



**MEMORANDUM**

Date: 04-30-26  
To: Honorable Board of County Commissioners  
From: Jie Shao, AICP, MCP, Planner, Principal  
Subject: Petition to Expand the West Port East Community Development District (CDD), Petition Number CDD-26-01

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**Request:**

Pursuant to **Section 190.046 (Termination, Contraction, or Expansion of District)** and **Section 190.005 (Establishment of District)**, Florida Statutes (F.S.), West Port East Community Development District (CDD) has submitted a petition to Charlotte County to amend Ordinance Number 2024-041 (Attachment 1) in order to add approximately 104.898 acres to the existing West Port East CDD.

**Applicant:**

West Port East Community Development District  
2300 Glades Road, Suite 410W  
Boca Raton, FL 33431

**Agent:**

Jere Earlywine, Esq.  
Jere.Earlywine@KutakRock.com  
KUTAK ROCK LLP  
107 West College Avenue  
Tallahassee, FL 32301

**Analysis:**

190.005 (1)(a)1. A metes and bounds description of the external boundaries of the district.

**Included**

190.005 (1)(a)5. A map of the proposed district showing current major trunk water mains and sewer interceptors and outfalls if in existence. **N/A**

190.005 (1)(a)6. Based upon available data, the proposed timetable for construction of the district services and the estimated cost of constructing the proposed services. These estimates shall be submitted in good faith but are not binding and may be subject to change. **Included**

190.005 (1)(a)7. A designation of the future general distribution, location, and extent of public and private uses of land proposed for the area within the district by the future land use plan element of the effective local government comprehensive plan of which all mandatory elements have been adopted by the applicable general-purpose local government in compliance with the Community Planning Act. **Included**

190.005 (1)(a)8. A statement of estimated regulatory costs in accordance with the requirements of s. 120.541. **Included**

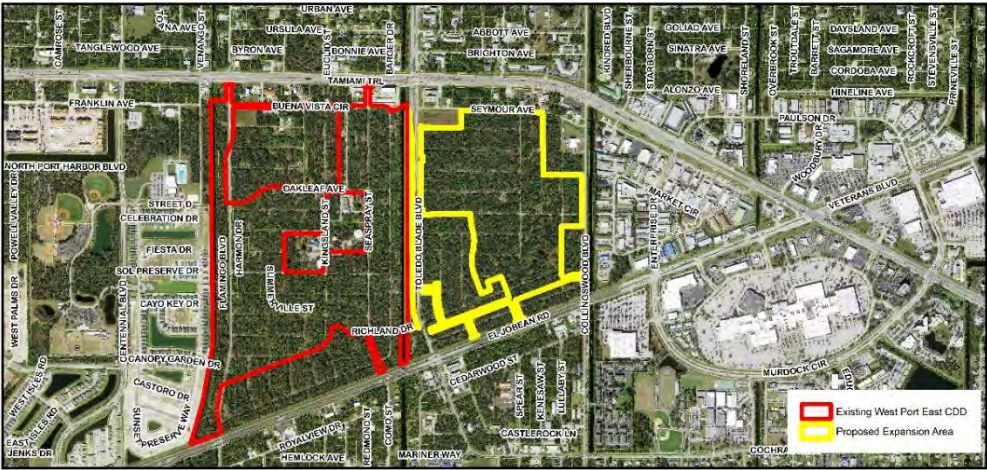
Staff has reviewed the requested petition in light of the following six factors and makes the following findings:

- 1. *Whether all statements contained within the petition have been found to be true and correct.*

Staff reviewed the petition and its supporting documents and concluded that the statements contained within the petition are true and correct.

- 2. *Whether the establishment of the district is inconsistent with any applicable element or portion of the state comprehensive plan or of the effective local government comprehensive plan.*

On December 10, 2024, the Board of County Commissioners (Board) approved Petition CDD-24-01 to establish the West Port East Community Development District (CDD) via Ordinance Number 2024-041 (Attachment 1). The subject site for this CDD contains approximately 175.877 acres, and is generally located south of Franklin Avenue, north of El Jobean Road (SR 776), east of the Crestview Waterway, and west of Toledo Blade Boulevard, in the Port Charlotte area, within the Murdock Village Community Redevelopment Area (CRA), and in Commission District IV.



**CDD-26-01 Area Image**

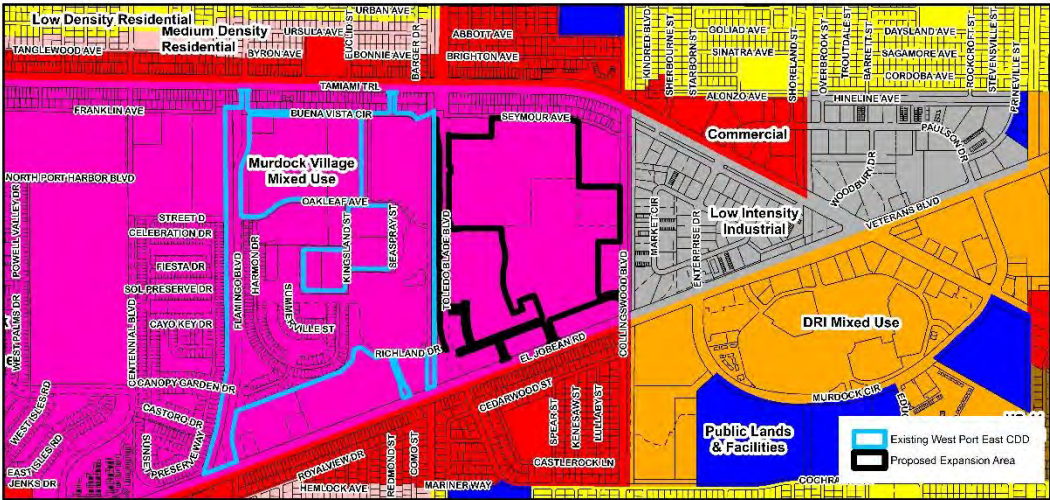
At this time, the applicant, West Port East Community Development District, is petitioning the Board to add approximately 104.898 acres to the existing West Port East CDD. The additional property is generally located south of US 41 and north of SR 776, in the Murdock Village CRA, Commission District IV, and it is located immediately east to the existing CDD.

The Comprehensive Plan’s Future Land Use Map designates the subject property as Murdock Village Mixed Use (MVMU) with a Planned Development (PD) zoning district via Ordinance Number 2025-007 (Attachment 2). On March 25, 2025, the Board approved Ordinance Number 2025-007 to amend the adopted PD Concept Plan, and its associated PD conditions; converting through the adopted equivalency matrix the previously approved 84,745.76 square feet of regional commercial uses to 350 units of single-family units and the previously approved 58,394.16 square feet of regional commercial uses to 320 multi-family units; in order to have a mixture of residential and commercial development up to:

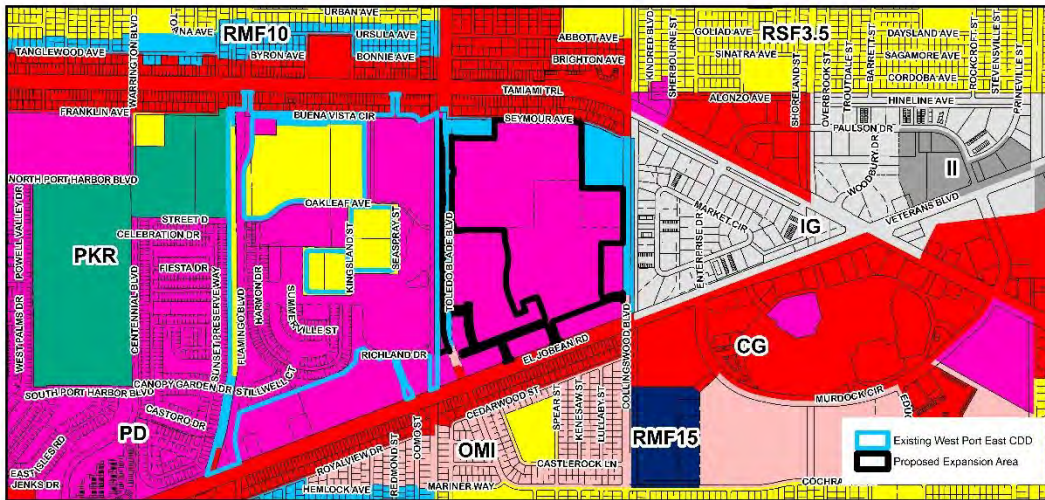
- 670 residential units.
- 250,000 square feet of regional commercial uses.
- 150 keys of hotel use.
- 150,000 square feet of other commercial uses, including governmental uses.

On April 21, 2026, the Board approved a Final Detailed Site Plan (Application No. DRC-25-200) via Resolution Number 2026-064 (Attachment 3) for approximately 164.753 acres to allow residential lot development and commercial outparcel lots, along with associated roadway, stormwater, and utility infrastructure. The proposed expansion area is the residential portion of the property subject to this Final Detailed Site Plan.

The establishment of the proposed expansion of the existing CDD is consistent with all applicable elements of the County’s Comprehensive Plan.



**CDD-26-01 FLUM Designations**



**CDD-26-01 Zoning Designations**

Therefore, it is staff’s professional opinion that the establishment of the proposed CDD is consistent with all applicable elements of the County’s Comprehensive Plan.

3. *Whether the area of land within the proposed district is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functional interrelated community.*

The area within the proposed expansion area of the CDD contains approximately 104.898 acres, all of which form a sufficiently contiguous parcel. Therefore, the area for the proposed expansion CDD is sufficiently contiguous, compact and of sufficient size to be developed as a functional inter-related residential community.

In addition, the submitted application lists the various facilities and services that the proposed expansion CDD may provide. Specifically,

- Construction of the stormwater management system and landscaping/hardscape/lighting will be funded, owned, operated and maintained by the proposed CDD.
- Construction of utilities (water, sewer, and reuse) will be funded by the proposed expansion area and will be owned, operated and maintained by the County.
- Construction of roadways, including Toledo Blade Boulevard Widening, within the proposed expansion area will be funded by the proposed CDD. However, the County will own Flamingo Boulevard and the streets around the outparcels that were not vacated (Carrol Street, Odin Avenue, Kingsland Street, Oakleaf Avenue, Como Street, Walenda Avenue and Cumberland Avenue). The County will also maintain pavement, curb and gutter system of Flamingo Boulevard. The proposed CDD will maintain all other onsite roads including streets around outparcels and maintain water management areas, landscaping and street lighting for all roads including Flamingo Boulevard.

- Construction of offsite improvement will be funded by the proposed CDD. However, the Florida Department of Transportation (FDOT) will maintain all improvements in FDOT's rights-of-way (US 41 and SR 776) and the County will maintain all other offsite improvements in County's rights-of-way.

4. *Whether the district is the best alternative available for delivering community development services and facilities to the area that will be served by the district.*

The developer must provide services and facilities to a proposed project whether or not a CDD is formed; however, the proposed CDD will be the best financial alternative for delivering community development services and facilities to the area served by such CDD. Formation of the CDD provides a mechanism for providing the needed services/facilities and alleviating the burden of upfront capital costs and related payments. Establishment of the proposed CDD could also cover ongoing maintenance of facilities that would have accrued to the County. The alternative mechanisms to pay for maintenance of the infrastructure are to establish a special taxing district, such as a Municipal Service Benefit Unit or Municipal Service Taxing Unit (MSBU or MSTU), or to utilize the limited resources of the local general-purpose government.

5. *Whether the community development services and facilities of the district will be incompatible with the capacity and uses of existing local and regional community development services and facilities.*

There is sufficient capacity in the existing public infrastructure and there are sufficient facilities to serve the proposed residential development within the proposed CDD. Charlotte County Utilities is able to supply potable water and sanitary sewer services to this proposed development. The proposed CDD will fund construction of the water and wastewater systems and these systems will be owned, operated and maintained by the County. Furthermore, construction of onsite roadways will be funded by the proposed CDD. For the existing CDD, the County will own Flamingo Boulevard and the streets around the outparcels that were not vacated (Carrol Street, Odin Avenue, Kingsland Street, Oakleaf Avenue, Como Street, Walenda Avenue and Cumberland Avenue). The County will also maintain pavement, curb and gutter system of Flamingo Boulevard. The proposed CDD will maintain all other onsite roads including streets around outparcels and maintain water management areas, landscaping and street lighting for all roads including Flamingo Boulevard. The proposed development is not anticipated to create concurrency issues. Therefore, the services and facilities of the proposed CDD will not be incompatible with the capacity and uses of existing local and regional services and facilities. The establishment of the proposed CDD will ensure that required infrastructure will be constructed, operated and maintained.

6. *Whether the area that will be served by the district is amenable to separate special-district government.*

The area to be served by the proposed special district government is owned by KL WP Village LLC. The form of “Consent and Authorization of Landowner to the Establishment of a Community Development District” was signed by the property owner and submitted as part of this petition. The subject property is not currently served by an MSTU or MSBU; therefore, the subject area is amenable to the special district.

**Staff Conclusion:**

Staff from the County Public Works, Charlotte County Utilities, Facilities Construction & Maintenance, and Community Services have no objections to expand this existing west Port East CDD to include the additional approximately 104.898 acres. Any development impacts have been addressed and mitigated during the Final Site Plan review process and may be further addressed for any revisions to the approved Final Detail Site Plan; therefore, it is staff’s professional opinion that expanding the West Port East Community Development District (CDD) to include the additional 104.898 acres is consistent with **Sections 190.046 and 190.005** F.S., and is not contrary to Charlotte County’s Comprehensive Plan, Charlotte County's Code of Laws and Ordinances, or other applicable guidelines.

**Attachment 1**  
**Ordinance Number 2024-041**

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ORDINANCE

NUMBER 2024-041

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AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, PURSUANT TO CHAPTER 190, FLORIDA STATUTES, AMENDING PART IV, MUNICIPAL SERVICE BENEFIT AND TAXING UNITS, CHAPTER 4-3.5 MUNICIPAL SERVICE DISTRICTS, BY CREATING NEW ARTICLE XXI: WEST PORT EAST COMMUNITY DEVELOPMENT DISTRICT (CDD); PROVIDING FOR NEW SECTION 4-3.5-260, AUTHORITY; PROVIDING FOR NEW SECTION 4-3.5-261, DISTRICT NAME; PROVIDING FOR NEW SECTION 4-3.5-262, DISTRICT EXTERNAL BOUNDARIES; PROVIDING FOR NEW SECTION 4-3.5-263, DISTRICT POWERS AND FUNCTIONS; PROVIDING FOR NEW SECTION 4-3.5-264, BOARD OF SUPERVISORS; PROVIDING FOR ADDITIONAL REQUIREMENTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

RECITALS

WHEREAS, KL Westport Expansion LLC (the "Petitioner"), having obtained written consent to the establishment of the West Port East Community Development District (the "District") by the owners of one-hundred percent (100%) of the real property to be included in the District, petitioned the Board of County Commissioners (the "Board") of Charlotte County, Florida (the "County"), to adopt an ordinance establishing the District pursuant to Chapter 190, Florida Statutes; and,

WHEREAS, the Petitioner is a Florida corporation authorized to conduct business in the State of Florida, and whose address is 105 NE 1<sup>st</sup> Street, Delray Beach, Florida 33444; and,

WHEREAS, all interested persons and affected units of general-purpose local government were afforded an opportunity to present oral and written comments on the petition at a duly noticed public hearing conducted by the Board on December 10, 2024; and,

ROGER D. EATON, CHARLOTTE COUNTY CLERK OF CIRCUIT COURT  
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35 WHEREAS, upon consideration of the record established at that hearing, the  
36 Board determined that the statements within the Petition are true and correct, that the  
37 establishment of the District is not inconsistent with any applicable element or portion of  
38 the state comprehensive plan or the County's comprehensive plan, that the land within  
39 the District is of sufficient size, is sufficiently compact, and is sufficiently contiguous to  
40 be developable as a functionally interrelated community, that the District is the best  
41 alternative available for delivering community development services and facilities to the  
42 area that will be served by the District, that the community development services and  
43 facilities of the District will not be incompatible with the capacity and uses of existing  
44 local and regional community development services and facilities, and that the area that  
45 will be served by the District is amenable to separate special-district governance; and,

46 WHEREAS, the establishment of the District shall not act to amend any land  
47 development approvals governing the land area to be included within the District; and

48 WHEREAS, the establishment of the District will constitute a timely, efficient,  
49 effective, responsive and economic way to deliver community development services in  
50 the area described in the Petition; and

51 WHEREAS, the Board has determined that the initial members of the District's  
52 Board of Supervisors set forth in Section 5 of this ordinance are residents of the State of  
53 Florida and citizens of the United States of America.

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

56 **Section 1.** Charlotte County Code Chapter 4-3.5, Article XXI titled "WEST  
57 PORT EAST COMMUNITY DEVELOPMENT DISTRICT," § 4-3.5-260 is hereby created

58 by adding the underlined language to provide as follows:

59 **Sec. 4-3.5-260. Authority.**

60 This ordinance is adopted in compliance with and pursuant to the  
61 Uniform Community Development District Act of 1980 codified in Chapter  
62 190, Florida Statutes. Nothing contained herein shall constitute an  
63 amendment to any land development approvals for the land area included  
64 within the District.

65 **Section 2.** Charlotte County Code Chapter 4-3.5, Article XXI titled "WEST  
66 PORT EAST COMMUNITY DEVELOPMENT DISTRICT," § 4-3.5-261 is hereby created  
67 by adding the underlined language to provide as follows:

68 **Sec. 4-3.5.-261. – District Name.**

69 There is hereby created a community development district situated  
70 entirely within a portion of the unincorporated area of Charlotte County,  
71 Florida, which shall be known as the "West Port East Community  
72 Development District," and which shall be referred to in this ordinance as  
73 the "District".

74 **Section 3.** Charlotte County Code Chapter 4-3.5, Article XXI titled "WEST  
75 PORT EAST COMMUNITY DEVELOPMENT DISTRICT," § 4-3.5-262 is hereby created  
76 by adding the underlined language to provide as follows:

77 **Sec. 4-3.5-262. – District External Boundaries.**

78 The external boundaries of the District are described in **Appendix**  
79 A attached hereto, said boundaries encompassing 175.877 acres, more or  
80 less.

81 **Section 4.** Charlotte County Code Chapter 4-3.5, Article XXI titled "WEST PORT  
82 EAST COMMUNITY DEVELOPMENT DISTRICT," § 4-3.5-263 is hereby created by  
83 adding the underlined language to provide as follows:

84 **Sec. 4-3.5-263. District Powers and Functions.**

85 The powers and functions of the District are described in Chapter 190,  
86 Florida Statutes. Consent is hereby given to the District's Board of  
87 Supervisors to finance, fund, plan, establish, acquire, construct,  
88 reconstruct, enlarge or extend, equip, operate, and maintain systems and  
89 facilities for parks and facilities for indoor and outdoor recreational,  
90 cultural, and educational uses, and for security, all as authorized and  
91 described by Sections 190.012(2)(a) and (2)(d), Florida Statutes (2023).

92 **Section 5.** Charlotte County Code Chapter 4-3.5, Article XXI titled "WEST PORT  
93 EAST DEVELOPMENT DISTRICT," § 4-3.5-264 is hereby created by adding the  
94 underlined language to provide as follows:

95 **Sec. 4-3.5-264. Board of Supervisors.**

96 The five persons designated to serve as initial members of the  
97 District's Board of Supervisors are as follows:

98 Name: Paul Martin  
99 Address: 105 NE 1<sup>st</sup> Street  
100 Delray Beach, Florida 33444

101  
102 Name: William Fife  
103 Address: 105 NE 1<sup>st</sup> Street  
104 Delray Beach, Florida 33444

105  
106 Name: Landon Thomas  
107 Address: 105 NE 1<sup>st</sup> Street  
108 Delray Beach, Florida 33444  
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110            Name:        John Buzzy  
111            Address:    105 NE 1<sup>st</sup> Street  
112                            Delray Beach, Florida 33444

113  
114            Name:        Logan Carter  
115            Address:    105 NE 1<sup>st</sup> Street  
116                            Delray Beach, Florida 33444

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118            **Section 6.** Bond Validation. All bonds issued by the District pursuant to the  
119 powers granted by this ordinance shall be validated pursuant to Chapter 75, Florida  
120 Statutes.

121            **Section 7.** Bond Default. No bond debt or other obligation of the District, nor any  
122 default thereon, shall constitute a debt or obligation of Charlotte County, except upon  
123 the express approval and agreement of the Board.

124            **Section 8.** County Rates, Fees and Charges. Notwithstanding any power  
125 granted to the District pursuant to this Ordinance, neither the District nor any real or  
126 personal property or revenue in the District shall by reason of the District's creation and  
127 existence be exempted from any requirement for the payment of any and all rates, fees,  
128 charges, permitting fees, impact fees, connection charges or fees, or similar County  
129 rates, fees or charges, and special taxing district assessments existing at the time of  
130 adoption of this Ordinance or by subsequent action of the Board.

131            **Section 9.** Eminent Domain Power Limited. Notwithstanding any power granted  
132 to the District pursuant to this Ordinance, the District may exercise the power of eminent  
133 domain outside the District's existing boundaries only with the prior, specific and  
134 express approval of the Board.

135           **Section 10.** Notwithstanding any provision to the contrary contained in the  
136 Petition, no Proposed Facilities and Services may be funded, transferred to, owned or  
137 maintained by the County without prior written approval from the Board.

138           **Section 11.** Codification. It is the intention of the Board, and it is hereby ordained  
139 that the provisions of this Ordinance shall become and be made a part of the Code of  
140 Laws and Ordinances of Charlotte County, Florida ("Code"), and the sections of this  
141 Ordinance may be renumbered to accomplish such intention. In the event this  
142 Ordinance conflicts with any provisions of the Code, the provisions of this Ordinance  
143 shall control to the extent of any such conflict.

144           **Section 12.** Severability. If any subsection, sentence, clause, phrase, or portion  
145 of this Ordinance is for any reason held invalid or unconstitutional by any court of  
146 competent jurisdiction, such portion shall be deemed a separate, distinct, and  
147 independent provision and such holding shall not affect the validity of the remainder of  
148 this Ordinance.

149           **Section 13.** Effective Date. This ordinance shall take effect upon adoption by the  
150 Board.

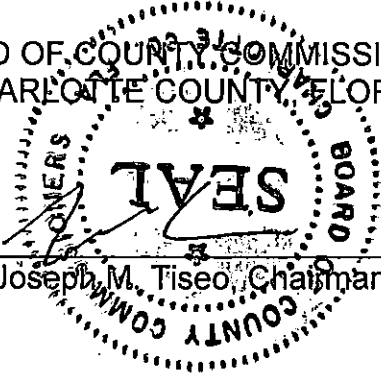
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PASSED AND DULY ADOPTED this 10<sup>th</sup> day of December, 2024.

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: *[Signature]*  
Deputy Clerk

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY

By: *[Signature]*  
Janette S. Knowlton, County Attorney  
LR24-0964  
*[Handwritten initials]*

Appendix A [Petition]

**UPDATED**  
**PETITION TO ESTABLISH**  
**WEST PORT EAST**  
**COMMUNITY**  
**DEVELOPMENT DISTRICT**

Submitted by: Jere Earlywine, Esq.  
Florida Bar No. 155527  
[Jere.Earlywine@KutakRock.com](mailto:Jere.Earlywine@KutakRock.com)  
KUTAK ROCK LLP  
107 West College Avenue  
Tallahassee, Florida 32301  
Ph: (850) 528-6152

\*Updated October 7, 2024

**BEFORE THE COUNTY COMMISSION OF CHARLOTTE COUNTY, FLORIDA**  
**PETITION TO ESTABLISH A COMMUNITY DEVELOPMENT DISTRICT**

Petitioner, KL WESTPORT EXPANSION LLC ("Petitioner"), hereby petitions the Board of County Commissioners of Charlotte County, Florida, pursuant to the "Uniform Community Development District Act of 1980," Chapter 190, Florida Statutes, to establish a Community Development District ("District") with respect to the land described herein. In support of this petition, Petitioner states:

1. Location and Size. The proposed District is located entirely within the Charlotte County, Florida, and covers approximately 175.877 acres of land, more or less. **Exhibit 1** depicts the general location of the project. The site is generally located south of Tamiami Trail, north of El Jobean Road and east of the West Port Community Development District. The sketch and metes and bounds descriptions of the external boundary of the proposed District is set forth in **Exhibit 2.**

2. Excluded Parcels. There are approximately 60.933 acres within the internal boundaries of the District that will be excluded ("Excluded Parcels"). The metes and bounds description of each Excluded Parcel is set forth in Exhibit 3. The Excluded Parcels are owned as follows:

Owner	Address
Slavic Church of Evangelical Christian Baptists Inc.	1255 Kingsland Street Port Charlotte, Florida 33953
Eben-Ezer Haitian Baptist Church of Port Charlotte, Inc.	17195 Oakleaf Avenue Port Charlotte, Florida 33953
Charlotte County, Florida	17180 Walenda Avenue Port Charlotte, Florida 33953
Charlotte County School Board	1081 Buena Vista Circle Port Charlotte, Florida 33953
KL Westport Expansion LLC	1033 Buena Vista Circle Port Charlotte, Florida 33953

There is no intent on behalf of the District for any District facilities or services to be installed and/or constructed on the Excluded Parcels. Moreover, no special assessments will be imposed on the Excluded Parcels. Excluding the Excluded Parcels from the boundaries of the District will not have an impact on the development of either the District or the Excluded Parcel.

3. Landowner Consents. Petitioner has obtained written consent to establish the proposed District from the owners of one hundred percent (100%) of the real property located within the proposed District in accordance with Section 190.005, Florida Statutes. Consent to the establishment of a community development district is contained in **Exhibit 4.**

4. Initial Board Members. The five (5) persons designated to serve as initial members of the Board of Supervisors of the proposed District are as follows: Paul Martin, William Fife, Landon Thomas, John Buzzy and Logan Carter. All of the listed persons are residents of the state of Florida and citizens of the United States of America.

5. Name. The proposed name of the District is the West Port East Community Development District.

6. Major Water and Wastewater Facilities. **Exhibit 5** shows the existing and proposed major trunk water mains and sewer connections serving the lands within and around the proposed District.

7. District Facilities and Services. **Exhibit 6** describes the type of facilities Petitioner presently expects the proposed District to finance, fund, construct, acquire and install, as well as the estimated costs of construction. At present, these improvements are estimated to be made, acquired, constructed and installed in three (3) phase(s) over an estimated four (4) year period from 2024 - 2028. Actual construction timetables and expenditures will likely vary, due in part to the effects of future changes in the economic conditions upon costs such as labor, services, materials, interest rates and market conditions.

8. Future Land Uses. The future general distribution, location and extent of the public and private land uses within and adjacent to the proposed District by land use plan element are shown in **Exhibit 7**. These proposed land uses are consistent with the Charlotte County Comprehensive Plan.

9. Statement of Estimated Regulatory Costs. **Exhibit 8** is the statement of estimated regulatory costs ("SERC") prepared in accordance with the requirements of Section 120.541, Florida Statutes. The SERC is based upon presently available data. The data and methodology used in preparing the SERC accompany it.

10. Authorized Agents. The Petitioner is authorized to do business in the State of Florida. The Petitioner has designated Jere Earlywine of Kutak Rock, LLP, as its authorized agent. See **Exhibit 9** - Authorization of Agent. Copies of all correspondence and official notices should be sent to:

Jere Earlywine, Esq.  
[Jere.Earlywine@KutakRock.com](mailto:Jere.Earlywine@KutakRock.com)  
KUTAK ROCK LLP  
107 West College Avenue  
Tallahassee, Florida 32301  
Ph: (850) 528-6152

11. This petition to establish the West Port East Community Development District should be granted for the following reasons:

a. Establishment of the proposed District and all land uses and services planned within the proposed District are not inconsistent with applicable elements or portions of the effective State Comprehensive Plan or the Charlotte County Comprehensive Plan.

b. The area of land within the proposed District is part of a planned community. It is of sufficient size and is sufficiently compact and contiguous to be developed as one functional and interrelated community.

c. The establishment of the proposed District will prevent the general body of taxpayers in Charlotte County from bearing the burden for installation of the infrastructure and the maintenance of certain facilities within the development encompassed by the proposed District. The proposed District is the best alternative for delivering community development services and facilities to the proposed community without imposing an additional burden on the general population of the local general-purpose government. Establishment of the proposed District in conjunction with a comprehensively planned community, as proposed, allows for a more efficient use of resources.

d. The community development services and facilities of the proposed District will not be incompatible with the capacity and use of existing local and regional community development services and facilities. In addition, the establishment of the proposed District will provide a perpetual entity capable of making reasonable provisions for the operation and maintenance of the proposed District's services and facilities.

e. The area to be served by the proposed District is amenable to separate special-district government.

WHEREFORE, Petitioner respectfully requests the Board of County Commissioners of Charlotte County, Florida to:

a. schedule a public hearing in accordance with the requirements of Section 190.005(2)(b), Florida Statutes;

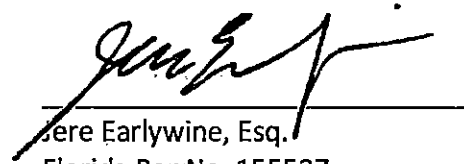
b. grant the petition and adopt an ordinance establishing the District pursuant to Chapter 190, Florida Statutes;

c. consent to the District exercise of certain additional powers to finance, plan, establish, acquire, construct, reconstruct, enlarge or extend, equip, operate and maintain systems and facilities for: (1) parks and facilities for indoor and outdoor recreational, cultural and educational uses; and (2) security, including but not limited to, guardhouses, fences and gates, electronic intrusion-detection systems, and patrol cars, each as authorized and described by Section 190.012(2), Florida Statutes; and

d. grant such other relief as may be necessary or appropriate.

RESPECTFULLY SUBMITTED, this 10<sup>th</sup> day of July, 2024, as updated on the 8<sup>th</sup> day of October, 2024.

KUTAK ROCK LLP

A handwritten signature in black ink, appearing to read "Jere Earlywine", is written over a horizontal line.

Jere Earlywine, Esq.

Florida Bar No. 155527

[Jere.Earlywine@KutakRock.com](mailto:Jere.Earlywine@KutakRock.com)

KUTAK ROCK LLP

107 West College Avenue

Tallahassee, Florida 32301

Ph: (850) 528-6152

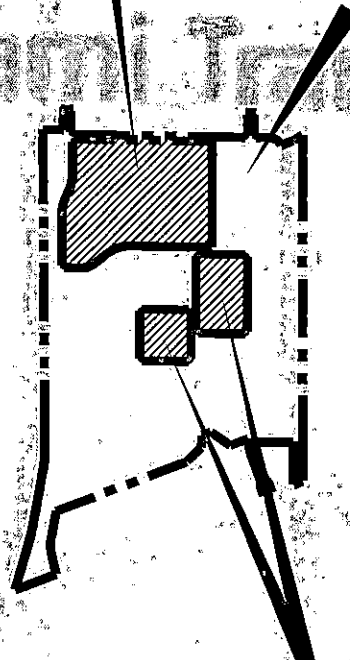
# EXHIBIT 1



GRAPHIC SCALE 1"=2000'

**SCHOOL BOARD  
PROPERTY  
(NOT INCLUDED)**

**PROPOSED  
WEST PORT EAST  
COMMUNITY  
DEVELOPMENT  
DISTRICT**



**NOT INCLUDED**



**MORRIS ENGINEERING AND CONSULTING, LLC**  
Civil Engineering and Land Development Consulting  
2004 53rd Avenue East, Bradenton, Florida 34203 C.A. 28780 941-228-4729 www.morrisengineering.net

DATE	7/15/2024
PROJECT	WV
DRAWING	LOCATIONMAPS
DRAWN	JAM
CHECKED	MJM

Location Map  
**WEST PORT EAST CDD**  
Charlotte County, Florida

SCALE	
1"=2,000'	
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11 - A05 - 21E	
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# EXHIBIT 2

# Description Sketch

(Not A Survey)

**CDD DESCRIPTION:**

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

**COMMENCE** at the Northwest corner said Section 12, run thence along the West boundary of Section 12, S.00°29'33"E., a distance of 75.03 feet to a point on the Southerly Right-of-Way of State Road 45 Tamiami Trail (U.S. Highway 41), a 200.00 foot Right-of-Way, thence along said Right-of-Way, S.89°11'32"E., a distance of 149.11 feet for a **POINT OF BEGINNING**; thence continuing along said Southerly Right-of-Way, S.89°11'32"E., a distance of 130.03 feet; thence departing said Right-of-Way, Southwesterly, 39.85 feet along the arc of a non-tangent curve to the left having a radius of 25.00 feet and a central angle of 91°19'18" (chord bearing S.45°08'48"W., 35.76 feet); thence S.00°30'51"E., a distance of 226.35 feet to a point on the Northerly Right-of-Way of North Buena Vista Circle, PORT CHARLOTTE SUBDIVISION, according to the plat thereof, as recorded in Plat Book 5, Pages 51A through 51K, of the Public Records of Charlotte County, Florida; thence along said Northerly Right-of-Way, Southeasterly, 38.70 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 88°41'33" (chord bearing S.44°51'37"E., 34.95 feet) to a point hereafter known as Point "A"; thence continuing along said Northerly Right-of-Way S.89°12'23"E., a distance of 1862.87 feet; thence Northeasterly, 39.68 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 90°55'45" (chord bearing N.45°19'45"E., 35.64 feet), to a point on the Westerly Right-of-Way of West Como Street, Recorded in the said PORT CHARLOTTE SUBDIVISION Plat; thence along said Westerly Right-of-Way, N.00°08'02"W., a distance of 225.88 feet; thence Northwesterly, 38.86 feet along the arc of a non-tangent curve to the left having a radius of 25.00 feet and a central angle of 89°03'25" (chord bearing N.44°39'50"W., 35.06 feet) to a point on the aforementioned Southerly Right-of-Way of State Road 45 Tamiami Trail (U.S. Highway 41), S.89°11'32"E., a distance of 120.02 feet to a point on the Easterly Right-of-Way of said West Como Street; thence Southwesterly, 39.68 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 90°56'35" (chord bearing S.45°20'10"W., 35.65 feet); thence S.00°08'08"E., a distance of 225.83 feet to point on the aforementioned Northern Right-of-Way of North Buena Vista Circle; thence along said Northerly Right-of-Way the following three (3) courses: (1) Southeasterly, 38.86 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 89°04'15" (chord bearing S.44°40'15"E., 35.07 feet); (2) S.89°12'23"E., a distance of 152.34 feet; (3) Southeasterly, 148.19 feet along the arc of a tangent curve to the right having a radius of 125.00 feet and a central angle of 67°55'35" (chord bearing S.55°14'35"E., 139.67 feet); thence departing said Northerly Right-of-way, N.68°43'12"E., a distance of 144.06 feet; thence N.58°58'33"E., a distance of 116.55 feet to a point on the Eastern boundary of the Como Waterway, vacated by Resolution 2008-015, recorded in Official Records Book 3321, Page 634 of said Public Records; thence along said Eastern boundary, S.00°07'15"E., a distance of 3706.60 feet to a point on the Northerly Right-of-Way of State Road 776, a 200.00 foot Right-of-Way; thence along said Northerly Right-of-Way, S.69°10'05"W. a distance of 106.91 feet; thence departing said Northerly Right-of-Way, N.00°07'15"W., a distance of 461.19 feet; thence Westerly, 91.85 feet along the arc of a non-tangent curve to the right having a radius of 525.00 feet and a central angle of 10°01'27" (chord bearing S.84°59'16"W., 91.73 feet); thence S.90°00'00"W., a distance of 315.38 feet; thence Southwesterly, 42.30 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 96°56'17" (chord bearing S.41°31'52"W., 37.43 feet);


Continued on Sheet 2

**Certified To:**

- KL Westport Expansion LLC; a Florida limited liability company

**SURVEYOR'S NOTES:**

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

PROJECT: West Port			Prepared For: KOLTER GROUP AQUISITIONS LLC		
PHASE: West Port Expansion KOLTER REMAINDER					
DRAWN: SWM		DATE: 03/20/24		CHECKED BY: MHC	
<b>REVISIONS</b>					
DATE	DESCRIPTION	DRAWN BY			
4/17/2024	REVISE BOUNDARY & DESC.	SWM			
5/10/2024	REVISE BOUNDARY & DESC.	JMW			
5/12/2024	REVISE BOUNDARY & DESC.	JMW			
David W. Maxwell			213 Hobbs Street		
FLORIDA PROFESSIONAL			Tampa, Florida 33619		
SURVEYOR & MAPPER NO. <b>LS7311</b>			Phone: (813) 248-8888		
			Licensed Business No.: LB 7768		
			 <b>GeoPoint</b> Surveying, Inc.		
FILE PATH: P:\WEST PORT - EXPANSION\DESCRIPTIONS\WESTPORT EXPANSION-CDD-DS.DWG LAST SAVED BY: STEVEN					<b>01 of 10</b>

# Description Sketch

(Not A Survey)

Continued from Sheet 1

thence Southerly, 115.18 feet along the arc of a compound curve to the left having a radius of 475.00 feet and a central angle of 13°53'38" (chord bearing S.13°53'06"E., 114.90 feet); thence S.20°49'55"E., a distance of 261.79 feet; thence Southeasterly, 21.69 feet along the arc of a tangent curve to the left having a radius of 50.00 feet and a central angle of 24°51'02" (chord bearing S.33°15'26"E., 21.52 feet); thence Southeasterly, 95.42 feet along the arc of a reverse curve to the right having a radius of 220.00 feet and a central angle of 24°51'02" (chord bearing S.33°15'26"E., 94.67 feet); thence S.20°49'55"E., a distance of 61.87 feet to a point on the aforementioned Northerly Right-of-Way of State Road 776; thence along said Northerly Right-of-Way, S.69°10'05"W., a distance of 100.00 feet; thence departing said Northerly Right-of-Way, N.20°49'55"W., a distance of 61.87 feet thence Northerly, 95.42 feet along the arc of a tangent curve to the right having a radius of 220.00 feet and a central angle of 24°51'02" (chord bearing N.08°24'24"W., 94.67 feet); thence Northerly, 21.69 feet along the arc of a reverse curve to the left having a radius of 50.00 feet and a central angle of 24°51'02" (chord bearing N.08°24'24"W., 21.52 feet); thence N.20°49'55"W., a distance of 261.79 feet; thence Northerly, 189.64 feet along the arc of a tangent curve to the right having a radius of 525.00 feet and a central angle of 20°41'47" (chord bearing N.10°29'01"W., 188.61 feet); thence N.00°08'08"W., a distance of 12.11 feet; thence S.69°10'05"W., a distance of 213.72 feet; thence N.55°01'03"W., a distance of 256.30 feet; thence S.69°10'05"W., a distance of 101.16 feet; thence S.04°19'13"W., a distance of 136.68 feet; thence S.45°02'37"W., a distance of 216.04 feet; thence S.69°10'05"W., a distance of 1514.46 feet; thence S.10°12'47"W., a distance of 290.58 feet; thence Southerly, 183.04 feet along the arc of a tangent curve to the left having a radius of 439.00 feet and a central angle of 23°53'20" (chord bearing S.01°43'53"E., 181.71 feet); thence S.13°40'33"E., a distance of 215.01 feet to a point on the aforementioned Northerly Right-of-Way of State Road 776; thence along said Northerly Right-of-Way, S.69°10'05"W., a distance of 477.67 feet to a point on the West boundary of the Flamingo Waterway, vacated by Resolution 2008-015, recorded in Official Records Book 3321, Page 634; thence along said West boundary the following four (4) courses: (1) N.15°49'23"E., a distance of 650.57 feet; (2) N.10°12'47"E., a distance of 775.34 feet; (3) Northerly, 74.84 feet along the arc of a tangent curve to the left having a radius of 400.00 feet and a central angle of 10°43'12" (chord bearing N.04°51'11"E., 74.73 feet); (4) N.00°30'25"W., a distance of 3474.66 feet; thence departing said West Boundary, S.89°11'34"E., a distance of 223.56 feet; thence N.00°30'51"W., a distance of 205.57 feet; thence Northwesterly, 38.69 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 88°40'42" (chord bearing N.44°51'12"W., 34.95 feet) to the **POINT OF BEGINNING**.

Containing 236.810 acres, more or less.

## LESS AND EXCEPT THE FOLLOWING

### DESCRIPTION: "SCHOOL BOARD PROPERTY"

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

**COMMENCE** at the aforesaid Point "A"; thence S.01°49'41"E., a distance of 50.03 feet; thence S.89°12'23"E., a distance of 20.01 feet to a point on the Southerly Right-of-Way of North Buena Vista Circle, of said PORT CHARLOTTE SUBDIVISION, said point also being the **POINT OF BEGINNING**; thence along said Southerly Right-of-Way, S.89°12'23"E., a distance of 1483.20 feet; thence departing said Southerly Right-of-Way, S.00°08'08"E., a distance of 1126.35 feet to a point on the proposed North Right-of-Way of West Port Crossings (To be constructed), said point hereafter known as Point "B"; thence along said proposed North Right-of-Way the following five (5) courses: (1) N.89°19'44"W., a distance of 886.16 feet; (2) Westerly, 277.30 feet along the arc of a tangent curve to the left having a radius of 417.00 feet and a central angle of 38°06'04" (chord bearing S.71°37'14"W., 272.22 feet); (3) S.52°34'12"W., a distance of 180.37 feet; (4) Westerly, 132.33 feet along the arc of a tangent curve to the right having a radius of 200.00 feet and a central angle of 37°54'31" (chord bearing S.71°31'27"W., 129.93 feet); (5) N.89°31'17"W., a distance of 187.25 feet to a point on the proposed Easterly Right-of-Way of Flamingo Boulevard; thence along said Easterly Right-of-Way the following six (6) courses: (1) Northwesterly, 38.84 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 89°00'53" (chord bearing N.45°00'51"W., 35.05 feet); (2) N.00°30'25"W., a distance of 534.77 feet; (3) Northerly, 228.79 feet along the arc of a tangent curve to the right having a radius of 460.00 feet and a central angle of 28°29'50" (chord bearing N.13°44'30"E., 226.44 feet); (4) Northerly, 278.60 feet along the arc of a reverse curve to the left having a radius of 560.00 feet and a central angle of 28°30'15" (chord bearing N.13°44'17"E., 275.73 feet); (5) N.00°30'51"W., a distance of 299.05 feet; (6) Northeasterly, 39.84 feet along the arc of a non-tangent curve to the right having a radius of 25.00 feet and a central angle of 91°18'46" (chord bearing N.45°08'14"E., 35.75 feet) to the **POINT OF BEGINNING**.

Containing 43.008 acres, more or less.

SEE SHEET NO. 1, 2 & 3 FOR CDD BOUNDARY DESCRIPTION  
SEE SHEET NO. 4, 5, 6 & 7 FOR DATA TABLES  
SEE SHEET NO. 8 FOR SKETCH  
SEE SHEET NO. 9 & 10 FOR DETAIL SKETCHES

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

  
**GeoPoint**  
Surveying, Inc.

# Description Sketch

(Not A Survey)

## LESS AND EXCEPT THE FOLLOWING

### DESCRIPTION: "OUTPARCEL 1"

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

**COMMENCE** at the aforesaid Point "B"; thence S 00°47'57" W, a distance of 73.98 feet to a point on the South right-of-way line of Oakleaf Avenue, also being the **POINT OF BEGINNING**; thence along said South line, S 89°12'03" E, a distance of 360.20 feet; thence southeasterly, 38.86 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 89°03'55" (chord bearing S 44°40'05" E, 35.07 feet) to a point on the West right-of-way line of Como Street; thence along said West line, S 00°08'08" E, a distance of 800.11 feet; thence southwesterly, 39.68 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 90°56'05" (chord bearing S 45°19'55" W, 35.64 feet) to a point on the North right-of-way line of Walenda Avenue; thence along said North line, N 89°12'03" W, a distance of 510.24 feet; thence northwesterly, 38.87 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 89°04'54" (chord bearing N 44°39'36" W, 35.07 feet) to a point on the East right-of-way line of Kingsland Street, said point hereafter known as "Point C"; thence along said East line, N 00°07'09" W, a distance of 800.10 feet; thence northeasterly, 39.67 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 90°55'06" (chord bearing N 45°20'24" E, 35.64 feet) to a point on the South right-of-way line of said Oakleaf Avenue; thence along said South line, S 89°12'03" E, a distance of 149.82 feet; to the **POINT OF BEGINNING**.

Containing 10.918 acres, more or less.

**AND**

### DESCRIPTION: "OUTPARCEL 2"

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

**COMMENCE** at the aforesaid Point "C"; thence S 89°52'51" W, a distance of 50.00 feet to a point on the West right-of-way line of Kingsland Street, same also being the **POINT OF BEGINNING**; thence along said West line; S 00°07'09" E, a distance of 298.42 feet; thence southwesterly, 39.67 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 90°54'54" (chord bearing S 45°20'18" W, 35.64 feet) to a point on the North right-of-way line of Cumberland Avenue; thence along said North line, N 89°12'15" W, a distance of 505.95 feet; thence northwesterly, 38.87 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 89°04'27" (chord bearing N 44°40'02" W, 35.07 feet) to a point on the East right-of-way line of Carrol Street; thence along said East line, N 00°07'48" W, a distance of 499.98 feet; thence northeasterly, 39.67 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 90°55'17" (chord bearing N 45°19'50" E, 35.64 feet) to a point on the South right-of-way line of Odin Avenue; thence along said South line, S 89°12'31" E, a distance of 506.05 feet; thence southeasterly, 38.87 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 89°05'22" (chord bearing S 44°39'50" E, 35.07 feet) to a point on the West right-of-way line of said Kingsland Street; thence along said West line, S 00°07'09" E, a distance of 201.60 feet; to the **POINT OF BEGINNING**.

Containing 7.007 acres, more or less.

**Overall parcel containing 175.877 acres, more or less.**

SEE SHEET NO. 1, 2 & 3 FOR CDD BOUNDARY DESCRIPTION  
SEE SHEET NO. 4, 5, 6 & 7 FOR DATA TABLES  
SEE SHEET NO. 8 FOR SKETCH  
SEE SHEET NO. 9 & 10 FOR DETAIL SKETCHES

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

  
**GeoPoint**  
Surveying, Inc.

# Description Sketch

(Not A Survey)

Line Data Table		
No.	Bearing	Length
L1	S00°29'33"E	75.03'
L2	S89°11'32"E	149.11'
L3	S89°11'32"E	130.03'
L4	S00°30'51"E	226.35'
L5	S89°12'23"E	1862.87'
L6	N00°08'02"W	225.88'
L7	S89°11'32"E	120.02'
L8	S00°08'08"E	225.83'
L9	S89°12'23"E	152.34'
L10	N68°43'12"E	144.06'
L11	N58°58'33"E	116.55'
L12	S00°07'15"E	3706.60'
L13	S69°10'05"W	106.91'
L14	N00°07'15"W	461.19'
L15	N90°00'00"W	315.38'
L16	S20°49'55"E	261.79'
L17	S20°49'55"E	61.87'
L18	S69°10'05"W	100.00'

Line Data Table		
No.	Bearing	Length
L19	N20°49'55"W	61.87'
L20	N20°49'55"W	261.79'
L21	N00°08'08"W	12.11'
L22	S69°10'05"W	213.72'
L23	N55°01'03"W	256.30'
L24	S69°10'05"W	101.16'
L25	S04°19'13"W	136.68'
L26	S45°02'37"W	216.04'
L27	S69°10'05"W	1514.46'
L28	S10°12'47"W	290.58'
L29	S13°40'33"E	215.01'
L30	S69°10'05"W	477.67'
L31	N15°49'23"E	650.57'
L32	N10°12'47"E	775.34'
L33	N00°30'25"W	3474.66'
L34	S89°11'34"E	223.56'
L35	N00°30'51"W	205.57'

## Line Data for CDD Boundary

SEE SHEET NO. 1, 2 & 3 FOR CDD BOUNDARY DESCRIPTION  
 SEE SHEET NO. 4, 5, 6 & 7 FOR DATA TABLES  
 SEE SHEET NO. 8 FOR SKETCH  
 SEE SHEET NO. 9 & 10 FOR DETAIL SKETCHES

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



# Description Sketch

(Not A Survey)

Curve Data Table					
No.	Radius	Arc	Delta	Bearing	Chord
C1	25.00'	39.85'	91°19'18"	S45°08'48"W	35.76'
C2	25.00'	38.70'	88°41'33"	S44°51'37"E	34.95'
C3	25.00'	39.68'	90°55'45"	N45°19'45"E	35.64'
C4	25.00'	38.86'	89°03'25"	N44°39'50"W	35.06'
C5	25.00'	39.68'	90°56'35"	S45°20'10"W	35.65'
C6	25.00'	38.86'	89°04'15"	S44°40'15"E	35.07'
C7	125.00'	148.19'	67°55'35"	S55°14'35"E	139.67'
C8	525.00'	91.85'	10°01'27"	S84°59'16"W	91.73'
C9	25.00'	42.30'	96°56'17"	S41°31'52"W	37.43'
C10	475.00'	115.18'	13°53'38"	S13°53'06"E	114.90'
C11	50.00'	21.69'	24°51'02"	S33°15'26"E	21.52'
C12	220.00'	95.42'	24°51'02"	S33°15'26"E	94.67'
C13	220.00'	95.42'	24°51'02"	N08°24'24"W	94.67'
C14	50.00'	21.69'	24°51'02"	N08°24'24"W	21.52'
C15	525.00'	189.64'	20°41'47"	N10°29'01"W	188.61'
C16	439.00'	183.04'	23°53'20"	S01°43'53"E	181.71'
C17	400.00'	74.84'	10°43'12"	N04°51'11"E	74.73'
C18	25.00'	38.69'	88°40'42"	N44°51'12"W	34.95'

## Curve Data for CDD Boundary

SEE SHEET NO. 1, 2 & 3 FOR CDD BOUNDARY DESCRIPTION  
 SEE SHEET NO. 4, 5, 6 & 7 FOR DATA TABLES  
 SEE SHEET NO. 8 FOR SKETCH  
 SEE SHEET NO. 9 & 10 FOR DETAIL SKETCHES

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



# Description Sketch

(Not A Survey)

Line Data Table		
No.	Bearing	Length
L50	S01°49'41"E	50.03'
L51	S89°12'23"E	20.01'
L52	S89°12'23"E	1483.20'
L53	S00°08'08"E	1126.35'
L54	N89°19'44"W	886.16'
L55	S52°34'12"W	180.37'
L56	N89°31'17"W	187.25'
L57	N00°30'25"W	534.77'
L58	N00°30'51"W	299.05'

Curve Data Table					
No.	Radius	Arc	Delta	Bearing	Chord
C50	417.00'	277.30'	38°06'04"	S71°37'14"W	272.22'
C51	200.00'	132.33'	37°54'31"	S71°31'27"W	129.93'
C52	25.00'	38.84'	89°00'53"	N45°00'51"W	35.05'
C53	460.00'	228.79'	28°29'50"	N13°44'30"E	226.44'
C54	560.00'	278.60'	28°30'15"	N13°44'17"E	275.73'
C55	25.00'	39.84'	91°18'46"	N45°08'14"E	35.75'

Line & Curve Data for School Board Property

SEE SHEET NO. 1, 2 & 3 FOR CDD BOUNDARY DESCRIPTION  
 SEE SHEET NO. 4, 5, 6 & 7 FOR DATA TABLES  
 SEE SHEET NO. 8 FOR SKETCH  
 SEE SHEET NO. 9 & 10 FOR DETAIL SKETCHES

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



**GeoPoint**  
 Surveying, Inc.

# Description Sketch

(Not A Survey)

Line Data Table		
No.	Bearing	Length
L60	S00°47'57"W	73.98'
L61	S89°12'03"E	360.20'
L62	S00°08'08"E	800.11'
L63	N89°12'03"W	510.24'
L64	N00°07'09"W	800.10'
L65	S89°12'03"E	149.82'
L66	S89°52'51"W	50.00'
L67	S00°07'09"E	298.42'
L68	N89°12'15"W	505.95'
L69	N00°07'48"W	499.98'
L70	S89°12'31"E	506.05'
L71	S00°07'09"E	201.60'

Curve Data Table					
No.	Radius	Arc	Delta	Bearing	Chord
C60	25.00'	38.86'	89°03'55"	S44°40'05"E	35.07'
C61	25.00'	39.68'	90°56'05"	S45°19'55"W	35.64'
C62	25.00'	38.87'	89°04'54"	N44°39'36"W	35.07'
C63	25.00'	39.67'	90°55'06"	N45°20'24"E	35.64'
C64	25.00'	39.67'	90°54'54"	S45°20'18"W	35.64'
C65	25.00'	38.87'	89°04'27"	N44°40'02"W	35.07'
C66	25.00'	39.67'	90°55'17"	N45°19'50"E	35.64'
C67	25.00'	38.87'	89°05'22"	S44°39'50"E	35.07'

Line & Curve Data for Out Parcels 1 & 2

SEE SHEET NO. 1, 2 & 3 FOR CDD BOUNDARY DESCRIPTION  
 SEE SHEET NO. 4, 5, 6 & 7 FOR DATA TABLES  
 SEE SHEET NO. 8 FOR SKETCH  
 SEE SHEET NO. 9 & 10 FOR DETAIL SKETCHES

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



**GeoPoint**  
 Surveying, Inc.

P.O.C.

Northwest corner of  
Section 12, Township 40  
South, Range 21 East

# Description Sketch (Not A Survey)

SE 1/4  
SEC 2

S.R. 45 TAMiami TRAIL

P.O.B. (U.S. HIGHWAY 41)

(200.00' RIGHT-OF-WAY)

Southerly Right-of-Way of  
S.R. 45 Tamiami Trail

POINT "A"

FDOT Stormwater Easement  
O.R.B. 3843, PG. 1724  
KL WESTPORT EXPANSION LLC  
O.R.I. 3417183

Charlotte County  
School Board  
(ORB 4127, Pg. 1004)

NOT INCLUDED

NW 1/4  
SEC 12

Charlotte County  
School Board  
(INST# 3417188)

NOT INCLUDED

POINT "B"

SEE DETAIL "A"  
SHEET 9 OF 10

SEE DETAIL "B"  
SHEET 10 OF 10

Out Parcel 1

Out Parcel 2

POINT "C"

SUBJECT PROPERTY  
±175.877Acres

North boundary of  
the Southwest 1/4  
Section 12

Eastern boundary of The  
Como Waterway (Vacated  
in O.R.B. 3321, Pg. 634)

Western boundary of The  
Flamingo Waterway (Vacated  
in O.R.B. 3321, Pg. 634)

L24

L23

L21

L15

C8

L25

L22

L20

C9

C10

L14

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C15

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C11

C12

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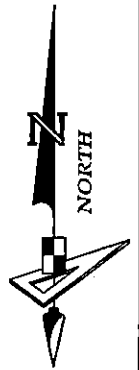
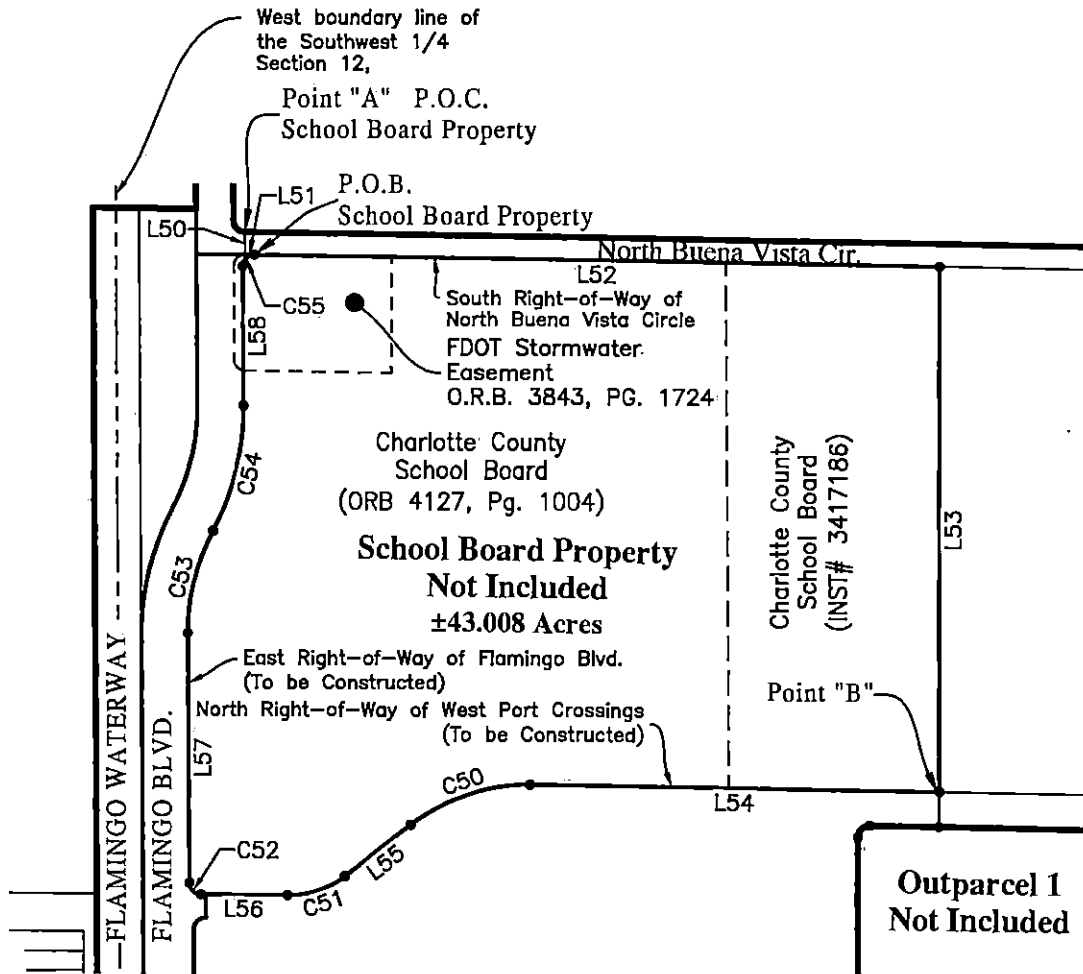
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# Detail Sheet

(Not A Survey)



DETAIL "A"  
SCALE: 1"=400'

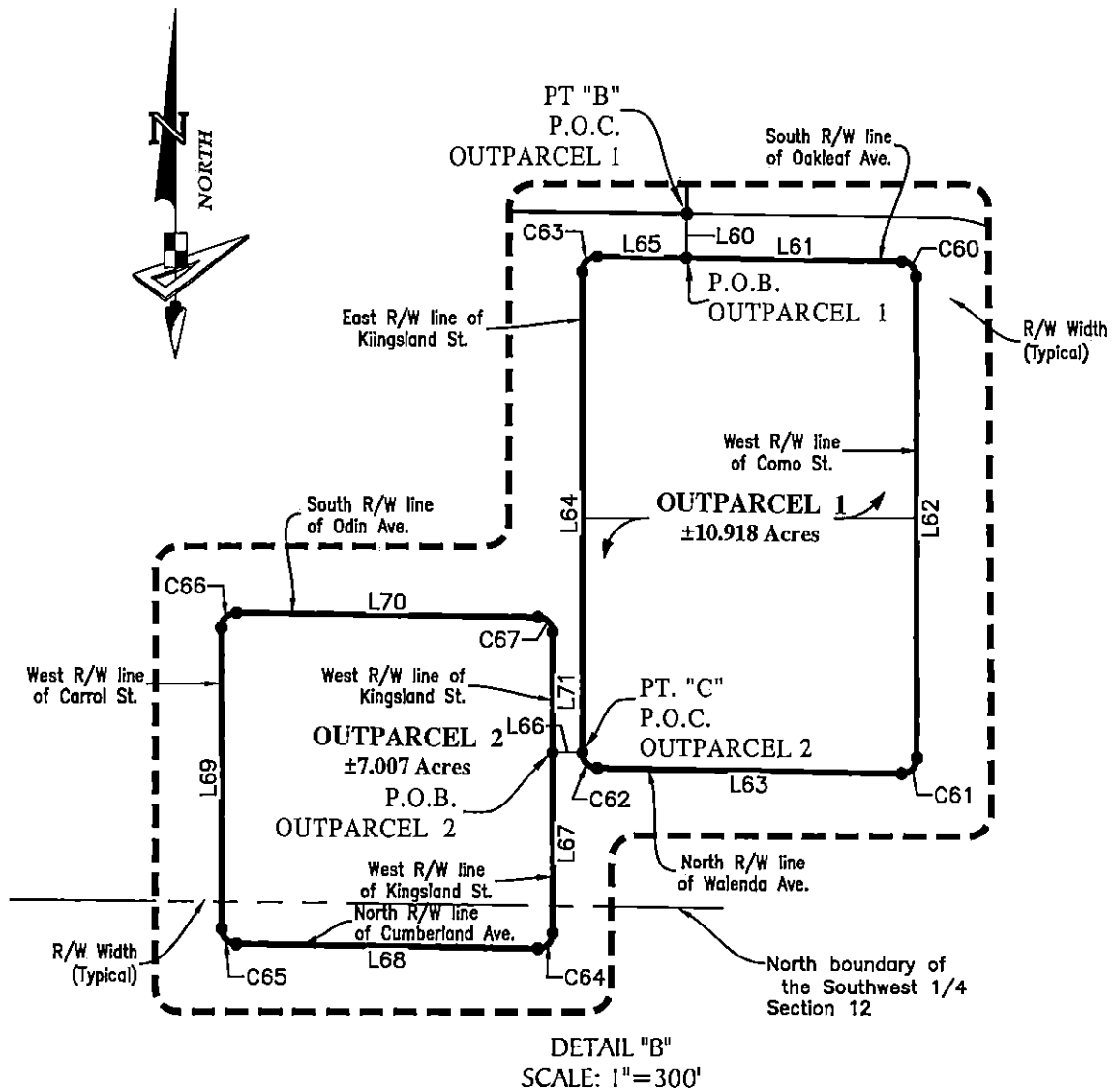
SEE SHEET NO. 1, 2 & 3 FOR CDD BOUNDARY DESCRIPTION  
SEE SHEET NO. 4, 5, 6 & 7 FOR DATA TABLES  
SEE SHEET NO. 8 FOR SKETCH  
SEE SHEET NO. 9 & 10 FOR DETAIL SKETCHES

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



# Detail Sheet

(Not A Survey)



SEE SHEET NO. 1, 2 & 3 FOR CDD BOUNDARY DESCRIPTION  
 SEE SHEET NO. 4, 5, 6 & 7 FOR DATA TABLES  
 SEE SHEET NO. 8 FOR SKETCH  
 SEE SHEET NO. 9 & 10 FOR DETAIL SKETCHES

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



# EXHIBIT 3

## EXCLUDED PARCELS

### DESCRIPTION:

"**OUTPARCEL 1**" A parcel of land lying in Section 12, Township 40 South, Range 21 East, Charlotte County, Florida, and being more particularly described as follows:

**COMMENCE** at **POINT "A"**; thence S 00°47'57" E, a distance of 73.95 feet to a point on the South right-of-way line of Oakleaf Avenue, same also being the **POINT OF BEGINNING**; thence along said South line, S 89°12'03" E, a distance of 360.20 feet; thence southeasterly, 38.86 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 89°03'55" (chord bearing S 44°40'05" E, 35.07 feet) to a point of the West right-of-way line of Como Street; thence along said West line, S 00°08'08" E, a distance of 800.11 feet; thence southwesterly, 39.68 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 90°56'05" (chord bearing S 45°19'55" W, 35.64 feet) to a point on the North right-of-way line of Walenda Avenue; thence along said North line, N 89°12'03" W, a distance of 510.24 feet; thence northwesterly, 38.87 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 89°04'54" (chord bearing N 44°39'36" W, 35.07 feet) to a point to be hereinafter referred to as **POINT "B"**, same also being a point on the East right-of-way line of Kingsland Street; thence along said East line, N 00°07'09" W, a distance of 800.10 feet; thence northeasterly, 39.67 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 90°55'06" (chord bearing N 45°20'24" E, 35.64 feet) to a point on the South right-of-way line of said Oakleaf Avenue; thence along said South line, S 89°12'03" E, a distance of 149.82 feet; to the **POINT OF BEGINNING**.

Containing 10.918 acres, more or less.

### DESCRIPTION:

"**OUTPARCEL 2**" A parcel of land lying in Section 12, Township 40 South, Range 21 East, Charlotte County, Florida, and being more particularly described as follows:

**COMMENCE** at **POINT "B"**; thence S 89°52'51" W, a distance of 50.00 feet to a point on the West right-of-way line of Kingsland Street, same also being the **POINT OF BEGINNING**; thence along said West line, S 00°07'09" E, a distance of 298.42 feet; thence southwesterly, 39.67 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 90°54'54" (chord bearing S 45°20'18" W, 35.64 feet) to a point on the North right-of-way line of Cumberland Avenue; thence along said North line, N 89°12'15" W, a distance of 505.95 feet; thence northwesterly, 38.87 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 89°04'27" (chord bearing N 44°40'02" W, 35.07 feet) to a point on the East right-of-way line of Carrol Street; thence along said East line, N 00°07'48" W, a distance of 499.98 feet; thence northeasterly, 39.67 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 90°55'17" (chord bearing N 45°19'50" E, 35.64 feet) to a point on the South right-of-way line of Odin Avenue; thence along said South line, S 89°12'31" E, a distance of 506.05 feet; thence southeasterly, 38.87 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 89°05'22" (chord bearing S 44°39'50" E, 35.07 feet) to a point on the West right-of-way line of said Kingsland Street; thence along said West line, S 00°07'09" E, a distance of 201.60 feet; to the **POINT OF BEGINNING**.

Containing 7.007 acres, more or less.

**DESCRIPTION: "SCHOOL BOARD PROPERTY"**

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

**COMMENCE** at the aforesaid Point "A"; thence S.01°49'41"E., a distance of 50.03 feet; thence S.89°12'23"E., a distance of 20.01 feet to a point on the Southerly Right-of-Way of North Buena Vista Circle, of said PORT CHARLOTTE SUBDIVISION, said point also being the **POINT OF BEGINNING**; thence along said Southerly Right-of-Way, S.89°12'23"E., a distance of 1483.20 feet; thence departing said Southerly Right-of-Way, S.00°08'08"E., a distance of 1126.35 feet to a point on the proposed North Right-of-Way of West Port Crossings (To be constructed); thence along said proposed North Right-of-Way the following five (5) courses: (1) N.89°19'44"W., a distance of 886.16 feet; (2) Westerly, 277.30 feet along the arc of a tangent curve to the left having a radius of 417.00 feet and a central angle of 38°06'04" (chord bearing S.71°37'14"W., 272.22 feet); (3) S.52°34'12"W., a distance of 180.37 feet; (4) Westerly, 132.33 feet along the arc of a tangent curve to the right having a radius of 200.00 feet and a central angle of 37°54'31" (chord bearing S.71°31'27"W., 129.93 feet); (5) N.89°31'17"W., a distance of 187.25 feet to appoint on the proposed Easterly Right-of-Way of Flamingo Boulevard; thence along said Easterly Right-of-Way the following six (6) courses: (1) Northwesterly, 38.84 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 89°00'53" (chord bearing N.45°00'51"W., 35.05 feet); (2) N.00°30'25"W., a distance of 534.77 feet; (3) Northerly, 228.79 feet along the arc of a tangent curve to the right having a radius of 460.00 feet and a central angle of 28°29'50" (chord bearing N.13°44'30"E., 226.44 feet); (4) Northerly, 278.60 feet along the arc of a reverse curve to the left having a radius of 560.00 feet and a central angle of 28°30'15" (chord bearing N.13°44'17"E., 275.73 feet); (5) N.00°30'51"W., a distance of 299.05 feet; (6) Northeasterly, 39.84 feet along the arc of a non-tangent curve to the right having a radius of 25.00 feet and a central angle of 91°18'46" (chord bearing N.45°08'14"E., 35.75 feet) to the **POINT OF BEGINNING**.

Containing 43.008 acres, more or less.

# EXHIBIT 4

This instrument was prepared by and  
upon recording should be returned to:

Jere Earlywine, Esq.  
Kutak Rock, LLP  
107 West College Avenue  
Tallahassee, Florida 32301

---

**Consent and Authorization of Landowner  
to the Establishment of a Community Development District  
[Proposed West Port East Community Development District]**

The undersigned is the owner of certain lands more fully described on Exhibit A attached hereto and made a part hereof ("Property").

As an owner of lands that are intended to constitute all or a part of the Community Development District, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.005, *Florida Statutes*, Petitioner is required to include the written consent to the establishment of the Community Development District of one hundred percent (100%) of the owners of the lands to be included within the Community Development District.

The undersigned hereby consents to the establishment of a Community Development District that will include the Property within the lands to be a part of the Community Development District and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for the establishment of the Community Development District. The undersigned acknowledges that the petitioner has the right by contract for the establishment of the Community Development District.

The undersigned acknowledges that the consent will remain in full force and effect until the Community Development District is established or three years from the date hereof, whichever shall first occur. The undersigned further agrees that this consent shall be binding upon the owner and its successors and assigns as to the Property or portions thereof for the entirety of such three year term.

The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the officer executing this instrument.

[SIGNATURE PAGE TO FOLLOW]

Consent and Joinder of Landowner  
to the Establishment of a Community Development District  
[Proposed West Port East Community Development District]

Executed this 14<sup>th</sup> day of June, 2024.

Witnessed:

CRE-JDG DRIFTWOOD BAY OWNER, LLC  
LANDOWNER

Print Name: Estuan Bullock  
Address: 444 Seabreeze Blvd. Suite 805  
Daytona Beach, FL 32118

Print Name: Alex Han  
Address: 444 Seabreeze Blvd. Suite 805  
Daytona Beach, FL 32118

  
BY: Anand Jobalia  
ITS: manager

STATE OF Florida  
COUNTY OF Volusia

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 14<sup>th</sup> day of June, 2024, by Anand Jobalia, as Manager of CRE-JDG DRIFTWOOD BAY OWNER, LLC, who appeared before me this day in person, and who is either personally known to me, or produced as identification.

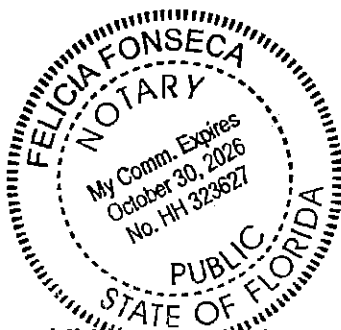


Exhibit A: Legal Description

  
NOTARY PUBLIC, STATE OF Florida  
Name: Felicia Fonseca  
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

Consent and Joinder of Landowner  
to the Establishment of a Community Development District  
*[Proposed West Port East Community Development District]*

**Exhibit A:**  
Legal Description

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

**COMMENCE** at the Southwest corner of said Section 12; run thence along the West boundary thereof, N.00°29'33"W., a distance of 978.35 feet; thence departing aforesaid West boundary, N.89°30'27"E., a distance of 45.47 feet to the **POINT OF BEGINNING**; thence N.10°12'47"E., a distance of 355.63 feet; thence N.70°19'06"E., a distance of 40.98 feet; thence Easterly, 128.45 feet along the arc of a non-tangent curve to the left having a radius of 54.09 feet and a central angle of 136°04'07" (chord bearing N.77°39'23"E., 100.32 feet); thence Northeasterly, 25.98 feet along the arc of a reverse curve to the right having a radius of 25.00 feet and a central angle of 59°31'54" (chord bearing N.39°23'16"E., 24.82 feet); thence N.69°09'13"E., a distance of 286.58 feet; thence Northerly, 108.52 feet along the arc of a tangent curve to the left having a radius of 50.00 feet and a central angle of 124°21'00" (chord bearing N.06°58'44"E., 88.44 feet); thence Northwesterly, 806.56 feet along the arc of a reverse curve to the right having a radius of 845.00 feet and a central angle of 54°41'21" (chord bearing N.27°51'06"W., 776.29 feet); thence N.00°30'25"W., a distance of 1284.39 feet; thence S.89°31'17"E., a distance of 95.44 feet; thence Southeasterly, 38.84 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 89°00'52" (chord bearing S.45°00'51"E., 35.05 feet); thence S.89°51'50"E., a distance of 54.00 feet; thence S.00°30'25"E., a distance of 92.20 feet; thence Southeasterly, 40.69 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 93°14'38" (chord bearing S.47°07'44"E., 36.34 feet); thence S.06°38'22"W., a distance of 50.74 feet; thence Southwesterly, 38.37 feet along the arc of a non-tangent curve to the left having a radius of 25.00 feet and a central angle of 87°56'33" (chord bearing S.43°27'51"W., 34.71 feet); thence S.00°30'25"E., a distance of 95.24 feet; thence Easterly, 120.53 feet along the arc of a non-tangent curve to the left having a radius of 562.00 feet and a central angle of 12°17'16" (chord bearing N.84°11'19"E., 120.30 feet); thence S.51°56'56"E., a distance of 14.22 feet; thence Northeasterly, 33.73 feet along the arc of a non-tangent curve to the right having a radius of 50.00 feet and a central angle of 38°39'05" (chord bearing N.57°22'36"E., 33.09 feet); thence N.76°42'09"E., a distance of 65.45 feet; thence Southeasterly, 90.45 feet along the arc of a tangent curve to the right having a radius of 50.00 feet and a central angle of 103°38'27" (chord bearing S.51°57'02"E., 78.61 feet); thence S.00°07'48"E., a distance of 437.20 feet; thence Southwesterly, 79.35 feet along the arc of a tangent curve to the right having a radius of 50.00 feet and a central angle of 90°55'33" (chord bearing S.45°19'58"W., 71.28 feet); thence N.89°12'15"W., a distance of 61.37 feet; thence Northwesterly, 46.62 feet along the arc of a tangent curve to the right having a radius of 50.00 feet and a central angle of 53°25'32" (chord bearing N.62°29'29"W., 44.95 feet); thence S.54°13'16"W., a distance of 18.68 feet; thence S.89°29'35"W., a distance of 113.93 feet; thence S.00°30'25"E., a distance of 102.08 feet; thence Southeasterly, 38.70 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 88°41'50" (chord bearing S.44°51'20"E., 34.95 feet); thence S.01°48'31"E., a distance of 50.05 feet; thence Southwesterly, 39.84 feet along the arc of a non-tangent curve to the left having a radius of 25.00 feet and a central angle of 91°18'10" (chord bearing S.45°08'40"W., 35.76 feet); thence S.00°30'25"E., a distance of 94.46 feet; thence S.89°12'15"E., a distance of 110.53 feet; thence S.49°42'03"E., a distance of 28.60 feet; thence Northeasterly, 44.07 feet along the arc of a non-tangent curve to the right having a radius of

50.00 feet and a central angle of  $50^{\circ}29'48''$  (chord bearing  $N.65^{\circ}32'51''E.$ , 42.65 feet); thence  $S.89^{\circ}12'15''E.$ , a distance of 58.81 feet; thence Southeasterly, 43.26 feet along the arc of a tangent curve to the right having a radius of 50.00 feet and a central angle of  $49^{\circ}34'31''$  (chord bearing  $S.64^{\circ}25'00''E.$ , 41.93 feet); thence  $N.49^{\circ}44'17''E.$ , a distance of 26.76 feet; thence  $S.89^{\circ}12'15''E.$ , a distance of 277.10 feet; thence  $S.46^{\circ}46'53''E.$ , a distance of 24.12 feet; thence Northeasterly, 41.52 feet along the arc of a non-tangent curve to the right having a radius of 50.00 feet and a central angle of  $47^{\circ}34'37''$  (chord bearing  $N.67^{\circ}00'26''E.$ , 40.34 feet); thence  $S.89^{\circ}12'15''E.$ , a distance of 273.51 feet; thence Easterly, 39.21 feet along the arc of a tangent curve to the right having a radius of 50.00 feet and a central angle of  $44^{\circ}56'09''$  (chord bearing  $S.66^{\circ}44'10''E.$ , 38.22 feet); thence  $N.45^{\circ}43'54''E.$ , a distance of 20.63 feet; thence  $S.89^{\circ}12'15''E.$ , a distance of 283.18 feet; thence  $S.47^{\circ}54'44''E.$ , a distance of 25.77 feet; thence Southerly, 36.15 feet along the arc of a non-tangent curve to the left having a radius of 50.00 feet and a central angle of  $41^{\circ}25'12''$  (chord bearing  $S.21^{\circ}22'40''W.$ , 35.36 feet); thence  $S.00^{\circ}40'04''W.$ , a distance of 571.07 feet; thence Southerly, 164.02 feet along the arc of a tangent curve to the right having a radius of 345.00 feet and a central angle of  $27^{\circ}14'22''$  (chord bearing  $S.14^{\circ}17'14''W.$ , 162.48 feet); thence Southerly, 76.15 feet along the arc of a reverse curve to the left having a radius of 50.00 feet and a central angle of  $87^{\circ}15'44''$  (chord bearing  $S.15^{\circ}43'26''E.$ , 69.00 feet); thence  $S.45^{\circ}02'37''W.$ , a distance of 96.41 feet; thence  $S.69^{\circ}10'05''W.$ , a distance of 1514.46 feet; thence  $N.79^{\circ}47'13''W.$ , a distance of 21.00 feet; to the **POINT OF BEGINNING.**

Containing 42.127 acres, more or less.

This instrument was prepared by and  
upon recording should be returned to:

Jere Earlywine, Esq.  
Kutak Rock, LLP  
107 West College Avenue  
Tallahassee, Florida 32301

---

**Consent and Authorization of Landowner  
to the Establishment of a Community Development District  
[Proposed West Port East Community Development District]**

The undersigned is the owner of certain lands more fully described on Exhibit A attached hereto and made a part hereof ("Property").

As an owner of lands that are intended to constitute all or a part of the Community Development District, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.005, *Florida Statutes*, Petitioner is required to include the written consent to the establishment of the Community Development District of one hundred percent (100%) of the owners of the lands to be included within the Community Development District.

The undersigned hereby consents to the establishment of a Community Development District that will include the Property within the lands to be a part of the Community Development District and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for the establishment of the Community Development District. The undersigned acknowledges that the petitioner has the right by contract for the establishment of the Community Development District.

The undersigned acknowledges that the consent will remain in full force and effect until the Community Development District is established or three years from the date hereof, whichever shall first occur. The undersigned further agrees that this consent shall be binding upon the owner and its successors and assigns as to the Property or portions thereof for the entirety of such three year term.

The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the officer executing this instrument.

[SIGNATURE PAGE TO FOLLOW]

Consent and Joinder of Landowner  
to the Establishment of a Community Development District  
[Proposed West Port East Community Development District]

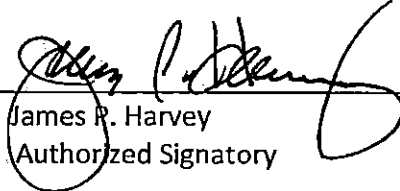
Executed this 8th day of July, 2024.

Witnessed:

KL WESTPORT EXPANSION LLC  
LANDOWNER

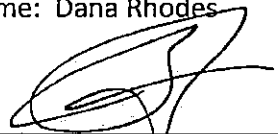
  
\_\_\_\_\_

Print Name: Dana Rhodes

  
\_\_\_\_\_

BY: James P. Harvey

ITS: Authorized Signatory

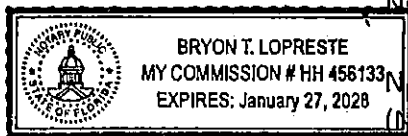
  
\_\_\_\_\_

Print Name: Bryon T. LoPreste

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 8<sup>th</sup> day of July, 2024, by James P. Harvey, as Authorized Signatory of KL WESTPORT EXPANSION LLC, who appeared before me this day in person, and who is either  personally known to me, or produced \_\_\_\_\_ as identification.

  
\_\_\_\_\_  
NOTARY PUBLIC, STATE OF FLORIDA



Name: Bryon T. LoPreste  
(Name of Notary Public, Printed, Stamped or  
Typed as Commissioned)

Exhibit A: Legal Description

Consent and Joinder of Landowner  
to the Establishment of a Community Development District  
[*Proposed West Port East Community Development District*]

**Exhibit A:**  
Legal Description

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

**COMMENCE** at the Southwest corner of the Southwest 1/4 of said Section 12, run thence along the West boundary of Section 12, N.00°29'33"W., a distance of 273.78 feet to the North right-of-way of State Road 776, a 200 foot public right-of-way, and the **POINT OF BEGINNING**; thence along said North right-of-way, S.69°10'05"W., a distance of 283.63 feet to the Eastern boundary of the Flamingo Waterway, vacated by Resolution 2008-015, recorded in Official Records Book 3321, Page 634 of said Public Records; thence along said Eastern boundary the following four (4) courses: 1) thence N.15°49'23"E., a distance of 581.08 feet; 2) thence N.10°12'47"E., a distance of 780.24 feet; 3) thence Northerly, 93.55 feet along the arc of a tangent curve to the left having a radius of 500.00 feet and a central angle of 10°43'12" (chord bearing N.04°51'11"E., 93.41 feet); 4) thence N.00°30'25"W., a distance of 3472.37 feet; thence S.89°11'34"E., a distance of 123.56 feet; thence S.00°30'51"E., a distance of 96.40 feet; thence S.89°12'23"E., a distance of 422.21 feet; thence S.00°01'25"E., a distance of 250.03 feet; thence N.89°12'23"W., a distance of 300.03 feet; thence S.00°30'51"E., a distance of 20.58 feet; thence Southerly, 44.82 feet along the arc of a tangent curve to the right having a radius of 200.00 feet and a central angle of 12°50'19" (chord bearing S.05°54'19"W., 44.72 feet); thence Southerly, 44.82 feet along the arc of a reverse curve to the left having a radius of 200.00 feet and a central angle of 12°50'19" (chord bearing S.05°54'19"W., 44.72 feet); thence S.00°30'51"E., a distance of 111.12 feet; thence Southerly, 224.55 feet along the arc of a tangent curve to the right having a radius of 300.00 feet and a central angle of 42°53'08" (chord bearing S.20°55'43"W., 219.34 feet); thence Southerly, 149.67 feet along the arc of a reverse curve to the left having a radius of 200.00 feet and a central angle of 42°52'43" (chord bearing S.20°55'56"W., 146.21 feet); thence S.00°30'25"E., a distance of 534.77 feet; thence Southeasterly, 38.84 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 89°00'52" (chord bearing S.45°00'51"E., 35.05 feet); thence S.89°31'17"E., a distance of 187.25 feet; thence Easterly, 132.33 feet along the arc of a tangent curve to the left having a radius of 200.00 feet and a central angle of 37°54'31" (chord bearing N.71°31'27"E., 129.93 feet); thence N.52°34'12"E., a distance of 180.37 feet; thence Easterly, 277.30 feet along the arc of a tangent curve to the right having a radius of 417.00 feet and a central angle of 38°06'04" (chord bearing N.71°37'14"E., 272.22 feet); thence S.89°19'44"E., a distance of 886.16 feet; thence N.00°08'08"W., a distance of 1126.35 feet; thence S.89°12'26"E., a distance of 629.73 feet; thence Southeasterly, 88.92 feet along the arc of a tangent curve to the right having a radius of 75.00 feet and a central angle of 67°55'40" (chord bearing S.55°14'35"E., 83.80 feet); thence N.68°43'12"E., a distance of 194.06 feet; thence S.00°07'15"E., a distance of 3223.36 feet; thence Westerly, 91.85 feet along the arc of a non-tangent curve to the right having a radius of 525.00 feet and a central angle of 10°01'27" (chord bearing S.84°59'16"W., 91.73 feet); thence S.90°00'00"W., a distance of 315.38 feet; thence Southwesterly, 42.30 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 96°56'17" (chord bearing S.41°31'52"W., 37.43 feet); thence Southerly, 115.18 feet along the arc of a compound curve to the left having a radius of 475.00 feet and a central angle of 13°53'38" (chord bearing S.13°53'06"E., 114.90 feet); thence S.20°49'55"E., a distance of 261.79 feet; thence Southeasterly, 21.69 feet along the arc of a tangent curve to the left having a radius of 50.00 feet and a central angle of 24°51'02" (chord bearing S.33°15'26"E., 21.52 feet); thence Southeasterly, 95.42 feet along the arc of a reverse curve to the right having a radius of 220.00 feet and a central angle of 24°51'02" (chord bearing S.33°15'26"E., 94.67 feet); thence S.20°49'55"E., a distance of 61.87 feet; thence S.69°10'05"W., a distance of 100.00 feet; thence N.20°49'55"W., a distance of 61.87 feet; thence Northerly, 95.42 feet along the arc of a tangent curve to the right having a radius of 220.00 feet and a central angle of 24°51'02" (chord bearing N.08°24'24"W., 94.67 feet); thence

Northerly, 21.69 feet along the arc of a reverse curve to the left having a radius of 50.00 feet and a central angle of 24°51'02" (chord bearing N.08°24'24"W., 21.52 feet); thence N.20°49'55"W., a distance of 261.79 feet; thence Northerly, 189.64 feet along the arc of a tangent curve to the right having a radius of 525.00 feet and a central angle of 20°41'47" (chord bearing N.10°29'01"W., 188.61 feet); thence N.00°08'08"W., a distance of 12.11 feet; thence S.69°10'05"W., a distance of 213.72 feet; thence N.55°01'03"W., a distance of 256.30 feet; thence S.69°10'05"W., a distance of 101.16 feet; thence S.04°19'13"W., a distance of 136.68 feet; thence S.45°02'37"W., a distance of 119.63 feet; thence Northerly, 76.15 feet along the arc of a non-tangent curve to the right having a radius of 50.00 feet and a central angle of 87°15'44" (chord bearing N.15°43'26"W., 69.00 feet); thence Northerly, 164.02 feet along the arc of a reverse curve to the left having a radius of 345.00 feet and a central angle of 27°14'22" (chord bearing N.14°17'14"E., 162.48 feet); thence N.00°40'04"E., a distance of 571.07 feet; thence Northerly, 36.15 feet along the arc of a tangent curve to the right having a radius of 50.00 feet and a central angle of 41°25'12" (chord bearing N.21°22'40"E., 35.36 feet); thence N.47°54'44"W., a distance of 25.77 feet; thence N.89°12'15"W., a distance of 283.18 feet; thence S.45°43'54"W., a distance of 20.63 feet; thence Westerly, 39.21 feet along the arc of a non-tangent curve to the left having a radius of 50.00 feet and a central angle of 44°56'09" (chord bearing N.66°44'10"W., 38.22 feet); thence N.89°12'15"W., a distance of 273.51 feet; thence Southwesterly, 41.52 feet along the arc of a tangent curve to the left having a radius of 50.00 feet and a central angle of 47°34'37" (chord bearing S.67°00'26"W., 40.34 feet); thence N.46°46'53"W., a distance of 24.12 feet; thence N.89°12'15"W., a distance of 277.10 feet; thence S.49°44'17"W., a distance of 26.76 feet; thence Northwesterly, 43.26 feet along the arc of a non-tangent curve to the left having a radius of 50.00 feet and a central angle of 49°34'31" (chord bearing N.64°25'00"W., 41.93 feet); thence N.89°12'15"W., a distance of 58.81 feet; thence Southwesterly, 44.07 feet along the arc of a tangent curve to the left having a radius of 50.00 feet and a central angle of 50°29'48" (chord bearing S.65°32'51"W., 42.65 feet); thence N.49°42'03"W., a distance of 28.60 feet; thence N.89°12'15"W., a distance of 110.53 feet; thence N.00°30'25"W., a distance of 94.46 feet; thence Northeasterly, 39.84 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 91°18'10" (chord bearing N.45°08'40"E., 35.76 feet); thence N.01°48'31"W., a distance of 50.05 feet; thence Northwesterly, 38.70 feet along the arc of a non-tangent curve to the right having a radius of 25.00 feet and a central angle of 88°41'50" (chord bearing N.44°51'20"W., 34.95 feet); thence N.00°30'25"W., a distance of 102.08 feet; thence N.89°29'35"E., a distance of 113.93 feet; thence N.54°13'16"E., a distance of 18.68 feet; thence Southeasterly, 46.62 feet along the arc of a non-tangent curve to the left having a radius of 50.00 feet and a central angle of 53°25'32" (chord bearing S.62°29'29"E., 44.95 feet); thence S.89°12'15"E., a distance of 61.37 feet; thence Northeasterly, 79.35 feet along the arc of a tangent curve to the left having a radius of 50.00 feet and a central angle of 90°55'33" (chord bearing N.45°19'58"E., 71.28 feet); thence N.00°07'48"W., a distance of 437.20 feet; thence Northwesterly, 90.45 feet along the arc of a tangent curve to the left having a radius of 50.00 feet and a central angle of 103°38'27" (chord bearing N.51°57'02"W., 78.61 feet); thence S.76°42'09"W., a distance of 65.45 feet; thence Southwesterly, 33.73 feet along the arc of a tangent curve to the left having a radius of 50.00 feet and a central angle of 38°39'05" (chord bearing S.57°22'36"W., 33.09 feet); thence N.51°56'56"W., a distance of 14.22 feet; thence Westerly, 120.53 feet along the arc of a non-tangent curve to the right having a radius of 562.00 feet and a central angle of 12°17'16" (chord bearing S.84°11'19"W., 120.30 feet); thence N.00°30'25"W., a distance of 95.24 feet; thence Northeasterly, 38.37 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 87°56'33" (chord bearing N.43°27'51"E., 34.71 feet); thence N.06°38'22"E., a distance of 50.74 feet; thence Northwesterly, 40.69 feet along the arc of a non-tangent curve to the right having a radius of 25.00 feet and a central angle of 93°14'38" (chord bearing N.47°07'44"W., 36.34 feet); thence N.00°30'25"W., a distance of 92.20 feet; thence

N.89°51'50"W., a distance of 54.00 feet; thence Northwesterly, 38.84 feet along the arc of a non-tangent curve to the left having a radius of 25.00 feet and a central angle of 89°00'52" (chord bearing N.45°00'51"W., 35.05 feet); thence N.89°31'17"W., a distance of 95.44 feet; thence S.00°30'25"E., a distance of 1284.39 feet; thence Southeasterly, 806.56 feet along the arc of a tangent curve to the left having a radius of 845.00 feet and a central angle of 54°41'21" (chord bearing S.27°51'06"E., 776.29 feet); thence Southerly, 108.52 feet along the arc of a reverse curve to the right having a radius of 50.00 feet and a central angle of 124°21'00" (chord bearing S.06°58'44"W., 88.44 feet); thence S.69°09'13"W., a distance of 286.58 feet; thence Southwesterly, 25.98 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 59°31'54" (chord bearing S.39°23'16"W., 24.82 feet); thence Westerly, 128.45 feet along the arc of a reverse curve to the right having a radius of 54.09 feet and a central angle of 136°04'07" (chord bearing S.77°39'23"W., 100.32 feet); thence S.70°19'06"W., a distance of 40.98 feet; thence S.10°12'47"W., a distance of 355.63 feet; thence S.79°47'13"E., a distance of 21.00 feet; thence N.69°10'05"E., a distance of 831.19 feet; thence S.20°49'55"E., a distance of 634.00 feet; thence S.69°10'05"W., a distance of 1136.71 feet; to the **POINT OF BEGINNING**.

Containing 144.667 acres, more or less.

**LESS AND EXCEPT THE FOLLOWING THREE PARCELS:**

**DESCRIPTION: "OUTPARCEL 1"** A parcel of land lying in Section 12, Township 40 South, Range 21 East, Charlotte County, Florida, and being more particularly described as follows:

**COMMENCE** at the aforesaid Point "A"; thence S 00°47'57" W, a distance of 73.98 feet to a point on the South right-of-way line of Oakleaf Avenue, also being the **POINT OF BEGINNING**; thence along said South line, S 89°12'03" E, a distance of 360.20 feet; thence southeasterly, 38.86 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 89°03'55" (chord bearing S 44°40'05" E, 35.07 feet) to a point on the West right-of-way line of Como Street; thence along said West line, S 00°08'08" E, a distance of 800.11 feet; thence southwesterly, 39.68 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 90°56'05" (chord bearing S 45°19'55" W, 35.64 feet) to a point on the North right-of-way line of Walenda Avenue; thence along said North line, N 89°12'03" W, a distance of 510.24 feet; thence northwesterly, 38.87 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 89°04'54" (chord bearing N 44°39'36" W, 35.07 feet) to a point on the East right-of-way line of Kingsland Street, said point hereafter known as "Point B"; thence along said East line, N 00°07'09" W, a distance of 800.10 feet; thence northeasterly, 39.67 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 90°55'06" (chord bearing N 45°20'24" E, 35.64 feet) to a point on the South right-of-way line of said Oakleaf Avenue; thence along said South line, S 89°12'03" E, a distance of 149.82 feet; to the **POINT OF BEGINNING**.

Containing 10.918 acres, more or less.

**DESCRIPTION: "OUTPARCEL 2"** A parcel of land lying in Section 12, Township 40 South, Range 21 East, Charlotte County, Florida, and being more particularly described as follows:

**COMMENCE** at the aforesaid Point "B"; thence S 89°52'51" W, a distance of 50.00 feet to a point on the West right-of-way line of Kingsland Street, same also being the **POINT OF BEGINNING**; thence along said West line; S 00°07'09" E, a distance of 298.42 feet; thence southwesterly, 39.67 feet along the arc of a tangent curve to the right having a radius of 25.00

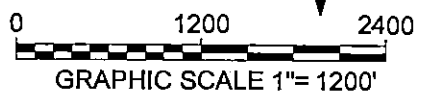
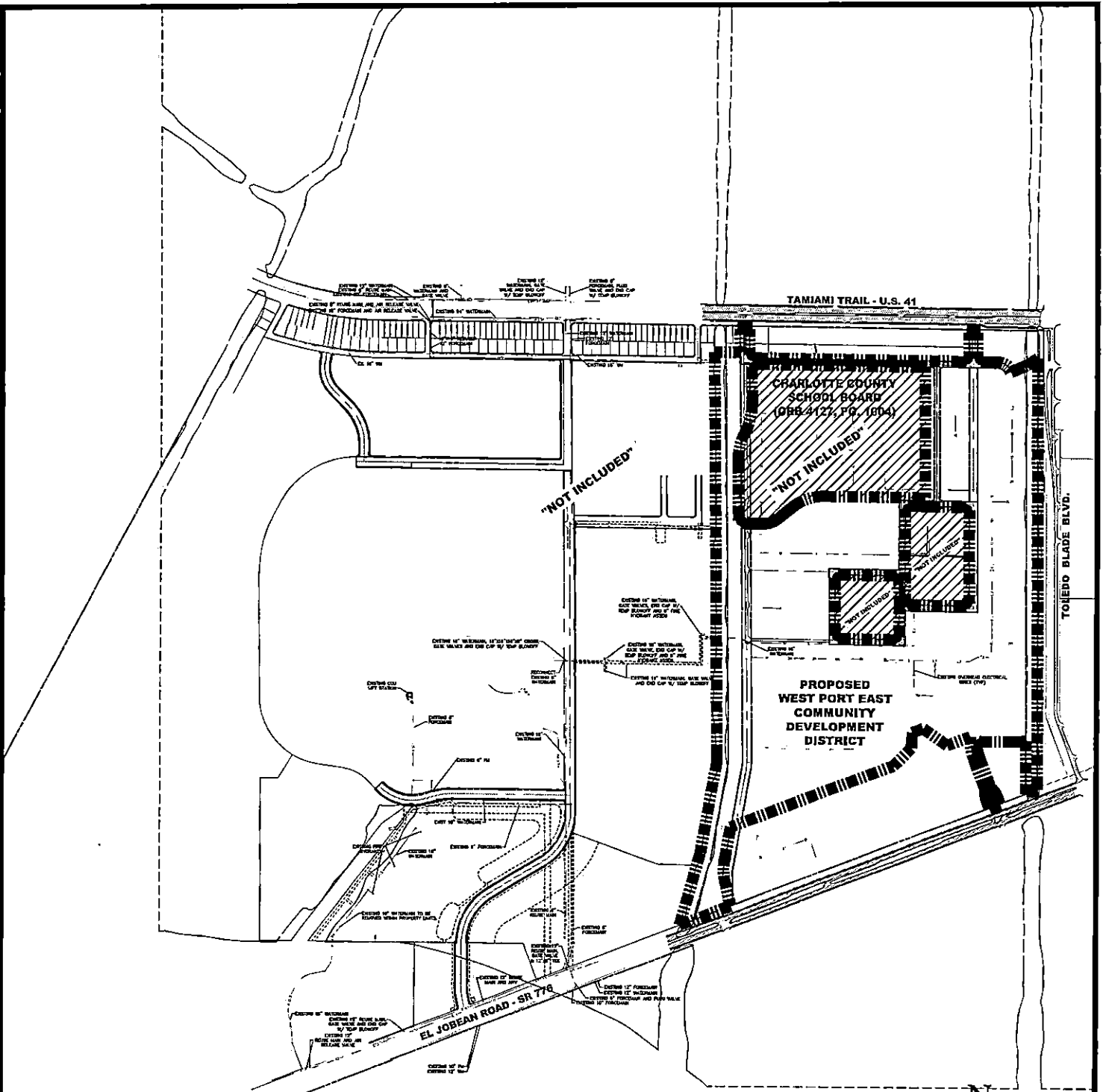
feet and a central angle of  $90^{\circ}54'54''$  (chord bearing  $S\ 45^{\circ}20'18''\ W$ , 35.64 feet) to a point on the North right-of-way line of Cumberland Avenue; thence along said North line,  $N\ 89^{\circ}12'15''\ W$ , a distance of 505.95 feet; thence northwesterly, 38.87 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of  $89^{\circ}04'27''$  (chord bearing  $N\ 44^{\circ}40'02''\ W$ , 35.07 feet) to a point on the East right-of-way line of Carrol Street; thence along said East line,  $N\ 00^{\circ}07'48''\ W$ , a distance of 499.98 feet; thence northeasterly, 39.67 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of  $90^{\circ}55'17''$  (chord bearing  $N\ 45^{\circ}19'50''\ E$ , 35.64 feet) to a point on the South right-of-way line of Odin Avenue; thence along said South line,  $S\ 89^{\circ}12'31''\ E$ , a distance of 506.05 feet; thence southeasterly, 38.87 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of  $89^{\circ}05'22''$  (chord bearing  $S\ 44^{\circ}39'50''\ E$ , 35.07 feet) to a point on the West right-of-way line of said Kingsland Street; thence along said West line,  $S\ 00^{\circ}07'09''\ E$ , a distance of 201.60 feet; to the **POINT OF BEGINNING**.

Containing 7.007 acres, more or less.

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

**COMMENCE** at the Southwest corner of said Section 12; run thence along the West boundary of said Section 12,  $N\ 00^{\circ}29'33''\ W$ , a distance of 273.78 feet to the North right-of-way of State Road 776, a 200.00 foot right-of-way; thence Easterly along said Northern right-of-way,  $N\ 69^{\circ}10'05''\ E$ , a distance of 69.42 feet to the Easterly right-of-way of Flamingo Boulevard and the **POINT OF BEGINNING**; thence along said Easterly right-of-way,  $N\ 13^{\circ}40'33''\ W$ , a distance of 215.01; thence Northwesterly, 183.04 feet along the arc of a tangent curve to the right having a radius of 439.00 feet and a central angle of  $23^{\circ}53'20''$  (chord bearing  $N\ 01^{\circ}43'53''\ W$ , 181.71 feet); thence  $N\ 10^{\circ}12'47''\ E$ , a distance of 290.58 feet; thence departing said Easterly right-of-way,  $N\ 69^{\circ}10'05''\ E$ , a distance of 831.19 feet; thence  $S\ 20^{\circ}49'55''\ E$ , a distance of 634.00 feet to the Northerly right-of-way of State Road 776; thence Westerly along said Northern right-of-way,  $S\ 69^{\circ}10'05''\ W$ , 1067.29 feet to the **POINT OF BEGINNING**.

# EXHIBIT 5



**M** MORRIS ENGINEERING AND CONSULTING, LLC  
 Civil Engineering and Land Development Consulting  
 2604 53rd Avenue East, Bradenton, Florida 34203 C.A. 28180 941-228-4729 www.morrisengineering.net

DATE	7/15/2024
PROJECT	JW
DRAWING	UTIL-EX
DRAWN	JAN
CHECKED	MJM

Existing Utilities  
**WEST PORT EAST CDD**  
 Charlotte County, Florida

SCALE	
1"=1200'	
SEC - TSP - RKG	
11-405-21E	
SHEET	OF
1	1

# EXHIBIT 6

## West Port East CDD

### Construction Cost Estimate

<u>Facility Description</u>	<u>Estimated Cost</u>	<u>Construction Entity</u>	<u>Final Owner</u>	<u>Maintenance Entity</u>
Stormwater Management System	\$ 8,000,000.00	CDD	CDD	CDD
Roadways	\$ 6,000,000.00	CDD	CDD/County	CDD/County
Water & Wastewater Systems	\$ 12,000,000.00	CDD	County	County
Undergrounding of Conduit	\$ 500,000.00	CDD	CDD	CDD
Landscaping/Hardscape/Lighting	\$ 2,750,000.00	CDD	CDD	CDD
Amenity (Parks)	\$ 750,000.00	CDD	CDD	CDD
Offsite Improvements	\$ 1,250,000.00	CDD	County/FDOT	County/FDOT
Professional Services	\$ 2,000,000.00	N/A	N/A	N/A
Contingency (10%)	\$ 3,325,000.00	N/A	N/A	N/A
<b>TOTAL</b>	<b>\$ 36,575,000.00</b>			

Construction Timetable - The Expansion Parcel Improvements are estimated to be made, acquired, constructed and installed in three (3) phases over an estimated four (4) year period from 2024-2028.

The Developer may alternatively elect to privately finance certain of the improvements above, and have an HOA own and operate such improvements instead of the District.

# EXHIBIT 7



SCHOOL BOARD  
PROPERTY  
(NOT INCLUDED)

CORNELIUS BLVD

COLLINGSWOOD BLVD

PROPOSED  
WEST PORT EAST  
COMMUNITY  
DEVELOPMENT  
DISTRICT

BISCAYNE DR

776

MINGO BLVD

NOT INCLUDED



**M** MORRIS ENGINEERING AND CONSULTING, LLC  
Civil Engineering and Land Development Consulting  
2004 53rd Avenue East, Bradenton, Florida 34203 C.A. 28780 941-228-4729 www.morrisengineering.net

DATE	7/15/2024
PROJECT	MV
DRAWING	FLUMAP
DRAWN	JAW
CHECKED	MJM

Future Land Use Map  
WEST PORT EAST CDD  
Charlotte County, Florida

SCALE	
1"=1/2mile	
SEC - TSP - PNO	
11-405-21E	
SHEET	OF
1	1

# EXHIBIT 8

# West Port East COMMUNITY DEVELOPMENT DISTRICT

## Statement of Estimated Regulatory Costs

July 8, 2024



Provided by

*Wrathell, Hunt and Associates, LLC*  
2300 Glades Road, Suite 410W  
Boca Raton, FL 33431 Phone: 561-571-0010  
Fax: 561-571-0013  
Website: [www.whhassociates.com](http://www.whhassociates.com)

## STATEMENT OF ESTIMATED REGULATORY COSTS

### 1.0 Introduction

### 1.1 Purpose and Scope

This Statement of Estimated Regulatory Costs ("SERC") supports the petition to establish the West Port East Community Development District ("District") in accordance with the "Uniform Community Development District Act of 1980," Chapter 190, Florida Statutes (the "Act"). The proposed District will comprise approximately 175.877 +/- acres of land located within Charlotte County, Florida (the "County") and is projected to contain approximately 664 residential dwelling units, which will make up the West Port East development ("Project"). The limitations on the scope of this SERC are explicitly set forth in Section 190.002(2)(d), Florida Statutes ("F.S.") (governing the District establishment) as follows:

*"That the process of establishing such a district pursuant to uniform general law be fair and based only on factors material to managing and financing the service delivery function of the district, so that any matter concerning permitting or planning of the development is not material or relevant (emphasis added)."*

### 1.2 Overview of the West Port East Community Development District

The District is designed to provide public infrastructure, services, and facilities, along with operation and maintenance of the same, to a master planned residential development currently anticipated to contain a total of approximately 664 residential dwelling units. Tables 1 and 2 under Section 5.0 detail the improvements and ownership/maintenance responsibilities the proposed District is anticipated to construct, operate and maintain.

A community development district ("CDD") is an independent unit of special purpose local government authorized by the Act to plan, finance, construct, operate and maintain community-wide infrastructure in planned community developments. CDDs provide a "solution to the state's planning, management and financing needs for delivery of capital infrastructure in order to service projected growth without overburdening other governments and their taxpayers." Section 190.002(1)(a), F.S.

A CDD is not a substitute for the local, general purpose government unit, i.e., the city or county in which the CDD lies. A CDD does not have the permitting, zoning or policing powers possessed by general purpose governments. A CDD is an alternative means of financing, constructing, operating and maintaining public infrastructure for developments, such as West Port East.

### 1.3 Requirements for Statement of Estimated Regulatory Costs

Section 120.541(2), F.S., defines the elements a statement of estimated regulatory costs must contain:

(a) An economic analysis showing whether the rule directly or indirectly:

1. Is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within 5 years after the

implementation of the rule;

2. Is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years after the implementation of the rule; or

3. Is likely to increase regulatory costs, including any transactional costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the rule.

(b) A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule.

(c) A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state or local revenues.

(d) A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local government entities, required to comply with the requirements of the rule. As used in this section, "transactional costs" are direct costs that are readily ascertainable based upon standard business practices, and include filing fees, the cost of obtaining a license, the cost of equipment required to be installed or used or procedures required to be employed in complying with the rule, additional operating costs incurred, the cost of monitoring and reporting, and any other costs necessary to comply with the rule.

(e) An analysis of the impact on small businesses as defined by s. 288.703, and an analysis of the impact on small counties and small cities as defined in s. 120.52. The impact analysis for small businesses must include the basis for the agency's decision not to implement alternatives that would reduce adverse impacts on small businesses. (Charlotte County, according to Census 2020, has a population of 186,825; therefore, it is not defined as a small county for the purposes of this requirement.)

(f) Any additional information that the agency determines may be useful.

(g) In the statement or revised statement, whichever applies, a description of any regulatory alternatives submitted under paragraph (1)(a) and a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.

Note: the references to "rule" in the statutory requirements for the Statement of Estimated Regulatory Costs also apply to an "ordinance" under section 190.005(2)(a), F.S.

- 2.0 An economic analysis showing whether the ordinance directly or indirectly:**
- 1. Is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance;**
  - 2. Is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance; or**
  - 3. Is likely to increase regulatory costs, including any transactional costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance.**

The ordinance establishing the District is not anticipated to have any direct or indirect adverse impact on economic growth, private sector job creation or employment, private sector investment, business competitiveness, ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation. Any increases in regulatory costs, principally the anticipated increases in transactional costs as a result of imposition of special assessments by the District will be the direct result of facilities and services provided by the District to the landowners within the District. However, as property ownership in the District is voluntary and all additional costs will be disclosed to prospective buyers prior to sale, such increases should be considered voluntary, self-imposed and offset by benefits received from the infrastructure and services provided by the District.

**2.1 Impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance.**

The purpose for establishment of the District is to provide public facilities and services to support the development of a new, master planned residential development. The development of the approximately 175.877 +/- acres anticipated to be within the District will promote local economic activity, create local value, lead to local private sector investment and is likely to result in local private sector employment and/or local job creation.

Establishment of the District will allow a systematic method to plan, fund, implement, operate and maintain, for the benefit of the landowners within the District, various public facilities and services. Such facilities and services, as further described in Section 5, will allow for the development of the land within the District. The provision of District's infrastructure and the subsequent development of land will generate private economic activity, economic growth, investment and employment, and job creation. The District intends to use proceeds of indebtedness to fund construction of public infrastructure, which will be constructed by private firms, and once constructed, is likely to use private firms to operate and maintain such infrastructure and provide services to the landowners and residents of the District. The private developer of the land in the District will use its private funds to conduct the private land development and construction of an anticipated approximately 664 residential dwelling units, the construction, sale, and continued use/maintenance of which will involve private firms. While similar economic growth, private sector job creation or employment, or private sector investment could be achieved in absence of the District by the private sector alone, the fact that the establishment of the District is initiated by the private developer means that the private developer considers the establishment and continued operation of the District as beneficial to the process of land development and the future economic activity taking place within the District, which in turn will lead directly or indirectly to economic growth, likely private sector job growth and/or support private

sector employment, and private sector investments.

**2.2 Impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance.**

When assessing the question of whether the establishment of the District is likely to directly or indirectly have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation, one has to compare these factors in the presence and in the absence of the District in the development. When the question is phrased in this manner, it can be surmised that the establishment of the District is likely to not have a direct or indirect adverse impact on business competitiveness, productivity, or innovation versus that same development without the District. Similar to a purely private solution, District contracts will be bid competitively as to achieve the lowest cost/best value for the particular infrastructure or services desired by the landowners, which will ensure that contractors wishing to bid for such contracts will have to demonstrate to the District the most optimal mix of cost, productivity and innovation. Additionally, the establishment of the District for the development is not likely to cause the award of the contracts to favor non-local providers any more than if there was no District. The District, in its purchasing decisions, will not vary from the same principles of cost, productivity and innovation that guide private enterprise.

**2.3 Likelihood of an increase in regulatory costs, including any transactional costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance.**

The establishment of the District will not increase any regulatory costs of the State by virtue that the District will be one of many already existing similar districts within the State. As described in more detail in Section 4, the proposed District will pay a one-time filing fee to the County to offset any expenses that the County may incur in holding a local public hearing on the petition. Similarly, the proposed District will pay annually the required Special District Filing Fee, which fee is meant to offset any State costs related to its oversight of all special districts in the State.

The establishment of the District will, however, directly increase regulatory costs to the landowners within the District. Such increases in regulatory costs, principally the anticipated increases in transactional costs as a result of likely imposition of special assessments and use fees by the District, will be the direct result of facilities and services provided by the District to the landowners within the District. However, as property ownership in the District is completely voluntary, all current property owners must consent to the establishment of the District and all initial prospective buyers will have such additional transaction costs disclosed to them prior to sale, as required by State law. Such costs, however, should be considered voluntary, self-imposed, and as a tradeoff for the enhanced service and facilities provided by the District.

The District will incur overall operational costs related to services for infrastructure maintenance, landscaping, amenity operation and similar items. In the initial stages of development, the costs will likely be minimized. These operating costs will be funded by the landowners through direct funding agreements or special assessments levied by the District. Similarly, the District may incur costs associated with the issuance and repayment of special assessment revenue bonds. While these costs in the aggregate may approach the stated threshold over a five-year period, this would not be unusual for a Project of this nature and the infrastructure and services proposed to be provided by the District will

be needed to serve the Project regardless of the existence of the District. Thus, the District-related costs are not additional development costs. Due to the relatively low cost of financing available to CDDs, due to the tax-exempt nature of CDD debt, certain improvements can be provided more efficiently by the District than by alternative entities. Furthermore, it is important to remember that such costs would be funded through special assessments paid by landowners within the District, and would not be a burden on the taxpayers outside the District nor can the District debt be a debt of the County or the State.

**3.0 A good faith estimate of the number of individuals and entities likely to be required to comply with the ordinance, together with a general description of the types of individuals likely to be affected by the ordinance.**

The individuals and entities likely to be required to comply with the ordinance or affected by the proposed action (i.e., adoption of the ordinance) can be categorized, as follows: 1) The State of Florida and its residents, 2) Charlotte County and its residents, 3) current property owners, and 4) future property owners.

a. The State of Florida

The State of Florida and its residents and general population will not incur any compliance costs related to the establishment and on-going administration of the District, and will only be affected to the extent that the State incurs those nominal administrative costs outlined herein. The cost of any additional administrative services provided by the State as a result of this project will be incurred whether the infrastructure is financed through a CDD or any alternative financing method.

b. Charlotte County, Florida

The County and its residents not residing within the boundaries of the District will not incur any compliance costs related to the establishment and on-going administration of the District other than any one-time administrative costs outlined herein, which will be offset by the filing fee submitted to the County. Once the District is established, these residents will not be affected by adoption of the ordinance. The cost of any additional administrative services provided by the County as a result of this development will be incurred whether the infrastructure is financed through the District or any alternative financing method.

c. Current Property Owners

The current property owners of the lands within the proposed District boundaries will be affected to the extent that the District allocates debt for the construction of infrastructure and undertakes operation and maintenance responsibility for that infrastructure.

d. Future Property Owners

The future property owners are those who will own property in the proposed District. These future property owners will be affected to the extent that the District allocates debt for the construction of infrastructure and undertakes operation and maintenance responsibility for that infrastructure.

The proposed District will serve land that comprises an approximately 175.877 +/- acre master planned residential development currently anticipated to contain a total of approximately 664

residential dwelling units, although the development plan can change. Assuming an average density of 3.5 persons per residential dwelling unit, the estimated residential population of the proposed District at build out would be approximately 2,324 +/- and all of these residents as well as the landowners within the District will be affected by the ordinance. The County, the proposed District and certain state agencies will also be affected by or required to comply with the ordinance as more fully discussed hereafter.

**4.0 A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed ordinance, and any anticipated effect on state or local revenues.**

The County is establishing the District by ordinance in accordance with the Act and, therefore, there is no anticipated effect on state or local revenues.

**4.1 Costs to Governmental Agencies of Implementing and Enforcing Ordinance**

Because the result of adopting the ordinance is the establishment of an independent local special purpose government, there will be no significant enforcing responsibilities of any other government entity, but there will be various implementing responsibilities which are identified with their costs herein.

State Governmental Entities

The cost to state entities to review or enforce the proposed ordinance will be very modest. The District comprises less than 2,500 acres and is located within the boundaries of Charlotte County. Therefore, the County (and not the Florida Land and Water Adjudicatory Commission) will review and act upon the Petition to establish the District, in accordance with Section 190.005(2), F.S. There are minimal additional ongoing costs to various state entities to implement and enforce the proposed ordinance. The costs to various state entities to implement and enforce the proposed ordinance relate strictly to the receipt and processing of various reports that the District is required to file with the State and its various entities. Appendix A lists the reporting requirements. The costs to those state agencies that will receive and process the District's reports are minimal because the District is only one of many governmental units that are required to submit the various reports. Therefore, the marginal cost of processing one additional set of reports is inconsequential. Additionally, pursuant to section 189.064, F.S., the District must pay an annual fee to the State of Florida Department of Economic Opportunity which offsets such costs.

Charlotte County, Florida

The proposed land for the District is located within Charlotte County, Florida and consists of less than 2,500 acres. The County and its staff may process, analyze, conduct a public hearing, and vote upon the petition to establish the District. These activities will absorb some resources; however, these costs incurred by the County will be modest for a number of reasons. First, review of the petition to establish the District does not include analysis of the project itself. Second, the petition itself provides most, if not all, of the information needed for a staff review. Third, the County already possesses the staff needed to conduct the review without the need for new staff. Fourth, there is no capital required to review the petition. Fifth, the potential costs are offset by a filing fee included with the petition to offset any expenses the County may incur in the processing of this petition. Finally, the County already processes similar petitions, though for entirely different subjects, for land uses and zoning changes that are far more complex than the petition to establish a community development district.

The annual costs to the County, because of the establishment of the District, are also very small. The District is an independent unit of local government. The only annual costs the County faces are the minimal costs of receiving and reviewing the reports that the District is required to provide to the County, or any monitoring expenses the County may incur if it establishes a monitoring program for governmental entities.

#### **4.2 Impact on State and Local Revenues**

Adoption of the proposed ordinance will have no negative impact on state or local revenues. A CDD is an independent unit of local government. It is designed to provide infrastructure facilities and services to serve the development project and it has its own sources of revenue. No state or local subsidies are required or expected.

Any non-ad valorem assessments levied by the District will not count against any millage caps imposed on other taxing authorities providing services to the lands within the District. It is also important to note that any debt obligations the District may incur are not debts of the State of Florida or any other unit of local government, including the County. By Florida law, debts of the District are strictly its own responsibility.

#### **5.0 A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local government entities, required to comply with the requirements of the ordinance.**

Table 1 provides an outline of the various facilities and services the proposed District may provide. Financing for these facilities is projected to be provided by the District.

Table 2 illustrates the estimated costs of construction of the capital facilities, outlined in Table 1. Total costs of construction for those facilities that may be provided are estimated to be approximately \$36,575,000.00. The District may levy non-ad valorem special assessments (by a variety of names) and may issue special assessment bonds to fund the costs of these facilities. These bonds would be repaid through non-ad valorem special assessments levied on all developable properties in the District that may benefit from the District's infrastructure program as outlined in Table 2.

Prospective future landowners in the proposed District may be required to pay non-ad valorem special assessments levied by the District to provide for facilities and secure any debt incurred through bond issuance. In addition to the levy of non-ad valorem special assessments which may be used for debt service, the District may also levy a non-ad valorem assessment to fund the operations and maintenance of the District and its facilities and services. However, purchasing a property within the District or locating in the District by new residents is completely voluntary, so, ultimately, all landowners and residents of the affected property choose to accept the non-ad valorem assessments as a tradeoff for the services and facilities that the District will provide. In addition, state law requires all assessments levied by the District to be disclosed by the initial seller to all prospective purchasers of property within the District.

**Table 1**  
**WEST PORT EAST**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**Proposed Facilities and Services**

FACILITY	FUNDED BY	OWNED BY	MAINTAINED BY
Stormwater Management System	CDD	CDD	CDD
Roadways	CDD	CDD/County	CDD/County
Water & Wastewater Systems	CDD	County	County
Undergrounding of Conduit	CDD	CDD	CDD
Landscaping/Hardscape/Lighting	CDD	CDD	CDD
Amenity (Parks)	CDD	CDD	CDD
Offsite Improvements	CDD	County/FDOT	County/FDOT
Professional Services	N/A	N/A	N/A
Contingency	N/A	N/A	N/A

A CDD provides the property owners with an alternative mechanism of providing public services; however, special assessments and other impositions levied by the District and collected by law represent the transactional costs incurred by landowners as a result of the establishment of the District. Such transactional costs should be considered in terms of costs likely to be incurred under alternative public and private mechanisms of service provision, such as other independent special districts, County or its dependent districts, or County management but financing with municipal service benefit units and municipal service taxing units, or private entities, all of which can be grouped into three major categories: public district, public other, and private.

**Table 2**  
**WEST PORT EAST**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**Estimated Costs of Construction**

CATEGORY	COST
Stormwater Management System	\$8,000,000.00
Roadways	\$6,000,000.00
Water & Wastewater Systems	\$12,000,000.00
Undergrounding of Conduit	\$500,000.00
Landscaping/Hardscape/Lighting	\$2,750,000.00
Amenity (Parks)	\$750,000.00
Offsite Improvements	\$1,250,000.00
Professional Services	\$2,000,000.00
Contingency	\$3,325,000.00
<b>Total</b>	<b>\$36,575,000.00</b>

With regard to the public services delivery, dependent and other independent special districts can be used to manage the provision of infrastructure and services, however, they are limited in the types of services they can provide, and likely it would be necessary to employ more than one district to provide all services needed by the development.

Other public entities, such as counties, are also capable of providing services, however, their costs in connection with the new services and infrastructure required by the new development and, transaction costs, would be borne by all taxpayers, unduly burdening existing taxpayers. Additionally, other public entities providing services would also be inconsistent with the State's policy of "growth paying for growth".

Lastly, services and improvements could be provided by private entities. However, their interests are primarily to earn short-term profits and there is no public accountability. The marginal benefits of tax-exempt financing utilizing CDDs would cause the CDD to utilize its lower transactional costs to enhance the quality of infrastructure and services.

In considering transactional costs of CDDs, it shall be noted that occupants of the lands to be included within the District will receive three major classes of benefits.

First, those residents in the District will receive a higher level of public services which in most instances will be sustained over longer periods of time than would otherwise be the case.

Second, a CDD is a mechanism for assuring that the public services will be completed concurrently with development of lands within the development. This satisfies the revised growth management legislation, and it assures that growth pays for itself without undue burden on other consumers. Establishment of the District will ensure that these landowners pay for the provision of facilities, services and improvements to these lands.

Third, a CDD is the sole form of local governance which is specifically established to provide CDD landowners with planning, construction, implementation and short and long-term maintenance of public infrastructure at sustained levels of service.

The cost impact on the ultimate landowners in the development is not the total cost for the District to provide infrastructure services and facilities. Instead, it is the incremental costs above, if applicable, what the landowners would have paid to install infrastructure via an alternative financing mechanism.

Consequently, a CDD provides property owners with the option of having higher levels of facilities and services financed through self-imposed revenue. The District is an alternative means to manage necessary development of infrastructure and services with related financing powers. District management is no more expensive, and often less expensive, than the alternatives of various public and private sources.

#### **6.0 An analysis of the impact on small businesses as defined by Section 288.703, F.S., and an analysis of the impact on small counties and small cities as defined by Section 120.52, F.S.**

There will be little impact on small businesses because of the establishment of the District. If anything, the impact may be positive because the District must competitively bid all of its contracts and competitively negotiate all of its contracts with consultants over statutory thresholds. This affords small businesses the opportunity to bid on District work.

Charlotte County has a population of 186,825 according to the Census 2020 conducted by the United States Census Bureau and is therefore not defined as a "small" county according to Section 120.52, F.S. It can be reasonably expected that the establishment of community development district for the West Port East development will not produce any marginal effects that would be different from those that would have occurred if the West Port East development was developed without a community development district established by the County.

#### **7.0 Any additional useful information.**

The analysis provided above is based on a straightforward application of economic theory, especially as it relates to tracking the incidence of regulatory costs and benefits. Inputs were received from the Petitioner's Engineer and other professionals associated with the Petitioner.

In relation to the question of whether the proposed West Port East Community Development District is the best possible alternative to provide public facilities and services to the project, there are several additional factors which bear importance. As an alternative to an independent district, the County could establish a dependent district for the area or establish an MSBU or MSTU. Either of these alternatives could finance the improvements contemplated in Tables 1 and 2 in a fashion similar to the proposed District.

There are a number of reasons why a dependent district is not the best alternative for providing public facilities and services to the West Port East development. First, unlike a CDD, this alternative would require the County to administer the project and its facilities and services. As a result, the costs for these services and facilities would not be directly and wholly attributed to the land directly benefiting from them, as the case would be with a CDD. Administering a project of the size and complexity of the development program anticipated for the West Port East development is a significant and expensive undertaking.

Second, a CDD is preferable from a government accountability perspective. With a CDD, residents and landowners in the District would have a focused unit of government ultimately under their direct control. The CDD can then be more responsive to resident needs without disrupting other County responsibilities. By contrast, if the County were to establish and administer a dependent special district, then the residents and landowners of the West Port East development would take their grievances and desires to the County Commission meetings.

Third, any debt of an independent CDD is strictly that CDD's responsibility. While it may be technically true that the debt of a County-established, dependent special district is not strictly the County's responsibility, any financial problems that a dependent special district may have may reflect on the County. This will not be the case if a CDD is established.

Another alternative to a CDD would be for a Property Owners' Association (POA) to provide the infrastructure as well as operations and maintenance of public facilities and services. A CDD is superior to a POA for a variety of reasons. First, unlike a POA, a CDD can obtain low-cost financing from the municipal capital market. Second, as a government entity a CDD can impose and collect its assessments along with other property taxes on the County's real estate tax bill. Therefore, the District is far more assured of obtaining its needed funds than is a POA. Third, the proposed District is a unit of local government. This provides a higher level of transparency, oversight and accountability and the CDD has the ability to enter into interlocal agreements with other units of government.

**8.0 A description of any regulatory alternatives submitted under section 120.541(1)(a), F.S., and a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed ordinance.**

No written proposal, statement adopting an alternative or statement of the reasons for rejecting an alternative have been submitted.

Based upon the information provided herein, this Statement of Estimated Regulatory Costs supports the petition to establish the West Port East Community Development District.

**APPENDIX A  
LIST OF REPORTING REQUIREMENTS**

<b>REPORT</b>	<b>FL. STATUTE CITATION</b>	<b>DATE</b>
Annual Financial Audit	190.008/218.39	9 months after end of Fiscal Year
Annual Financial Report	190.008/218.32	45 days after the completion of the Annual Financial Audit but no more than 9 months after end of Fiscal Year
TRIM Compliance Report	200.068	no later than 30 days following the adoption of the property tax levy ordinance/resolution (if levying property taxes)
Form 1 - Statement of Financial Interest	112.3145	within 30 days of accepting the appointment, then every year thereafter by 7/1 (by "local officers" appointed to special district's board); during the qualifying period, then every year thereafter by 7/1 (by "local officers" elected to special district's board)
Public Facilities Report	189.08	within one year of special district's creation; then annual notice of any changes; and updated report every 7 years, 12 months prior to submission of local government's evaluation and appraisal report
Public Meetings Schedule	189.015	quarterly, semiannually, or annually
Bond Report	218.38	when issued; within 120 days after delivery of bonds
Registered Agent	189.014	within 30 days after first meeting of governing board
Proposed Budget	190.008	annually by June 15
Adopted Budget	190.008	annually by October 1
Public Depositor Report	280.17	annually by November 30
Notice of Establishment	190.0485	within 30 days after the effective date of an ordinance establishing the District
Notice of Public Financing	190.009	file disclosure documents in the property records of the county after financing

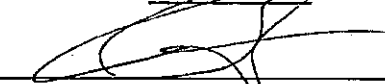
# EXHIBIT 9

**AUTHORIZATION OF AGENT**

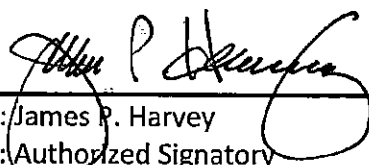
This letter shall serve as a designation of Jere Earlywine of Kutak Rock LLP, to act as agent for Petitioner, **KL WESTPORT EXPANSION LLC**, with regard to any and all matters pertaining to the Petition to the Board of Commissioners of Charlotte County, Florida, to Establish the West Port East Community Development District pursuant to the "Uniform Community Development District Act of 1980," Chapter 190, *Florida Statutes*, Section 190.156(1), *Florida Statutes*. This authorization shall remain in effect until revoked in writing.

**Witnessed:**

  
\_\_\_\_\_  
Print Name: Dana Rhodes


  
\_\_\_\_\_  
Print Name: Bryon T. LoPreste

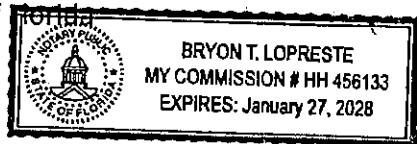
**KL WESTPORT EXPANSION LLC  
PETITIONER**

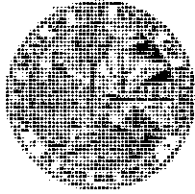
  
\_\_\_\_\_  
By: James P. Harvey  
Its: Authorized Signatory

**STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH**

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 2<sup>nd</sup> day of June, 2024, by James P. Harvey, as Authorized Signatory of KL Westport Expansion LLC, on its behalf. He  is personally known to me or  produced \_\_\_\_\_ as identification.

  
\_\_\_\_\_  
Notary Public, State of Florida





**FLORIDA DEPARTMENT *of* STATE**

**RON DESANTIS**  
Governor

**CORD BYRD**  
Secretary of State

December 10, 2024

Roger D. Eaton  
Clerk of the Circuit Court  
Charlotte County  
18500 Murdock Circle, Room 416  
Port Charlotte, Florida 33948

Dear Roger Eaton,

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Charlotte County Ordinance No. 2024-041, which was filed in this office on December 10, 2024.

Sincerely,

Alexandra Leijon  
Administrative Code and Register Director

AL



Ticket# 3945284-1  
BCC 12.10  
5 x 14  
Submitted by: Heather Bennett  
Publish: 11/25/24  
163352 3945286

**PUBLISHER'S AFFIDAVIT OF  
PUBLICATION STATE OF FLORIDA COUNTY  
OF CHARLOTTE:**

Before the undersigned authority personally appeared Amber Douglas, who on oath says that she is the Legal Advertising Representative of The Daily Sun, a newspaper published at Charlotte Harbor in Charlotte County, Florida; that the attached copy of advertisement, being a Legal Notice that was published in said newspaper in the issue(s)

11/25/24

as well as being posted online at [www.yoursun.com](http://www.yoursun.com) and [www.floridapublicnotices.com](http://www.floridapublicnotices.com).

Affiant further says that the said newspaper is a newspaper published at Charlotte Harbor, in said Charlotte County, Florida, and that the said newspaper has heretofore been continuously published in said Charlotte County, Florida, Sarasota County, Florida and DeSoto County, Florida, each day and has been entered as periodicals matter at the post office in Punta Gorda, in said Charlotte County, Florida, for a period of 1 year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

\_\_\_\_\_  
(Signature of Affiant)

Sworn and subscribed before me this 25th day of  
November, 2024

\_\_\_\_\_  
(Signature of Notary Public)



Personally known  X  OR   Produced Identification

# Game show host Woolery dies at 83

MARK KENNEDY  
Associated Press

NEW YORK — Chuck

Woolery, the affable, smooth-talking game show host of "Wheel of Fortune," "Love Connection"

and "Scrabble" who later became a podcaster, accusing the government of lying about COVID-19, has died.

He was 83.

Mark Young, Woolery's podcast co-host and friend, said in an email early Sunday that Woolery died at his home in Texas with his wife, Kristen, present.

Woolery was inducted into the American TV Game Show Hall of Fame in 2007.

In 1983, Woolery began an 11-year run as host of TV's "Love Connection," which aired long before the dawn of dating apps, had a premise that featured either a single man or a single woman who would watch audition tapes of three potential mates and then pick one for a date.

A couple of weeks after the date, the guest would sit with Woolery in front of a studio audience and tell everybody about the date. The audience would vote on the three contestants, and if the audience agreed with the guest's choice, "Love Connection" would offer to pay for a second date.

Woolery became the subject of the Game Show Network's first attempt at a reality show, "Chuck Woolery: Naturally Stoned," which premiered in 2003.



ASSOCIATED PRESS  
Chuck Woolery hosts a special premiere of the "\$250,000 Game Show Spectacular" at the Las Vegas Hilton Saturday, Oct. 13, 2007, in Las Vegas.

Woolery began his TV career at a show that has become a mainstay. Although most associated with Pat Sajak and Vanna White, "Wheel of Fortune" debuted Jan. 6, 1975, on NBC with Woolery welcoming contestants and the audience. Woolery, then 33, was trying to make it in Nashville as a singer.

After Woolery appeared on "The Merv Griffin Show" singing "Delta Dawn," Merv Griffin asked him to host the new show with Susan Stafford.

"I had an interview that stretched to 15, 20 minutes," Woolery told The New York

Times in 2003. "After the show, when Merv asked if I wanted to do a game show, I thought, 'Great, a guy with a bad jacket and an equally bad mustache who doesn't care what you have to say — that's the guy I want to be.'"

Born in Ashland, Kentucky, Woolery served in the U.S. Navy before attending college. He played double bass in a folk trio, then formed the psychedelic rock duo The Avant-Garde in 1967 while working as a truck driver to support himself as a musician.

After his TV career ended, Woolery went into podcasting. In an interview with The New York Times, he called himself a gun-rights activist and described himself as a conservative libertarian and constitutionalist. He said he hadn't revealed his politics in liberal Hollywood for fear of retribution.

He teamed up with Mark Young in 2014 for the podcast "Bunt Force Truth" and soon became a full supporter of Donald Trump while arguing minorities don't need civil rights and causing a firestorm by tweeting an anti-Semitic comment linking Soviet Communists to Judaism.

During the early stages of the pandemic, Woolery initially accused medical professionals and Democrats of lying about the virus in an effort to hurt the economy and Trump's chances for reelection to the presidency.

In addition to his wife, Woolery is survived by his sons Michael and Sean and his daughter Melissa, Young said.

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Apply Online: [www.ftri.org/free](http://www.ftri.org/free) 8am to 4pm, M-F

**Florida Telecommunications Relay, Inc.** 800-222-3448 [www.ftri.org](http://www.ftri.org)

**NOTICE OF PUBLIC MEETING AND HEARING FOR ONE OR MORE OF THE FOLLOWING MATTERS: PROPOSED CHANGES TO THE FUTURE LAND USE MAP AND COMPREHENSIVE PLAN ELEMENTS, DEVELOPMENTS OF REGIONAL IMPACT OR CHANGES THERETO, REZONINGS, TRANSFER OF DENSITY UNITS (TDU), PRELIMINARY AND FINAL PLATS, DEVELOPER AGREEMENTS, STREET AND PLAT VACATIONS, DRC FINAL DETAIL PLANS OR CHANGES THERETO, TEXT AMENDMENTS AND STREET NAMING**

A PUBLIC MEETING AND HEARING ON PROPOSALS AND PETITIONS AS DESCRIBED BELOW WILL BE CONDUCTED BY THE BOARD OF COUNTY COMMISSIONERS AT A REGULAR MEETING ON TUESDAY, DECEMBER 10, 2024, AT 2:00 P.M. OR AS SOON THEREAFTER AS THE MATTER MAY BE HEARD DURING THE COURSE OF ACTION. THE MEETING AND HEARING WILL BE HELD IN COMMISSION CHAMBERS, ROOM 119, FIRST FLOOR, BUILDING A, THE CHARLOTTE COUNTY ADMINISTRATION CENTER, 1850 MURDOCK CIRCLE, PORT CHARLOTTE, FLORIDA. THE BOARD IS NOT BOUND TO CONSIDER THE PETITIONS IN THE ORDER LISTED IN THIS NOTICE. ANY OF THESE PETITIONS MAY BE CONSIDERED AS SOON AS THE MEETING COMMENCES.

COPIES OF SAID PETITIONS WITH COMPLETE LEGAL DESCRIPTIONS AND SUBSEQUENT STAFF REPORTS WILL BE AVAILABLE FOR REVIEW AT THE CHARLOTTE COUNTY COMMUNITY DEVELOPMENT DEPARTMENT AND ALL CHARLOTTE COUNTY PUBLIC LIBRARIES. A MEETING AGENDA AND PETITION PACKETS MAY BE REVIEWED AT THE FOLLOWING INTERNET ADDRESS: <http://www.charlottecountyfl.gov/boards-commissioners/planning-zoning-board/agenda.html>.

ALL INTERESTED PERSONS ARE URGED TO ATTEND. THE PUBLIC IS WELCOME TO SPEAK; TIME LIMITS ARE SET BY BOARD RULES. IF YOU HAVE SPECIFIC QUESTIONS OR COMMENTS, YOU ARE ENCOURAGED TO CONTACT A STAFF PERSON AT ANY TIME IN ADVANCE OF THE PUBLIC HEARING(S). PLEASE CALL 941-764-4903 AND MENTION THE PETITION NUMBER OF THE MATTER YOU WISH TO DISCUSS.

- PETITIONS**
- LAND USE CONSENT AGENDA**
- CSZ-24-07** **Quasi-Judicial** **Commission District IV**  
A Resolution of the Board of County Commissioners of Charlotte County, Florida, approving a petition for certification of a Sending Zone for two parcels located at 13165 and 13201 Eleanor Avenue, in the Mid-County Area, containing 6.84± acres, for calculation and severance of 18 density units, pursuant to Section 3-9-150(1)(I) (Transfer of Density Units) of the Code of Laws and Ordinances of Charlotte County, Florida; Petition No. CSZ-24-07; Applicant: Value Express, LLC; providing an effective date.
- CSZ-24-08** **Quasi-Judicial** **Commission District IV**  
A Resolution of the Board of County Commissioners of Charlotte County, Florida, approving a petition for certification of a Sending Zone for four parcels located at 12477, 12497, 12507, and 12525 Eisenhower Drive, in the Mid-County Area, containing 31.12± acres, for calculation and severance of 101 density units, pursuant to Section 3-9-150(1)(I) (Transfer of Density Units) of the Code of Laws and Ordinances of Charlotte County, Florida; Petition No. CSZ-24-08; Applicant: Charlotte's Web Ventures LLC; providing an effective date.
- Construction and Maintenance Agreement Template** **Legislative** **Countywide**  
A Resolution of the Board of County Commissioners of Charlotte County, Florida, to establish a template for the Construction and Maintenance Agreement, which is an agreement between the County and the developer of a subdivision to provide the required financial assurances for the construction of the improvements pursuant to the provisions of Section 3-9-32, 3-9-34, and 3-9-65 of the Charlotte County Code of Laws and Ordinances. Applicant: Charlotte County Board of County Commissioners.
- LAND USE REGULAR AGENDA**
- PP-24-09** **Quasi-Judicial** **Commission District III**  
Lennax Homes, LLC is requesting Preliminary Plat approval for a subdivision to be named, Willow Townhomes, being a replat of Tract F-3 of Tuckers Pointe Phase 1, as recorded in Plat Book 27, Pages 3A through 329, of the Public Records of Charlotte County, Florida. The proposed subdivision consists of 360 residential lots and 20 tracts. This site contains 31.81± acres and is generally located north of Tuckers Grade, east of Tamiami Trail, south of Clowery Lane, and west of Willowleaf Boulevard, within the South County area, and in Commission District II.
- PD-24-12** **Quasi-Judicial** **Commission District I**  
An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Planned Development (PD) to PD. This is a major modification to the existing PD Ordinance Number 2021-049, by amending the adopted PD conditions "C", "J", and "L" to increase the maximum height for the rear wall of the covered storage from 16 feet to 24 feet in order to allow for proper clearance for stored vehicles for the subject property located at 25505 Old Landfill Road, in the Port Charlotte area, containing 20.97± acres. Commission District I; Petition No. PD-24-12; Applicant: Stri Engineering Group; Amjad Sitta PE; providing an effective date.
- Z-24-14** **Quasi-Judicial** **Commission District II**  
An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Residential Estate I (RE-I) to Commercial General (CG) in order to correct an inconsistency between the Future Land Use Map designation and the zoning district for property generally located north of Jones Loop Road, south-west of Max Drive, in the Punta Gorda area, containing 4.81± acres; Commission District II; Petition No. Z-24-14; Applicant: McBrosnig, LLC; providing an effective date.
- PA5-23-00002** **Legislative** **Commission District IV**  
Pursuant to Section 163.3187, Florida Statutes, adopt a Small Scale Plan Amendment to change Charlotte County PLUM Sales Map #1: 2030 Future Land Use, from Low Density Residential (LDRI) to Commercial (COM), for property, containing 15 platted lots, located at 13345, 13377, 13385, 13393, 13401, and 13405 S Access Road, 6937 Pineclade Drive, 13420, 13410, 13403, 13394, 13386, 13378, 13370, and 13362 Hopkinson Avenue, in the West County area, containing 3.52± acres; Commission District IV; Petition No. PA5-23-00002; Applicant: Casio JBCC Hwy 70 LLC; providing an effective date.
- PD-24-10** **Quasi-Judicial** **Commission District IV**  
An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Residential Single-Family 3.5 (RSF-3.5) to Planned Development (PD), and adopting its associated General PD Concept Plan, in order to allow for commercial development, containing 15 platted lots, located at 13345, 13377, 13385, 13393, 13401, and 13405 S Access Road, 6937 Pineclade Drive, 13420, 13410, 13403, 13394, 13386, 13378, 13370, and 13362 Hopkinson Avenue, in the West County area, containing 3.52± acres; Commission District IV; Applicant: Casio JBCC Hwy 70 LLC; providing an effective date.
- CDD-24-02** **Legislative** **Commission District IV**  
An ordinance of the Board of County Commissioners of Charlotte County, Florida, pursuant to Chapter 190, Florida Statutes, amending Part IV, Municipal Service Benefit and Utility Units, Chapter 4-3.5 Municipal Service Districts, by creating new Article XXI: West Port East Community Development District (CDD); providing for new Section 4-3.5-26A, and adopting its associated General PD Concept Plan, in order to allow for commercial development, containing 15 platted lots, located at 13345, 13377, 13385, 13393, 13401, and 13405 S Access Road, 6937 Pineclade Drive, 13420, 13410, 13403, 13394, 13386, 13378, 13370, and 13362 Hopkinson Avenue, in the West County area, containing 3.52± acres; Commission District IV; Applicant: KJ Westport Expansion LLC; providing for an effective date. The proposed CDD is generally located south of Franklin Avenue, north of E Jobson Road (SR 776), east of the Crestview Waterway, and west of Toledo Bladé Boulevard, in the Port Charlotte area, within the Murdock Village Community Redevelopment Area (CRA), and in Commission District IV. The site contains 175.877± acres.

SHOULD ANY AGENCY OR PERSON DECIDE TO APPEAL ANY DECISION MADE BY THE BOARD WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING, A RECORD OF THE PROCEEDING AND FOR SUCH PURPOSE, A VERBATIM RECORD OF THE PROCEEDING IS REQUIRED, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

Charlotte County Board of County Commissioners does not discriminate on the basis of disability. This nondiscrimination policy involves every aspect of the County's functions, including access to and participation in meetings, programs and activities. FM Sound Enhancement Units for the Hearing Impaired are available at the Port Charlotte Desk, Building A of the Murdock Administration Complex. Anyone needing other reasonable accommodation or auxiliary aids and services please contact our office at 941-764-4191, TDD/TTY 941-764-1254, or by email to [David.L.Hisco@CharlotteCountyFL.gov](mailto:David.L.Hisco@CharlotteCountyFL.gov).



**CRIME**

## Sorority, fraternity members face charges

**ASSOCIATED PRESS**

**HANOVER, N.H.** — A sorority at Dartmouth College and two members of a fraternity are facing charges related to the death of a student who drowned after attending an off-campus party this summer.

Won Jang, 20, of Middletown, Delaware, had been reported missing in July after the party. State and local emergency responders searched the Connecticut River and found his body.

On Friday, police in Hanover, New Hampshire announced Alpha Phi has been charged with one count of facilitating an underage alcohol house. Two members of the Beta Alpha Omega were charged with providing alcohol to a person under 21.

The party was hosted by Alpha Phi sorority and alcohol was provided by Beta Alpha Omega. At the end of the party, police said several attendees decided to swim in the river. While at the river, a heavy rainstorm hit and most people left. Jang, whose family told authorities he could not swim, was left behind.

Jang was a member of Beta Alpha Omega.

**Attachment 2**  
**Ordinance Number 2025-007**

CHG  
BCC

ROGER D. EATON, CHARLOTTE COUNTY CLERK OF  
CIRCUIT COURT  
# PAGE: 31  
INSTA #: 3509143 Doc Type: GOV  
Recorded: 03/26/2025 at 02:07 PM  
Rec. Fee: RECORDING \$265.00

ORDINANCE  
NUMBER 2025 -007

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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 PD; A MAJOR MODIFICATION TO THE EXISTING PD, ORDINANCE NUMBER 2020-008, THE ADOPTED PD CONCEPT PLAN, AND ITS ASSOCIATED PD CONDITIONS; CONVERTING THROUGH THE ADOPTED EQUIVALENCY MATRIX PREVIOUSLY APPROVED 84,745.76 SQUARE FEET OF REGIONAL COMMERCIAL USES TO 350 UNITS OF SINGLE-FAMILY UNITS AND PREVIOUSLY APPROVED 58,394.16 SQUARE FEET OF REGIONAL COMMERCIAL USES TO 320 MULTI-FAMILY UNITS, IN ORDER TO HAVE A MIXTURE OF RESIDENTIAL AND COMMERCIAL DEVELOPMENT UP TO 670 RESIDENTIAL UNITS, 250,000 SQUARE FEET OF REGIONAL COMMERCIAL USES, 150 KEYS OF HOTEL USES, AND 150,000 SQUARE FEET OF OTHER COMMERCIAL USES FOR GOVERNMENTAL USES; ADOPTING A GENERAL PD CONCEPT PLAN; FOR MULTIPLE PARCELS, GENERALLY LOCATED NORTH OF EL JOBEAN ROAD (SR 776), SOUTH OF SEYMOUR AVENUE, EAST OF THE COMO WATERWAY, AND WEST OF COLLINGSWOOD BOULEVARD, WITHIN THE BOUNDARY OF THE MURDOCK VILLAGE COMMUNITY REDEVELOPMENT AREA, IN THE PORT CHARLOTTE AREA; CONTAINING 154.93± ACRES; COMMISSION DISTRICT IV, CHARLOTTE COUNTY, FLORIDA; PETITION NUMBER PD-24-17; APPLICANT, KOLTER GROUP ACQUISITIONS, LLC; PROVIDING AN EFFECTIVE DATE.

RECITALS

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WHEREAS, in a public hearing held on Tuesday, March 25, 2025, the Board of County Commissioners of Charlotte County, Florida ("Board") reviewed Petition PD-24-17, submitted by applicant, Kolter Group Acquisitions, LLC ("Applicant"), which requested a rezoning from Planned Development (PD) to PD; a major modification to the existing PD (Ordinance Number 2020-008), the adopted PD Concept Plan, and its associated PD conditions; converting through the adopted equivalency matrix previously approved 84,745.76 square feet of

MIN

40 regional commercial uses to 350 units of single-family units and previously  
41 approved 58,394.16 square feet of regional commercial uses to 320 multi-family  
42 units, in order to have a mixture of residential and commercial development up to  
43 670 residential units, 250,000 square feet of regional commercial uses, 150 keys  
44 of hotel uses, and 150,000 square feet of other commercial uses for  
45 governmental uses; adopting a General PD Concept Plan; for multiple parcels,  
46 generally located north of El Jobean Road (SR 776), south of Seymour Avenue,  
47 east of the Como Waterway, and west of Collingswood Boulevard, within the  
48 boundary of the Murdock Village Community Redevelopment Area; in the Port  
49 Charlotte area; containing 154.93± acres; Commission District IV; and more  
50 particularly described in Exhibit "A" attached hereto ("Property"); and

51 WHEREAS, Petition PD-24-17 was heard by the Charlotte County  
52 Planning and Zoning Board ("P&Z Board") and, based on the findings and  
53 analysis provided by County Staff and the evidence presented to the P&Z Board,  
54 the P&Z Board recommended approval on February 10, 2025; and

55 WHEREAS, after due consideration, based on the findings and  
56 analysis provided by County Staff and the evidence presented to it, the Board  
57 finds that approval of Petition PD-24-17 is consistent with the County's  
58 Comprehensive Plan, and that it meets the requirements for rezoning and  
59 adopting the associated General PD Concept Plan; and

60 WHEREAS, the Board finds that approval of Petition PD-24-17 to  
61 rezone the Property from PD to PD is in the best interests of the County.

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

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

68 Petition PD-24-17 requesting rezoning from Planned  
69 Development (PD) to PD; a major modification to the  
70 existing PD (Ordinance Number 2020-008), the  
71 adopted PD Concept Plan, and its associated PD  
72 conditions; converting through the adopted  
73 equivalency matrix previously approved 84,745.76  
74 square feet of regional commercial uses to 350 units  
75 of single-family units and previously approved  
76 58,394.16 square feet of regional commercial uses to  
77 320 multi-family units, in order to have a mixture of  
78 residential and commercial development up to 670  
79 residential units, 250,000 square feet of regional  
80 commercial uses, 150 keys of hotel uses, and  
81 150,000 square feet of other commercial uses for  
82 governmental uses; adopting a General PD Concept  
83 Plan; for multiple parcels, generally located north of El  
84 Jobean Road (SR 776), south of Seymour Avenue,  
85 east of the Como Waterway, and west of  
86 Collingswood Boulevard, within the boundary of the  
87 Murdock Village Community Redevelopment Area; in  
88 the Port Charlotte area; containing 154.93± acres;  
89 Commission District IV, Charlotte County, Florida, and  
90 more particularly described in Exhibit "A" attached  
91 hereto.

92  
93 SECTION 2. That the zoning for this property shall run with the  
94 property and shall apply to any subsequent owners, heirs and assigns.

95 SECTION 3. This Ordinance shall take effect upon filing in the  
96 Office of the Secretary of State, State of Florida.

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PASSED AND DULY ADOPTED this 25th day of March, 2025.

BOARD OF COUNTY COMMISSIONERS  
OF CHARLOTTE COUNTY, FLORIDA

By: Joseph M. Tiseo, Chairman

SEAL

ATTEST:

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

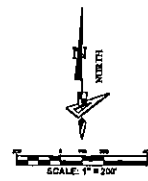
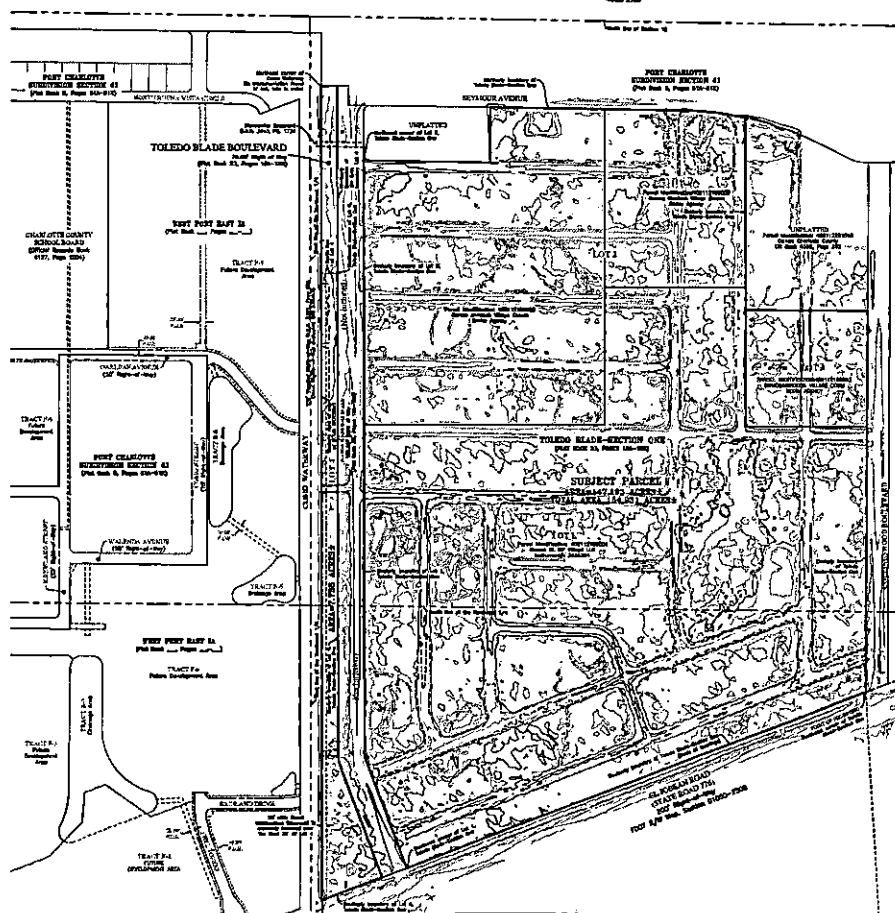
By: Kimberly Wells  
Deputy Clerk

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

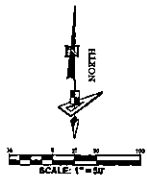
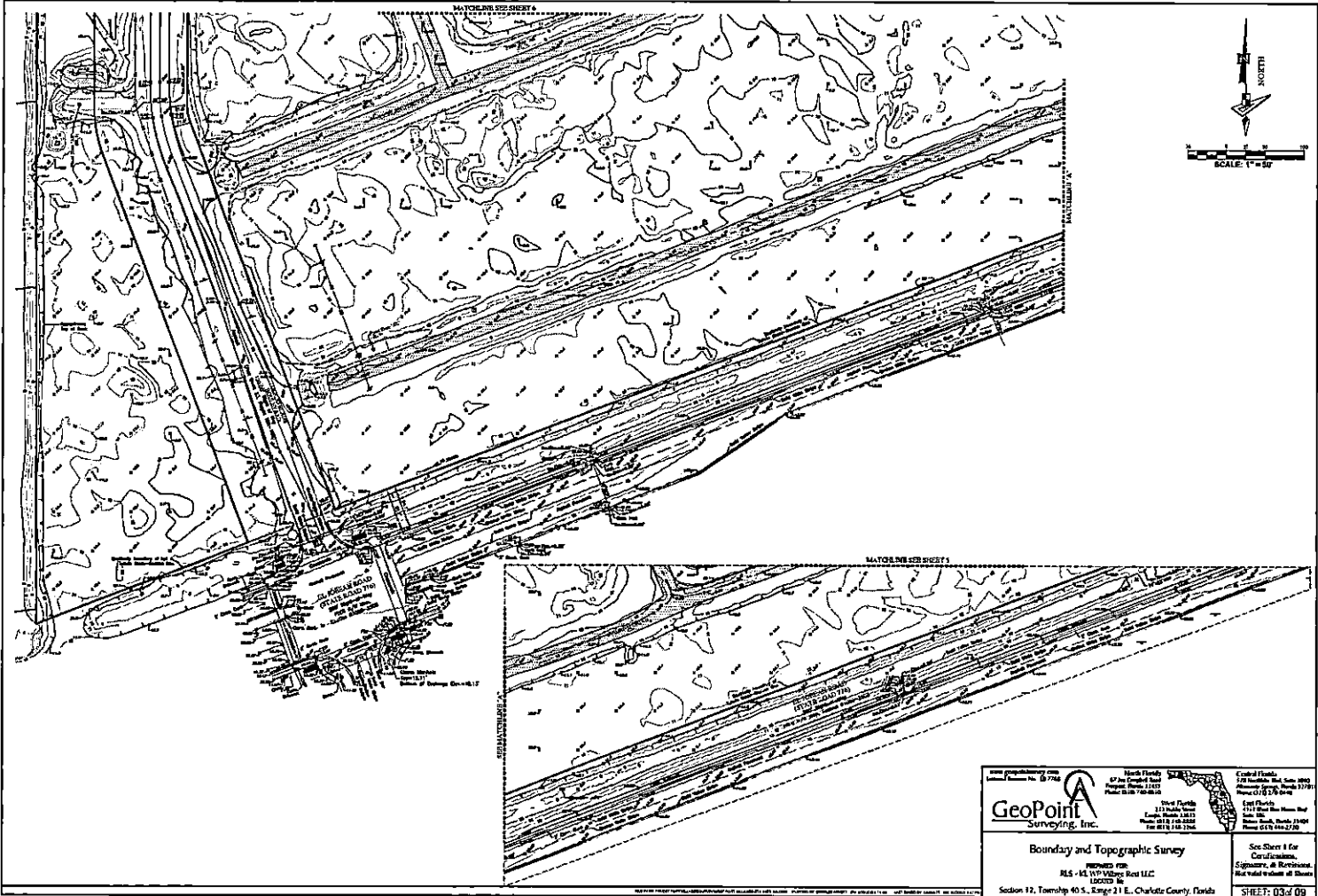
By: Janette S. Knowlton  
Janette S. Knowlton, County Attorney  
LR2024-0853

KNW

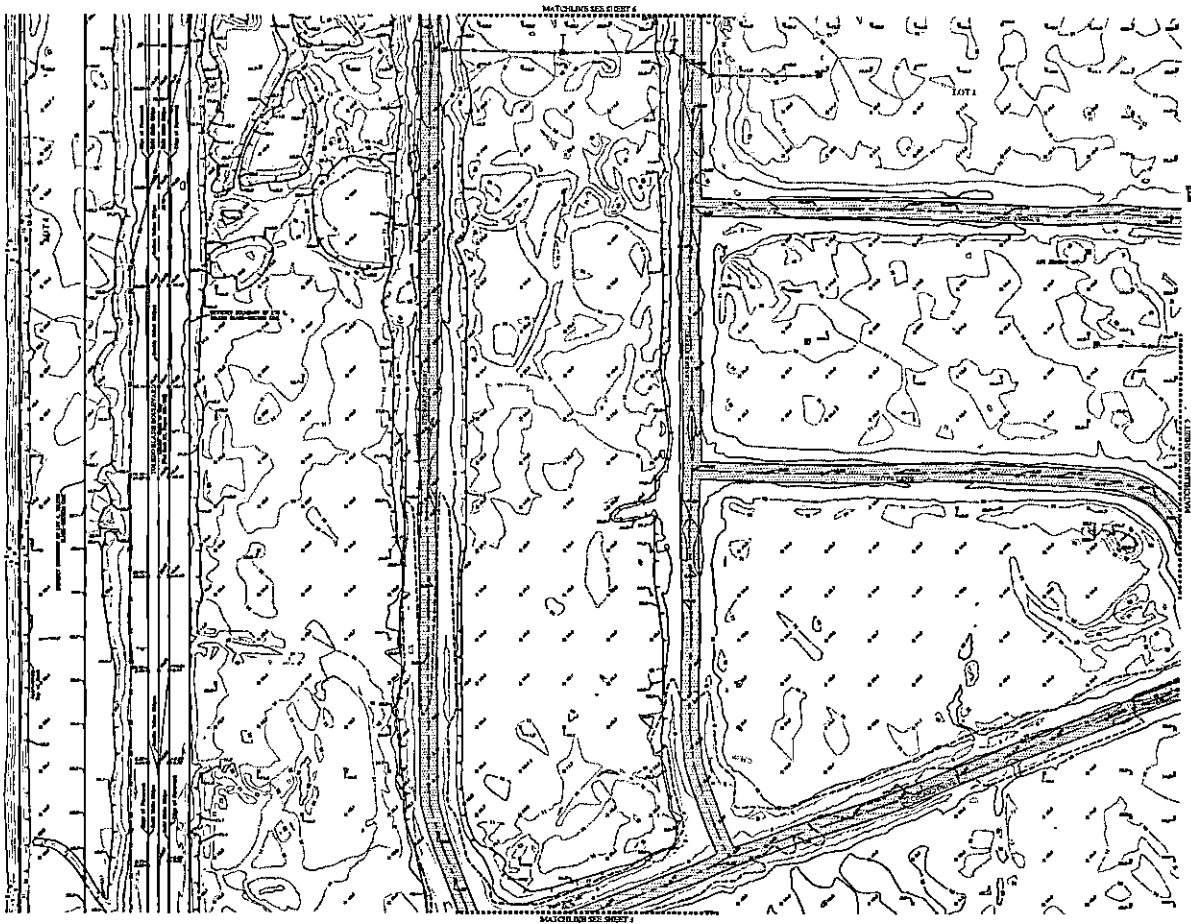




<a href="http://www.geopointinc.com">www.geopointinc.com</a> 	<b>North Florida</b> 47 1/2 South Blvd Panama City, FL 32404 Phone: 904-762-2424	<b>Central Florida</b> 122 North Blvd, Suite 1540 South Orlando, FL 32819 Phone: 407-270-2144	<b>Boundary and Topographic Survey</b> PREPARED FOR: <b>RES - KLP VCHgr Real LLC</b> LOT 200 2B Section 12, Township 40 S., Range 21 E., Charlotte County, Florida SUDET: 02-09	See Sheet 1 for Contourlines, Signatures, & Revisions. Not valid without all sheets.
	<b>West Florida</b> 211 South Beach Panama City, FL 32404 Phone: 904-762-2424	<b>East Florida</b> 1111 South Beach Panama City, FL 32404 Phone: 904-762-2424		



<p>www.geopointinc.com          License # 03 7784</p> <p><b>GeoPoint</b>          Surveying, Inc.</p>		<p>North Florida          4700 W. Emerald Road          Panama City, FL 32409          Phone: 904.764.4828</p>	<p>Central Florida          3700 W. Colonial Blvd., Suite 200          Orlando, FL 32811          Phone: 407.876.8747</p>
<p>West Florida          3115 Bay Blvd.          Gulf Breeze, FL 32562          Phone: 904.241.2222          Fax: 904.241.1244</p>		<p>East Florida          1111 West New Haven Blvd.          Palm Bay, FL 32909          Phone: 888.334.2728</p>	
<p><b>Boundary and Topographic Survey</b></p> <p>PROJECT NO:          MS - 44, 1st 1/2 Sec. 11, T.</p> <p>LOCATED IN:          Section 12, Township 40 S., Range 21 E., Charlotte County, Florida</p>			<p>See Sheet 4 for          Certification,          Signature, &amp; Return          Fee Total of \$4,500.00</p> <p><b>SHEET: 03 of 09</b></p>



www.geopoint.com  
 47 W. Campbell Blvd  
 Raleigh, North Carolina 27617  
 Phone: 919.748.0118

**GeoPoint**  
 Surveying, Inc.

North Florida  
 47 W. Campbell Blvd  
 Raleigh, North Carolina 27617  
 Phone: 919.748.0118

South Florida  
 211 South Blvd  
 Tampa, Florida 33610  
 Phone: 813.248.4334  
 Fax: 813.248.2842

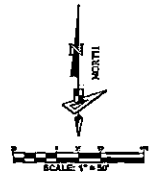
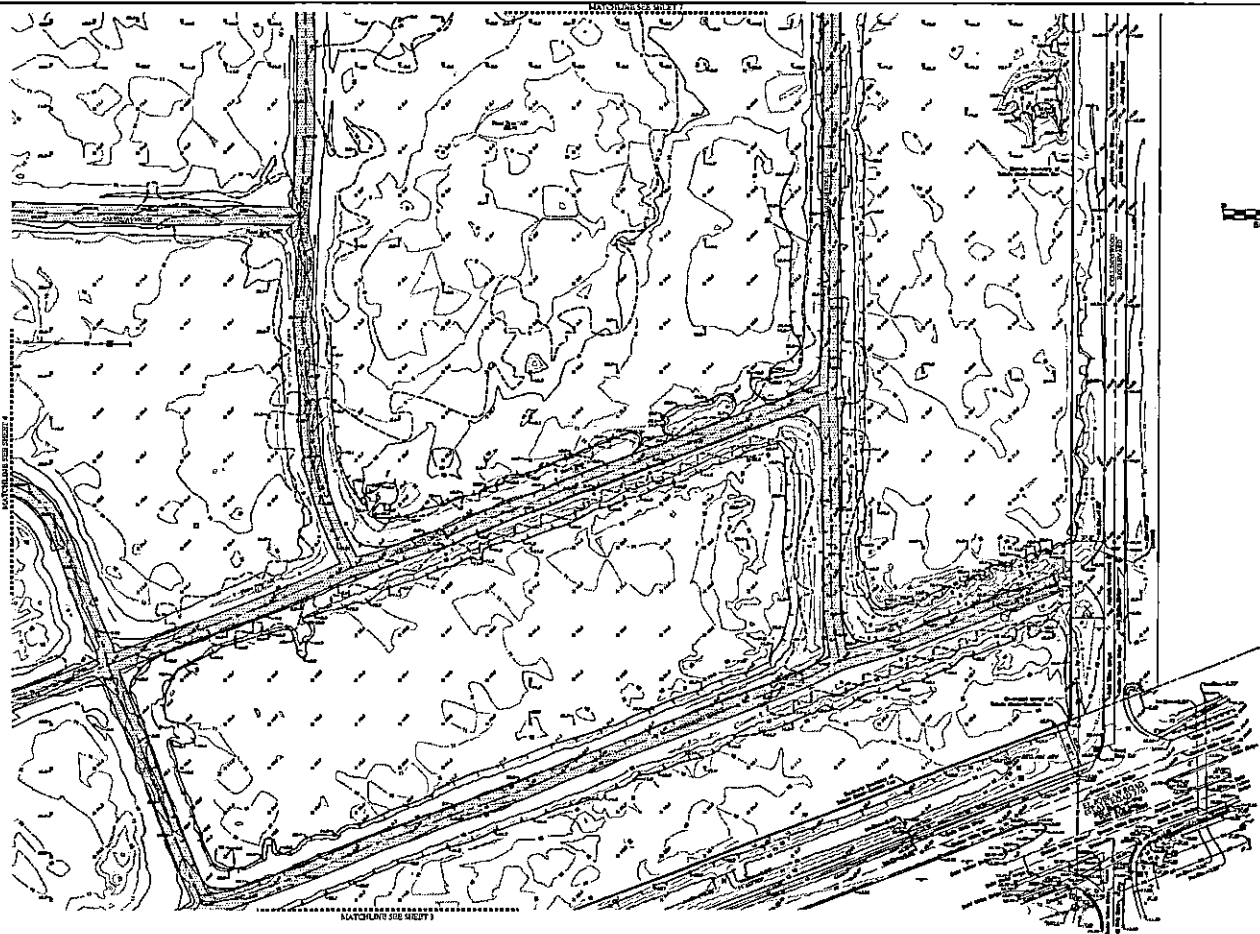
Central Florida  
 222 Northside Blvd., Suite 300  
 Altamonte Springs, Florida 32714  
 Phone: 407.877.0000

East Florida  
 1112 West New Haven Blvd  
 Jacksonville, Florida 32216  
 Phone: 904.744.1100  
 Fax: 904.744.1120

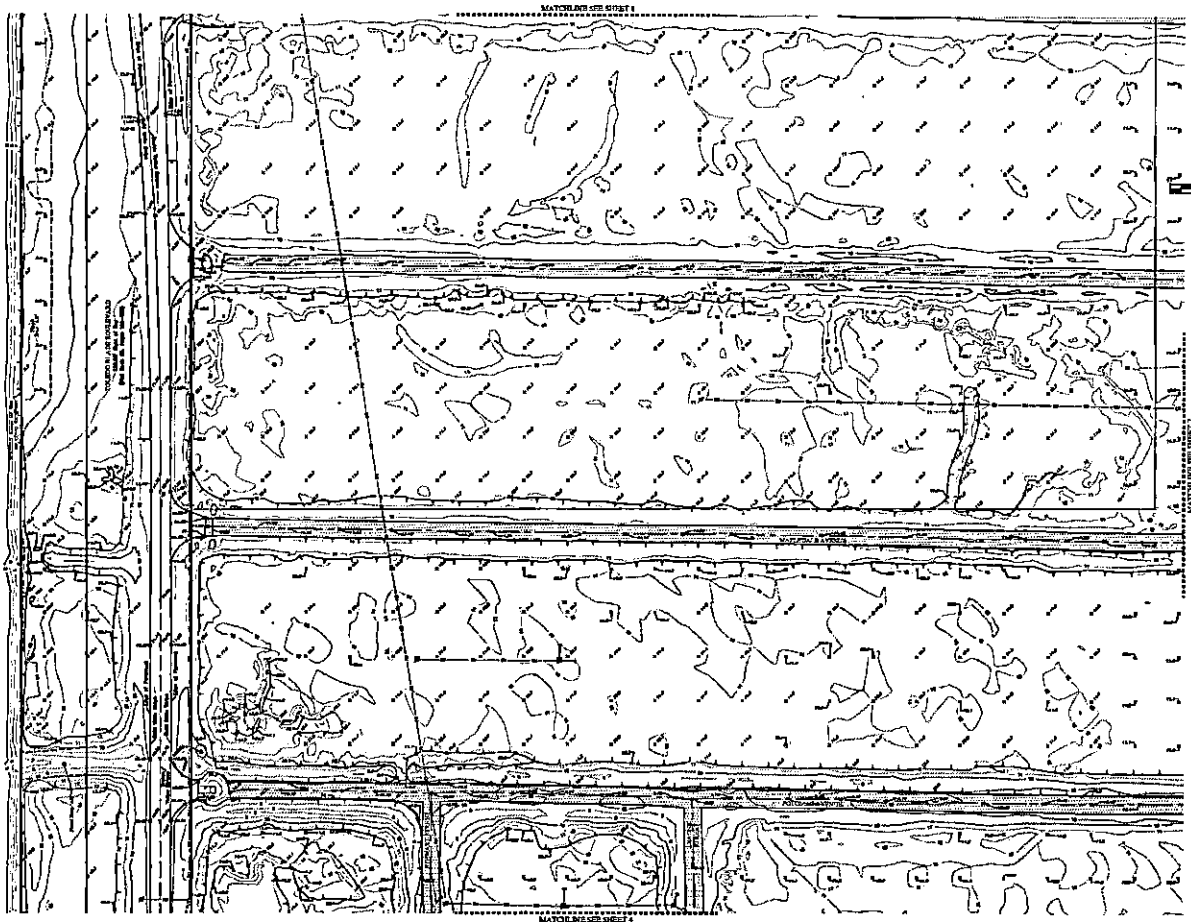
**Boundary and Topographic Survey**  
 PREPARED FOR:  
 BLS - 101 107 MILLERS BOAT LLC  
 LICENSE NO.  
 Section 12, Township 40 S., Range 23 E., Charlotte County, Florida

See Sheet 1 for  
 Certification,  
 Signature, & Seal/Stamp.  
 Not valid without 28 Sheets

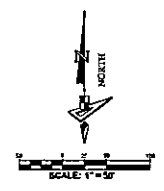
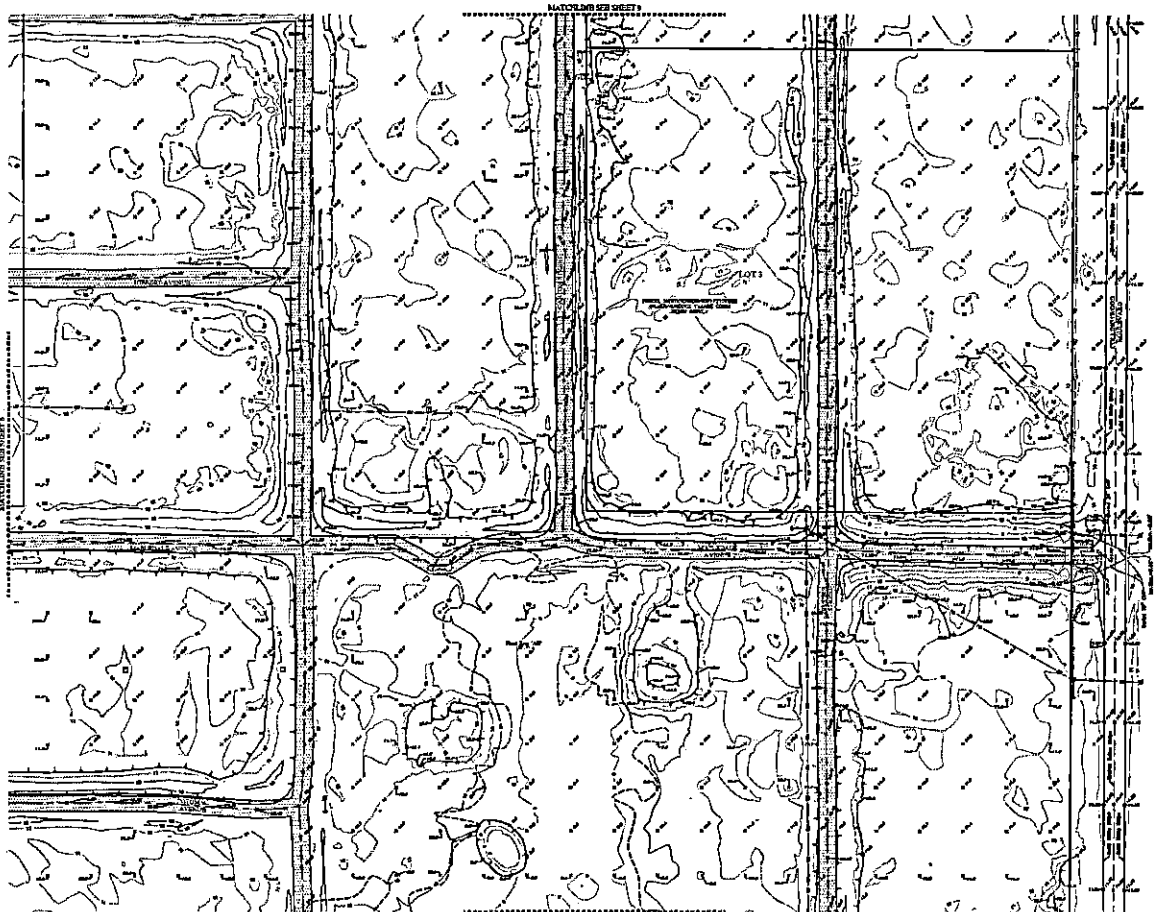
**SHEET: 04 of 09**



<p>www.geopointinc.com          PLS No. 12 7963  <b>GeoPoint</b>          Surveying, Inc.</p>	<p>Florida Florida          PLS No. 12 7963          PLS No. 12 7963          PLS No. 12 7963</p>	<p>Central Florida          PLS No. 12 7963          PLS No. 12 7963          PLS No. 12 7963</p>	<p><b>Boundary and Topographic Survey</b>          PROJECT FILE          RLS - RT, YIP Valley Road LLC          12/20/12          Section 12, Township 40 S., Range 21 E., Charlotte County, Florida</p>	<p>See Sheet 1 for          Certification          Signature, &amp; Registration          No. and Expiration date shown  <b>SHEET: 05 of 09</b></p>
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<p>www.geopoint.com          2010          2011          2012          2013          2014          2015          2016          2017          2018          2019          2020          2021          2022          2023          2024          2025          2026          2027          2028          2029          2030          2031          2032          2033          2034          2035          2036          2037          2038          2039          2040          2041          2042          2043          2044          2045          2046          2047          2048          2049          2050</p>	<p><b>GeoPoint</b>          Surveying, Inc.</p>	<p>North Florida          2010          2011          2012          2013          2014          2015          2016          2017          2018          2019          2020          2021          2022          2023          2024          2025          2026          2027          2028          2029          2030          2031          2032          2033          2034          2035          2036          2037          2038          2039          2040          2041          2042          2043          2044          2045          2046          2047          2048          2049          2050</p>	<p><b>Boundary and Topographic Survey</b>          prepared for:  <b>RLS - 81,199 Village Road LLC</b>          100000000          Section 12, Township 40 S., Range 21 E., Charlotte County, Florida</p> <p>See Sheet 1 for          Certification,          Signature, &amp; Notations.          Not valid without all sheets.</p> <p><b>SHEET: 06-1 09</b></p>
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 Miles from 760 6210

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 Surveying, Inc.

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 315 South Street  
 Tampa, Florida 33602  
 Phone: 813 251-2222  
 Fax: 813 251-2262

Central Florida  
 215 Woodloch Blvd., Suite 1000  
 Orlando, Florida 32804  
 Phone: 407 276-8646

East Florida  
 1411 Woodloch Home Bldg  
 Ft. Lauderdale, Florida 33304  
 Phone: 954 544-7200

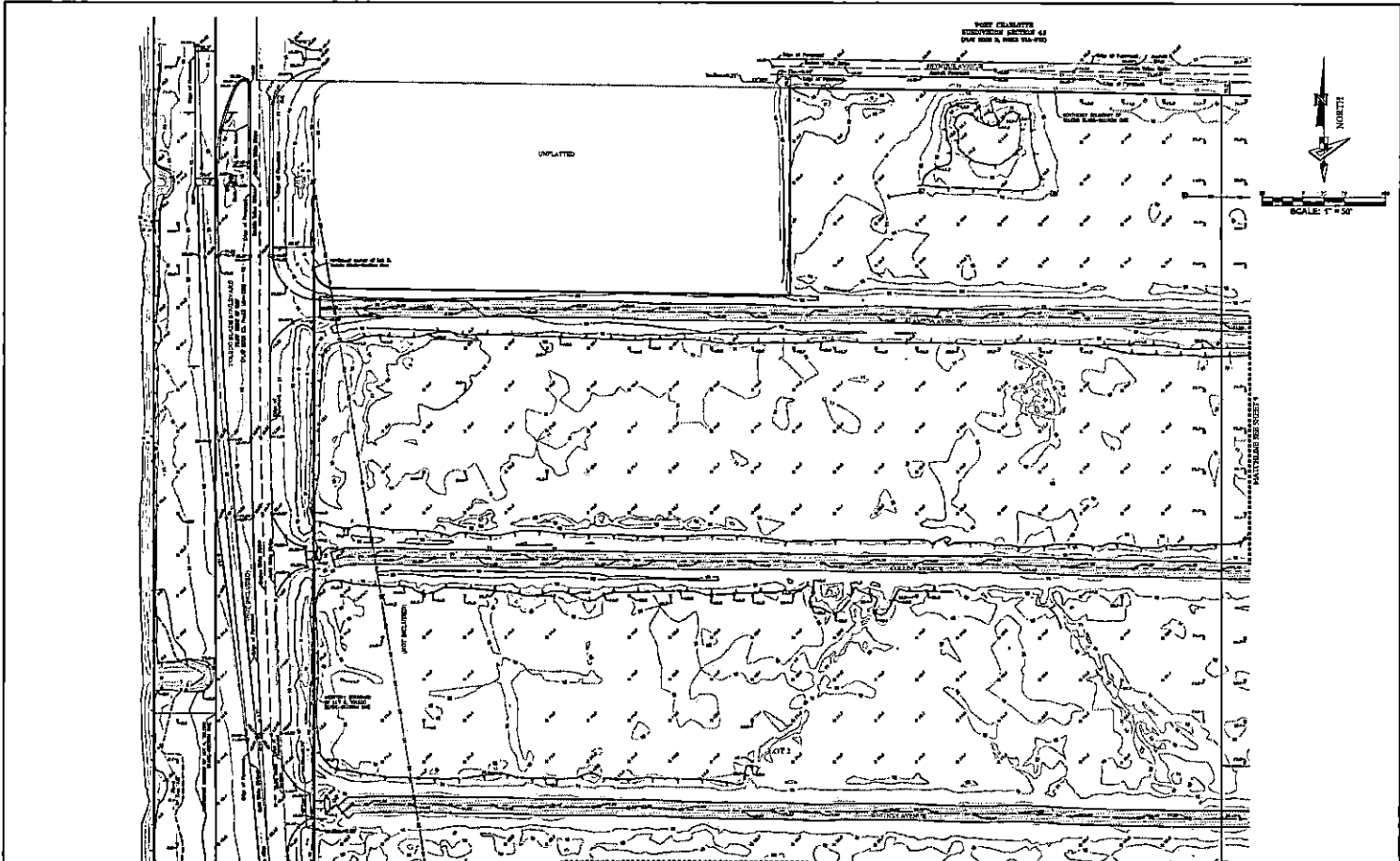
**Boundary and Topographic Survey**

PROJECT: RLS - RT WP Village Rest LLC  
 6600712-00

Section 12, Township 40 S., Range 21 E., Charlotte County Florida

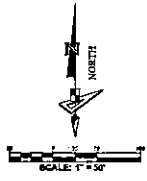
See Sheet 1 for  
 Certificate,  
 Signature, & Notarization.  
 Not valid without all sheets.

SHEET: 07 of 09

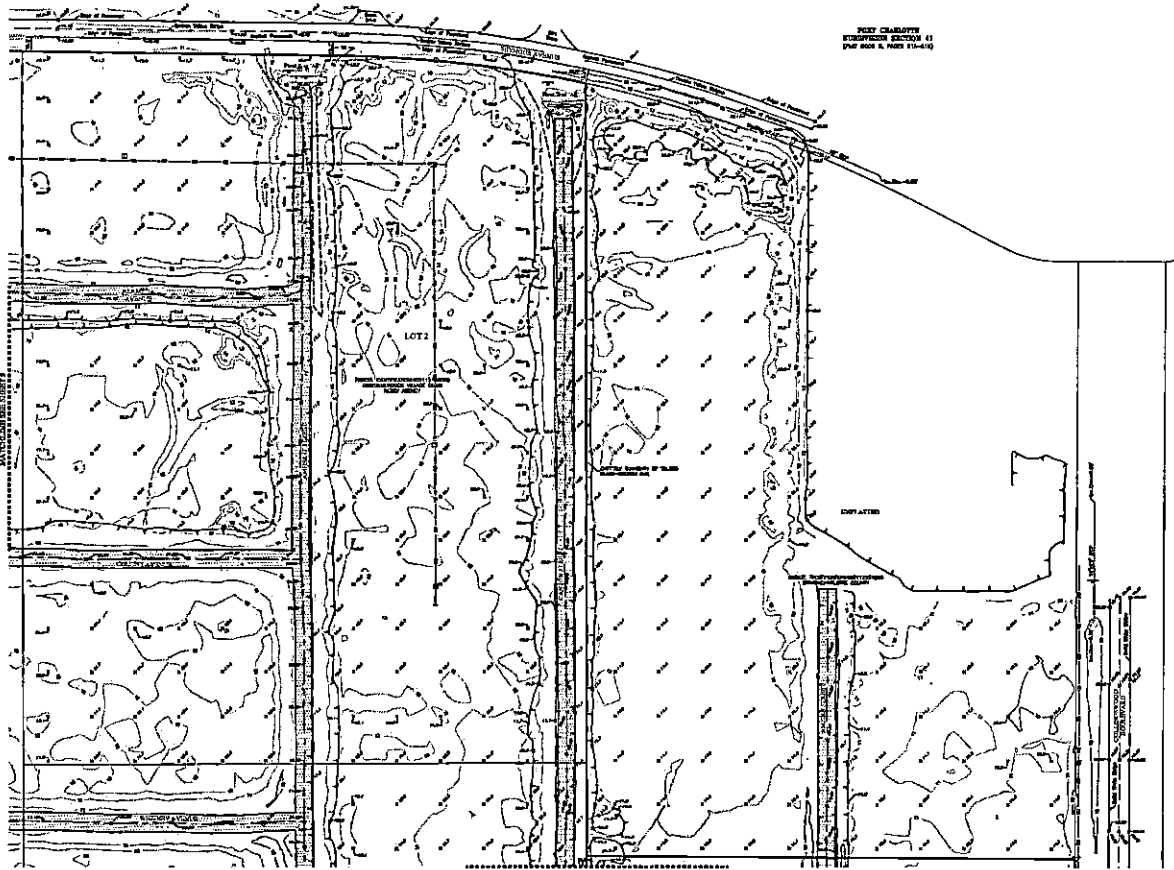


THIS SURVEY  
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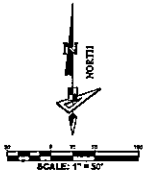
UNPLATTED



<p>Professional Seal          License No. 61794  <b>GeoPoint</b>          Surveying, Inc.</p>	<p>North Florida          47 So. Campbell Blvd.          Tallahassee, Florida 32310          Phone: (904) 748-0226</p>	<p>Central Florida          112 South St. 4th, Suite 1000          Orlando, Florida 32801          Phone: (407) 763-0168</p>	<p><b>Boundary and Topographic Survey</b>          PREPARED FOR:          BLS - EC, LLP, Survey and LLC          LICENSE NO. 160210          Section 12, Township 30 S., Range 21 E., Charlotte County, Florida</p> <p>See Sheet 1 for          Certification,          Signature, &amp; Remarks.          Not valid in case of Survey</p> <p>SHEET: 08 of 09</p>
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NEED CHARLOTTE  
 17500000 SECTION 11  
 (Part of Sec. 8, Twp. 21 S. R. 21 E.)



<p>www.geopoint.com          GeoPoint          Surveying, Inc.</p>	<p>North Florida          6700 W. Campbell Road          Jacksonville, Florida 32217          Phone: 904.734.0215</p>	<p>Central Florida          322 W. Colonial Blvd., Suite 2000          Orlando, Florida 32801          Phone: 407.979.8200</p>	<p>Boundary and Topographic Survey          PREPARED FOR:          RLS - KL 1987 Venture Real LLC          LOCATED IN:          Section 12, Township 40 S., Range 21 E., Charlotte County, Florida</p>	<p>See Sheet 1 for          Contourlines,          Signature, &amp; Revisions.          Not valid without all Sheets          SHEET: 09 of 09</p>
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# PD Conditions for Application PD-24-17 Revisions to PD Conditions as Established in Ordinance Number 2020-008

**Recommended Conditions of Approval:**

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

a) Development entitlements:

### Project Summary

<b><u>Area</u></b>	<b><u>154.93± Acres</u></b>
<b><u>Residential Uses</u></b>	
Single Family	350 Units
Multi-Family	220 Units
Multi-Family (Affordable)	100 Units
<b><u>Total Residential</u></b>	<b><u>670 Units</u></b>
 <b><u>Commercial Uses</u></b>	
Regional commercial space (retail/service)	250,000 square feet
<b><u>Total Commercial Space</u></b>	<b><u>250,000 square feet</u></b>
 <b><u>Regional commercial space (hotel)</u></b>	
	<b><u>150 keys</u></b>
 <b><u>Governmental Use</u></b>	
	<b><u>150,000 square feet</u></b>

a)

- i) As established in the Preliminary Decision of Determination of Vested Rights for Murdock Village, dated March 25, 2009 and effective as final April 9, 2009, the initial development entitlements granted include:
  - (1) 432,434.00 square feet of Regional commercial space
  - (2) 802,396.94 square feet of Other commercial space
- ~~ii) As established in the Agreement for Purchase and Sale between the Murdock Village Community Redevelopment Agency and Lost Lagoon Development LLLP, dated October 24, 2017, the final development entitlements include:
 
  - (1) 2,000,000 square feet of commercial, retail, restaurant, destination entertainment, and accessory storage uses.
  - (2) Two conference centers.
  - (3) Hotels totaling 1,250 keys.
  - (4) 45 acres for a water park.~~
- iii) Entitlements established in the Agreement for Purchase and Sale may be considered Regional Commercial, Community Commercial, or General Commercial, as established according to the Murdock Village Equivalency Matrix included in Section 6 of Charlotte 2050 FLU Appendix I: Land Use Guide. Specific uses shall be classified as follows:



- ~~(1) Commercial uses may be considered Community Commercial or General Commercial.~~
- ~~(2) Retail uses may be considered Community Commercial or General Commercial.~~
- ~~(3) Restaurant uses may be considered Community Commercial or General Commercial.~~
- ~~(4) Destination entertainment uses may be considered Regional Commercial only.~~
- ~~(5) Accessory storage uses may be considered Community Commercial or General Commercial.~~
- ~~(6) Hotels with conference centers may be considered Regional Commercial only.~~
- ~~(7) Other hotels may be considered Community Commercial or General Commercial.~~
- ~~(8) Water park uses, including offices, maintenance areas, and other "back-of-house" uses, may be considered Regional Commercial only.~~

~~iv)ii) Initial/Approved development entitlements may be increased in one land use category and concurrently reduced in another land use category to achieve the final development entitlements according to the Murdock Village Equivalency Matrix included in Section 6 of Charlotte 2050 FLU Appendix I: Land Use Guide through the procedure established in Article XXVI: Vested Rights of the Charlotte County Code of Laws and Ordinances (County Code). All applications for Preliminary/Final Detail Site Plan Approval shall include calculations supporting any proposed exchanges using the Equivalency Matrix, together with a running total of remaining entitlements.~~

~~v) Commercial use types shall not exceed the following maximums:~~

- ~~(1) Regional Commercial uses shall not exceed 1,200,000 square feet gross leasable area.~~
- ~~(2) Community Commercial uses shall not exceed 400,000 square feet gross leaseable area.~~
- ~~(3) Other Commercial uses shall not exceed 2,291,448 square feet gross leasable area.~~

~~vi) Uses established within a hotel structure or site such as restaurants, bars, limited retail, or personal services including spas or salons shall be considered accessory uses of the hotel and be included in the hotel's development entitlements, not as separate commercial uses.~~

~~b) Land use categories within this Planned Development shall be considered General Commercial, Community Commercial, or Regional Commercial, as established in the Murdock Village Mixed Use Future Land Use Map designation contained in FLU Appendix I.~~

*Development and Phasing:*

~~e)b) Development on the subject property shall occur as generally illustrated on the General Planned Development Concept Plan (Attachment 1: Planned Development Concept Plan for West Port Village) submitted by the applicant, prepared by Morris Engineering & Consulting, LLC/Banks Engineering, dated January 28, 2019/January 24, 2025, except such modifications as may be required to meet the conditions of the Planned Development zoning district. In addition, the Site Plan Review (Petition No. DRC-18-0004624-234) conditions/comments of approval according to the letter dated February 43, 2019/2025, and signed by Shaun Cullinan, Charlotte County Zoning Official, are required to 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).~~

~~d)c) No development activity shall occur prior to Final Detail Site Plan approval for each phase of the development. A request for Final Detail Site Plan approval will be placed on the Board of County Commissioner's consent agenda.~~

e)d) \_\_\_\_\_ This Planned Development may be developed in phases, and a phase may consist of one building or of multiple buildings and structures. Each phase shall ~~shall~~ may submit a concept plan for review through the Site Plan Review process.

f) ~~Each phase shall submit the following as part of its Preliminary Site Plan approval:~~

- ~~i) Anticipated land uses within the conceptual plan boundaries, including entitlements used.~~
- ~~ii) Tract boundaries, where applicable.~~
- ~~iii) Conceptual design of the vehicular, pedestrian, and bicycle transportation networks, including designation of street types as established in Condition "p".~~
- ~~iv) Landscaping plans.~~
- ~~v) Parking studies.~~
- ~~vi) Lighting plans.~~
- ~~vii) Signage plans.~~
- ~~viii) Utility layouts.~~
- ~~ix) Stormwater management plans.~~
- ~~x) Any additional details deemed necessary.~~

Uses:

g)e) \_\_\_\_\_ The following uses may be permitted:

- ~~i) Amphitheater~~Animal hospital.
- ii) Art, dance, music, photo studio or gallery.
- iii) Auditorium, convention center, performing arts center.
- iv) Bank, financial services.
- v) Bar, cocktail lounge, nightclub, tavern.
- vi) Boat, travel trailer and motor vehicle sales, including recreational vehicles and campers, provided that the use is showroom-only and no vehicles are stored on-site.
- ~~vii) Business services.~~
- ~~viii) Clubhouse, community center.~~
- ~~vii)ix) Cluster housing.~~
- ~~viii)x) Day care center, child.~~
- ~~ix)xi) Drive-through uses, subject to the following conditions:~~
  - (1) All drive-through lanes shall only be accessed from an alley.
  - (2) Stacking lanes shall not encroach on any public right-of-way.
  - (3) Drive-through uses shall not be located at intersections.
- ~~x)xii) Drug store, pharmacy.~~
- ~~xi)xiii) Dry cleaner.~~
- ~~xii)xiv) Emergency services.~~
- ~~xiii)xv) Essential services (see Section 3-9-71, essential services.).~~
- ~~xiv)xvi) Fences or walls, which may be permitted prior to the principal uses and structures.~~
- ~~xv) Gas stations, subject to the following conditions:~~
  - (1) Pumps must be placed behind or to the side of the primary structure.
  - (2) If located at an intersection, the primary structure must be placed at the property corner abutting the intersection.
  - (3)~~xvii) All street frontages of the primary structure must have customer entrances.~~

- ~~xvi)~~xviii) \_\_\_\_\_ General offices.
- ~~xvii)~~xix) General retail sales and services (see Section 3-9-61, accessory outdoor retail sales, display, and storage).
- xx) Government uses and facilities.
- xxi) Hospital.
- ~~xviii)~~xxii) \_\_\_\_\_ Hotel, motel, inn.
- xxiii) Laboratories, class 1, 2, 3.
- xxiv) Laundromat.
- ~~xix)~~xxv) Liquor, package store.
- xxvi) Medical or dental office, clinic.
- xxvii) Model homes.
- xxviii) Motor vehicle wash.
- xxix) Multi-family residential buildings, including duplex, triplex, and townhomes.
- ~~xx)~~xxx) Noncommercial vehicle rental.
- ~~xxi)~~xxxii) Outdoor market or exhibition space, including but not limited to 4H-type exhibitions.
- ~~xxii)~~xxxiii) \_\_\_\_\_ Paid or public parking lot, garage, structure.
- ~~xxiii)~~xxxiv) \_\_\_\_\_ Private off-site parking.
- ~~xxiv)~~xxxv) \_\_\_\_\_ Personal services.
- xxxvi) Place of worship, the minimum property size for such use is two acres.
- xxxvii) Post office.
- xxxviii) Private club.
- ~~xxxv)~~xxxix) \_\_\_\_\_ Professional services.
- ~~xxxvi)~~xl) \_\_\_\_\_ Recreation, indoor.
- ~~xxxvii)~~xli) \_\_\_\_\_ Recreation, outdoor.
- xlii) Restaurant.
- xliii) Single-family attached homes.
- ~~xxxviii)~~xliiii) \_\_\_\_\_ Single-family detached homes, which may have a guest suite that is structurally attached, with or without cooking facilities.
- ~~xxxix)~~—Uses and structures which are customarily accessory and clearly incidental to primary uses and structures, including but not limited to the following:
  - (1) \_\_\_\_\_ Infrastructure associated with alternative energy production for the development, including as part of parking lot landscaping consistent with condition "vv".
  - (2) \_\_\_\_\_ Telecommunications facilities for the internal operations of the development, including management, maintenance, and similar activities.
  - (3) \_\_\_\_\_ Vehicle fueling, repair, and washing facilities for use by the internal operations of the development. These facilities shall not be open to the general public.
- ~~xxx)~~xliii) Water park with a recreational vehicle park as an accessory use subject to the following conditions:
  - (1) This use shall contain no more than 20 recreational vehicle sites at no more than one location within this Planned Development.
  - (2) Development standards:

Minimum site area (s.f.)	3,000
Minimum site width (ft.)	40
Minimum setbacks (ft.)	

<b>Park:</b>	
Outer boundary	25
Abutting water	20
<b>Sites:</b>	
Street sides	10
Interior sides	5
<b>Maximum percent coverage</b>	
Park	60
Sites	40
<b>Maximum height (ft.)</b>	
	38

~~(3) Each site shall be connected to public potable water and sanitary systems. If recreational vehicle sites are to be provided to recreational vehicles that have no bath or toilet facilities, then those sites shall be located not more than 200 feet from approved shower and toilet facilities.~~

~~(4) The park shall have an appropriate fire protection plan and appropriate base facilities for fighting fire, approved by Charlotte County Fire/EMS.~~

~~h) Vertical mixed use of permitted uses shall be allowed, provided that the design, form, and size limitations established in these conditions are followed.~~

*Streets and Circulation:*

~~i)f) All new development shall have access to an improved public street, private street, recorded easement, or alley or be part of a common fire access plan. A private access easement that provides the opportunity for a future street connection shall not be considered a driveway for the purpose of determining access.~~

~~j)g) Streets shall be designed to prioritize the ease of pedestrian and bicycle movement and safety, and to encourage slower vehicular operating speeds.~~

~~k)h) Unless otherwise established by these conditions, all roadways within the subject property shall be constructed to Charlotte County standards. All private roadways shall be required to be maintained by the developer, and subsequently, a property owners association, Community Development District or a similar entity.~~

~~l)i) Road surfaces may be constructed of alternative materials such as pavers, subject to approval by the County Engineer and Charlotte County Fire/EMS and, if intended to be publicly dedicated, a maintenance agreement with the County.~~

~~m) A variety of curb types may be used, subject to approval by the County Engineer, including vertical or ribbon curbs, subject to stormwater needs, or mountable curbs where necessary for fire access.~~

~~n) Streets shall be classified according to the following types:~~

~~i) Perimeter Streets: Existing streets bounding the perimeter of the site, including El Jobean Road (SR 776), Toledo Blade Boulevard, and Collingswood Boulevard.~~

~~ii) Primary Streets: Streets that provide connections from the Secondary and Local Streets to the Perimeter Streets.~~

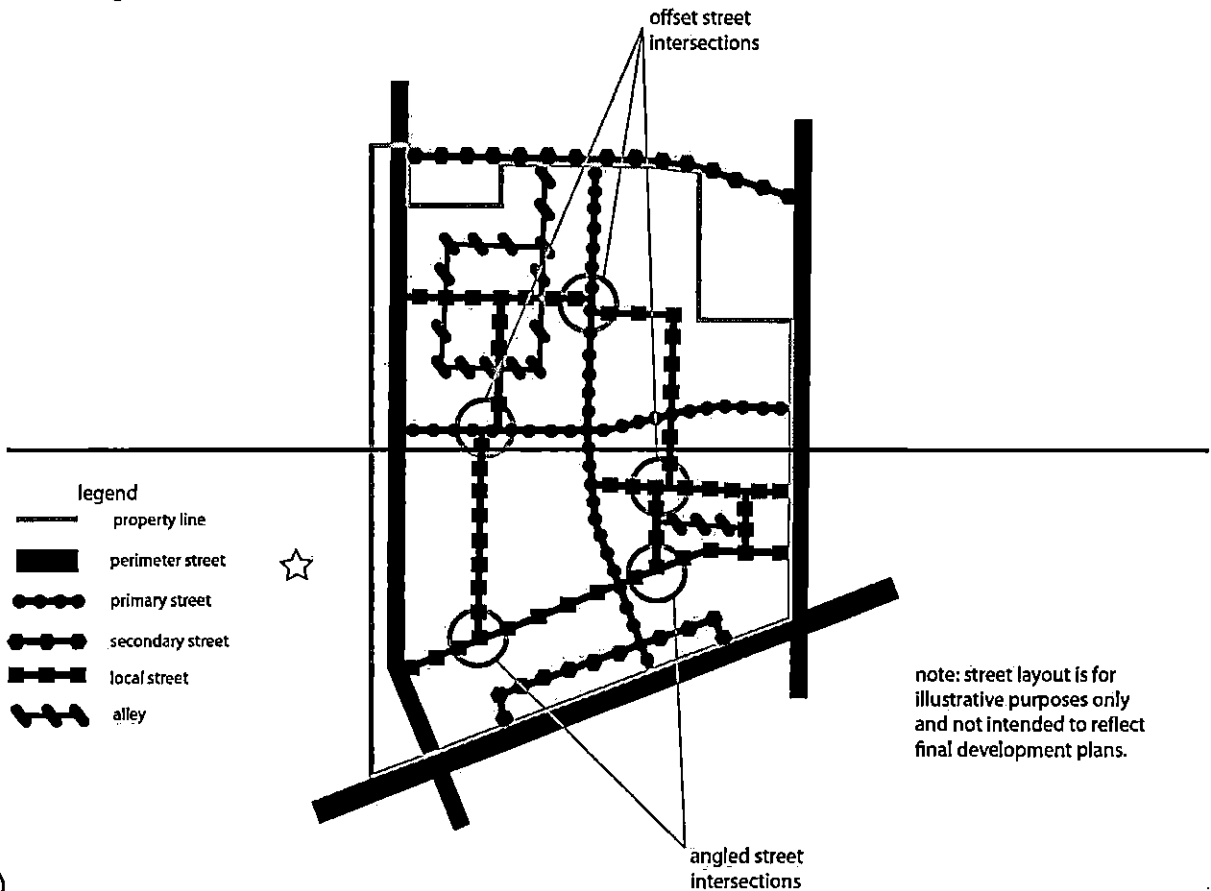
~~iii) Secondary Streets: Streets that provide access to commercial, workplace, and mixed use properties. Existing Seymour Avenue, or as it may be realigned or renamed, shall be considered a Secondary Street.~~

iv) ~~Local Streets: Streets that provide access to businesses and entertainment uses. These streets are intended to maintain low vehicle speeds and facilitate pedestrian and bicycle movements.~~

~~(1) Angled roadways and offset intersections are acceptable on Local Streets.~~

~~(2) Local streets should be laid out in a connected network. The use of cul-de-sacs should be minimized.~~

~~(3)j) Driveway access is not limited, but alley access and shared driveways are encouraged.~~



v)k)

~~Alleys: Alleys provide rear access to sites for parking access, refuse collection, utilities, and other services.~~

~~(1) The use of alleys is encouraged.~~

~~(2) Alley access points are permitted only onto Secondary Streets and Local Streets.~~

~~(3) Fire access shall not be required for alley design where adequate emergency service access exists along another street frontage.~~

o)l) Traffic calming solutions appropriate to each street type shall may be undertaken in the project to lower vehicular speeds and ensure a safe and comfortable environment for pedestrians, bicyclists, community electric vehicles, golf carts, and all road uses. All traffic calming solutions must be approved by the County Engineer. Acceptable traffic calming solutions include, but are not limited to:

- i) Roundabouts designed according to the criteria set forth in the latest edition of "Roundabouts, an Informational Guide," published by the Federal Highway Administration.
- ii) Centerline offsets.
- iii) Street trees.
- iv) Intersection control.
- v) Bump-outs.
- vi) Parking offsets.
- vii) Roadway curvature.
- viii) Low design speeds.
- ix) Other urban design approaches.

x) ~~Speed humps are not an acceptable traffic calming solution.~~

~~Right-of-way lines may intersect without a radius.~~

**Blocks:**

~~All block dimensions shall be measured from curb to curb. Right of way widths shall not be included in the measurement of block widths or depths.~~

~~Unless otherwise stated, block dimensions shall not exceed 660 feet by 400 feet and block depth to width ratios shall not exceed 1 to 4.~~

~~On sites 15 acres or larger, the site may contain one block with a maximum dimension of 660 feet by 660 feet for every 30 acres.~~

~~All sites shall have an internal circulation system connecting the blocks, forming an interconnected, grid-like system. This system may be made up of publicly dedicated rights-of-way, private streets, or a combination of both.~~

~~When a block dimension exceeds 660 feet, a mid-block pedestrian plaza shall be provided, allowing access to the opposite side of the block. This pedestrian plaza does not need to be placed at the exact mid point of the block, but shall be located no nearer any end of the block than one-third of the block dimension.~~

~~Contiguous green spaces are not subject to the block length requirements, but if the green space is longer than 150 feet it must include a pedestrian walkway with shared bicycle use as a mid-block connection every 150 feet.~~

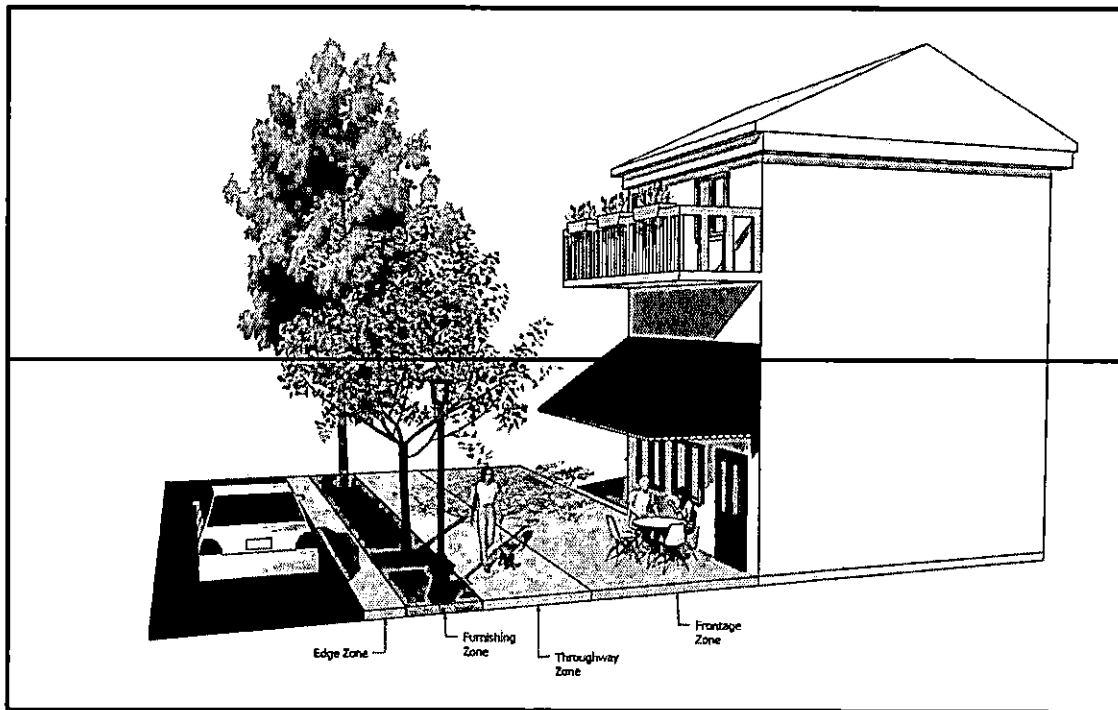
x) ~~The water park site shall be exempt from any maximum block size standards.~~

p)m) ~~Sidewalks or landscaped rights-of-way may be used for commercial or entertainment activities including, but not limited to, musical entertainment, sidewalk dining, sidewalk sales, display of merchandise, or temporary festivals.~~

q) ~~Sidewalk element zones are established as follows:~~

Zone	Required	Minimum Width (ft.)	Location	Purpose	Uses
Edge	∇	2	Closest to curb	Prevent damage by parking or passing cars to streetscape elements	Must be clear of permanent obstructions.
Furnishing	N	4	Between Edge and Throughway zones	Provide a buffer between pedestrians and vehicles	Public uses such as landscaping, street furniture, public signage, and street lighting.

					Private uses such as temporary signage and sidewalk dining.
Throughway	Y	6	Between Furnishing and Frontage	Provide unobstructed passage for pedestrians	Must be clear of permanent obstructions.
Frontage	N	0	Between Throughway and building facade	Provide outdoor accessory uses for primary uses fronting the street. May be partially or entirely outside of the right-of-way.	Private uses such as street furniture, temporary signage, merchant displays, and sidewalk dining.



**Parking:**

- r) ~~Parking in relation to the principal entrance of a use shall be provided according to the following standards:~~
  - i) ~~All parking must be within 1,200 feet of the principal entrance of the use served.~~
  - ii) ~~No more than 50 percent of the required parking may be located more than 600 feet away from the principal entrance of the use served~~
  - iii) ~~On-street parking may be included, provided that the on-street spaces are located within 600 feet of the principal entrance of the use served.~~

- ~~iv) Parking for the water park is exempt from these conditions, provided that all parking for the water park is located on the same parcel as the water park following Final Site Plan approval or any modifications thereto.~~
- sn) Required parking shall be provided according to Section 3-9-79, Off-street parking and loading facilities, or through a parking study acceptable to the County. Such studies shall include considerations such as a joint parking and shared parking agreements, prepared to the satisfaction of the County Attorney, between two or more property owners establishing how parking areas will be shared, interconnected, how bicycle parking may be provided to reduce the number of automobile spaces, and how parking spaces used for electric vehicles, compact cars, motorcycles, golf carts or similar forms of transportation may be counted towards the minimum required amount of parking. On street, parallel parking in front of residential structures may be permitted. Residential buildings located along an alley may utilize their parking from the alley or the roadway as may be designed with individual tracts.
- to) Parking lots may be used for temporary events such as outdoor seating, where applicable, provided that such temporary use does not result in a reduction of usable parking spaces to fewer than the minimum required parking for the site as established by Section 3-9-79, Off-street parking and loading facilities, or a parking study prepared in accordance with County regulations and condition "u".
- up) Consolidated driveways are encouraged, with cross-access agreements between adjacent parking areas.
- ~~v) Driveways shall have a 15-foot radius.~~
- w)g) Parking spaces other than handicapped-accessible spaces may be a pervious material, approved by the County Engineer.
- r) Parking areas designated for limited use or overflow, such as for special events, may be grass or gravel.
- x)s) Dedicated spaces for electric vehicle charging may be placed within the residential and commercial areas.

*Site and Building Design:*

- y)t) All development shall connect to public potable water and sanitary sewer service.
- ~~z) An applicant for a new phase shall include a Design and Development Standards (DDS) manual with the application for Site Plan Review. Alternatively, the applicant may choose to conform to the adopted DDS manual of an immediately adjacent phase. The DDS manual shall include an architectural pattern book prepared by a licensed architect, establishing the required architectural details for all structures within the phase. The costs of preparing the DDS manual shall be borne by the applicant.~~

aa) Lots:

- ~~i) There shall be no minimum lot size.~~
- ~~ii) There shall be no maximum lot coverage.~~
- iii) ~~Setbacks are established based upon the street frontage of the lot, according to the street types established in Condition "p", and the following standards:~~
  - ~~(1) There are no required minimum setbacks along any lot line except along Perimeter streets, where there shall be a minimum setback of 10 feet.~~
  - ~~(2) The following maximum setbacks shall be required:~~

Street Type	Front	Side	Rear
Perimeter	20	20	None

Primary	15	40	20
Secondary	15	40	20
Local	40	40	20
Alley	N/A	None	None

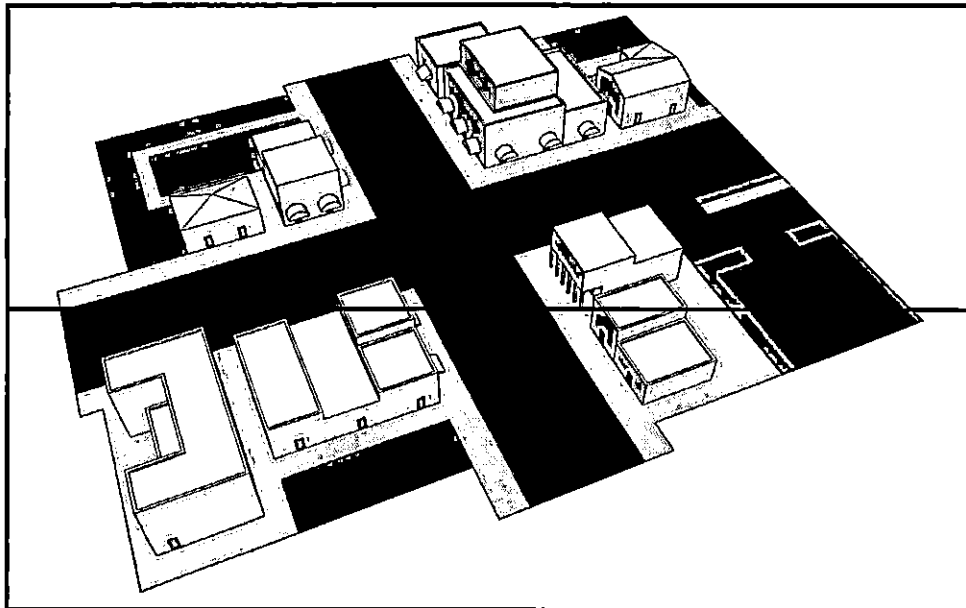
The following development standards shall be applied:

<u>Use</u>	<u>Single-family detached</u>	<u>Single-family attached</u>	<u>Multi-family</u>	<u>Townhomes</u>	<u>Commercial</u>	<u>Amenities</u>
<u>Required Parking (spaces)</u>	<u>2/unit</u>	<u>2/unit</u>	<u>As Section 3-9-79</u>	<u>2/unit</u>	<u>As Section 3-9-79</u>	<u>One-half that required by Section 3-9-79</u>
<u>Minimum lot size (s.f.)</u>	<u>4,000</u>	<u>3,200</u>	<u>7,500</u>	<u>2,000</u>	<u>12,000</u>	<u>None</u>
<u>Minimum lot width (ft.)</u>	<u>40</u>	<u>35</u>	<u>80</u>	<u>20</u>	<u>100</u>	<u>None</u>
<u>Minimum front yard (ft.)</u>	<u>20</u>	<u>20</u>	<u>20</u>	<u>20</u>	<u>15</u>	<u>20</u>
<u>Minimum interior side yard (ft.)</u>	<u>5</u>	<u>5 exterior 0 interior</u>	<u>Half building height, not less than 7.5</u>	<u>5 exterior 0 interior</u>	<u>0</u>	<u>Half building height, not less than 7.5</u>
<u>Minimum side yard abutting road (ft.)</u>	<u>15</u>	<u>15</u>	<u>15</u>	<u>15</u>	<u>10</u>	<u>15</u>
<u>Minimum interior rear yard (ft.)</u>	<u>10</u>	<u>10</u>	<u>Half building height, not less than 7.5</u>	<u>10</u>	<u>10</u>	<u>Half building height, not less than 7.5</u>
<u>Minimum rear yard abutting road or alley (ft.)</u>	<u>15</u>	<u>15</u>	<u>15</u>	<u>15</u>	<u>10</u>	<u>15</u>
<u>Minimum rear yard abutting water (ft.)</u>	<u>15</u>	<u>15</u>	<u>15</u>	<u>15</u>	<u>20</u>	<u>15</u>
<u>Maximum building height (ft.)</u>	<u>38</u>	<u>38</u>	<u>60</u>	<u>38</u>	<u>60</u>	<u>38</u>
<u>Maximum lot coverage (%)</u>	<u>65</u>	<u>70</u>	<u>45</u>	<u>75</u>	<u>55</u>	<u>65</u>
<u>Accessory structure setbacks</u>	<u>Same as principal structure, except that provided there is at least 15 feet between the rear property line and the top of bank when adjoining water, the rear setback may be reduced to 5</u>					

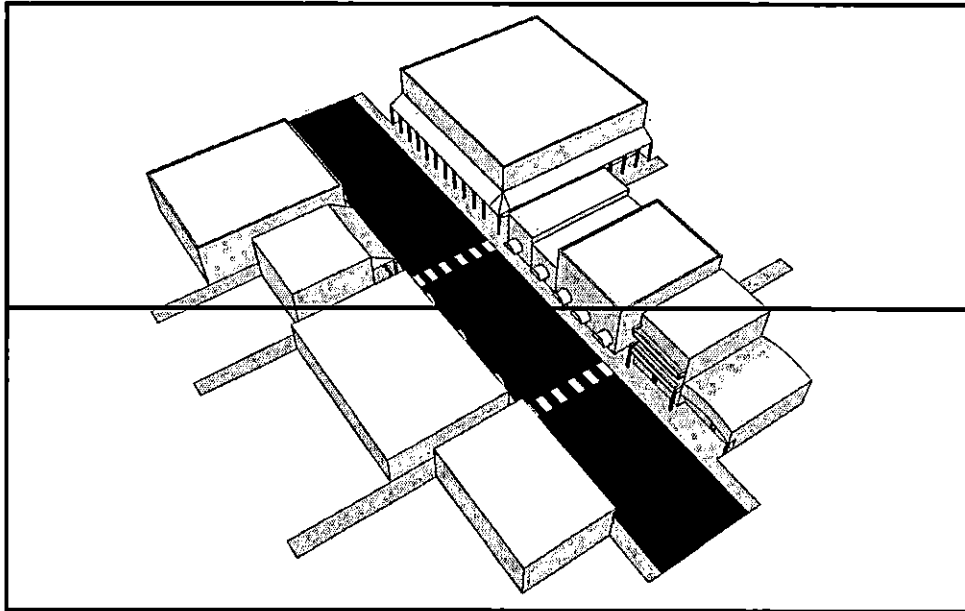
bb)u) Building height:

- i) Maximum building heights shall be as noted in table above 450 feet.

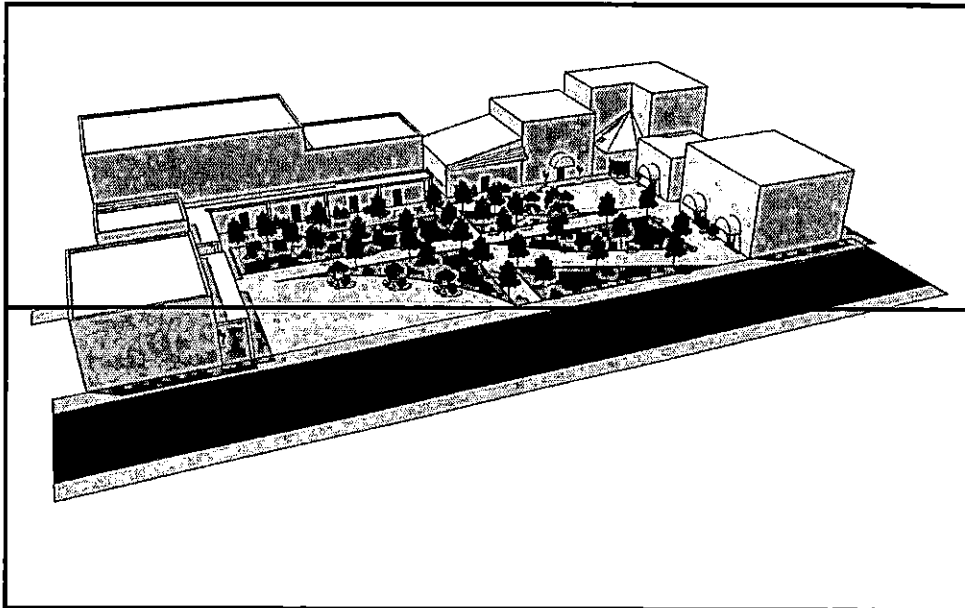
- v) All non-residential and multi-family development except for affordable housing is subject to the provisions of Chapter 3-5, Article XXIV, Commercial Design Standards, of the Charlotte County Code, as may be amended. In addition, at a minimum, each primary facade shall incorporate a minimum of five design treatments. All other requirements in Chapter 3-5, Article XXIV, Commercial Design Standards, of the Charlotte County Code shall apply.
- ii) ~~Alternative structures, including rides or structures within the water park, may reach a maximum height of 170 feet.~~
- ce) Building orientation:
- i) ~~No building shall have its rear facade facing a Perimeter Street. Facades facing Perimeter Streets shall be considered side or front facades and be designed with customer entrances and architectural features consistent with side or front facades. Along Collingswood Boulevard, buildings may have its rear facade face the street, provided that a Type "D" buffer with a wall, as defined in Section 3-9-100, is installed along the right-of-way.~~
  - ii) ~~Building orientation along streets shall be designed to reinforce a sense of consistent streetscape.~~
  - iii) ~~Buildings shall be aligned with neighboring buildings in order to reinforce the street edge. Landscaping may be used to reinforce this line.~~
  - iv) ~~Buildings shall always be oriented so that the main entrances and windows are parallel to the street that serves the subject property. Main entrances shall be clearly identifiable from the street.~~
  - v) ~~When a phase involves more than one building, including proposed outparcel buildings, all primary and outparcel buildings shall be arranged and grouped so that their primary orientation complements the adjacent existing development and does one of the following:~~
    - (1) ~~Frames the corner of an adjacent street intersection.~~



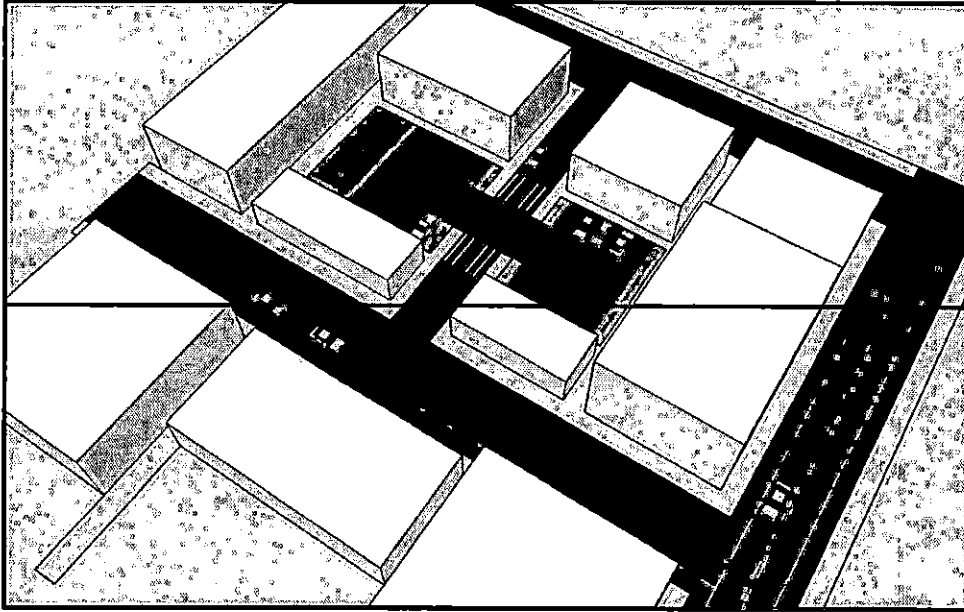
(2) Frames and encloses a "main street" pedestrian and vehicle access corridor within the phase.



(3) Frames and encloses on at least three sides public spaces or other site amenities.



~~(4) Frames a parking area where the buildings face the outer edge of the parcel.~~



- ~~vi) Corner lots shall place as much building mass near the intersection as possible to help anchor the lot and take advantage of high visibility.~~
- ~~vii) Buildings may front along a pedestrian plaza in place of fronting along a street. Any building located at the corner of a street and a pedestrian plaza shall include a public entrance along the street facade, even if the main entrance faces the pedestrian plaza.~~
- ~~viii) Buildings within the water park, as established through Final Site Plan approval, are exempt from these conditions.~~
- ~~dd) Roofs:~~
  - ~~i) Rooflines and roof features shall be consistent with the building's mass and scale.~~
  - ~~ii) To the maximum extent possible, all rooftop equipment shall be concealed from public view in a manner consistent with the architectural design of the building.~~
  - ~~iii) Mansard and shed roofs are prohibited.~~
  - ~~iv) Buildings with sloped roofs shall include dormers and gables along the front to maintain a prominent facade, when feasible.~~
  - ~~v) Buildings with sloped roofs shall provide roof overhangs.~~
- ~~ee) Refuse storage and dumpsters shall be enclosed from view, with a minimum six-foot high stockade fence or masonry wall and gate, or located within a concealing structure, except those that are placed on-site for construction purposes or are located on an alley.~~

- ~~ff) To the extent practicable, loading areas will be screened by buildings or other acceptable design solutions.~~
- ~~gg) Commercial outdoor displays of merchandise shall be permitted as an accessory use within the Frontage zone as established in Condition "v", subject to the following conditions:
 
  - ~~i) Such displays are only permitted during hours when the business is open.~~
  - ~~ii) Merchandise shall be stored indoors at night or be located within a secured area not located on the sidewalk or in front of the building.~~~~
- ~~hh) Utility easements shall generally be provided along all front and side lot lines, adjacent to the road right of way. They may be provided along other side and rear lot lines as deemed necessary for utility mains.
 
  - ~~ii) Where practical, gravity sewer lines should be located within a single street lane to minimize road closures in the event of repair activities. Manholes for those lines should be located in the center of the driving lane to allow vehicles to avoid them.~~~~
- ~~jj) All phases shall submit a lighting plan that meets the standards of Section 3-5-512.~~
- ~~kk) All phases shall submit a signage plan that meets the standards of Section 3-9-85 except as detailed below, which shall supersede the general standards.
 
  - ~~i) Monument signs are required.~~
  - ~~ii) Signs within a phase shall maintain a consistent design.~~~~

*Landscaping:*

- ~~ll) Each phase shall be developed with a unified landscaping theme.~~
- w)
- ~~mm) All development within a phase shall be designed in a manner that takes advantage of the presence of existing heritage trees by including them as focal points within the development.~~
- ~~nn) Large canopy trees shall not be planted or located within eight feet of any potable water or sanitary sewer mains except where approved special provisions for root impacts are incorporated.~~
- ~~oo) Low Impact Development design criteria shall be used in the development and construction of all stormwater management facilities subject to approval by the County Engineer and the Southwest Florida Water Management District.~~
- ~~pp) The area between a building's facade and the sidewalk should be landscaped with a balance of hardscape and softscape or be designed for activating uses such as sidewalk dining or street furniture.~~
- ~~qq) Landscaped areas should be configured as usable open space for the enjoyment of tenants, employees, and the public to the extent practicable rather than solely as visual buffers.~~
- ~~rr) Landscaped buffers shall not generally be required to separate lots, uses, or areas. Screening elements may be used to screen parking areas and to screen service yards, dumpsters, and other similar areas from public view.~~
- ~~ss) Landscaping requirements may be met by plantings in containers, or with contributions to landscaping in the right of way or in adjacent civic space.~~
- ~~tt) Parking lot landscaping shall meet the standards of Section 3-9-100.2 except as detailed below, which shall supersede the general standards:
 
  - ~~i) Trees may be contained in tree wells or other arrangements as long as trees have sufficient non-compacted soil for healthy growth or are of a species that grows well in compacted soil.~~
  - ~~ii) Earthen berms are prohibited.~~
  - ~~iii) Landscape areas are not required to have curbs.~~~~

iv) ~~Landscape islands may be combined as a component of a stormwater management plan.~~

v) ~~Landscape islands may be omitted for solar panel installations or other shading structures of equal or greater coverage.~~

x) Alternative landscaping designs for parking areas may be approved if they meet the intent of Section 3-9-100.2 and this Planned Development. Such alternative designs shall be reviewed as part of the Site Plan Review process, and approved as part of the Final Detail Site Plan by the Board on its consent agenda.

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

z) A 25-foot perimeter setback for the entire PD site is not required except for portion of the property located along SR 776.

The following standards shall apply to the 25-foot buffer for commercial/retail development on parcels abutting SR 776:

<u>Buffer</u>	<u>Depth</u>	<u>Supplemental Landscaping</u>	<u>Signs per Section 3-9-85</u>
<u>Area 1 (the area immediately adjacent to SR 776)</u>	<u>15 feet</u>	<u>Accent trees and canopy trees shall be allowed.</u>	<u>Permitted</u>
<u>Area 2</u>	<u>5 feet</u>	<u>Accent trees and canopy trees shall be allowed. Perimeter hedge row shall be a minimum height of 36 inches upon planting.</u>	<u>Not permitted</u>

1. Removal of all exotic and invasive vegetation is required in Area 1 and Area 2. All vegetation shall be retained in Area 1 during construction until installation of any building roof structures has commenced.

2. Preservation of existing native trees if applicable shall be required, except as provided below.

3. Accent trees and canopy trees shall be incorporated with the existing native trees to achieve the equivalent of Type B buffer, including three canopy trees and one accent/understory tree per 100 linear feet. Perimeter hedge row (the minimum maintained height of 48 inches) to form a continuous, solid visual screen within one (1) year of planting shall be required.

4. Tree points are subject to the County code, section 3-9-100.3: Tree requirements.

5. Tree removal is subject to the County code, section 3-9-100.3: Tree requirements, except that:

- All trees less than eight inches DBH and palms less than 12 inches DBH, may be removed from Area 1.
- All trees may be removed from Area 2.
- Tree permits are required for removal of any trees with equal or greater than four-inch caliper and any palm with equal or greater than six (6) feet of clear trunk.

6. A tree barrier, which is used to prevent damage to tree root systems, shall be placed at grade and at the boundary of Area 1 ~~for the~~ for the duration of construction of the project.

However, the tree barrier shall be installed after consultation with county staff so that the tree barrier will not impact the existing tree root systems.

aa) Regarding 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**  
**Planned Development Concept Plan**  
**for West Port Village**

vi)





**FLORIDA DEPARTMENT *of* STATE**

**RON DESANTIS**  
Governor

**CORD BYRD**  
Secretary of State

March 26, 2025

Roger D. Eaton  
Clerk of the Circuit Court  
Charlotte County  
18500 Murdock Circle, Room 416  
Port Charlotte, Florida 33948

Dear Roger Eaton,

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Charlotte County Ordinance No. 2025-007, which was filed in this office on March 26, 2025.

Sincerely,

Alexandra Leijon  
Administrative Code and Register Director

AL/dp



Ticket# 3954818-1  
BCC Pg 2  
5 x 11.5  
Submitted by: Kimberly Sargent  
Publish: 03/10/2025  
163352 3954820

**PUBLISHER'S AFFIDAVIT OF  
PUBLICATION STATE OF FLORIDA COUNTY  
OF CHARLOTTE:**

Before the undersigned authority personally appeared Jill Kelli Di Benedetto, who on oath says that she is the Legal Advertising Representative of The Daily Sun, a newspaper published at Charlotte Harbor in Charlotte County, Florida; that the attached copy of advertisement, being a Legal Notice that was published in said newspaper in the issue(s)

03/10/25

as well as being posted online at [www.yoursun.com](http://www.yoursun.com) and [www.floridapublicnotices.com](http://www.floridapublicnotices.com).

Affiant further says that the said newspaper is a newspaper published at Charlotte Harbor, in said Charlotte County, Florida, and that the said newspaper has heretofore been continuously published in said Charlotte County, Florida, Sarasota County, Florida and DeSoto County, Florida, each day and has been entered as periodicals matter at the post office in Punta Gorda, in said Charlotte County, Florida, for a period of 1 year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

(Signature of Affiant)

Sworn and subscribed before me this 10th day of  
March, 2025

(Signature of Notary Public)



Personally known  OR  Produced Identification

CRIME

# CCSO: Impaired driver had kids in the car

FRANK DIFIORE  
Staff Writer



Desimone Jr.

**PUNTA GORDA** — Authorities arrested a man for allegedly driving while impaired with two children in his car. Thomas Henry Desimone Jr., 38, was charged with one count of driving under the influence and two counts of child neglect without great harm.

One witness said Desimone stopped at a house and picked up a second child, after his vehicle rear-ended another car. The Punta Gorda Police Department received a call at 3:41 p.m. on March 2, reporting a reckless driver near Pompano Terrace and Shreve Street. The caller said that she had nearly been side-swiped by a minivan. She followed the minivan when it seemed to drive irregularly, and she later saw rear-end another vehicle. The rear-ended vehicle left "on their own accord," according to the report, as did the minivan. The caller also reported seeing a child

in the minivan. The minivan driver then stopped at another house, still being followed, and picked up another child before driving again. Police located a minivan matching the caller's description and stopped the driver on Tamiami Trail. According to the report, police observed two children in the car without age-appropriate car seats. The driver, identified as Desimone, allegedly had slurred speech and slow movement. Police did not report the smell of alcohol in the car. Desimone admitted to the rear-end crash, stating both parties had agreed not to contact law enforcement as it was a minor crash, according to the police report.

He agreed to several field sobriety tests, after allegedly saying he was on a prescription medication. The name of the medication was redacted in the report, per state law. According to the report, Desimone failed three tests for sobriety and officers chose to place him under arrest. During that search, two prescription bottles were found in his pocket as well as a black vape pen. One bottle was empty, while another had two white pills inside. The items were placed back in Desimone's pockets as he was put in the back of a patrol car. He was then left alone in the car while police consulted with Charlotte County Jail staff about medical clearance. When medical personnel arrived at the scene, police found Desimone with the black vape pen in his mouth and the white pills gone. After noting that his eyes had contracted, the suspect was transported to a hospital for medical clearance and treatment. At the hospital, Desimone allegedly consented to a blood sample for substance testing. Due to the move to Port Charlotte, a Charlotte County Sheriff's Office deputy had to be summoned to read him the implied consent form. PGPD also reviewed

internal video footage from the patrol vehicle, where they saw Desimone moving his handcuffed arms to be able to put the vape pen in his mouth. While it was not seen on video, the report also alleges that the video includes the sound of packaging being opened. Police later took Desimone to the county jail, but he was sent back to the hospital for medical clearance again when it appeared that he had trouble walking unaided. He was taken to Charlotte County Jail on Monday. At the time of his arrest, Desimone was on probation for a previous non-contact plea on charges of grand theft, criminal mischief, and driving with a suspended license. He was subsequently charged with two counts of probation violation and is currently being held without bond. Desimone's next court appearance is scheduled for April 7.

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Annette Neumann, D.D. Board Certified Family Medicine

**POLICE BEAT**

Charlotte County Sheriff's Office reported the following arrests:

- Jennifer Monck Tyson, 37, 25100 block of Nocturne Lane, Punta Gorda. Charge: failure to appear. Bond: none.
- Cynthia Elizabeth Halye, 37, 400 block of Carahena St., Punta Gorda. Charge: battery. Bond: none.
- Shamane Brendyn Green, 31, 24100 block of Beatrix Blvd., Port Charlotte. Charges: DUI, refusal to accept or sign summons, refusal to accept testing after license suspended, possession of drug paraphernalia, possession of marijuana less than 20 grams, knowingly driving while license suspended. Bond: \$15,500.
- Daniel Lyn Fuller, 43, 4300 block of Eaglet Road, Port Charlotte. Charges: two counts of violation of probation release. Bond: none.
- Richard Lee Patterson III, 28, 2200 block of Lake-shore Circle, Port Charlotte. Charge: failure to appear. Bond: none.
- Ronald Allen Baugher, 52, 21900 block of Catherine Ave., Port Charlotte. Charges: fleeing or eluding law enforcement, resisting officer without violence. Bond: none.
- Michael Ray Gray, 57, 3100 block of Tolcan Terrace, North Port. Charge: DUI. Bond: \$750.
- Shawn Anthony Rice, 40, 3200 block of Smith St., Englewood. Charge: out-of-county warrant. Bond: none.
- Kyle Dean Dunda, 24, of Tampa. Charges: possession of a controlled substance, possession of drug paraphernalia. Bond: none.
- Timothy Joseph Raymond, 26, 100 block of Charlotte St., Punta Gorda. Charge: possession of a controlled substance. Bond: none.
- James Edward Wutke, 61, homeless of Port Charlotte. Charge: trespassing. Bond: \$10,000.
- Ashly Lynn Huffman, 36, 12200 block of Malta Ave., Port Charlotte. Charge: DUI. Bond: \$500.
- Justin Thomas Blosser, 36, 21300 block of Hepner Ave., Port Charlotte. Charge: resisting officer without violence, knowingly driving while license suspended. Bond: none.
- Johnny Junior Sanchez, 43, 18500 block of Ebb Ave., Port Charlotte. Charges: possession of a controlled substance, possession of drug paraphernalia, violation of probation. Bond: none.

## NOTICE OF PUBLIC MEETING AND HEARING FOR ONE OR MORE OF THE FOLLOWING MATTERS: PROPOSED CHANGES TO THE FUTURE LAND USE MAP AND COMPREHENSIVE PLAN ELEMENTS, DEVELOPMENTS OF REGIONAL IMPACT OR CHANGES THERETO, REZONINGS, TRANSFER OF DENSITY UNITS (TDU), PRELIMINARY AND FINAL PLATS, DEVELOPER AGREEMENTS, STREET AND PLAT VACATIONS, DRC FINAL DETAIL PLANS OR CHANGES THERETO, TEXT AMENDMENTS AND STREET NAMING

A PUBLIC MEETING AND HEARING ON PROPOSALS AND PETITIONS AS DESCRIBED BELOW WILL BE CONDUCTED BY THE BOARD OF COUNTY COMMISSIONERS AT A REGULAR MEETING ON TUESDAY, MARCH 25, 2025, AT 2:00 P.M. OR AS SOON THEREAFTER AS THE MATTER MAY BE HEARD DURING THE COURSE OF ACTION. THE MEETING AND HEARING WILL BE HELD IN COMMISSION CHAMBERS, ROOM 119, FIRST FLOOR, BUILDING A, THE CHARLOTTE COUNTY ADMINISTRATION CENTER, 1850 MURDOCK CIRCLE, PORT CHARLOTTE, FLORIDA. THE BOARD IS NOT SOUND TO CONSIDER THE PETITIONS IN THE ORDER LISTED IN THIS NOTICE. ANY OF THESE PETITIONS MAY BE CONSIDERED AS SOON AS THE MEETING COMMENCES.

COPIES OF SAID PETITIONS WITH COMPLETE LEGAL DESCRIPTIONS AND SUBSEQUENT STAFF REPORTS WILL BE AVAILABLE FOR REVIEW AT THE CHARLOTTE COUNTY COMMUNITY DEVELOPMENT DEPARTMENT AND ALL CHARLOTTE COUNTY PUBLIC LIBRARIES. A MEETING AGENDA AND PETITION PACKETS MAY BE REVIEWED AT THE FOLLOWING INTERNET ADDRESS: <http://www.charlottecountyfl.gov/boards-committees/planning-zoning-board/agenda.html>.

ALL INTERESTED PERSONS ARE URGED TO ATTEND. THE PUBLIC IS WELCOME TO SPEAK; TIME LIMITS ARE SET BY BOARD RULES. IF YOU HAVE SPECIFIC QUESTIONS OR COMMENTS, YOU ARE ENCOURAGED TO CONTACT A STAFF PERSON AT ANY TIME IN ADVANCE OF THE PUBLIC HEARING(S). PLEASE CALL 941-764-4903 AND MENTION THE PETITION NUMBER OF THE MATTER YOU WISH TO DISCUSS.

- PETITIONS LAND USE REGULATORY AGENDA**
- PAL-24-07** Legislative Commission District I  
Pursuant to Section 163.318(4)(3), Florida Statutes, transmit to the Florida Department of Commerce and other State agencies for review and comment a Large Scale Plan Amendment to Charlotte County FLUM Series Map #1: 2030 Future Land Use from Agriculture (AG) to Mineral Resource Extraction (MRE), for property located at: 42811 Neal Road, 3300, 3440, 3450 and 3460 SR 31, in the Punta Gorda area and within the East County area, containing 308.01 acres; Commission District I; Petition No. PAL-24-07; Applicant: Bluegrass Land & Mines; providing an effective date.
- PD-24-17** Quasi-Judicial Commission District IV  
An Ordinance, pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Planned Development (PD) to PD. This is a major modification amending Ordinance Number 2020-008, the adopted PD Concept Plan, and its associated PD Conforming Ordinance; converting through the adopted equity matrix approved 8,474,79 square feet of regional commercial uses to 350 units of single-family units and approved 58,394.16 square feet of regional commercial uses to 320 multi-family units, in order to have a mixture of residential and commercial development up to 670 residential units, 250,000 square feet of regional commercial uses, 150 keys of hotel uses, and 150,000 square feet of other commercial uses for governmental uses; adopting a General PD Concept Plan; for multiple parcels, generally located north of El Jobean Road (SR 776), south of Seymour Avenue, east of the Como Waterway, and west of Collingswood Boulevard, within the boundary of the Murdock Village Community Redevelopment Area; in the Port Charlotte area; containing 154.93 acres; Commission District IV; Petition No. PD-24-17; Applicant: Kolter Group Acquisitions, LLC; providing an effective date.
- TCF-24-03** Legislative Commission District IV  
Pursuant to Section 163.318(4)(3), Florida Statutes, an application to transmit a Large Scale Plan Amendment (Text Amendment) to the Department of Commerce and other State agencies for review and comment to amend Future Land Use (FLU) Appendix VII: Compact Growth Mixed Use Master Development Plan by revising Section I: West County Town Center, specifically: 1) changing the name of Section I from "West County Town Center" to "Harbor Village"; 2) amending the total acreage of this project from 1,187e to 1,174.14a acres; amending a) 1.A: Base Residential Density to decrease the base density from 1.831 units to 1.790 units; b) 1.B: Maximum Residential Density to reduce the residential development rights from 3,960 units to 3,475 units; c) 1.C: to rename and amend "Maximum Floor Area Ratio" to "Maximum Commercial and Light Industrial Intensity"; d) 1.D: to remove "Residential Conversion Easement" and replace with "Uses Permitted Within Area A. As Shown on Figure I-C, Above"; and e) 1.E: Master Development Plan to adopt a new Master Land Use Plan/Patent Book; for properties generally located southeast of McCall Road (SR 776) and southwest of the Myakka River, in the West County area; Petition No. TCF-24-03; Applicant: Maranda Homes LLC, of Florida; providing an effective date.
- PAL-24-04** Legislative Commission District IV  
Pursuant to Section 163.318(4)(3), Florida Statutes, transmit a Large Scale Plan Amendment to the Florida Department of Commerce and other State agencies for review and comment; the amendment request is to 1) amend Charlotte County FLUM Series Map #1: 2030 Future Land Use from Compact Growth Mixed Use (CGMU) (1,081.75e acres) and Preservation (PR) (92.39e acres) to CGMU (1,010.62e acres) and PR (163.45e acres) in order to allow for a mixture of residential up to 3,475 units (a reduction of 485 units), commercial and light industrial uses up to 1,400,000 square feet (a reduction of 109,807 square feet); increasing the base density from 1.831 units or 1,790 units with an approved PD ordinance restricting development on Area A as identified on Figure I-A under Section I of FLU Appendix VII: Compact Growth Mixed Use Master Development Plan to low impact recreational use/passive recreational uses; 2) amend Charlotte County FLUM Series Map #2: 2030 Framework, from Agricultural/Rural to Emerging Neighborhood for 28.01e acres of properties and 99.13e acres of properties from Emerging Neighborhood to Agricultural/Rural; and 3) amend Charlotte County FLUM Series Map #3: 2030 Service Area Delimitation, to extend the Urban Service Area boundary to include 28.01e acres of properties and to concurrently remove 99.13e acres of properties from the Urban Service Area; for properties generally located southeast of McCall Road (SR 776) and southwest of the Myakka River, in the West County area, containing 1,174.14a acres; Commission District IV; Petition No. PAL-24-04; Applicant: Maranda Homes LLC, of Florida; providing an effective date.
- SHOULD ANY AGENCY OR PERSON DECIDE TO APPEAL ANY DECISION MADE BY THE BOARD WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING, A RECORD OF THE PROCEEDING, AND FOR SUCH PURPOSE, A VERBATIM RECORD OF THE PROCEEDING IS REQUIRED, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.
- Charlotte County Board of County Commissioners does not discriminate on the basis of disability. This nondiscrimination policy involves every aspect of the County's functions, including access to and participation in meetings, programs and activities. FM Sound Enhancement Units for the Hearing Impaired are available at the Front Security Desk, Building A of the Murdock Administration Complex. Anyone needing other reasonable accommodation or auxiliary aids and services please contact our office at 941.764.4191, TDD/TTY 941.743.1234, or by email to David.Lyles@CharlotteCountyFL.gov.
- Published: March 10, 2025



**Attachment 3**  
**Resolution Number 2026-064**

CHY  
BCL

RESOLUTION  
NUMBER 2026-064

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, GRANTING MORRIS ENGINEERING & CONSULTING, LLC PLANNED DEVELOPMENT (PD) FINAL DETAIL SITE PLAN APPROVAL FOR WEST PORT VILLAGE, CONSISTING OF RESIDENTIAL AND COMMERCIAL LOTS WITH ASSOCIATED ROADWAY, STORMWATER, AND UTILITY INFRASTRUCTURE ON A PORTION OF 164.753± ACRES AND IS LOCATED AT PARCELS #402112106002 AND #402112106003, 17601 TOLEDO BLADE BOULEVARD, PORT CHARLOTTE, FLORIDA, IN COMMISSION DISTRICT IV.

RECITALS

WHEREAS, Morris Engineering & Consulting, LLC ("Applicant") submitted Application DRC-25-200 requesting Planned Development (PD) Final Detail Site Plan approval for West Port Village, consisting of residential and commercial lots with associated roadway, stormwater, and utility infrastructure on a portion of 164.753± acres and is located at Parcels #402112106002 and #402112106003, 17601 Toledo Blade Boulevard, Port Charlotte, Florida, in Commission District IV, and more particularly described in Exhibit "A" attached hereto ("Property"); and

WHEREAS, the Property was rezoned to Planned Development (PD) on March 25, 2025, pursuant to Ordinance Number 2025-007, along with its associated PD conditions; and

WHEREAS, the Charlotte County Site Plan Review committee reviewed Application DRC-25-200 for technical compliance with the Code of Laws and Ordinances of Charlotte County, Florida ("Code") and finds it to be generally consistent with Charlotte County's Comprehensive Plan, the Code, and other applicable guidelines; and

MAN

WHEREAS, the Board has reviewed Application DRC-25-200 and the findings of the Site Plan Review committee.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Charlotte County, Florida ("Board"):

1. Application DRC-25-200 is approved with the following conditions which must be met by the Applicant:

A. As required by Code Section 3-9-45(d)(4)(d), the projected schedule for the development approved by this Resolution from commencement to buildout shall be as follows:

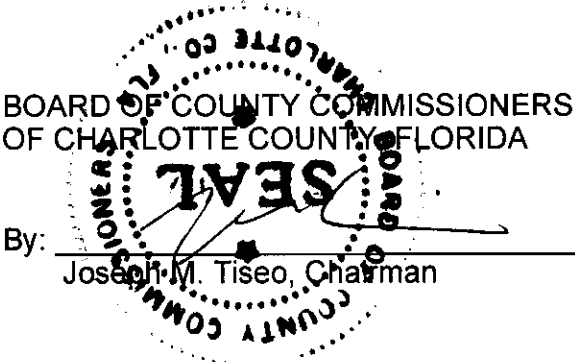
- i. Commencement shall begin after approval by the Board.
- ii. Buildout shall be substantially completed prior to April 21, 2029.

B. Development standards shall comply with Ordinance Number 2025-007, as may be amended by the Board.

2. The effective date of this Resolution shall be the date this Resolution is recorded.

[SIGNATURE PAGE FOLLOWS]

PASSED AND DULY ADOPTED this 21st day of April, 2026.



By: \_\_\_\_\_  
Joseph M. Tiseo, Chairman

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

By: Kimberly Webb  
Deputy Clerk

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

By: Thomas M. David  
Thomas M. David, County Attorney  
LR2026-0345

*KMD*




# CHARLOTTE COUNTY

## Location Map for CDD-26-01



**SUBJECT PROPERTY**



 Punta Gorda Boundary



**10-12,14/40/21 Mid-County**

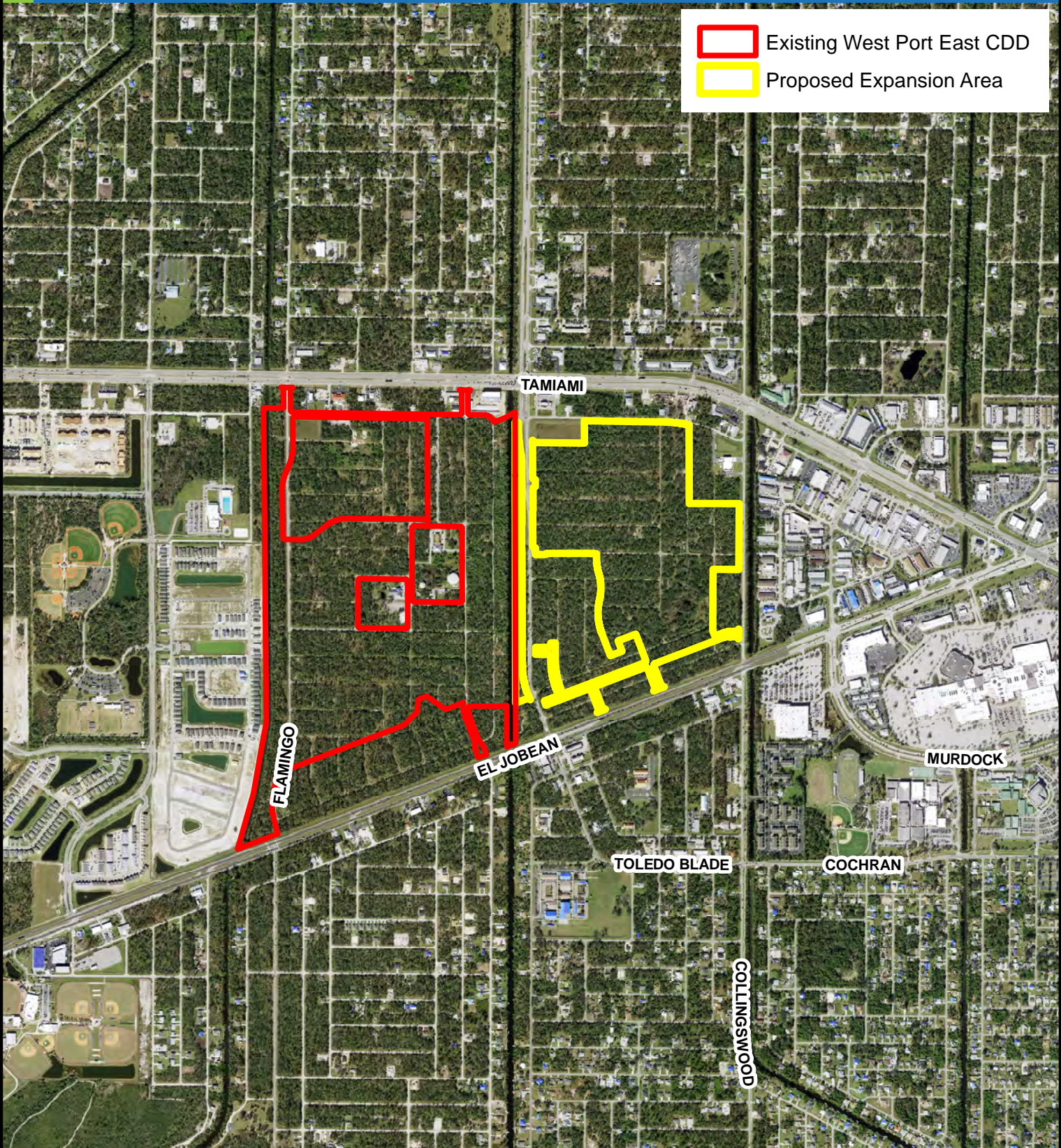


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# CHARLOTTE COUNTY

Area Image for CDD-26-01

-  Existing West Port East CDD
-  Proposed Expansion Area



## 10-12,14/40/21 Mid-County



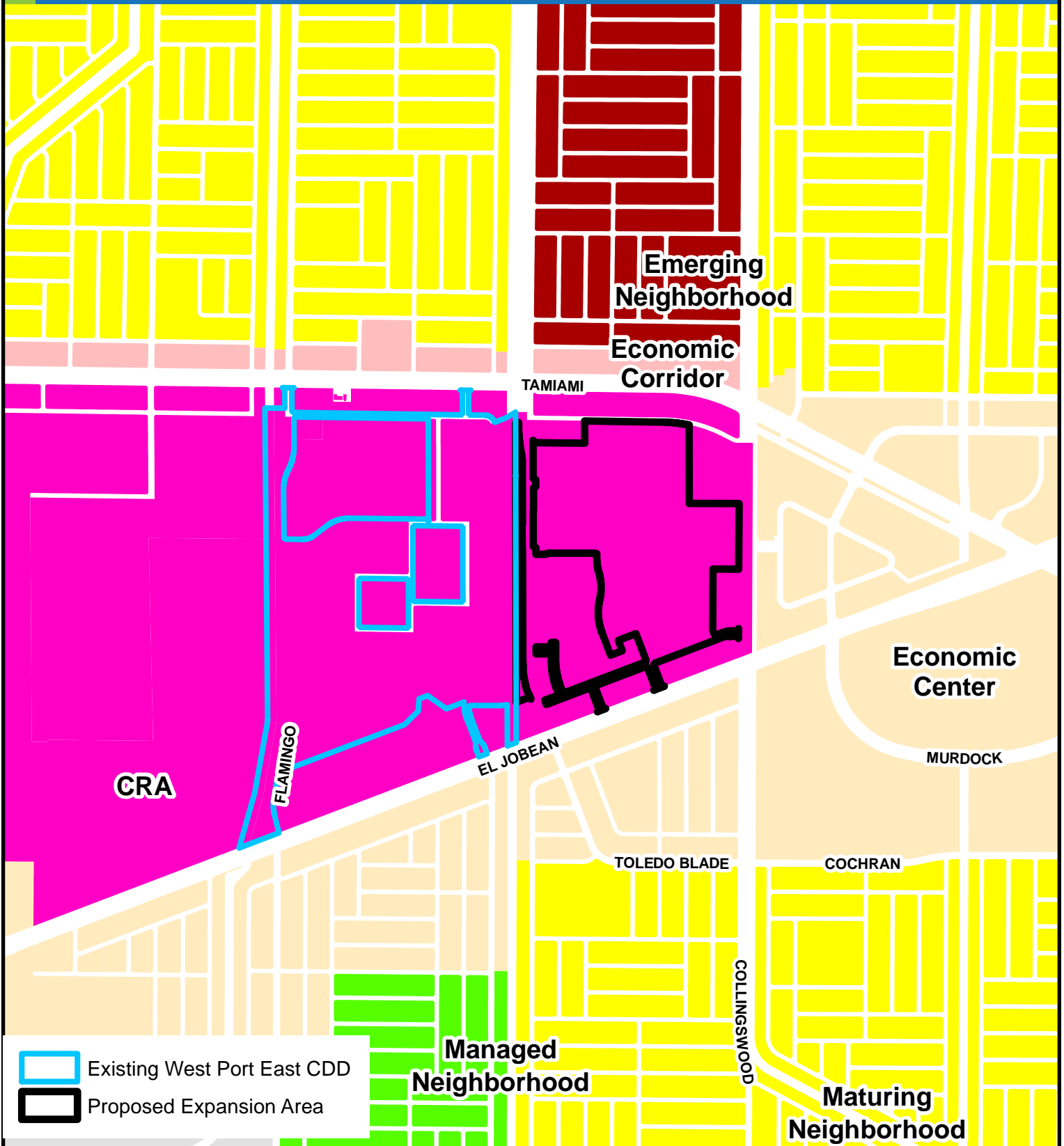
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Date Saved: 4/29/2026 4:10:04 PM By: Shaoj-#SR-35187

M:\Departments\LIS\Projects\Petition\_Maps\Comp\_Planning\2026\CDD\PKTArea\_CDD-26-01.mxd

# CHARLOTTE COUNTY

Framework for CDD-26-01



## 10-12,14/40/21 Mid-County



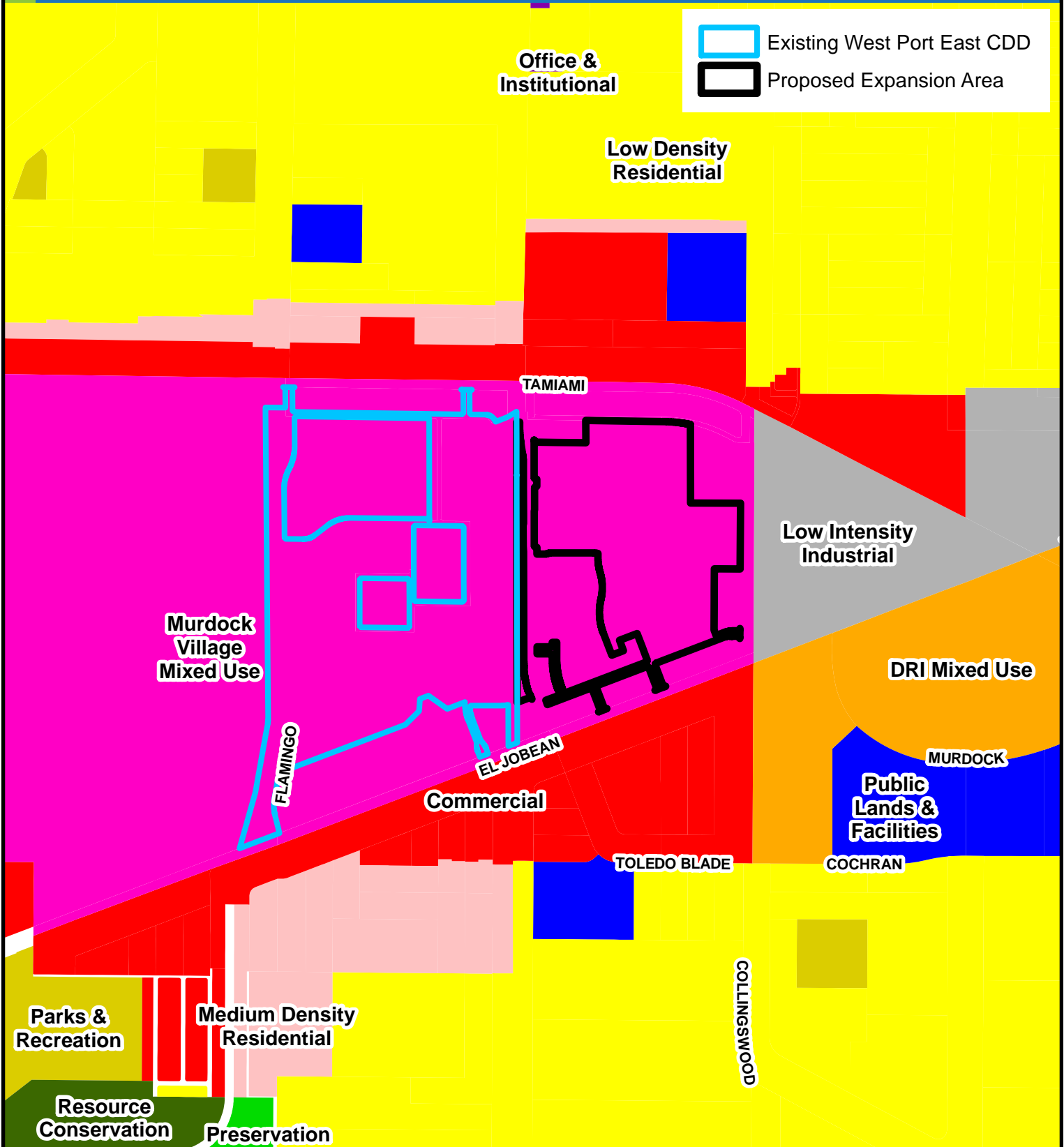
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# CHARLOTTE COUNTY

## FLUM Designations for CDD-26-01



Existing West Port East CDD  
 Proposed Expansion Area



### 10-12,14/40/21 Mid-County



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# CHARLOTTE COUNTY

Zoning Designations for CDD-26-01



- Existing West Port East CDD
- Proposed Expansion Area

RSF3.5

TAMIAMI

IG

PKR

CG

PD

FLAMINGO

EL JOBEAN

MURDOCK

OMI

RMF15

TOLEDO BLADE

COCHRAN

RMF10

COLLINGSWOOD

ES

## 10-12,14/40/21 Mid-County



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