2600 LAKE LUCIEN DRIVE
SUITE 350
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Title VP

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SUITE 200
SARASOTA, FL 34232

Title VP

BRIONES, TRACY
2600 LAKE LUCIEN DRIVE
SUITE 350
MAITLAND, FL 32751

Title VP

MULL, LARRY
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SUITE 102
BONITA SPRINGS, FL 34135

Title VP

SORENSEN, ANDREW ("ANDY")
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SARASOTA, FL 34232

Title VP

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MAITLAND, FL 32751

Title VP

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10210 HIGHLAND MANOR DR.
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TAMPA, FL 33610

Title VP

MORRIS, LUCAS
2600 LAKE LUCIEN DRIVE
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MAITLAND, FL 32751

Title VP, Director

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SUITE 400A
TAMPA, FL 33610

Title VP

KININMONTH, BARBARA
WALDROP BUILDING, 28100 BONITA GRANDE DRIVE
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BONITA SPRINGS, FL 34135

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MANSFIELD, MICHAEL ("MIKE")
2600 LAKE LUCIEN DRIVE
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MAITLAND, FL 32751

Title VP

SUMMERS, ROB
WALDROP BUILDING, 28100 BONITA GRANDE DRIVE
SUITE 102
BONITA SPRINGS, FL 34135

Title VICE PRESIDENT

MCCHESENEY, VALERIE
WALDROP BUILDING, 28100 BONITA GRANDE DRIVE
SUITE 102
BONITA SPRINGS, FL 34135

Title VP

BARBER, ROBERT ("ROB")
10210 HIGHLAND MANOR DR.
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TAMPA, FL 33610

Title VP

GLUCKMAN, NICHOLAS ("NICK")
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Title VP

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TAMPA, FL 33610

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MCNEIL, CHRISTY A
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IRVINE, CA 92618

Title VP

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Title AUTHORIZED AGENT (TAMPA) - LAND ACQUISITION

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Title Asst. Secretary, VP

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TAMPA, FL 33610

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SUITE 200

SARASOTA, FL 34232

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Title AUTHORIZED AGENT (ORLANDO) - LAND PERMITS

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Title VP

BIRKHOLZ, RAYMOND JAMES ("JIM")
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TAMPA, FL 33610

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Title VP

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Title VP

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 551 N. CATTLEMEN RD., SUITE 200
 SARASOTA, FL 34232

Title VP

HUDLET, AARON
 551 N. CATTLEMEN RD., SUITE 200
 SARASOTA, FL 34232

Title VP

SALVO, JULIE
 2600 LAKE LUCIEN DRIVE, SUITE 350
 MAITLAND, FL 32751

Annual Reports

Report Year	Filed Date
2024	03/28/2024
2025	02/05/2025
2025	03/27/2025

Document Images

03/27/2025 -- AMENDED ANNUAL REPORT	View image in PDF format
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12/15/2023 -- AMENDED ANNUAL REPORT	View image in PDF format
11/06/2023 -- AMENDED ANNUAL REPORT	View image in PDF format
07/31/2023 -- AMENDED ANNUAL REPORT	View image in PDF format
04/30/2023 -- ANNUAL REPORT	View image in PDF format
08/31/2022 -- AMENDED ANNUAL REPORT	View image in PDF format
08/15/2022 -- AMENDED ANNUAL REPORT	View image in PDF format
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02/05/2019 -- ANNUAL REPORT	View image in PDF format
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06/25/2018 -- Amendment	View image in PDF format
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05/31/2012 -- Amendment	View image in PDF format
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04/28/2009 -- ANNUAL REPORT	View image in PDF format
05/20/2008 -- Reg. Agent Change	View image in PDF format
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Narrative & Analysis



Bella Via PD Amendment

Project Narrative

I. REQUEST

Taylor Morrison Communities, Inc. is requesting a Major Modification to the Bella Via Planned Development (Project), which is approximately 43.6 acres in size, to allow for a maximum of 212 dwelling units. Pursuant to Planned Development PD 80-1 (as amended), the PD currently allows for a maximum of 208 multifamily dwelling units in two phases. The proposed amendment would modify the product type for the remainder of phase 2 from multi-family to platted townhomes with corresponding parking, passive open space, and supportive infrastructure. This request also includes increasing the total unit county to the original approval of 212 multi-family units, an increase in current entitlements by 4 dwelling units, with a density of 4.86 du/acre. A previously approved minor modification on January 24, 2023 removed 4 units from the original PD approval. No changes are proposed to Phase I of the project.

The amendment includes a revised site plan and site development regulations. All proposed changes to the site development regulations identified in PD-80-1D are identified in the attached Concept Plan and Site Development Regulations exhibit. Updated PD conditions have been provided within the PD Amendment application package.

II. EXISTING CONDITIONS

The Bella Via Condominiums is approximately 43.6 acres in size and is identified as two parcels per the Charlotte County Property Appraiser: 402225227025 and 402225227001 (the Property). The Property is generally located south of Westchester Blvd. approximately 0.15 miles east of the intersection of Kings Highway and Westchester Blvd. in unincorporated Charlotte County, Florida.

The Project is currently zoned as an approved Planned Development (PD-80-01), which has been amended several times. The Property is within the Urban Service Area and is designated within the Low-Density Residential future land use category.

Currently there are 10, eight-unit, buildings constructed in phase I, 1, eight-unit building constructed in phase II, and an amenity center on site, along with supporting infrastructure. The project consists of two phases. Phase I and a portion of Phase II have already been developed, as noted:

- Existing Development: Phase 1: 80 dwelling units and Phase II: 8 dwelling units.
- Phase 1: 80 dwelling units (complete).
- Phase 2: 132 dwelling units, (8 units complete)

The surrounding land use pattern generally consists of single- and multi-family residential, rehabilitation center, and industrial uses, as further described below:

Table 1: Inventory of Surrounding Lands

	Future Land Use	Zoning	Current Land Use
--	-----------------	--------	------------------

North	Low Density Residential	Residential Single-Family 3.5 (RSF-3.5), and Residential Estate 1 (RE-1)	ROW (Westchester Blvd.), Single-Family Homes
South	Low Intensity Industrial and Low Density Residential	Planned Development (PD), Residential Multi-Family 5, Industrial General (IG)	Single-Family, Undeveloped, and Industrial Park
East	Low Density Residential	Residential Multi-Family 5 (RMF-5), Residential Estate 1 (RE-1)	Undeveloped, House of Worship (Tri City Baptist Church), and Single-Family homes
West	Low Density Residential and High Density Residential	Residential Multi-Family 12 (RMF-12), Residential Multi-Family 5 (RMF-5)	Medical Office/Rehabilitation Center (Solaris Healthcare)

III. PROPERTY HISTORY

On April 15, 1980, a 76-acre property was rezoned to Planned Development (PD 80-1) to allow for 336 garden apartments and 157 cluster villas (493 units total) for a gross residential density of 6.5 dwelling units per acre.

In 1985, a portion of the original PD was approved for an 8-unit condominium building known as Country Meadows Westchester. This approval was recorded in Condominium Book 5, Page 54 and constructed. This area is the subject of this request.

On September 18, 2006, a partial Final Detail Plan Approval (DRC-PD-80-1D) was granted to construct the 212-unit Bella Via Condominium on the 42.62-acre portion of the area encompassed within PD 80-1 (see Resolution Number 2006-169). This area is the subject of this request.

On May 24, 2022, a minor change to a PD was approved (Resolution 2022-059). The minor modification extended the buildout date of the Project to May 24, 2025, anticipated to occur in two additional phases:

- Existing Development: 16 dwelling units
- Phase 1: 40 dwelling units
- Phase 2: 152 dwelling units

The minor modification anticipated a total of 208 dwelling units. The minor modification also provided for adjustments the size and location of structures, and the number of units within each building.

Most recently, a minor Planned Development (PD) modification was approved on January 24, 2023 (Resolution 2023-003). This modification advances the continued buildout of the project, reflecting adjustments to certain development scenarios since the original approval. While these changes accommodate updated plans, they also reduce the previously approved residential density from a maximum of 212 to 208 multi-family dwelling units. The existing development on site includes 80 dwelling units within Phase I, which is now complete, and 8 dwelling units constructed within Phase II.

IV. REZONING JUSTIFICATION

As the Applicant continues the buildout of this project, some development scenarios have changed since the project was initially approved. The proposed amendment request facilitates the buildout of phase II of the Property in a similar manner to the surrounding properties and previous approvals, while providing additional design flexibility and modifying certain elements of the development. These changes are accomplished with changing the density back to the original approval of 212 units. The minor modification on January 24, 2023, removed 4 units from the approved PD and this request is to return those 4 units to the site and to allow for platted single-family attached dwelling units to be constructed in the remainder of phase 2.

The proposed amendment continues to meet or exceed the minimum required open space, setbacks, buffers, and other development standards in the LDC. The amendment provides 58.4% open space or 25.49 acres, an increase of 3.19 acres from the approved PD Concept Plan. The attached updated Protected Species Assessment demonstrates that the Bald Eagle nest previously identified in PD-80-1D was destroyed sometime in 2017, however the amendment retains the minimum of 5% habitat calculation. It is estimated that there are 10 gopher tortoises present within the undeveloped areas of the Property. Any gopher tortoises present onsite that will be impacted by the proposed development will need to be relocated and mitigated in accordance with any local, state, and federal regulations.

The remaining buildout will occur in Phase 2 of the project as Phase 1 has been complete along with 1 multifamily building in the northwest portion of Phase 2, as shown on the enclosed PD Concept Plan.

Minimum lot sizes and development standards are consistent with similar zoning districts in the LDC. A 25-foot-wide perimeter setback is proposed on all sides of the development. Additionally, 25-foot Type 'B' buffers are also provided as shown on the PD Concept Plan. As proposed, the residential uses will be well-screened from surrounding residential land uses, and the community will be complimentary to the existing neighborhood. The proposed platted single-family product will be less intensive and blend with the community better than the currently approved multifamily product and provides enhanced buffering to the north (Type B where Type A is required and previously approved).

The community will continue to be accessed from Westchester Blvd. and the entry will remain gated with the internal roadway network to be privately maintained. The proposed amendment will not result in significant impacts to the surrounding roadway network, per the enclosed Traffic Impact Statement by TR Transportation Consultants. The concept plan allows for the flexibility to provide townhomes with attached garages or surface parking along the frontage in Phase II. The project will continue to meet minimum parking requirements in the LDC. The proposed amendment will allow for the buildout of this infill community with a product type similar in character to the surrounding community.

V. PUBLIC INFRASTRUCTURE

The Property is currently serviced by public infrastructure that can accommodate the buildout the community. Potable water, sanitary sewer, irrigation, and stormwater management systems are already constructed.

The Property has direct access to Westchester Blvd to the north, a local road maintained by the Greater Port Charlotte Street and Drainage MSBU. There are adequate public facilities and services in the immediate vicinity of the project to serve the proposed development in terms of schools, fire, EMS and Sheriff's protection.

VI. PROPOSED USES/DESIGN STANDARDS

The proposed Development Regulations for the residential community have been included on the PD Concept Plan and are typical for a platted single-family/multifamily community. All regulations are in compliance with the Charlotte County Land Development Code.

VII. DECISION-MAKING COMPLIANCE

In accordance with LDC Section 3-9-10, the data and analysis provided in the enclosed application demonstrates that the request is consistent with the following standards for approval:

LDC Section 3-9-10(h) Standards for approval.

- (1) For the rezoning of land, the recommendations of the P&Z board and decision of the board of county commissioners (BCC) shall be made after giving due consideration to:

- a. Whether the proposed change is consistent with the comprehensive plan;

Compliance with the Charlotte 2050 Comprehensive Plan is addressed below.

The request is consistent with this standard.

- b. The existing land use pattern in adjacent areas;

Adjacent land uses include single-family and multi-family residential, industrial uses, a rehabilitation facility, and vacant lands. The request proposes to increase the density to the originally approved total units while introducing a single-family attached residential use, which will be a lower intensity than the multi-family previously allowed. This change will also reduce the maximum building height from 45 feet to 35 feet, maintaining compatibility with the surrounding land use pattern.

The request is consistent with this standard.

- c. The capacity of public facilities and services, including but not limited to schools, roads, recreational facilities, wastewater treatment, water supply, and stormwater drainage facilities;

The request proposes to increase the density from 208 to the originally approved 212 dwelling units while introducing a single-family attached residential use. This modification also reduces the maximum building height from 45 feet to 35 feet. As a result, the development is not expected to negatively impact the capacity of public facilities or services and will be a less-intense use than previously approved.

The request is consistent with this standard.

- d. Whether the proposed change will adversely influence living conditions or property values in adjacent areas;

The request does not include any changes that will adversely influence living conditions or property values in adjacent areas.

The request is consistent with this standard.

- e. Whether the proposed change will affect public safety;

The request does not include any changes that will affect public safety.

The request is consistent with this standard.

- (3) When pertaining to other proposed amendments of these zoning regulations, the P&Z board shall consider:

- a. The need and justification for the proposed change; and

The request is limited to only changes necessary to facilitate the modification to increase the density from 208 to 212, allowing 4 additional units on the property, which was a previously permitted density and detailed within the Low Density Residential FLU designation.

The request is consistent with this standard.

- b. The relationship of the proposed amendment to the comprehensive plan.

Compliance with the Charlotte 2050 Comprehensive Plan is addressed below.

The request is consistent with this standard.

IX. PLAN COMPLIANCE

Future Land Use Element (FLU) Compliance

FLU POLICY 2.1.3 Direct Incompatible Uses Away from Natural Lands

The County shall review proposed FLUM amendments or rezoning actions adjacent to lands designated as Preservation or Resource Conservation and all public lands acquired for preservation purposes for potential adverse impacts, and shall ensure that:

1. Adverse impacts that would compromise the value and connection of natural lands within the County are discouraged and minimized.
2. Long-term management, including prescribed fire, will not be precluded or compromised by adjacent development.
3. The fragmentation of natural systems within these lands shall be avoided when viable. When avoidance is not viable, fragmentation shall be minimized.

This change facilitates the buildout of an infill development area and is not adjacent to any Preservation, Resource Conservation, or Public Lands. Continuing development of this previously approved project will not introduce any impacts on natural lands and directs development away from natural lands.

The request is consistent with this policy.

FLU POLICY 2.1.7: Wetland Protection

The County shall protect wetlands so as to be consistent with the objectives and policies within the Natural Resources element and the Coastal Planning element, including the requirement that development proposals and activities protect wetlands so that productive natural functions shall be maintained in the post-development environment.

There are no wetlands on the subject property. The project continues the buildout of an infill development area.

The request is consistent with this policy.

FLU POLICY 2.4.6: Strategy to Protect Coastal High Hazard Area

To protect existing and future populations from the loss of life and property caused by catastrophic hurricanes, the County shall limit development within the Tropical Storm and Category I Hurricane Storm Surge Zones, collectively referred to as the Coastal High Hazard Area (CHHA), as illustrated on the SLOSH map issued by the Division of Emergency Management, and shall:

1. Prohibit increases of density on any barrier island (FLUM Series Map #9) and, for bridgeless barrier islands, only allow for residential uses at very low densities not to exceed one dwelling per acre or one dwelling unit per lot platted by 1992.
2. Limit density of all other development platted subsequent to April 19, 1993 to 3.5 units per acre within the CHHA.
3. Allow the voluntary transfer of densities out of the CHHA.
4. Prohibit construction of public facilities within the CHHA unless such location is the only one that serves that particular structure's intended public purpose and, if building in that location is necessary, build these facilities at least eight feet above the base flood elevation in order to provide storm surge flood evacuation protection.

Portions of the property are within the Category 1 Storm Surge area of the Coastal High Hazard Area. The request will increase the density from 208 to 212, allowing 4 additional units on the Property, which was a previously approved unit count within this area, and permitted within the Low Density Residential FLU designation.

The request is consistent with this policy.

FLU POLICY 4.1.1 2050 Framework – Neighborhoods

The County recognizes four neighborhood types (FLUM Series Map #2) for the purpose of establishing policies and standards for directing future residential development:

3. "Emerging" Neighborhoods. These neighborhoods include large areas of undeveloped lots or other undeveloped lands in locations that are appropriate for residential and mixed-use development. Emerging Neighborhoods are generally near regional transportation corridors, typically have central water and sewer infrastructure, and are in the path of future urban development. These neighborhoods have the opportunity to create a sense of identity for the community and to introduce planning principles supporting more sustainable neighborhoods prior to further development. Emerging Neighborhoods will be encouraged to create Emerging Area Plans to help guide anticipated development.

The property is within the "Emerging Neighborhoods" Designation on FLUM Series Map #2. The request will allow for the continued buildout of the Bella Via PD in an area identified for residential development. There are no Emerging Area Plans adopted to date.

The request is consistent with this policy.

FLU POLICY 4.1.6 Neighborhood Compatibility

The County shall protect the quality and integrity of established neighborhoods from adjacent incompatible development and shall include specific review criteria for rezoning actions to address residential compatibility. The following shall be considered:

1. A method for determining compatibility between residential zoning classifications.
2. Buffer or transition requirements necessary to develop or achieve compatibility where appropriate. The purpose of such criteria is to provide standard and predictable measures for establishing and creating compatibility through landscaping, buffers, natural areas or transitional development practices in an effort to:
 - a. Lessen impacts and integrate development along the edges of properties where different zoning districts are present,
 - b. Screen undesirable views,
 - c. Preserve tree canopy and vegetation, and
 - d. Facilitate the safe movement of traffic and pedestrians in vehicle use areas.

There are some established neighborhoods surrounding the development. The requested change does not result in any new impacts to these areas. Setbacks, buffers, and open spaces are provided consistent with the LDC.

The request is consistent with this policy.

For these reasons, the Applicant respectfully requests approval of this PD amendment as proposed.



Revised PD Conditions

Amendment to Bella Via PD Conditions

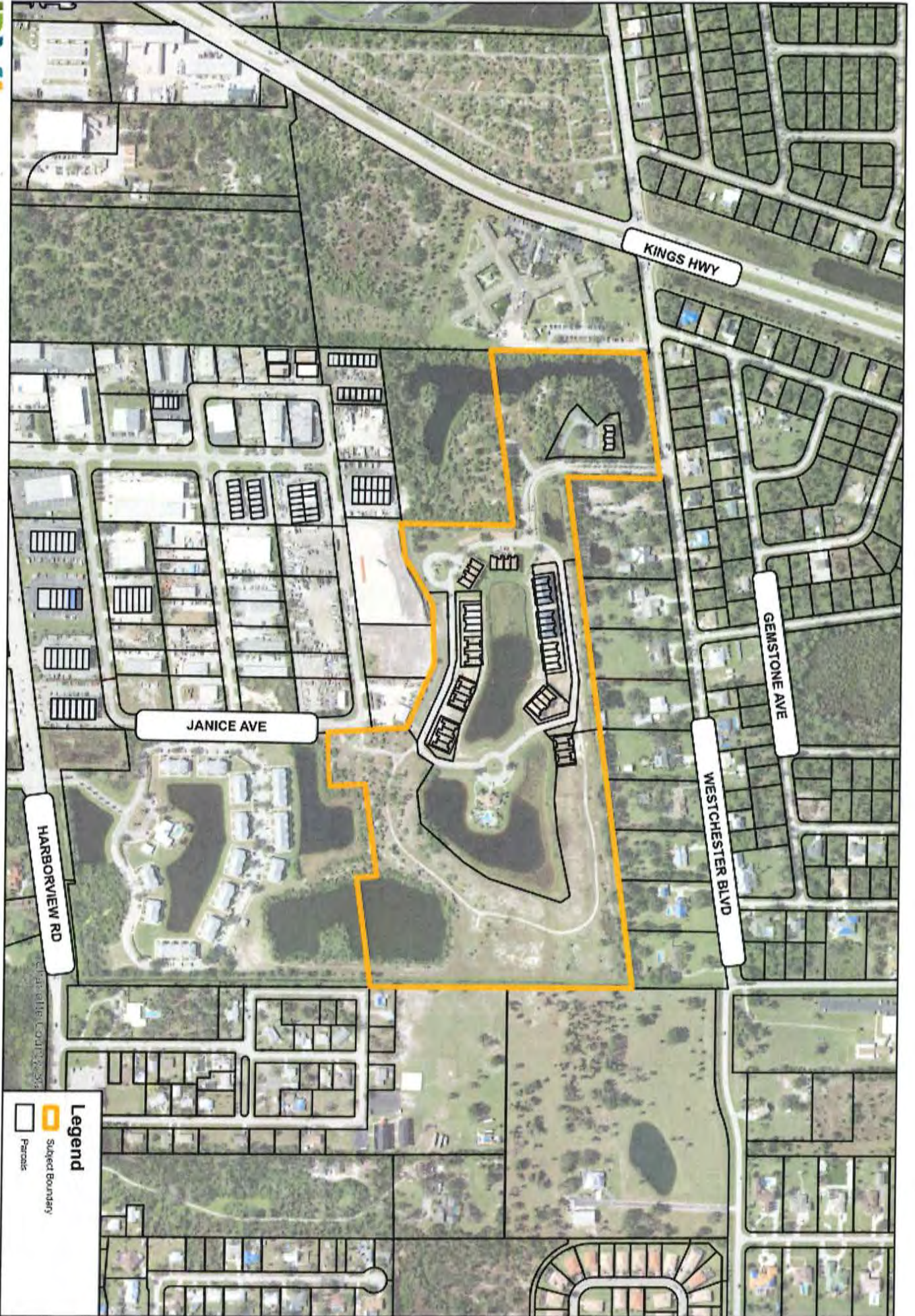
This proposed development shall be in compliance with all applicable requirements as set forth in Charlotte County's Code of Laws and Ordinances. In addition, the following shall apply:

- a. Development on the subject property shall occur as generally illustrated in the General PD Concept Plan (Attachment 1: Bella Via Master Concept Plan) submitted by the applicant, prepared by RVi Planning and Landscape Architecture dated **January 13, 2026**, except such modifications as may be required to meet the conditions of the PD zoning district. Such General PD Concept Plan shall be valid until a Final Detail Site Plan is approved per Section 3-9-45, Planned Development (PD) Residential development standards shall be as indicated on the PD Concept Plan submitted by the applicant.
- b. The subject property retains a base density of 212 units. The development is in two phases. Phase 1 includes ten residential multi-family buildings (80 units), and Phase 2 includes a mix of residential multifamily and single-family attached dwelling units (132 units) as shown on the General PD Concept Plan.
- c. The subject property has a base density of 212 units. The applicant is proposing to return the units to the original approval of 212 multi-family units, an increase in current entitlements by 4 dwelling units. This request also includes modifying the product type for the remainder of phase 2 from multi-family to add platted single-family attached with corresponding parking, passive open space, and supportive infrastructure. Phase 1 is complete with a total of 80 dwelling units and Phase II has 8 units currently built with 124 remaining units.
- d. Permitted uses:
 - i. Residential single-family attached
 - ii. Residential multi-family
 - iii. Accessory uses and structures:
 1. Accessory structures, including, but not limited to, garages (attached and detached), carports and sheds.
 2. If the structure is accessory to a multi-story primary structure, colors and materials may differ, but shall be compatible with colors and materials used for the primary structure, except that metal support structures/poles shall be permitted.
 3. Fences or walls, which may be permitted prior to the principal uses and structures.
- e. No Special Exception or variance shall be allowed.
- f. No development for Phase 2 shall occur prior to Final Detail Site Plan approval, which will be scheduled on the Board of County Commissioners land use consent agenda.
- g. If the roadways for this development are to be private, they shall be constructed to Charlotte County standards. Following Final Detail Site Plan approval, the developer, and subsequently, the homeowner's association or the condominium association, of the PD is required to maintain all private roads within the development area.
- h. The development must utilize centralized potable water and sanitary sewer utilities. The water and sanitary sewer lines must be connected to the site prior to the issuance of any Certificate of Occupancy (CO).
- i. The PD setback requirement of twenty-five (25) feet will be adhered to along the property boundary Within the 25-foot PD setback:

- i. Along the eastern property boundary and a portion of the southern property boundary, at a minimum, a type B buffer shall be placed as shown on the proposed General PD Concept Plan.
 - ii. At a minimum, a type A buffer shall be placed along the northern property boundary adjacent to multifamily buildings as shown on the General PD Concept Plan.
 - iii. At a minimum, a type B buffer shall be placed along the western and southern property boundary adjacent to properties zoned Industrial General (IG) as shown on the General PD Concept Plan.
- j. There will be one vehicular entrance to this site and be located on Westchester Boulevard, and one emergency access to Janice Avenue. The exact location of the emergency access shall be determined during the Final Detail Site Plan review process. With respect to the site related improvements, County Transportation staff reserve the right to make additional comments at the time of Final Detail Site Plan development level.
- k. Parking for Phase II will be provided either in garage, on street, or a combination of the two. On street parking shall be permitted through a ROW easement.
- l. Only one monument sign shall be allowed at the entrance located at Westchester boulevard to the site. Another monument sign shall be located in front of a gate as shown on the General PD Concept Plan.
- m. For the school concurrency issues:
- i. If the school concurrency process is still required under a valid interlocal agreement, prior to Final Detail Site Plan or Final Plat approval for any residential development for any Phases, the applicant/property owner must obtain a School Concurrency Availability Determination Letter (SCADL) from Charlotte County Public Schools (CCPS) indicating that sufficient capacity exists, or has been accounted for through a binding and enforceable agreement with CCPS to address school concurrency.
 - ii. If an agreement is required, the terms of both agreements shall be incorporated into the Planned Development Final Detail Site Plan approval and shall not constitute a major modification.



GIS Maps



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BELLA VIA • AERIAL MAP

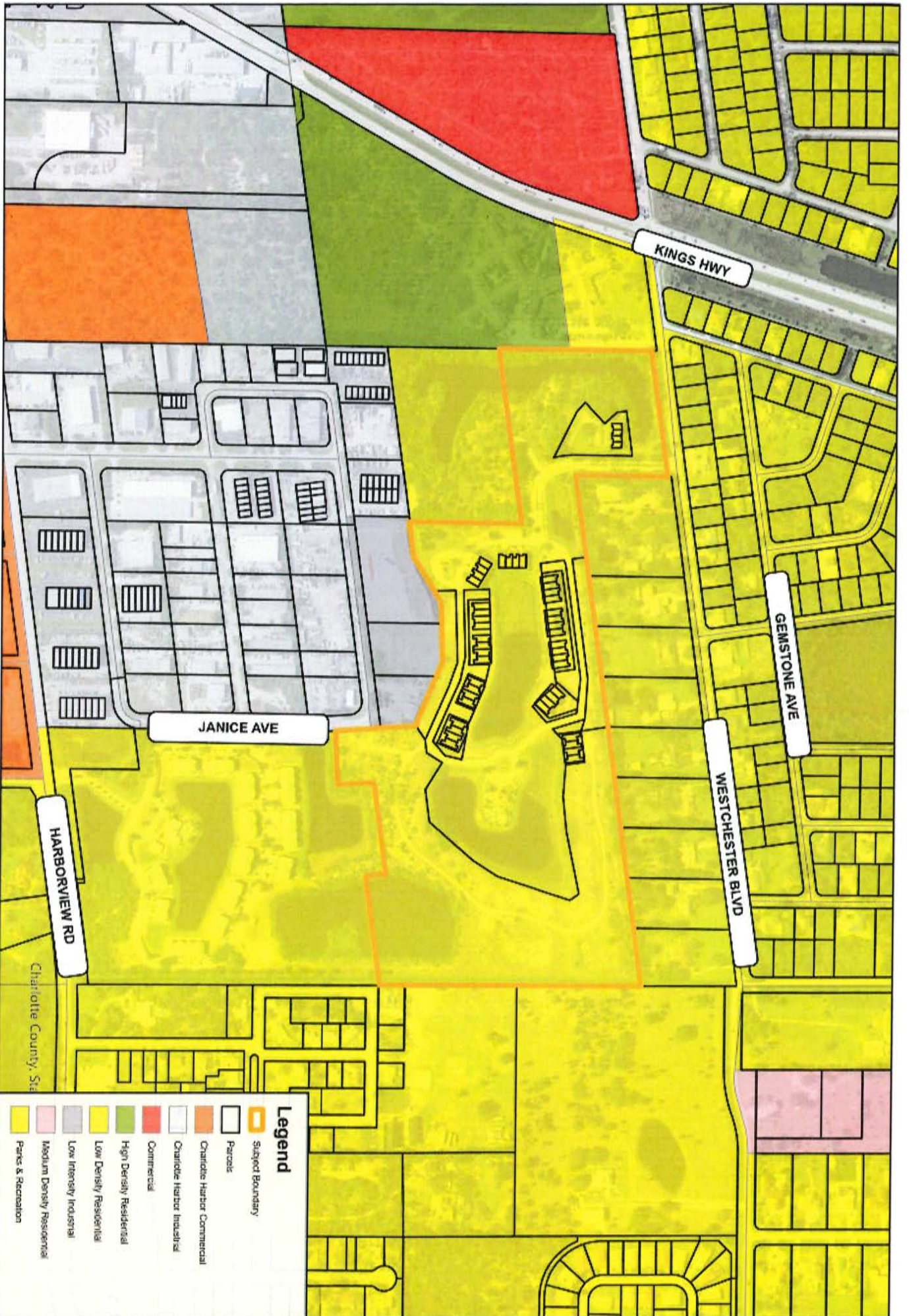
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- 📅 10/13/2025
- # 25006688
- 🏠 Taylor Morrison-Naples Division

Legend

- Subject Boundary
- Parcels



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BELLA VIA • FUTURE LAND USE MAP

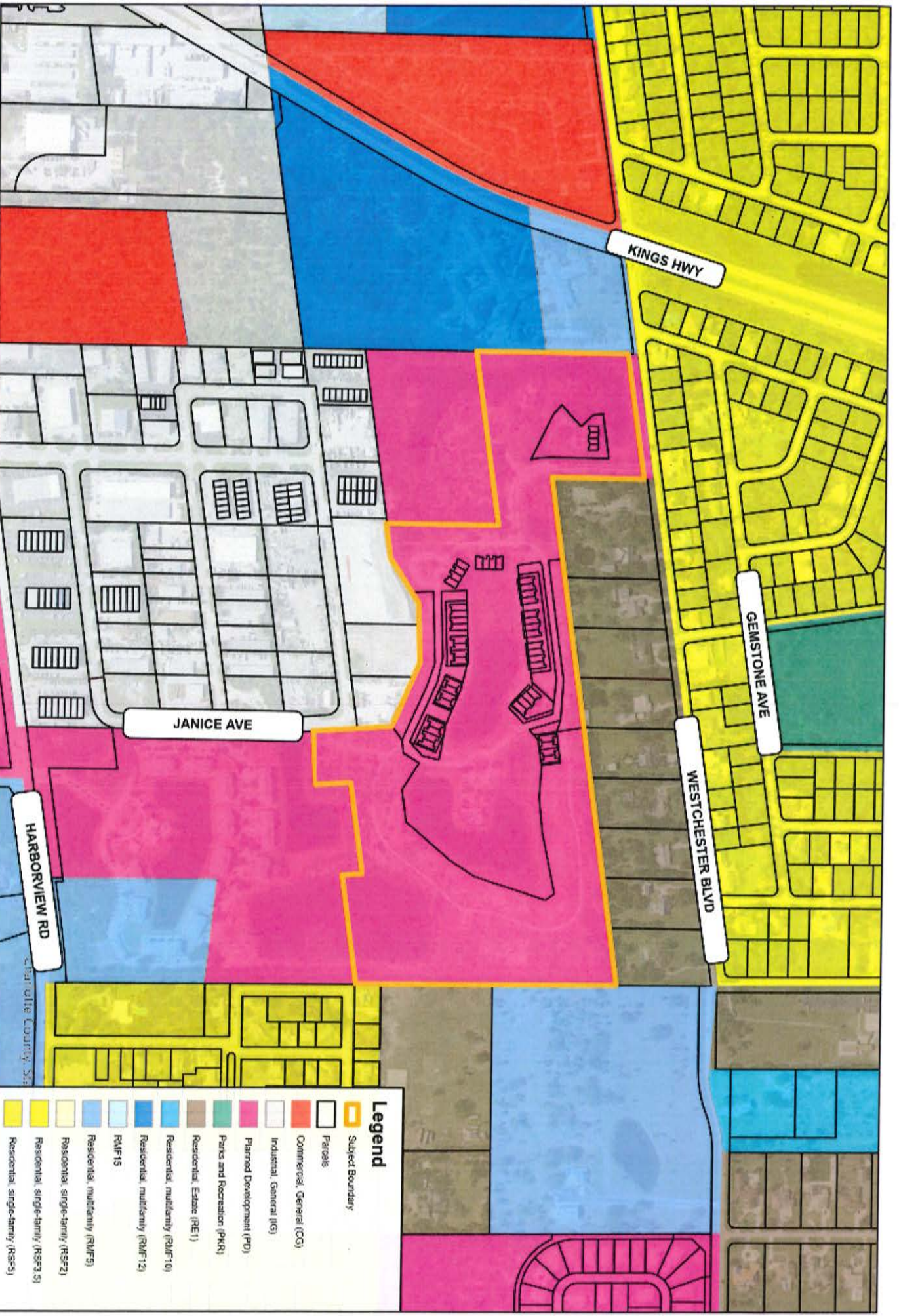
Charlotte County
 10/13/2025
 25006668
 Taylor Morrison-Naples Division

Legend

- Subject Boundary
- Parcel
- Charlotte Harbor Commercial
- Charlotte Harbor Industrial
- Commercial
- High Density Residential
- Low Density Residential
- Low Density Residential
- Low Intensity Industrial
- Medium Density Residential
- Parks & Recreation



REVISIONS: 1/15/2025 - REVISED THE PROPERTY LINE TO MATCH THE AERIAL PHOTOGRAPHY. THE LAND USE ZONING AND FUTURE LAND USE MAP ARE FOR INFORMATIONAL PURPOSES ONLY AND DO NOT CONSTITUTE A CONTRACT. THE FUTURE LAND USE MAP IS SUBJECT TO CHANGE WITHOUT NOTICE.



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BELLA VIA • EXISTING ZONING MAP

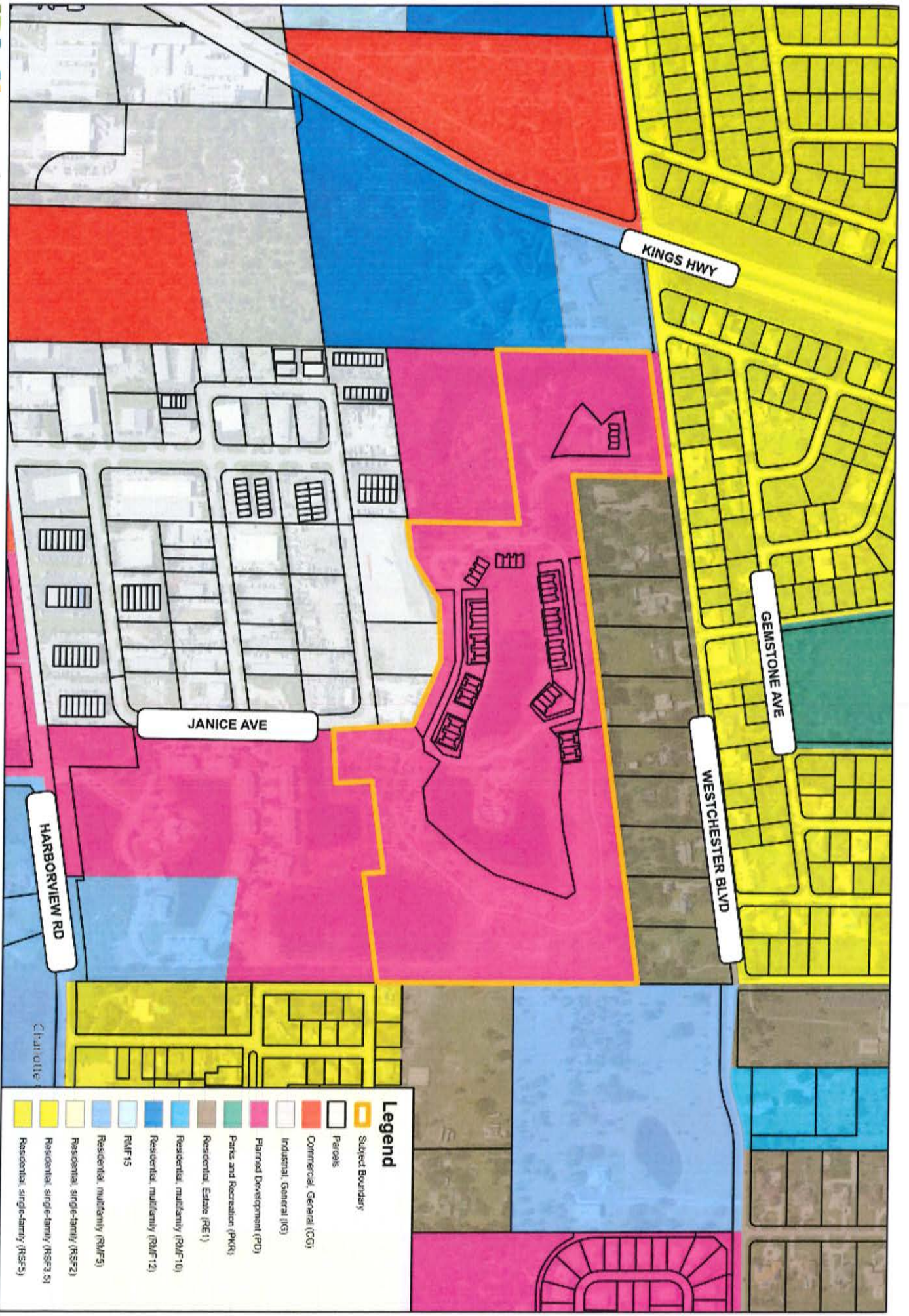
📍 Charlotte County
 10/13/2025
 # 25006608
 🏢 Taylor Morrison-Naples Division

Legend

	Subject Boundary
	Parcels
	Commercial, General (CG)
	Industrial, General (IG)
	Planned Development (PD)
	Parks and Recreation (PR)
	Residential Estate (RE1)
	Residential, multifamily (RMF-10)
	Residential, multifamily (RMF-12)
	RMF-15
	Residential, multifamily (RMF-5)
	Residential, single-family (RSF-2)
	Residential, single-family (RSF-3 S)
	Residential, single-family (RSF-5)



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BELLA VIA • PROPOSED ZONING MAP

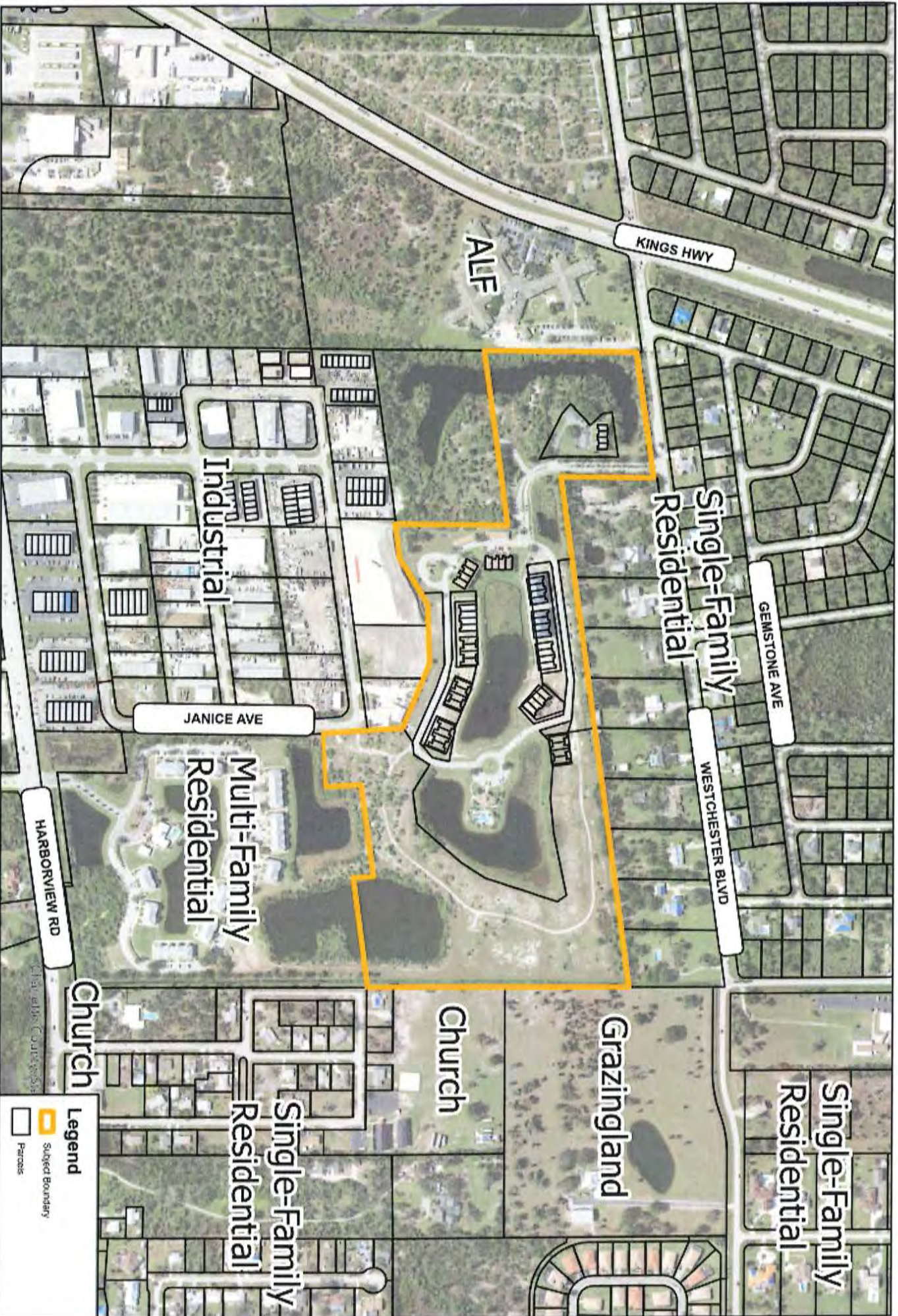
Charlotte County
 10/13/2025
 # 25006688
 Taylor Morrison-Naples Division

Legend

	Subject Boundary
	Parcels
	Commercial, General (CG)
	Industrial, General (IG)
	Planned Development (PD)
	Parks and Recreation (PRR)
	Residential, Estate (RE1)
	Residential, multifamily (RMF-10)
	Residential, multifamily (RMF-12)
	RMF-15
	Residential, multifamily (RMF-5)
	Residential, single-family (RSF-2)
	Residential, single-family (RSF-3 S)
	Residential, single-family (RSF-5)



Revised and updated according to the project status. Address provided is for the
 2025 State of North Carolina Planning Board. The information is provided for informational purposes only.
 The information is provided for informational purposes only. It is not intended to be used for any other purpose.
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BELLA VIA • SURROUNDING LAND USE MAP

Charlotte County

10/13/2025

25006668

Taylor Morrison-Naples Division



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 www.rvieng.com

Legend

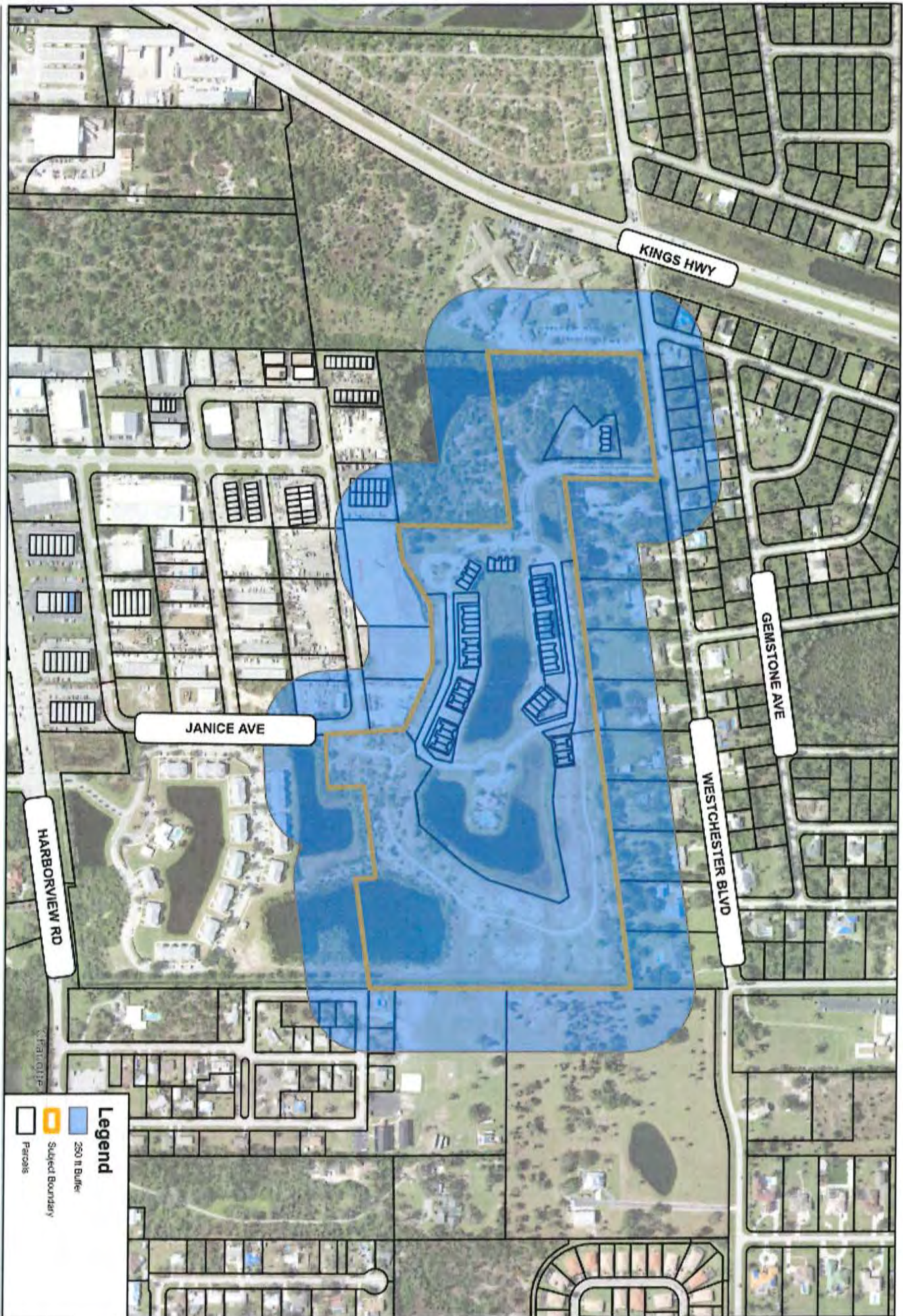
- Suggested Boundary
- Parcel



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Adjacent Property Owners



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 33433-2795
 www.rvyservices.com

BELLA VIA • NOTICE BUFFER MAP

Charlotte County

10/13/2025

25006668

Taylor Morrison-Naples Division

Legend

- 250 ft Buffer
- Subject Boundary
- Parcels



Information furnished represents the current status of the subject property. RYV! does not warrant the accuracy or completeness of the information shown on this map. RYV! is not responsible for any errors or omissions. The user of this information is advised to verify the information independently.

PARCELNO	OWN_NAME	OWN_ADDR1	OWN_ADDR2	OWN_CITY	OWN_STATE	OWN_ZIPCD
402330152006	HONOUR CLIFTON C & MARGARET		4281 NORTH TOWER RD	CINCINNATUS	NY	13040
402330152005	JOHNSON DAVID J & JENNIFER		69 FOREST LAWN AVE	STAMFORD	CT	6905
402330151002	SANDERS JEFFREY ALLEN & N E SA		PO BOX 275	SINCLAIR	WY	82334
402330152002	PITTS MICHAEL STEVE		10242 S UNION AVE	CHICAGO	IL	60628
402330152001	GARNER JOANNE W/		1508 NW COUNTY ROAD 661	ARCADIA	FL	34266
402330151001	SANDERS JEFFREY ALLEN & N E SA		PO BOX 275	SINCLAIR	WY	82334
402225226006	BACON WILLIAM L & LYNN S		23495 WESTCHESTER BLVD	PORT CHARLOTTE	FL	33980
402224459017	OWENS JACK & ELZABETH		23332 WESTCHESTER BLVD	PORT CHARLOTTE	FL	33980
402225201003	SHOPA DANIEL J & ROBIN CO-TRS		23387 WESTCHESTER BLVD	PORT CHARLOTTE	FL	33980
402224384019	BERGANTON CONST & ASSET MGMT		8615 COMMODITY CIR	PORT CHARLOTTE	FL	32819
402224384006	KIDWELL KELLY & STEPHEN D JR		3613 SWANEE RD	ORLANDO	FL	32819
402224459006	EMANUEL SCOTT J TRUSTEE		17091 CANARY LN	PORT CHARLOTTE	FL	33980
402224384007	CHARLOTTE COUNTY		18500 MURDOCK CIR	PORT CHARLOTTE	FL	33948
402224459012	BERMUDEZ LUIS ALBERTO & Y CEDE		3620 SWANEE RD	PORT CHARLOTTE	FL	33980
402225226005	JANICK LISA		23481 WESTCHESTER BLVD	PORT CHARLOTTE	FL	33980
402225127001	NATIONAL HEALTHCARE CORP		4000 KINGS HWY	CHARLOTTE HARBOR	FL	33980
402224384006	LAIR DAVID		3621 SWANEE RD	PORT CHARLOTTE	FL	33980
402225226003	FORD HENRY LEWIS & C E ASHE FO		23447 WESTCHESTER BLVD	PORT CHARLOTTE	FL	33980
402224459001	CHARLES MARIE CARLINE		1071 ALABAMA AVE	PORT CHARLOTTE	FL	33312
402224459018	POLANCO-SOSA FRANK E & ANABEL		23340 WESTCHESTER BLVD	FORT LAUDERDALE	FL	33312
402224459016	ZELIGMAN SERGIO		1300 POITRAS DR	FORT CHARLOTTE	FL	33980
402224459020	FOSSUM ROBERT ANDREW & TLN		23356 WESTCHESTER BLVD	VERO BEACH	FL	32963
402224459014	EIRENE LLC		17205 NE 27TH AVE	PORT CHARLOTTE	FL	33980
402225202003	HARRT PAUL LLC		4385 LAURA ST	RIDGEFIELD	WA	98642
402225265000	WHIDDEN INDUSTRIAL PARK		PO BOX 3179	PORT CHARLOTTE	FL	33980
402225226001	GAUSE CHARLES L		23401 WESTCHESTER BLVD	PORT CHARLOTTE	FL	33949
402224459007	JONES ARTRELL MARQUIS		23345 GEMSTONE AVE	PORT CHARLOTTE	FL	33980
402225226002	SHUMAKER DAVID L & JANICE M TR		23427 WESTCHESTER BLVD	PORT CHARLOTTE	FL	33980
402224459015	AMERICAN ESTATE & TRUST	FBO DARNELL PATTERSON IRA	6900 WESTCLIFF DR	LAS VEGAS	NV	89145
402330151003	SCHNEIDER GLENN G & EDITH K		1068 SNYDER HILL RD	ITHACA	NY	14850
402225226004	COTELESE JUDY		23463 WESTCHESTER BLVD	PORT CHARLOTTE	FL	33980
402225201002	PARSONS RICHARD THOMAS SUCC		23367 WESTCHESTER BLVD	PORT CHARLOTTE	FL	33980
402224459004	CURE EUNICE G		23321 GEMSTONE AVE	PORT CHARLOTTE	FL	33980
402224459003	YOUNG MELISSA & RANDALL		23313 GEMSTONE AVE	PORT CHARLOTTE	FL	33980
402224459005	ROUSSEAU VANESSA		739 CENTER DR	BALDWIN	NY	11510
402224459013	AMERICAN ESTATE & TRUST	FBO VU PHAM IRA	6900 WESTCLIFF DR	LAS VEGAS	NV	89145
402225652000	HARBOR INDUSTRIAL	C/O FOREMOST BUSINESS SERVICES INC	17466 FOREMOST LN	PORT CHARLOTTE	FL	33948
402225601000	COUNTRY MEADOWS WESTCHESTE		2200 KINGS HWY 3-L	PORT CHARLOTTE	FL	33980
402225203001	HERNANDEZ OMAR ALMEIDA		17241 PHEASANT CIR	PORT CHARLOTTE	FL	33948
402225203002	GNANASHANMUGAM CHINNIVA & BRIN		121 GRAHAM ST SW	PORT CHARLOTTE	FL	33952
402225201001	STANTON DEAN & SANDRA		4201 WHIDDEN BLVD	PORT CHARLOTTE	FL	33980
402225203002	MEATY LLC		23347 WESTCHESTER BLVD	PORT CHARLOTTE	FL	33980
402226592004	FAMBROUGH SUE ANNE		2526 RIO LISBO CT	PUNTA GORDA	FL	33950
402225652008	E & L CLAM HOUSE INC		2526 RIO LISBO CT	PUNTA GORDA	FL	33950
402225652005	E & L CLAM HOUSE INC		265 PARK ST	PORT CHARLOTTE	FL	33952
402225652006	E & L CLAM HOUSE INC		23440 JANICE AVE	PORT CHARLOTTE	FL	33980
402225652002	E & L CLAM HOUSE INC		23440 JANICE AVE	PORT CHARLOTTE	FL	33980
402330101002	TRICITY BAPTIST CHURCH		24058 HERITAGE PL	PORT CHARLOTTE	FL	33980
402330101001	THOMAS SHERYL A TRUSTEE		PO BOX 511533	PUNTA GORDA	FL	33951
402225645023	TIPPINS RICHARD RAY		753 KELLSTADT ST	PORT CHARLOTTE	FL	33952
402225645024	TIPPINS RICHARD RAY		753 KELLSTADT ST	PORT CHARLOTTE	FL	33952
402225601003	STANTON DEAN & SANDRA		23347 WESTCHESTER BLVD	PORT CHARLOTTE	FL	33980
402225652011	E & L CLAM HOUSE INC		23440 JANICE AVE	PORT CHARLOTTE	FL	33980
402225601006	KOINIS JAMES R		3439 MELISSA CT	PORT CHARLOTTE	FL	33980
402225652007	E & L CLAM HOUSE INC		265 PARK ST	PORT CHARLOTTE	FL	33980
402225605009	BURNHAM SHARON & RCL & MCL		23309 COLLINA WAY	PORT CHARLOTTE	MA	2745
402225601005	JOSEFEK MICHAEL & JACQUELINE		1025 PEQUOT ST	PORT CHARLOTTE	FL	33948
402225601008	KOINIS JAMES R & LAURI C KOINI		3439 MELISSA CT	PORT CHARLOTTE	FL	33949
402225652009	MULAS ELIO		5117 COLLINGSWOOD BLVD	PORT CHARLOTTE	FL	33980
402225645013	WILLIAMS ENTERPRISE LLC		PO BOX 494864	PORT CHARLOTTE	FL	33949
402225601009	STEWART MICHAEL J & CATHERINE M		4045 COUNTRY MEADOWS BLVD	PORT CHARLOTTE	FL	33980
402225605002	SHARRON DEBRA J TRUSTEE		23301 COLLINA WAY	PORT CHARLOTTE	FL	33980
402225601007	NY AREA PROPERTIES LLC		52 RAMAPO AVE	SUFFERN	NY	10901
402225652012	E & L CLAM HOUSE INC		23440 JANICE AVE	PORT CHARLOTTE	FL	33980
402225605012	KNUPP JAY R & KATHLEENA		23309 COLLINA WAY	PORT CHARLOTTE	FL	33980
402225605016	REESE GERALD LEROY & KAREN SU		14504 DUQUETTE AVE NE	HARTVILLE	OH	44632
402225605008	CHURCH BRADLEY A & TRICIA L		23301 COLLINA WAY	PORT CHARLOTTE	FL	33980

402225553050	KAVALEC KIMBERLY ANN	23921 COLLINA WAY	PORT CHARLOTTE	FL	33980
402225605007	REDMOND GLENN A	23301 COLLINA WAY	PORT CHARLOTTE	FL	33980
402225605006	ODAK JOSEPH S & KATHY T	218 ODAK FARM RD	RED HOOK	FL	33980
402225605015	FINE IAN E & KATHRYN M DARTOIS	8 GARDENGALE WAY	NEPEAN	NY	12571
402225553007	JOYCE ROBERT	481 QUAIL FOREST BLVD	NAPLES	CANADA	0
402225553005	STANTON MARGARET TRUSTEE	23955 COLLINA WAY	PORT CHARLOTTE	FL	34105
402225553001	MARTIN JOSEPH FRANCIS & MAUREE	23955 COLLINA WAY	PORT CHARLOTTE	FL	33980
402225553057	ADELFO PAUL ALAN	23343 COLLINA WAY	PORT CHARLOTTE	FL	33980
402225553061	FIGUS STANLEY S & HEATHER L	2215 FOLEY ST	PORTAGE	FL	33980
402225553086	SARD MICHAEL R & DAWN M	53 E MAIN ST	PANAMA	IN	46368
402225553000	TAYLOR MORRISON OF FLORIDA INC	28100 BONITA GRANDE DR	BONITA SPRINGS	NY	14767
402225227028	TAYLOR MORRISON OF FLORIDA INC	3030 ROCKY POINTE DR	TAMPA	FL	34135
402225227020	TAYLOR MORRISON OF FLORIDA INC	28100 BONITA GRANDE DR	BONITA SPRINGS	FL	33607
				FL	34135



Utility Letter of Availability

**AVAILABILITY REQUEST FORM**

Charlotte County Government Utilities Department

25550 Harbor View Road, Suite 1

Port Charlotte, FL 33980

Email: Administrative.Assistants@CharlotteCountyFL.gov

Phone: 941.764.4300 Option 3

Date: 10/10/2025

First Name

Kaeley

Last Name

Gatz

Organization

Atwell, LLC

Email Address

kgatz@atwell.com

Phone Number

9416251165

Site Address

House Number

23479

Street Name

Collina

Street Suffix

Way

Short Legal Description

ZZZ 254022 P1

Subdivision

Section

Block

Lot

Availability - Completed by CCU Staff

Potable Water		Sewer		Reclaimed Water	
Connected		Connected		Connected	
Mandatory	x	Mandatory	x	Mandatory	
Available		Available		Available	
Unavailable		Unavailable		Unavailable	x

Comments

Completed By: JM _____

Date: 10/10/25

FOR ANY UTILITIES DEEMED UNAVAILABLE AT THIS TIME, THE PROPERTY OWNER AND/OR THEIR AGENT SHOULD RECONFIRM AVAILABILITY PRIOR TO DEVELOPMENT OF PROPERTY.

All commercial developments are to access the following link for guidelines and familiarize themselves with the requirements for plans review and the utility service agreement.

<https://www.charlottecountyfl.gov/departments/utilities/about-utilities/forms.shtml>

Disclaimer: Information provided on this form is provided as a public convenience. Every effort is made to ensure that information provided is timely and accurate. However, Charlotte County makes no warranty, representation or guaranty as to its complete accuracy, nor does Charlotte County assume liability for any errors, omissions, or inaccuracies in the information provided, regardless how caused. In any case, where reliance on information is required, please check with County staff for updated information and/or the official records of the County.



Archeological/Historic Memo



This record search is for informational purposes only and does NOT constitute a project review. This search only identifies resources recorded at the Florida Master Site File and does NOT provide project approval from the Division of Historical Resources. Contact the Compliance and Review Section of the Division of Historical Resources at CompliancePermits@dos.MyFlorida.com for project review information.

June 16, 2022

#

Lindsey E. W. Craig

Planner

RVi Planning + Landscape Architecture

10401 Highland Manor Dr, Suite 220 • Tampa FL 33610

In response to your request on June 16, 2022, the Florida Master Site File lists no cultural resources recorded for the property located with parcels ID: 402225227001 and 402225605000 in Charlotte County, Florida.

When interpreting the results of our search, please consider the following information:

- **This search area may contain *unrecorded* archaeological sites, historical structures or other resources even if previously surveyed for cultural resources.**
- **Because vandalism and looting are common at Florida sites, we ask that you limit the distribution of location information on archaeological sites.**
- **While many of our records document historically significant resources, the documentation of a resource at the Florida Master Site File does not necessarily mean the resource is historically significant.**
- **Federal, state and local laws require formal environmental review for most projects. This search DOES NOT constitute such a review. If your project falls under these laws, you should contact the Compliance and Review Section of the Division of Historical Resources at CompliancePermits@dos.MyFlorida.com.**

Please do not hesitate to contact us if you have any questions regarding the results of this search.

Sincerely,

Eman M. Vovsi, Ph.D.

Florida Master Site File

Eman.Vovsi@DOS.MyFlorida.com



Traffic Impact Statement



2726 OAK RIDGE COURT, SUITE 503
FORT MYERS, FL 33901-9356
OFFICE 239.278.3090
FAX 239.278.1906

TRAFFIC ENGINEERING
TRANSPORTATION PLANNING
SIGNAL SYSTEMS/DESIGN

TRAFFIC IMPACT STATEMENT

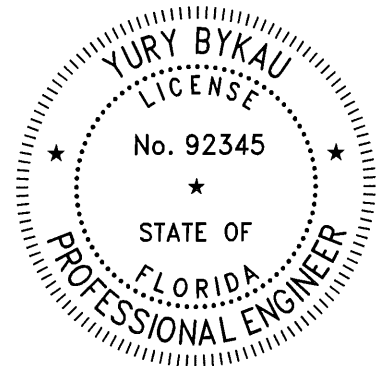
FOR

BELLA VIA CHARLOTTE COUNTY

PROJECT NO. F2511.09

PREPARED BY:
TR Transportation Consultants, Inc.
Certificate of Authorization Number: 27003
2726 Oak Ridge Court, Suite 503
Fort Myers, Florida 33901-9356
(239) 278-3090

December 1, 2025



CONTENTS

- I. INTRODUCTION
- II. EXISTING CONDITIONS
- III. PROPOSED DEVELOPMENT
- IV. TRIP GENERATION & DISTRIBUTION
- V. TRAFFIC IMPACT AREA
- VI. LEVEL OF SERVICE ANALYSIS
- VII. CONCLUSION

I. INTRODUCTION

TR Transportation Consultants, Inc. has conducted a traffic impact statement to fulfill requirements set forth by the Charlotte County Department of Community Development for projects seeking rezoning approval. The proposed project is located at 23301 Collina Way in Charlotte County, Florida. **Figure 1** illustrates the approximate location of the subject site.

The subject site is governed by Zoning Ordinance No. 2023-003 which approved the subject site for up to 208 multi-family dwelling units as part of PD-22-00010. Currently 88 multi-family residential units have already been constructed on site. As part of this rezoning application, the Developer is proposing to rezone the subject site to allow for up to 212 units consisting of 88 multifamily units (existing) and 124 single-family attached townhomes. Access to the subject site will continue to be provided via Country Meadows Boulevard which intersects Westchester Boulevard via an unsignalized intersection.

This report examines the impact of the development on the surrounding roadways and intersections. Trip generation and assignments to the various surrounding intersections will be completed and analysis conducted to determine the impacts of the development on the surrounding streets.

II. EXISTING CONDITIONS

The subject site is currently developed with 88 multi-family residential dwelling units. The subject site is bordered by residential uses to the north, vacant land to the east and west, and by residential and industrial uses to the south.

Westchester Boulevard is a two-lane undivided local roadway within the vicinity of the subject site. Westchester Boulevard has a posted speed limit of 30 mph and is under the jurisdiction of Charlotte County.

F2511.09



PROJECT LOCATION MAP
BELLA VIA

Figure 1

Kings Highway is a four-lane divided minor arterial within the vicinity of the subject side. Kings Highway has a posted speed limit of 45 mph to the north of Westchester Boulevard and 40 mph to the south. Kings Highway is under the jurisdiction of Charlotte County.

III. PROPOSED DEVELOPMENT

The developer is proposing to rezone the subject site to allow for up to 212 units consisting of 88 multifamily units (existing) and 124 single-family attached townhomes. **Table 1** summarizes the land use utilized for trip generation purposes for the subject site.

**Table 1
Land Use
Bella Via**

Land Use	Size
<u>Approved</u> Multifamily Housing (Low-Rise)	208 Dwelling Units
<u>Proposed</u> Multifamily Housing (Low-Rise) and Single-Family Attached Housing	88 Dwelling Units (Existing) 124 Dwelling Units (Total 212 Dwelling Units)

Access to the subject site will continue to be provided via Country Meadows Boulevard which intersects Westchester Boulevard via an unsignalized intersection.

IV. TRIP GENERATION & DISTRIBUTION

The trip generation for the proposed development was determined by referencing the Institute of Transportation Engineer’s (ITE) report, titled *Trip Generation Manual*, 12th Edition. Land Use Code 220 (Multifamily Housing Low-Rise) and Land Use Code 215 (Single-Family Attached Housing) were utilized for the trip generation purposes of the approved and proposed residential dwelling units. The equations utilized from these land

use codes are contained in the Appendix of this report for reference. **Table 2** outlines the anticipated weekday A.M. and P.M. peak hour and daily trip generation based on the current approved PD zoning on site. **Table 3** outlines the anticipated weekday A.M. and P.M. peak hour and daily trip generation of the PD as currently proposed.

**Table 2
Trip Generation
Approved Zoning**

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Multifamily Housing (Low-Rise) (208 Dwelling Units)	21	65	86	66	41	107	1,291

**Table 3
Trip Generation
Proposed Zoning**

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Multifamily Housing (Low-Rise) (88 Dwelling Units)	10	34	44	31	19	50	616
Single-Family Attached Housing (124 Dwelling Units)	14	44	58	36	27	63	813
Total	24	78	102	67	46	113	1429

Table 4 indicates the trip generation difference between the approved zoning and proposed zoning on the site (Table 2 vs Table 3).

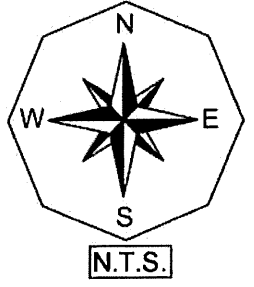
Table 4
Trip Generation Comparison – Approved Zoning vs Proposed Zoning
Table 2 vs Table 3 – Bella Via

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Proposed Zoning	24	78	102	67	46	113	1429
Approved Zoning	-21	-65	-86	-66	-41	-107	-1,291
Resultant Trip Change	+3	+13	+16	+1	+5	+6	+138

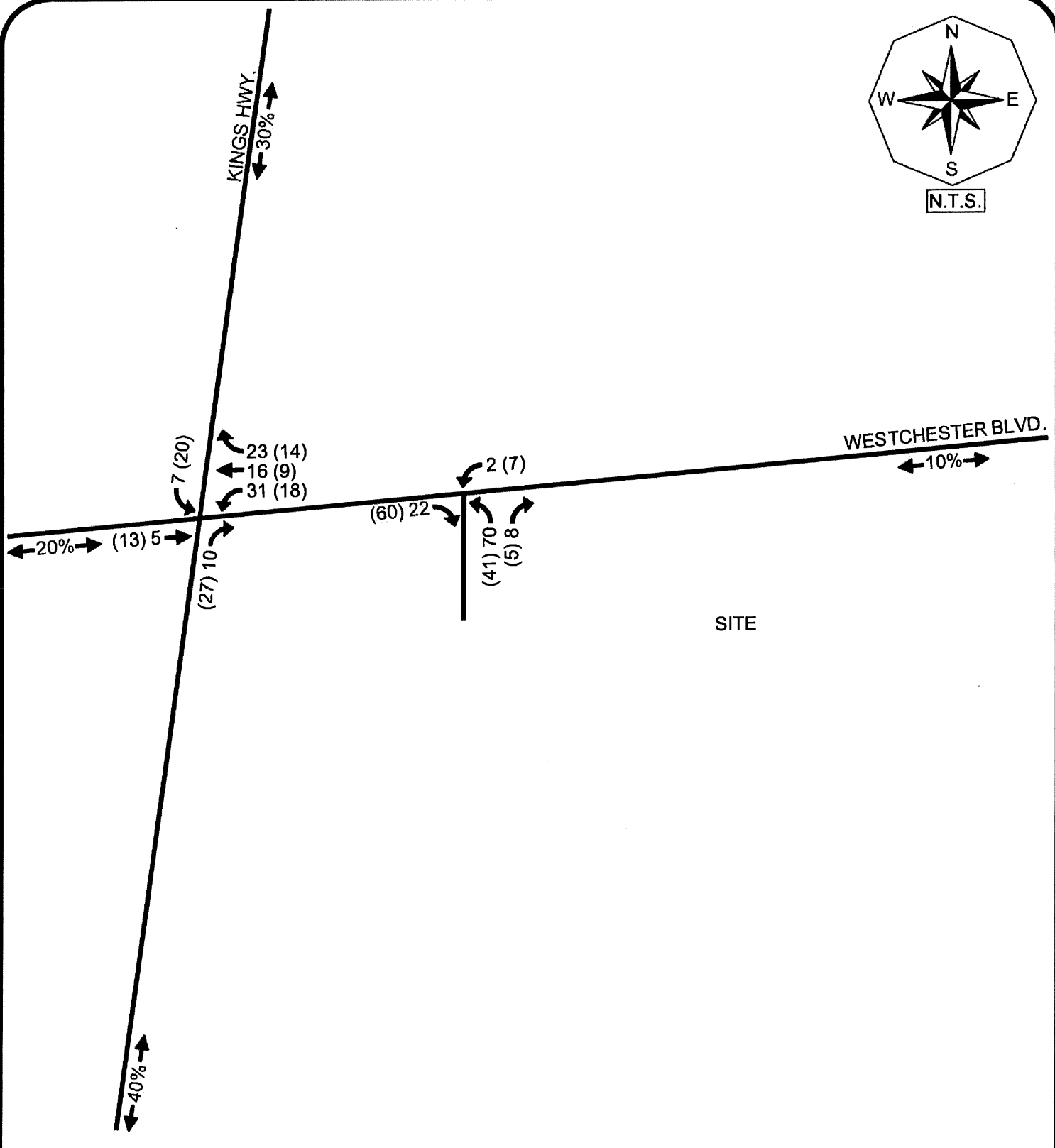
The trips the proposed development is anticipated to generate as shown in Table 3 were then assigned to the surrounding roadway network. The new trips anticipated to be added to the surrounding roadway network were assigned based upon the routes drivers are anticipated to utilize to approach the subject site. The anticipated trip distribution of the development traffic is shown on **Figure 2**.

V. TRAFFIC IMPACT AREA

In order to determine which roadway segments surrounding the site will be significantly impacted as outlined in the Charlotte County Engineering Design Manual – Part 7, **Table 1A**, contained in the Appendix, was created. This table indicates which roadway links will experience a significant impact as a result of the added development traffic. A traffic impact area is defined in the Charlotte County Engineering Design Manual as any roadway where the project trips exceed 5% of the Peak Hour – Two Way adopted service volume at the adopted Level of Service standard pursuant to the Comprehensive Plan. The Level of Service threshold volumes were taken from the *2024 Charlotte County Roadway Level of Service Data* spreadsheet tables provided by the Charlotte County Transportation Engineering Division for all roadways. Based on the information contained within Table 1A, no roadways are anticipated to be significantly impacted.



F2511.09



LEGEND

- ← 000 WEEKDAY AM PEAK HOUR SITE TRAFFIC
- ← (000) WEEKDAY PM PEAK HOUR SITE TRAFFIC
- ← 20% → PERCENT TRIP DISTRIBUTION

**TRIP DISTRIBUTION &
SITE TRAFFIC ASSIGNMENT
BELLA VIA**

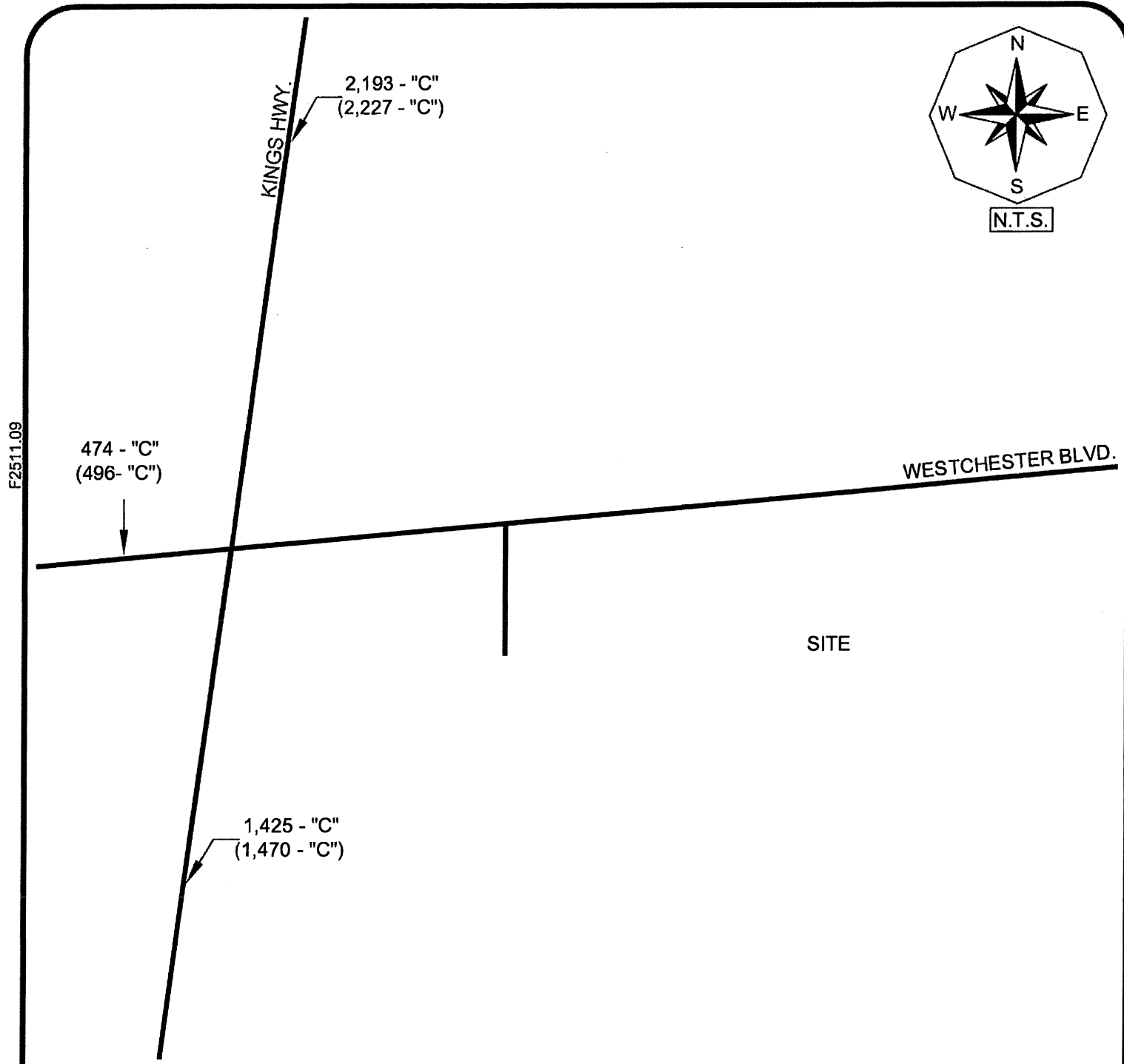
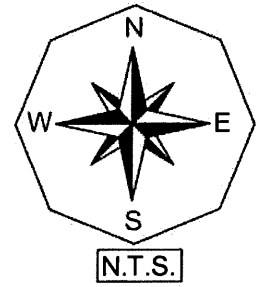
Figure 2

VI. LEVEL OF SERVICE ANALYSIS

A horizon year analysis of 2029 was selected as the analysis year to evaluate the future impacts this project will have on the surrounding roadway network. Based on this horizon year, a growth rate was applied to the existing traffic conditions for all roadway links that could be significantly impacted by this development. The growth rates utilized and the existing peak hour peak season two-way volumes were obtained from the most recent *Charlotte County Roadway Level of Service Data* report. Based on the project distribution illustrated on Figure 2, the link data was analyzed for the year 2029 with the proposed development. **Table 2A**, located in the Appendix of this report indicates the methodology utilized to conduct the Level of Service Analysis. **Figure 3** graphically illustrates the Level of Service analysis for the 2029 traffic conditions with the project.

From the Level of Service Analysis indicated in Table 2A and as shown in Figure 3, there is sufficient capacity on all roadways to accommodate the trips anticipated to be generated by the proposed development. All roadways are shown to operate at a Level of Service “C” with the proposed development in 2029. Therefore, no roadway capacity improvements will be required as a result of this analysis.

Turn lane improvements at the site access drives will be evaluated at the time the project seeks a site plan approval.



LEGEND

- XXX - "C" 2029 PEAK SEASON PEAK HOUR
TWO-WAY BACKGROUND TRAFFIC
AND LEVEL OF SERVICE
DESIGNATION

- (XXX -"C") 2029 PEAK SEASON PEAK HOUR
TWO-WAY BACKGROUND TRAFFIC
PLUS PM PEAK HOUR PROJECT
TRAFFIC AND LEVEL OF SERVICE
DESIGNATION

**2029 PROJECTED LEVEL OF SERVICE ANALYSIS
BELLA VIA**

Figure 3

VIII. CONCLUSION

The proposed development located at 23301 Collina Way in Charlotte County, Florida will not degrade the Level of Service of any roadways below the minimum acceptable Level of Service standard. The surrounding roadway network can accommodate the additional new vehicle trips the development is anticipated to generate.

Turn lane improvements at the site access drives will be evaluated at the time the project seeks a site plan approval.

APPENDIX

TABLES 1A & 2A

**TABLE 1A
TWO-WAY PROJECT TRAFFIC VS. LOS D LINK VOLUMES
BELLA VIA**

		TOTAL AM PEAK HOUR PROJECT TRAFFIC =	102 VPH	IN=	24	OUT=	78				PERCENT	TWO-WAY	% PROJ
		TOTAL PM PEAK HOUR PROJECT TRAFFIC =	113 VPH	IN=	67	OUT=	46				PROJECT	PROJECT	TRAFFIC
<u>ROADWAY</u>	<u>SEGMENT</u>	<u>#</u>	<u>CLASS</u>	<u>LOS A</u>	<u>LOS B</u>	<u>LOS C</u>	<u>LOS D</u>	<u>LOS E</u>	<u>TRAFFIC</u>	<u>TRAFFIC</u>	<u>of LOS "D"</u>		
Kings Hwy.	N. of Westchester Blvd.	114	4LD	0	0	2,898	3,455	3,455	30%	34	1.0%		
	S. of Westchester Blvd.	54	4LD	0	0	2,898	3,455	3,455	40%	45	1.3%		
Westchester Blvd.	W. of Kings Hwy.	98	2LD	0	0	1,408	1,616	1,616	20%	23	1.4%		

* Two-way peak hour Level of Service Thresholds taken from the 2024 Charlotte County Roadway Level of Service Data Spreadsheet
 * The remaining 10% of project traffic was assigned to/from Westchester Blvd. east of Country Meadows Blvd.

**CHARLOTTE COUNTY ROADWAY
LEVEL OF SERVICE DATA**

CHARLOTTE COUNTY: 2024 ROADWAY LEVEL OF SERVICE DATA SHEET - PEAK HOUR TWO-WAY

WV SNO	Roadway	Station	From	To	Contact Class	Lanes	2024 ADOT	Thrup. Cr. Rate	K100	Level of Service Calculations ¹					Level of Service	Percent (%) Capacity Used	
										100 th Hr. Two-way Vol.)							
										B	C	D	E	Adopted			Current
91	Gulf Blvd	121	Terminus	Beach Rd.	C3R	2-Lane	3,075	2.00%	0.092	283	-	1408	1616	-	D	C	18%
92	Golf Course Blvd		Paper Rd	US 17	C3R	2-Lane	907	2.00%	0.092	83	-	1408	1616	-	D	C	5%
93	Gulfstream Blvd	130	Sunnybrook Blvd	S.R. 776 (E)	C3R	2-Lane	4,685	2.00%	0.092	432	-	1408	1616	-	D	C	27%
94	Gulfstream Blvd	199	S.R. 776 (W)	Sunnybrook Blvd.	C3R	2-Lane	6,122	2.00%	0.092	583	-	1408	1616	-	D	C	35%
95	Harbor Blvd	45	Colleen St.	Edgewater Dr.	C3R	2-Lane	2,897	2.00%	0.092	267	-	1408	1616	-	D	C	16%
96	Harbor Blvd	44	Edgewater Dr.	US 41	C3R	2-Lane	3,649	2.00%	0.092	335	-	1408	1616	-	D	C	21%
97	Harbor Blvd	48	US 41	Olean Blvd	C3O	4-Lane	3,050	3.00%	0.092	833	-	2898	3455	-	D	C	24%
98	Harbor Blvd	47	Olean Blvd	Midway Blvd.	C3C	4-Lane	11,324	3.00%	0.092	1,042	-	2898	3455	-	D	C	30%
99	Harbor Blvd	46	Midway Blvd	Burkhardt Dr.	C3R	2-Lane	7,940	2.00%	0.092	649	-	1408	1616	-	D	C	40%
100	Harbor Blvd	51	Burkhardt Dr.	Quezada Ave.	C3R	2-Lane	6,396	2.00%	0.092	589	-	1408	1616	-	D	C	38%
101	Harbor Blvd	50	Quezada Ave.	Peachland Blvd	C3R	2-Lane	4,278	2.00%	0.092	394	-	1408	1616	-	D	C	24%
102	Harbor Blvd	49	Peachland Blvd	Valencia Blvd	C3R	2-Lane	2,258	2.00%	0.092	207	-	1408	1616	-	D	C	13%
103	Harborview Road	274	US 41	Kings Highway	C3C	4-Lane	10,235	2.00%	0.091	931	-	2898	3455	-	D	C	27%
104	Harborview Road	52	Kings Highway	Melbourne St.	C3C	4-Lane	9,633	2.00%	0.091	897	-	2898	3455	-	D	C	25%
105	Harborview Road	53	Melbourne St.	Dale St.	C3R	2-Lane	9,197	2.00%	0.091	837	-	1408	1616	-	D	C	52%
106	Harborview Road	104	Dale St.	I-75	C3R	2-Lane	9,565	2.00%	0.091	870	-	1408	1616	-	D	C	54%
107	Harborview Road	103	I-75	Rio De Janeiro Ave.	C3C	2-Lane	12,564	2.00%	0.091	1,143	-	1390	1590	-	D	C	59%
108	Harborview Road	102	Rio De Janeiro Ave.	Highlands Rd.	C3C	2-Lane	8,790	2.00%	0.091	615	-	1104	1580	-	D	C	39%
109	Harness Rd		Big Cr W	Gaspardia Rd	C3R	2-Lane	143	1.00%	0.092	13	-	1408	1616	-	D	C	1%
110	Henry Street	254	Golf Course Blvd	Florida St.	C3C	2-Lane	1,768	2.00%	0.092	163	-	1104	1580	-	D	C	10%
111	Hillborough Blvd	11	Veterans Blvd.	Toledo Blade Blvd	C3R	2-Lane	5,372	2.00%	0.092	586	-	1408	1616	-	D	C	38%
112	Hillborough Blvd	12	Toledo Blade Blvd.	Crandeory Blvd.	C3R	2-Lane	7,412	2.00%	0.092	682	-	1408	1616	-	D	C	42%
113	Ingramm Blvd	202	San Cruz Waterway	C.R. 771	C3R	2-Lane	4,407	2.00%	0.092	413	-	1408	1616	-	D	C	26%
114	Jacobs Street	218	Elanor Ave.	Chamberlain Blvd.	C3R	2-Lane	3,380	2.00%	0.092	306	-	1408	1616	-	D	C	19%
115	Jacobs Street	219	S.R. 776	Elanor Ave.	C3R	2-Lane	2,767	2.00%	0.092	255	-	1408	1616	-	D	C	16%
116	Kearlson Blvd	226	Ravenwood Blvd.	Yorkshire St.	C3C	2-Lane	1,771	2.00%	0.092	163	-	1104	1580	-	D	C	10%
117	Kings Highway	275	US 41	Harborview Rd	C3C	4-Lane	11,384	2.00%	0.092	1,093	-	2898	3455	-	D	C	32%
118	Kings Highway	54	Harborview Rd	Westchester Blvd	C3C	4-Lane	14,038	2.00%	0.092	1,291	-	2898	3455	-	D	C	37%
119	Kings Highway	114	Westchester Blvd	Valencia Blvd	C3C	4-Lane	21,588	2.00%	0.092	1,985	-	2898	3455	-	D	C	57%
120	Kings Highway	309	Veterans Blvd	Sanchill Blvd	C3C	4-Lane	34,537	2.00%	0.092	3,177	-	2898	3455	-	D	D	92%
121	Kings Highway	105	Sanchill Blvd	Dobbs Co. Line	C3C	2-Lane	20,965	2.00%	0.092	1,929	-	1104	1580	-	D	F	124%
122	Lakeview Blvd	55	Edgewater Dr.	Springview Ave.	C3R	2-Lane	2,070	2.00%	0.092	190	-	1408	1616	-	D	C	12%
123	Lakeview Blvd	57	Springview Ave.	Midway Blvd.	C3R	2-Lane	2,867	2.00%	0.092	264	-	1408	1616	-	D	C	16%
124	Lakeview Blvd	56	Midway Blvd	Chery Chase St.	C3R	2-Lane	7,454	2.00%	0.092	696	-	1408	1616	-	D	C	42%
125	Lakeview Blvd	58	Chery Chase St.	Cochran Blvd (aka Toledo Blade Blvd)	C3R	2-Lane	9,473	2.00%	0.092	872	-	1408	1616	-	D	C	54%
126	Loveland Blvd	59	Midway Blvd	Peachland Blvd	C3R	2-Lane	5,999	3.00%	0.092	552	-	1408	1616	-	D	C	34%
128	Marathon Blvd	200	Terminus	C.R. 771	C3R	2-Lane	1,279	3.00%	0.092	118	-	1408	1616	-	D	C	7%
129	Marathon Blvd	201	Gulfstream Blvd.	C.R. 771	C3R	2-Lane	4,867	3.00%	0.092	448	-	1408	1616	-	D	C	28%
130	Marion Avenue	177	Florida St.	I-75 Overpass	C3C	2-Lane	2,138	2.00%	0.092	199	-	1104	1580	-	D	C	13%
131	Marion Avenue	178	Matrympha Way	Parola St.	C3C	2-Lane	2,463	2.00%	0.092	227	-	1104	1580	-	D	C	15%
132	Matrympha Way		US 41	Marion Ave	C3R	2-Lane	2,495	2.00%	0.092	230	-	1408	1616	-	D	C	14%
133	Melbourne Street	51	Happer Ave.	Harborview Rd.	C3R	2-Lane	2,382	2.00%	0.092	217	-	1408	1616	-	D	C	13%
134	Midway Blvd	63	O'Hara Dr.	Edgewater Dr.	C3R	2-Lane	4,319	2.00%	0.092	397	-	1408	1616	-	D	C	25%
135	Midway Blvd	62	Edgewater Dr.	Rivers Ln.	C3R	2-Lane	3,431	2.00%	0.092	315	-	1408	1616	-	D	C	20%

CHARLOTTE COUNTY: 2024 ROADWAY LEVEL OF SERVICE DATA SHEET - PEAK HOUR TWO-WAY

WV SMC	Roadway	Station	From	To	Convent Class	Lanes	2024 AADT	Subj. Gr. Rate	K100	100 th Hr Vol.	Level of Service Calculations ¹					Level of Service Adopted	Level of Service Current	Percent (%) Capacity Used
											Level of Service Limits (P/C Hr., Two-way Vol.)							
											B	C	D	E	F			
228	US Highway 17*	115	Washington Loop Rd	Doson Co. Line	C2	4-Lane	16,887	2.00%	0.990	1,473	3040	4350	5290	6070	D	D	C	28%
228	US Highway 41*	189	Lane County Line	Zemel Rd.	C2	4-Lane	27,444	2.00%	0.990	2,470	3040	4350	5290	6070	D	D	C	47%
230	US Highway 41*	328	Zemel Rd.	Morningside Dr	C2	4-Lane	24,189	2.00%	0.990	2,177	3040	4350	5290	6070	D	D	C	41%
231	US Highway 41*	165	Morningside Dr	Tuckers Grade Blvd	C3C	4-Lane	24,189	2.00%	0.990	2,177	2898	3455	-	-	D	D	C	83%
232	US Highway 41*	-	Tuckers Grade Blvd	Taylor Rd	C3C	4-Lane	24,189	2.00%	0.990	2,177	2898	3455	-	-	D	D	C	83%
233	US Highway 41*	-	Taylor Rd	Burnt Store Rd	C3R	4-Lane	17,100	2.00%	0.990	1,598	3245	3528	-	-	D	D	C	44%
234	US Highway 41*	268	Burnt Store Rd	US 41/Cross St.	C3R	4-Lane	32,398	2.00%	0.990	2,915	3245	3528	-	-	D	D	C	83%
235	US Highway 41*	-	US 41/Cross St	Mabourne St.	C3C	2-Lane	25,367	2.00%	0.990	2,373	1104	1580	-	-	D	D	F	152%
238	US Highway 41*	277	Harborview Rd.	Kings Highway	C3C	6-Lane	42,063	2.00%	0.990	3,786	4505	5114	-	-	D	D	C	74%
239	US Highway 41*	278	Harborview Rd.	Harborview Rd.	C3C	6-Lane	43,060	2.00%	0.990	3,875	4505	5114	-	-	D	D	C	75%
240	US Highway 41*	285	Harbor Blvd	Esay St.	C3C	6-Lane	45,261	2.00%	0.990	4,073	4505	5114	-	-	D	D	C	80%
241	US Highway 41*	287	Ocean Blvd	Harbor Blvd	C3C	6-Lane	44,541	2.00%	0.990	4,009	4505	5114	-	-	D	D	C	78%
242	US Highway 41*	285	Forest Nelson Blvd	Medway Blvd.	C3C	6-Lane	53,254	2.00%	0.990	4,793	4505	5114	-	-	D	D	D	84%
243	US Highway 41*	297	Carnoust Mall	Forest Nelson Blvd	C3C	6-Lane	50,404	2.00%	0.990	4,536	4505	5114	-	-	D	D	D	89%
244	US Highway 41*	97	Murdoch Circle	Cochran Blvd.	C3C	6-Lane	54,072	2.00%	0.990	4,886	4505	5114	-	-	D	D	D	95%
245	US Highway 41*	20	S.R. 776	Murdoch Circle	C3C	6-Lane	34,750	2.00%	0.990	3,128	4505	5114	-	-	D	D	C	81%
246	US Highway 41*	21	Enterprise Dr.	S.R. 776	C3C	6-Lane	35,835	2.00%	0.990	3,234	4505	5114	-	-	D	D	C	83%
247	US Highway 41*	23	Toledo Blade Blvd.	Enterprise Dr.	C3C	6-Lane	42,887	2.00%	0.990	3,642	4505	5114	-	-	D	D	C	75%
248	US Highway 41*	17	Chamberlain Blvd.	Toledo Blade Blvd.	C3C	6-Lane	40,304	2.00%	0.990	3,627	4505	5114	-	-	D	D	C	71%
249	US Highway 41*	12	Chamberlain Blvd.	Flamingo Blvd.	C3C	6-Lane	36,950	2.00%	0.990	3,326	4505	5114	-	-	D	D	C	85%
250	Veterans Blvd	88	US 41	Murdoch Circle	C3C	4-Lane	24,589	3.00%	0.992	2,297	2898	3455	-	-	D	D	C	86%
251	Veterans Blvd	280	Murdoch Circle	Cochran Blvd	C3C	4-Lane	29,214	3.00%	0.992	2,888	2898	3455	-	-	D	D	C	78%
252	Veterans Blvd	882	Cochran Blvd.	Harbor Blvd.	C3C	4-Lane	25,647	3.00%	0.992	2,580	2898	3455	-	-	D	D	C	88%
253	Veterans Blvd	26	Harbor Blvd.	Lynkhan Blvd	C3C	4-Lane	24,241	3.00%	0.992	2,230	2898	3455	-	-	D	D	C	85%
254	Veterans Blvd	258	Kings Highway	Kings Highway	C3C	4-Lane	25,172	3.00%	0.992	2,316	2898	3455	-	-	D	D	C	87%
255	Veterans Blvd	308	Kings Highway	Peachtand Blvd	C3C	4-Lane	27,068	3.00%	0.992	2,490	2898	3455	-	-	D	D	C	72%
256	Westchester Blvd	99	Gardner Dr.	Beecon Dr.	C3R	2-Lane	4,821	3.00%	0.992	425	1408	1616	-	-	D	D	C	28%
257	Westchester Blvd	98	Beecon Dr.	Kings Highway	C3H	2-Lane	4,652	3.00%	0.992	429	1408	1616	-	-	D	D	C	27%
258	Wilmington Blvd	42	Gardner Waterway	S.R. 776	C3R	2-Lane	3,278	2.00%	0.992	302	1408	1616	-	-	D	D	C	19%
259	Winchester Blvd	310	S.R. 776	Sarasota Co Line	C3R	4-Lane	9,376	3.00%	0.992	883	3245	3528	-	-	D	D	C	24%
260	Winchester Blvd	314	S.R. 776	Apple Valley Ave	C3H	4-Lane	8,897	3.00%	0.992	819	3245	3528	-	-	D	D	C	23%
261	Yorkshire St		Bearman Blvd	Peachtand Blvd	C3R	2-Lane	1,428	2.00%	0.992	131	1408	1616	-	-	D	D	C	8%
262	Zemel Road	307	Burnt Store Rd.	County Landfill	C3R	2-Lane	3,284	3.00%	0.992	311	1408	1616	-	-	D	D	C	19%
263	Zemel Road	257	County Landfill	US 41	C3C	2-Lane	3,242	3.00%	0.992	298	1104	1580	-	-	D	D	C	19%

Notes and Assumptions for the LOS Computations:
 1. LOS Calculations are based on 2023 Multimodal Quality Level of Service Handbook
 2. ** Traffic Data Information Obtained from FDOT 2023 Charlotte County Level of Service Report

ORDINANCE NO. 2023-003

CHG
BCC

FILED WITH THE DEPARTMENT OF STATE January 25, 2023

ORDINANCE
NUMBER 2023 - 003

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AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, AMENDING THE CHARLOTTE COUNTY ZONING ATLAS FROM PLANNED DEVELOPMENT (PD) TO PLANNED DEVELOPMENT (PD); A MAJOR MODIFICATION TO MODIFY THE LAYOUT AND PLACEMENT OF SOME BUILDINGS, AND TO REVISE DEVELOPMENT STANDARDS AS ESTABLISHED IN THE FINAL DETAIL SITE PLAN FOR THE RESIDENTIAL DEVELOPMENT, BELLA VIA CONDOMINIUM, APPROVED VIA RESOLUTION NUMBER 2006-169, AND LYING WITHIN THE EXISTING PLANNED DEVELOPMENT (PD-80-1), AND ALSO REDUCING THE APPROVED RESIDENTIAL DEVELOPMENT RIGHTS FROM 212 DWELLING UNITS TO 208 DWELLING UNITS; AND ADOPTING A GENERAL PD CONCEPT PLAN; FOR PROPERTY GENERALLY LOCATED NORTH OF HARBORVIEW ROAD, SOUTH OF WESTCHESTER BOULEVARD, WEST OF LOVELAND BOULEVARD, AND EAST OF KINGS HIGHWAY, IN THE PORT CHARLOTTE AREA, CONTAINING 42.62 ACRES MORE OR LESS, COMMISSION DISTRICT I, CHARLOTTE COUNTY, FLORIDA; PETITION PD-22-00010; APPLICANT, TAYLOR MORRISON OF FLORIDA, INC.; PROVIDING AN EFFECTIVE DATE.

ROGER D. EATON, CHARLOTTE COUNTY CLERK OF
CIRCUIT COURT
PAGE: 15

INSTR #: 3208995 Doc Type: GOV
Recorded: 01/25/2023 at 04:37 PM
Rec. Fee: RECORDING \$129.00

RECITALS

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WHEREAS, in a public hearing held on Tuesday, January 24, 2023, the Board of County Commissioners of Charlotte County, Florida ("Board") reviewed Petition PD-22-00010, submitted by applicant, Taylor Morrison of Florida, Inc. ("Applicant"), requesting a rezoning from Planned Development (PD) to Planned Development (PD), which is a major modification to modify the layout and placement of some buildings, and to revise development standards as established in the Final Detail Site Plan for the residential development, Bella Via Condominium, approved via Resolution Number 2006-169, and lying within the existing Planned Development (PD-80-1), and also reducing the approved

MIN

37 residential development rights from 212 dwelling units to 208 dwelling units; and
38 adopting the General PD Concept Plan; for property generally located north of
39 Harborview Road, south of Westchester Boulevard, west of Loveland Boulevard,
40 and east of Kings Highway, in the Port Charlotte area; containing approximately
41 42.62 acres more or less; Commission District I, Charlotte County, Florida, and
42 more particularly described in Exhibit "A" which is attached hereto and by this
43 reference provided herein ("Property"); and

44 WHEREAS, the PD conditions and the General PD Concept Plan
45 are attached as Exhibit "B" which is attached hereto and by this reference
46 provided herein; and

47 WHEREAS, Petition PD-22-00010 has previously been heard by
48 the Charlotte County Planning and Zoning Board ("P&Z Board") and, based on
49 the findings and analysis provided by County Staff and the evidence presented to
50 the P&Z Board, has been recommended for approval on January 9, 2023; and

51 WHEREAS, after due consideration, based on the findings and
52 analysis provided by County Staff and the evidence presented to it, the Board
53 has found that approval of Petition PD-22-00010 is consistent with the County's
54 Comprehensive Plan, and that it meets the requirements for the granting of a
55 rezone; and

56 WHEREAS, based on the above findings, the Board has
57 determined it to be in the best interests of the County to rezone the subject
58 property from Planned Development (PD) to Planned Development (PD), and
59 also to adopt its associated General PD Concept Plan.

60 NOW, THEREFORE, BE IT ORDAINED by the Board of County

61 Commissioners of Charlotte County, Florida:

62 SECTION 1. The following petition, made by applicant,

63 Taylor Morrison of Florida, Inc., for an amendment to the Charlotte County

64 Zoning Atlas is hereby approved subject to the General PD Concept Plan and

65 conditions contained in the attached Exhibit "B":

66 Petition PD-22-00010 requesting rezoning from
67 Planned Development (PD) to Planned Development
68 (PD), which is a major modification to modify the
69 layout and placement of some buildings, and to revise
70 development standards as established in the Final
71 Detail Site Plan for the residential development, Bella
72 Via Condominium, approved via Resolution Number
73 2006-169, and lying within the existing Planned
74 Development (PD-80-1), and reducing the approved
75 residential development rights from 212 dwelling units
76 to 208 dwelling units; and also adopting a General PD
77 Concept Plan; for property generally located north of
78 Harborview Road, south of Westchester Boulevard,
79 West of Loveland Boulevard, and east of Kings
80 Highway, in the Port Charlotte area, containing 42.62
81 acres more or less, Commission District I, Charlotte
82 County, Florida, and more particularly described in
83 Exhibit "A".

84
85 SECTION 2. That the zoning for this property shall run with the

86 property and shall apply to any subsequent owners, heirs and assigns.

87 SECTION 3. This Ordinance shall take effect upon filing in the

88 Office of the Secretary of State, State of Florida.

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PASSED AND DULY ADOPTED this 24th day of January, 2023.

BOARD OF COUNTY COMMISSIONERS
OF CHARLOTTE COUNTY, FLORIDA

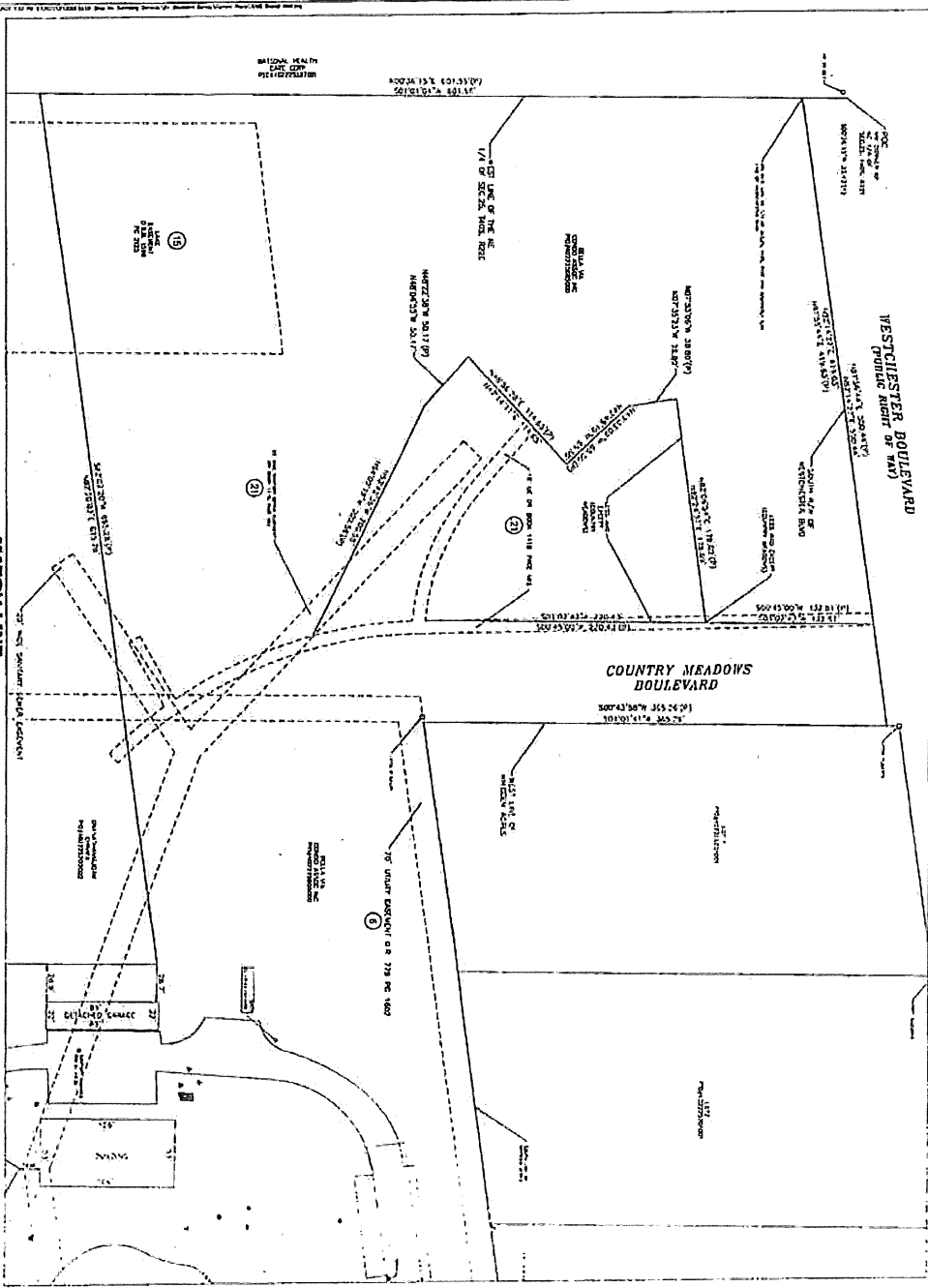
By: William G. Jones
William G. Jones, Chairman

ATTEST:
Roger D. Eaton, Clerk of the Circuit Court
and Ex-Officio Clerk of the
Board of County Commissioners

By: Laura Johnston
Deputy Clerk

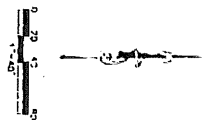
APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

By: Janette S. Knowlton
Janette S. Knowlton, County Attorney
LR2022-0816



ADJUSTMENTS LISTED:

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DATE	1/27/2011
SCALE	AS SHOWN
PROJECT	WESTCHESTER BOULEVARD
CLIENT	DELTA VIA AT HOUST CHARLOTTE
DESIGNER	DELTA VIA AT HOUST CHARLOTTE
CHECKED	...
APPROVED	...

RWA ENGINEERING

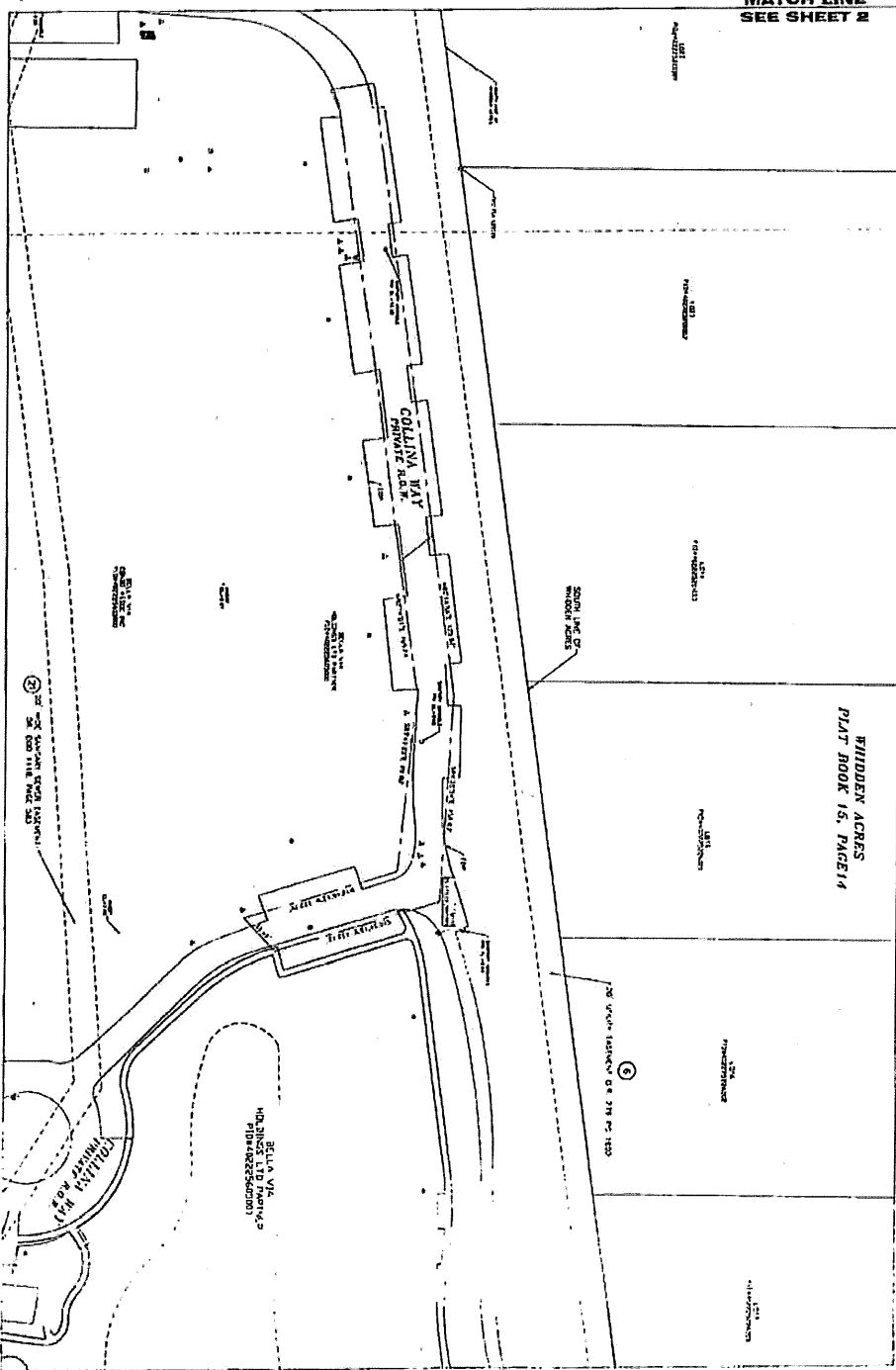
1700 Westchester Boulevard, Suite 115
 Westchester, North Carolina 27158
 Phone: 252.751.3242
 Fax: 252.751.3243
 Email: info@rwaeng.com

STATE: N.C. PROJECT: WESTCHESTER BOULEVARD
 TITLE: A LONDON CORPORATION
 TOPOGRAPHIC SURVEY

DATE: 1/27/2011
 SCALE: AS SHOWN
 PROJECT: WESTCHESTER BOULEVARD
 CLIENT: DELTA VIA AT HOUST CHARLOTTE
 DESIGNER: DELTA VIA AT HOUST CHARLOTTE
 CHECKED: ...
 APPROVED: ...

MATCH LINE
SEE SHEET 2

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SEE SHEET 3



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MATCH LINE
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MATCH LINE
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ADDITIONAL NOTES

1. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
2. ALL UTILITIES SHOWN ARE BASED ON RECORD PLANS AND FIELD SURVEY.
3. THE PROPERTY LINES SHOWN ARE BASED ON THE RECORD PLANS AND FIELD SURVEY.
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DATE	2/20/20	SCALE	AS SHOWN
PROJECT	DELTA VIA CONDO/VIHUA	DATE	2/20/20
CLIENT	BELLA VITA AT SOUTH CHALETTE	SCALE	AS SHOWN
DESIGNER	RWA ENGINEERING	DATE	2/20/20
CHECKER	J. W. HARRIS	SCALE	AS SHOWN
APPROVER	J. W. HARRIS	DATE	2/20/20

RWA ENGINEERING

15402 University Drive, Suite 115
 Fort Worth, Texas 76154
 Phone: 817.333.7777
 Fax: 817.333.7778
 E-Mail: info@rwaeng.com

TITLE
 DELTA VIA CONDO/VIHUA
 A CONDO/VIHUA
 A FLORIDA CORPORATION
 BOUNDARY AND TOPOGRAPHIC SURVEY

DATE
 2/20/20

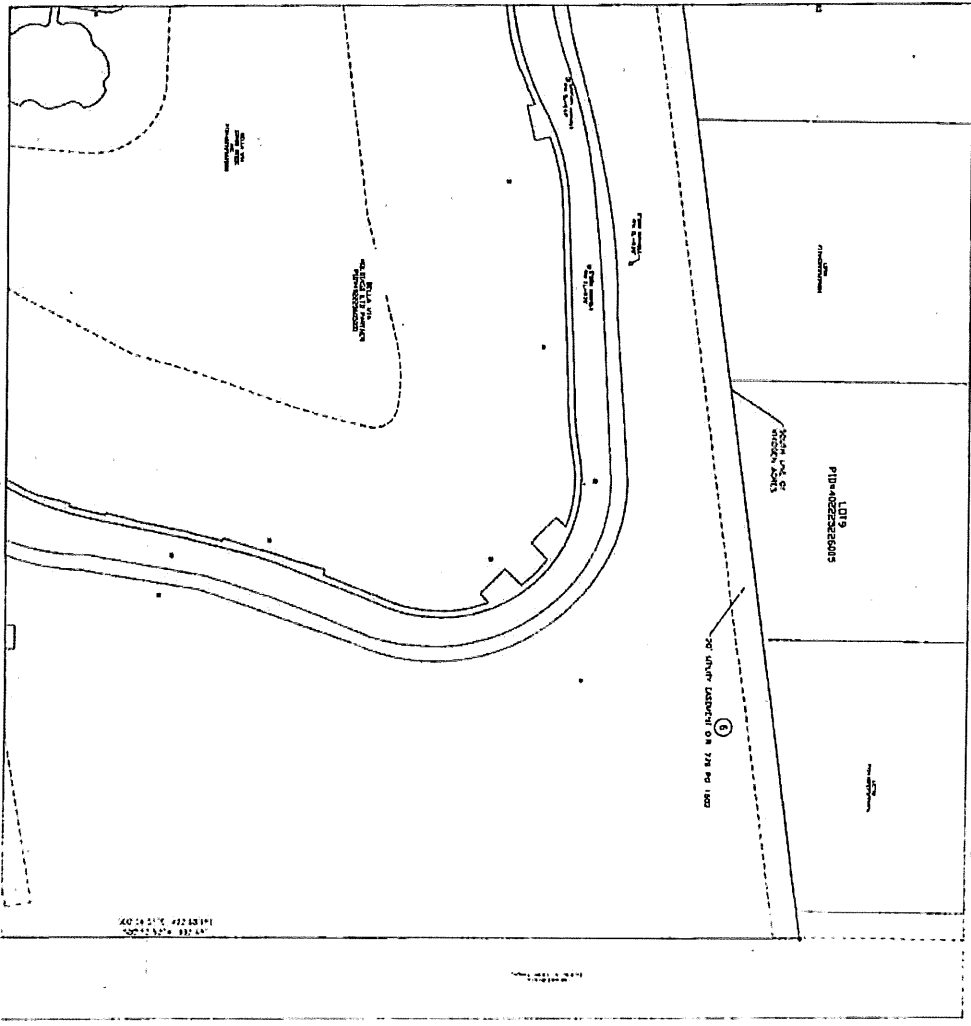
SCALE
 AS SHOWN

PROJECT
 DELTA VIA CONDO/VIHUA
 A CONDO/VIHUA
 A FLORIDA CORPORATION
 BOUNDARY AND TOPOGRAPHIC SURVEY

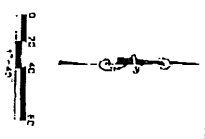
MATCH LINE
SEE SHEET 4

MATCH LINE
SEE SHEET 5

MATCH LINE
SEE SHEET 7



NOTES:
1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
2. ALL CORNERS ARE TO BE BENCHMARKED TO THE NEAREST AVAILABLE BENCHMARK.
3. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROADWAY.
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NO. 1	DATE	BY	REVISION

TITLE	DATE	BY	REVISION

RWA
ENGINEERING

1700 UNIVERSITY BLVD. SUITE 100
FALLS CHURCH, VA 22034
TEL: (703) 591-2200
FAX: (703) 591-2205

DATE	BY	REVISION

DATE: JAVIER VAZQUEZ: CE LICENSED
A FLORES CORPORATION
BOUNDARY AND
TOPOGRAPHIC SURVEY

PROJECT: BELLA VUE AT POKI CHAN O'NEILL
A COMMUNITY
3100 BELLA VUE DRIVE
FALLS CHURCH, VA 22034

PD Conditions for Application PD-22-00010

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. Development on the subject property shall occur as generally illustrated in the General PD Concept Plan (Attachment 1: Bella Via Master Concept Plan) submitted by the applicant, prepared by RVi Planning and Landscape Architecture dated December 22, 2022, except such modifications as may be required to meet the conditions of the PD zoning district. In addition, the conditions/comments indicated in the Site Plan Review (DRC-22-00185) letter dated December 21, 2022, shall be met. Such General PD Concept Plan shall be valid until a Final Detail Site Plan is approved per Section 3-9-45, Planned Development (PD) Residential development standards shall be as indicated on the PD Concept Plan submitted by the applicant.
- b. The subject property retains a base density of 212 units. The applicant is proposing to develop 208 units total. The development is in two phases. Phase 1 includes ten residential multi-family buildings (80 units), and Phase 2 includes 16 buildings (128 units) as shown on the General PD Concept Plan.
- c. Permitted uses:
 - i. Residential multi-family.
 - ii. Accessory uses and structures:
 1. Accessory structures, including, but not limited to, garages (attached and detached), carports and sheds.
 2. If the structure is accessory to a multi-story primary structure, colors and materials may differ, but shall be compatible with colors and materials used for the primary structure, except that metal support structures/poles shall be permitted.
 3. Fences or walls, which may be permitted prior to the principal uses and structures.
- d. No Special Exception or variance shall be allowed.
- e. No development for Phase 2 shall occur prior to Final Detail Site Plan approval, which will be scheduled on the Board of County Commissioners land use consent agenda.
- f. If the roadways for this development are to be private, they shall be constructed to Charlotte County standards. Following Final Detail Site Plan approval, the developer, and subsequently, the homeowner's association or the condominium association, of the PD is required to maintain all private roads within the development area.
- g. The developer is required to provide a five (5)-foot sidewalk, on one side of each street, throughout the subject site. An eight (8)-foot wide sidewalk is required along the property line on Westchester Boulevard.
- h. The development must utilize centralized potable water and sanitary sewer utilities. The water and sanitary sewer lines must be connected to the site prior to the issuance of any Certificate of Occupancy (CO).
- i. The PD setback requirement of twenty-five (25) feet will be adhered to along the property boundary Within the 25-foot PD setback:
 - i. Along the eastern property boundary and a portion of the southern property boundary, at a minimum, a type A buffer shall be placed as shown on the proposed General PD Concept Plan.



- ii. At a minimum, a type A buffer shall be placed along the northern property boundary adjacent to multifamily buildings as shown on the General PD Concept Plan.
- iii. At a minimum, a type B buffer shall be placed along the western and southern property boundary adjacent to properties zoned Industrial General (IG) as shown on the General PD Concept Plan.
- j. There will be one vehicular entrance to this site and be located on Westchester Boulevard, and one emergency access to Janice Avenue. The exact location of the emergency access shall be determined during the Final Detail Site Plan review process. With respect to the site related improvements, County Transportation staff reserve the right to make additional comments at the time of Final Detail Site Plan development level.
- k. Only one monument sign shall be allowed at the entrance located at Westchester boulevard to the site. Another monument sign shall be located in front of a gate as shown on the General PD Concept Plan.
- l. For the school concurrency issues:
 - i. If the school concurrency process is still required under a valid interlocal agreement, prior to Final Detail Site Plan or Final Plat approval for any residential development for any Phases, the applicant/property owner must obtain a School Concurrency Availability Determination Letter (SCADL) from Charlotte County Public Schools (CCPS) indicating that sufficient capacity exists, or has been accounted for through a binding and enforceable agreement with CCPS to address school concurrency.
 - ii. If an agreement is required, the terms of both agreements shall be incorporated into the Planned Development Final Detail Site Plan approval and shall not constitute a major modification.

Attachment 1
General PD Concept Plan

LEGEND

- PROPERTY DEVELOPMENT RESOLUTIONS
- APPROPRIATE ASSOCIATION
- SEMI-DEVELOPMENT
- CONCRETE
- STORMWATER MANAGEMENT
- IMPROVEMENTS
- PHASE 1
- PHASE 2

PROPERTY DEVELOPMENT RESOLUTIONS

RESOLUTION	PHASE 1	PHASE 2
USE ZONE	RESIDENTIAL	RESIDENTIAL
LOT AREA	10,000	10,000
MIN. LOT AREA	10,000	10,000
MIN. LOT WIDTH	100	100
MIN. LOT DEPTH	100	100
MIN. FRONT YARD SETBACK	10	10
MIN. SIDE YARD SETBACK	5	5
MIN. REAR YARD SETBACK	5	5
MIN. FRONT SETBACK	10	10
MIN. SIDE SETBACK	5	5
MIN. REAR SETBACK	5	5

BENEFIT

PROVIDES A SOURCE OF REVENUE TO THE COUNTY TO MAINTAIN AND IMPROVE THE QUALITY OF THE LAND AND TO PROTECT THE AREA FROM OVERDEVELOPMENT.

FINANCING REQUIREMENTS

LAND USE	APPROPRIATE ASSOCIATION	SEMI-DEVELOPMENT
RESIDENTIAL	NO	NO
COMMERCIAL	NO	NO
INDUSTRIAL	NO	NO
OFFICE	NO	NO </tr

PROJECT AREAS

AREA	AREA	PERMITS
1	2	3
4	5	6
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1000	1001	1002

OPEN SPACE

TRIP GENERATION EQUATIONS

Single-Family Attached Housing (215)

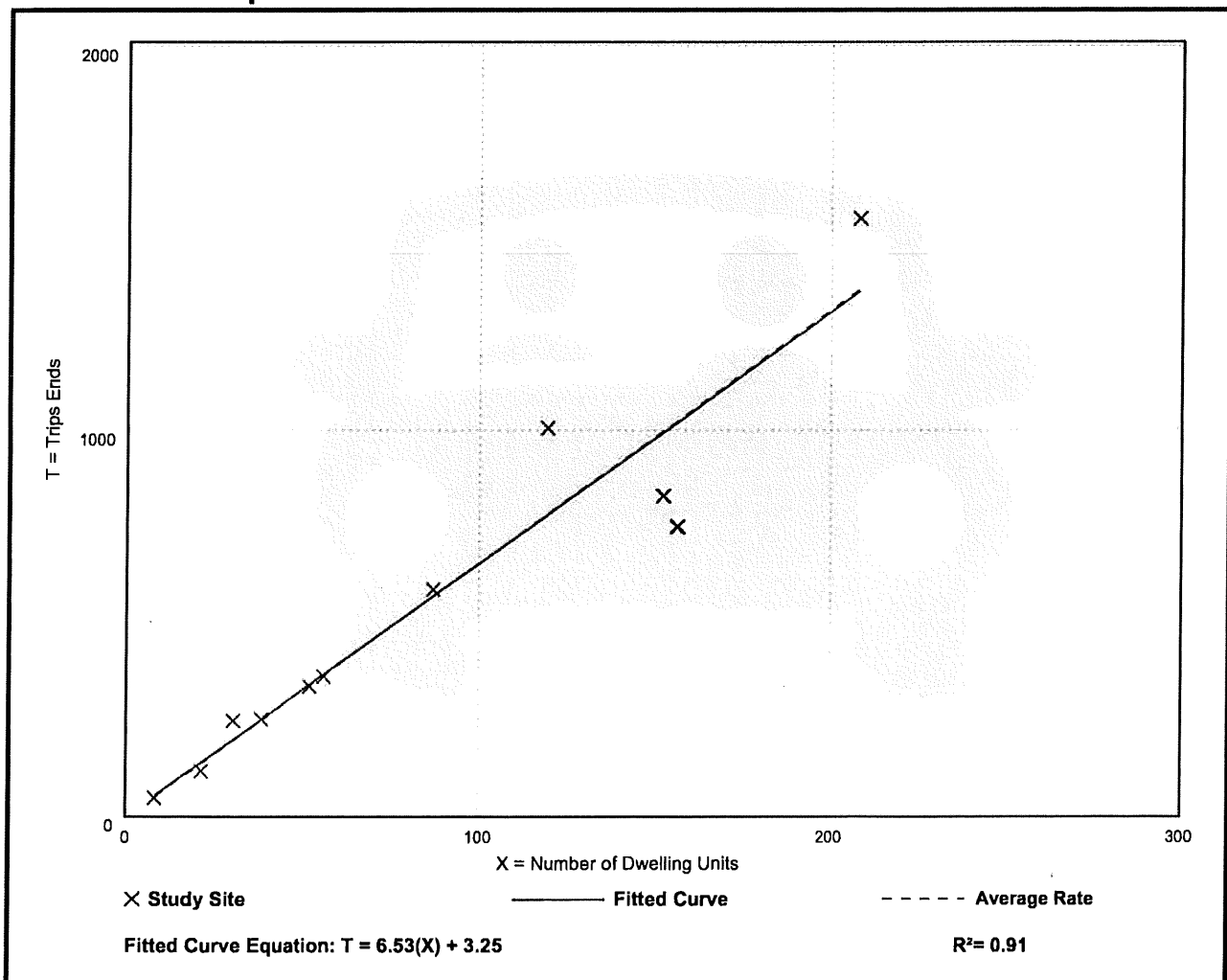
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 11
Avg. Num. of Dwelling Units: 84
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
6.57	4.80 - 8.45	1.28

Data Plot and Equation



Single-Family Attached Housing (215)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 26

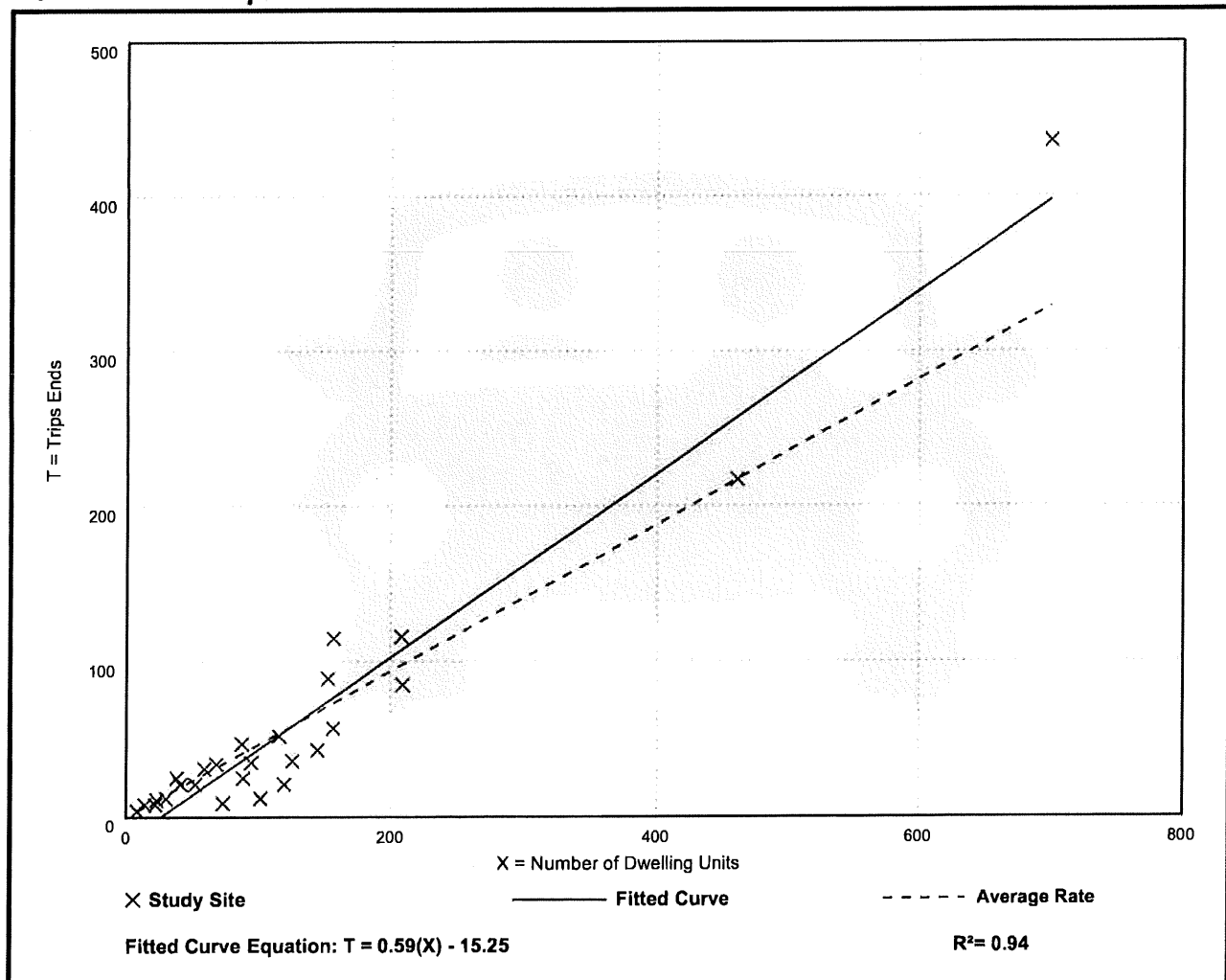
Avg. Num. of Dwelling Units: 129

Directional Distribution: 25% entering, 75% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.47	0.12 - 0.74	0.16

Data Plot and Equation



Single-Family Attached Housing (215)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 31

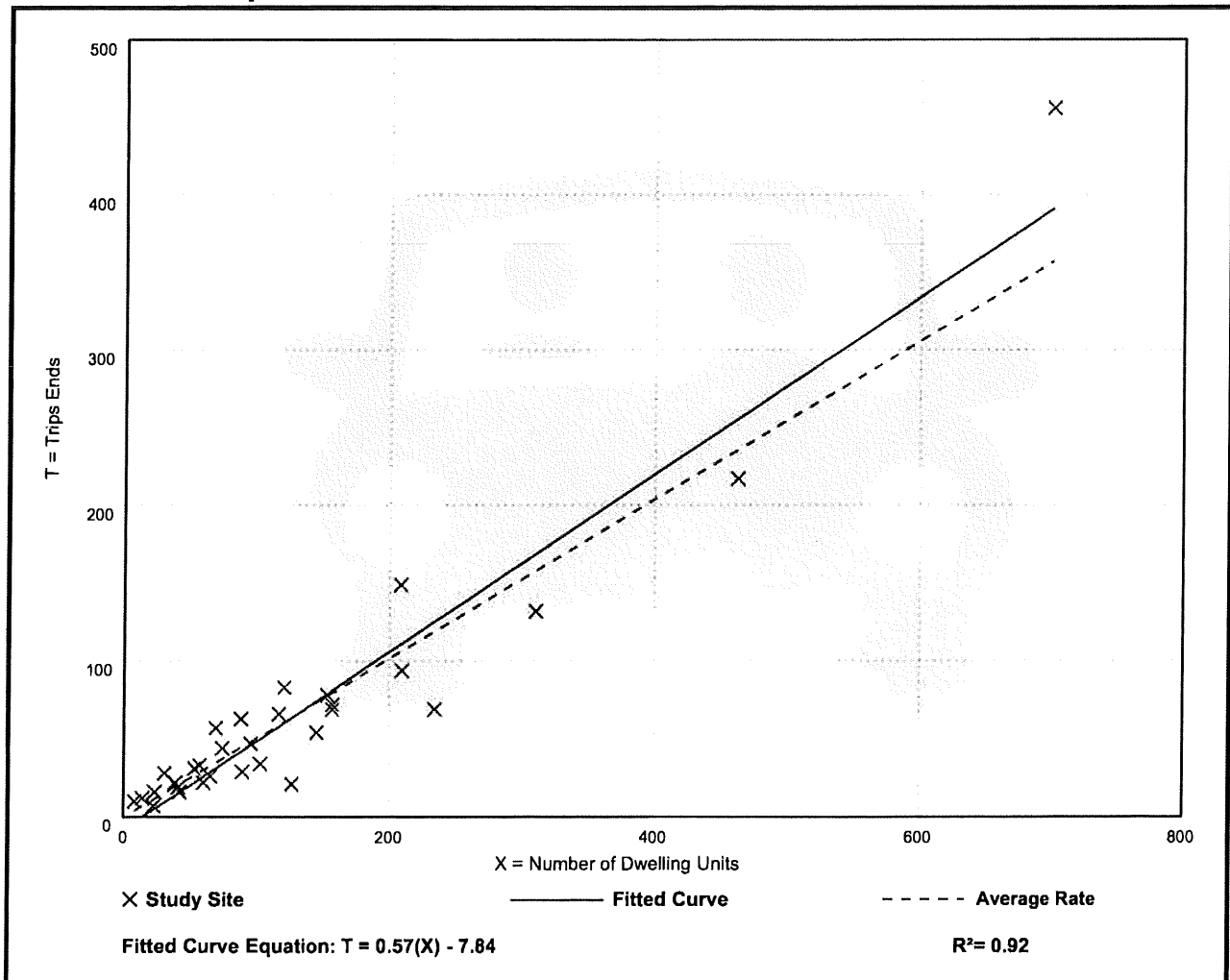
Avg. Num. of Dwelling Units: 131

Directional Distribution: 57% entering, 43% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.51	0.17 - 1.25	0.16

Data Plot and Equation



Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

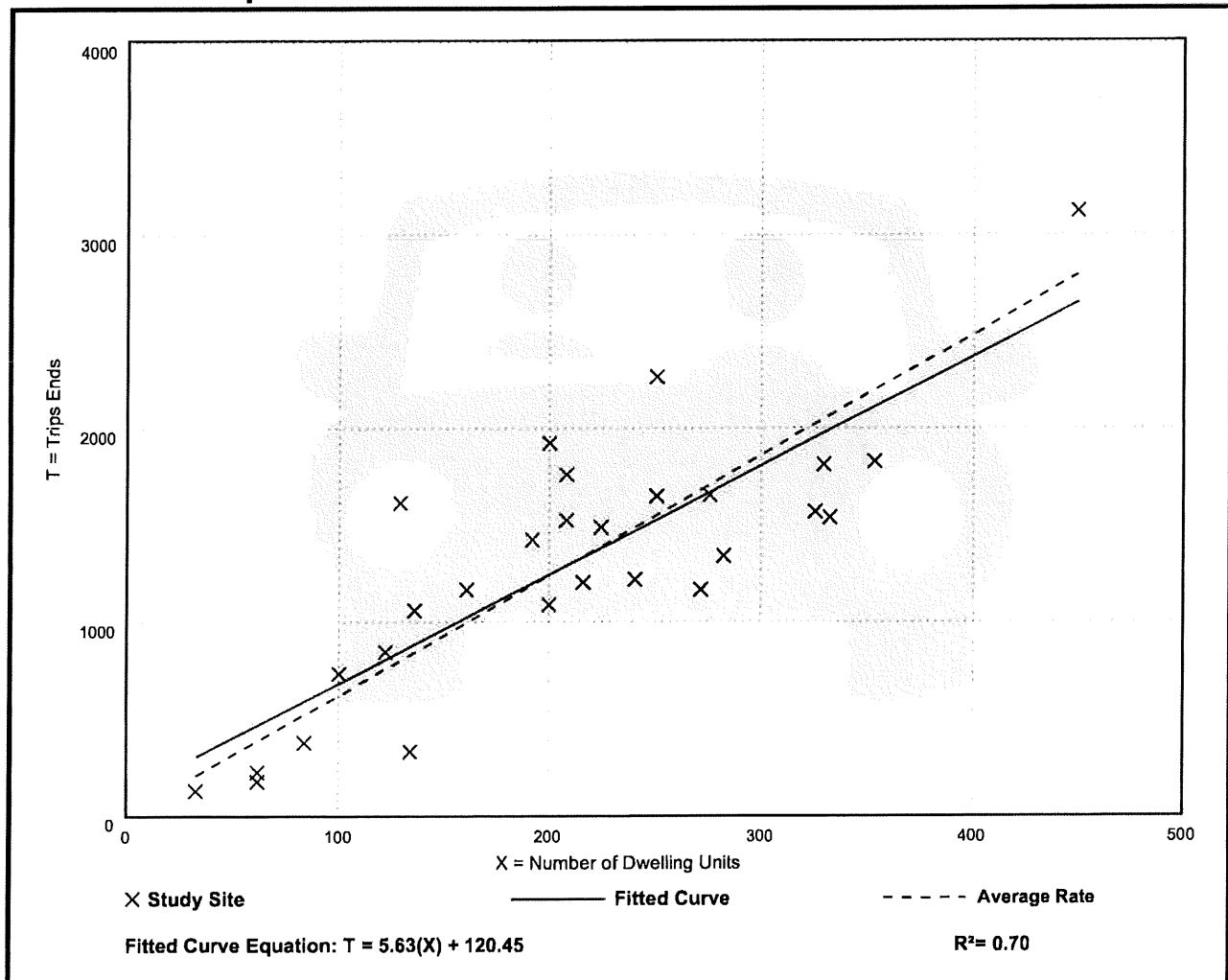
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 28
Avg. Num. of Dwelling Units: 208
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
6.21	2.46 - 12.50	1.87

Data Plot and Equation



Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 51

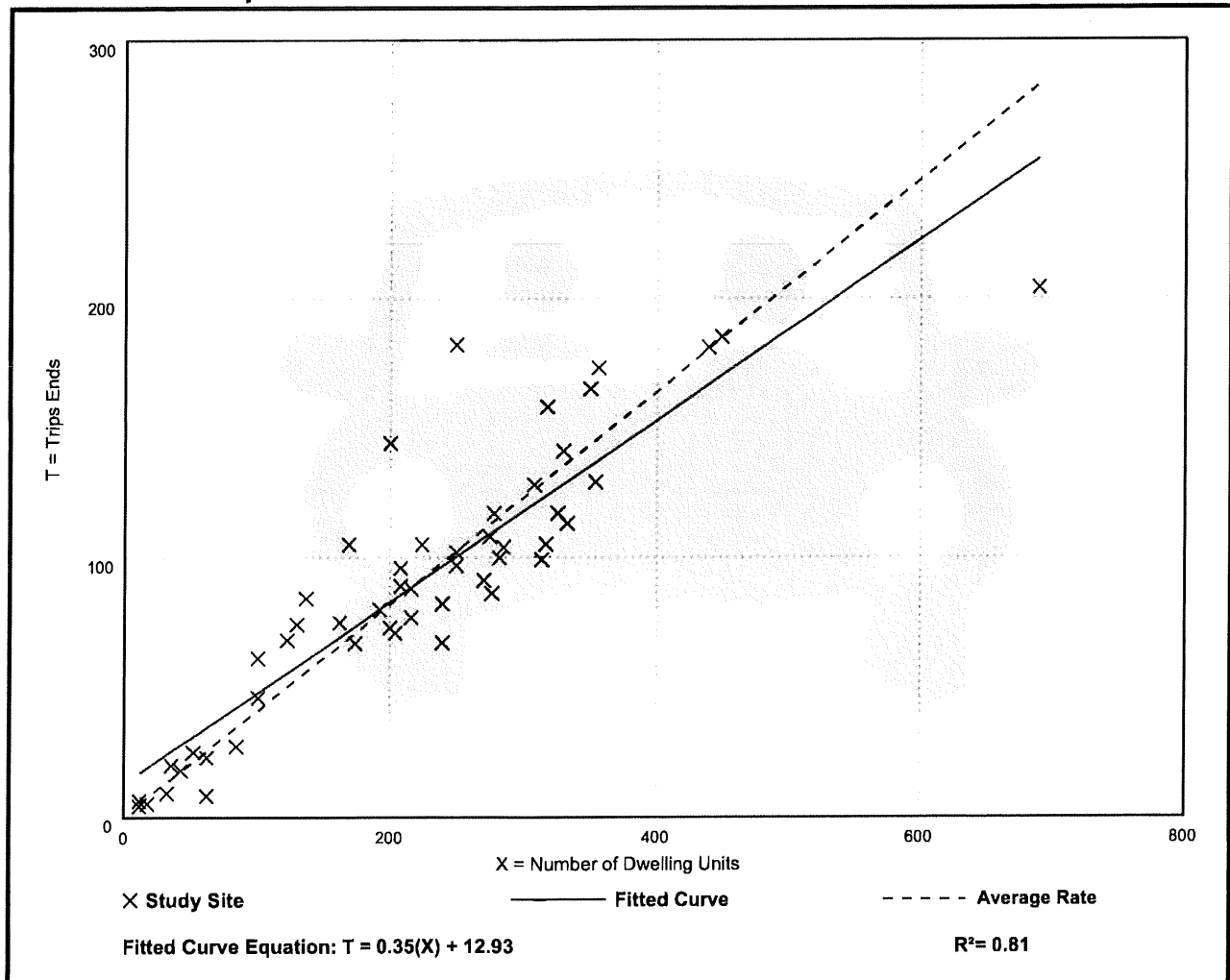
Avg. Num. of Dwelling Units: 219

Directional Distribution: 24% entering, 76% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.41	0.13 - 0.73	0.10

Data Plot and Equation



Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 61

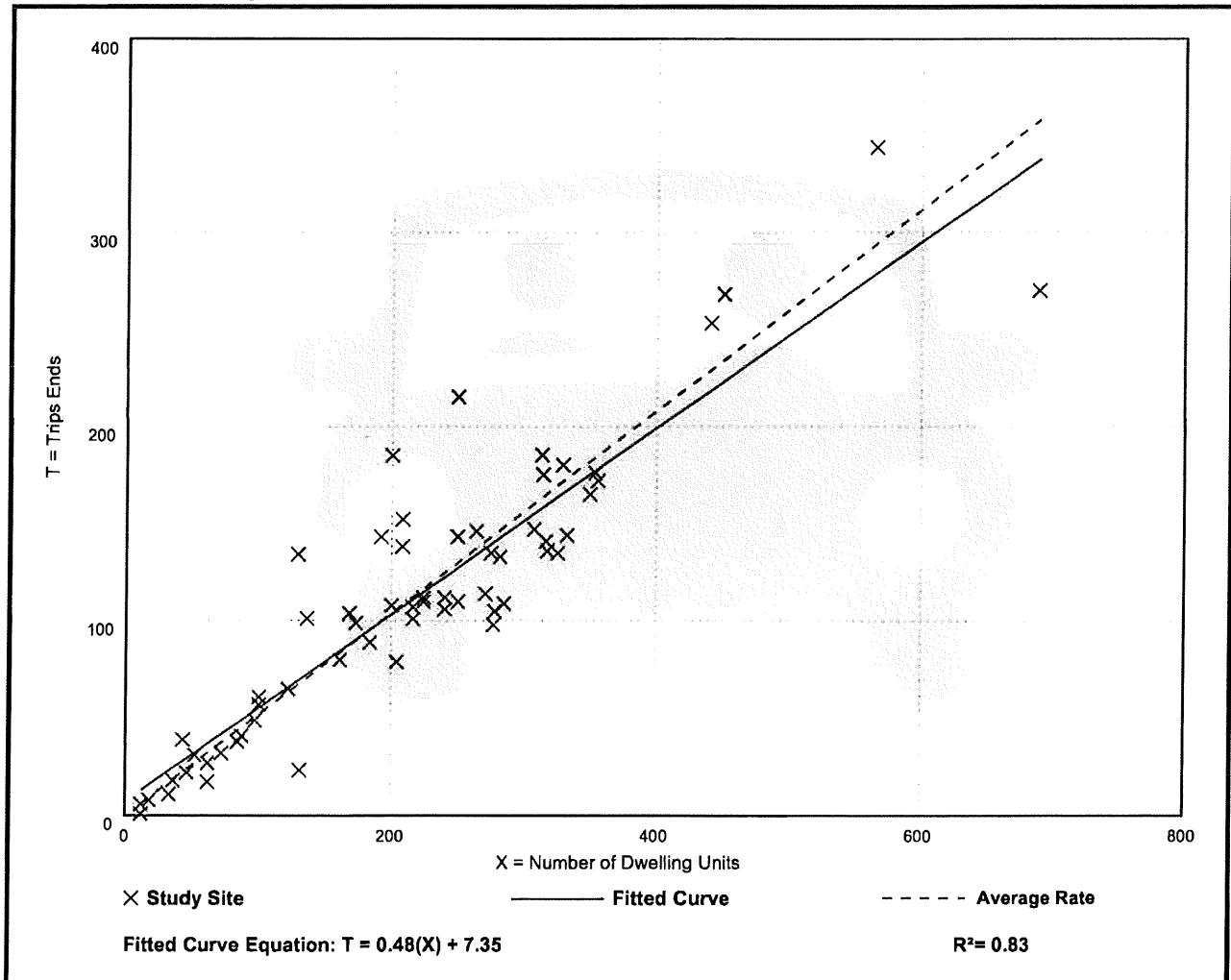
Avg. Num. of Dwelling Units: 215

Directional Distribution: 62% entering, 38% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.52	0.08 - 1.04	0.13

Data Plot and Equation



Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

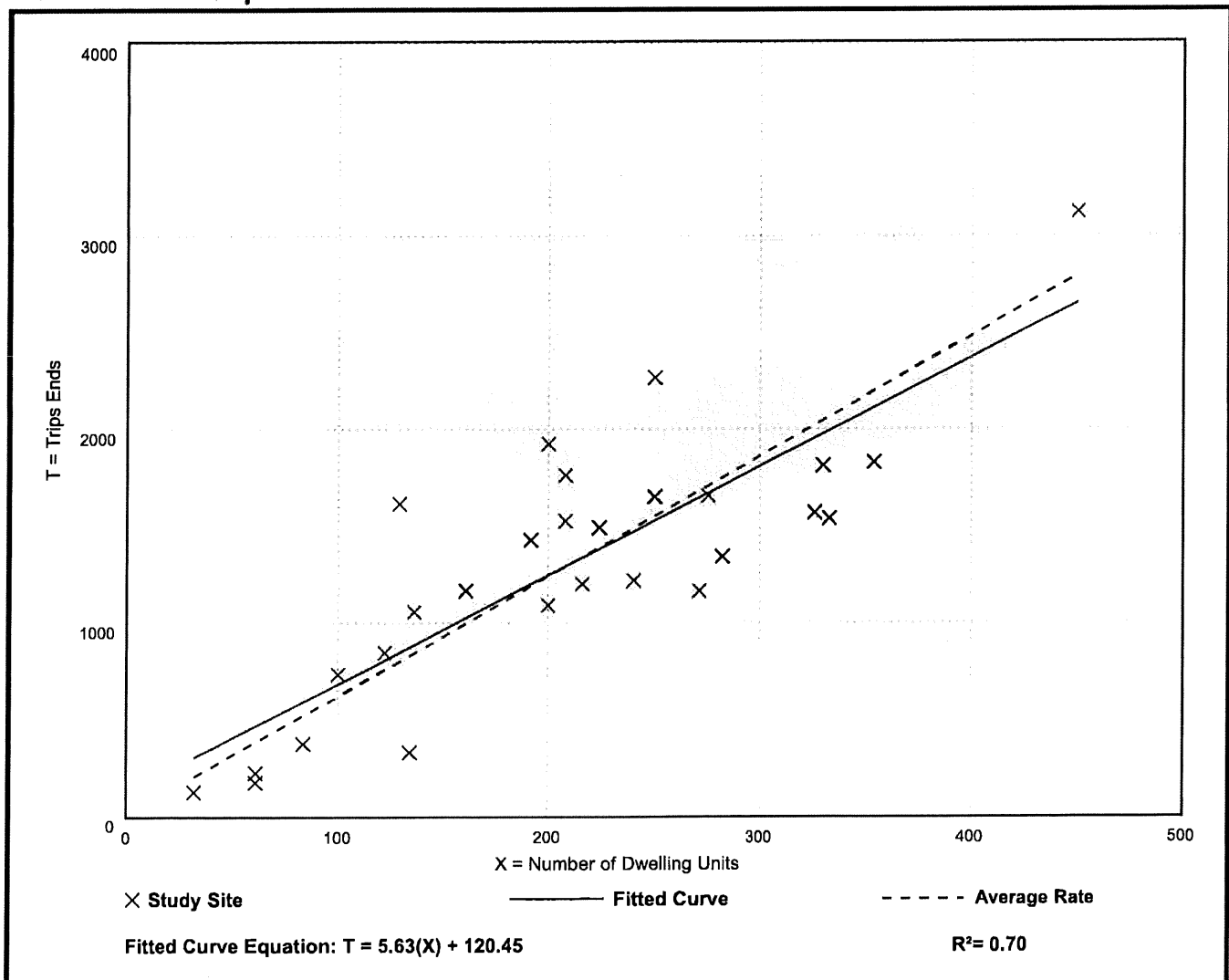
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 28
Avg. Num. of Dwelling Units: 208
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
6.21	2.46 - 12.50	1.87

Data Plot and Equation



Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 51

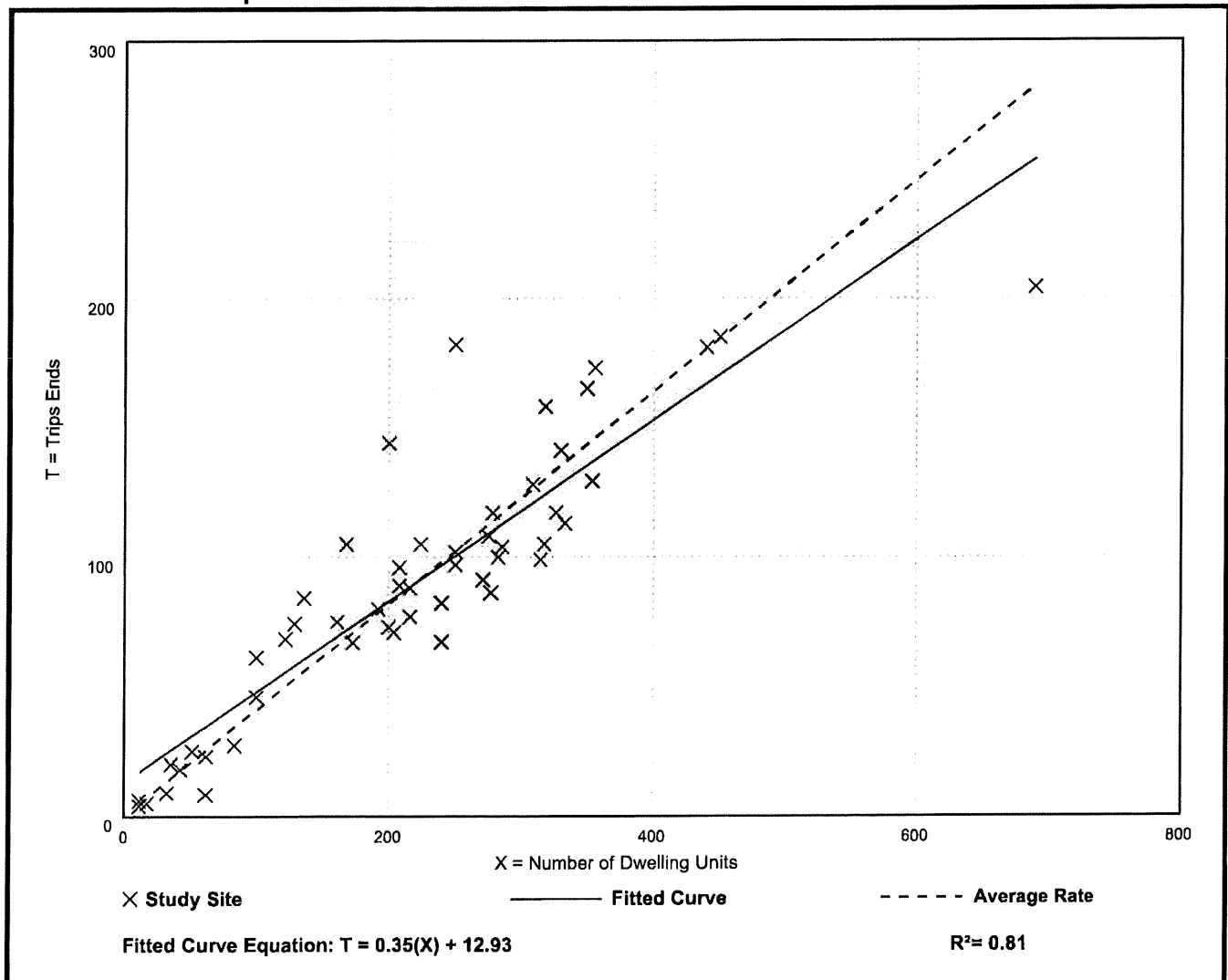
Avg. Num. of Dwelling Units: 219

Directional Distribution: 24% entering, 76% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.41	0.13 - 0.73	0.10

Data Plot and Equation



Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 61

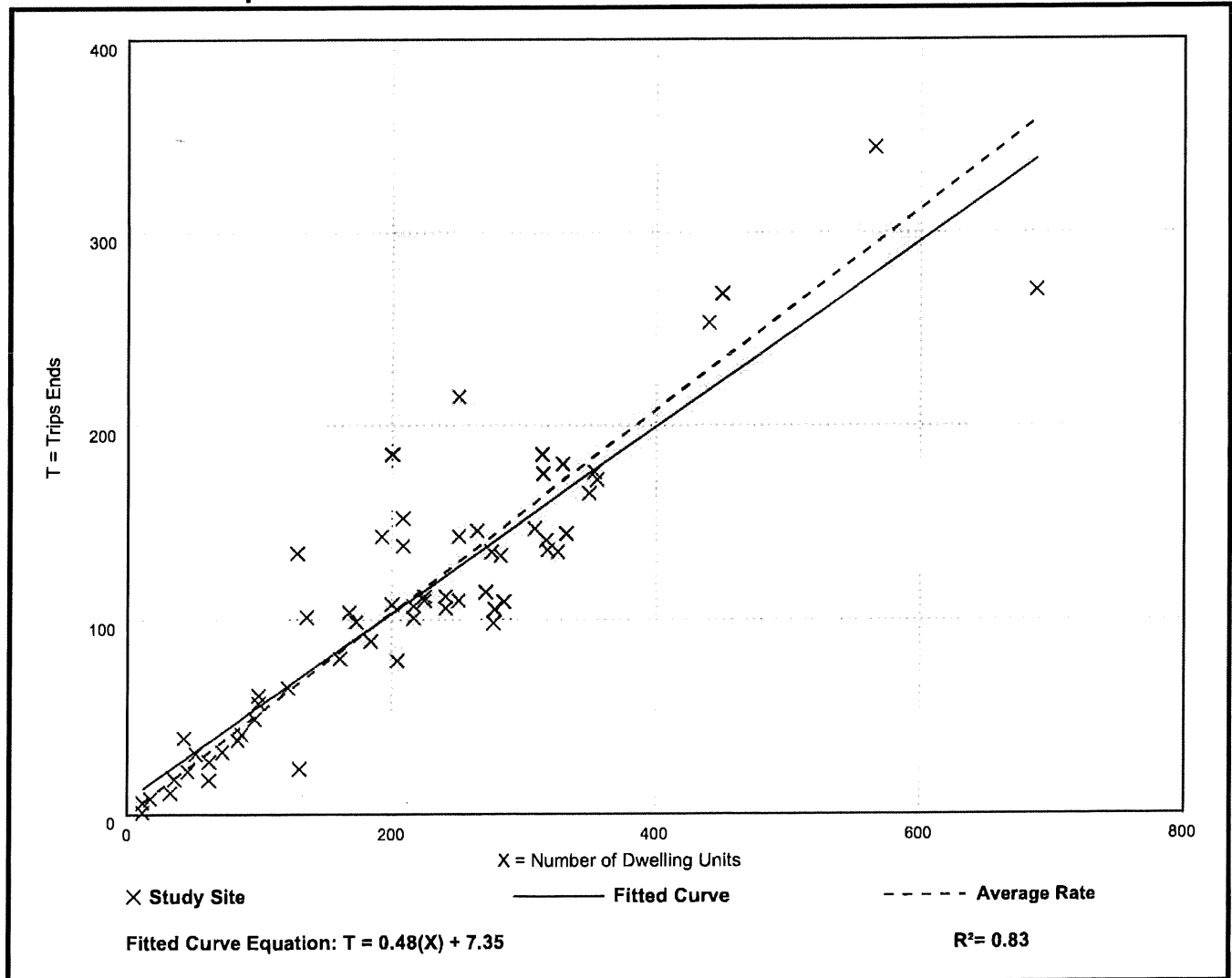
Avg. Num. of Dwelling Units: 215

Directional Distribution: 62% entering, 38% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.52	0.08 - 1.04	0.13

Data Plot and Equation





Environmental/Protected Species Report

Bella Via Parcels

Section 25, Township 40 South, Range 22 East
Charlotte County, Florida

Protected Species Assessment

October 2025

Prepared for:

**Taylor Morrison of Florida, Inc.
501 North Cattlemen Road, Suite 100
Sarasota, FL 34232**

Prepared by:

***Atwell*
4470 Camino Real Way, Suite 101
Fort Myers, FL 33966
(239) 334-3680**

INTRODUCTION

The 42.64± acre property is located in Charlotte County within a portion of Section 25, Township 40 South, Range 22 East, Charlotte County, Florida. The land to the north is bordered by single-family homes and part of Westchester Boulevard, to the east by undeveloped land, to the south by two large lakes and commercial buildings, and to the west by a rehabilitation center.

SITE CONDITIONS

The western portion of the site is currently developed including multi-family buildings and their associated parking garages, the amenity center, the storm water management system, and approximately half of the roads. The undeveloped land to the east has been filled and portions of the road and associated curbing have been previously installed. This area is covered by a variety of grasses, weeds, and shrub species. A 0.97 acre outparcel located near Westchester Boulevard contains a condominium and associated parking.

VEGETATIVE CLASSIFICATIONS

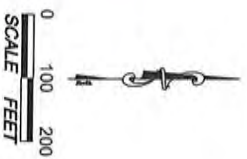
The predominant vegetation associations were mapped based on 2023 digital 1" = 200' scale aerial photography. The approximate property boundary was obtained from the Charlotte County Property Appraiser's web site and inserted into the digital aerial. The property boundary was not staked in the field at the time of our site inspection and was, therefore, estimated based on the overlay of the approximate boundary on the aerial photography. Two vegetation associations were identified using the Florida Land Use, Cover and Forms Classification System (FLUCCS). The attached map (Figure 1) depicts the approximate location and configuration of these vegetation associations, and the acreages are summarized by FLUCCS code in Table 1. A brief description of each FLUCCS code is also provided below.

Table 1. Acreage Summary by FLUCCS

FLUCCS CODE	DESCRIPTION	ACREAGE
100	Urban and Built-up	32.89
525	Stormwater Management Pond	9.75
Total		42.64

FLUCCS Code 100, Urban and Built-up

The eastern portion of the site has been developed and contains a wide variety of landscaping species. The western portion of the site is mostly undeveloped and contains St. Augustine grass (*Stenotaphrum secundatum*), oakleaf fleabane (*Erigeron quercifolius*), Bermuda grass (*Cynodon dactylon*), ragweed (*Ambrosia artemisiifolia*), crabgrass (*Digitaria* sp.), whitehead broom (*Spermacoce verticillata*), Spanish needles (*Bidens alba*), and dog fennel (*Eupatorium capillifolium*). Scattered Caesar weed (*Urena lobata*), thistle



FLUCCS	Description	Acreage
100	Urban and Built-up	32.89 ac.
525	Stormwater Management Pond	9.75 ac.
	Total	42.64 ac.

- ☉ Potentially Occupied Gopher Tortoise Burrow (20)
- ☒ Great Egret

Note:
 Property boundary is approximate and was obtained from the Charlotte
 County Property Appraiser's Website.
 Mapping based on photointerpretation of 2023 aerial photography and
 ground truthing in October 2025.
 Protected Species Assessment conducted on October 22, 2025.

FOR CONCEPTUAL PLANNING PURPOSES ONLY

Figure 1. Protected Species Assessment Map

Bella Via



October 27, 2025 11:28:26 a.m.
 Drawing: MORRISON17A/PVALDING

(*Cirsium* sp.), grape vine (*Vitis* sp.), cogongrass (*Imperata cylindrica*), camphorweed (*Heterotheca subaxillaris*), cabbage palm (*Sabalpalmetto*), earleaf acacia (*Acacia auriculiformis*), Brazilian pepper (*Schinus terebinthifolius*), and broomsedge (*Andropogon* sp.) are also present.

FLUCCS Code 525, Stormwater Management Pond

This area is vegetated by cattail (*Typha* sp.), cogongrass, and guineagrass (*Panicum maximum*).

SURVEY METHOD

Based on the general habitat types (FLUCCS Codes) identified on-site there is a very low potential for a limited number of species listed as endangered, threatened, or species of special concern by the Florida Fish and Wildlife Conservation Commission (FWC) or the United States Fish and Wildlife Service (FWS) to potentially occur on the subject parcel. These species include American alligator (*Alligator mississippiensis*), eastern indigo snake (*Drymarchon corais couperi*), burrowing owl (*Athene cunicularia floridana*), gopher tortoise (*Gopherus polyphemus*), a variety of wading birds, Sherman's fox squirrel (*Sciurus niger shermani*), and Florida bonneted-bat (*Eumops floridanus*). The bald eagle (*Haliaeetus leucocephalus*), which has been delisted by the FWC and FWS, is still protected by other regulations and was therefore included in the survey. The Florida black bear (*Ursus americanus floridanus*), delisted in 2012, is still protected by the Florida Black Bear Management Plan and was therefore included in the survey.

In order to comply with FWC/FWS survey methodology guidelines, the property was surveyed for the occurrence of the species listed above using meandering pedestrian belt transects. In the undeveloped portion of the site the meandering pedestrian belt transects were spaced approximately 50 feet apart while meandering transects were conducted in the developed areas. As part of this survey all live trees and snags were inspected for the evidence of cavities that could potentially be used as roosts by the Florida bonneted bat (*Eumops floridanus*). The approximate location of direct sighting or sign (such as tracks, nests, and droppings) of a listed species, when observed, was denoted on the aerial photography. The 1" = 200' scale aerial Protected Species Assessment map (Figure 1) depicts the approximate location of the survey transects and the results of the survey. The listed species survey was conducted during the morning hours of October 22, 2025. The weather at the time of the survey was warm and sunny.

Prior to conducting the protected species survey, a search of the FWC listed species database was conducted to determine the known occurrence of listed species in the project area. This search revealed no known protected species occurring on or immediately adjacent to the site.

SURVEY RESULTS

Gopher Tortoise

20 potentially occupied gopher tortoise burrows were found in the undeveloped areas of the property. Using the FWC standard burrow occupancy correction factor of 0.5 gopher tortoises per burrow, it is estimated that 10 gopher tortoises are present within the undeveloped areas of the property. No sign of gopher tortoises were observed elsewhere on-site.

Bald Eagle

According to the Audubon EagleWatch database the bald eagle nest CH-060 was located approximately 800 feet from the north property line. The Audubon EagleWatch database shows that bald eagle nest CH-060 is no longer in use and had been destroyed sometime in 2017.

Florida Bonneted Bat

The U.S. Fish and Wildlife Service (FWS) listed the Florida bonneted bat (*Eumops floridanus*) as endangered in November 2013. The project is located within the Florida Bonneted Bat Consultation Area. Therefore, the site was surveyed for potential Florida bonneted bat roosts. No dead trees containing potential cavities entrances were identified. No live trees with cavities or artificial structures were observed on-site.

Other Listed Species

A great egret was observed foraging around the bank of the eastern stormwater management pond. These ponds have the potential for periodic opportunistic foraging by both listed and non-listed species of wading birds within the littoral zones.

No other species listed by either the FWS or the FWC were observed on the site during the protected species survey or during other site visits. In addition to the site inspections, a search of the FWC species database revealed no additional known protected species within or immediately adjacent to the project limits.



Boundary Survey



PD Concept Plan

BELLA VIA

PD CONCEPT PLAN

PREPARED FOR:



GENERAL LOCATION MAP



LOCATION MAP

SECTION 25
TOWNSHIP 42
RANGE 22E
CHARLOTTE COUNTY, FLORIDA

SITE INFORMATION

PROJECT AREA: 432 AC (OVERALL)
2043 AC (PUD MODIFICATION AREA)
40228227001

PARCEL STRIP NO.: 40228227001

PARCEL ADDRESS: 23475 COLLINA WAY
PORT CHARLOTTE, FLORIDA 33986

CURRENT ZONING: PD PLANNED DEVELOPMENT

PROPOSED USE: RESIDENTIAL

UTILITY SERVICE PROVIDERS

WATERS:
CHARLOTTE COUNTY UTILITIES
PORT CHARLOTTE UTILITIES

SEWER:
CHARLOTTE COUNTY UTILITIES
PORT CHARLOTTE UTILITIES

ELECTRIC:
FLORIDA POWER AND LIGHT

PHONE:
CENTURY LINK

CABLE:
COMCAST

FIRE PROTECTION:
CHARLOTTE COUNTY FIRE/EMT

SOLID WASTE DISPOSAL:
PORT CHARLOTTE UTILITIES

PROJECT CONTACTS

CIVIL ENGINEER:
ATWELL LLC
STEVENS DORRICK, P.E., P.E.M., DIRECTOR
PHONE: 843.503.1165

SURVEYOR:
ATWELL LLC
STEVENS DORRICK, P.E., P.E.M., DIRECTOR
PHONE: 843.503.1165

ENVIRONMENTAL:
ATWELL LLC
PHONE: 843.503.1165

ARCHITECT:
PHONE: 843.503.1165

LANDSCAPE ARCHITECT:
ATWELL LLC
PHONE: 843.503.1165

TRAFFIC ENGINEER:
ATWELL LLC
PHONE: 843.503.1165

ENGINEER:
ATWELL LLC
PHONE: 843.503.1165

SHEET LIST TABLE

SHEET	TITLE
1	COVER SHEET
2	AERIAL
3	PD CONCEPT PLAN
4	OPEN SPACE EXHIBIT



866.850.4200 www.atwell.com
4151 WINDY HOLLOW ROAD, SUITE 3, WINDY HOLLOW
PORT CHARLOTTE, FLORIDA 33982
843.503.1165

NO.	DATE	DESCRIPTION
1	08/15/2011	ISSUED FOR PERMITTING
2	08/15/2011	ISSUED FOR PERMITTING
3	08/15/2011	ISSUED FOR PERMITTING
4	08/15/2011	ISSUED FOR PERMITTING



SITE PLAN SUMMARY

1. PROJECT INFORMATION

PROJECT NAME: BELLA VIA

PROJECT LOCATION: 4161 TAVUAM TRAIL, BLDG 5, UNIT 501, PORT CHARLOTTE, FL 33952

2. PROJECT LAND USE

PROJECT AREA: 454 AC (TOTAL)

RESIDENTIAL TRACT AREA: 1,100 AC (TOTAL)

OPEN SPACE AREA: 140 AC (TOTAL)

STORMWATER LAKE AREA: 10 AC (TOTAL)

3. DENSITY

RESIDENTIAL: 22 UNITS PER ACRE (UPD)

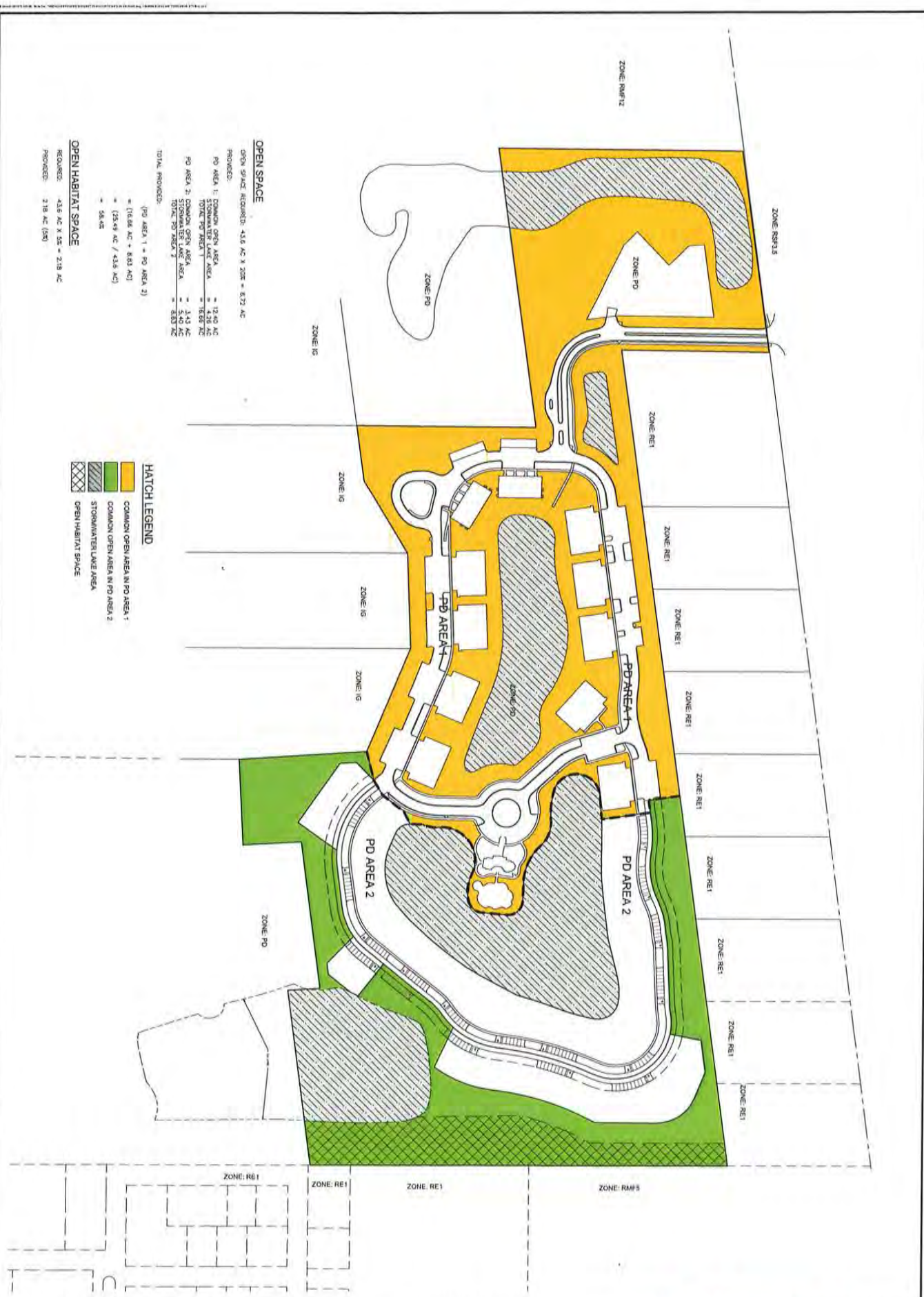
OPEN SPACE: 2.5 SPACES PER ACRE (OSD)

4. PLANNED DEVELOPMENT NOTES

1. ALL PD AREAS SHALL BE REVIEWED AND APPROVED BY THE BOARD OF PLANNING AND ZONING.
2. ALL PD AREAS SHALL BE REVIEWED AND APPROVED BY THE BOARD OF PLANNING AND ZONING.
3. ALL PD AREAS SHALL BE REVIEWED AND APPROVED BY THE BOARD OF PLANNING AND ZONING.
4. ALL PD AREAS SHALL BE REVIEWED AND APPROVED BY THE BOARD OF PLANNING AND ZONING.
5. ALL PD AREAS SHALL BE REVIEWED AND APPROVED BY THE BOARD OF PLANNING AND ZONING.
6. ALL PD AREAS SHALL BE REVIEWED AND APPROVED BY THE BOARD OF PLANNING AND ZONING.

5. DEVELOPMENT STANDARDS

SCENARIO	SHEET COUNT	STANDARD
SCENARIO 1	2 / 101	2 / 101
SCENARIO 2	2 / 101	2 / 101
SCENARIO 3	2 / 101	2 / 101
SCENARIO 4	2 / 101	2 / 101
SCENARIO 5	2 / 101	2 / 101
SCENARIO 6	2 / 101	2 / 101
SCENARIO 7	2 / 101	2 / 101
SCENARIO 8	2 / 101	2 / 101
SCENARIO 9	2 / 101	2 / 101
SCENARIO 10	2 / 101	2 / 101
SCENARIO 11	2 / 101	2 / 101
SCENARIO 12	2 / 101	2 / 101
SCENARIO 13	2 / 101	2 / 101
SCENARIO 14	2 / 101	2 / 101
SCENARIO 15	2 / 101	2 / 101
SCENARIO 16	2 / 101	2 / 101
SCENARIO 17	2 / 101	2 / 101
SCENARIO 18	2 / 101	2 / 101
SCENARIO 19	2 / 101	2 / 101
SCENARIO 20	2 / 101	2 / 101
SCENARIO 21	2 / 101	2 / 101
SCENARIO 22	2 / 101	2 / 101
SCENARIO 23	2 / 101	2 / 101
SCENARIO 24	2 / 101	2 / 101
SCENARIO 25	2 / 101	2 / 101
SCENARIO 26	2 / 101	2 / 101
SCENARIO 27	2 / 101	2 / 101
SCENARIO 28	2 / 101	2 / 101
SCENARIO 29	2 / 101	2 / 101
SCENARIO 30	2 / 101	2 / 101
SCENARIO 31	2 / 101	2 / 101
SCENARIO 32	2 / 101	2 / 101
SCENARIO 33	2 / 101	2 / 101
SCENARIO 34	2 / 101	2 / 101
SCENARIO 35	2 / 101	2 / 101
SCENARIO 36	2 / 101	2 / 101
SCENARIO 37	2 / 101	2 / 101
SCENARIO 38	2 / 101	2 / 101
SCENARIO 39	2 / 101	2 / 101
SCENARIO 40	2 / 101	2 / 101
SCENARIO 41	2 / 101	2 / 101
SCENARIO 42	2 / 101	2 / 101
SCENARIO 43	2 / 101	2 / 101
SCENARIO 44	2 / 101	2 / 101
SCENARIO 45	2 / 101	2 / 101
SCENARIO 46	2 / 101	2 / 101
SCENARIO 47	2 / 101	2 / 101
SCENARIO 48	2 / 101	2 / 101
SCENARIO 49	2 / 101	2 / 101
SCENARIO 50	2 / 101	2 / 101



OPEN SPACE
 OPEN SPACE REQUIRED: 41.6 AC X 20% = 8.32 AC
 PROVIDED:
 PD AREA 1: COMMON OPEN AREA = 12.40 AC
 PD AREA 1: COMMON OPEN AREA = 12.40 AC
 TOTAL PD AREA 1 AREA = 24.80 AC
 PD AREA 2: COMMON OPEN AREA = 1.43 AC
 STORMWATER LANE AREA = 5.40 AC
 TOTAL PD AREA 2 = 6.83 AC
 TOTAL PROVIDED: (PD AREA 1 + PD AREA 2)
 = (12.40 AC + 6.83 AC)
 = (19.23 AC / 43.5 AC)
 = 44.2%

HATCH LEGEND
 COMMON OPEN AREA IN PD AREA 1
 COMMON OPEN AREA IN PD AREA 2
 STORMWATER LANE AREA
 OPEN HABITAT SPACE

OPEN HABITAT SPACE
 REQUIRED: 43.6 AC X 5% = 2.18 AC
 PROVIDED: 2.18 AC (5%)

OPEN SPACE EXHIBIT

BELLA VIA
 CHARLOTTE COUNTY, FLORIDA

866.850.4200 www.atwell.com
 4181 FAIRMAR TRAIL, BLDG 5, UNIT 501
 PORT CHARLOTTE, FL 33962
 941.625.1165



NO.	DATE	BY	DESCRIPTION

SHEET NO. 4