



DATE: May 9, 2026

TO: Honorable Board of County Commissioners

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

RE: **DRC-25-075- Final Detail Site Plan, Waterside Phase 1 Resortation**

Requested Action(s):

Southwest Engineering & Design is requesting a PD Final Detail Site Plan approval for Waterside Phase 1 Restoration. The project consists of clearing of approximately 293.31 acres of citrus grove, excavation and restoration of approximately 63.37 acres to a depth of 13 ft. The excavation will be backfilled and compacted back to existing grade ± 2 ft. This area will be green/open space and be restored with several different natural vegetative communities. This project site is 240 \pm acres and is located at 32990 Bermont Rd. Punta Gorda, FL.

Analysis:

This project site is 293.31 acres and is located at 32990 Bermont Rd. Punta Gorda, FL. The site is designated as Rural Community Mixed Use in the 2030 Future Land Use Map and is currently zoned Planned Development (PD). The proposed Final Detail Site consists of clearing of approximately 293.31 \pm acres of citrus grove, excavation and restoration of approximately 63.37 acres to a depth of 13 ft. The excavation will be backfilled and compacted back to existing grade ± 2 ft. This area will be green/open space and be restored with several different natural vegetative communities. and is consistent with the County's Comprehensive Plan and existing PD conditions.

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

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

Based upon the analysis and conclusions set forth herein, in staff's professional opinion, the application (Final Detail Site Plan, DRC-25-075) is generally consistent with Charlotte County's comprehensive plan, Charlotte County's Code of Laws and Ordinances and other applicable guidelines

COMMUNITY DEVELOPMENT DEPARTMENT

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



CHARLOTTE COUNTY

Community Development

Qualifications of Maryann Franks

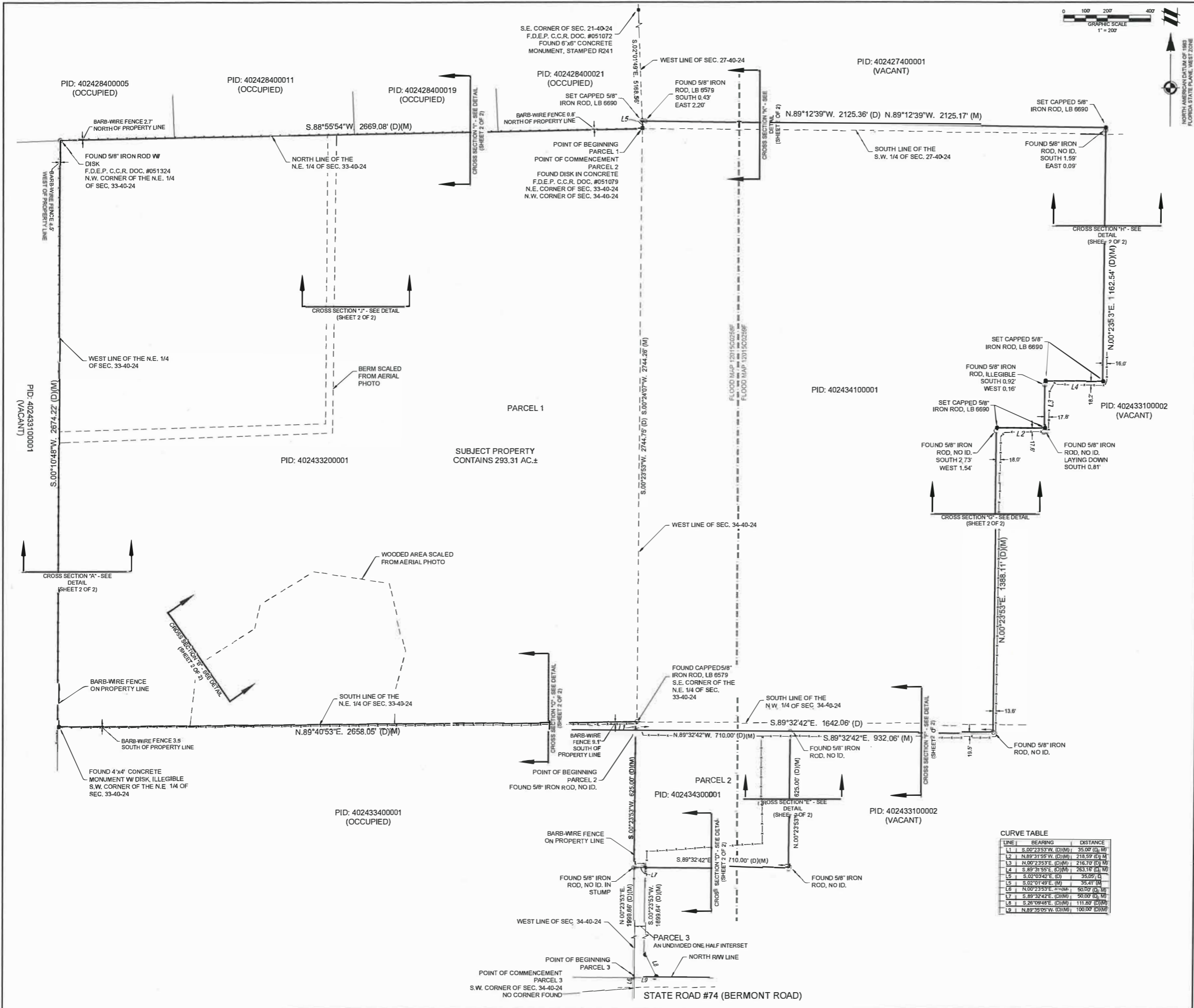
Qualifications of Maryann Franks

Position: Zoning Supervisor

Years with Charlotte County: 26

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

Exhibit 1



SURVEYOR'S LEGEND

- SET CAPPED IRON ROD LB 6690
- SEC. SECTION
- RIGHT-OF-WAY
- (M) MEASURED DATA
- (D) DEED DATA
- L1 LINE DATA (SEE LINE TABLE)
- PLS PROFESSIONAL LAND SURVEYOR
- LB LICENSED BUSINESS
- P.S.M. PROFESSIONAL SURVEY & MAPPER
- PID. CHARLOTTE COUNTY PROPERTY APPRAISER PARCEL IDENTIFICATION NUMBER

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ATWELL
4111 TOWNHAM HILL LGD 5, 451
NORFOLK, VIRGINIA 23502
919.487.6251 JLS
FLORIDA SURVEY CERTIFICATE OF AUTHORIZATION #18 782

SURVEYOR'S NOTES

THIS SURVEY IS PREPARED AS A BOUNDARY SURVEY WITH SPOT ELEVATIONS AND IS NOT INTENDED TO DELINEATE ANY WETLANDS, ENVIRONMENTAL SENSITIVE AREAS, WILDLIFE HABITATS, OR JURISDICTIONAL AREAS OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER ENTITY.

THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT OF TITLE AND ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.

THIS SURVEY IS BASED ON A LEGAL DESCRIPTION AS RECORDED IN OFFICIAL RECORDS BOOK 4410, PAGE 108, FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) CERTIFIED CORNERS OF RECORD, AND EXISTING MONUMENTATION.

BEARINGS ARE BASED ON "THE STATE PLANE COORDINATE SYSTEM" FLORIDA ZONE WEST NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT - EPOCH 2010) AND WERE DERIVED FROM THE FLORIDA PERMANENT REFERENCE NETWORK, SITE CODE "PNTA", WHEREIN THE WEST LINE OF SECTION 34, TOWNSHIP 40 SOUTH, RANGE 24 EAST BEARS S.00°23'53"W.

BEARINGS AND DISTANCES AS SHOWN ON THE PARCEL BOUNDARY ARE MEASURED, UNLESS OTHERWISE INDICATED.

ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.

THE SUBJECT PARCEL AS SHOWN HEREON IS LOCATED ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP 1201500258F AND 1201500259F, EFFECTIVE MAY 05, 2003, THE SUBJECT PARCEL LIES WITHIN FLOOD ZONE FLOOD ZONE X (UNSHADED) (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

FLOOD ZONE DETERMINATION AS SHOWN HEREIN IS FOR INFORMATIONAL PURPOSES ONLY. FEMA-RELATED INFORMATION SHOULD BE VERIFIED WITH FEMA OR THE APPROPRIATE GOVERNING AUTHORITY BEFORE USE.

ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND WERE DERIVED FROM THE FLORIDA PERMANENT REFERENCE NETWORK, SITE CODE "PNTA", GEOID FFRN GEOID 18.

ALL PLAT BOOKS AND OFFICIAL RECORD BOOKS SHOWN AND DESCRIBED ON THIS SURVEY PLAT ARE RECORDED IN THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

UNDERGROUND IMPROVEMENTS, OTHER THAN AS SHOWN, IF ANY, WERE NOT LOCATED.

PARCEL SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS AND RESERVATIONS OF RECORD.

PARCELS 1 AND 2 CONTAIN 293.31 ACRES, MORE OR LESS, (TOTAL)

NO INTERIOR IMPROVEMENTS LOCATED PER CLIENTS REQUEST.

LAST DATE OF FIELD WORK: 2-02-2021 (ORIGINAL FIELDWORK)
9-17-2024 (SURVEY EAST LINE)

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWINGS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA AS STATED IN RULE 6A-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES, TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

Digitally signed
by Steven R
Sonberg
Date: 2025.06.02
07:47:28-04'00'

STEVEN R. SONBERG, P.E., P.S.M.
FLORIDA REGISTRATION NO. 6956
ATWELL, LLC
CERTIFICATE OF AUTHORIZATION NO. LB 7832

DESCRIPTION:

(PER OFFICIAL RECORDS BOOK 4410, PAGE 108, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA)

PARCEL 1
A PARCEL OF LAND LYING IN SECTION 27, 33 AND 34, TOWNSHIP 40 SOUTH, RANGE 24 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHEAST CORNER OF SECTION 33 (NORTHWEST CORNER SECTION 34) SAID POINT ALSO BEING THE POINT OF BEGINNING.
THENCE RUN S88°55'54"W ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 33, A DISTANCE OF 2669.08 FEET TO NORTHWEST CORNER OF SAID NORTHEAST 1/4; THENCE RUN S00°10'48"W ALONG THE WEST LINE OF SAID NORTHEAST 1/4 A DISTANCE OF 2674.22 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE RUN N89°40'53"E ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4, 2658.05 FEET TO THE SOUTHEAST CORNER OF SAID NORTHEAST 1/4 OF SECTION 33; THENCE RUN S00°23'53"W ALONG THE WEST LINE OF SECTION 34, A DISTANCE OF 3500 FEET; THENCE RUN S89°32'42"E 3500 FEET SOUTH OF AND PARALLEL TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 34 A DISTANCE OF 1868.66 FEET; THENCE RUN N00°23'53"E, PARALLEL TO THE WEST LINE OF SAID NORTHWEST 1/4 OF SECTION 34, A DISTANCE OF 1388.11 FEET; THENCE RUN S89°31'55"E, 218.99 FEET; THENCE RUN S89°31'55"E, 203.18 FEET; THENCE RUN N00°23'53"E, 1162.54 FEET TO A POINT LYING 35.00 FEET NORTH OF THE SOUTH LINE OF THE SOUTHWEST 1/4 OF AFORESAID SECTION 27; THENCE RUN N89°32'42"E, 3500 FEET NORTH OF AND PARALLEL TO SAID SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 27, A DISTANCE OF 2125.36 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 27; THENCE RUN S02°02'42"E ALONG SAID WEST LINE OF SECTION 27, A DISTANCE OF 35.05 FEET, TO THE POINT OF BEGINNING.

PARCEL 2
THAT PORTION OF LANDS LYING WITHIN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 40 SOUTH, RANGE 24 EAST, CHARLOTTE COUNTY, FLORIDA, BOUNDED BY THE LANDS ON THE NORTH DESCRIBED IN WARRANTY DEED IN D.R. BOOK 1286, PAGE 893, THOSE LANDS BOUNDED ON THE EAST AND SOUTH DESCRIBED BY THE DEED TO JAMES E. MOORE, JR., AS TRUSTEE OF THE BISCAYNE TRUST UNDER AN UNRECORDED TRUST AGREEMENT DATED JULY 15, 1991, SAID DEED RECORDED AS 87-2008 IN D.R. BOOK 2506, PAGE 85, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.
BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:
FROM A CONCRETE MONUMENT MARKING THE NORTHWEST CORNER OF SAID SECTION 34 THENCE RUN SOUTH 0°23'53" WEST ALONG WEST LINE OF SAID SECTION 34 A DISTANCE OF 2744.75 FEET TO THE POINT OF BEGINNING, SAID POINT BEING 35 FEET SOUTH OF THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 34; THENCE CONTINUE SOUTH 0°23'53" WEST A DISTANCE OF 825.00 FEET; THENCE SOUTH 89°32'42" EAST A DISTANCE OF 710.00 FEET; THENCE NORTH 00°23'53" EAST, A DISTANCE OF 625.00 FEET TO A POINT LYING 35.00 FEET SOUTH OF THE SOUTH LINE OF SAID NORTHWEST 1/4; THENCE NORTH 89°32'42" WEST A DISTANCE OF 710.00 FEET TO THE POINT OF BEGINNING.

PARCEL 3
AN UNDIVIDED ONE-HALF INTEREST IN AND TO THE FOLLOWING DESCRIBED PROPERTY:
A PORTION OF SECTION 34, TOWNSHIP 40 SOUTH, RANGE 24 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:
FROM THE SOUTHWEST CORNER OF SAID SECTION 34, RUN NORTH 00°23'53" EAST ALONG THE WEST LINE OF SAID SECTION 34, A DISTANCE OF 5000 FEET TO THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD #74 (BERMONT ROAD) AND THE POINT OF BEGINNING, THENCE CONTINUE NORTH 00°23'53" EAST ALONG SAID WEST LINE, A DISTANCE OF 1868.66 FEET; THENCE SOUTH 89°32'42" EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 00°23'53" WEST, 50.00 FEET EAST OF AND PARALLEL TO SAID WEST LINE, A DISTANCE OF 1868.66 FEET; THENCE SOUTH 20°58'48" EAST, A DISTANCE OF 111.80 FEET TO THE NORTH RIGHT-OF-WAY OF STATE ROAD #74; THENCE NORTH 89°32'42" WEST, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

SECTIONS 27, 33 & 34, TOWNSHIP 40 SOUTH, RANGE 24 EAST, CHARLOTTE COUNTY, FLORIDA

PARCEL ID: 40243320001, 40243430001 & 40243430001

SITE ADDRESS: 32960 & 33150 BERMONT ROAD, PUNTA GORDA, FLORIDA 33982

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY OF

SEC. 27, 33 & 34, TWP. 40 S, RGE. 24 E.

REV. DATE COMMENTS

REV.	DATE	COMMENTS

LOCATED IN: SECTIONS 27, 33 & 34, TOWNSHIP 40 SOUTH, RANGE 24 EAST, CHARLOTTE COUNTY, FLORIDA

PM: BJC

FIELD DATE: 09/17/2024

PLAT DATE: 6/02/2025

JOB: 4505-SR

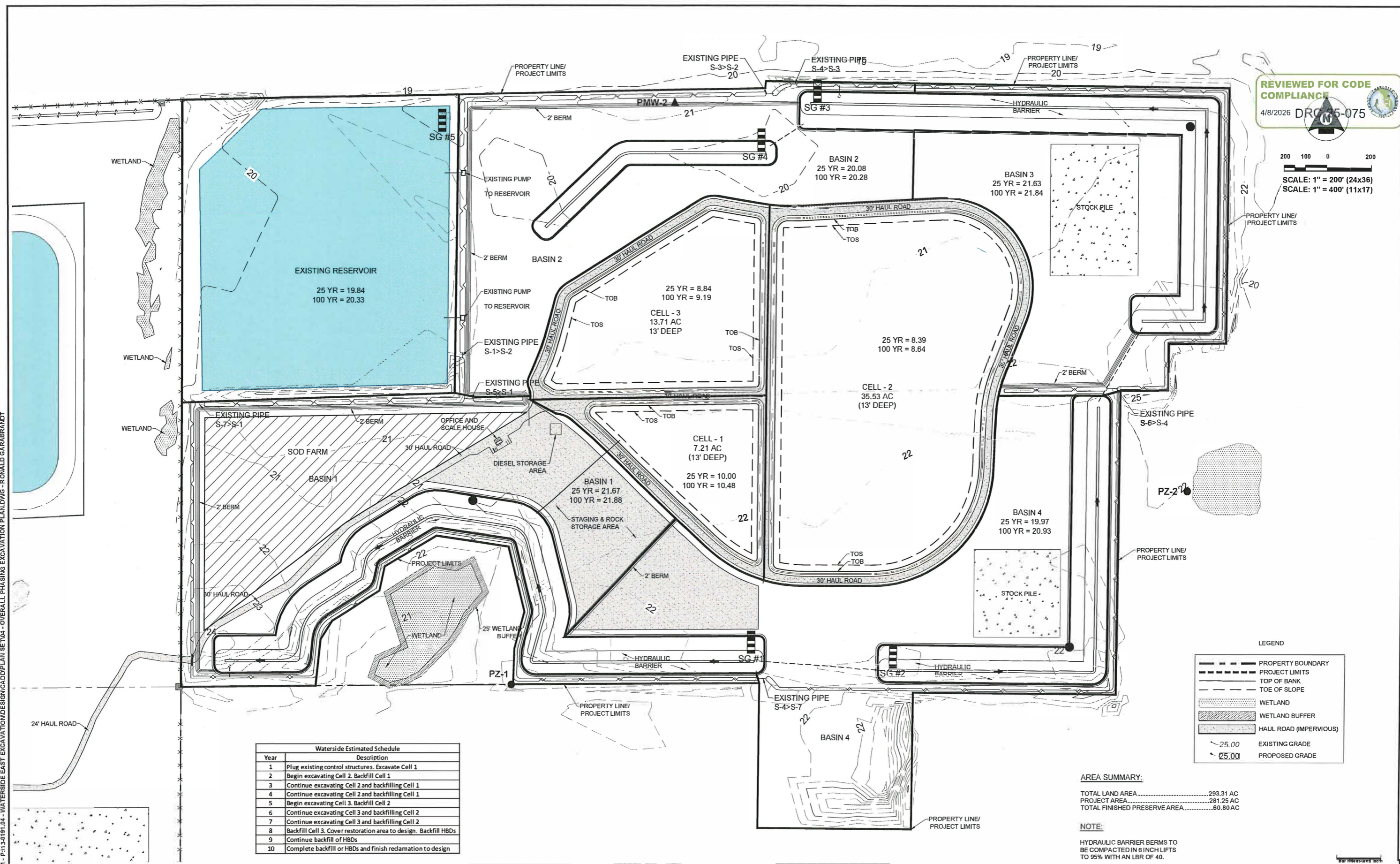
SHEET NO. 1 OF 2

FLORIDA SURVEY CERTIFICATE OF AUTHORIZATION NO. LB 7832

2/18/2026 2:15:28 PM - P:\13-0191.04 - WATERSIDE EAST EXCAVATION DESIGN\CA\DOPLAN SET04 - OVERALL PHASING EXCAVATION PLAN.DWG - RONALD GARABRANDT

REVIEWED FOR CODE COMPLIANCE
4/8/2026 DRC 05-075

200 100 0 200
SCALE: 1" = 200' (24x36)
SCALE: 1" = 400' (11x17)



Waterside Estimated Schedule	
Year	Description
1	Plug existing control structures. Excavate Cell 1
2	Begin excavating Cell 2. Backfill Cell 1
3	Continue excavating Cell 2 and backfilling Cell 1
4	Continue excavating Cell 2 and backfilling Cell 1
5	Begin excavating Cell 3. Backfill Cell 2
6	Continue excavating Cell 3 and backfilling Cell 2
7	Continue excavating Cell 3 and backfilling Cell 2
8	Backfill Cell 3. Cover restoration area to design. Backfill HBDs
9	Continue backfill of HBDs
10	Complete backfill or HBDs and finish reclamation to design

LEGEND

	PROPERTY BOUNDARY
	PROJECT LIMITS
	TOP OF BANK
	TOE OF SLOPE
	WETLAND
	WETLAND BUFFER
	HAUL ROAD (IMPERVIOUS)
	25.00 EXISTING GRADE
	25.00 PROPOSED GRADE

AREA SUMMARY:
TOTAL LAND AREA.....293.31 AC
PROJECT AREA.....281.25 AC
TOTAL FINISHED PRESERVE AREA.....60.80 AC

NOTE:
HYDRAULIC BARRIER BERMS TO BE COMPACTED IN 6 INCH LIFTS TO 95% WITH AN LBR OF 40.

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25450 Airport Road, Suite B
Punta Gorda, Florida 33950
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www.sedfl.com
Certificate of Authorization No. 26551

REV.	DATE	BY	CK'D	DESCRIPTION

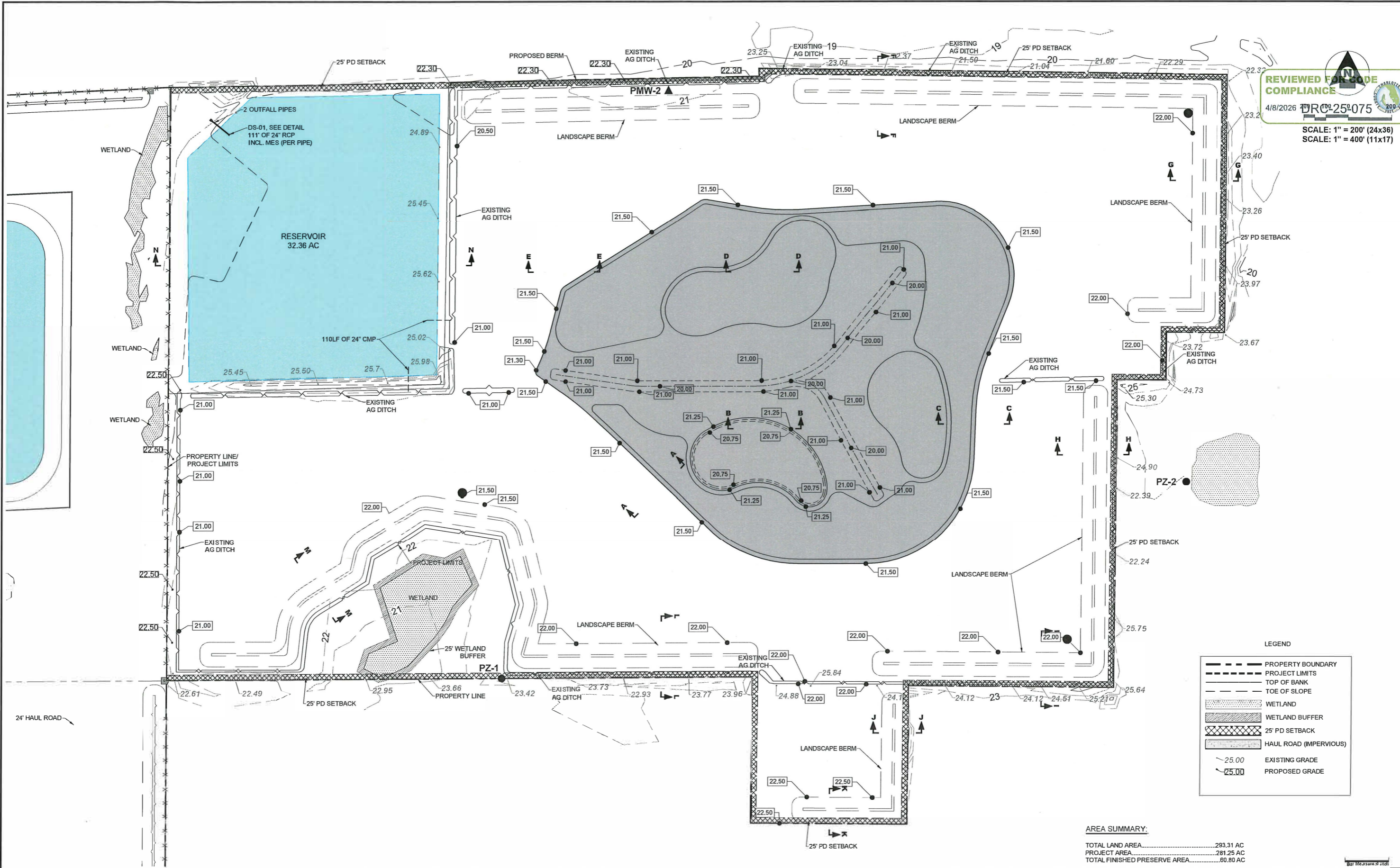
Project No: 130191.04
Project Manager: G W B
Project Engineer: G W B
Project Designer: -
Checked By: -
Approved By: G W B

WATERSIDE RESTORATION OVERALL EXCAVATION PLAN
FLORIDA

DATE: FEB 2026 DATUM: NAVD 88
PROJECT No.: 13-0191.04 SHEET: 4

SECTION 27, 33, & 34 TOWNSHIP 40 SOUTH, RANGE 24 EAST

2/18/2026 2:15:21 PM - P:113-0191.04 - WATERSIDE EAST EXCAVATION DESIGN/PLAN SET/16 - RESTORATION PLAN/DWG - RONALD GARABRANDY



REVIEWED FOR CODE COMPLIANCE
 4/8/2026 DRC# 25-075
 SCALE: 1" = 200' (24x36)
 SCALE: 1" = 400' (11x17)

LEGEND

	PROPERTY BOUNDARY
	PROJECT LIMITS
	TOP OF BANK
	TOE OF SLOPE
	WETLAND
	WETLAND BUFFER
	25' PD SETBACK
	HAUL ROAD (IMPERVIOUS)
	25.00 EXISTING GRADE
	25.00 PROPOSED GRADE

AREA SUMMARY:

TOTAL LAND AREA	293.31 AC
PROJECT AREA	281.25 AC
TOTAL FINISHED PRESERVE AREA	60.80 AC

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 Certificate of Authorization No. 26551

REV.	DATE	BY	CK'D	DESCRIPTION

Project No.: 13-091.04
 Project Manager: G W B
 Project Engineer: G W B
 Project Designer: -
 Checked By: -
 Approved By: G W B

WATERSIDE RESTORATION RESTORATION PLAN

CHARLOTTE COUNTY SECTION 27, 33, & 34 TOWNSHIP 40 SOUTH, RANGE 24 E AST FLORIDA

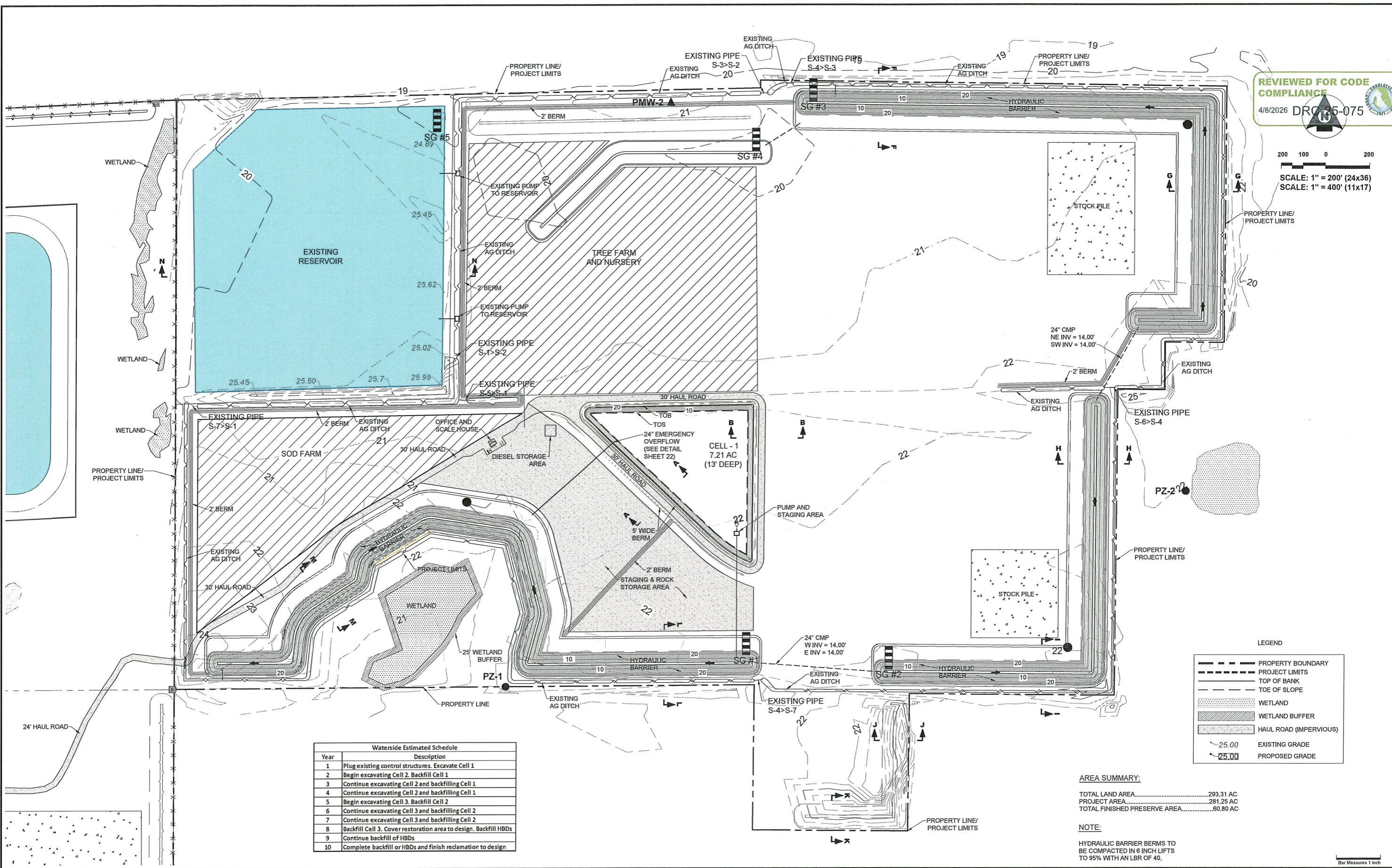
DATE: FEB 2026 DATUM: NAVD 88
 PROJECT No.: 13-0191.04
 SHEET: 16

Reed L. McKinn, P.E.
 State of Florida, Professional Engineer
 License No. 100376
 on the date adjacent to the seal.
 Signature must be verified on any electronic copies.

REVIEWED FOR CODE COMPLIANCE

4/8/2026 DRC 25-075

200 100 0 200
 SCALE: 1" = 200' (24x36)
 SCALE: 1" = 400' (11x17)



Waterside Estimated Schedule	
Year	Description
1	Plug existing control structures. Excavate Cell 1
2	Begin excavating Cell 2. Backfill Cell 1
3	Continue excavating Cell 2 and backfilling Cell 1
4	Continue excavating Cell 2 and backfilling Cell 1
5	Begin excavating Cell 3. Backfill Cell 2
6	Continue excavating Cell 3 and backfilling Cell 2
7	Continue excavating Cell 3 and backfilling Cell 2
8	Backfill Cell 3. Cover restoration area to design. Backfill HBDs
9	Continue backfill of HBDs
10	Complete backfill of HBDs and finish reclamation to design

AREA SUMMARY:
 TOTAL LAND AREA.....293.31 AC
 PROJECT AREA.....281.25 AC
 TOTAL FINISHED PRESERVE AREA.....60.80 AC

NOTE:
 HYDRAULIC BARRIER BERMS TO BE COMPACTED IN 8 INCH LIFTS TO 95% WITH AN LBR OF 40.

2/18/2026 2:15:25 PM - P:\13-0191.04 - WATERSIDE EAST EXCAVATION\DESIGN\CADD\PLAN SET\06 - CELL 1 EXCAVATION PLAN.DWG - RONALD GARBRANDT

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Project No.:	13-0191.04
Project Manager:	G W B
Project Engineer:	G W B
Project Designer:	-
Checked By:	-
Approved By:	G W B

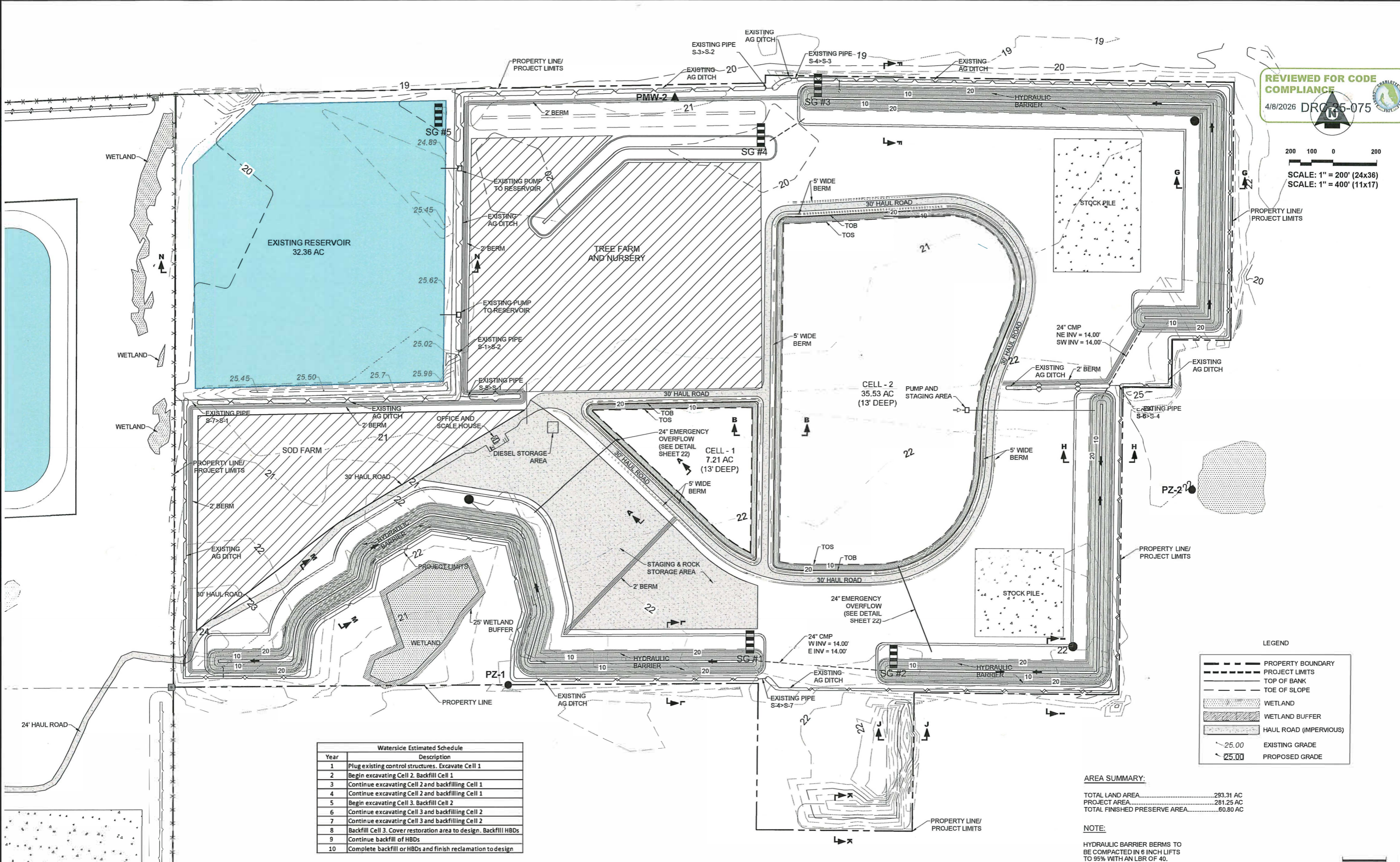
WATERSIDE RESTORATION CELL 1 EXCAVATION PLAN
 SECTION 27, 33, & 34 TOWNSHIP 40 SOUTH, RANGE 24 EAST
 FLORIDA

Reed L. McKown, P.E.
 State of Florida, Professional Engineer
 License No. 100576
 This item has been digitally signed and sealed by:
 Reed L. McKown, P.E.
 on the date adjacent to the seal.
 Signature must be verified on any electronic copies.

DATE: FEB 2026 DATUM: NAVD 88
 PROJECT No.: 13-0191.04
 SHEET: 6

REVIEWED FOR CODE COMPLIANCE
4/8/2026 DRO 25-075

200 100 0 200
SCALE: 1" = 200' (24x36)
SCALE: 1" = 400' (11x17)



Waterside Estimated Schedule	
Year	Description
1	Plug existing control structures. Excavate Cell 1
2	Begin excavating Cell 2. Backfill Cell 1
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4	Continue excavating Cell 2 and backfilling Cell 1
5	Begin excavating Cell 3. Backfill Cell 2
6	Continue excavating Cell 3 and backfilling Cell 2
7	Continue excavating Cell 3 and backfilling Cell 2
8	Backfill Cell 3. Cover restoration area to design. Backfill HBDs
9	Continue backfill of HBDs
10	Complete backfill or HBDs and finish reclamation to design

LEGEND

	PROPERTY BOUNDARY
	PROJECT LIMITS
	TOP OF BANK
	TOE OF SLOPE
	WETLAND
	WETLAND BUFFER
	HAUL ROAD (IMPERVIOUS)
	25.00 EXISTING GRADE
	25.00 PROPOSED GRADE

AREA SUMMARY:
TOTAL LAND AREA.....293.31 AC
PROJECT AREA.....281.25 AC
TOTAL FINISHED PRESERVE AREA.....60.80 AC

NOTE:
HYDRAULIC BARRIER BERMS TO BE COMPACTED IN 6 INCH LIFTS TO 95% WITH AN LBR OF 40.

2/18/2026 2:15:35 PM - P:113-0191.04 - WATERSIDE EAST EXCAVATION DESIGN CAD PLAN SET 107 - CELL 2 EXCAVATION PLAN.DWG - RONALD GARBRANDT

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Certificate of Authorization No. 26551

REV.	DATE	BY	CK'D	DESCRIPTION

Project No.:	13-0191.004
Project Manager:	GWB
Project Engineer:	GWB
Project Designer:	-
Checked By:	-
Approved By:	GWB

WATERSIDE RESTORATION CELL 2 EXCAVATION PLAN

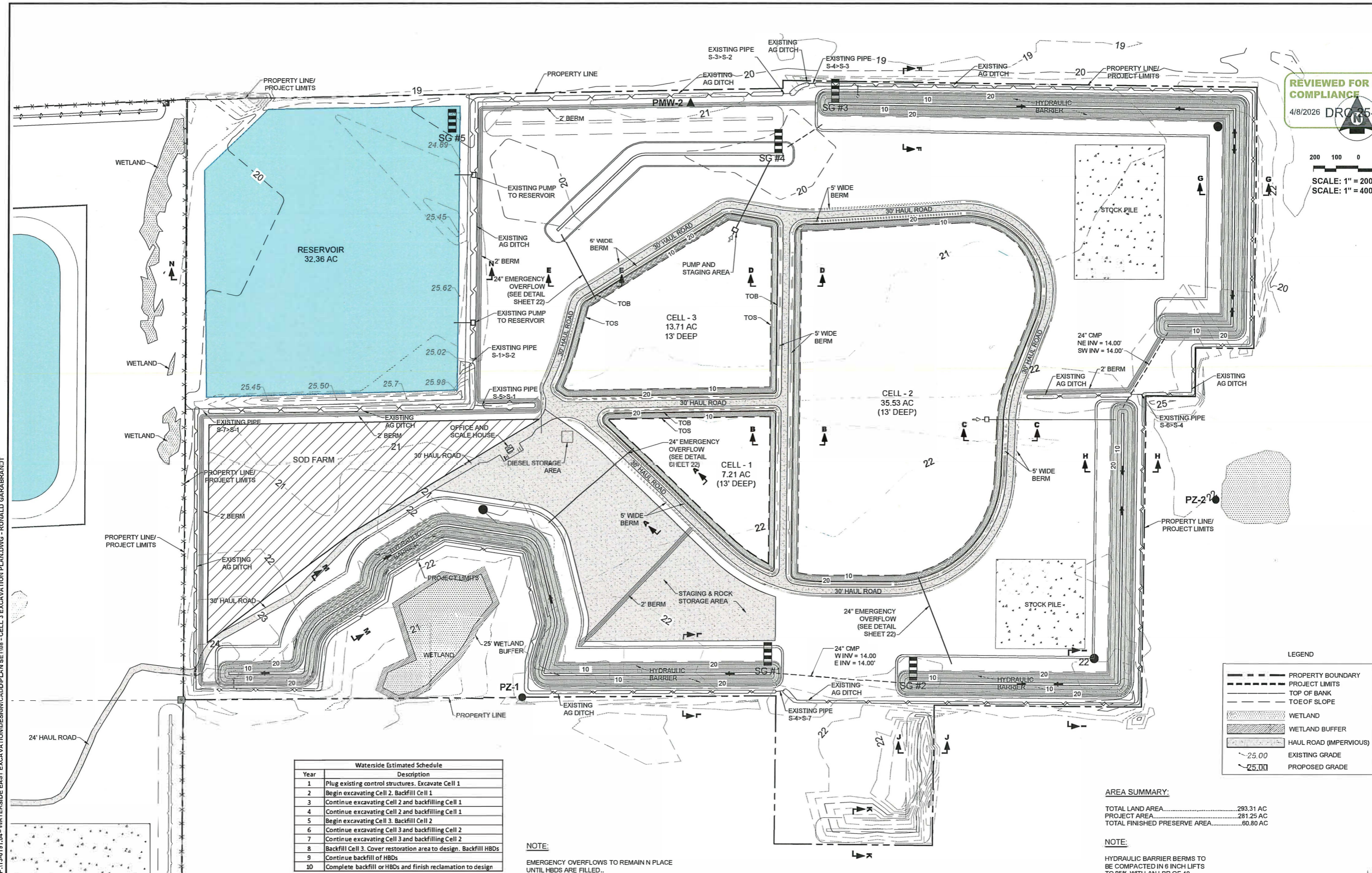
CHARLOTTE COUNTY SECTION 27, 33, & 34 TOWNSHIP 40 SOUTH, RANGE 24 EAST FLORIDA

Reed L. McKern, P.E.
State of Florida, Professional Engineer
License No. 100576
This plan has been digitally signed and sealed by:
Reed L. McKern, P.E.
on the date adjacent to the seal.
Signature must be verified on any electronic copies.

DATE:	FEB 2026	DATUM:	NAVD 88
PROJECT No.:	13-0191.04	SHEET:	7

REVIEWED FOR CODE COMPLIANCE
4/8/2026 DRO 25-075

200 100 0 200
SCALE: 1" = 200' (24x36)
SCALE: 1" = 400' (11x17)



Year	Description
1	Plug existing control structures. Excavate Cell 1
2	Begin excavating Cell 2. Backfill Cell 1
3	Continue excavating Cell 2 and backfilling Cell 1
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6	Continue excavating Cell 3 and backfilling Cell 2
7	Continue excavating Cell 3 and backfilling Cell 2
8	Backfill Cell 3. Cover restoration area to design. Backfill HBDs
9	Continue backfill of HBDs
10	Complete backfill or HBDs and finish reclamation to design

NOTE:
EMERGENCY OVERFLOWS TO REMAIN IN PLACE UNTIL HBDs ARE FILLED..

LEGEND

	PROPERTY BOUNDARY
	PROJECT LIMITS
	TOP OF BANK
	TOE OF SLOPE
	WETLAND
	WETLAND BUFFER
	HAUL ROAD (IMPERVIOUS)
	EXISTING GRADE
	PROPOSED GRADE

AREA SUMMARY:
TOTAL LAND AREA.....293.31 AC
PROJECT AREA.....281.25 AC
TOTAL FINISHED PRESERVE AREA.....60.80 AC

NOTE:
HYDRAULIC BARRIER BERMS TO BE COMPACTED IN 6 INCH LIFTS TO 95% WITH AN LBR OF 40.

2/18/2026 2:15:31 PM - P115-0191.04 - WATERSIDE EAST EXCAVATION DESIGN/CADD PLAN SET/08 - CELL 3 EXCAVATION PLAN.DWG - RONALD GARABRANDT

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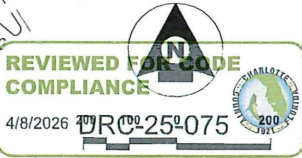
REV.	DATE	BY	CK'D	DESCRIPTION

Project No.: 13-0191.04
Project Manager: G W B
Project Engineer: G W B
Project Designer: -
Checked By: -
Approved By: G W B

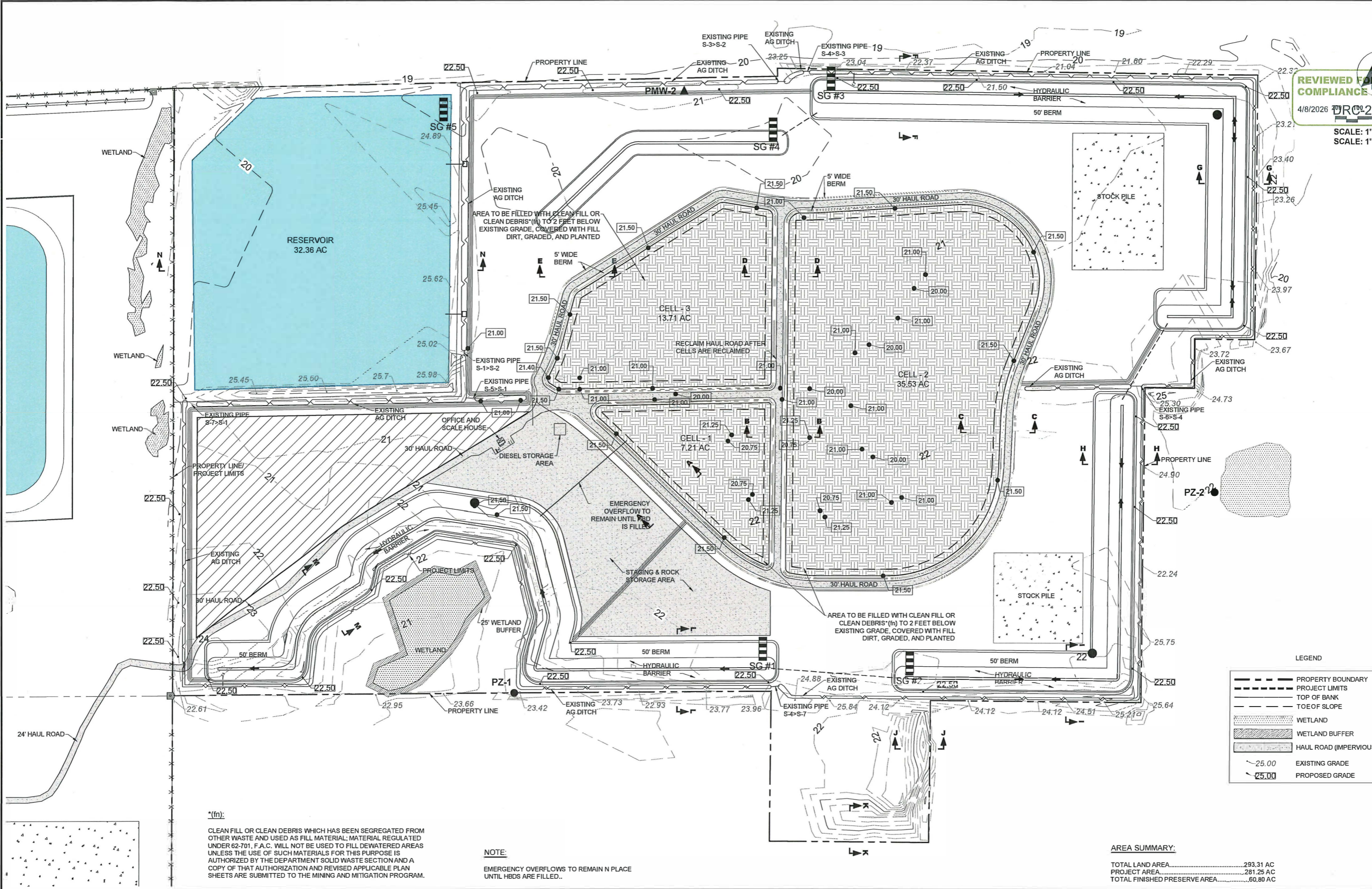
WATERSIDE RESTORATION CELL 3 EXCAVATION PLAN

CHARLOTTE COUNTY SECTION 27, 33, & 34 TOWNSHIP 40 SOUTH, RANGE 24 EAST FLORIDA

DATE: FEB 2026 DATUM: NAVD 88
PROJECT No.: 13-0191.04
SHEET: 8



SCALE: 1" = 200' (24x36)
SCALE: 1" = 400' (11x17)



LEGEND

	PROPERTY BOUNDARY
	PROJECT LIMITS
	TOP OF BANK
	TOE OF SLOPE
	WETLAND
	WETLAND BUFFER
	HAUL ROAD (IMPERVIOUS)
	EXISTING GRADE
	PROPOSED GRADE

***(fn):**
CLEAN FILL OR CLEAN DEBRIS WHICH HAS BEEN SEGREGATED FROM OTHER WASTE AND USED AS FILL MATERIAL. MATERIAL REGULATED UNDER 62-701, F.A.C. WILL NOT BE USED TO FILL DEWATERED AREAS UNLESS THE USE OF SUCH MATERIALS FOR THIS PURPOSE IS AUTHORIZED BY THE DEPARTMENT SOLID WASTE SECTION AND A COPY OF THAT AUTHORIZATION AND REVISED APPLICABLE PLAN SHEETS ARE SUBMITTED TO THE MINING AND MITIGATION PROGRAM.

NOTE:
EMERGENCY OVERFLOWS TO REMAIN IN PLACE UNTIL HBDS ARE FILLED.

AREA SUMMARY:

TOTAL LAND AREA.....	293.31 AC
PROJECT AREA.....	281.25 AC
TOTAL FINISHED PRESERVE AREA.....	60.80 AC

2/18/2026 2:15:40 PM - P:11-0191.04 - WATERSIDE EAST EXCAVATION DESIGN/CD PLAN SET/14 - RECLAMATION PLAN PHASE 1.DWG - RONALD GARABRANDT

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Certificate of Authorization No. 26551

Project No.:	13-0191.04
Project Manager:	GWB
Project Engineer:	GWB
Project Designer:	-
Checked By:	-
Approved By:	GWB

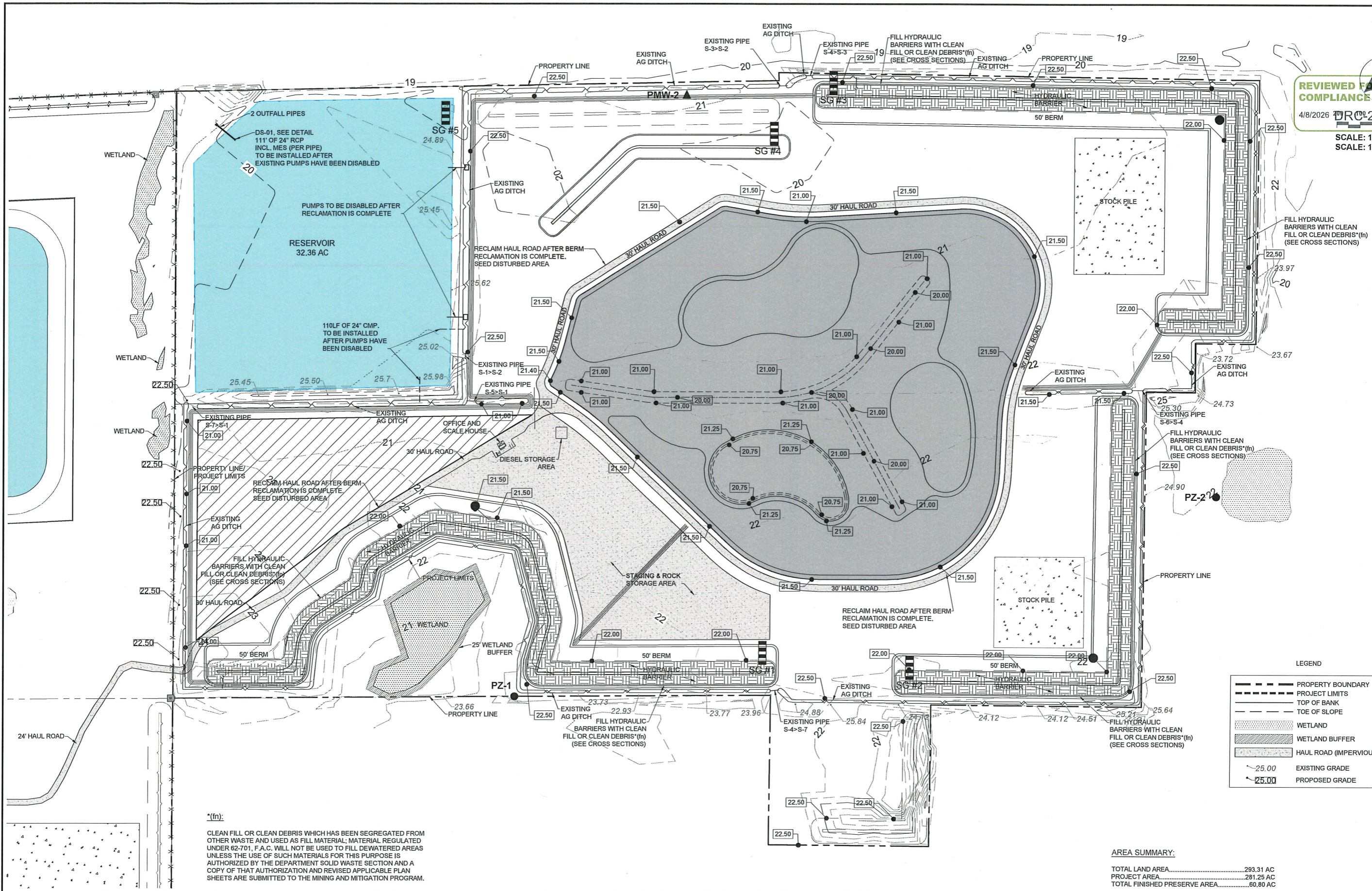
WATERSIDE RESTORATION RECLAMATION PLAN PHASE 1

CHARLOTTE COUNTY SECTION 27, 33, & 34 TOWNSHIP 40 SOUTH, RANGE 24 EAST FLORIDA

DATE:	FEB 2026	DATUM:	NAVD 88
PROJECT No.:	13-0191.04		
SHEET:	14		



SCALE: 1" = 200' (24x36)
SCALE: 1" = 400' (11x17)



LEGEND

	PROPERTY BOUNDARY
	PROJECT LIMITS
	TOP OF BANK
	TOE OF SLOPE
	WETLAND
	WETLAND BUFFER
	HAUL ROAD (IMPERVIOUS)
	EXISTING GRADE
	PROPOSED GRADE

*(fn):
CLEAN FILL OR CLEAN DEBRIS WHICH HAS BEEN SEGREGATED FROM OTHER WASTE AND USED AS FILL MATERIAL; MATERIAL REGULATED UNDER 62-701, F.A.C. WILL NOT BE USED TO FILL DEWATERED AREAS UNLESS THE USE OF SUCH MATERIALS FOR THIS PURPOSE IS AUTHORIZED BY THE DEPARTMENT SOLID WASTE SECTION AND A COPY OF THAT AUTHORIZATION AND REVISED APPLICABLE PLAN SHEETS ARE SUBMITTED TO THE MINING AND MITIGATION PROGRAM.

AREA SUMMARY:

TOTAL LAND AREA	293.31 AC
PROJECT AREA	261.25 AC
TOTAL FINISHED PRESERVE AREA	60.80 AC

2/18/2026 2:15:18 PM - P:\13-0191-04 - WATERSIDE EAST EXCAVATION DESIGN\CADD\PLAN SET\15- RECLAMATION PLAN PHASE 2.DWG - RONALD GARBRANDT

25450 Airport Road, Suite B
Punta Gorda, Florida 33950
Tel. (941) 637-9655 | Fax (941) 637-1149
www.sedfl.com
Certificate of Authorization No. 26551

REV.	DATE	BY	CK'D	DESCRIPTION

Project No.:	13-0191.04
Project Manager:	GWB
Project Engineer:	GWB
Project Designer:	-
Checked By:	-
Approved By:	GWB

WATERSIDE RESTORATION RECLAMATION PLAN PHASE 2

CHARLOTTE COUNTY SECTION 27, 33, & 34 TOWNSHIP 40 SOUTH, RANGE 24 EAST FLORIDA

<p>Reed L. McKown, P.E. State of Florida, Professional Engineer License No. 100576</p> <p>This item has been digitally signed and sealed by: Reed L. McKown, P.E. Signature must be verified on any electronic copies.</p>	<p>DATE: FEB 2026 DATUM: NAVD 88</p> <p>PROJECT No.: 13-0191.04</p> <p>SHEET: 15</p>
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April 9, 2026

Southwest Engineering & Design
Attn: Gary Bayne
25450 Airport Rd.
Punta Gorda, FL. 33950

**Re: DRC-25-075 Waterside Phase I Restoration – PD Final Detail Site Plan
Site Plan Review Agenda Date May 22, 2025**

County staff has reviewed the PD Final Detail Site plan for Waterside Phase I Restoration. The project consists of approximately 293.31± acres of citrus grove excavation and restoration of approximately 63.37± acres to a depth of 13 ft. The excavation will be backfilled and compacted back to existing grade ±2 ft. This area will be green/open space and be planted back with several different natural vegetative communities. This project site is 293.31± acres and is located at 32990 Bermont Rd. Punta Gorda, FL.

It is the decision of the Zoning Official to forward DRC-25-075, Waterside Phase I Restoration to the Board of County Commissioners with a recommendation of approval. The comments are as follows:

1. Not enough level of detail to perform building site plan review. Further review in next submittals.
2. Applicant must maintain a 25-foot buffer from Potentially Occupied Gopher Tortoise Burrows or relocate tortoise out of harm's way.
3. Roadways shall meet the information provided. Our largest fire apparatus design is as follows: Length 45' 10", wheelbase 8' 4", weight 68,000, arrival angle 12 degrees and departure angle 9 degrees.
4. Landscaping, buffers, and tree requirements must be consistent with the conditions established in the PD rezoning and meet all applicable regulations of Section 3-9-100: Buffers, Landscaping, and Tree Requirements (informational comment).

5. The landscape plan for the Phase 1 Restoration Plan has been approved. Modification of the landscape plan will be required for future phases of development. A copy of the approved landscape plan, with digital approval stamps, must be uploaded/included with any/all permits for the site.
6. Prior to or at the time of building permit application, provide a completed Tree Permit Application as appropriate for this site, along with a tree inventory of location, types, sizes of trees overlaid on a site plan of the building, parking, and other site amenities. Identify the trees proposed to be removed and preserved. All trees to be preserved or removed must be in accordance with Section 3-9-100: Buffers, Landscaping, and Tree Requirements, of the County Code. Tree permits must be obtained prior to any land clearing/ fill activity or the issuance of any building permits (informational comment).
7. SWP-25-00082 approved on 4/01/26.

The decision to approve or deny this PD Final Detail Site Plan application will be made by the Board of County Commissioners on the May 26, 2026, Land Use Consent Agenda. It is recommended but not required to have a representative present at the meeting. No permits will be issued until final approval of the Board of County Commissioners.

Sincerely,

Shaun Cullinan

Shaun Cullinan
Planning and Zoning Official