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O R D I N A N C E
N U M B E R 2 0 2 6 -

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, AMENDING THE CHARLOTTE COUNTY ZONING ATLAS FROM PLANNED DEVELOPMENT (PD) TO PD; A MAJOR MODIFICATION TO ORDINANCE NUMBER 2023-003, BY AMENDING ADOPTED PD CONDITIONS "a", "b", and "c", TO ADD SINGLE-FAMILY ATTACHED AS A PERMITTED USE AND TO INCREASE THE APPROVED RESIDENTIAL DEVELOPMENT RIGHTS FROM 208 DWELLING UNITS TO 212 DWELLING UNITS; HOWEVER, THE BASE DENSITY IS 212 DWELLING UNITS AND THEREFORE NO TRANSFER OF DENSITY UNITS IS REQUIRED; ADOPTING THE GENERAL PD CONCEPT PLAN FOR DEVELOPMENT IN PHASE 2; 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; COMMISSION DISTRICT I, CHARLOTTE COUNTY, FLORIDA; PETITION NUMBER PD-26-01; APPLICANT, TAYLOR MORRISON OF FLORIDA, INC.; PROVIDING AN EFFECTIVE DATE.

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RECITALS

WHEREAS, in a public hearing held on Tuesday, May 26, 2026, the Board of County Commissioners of Charlotte County, Florida ("Board") reviewed Petition PD-26-01, submitted by applicant, Taylor Morrison of Florida, Inc. ("Applicant"), which requested a rezoning from Planned Development (PD) to PD; a major modification to the existing Ordinance Number 2023-003 by amending adopted PD conditions "a", "b", and "c", to add single-family attached as a permitted use and to increase the approved residential development rights from 208 dwelling units to 212 dwelling units; however, the base density is 212 dwelling units and therefore no transfer of density units is required; adopting the General PD Concept Plan for development in Phase 2, excluding the existing

37 amenity center and Building 11, as previously adopted as part of the approved
38 General PD Concept Plan in Ordinance Number 2023-003; for property generally
39 located north of Harborview Road, south of Westchester Boulevard, west of
40 Loveland Boulevard, and east of Kings Highway, in the Port Charlotte area,
41 containing 42.62± acres; Commission District I; and more particularly described
42 in Exhibit "A" attached hereto ("Property"); and

43 WHEREAS, Petition PD-26-01 was heard by the Charlotte County
44 Planning and Zoning Board ("P&Z Board") and, based on the findings and
45 analysis provided by County Staff and the evidence presented to the P&Z Board,
46 the P&Z Board recommended approval on April 13, 2026; and

47 WHEREAS, after due consideration, based on the findings and
48 analysis provided by County Staff and the evidence presented to it, the Board
49 finds that approval of Petition PD-26-01 is consistent with the County's
50 Comprehensive Plan, and that it meets the requirements for rezoning; and

51 WHEREAS, the Board finds that approval of Petition PD-26-01 to
52 rezone the Property from PD to PD is in the best interests of the County.

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

55 SECTION 1. The following petition, made by applicant,
56 Taylor Morrison of Florida, Inc. for an amendment to the Charlotte County Zoning
57 Atlas is hereby approved subject to the conditions contained in the attached
58 Exhibit "B":

59 Petition PD-26-01 requesting rezoning from Planned
60 Development (PD) to PD; a major modification to the

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existing PD (Ordinance Number 2023-003), by amending adopted PD conditions "a", "b", and "c", to add single-family attached as a permitted use, to increase the approved residential development rights from 208 dwelling units to 212 dwelling units; however, the base density is 212 dwelling units and therefore no transfer of density units is required; and updating the approved General PD Concept Plan for development in Phase 2; 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; Commission District I, Charlotte County, Florida, and more particularly described in Exhibit "A" attached hereto.

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

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

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

Office of the Secretary of State, State of Florida.

[SIGNATURE PAGE FOLLOWS]

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PASSED AND DULY ADOPTED this 26th day of May, 2026.

BOARD OF COUNTY COMMISSIONERS
OF CHARLOTTE COUNTY, FLORIDA

By: _____
Joseph M. Tiseo, Chairman

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

By: _____
Deputy Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

By: _____
Thomas M. David, County Attorney
LR2026-0188

KMD



DESCRIPTION OF A PARCEL OF LAND
LYING IN SECTION 25, T-40-S, R-22-E,
CHARLOTTE COUNTY, FLORIDA.

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF CHARLOTTE, LYING IN SECTION 25, TOWNSHIP 40 SOUTH, RANGE 22 EAST, BEING A PART OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3668, PAGE 1435, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA AND BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 3668, PAGE 1435; SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 10, WHIDDEN ACRES, AS RECORDED IN PLAT BOOK 15, PAGE 14, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; THENCE S 00°12'45" W, ALONG THE EAST LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 3668, PAGE 1435; SAID LINE ALSO BEING THE WEST LINE OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 4187, PAGE 1758 AND OFFICIAL RECORDS BOOK 1847, PAGE 2000, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, A DISTANCE OF 932.26 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK 3, REVISED PLAT OF BAYVIEW, AS RECORDED IN PLAT BOOK 2, PAGE 36, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; THENCE S 00°12'44" W ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 100.07 FEET TO THE NORTHEAST CORNER OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 4991, PAGE 1650, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF SAID LANDS THE FOLLOWING 5 COURSES: S 82°12'17" W, A DISTANCE OF 435.80 FEET; THENCE N 02°55'14" W, A DISTANCE OF 79.95 FEET; THENCE S 82°20'04" W, A DISTANCE OF 364.39 FEET; THENCE S 02°49'05" E, A DISTANCE OF 144.81 FEET; THENCE S 87°04'06" W, A DISTANCE OF 211.28 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF JANICE AVENUE; THENCE N 03°20'02" W ALONG SAID EAST RIGHT-OF-WAY LINE AND THE EAST LINE OF LANDS AS DESCRIBED IN OFFICIAL RECORDS 4254, PAGE 185, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, A DISTANCE OF 315.94 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE N 75°39'57" E, A DISTANCE OF 73.80 FEET; THENCE N 57°31'18" E, A DISTANCE OF 42.87 FEET; THENCE N 37°12'36" E, A DISTANCE OF 33.82 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 183.36 FEET, A CENTRAL ANGLE OF 09°21'44", A CHORD BEARING OF N 34°24'20" E AND A CHORD LENGTH OF 29.93 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 29.96 FEET; THENCE N 61°56'34" E, A DISTANCE OF 38.03 FEET; THENCE N 00°58'12" E, A DISTANCE OF 25.62 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 48.72 FEET, A CENTRAL ANGLE OF 16°45'20", A CHORD BEARING OF N 13°10'33" E AND A CHORD LENGTH OF 14.20 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 14.25 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 74.20 FEET, A CENTRAL ANGLE OF 30°58'48", A CHORD BEARING OF N 05°43'04" E AND A CHORD LENGTH OF 39.63 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 40.12 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 81.43 FEET, A CENTRAL ANGLE OF 51°05'35", A CHORD BEARING OF N 25°43'47" E AND A CHORD LENGTH OF 70.23 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 72.61 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 81.27 FEET, A CENTRAL ANGLE OF 63°19'46", A CHORD BEARING OF N 82°54'32" E AND A CHORD LENGTH OF 85.33 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 89.83 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 103.12 FEET, A CENTRAL ANGLE OF 38°36'12", A CHORD BEARING OF S 83°44'18" E AND A CHORD LENGTH OF 68.17 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 69.48 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 36.15 FEET, A CENTRAL ANGLE OF 66°31'24", A CHORD BEARING OF N 43°25'39" E AND A CHORD LENGTH OF 39.65 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 41.97 FEET; THENCE N 05°25'57" E, A DISTANCE OF 65.25 FEET; TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 35.91 FEET, A CENTRAL ANGLE OF 97°16'22", A CHORD BEARING OF N 42°25'00" W AND A CHORD LENGTH OF 53.90 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 60.97 FEET; THENCE N 88°23'19" W, A DISTANCE OF 42.71 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 128.71 FEET, A CENTRAL ANGLE OF 45°32'29", A CHORD BEARING OF N 65°29'01" W AND A CHORD LENGTH OF 99.63 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 102.31 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 77.15 FEET, A CENTRAL ANGLE OF 47°42'29", A CHORD BEARING OF N 65°49'49" W AND A CHORD LENGTH OF 62.40 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 64.24 FEET; THENCE S 87°30'34" W, A DISTANCE OF 15.74 FEET TO THE BEGINNING OF A NON-TANGENT

SHEET 1 OF 4

SERVING THE STATE OF FLORIDA

CURVE TO THE RIGHT HAVING A RADIUS OF 208.94 FEET, A CENTRAL ANGLE OF 16°50'31", A CHORD BEARING OF N 83°48'20" W AND A CHORD LENGTH OF 61.20 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 61.42 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 58.00 FEET, A CENTRAL ANGLE OF 160°34'23", A CHORD BEARING OF N 04°54'07" E AND A CHORD LENGTH OF 114.33 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 162.54 FEET; THENCE N 85°11'19" E, A DISTANCE OF 58.56 FEET; THENCE N 07°31'14" W, A DISTANCE OF 122.31 FEET; THENCE S 82°28'46" W, A DISTANCE OF 30.76 FEET; THENCE N 07°31'14" W, A DISTANCE OF 12.00 FEET; THENCE N 07°45'49" W, A DISTANCE OF 64.91 FEET TO A POINT ON THE SOUTH LINE OF LOT 6, WHIDDEN ACRES, AS RECORDED IN PLAT BOOK 15, PAGE 14, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; THENCE N 82°14'22" E ALONG THE SOUTH LINE OF LOTS 6 THROUGH 10 OF SAID WHIDDEN ACRES, A DISTANCE OF 920.86 FEET TO THE POINT OF BEGINNING.

CONTAINS 20.43 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON "THE STATE PLANE COORDINATE SYSTEM" FLORIDA ZONE WEST, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT - EPOCH 2010) AND WERE DERIVED FROM THE FLORIDA PERMANENT REFERENCE NETWORK SITE CODE "PNTA", IN U.S. FEET WHEREIN THE EAST LINE OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 3668, PAGE 1435, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA BEARS S 00°12'45" W.

ATWELL, LLC
FLORIDA LICENSED BUSINESS NO. LB7832

MARCH 25, 2026



Digitally signed
by Steven R
Sonberg
Date:
2026.03.25
10:38:35-04'00'

STEVEN R. SONBERG, P.E., P.S.M.
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATION NO. 6656



REMAINDER OF OR. 3668, PG. 1435

OR. 4254 PG. 185

LOT 7
LOT 8
LOT 9
LOT 10
WHIDDEN ACRES (PB. 15, PG. 14)
N.82°14'22"E. 920.86'

POINT OF BEGINNING
N.E. CORNER OF LANDS DESCRIBED IN OR. 3668, PG. 1435
S.E. CORNER LOT 10

OR. 4187 PG. 1758

SUBJECT PROPERTY (CONTAINS 20.43 AC.±)

EAST LINE
S.00°12'45"W. 932.26'

WEST LINE

OR. 1847 PG. 2000

N.W. COR.

LOT 1, BLOCK 3 REVISED PLAT OF BAVIEW (PB. 2, PG. 36)

OSCEOLA PLACE

OR. 4991, PG. 1650

JANICE AVENUE

N.03°20'02"W. 315.94'

EAST RW LINE

NORTH LINE
S.82°20'04"W. 364.39'

S.82°12'17"W. 435.80'

N.E. COR.

LEGEND

- PB. PLAT BOOK
- OR. OFFICIAL RECORDS BOOK
- PG. PAGE
- R/W RIGHT-OF-WAY
- ± MORE OR LESS
- AC. ACRES
- C1 C1 OF CURVE TABLE
- L1 L1 OF LINE TABLE

NOTE: THIS IS NOT A BOUNDARY SURVEY



4161 TAMiami TRAIL, BLDG. 5, #501
PORT CHARLOTTE, FL 33952
941.625.1165

FLORIDA SURVEY CERTIFICATE OF AUTHORIZATION # LB 7832

SKETCH TO ACCOMPANY DESCRIPTION

PHASE II

CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWN	CHECKED	SHEET	(S-T-R)
3/25/2026	21051376-200-09	JS	SS	3of4	25-40-22

LINE TABLE

LINE	BEARING	DISTANCE
L1	S.00°12'44"W.	100.07'
L2	N.02°55'14"W.	79.95'
L3	N.02°49'05"W.	144.81'
L4	N.87°04'06"E.	211.28'
L5	N.75°39'57"E.	73.80'
L6	N.57°31'18"E.	42.87'
L7	S.37°12'36"W.	33.82'
L8	N.61°56'34"E.	38.03'
L9	N.00°58'12"E.	25.62'
L10	N.05°25'57"E.	65.25'
L11	S.88°23'19"E.	42.71'
L12	N.87°30'34"E.	15.74'
L13	N.85°11'19"E.	58.56'
L14	S.07°31'14"E.	122.31'
L15	S.82°28'46"W.	30.76'
L16	N.07°31'14"W.	12.00'
L17	N.07°45'49"W.	64.91'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	183.36'	29.96'	29.93'	N.34°24'20"E.	9°21'44"
C2	48.72'	14.25'	14.20'	N.13°10'33"E.	16°45'20"
C3	74.20'	40.12'	39.63'	N.05°43'04"E.	30°58'48"
C4	81.43'	72.61'	70.23'	N.25°43'47"E.	51°05'35"
C5	81.27'	89.83'	85.33'	S.82°54'32"W.	63°19'46"
C6	103.12'	69.48'	68.17'	N.83°44'18"W.	38°36'12"
C7	36.15'	41.97'	39.65'	N.43°25'39"E.	66°31'24"
C8	35.91'	60.97'	53.90'	N.42°25'00"W.	97°16'22"
C9	128.71'	102.31'	99.63'	S.65°29'01"E.	45°32'29"
C10	77.15'	64.24'	62.40'	S.65°49'49"E.	47°42'29"
C11	208.94'	61.42'	61.20'	S.83°48'20"E.	16°50'31"
C12	58.00'	162.54'	114.33'	S.04°54'07"W.	160°34'23"

LEGEND

- PB. PLAT BOOK
- ORI. OFFICIAL RECORDS INSTRUMENT
- OR. OFFICIAL RECORDS BOOK
- PG. PAGE
- R/W RIGHT-OF-WAY
- ± MORE OR LESS
- AC. ACRES
- C1 C1 OF CURVE TABLE
- L1 L1 OF LINE TABLE

NOTE: THIS IS NOT A BOUNDARY SURVEY



4161 TAMiami TRAIL, BLDG. 5, #501
 PORT CHARLOTTE, FL 33952
 941.625.1165

FLORIDA SURVEY CERTIFICATE OF AUTHORIZATION # LB 7832

SKETCH TO ACCOMPANY DESCRIPTION

PHASE II

CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWN	CHECKED	SHEET	(S-T-R)
3/25/2026	21051376-200-09	JS	SS	4of4	25-40-22

PD Conditions for Application PD-26-01
Revisions to PD Conditions “a”, “b”, & “c” as Established in
Ordinance Number 2023-003

- 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. Development in Phase 2, except for the existing amenity center and Building 11, shall occur as generally illustrated in the General PD Concept Plan (Attachment 2: Bella Via PD Concept Plan) submitted by the applicant, prepared by Atwell, Inc. dated January 12, 2026, revised March 25, 2026, 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-26-008) letter dated April 2, 2026, shall be met. Such General PD Concept Plan shall be valid until a Final Detail Site Plan is approved pursuant to Section 3-9-45, Planned Development (PD).
- b. The subject property retains a base density of 212 units. The applicant is proposing to develop 208 212 units in total. The development is in two phases. Phase 1 includes ten residential multi-family buildings (80 units), and Phase 2 includes ~~46 buildings (128-132 units)~~ as generally shown on the General PD Concept Plans.
- c. Permitted uses:
 - i. Single-family attached.
 - ~~i.~~ ii. Residential multi-family.
 - ~~ii.~~ 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.



Attachment 2

General PD Concept Plan

BELLA VIA

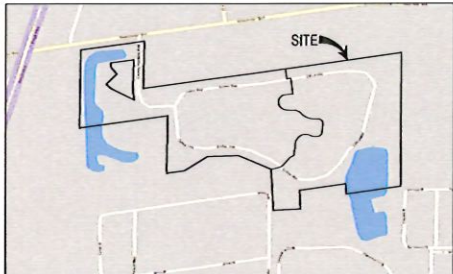
PD CONCEPT PLAN

PREPARED FOR:
TAYLOR MORRISON OF FLORIDA, INC.

23100 BONITA GRANDE DRIVE, SUITE 102
BONITA SPRINGS, FL 34135
PHONE: (239) 237-0517



GENERAL LOCATION MAP



LOCATION MAP

SECTION 25
TOWNSHIP 40
RANGE 20E
CHARLOTTE COUNTY, FLORIDA

SITE INFORMATION

PROJECT AREA 42.6 AC (OVERALL)
20.43 AC (PD MODIFICATION AREA)

PARCEL TRAP NO. 4022027001

PARCEL ADDRESS 23479 COLLINA WAY
FORT CHARLOTTE, FLORIDA 33082

CURRENT ZONING PD PLANNED DEVELOPMENT

PROPOSED USE RESIDENTIAL

UTILITY SERVICE PROVIDERS

WATER
CHARLOTTE COUNTY UTILITIES 230 S. THUNDERBOLT, UNIT 10
FORT CHARLOTTE, FL 33082
PHONE: 813-688-1111

SEWER
CHARLOTTE COUNTY UTILITIES 230 S. THUNDERBOLT, UNIT 10
FORT CHARLOTTE, FL 33082
PHONE: 813-688-1111

ELECTRIC
FLORIDA POWER & LIGHT 200 W. 11TH STREET
GULF BREEZE, FL 32561
PHONE: 904-832-1111

PHONE
FLORIDA POWER & LIGHT 200 W. 11TH STREET
GULF BREEZE, FL 32561
PHONE: 904-832-1111

CABLE
COMCAST 1480 WESTINGHOUSE BLVD, SUITE 400
FORT WORTH, TX 76102
PHONE: 817-435-1111

FIRE PROTECTION
CHARLOTTE COUNTY UTILITIES 230 S. THUNDERBOLT, UNIT 10
FORT CHARLOTTE, FL 33082
PHONE: 813-688-1111

SOLID WASTE DISPOSAL
WASTE MANAGEMENT 225 S. COLLEGE AVENUE
FORT CHARLOTTE, FL 33082
PHONE: 813-688-1111

PROJECT CONTACTS

CIVIL ENGINEER
ATWELL 415 TAMARIND TRAIL, SUITE 201
FORT CHARLOTTE, FL 33082
PHONE: 813-688-1111

SURVEYOR
ATWELL 415 TAMARIND TRAIL, SUITE 201
FORT CHARLOTTE, FL 33082
PHONE: 813-688-1111

ENVIRONMENTAL
ATWELL 415 TAMARIND TRAIL, SUITE 201
FORT CHARLOTTE, FL 33082
PHONE: 813-688-1111

ARCHITECT
ATWELL 415 TAMARIND TRAIL, SUITE 201
FORT CHARLOTTE, FL 33082
PHONE: 813-688-1111

LANDSCAPE ARCHITECT
ATWELL 415 TAMARIND TRAIL, SUITE 201
FORT CHARLOTTE, FL 33082
PHONE: 813-688-1111

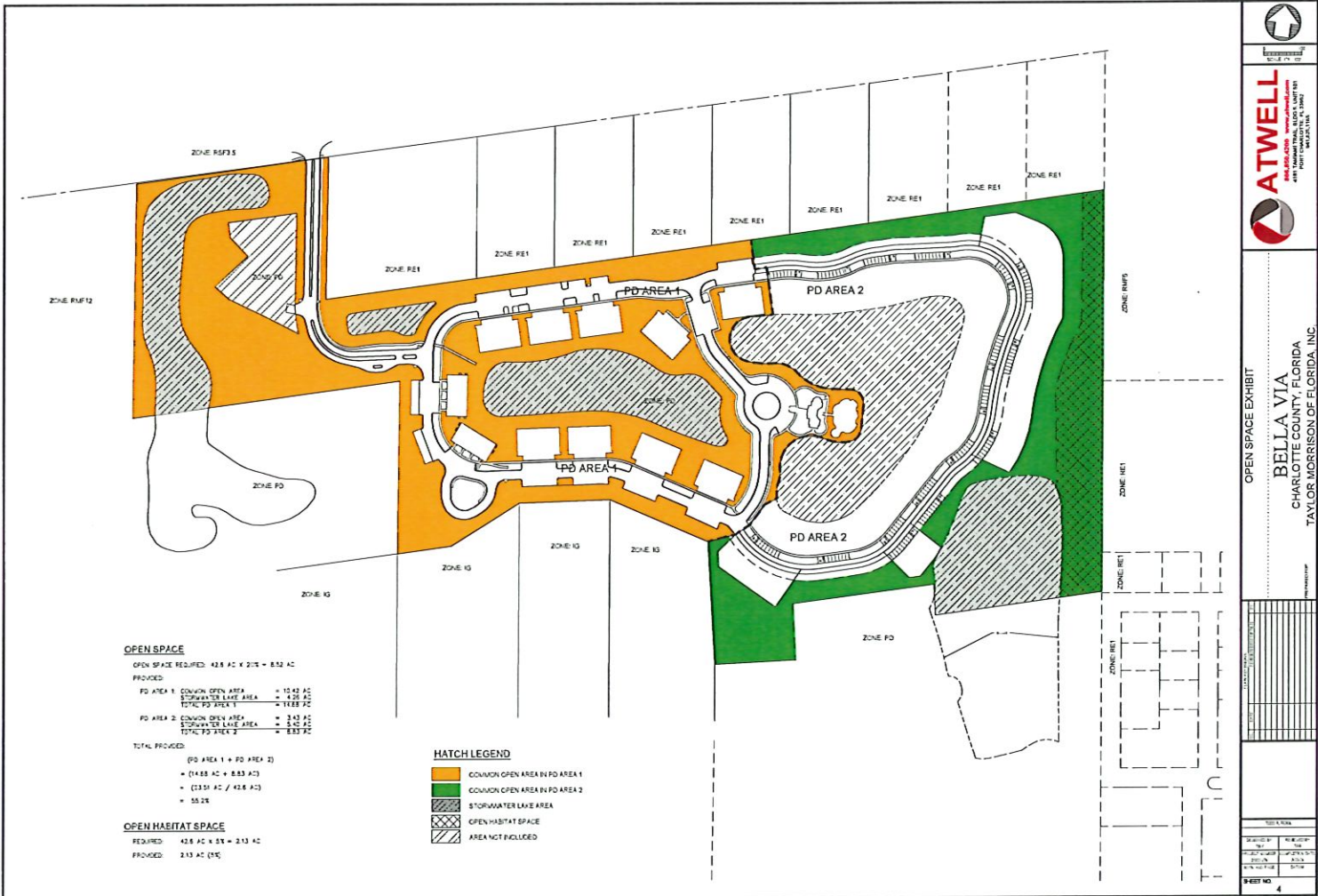
TRAFFIC ENGINEER
ATWELL 415 TAMARIND TRAIL, SUITE 201
FORT CHARLOTTE, FL 33082
PHONE: 813-688-1111

SHEET LIST TABLE

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



NO.	DATE	REVISION



ATWELL
 888.333.6226 www.atwell.com
 400 WEST WASHINGTON AVENUE
 SUITE 100
 CHARLOTTE, NC 28202

OPEN SPACE EXHIBIT

BELLA VIA
 CHARLOTTE COUNTY, FLORIDA
 TAYLOR MORRISON OF FLORIDA, INC.

DATE: 11/15/2011

SCALE: 1" = 100'

SHEET NO. 4