



MEMORANDUM

Date: 07-28-2026

To: Honorable Board of County Commissioners (Board)

From: Michael Jones, Zoning Coordinator
(Exhibit 1 - Professional Qualifications)

Subject: BRR-26-07 West Port East IA Bond Reduction and First Amendment to Developer's Agreement

Request:

KL West Port Expansion, LLC is requesting a Bond Reduction and First Amendment to Developer's Agreement to reduce the amount of the approved surety provided under Bond NO. 800188739, issued by Atlantic Specialty Insurance Company in the amount of \$13,810,532.30 to \$4,985,772.33 for the completion of the remaining infrastructure for West Port East IA. The subdivision consisting of three right-of-way tracts, three open space access and drainage, and public flowage easement tracts, four drainage area tracts, two open space/access area tracts, and six future development area tracts was granted Final Plat approval by the Board of County Commissioners on March 25, 2025. This site contains 187.33± acres and is generally located north of El Jobean Road, east of Flamingo Waterway, south of Tamiami Trail, and west of Toledo Blade Boulevard, within the boundary of the Murdock Village Community Redevelopment Area (CRA), in the Port Charlotte area, and in Commission District IV.

Analysis and Background:

At the time of Final Plat application, the applicant was granted approval of a Development Agreement and surety bonded through Atlantic Specialty Insurance Company in the amount of \$13,810,532.30 to ensure the completion of the plat infrastructure. The subdivision was granted Final Plat approval by the Board on March 25, 2025 (Attachment 1). Since then, a significant portion of the plat construction has been completed. The applicant has submitted this First Amendment to the Development Agreement (See Attachment 2) and Bond Reduction request (See Attachment 3) for the new Engineer's Estimate of Probable Construction Cost (See Attachment 4), along with the record drawings (See Attachment 5) and potable water clearance (See attachment 6), reducing the remaining cost to \$4,985,772.33.

The County Engineer has found the new bond amount sufficient for completion of the project (See Attachment 7).

Recommendation:

Community Development recommends approval of the requested First Amendment to the Development Agreement and Bond Reduction under Petition **BRR-26-07**.

Exhibit 1
Professional Qualifications

Position: Zoning Coordinator

Time with Charlotte County: 1 year

Position Summary & Experience:

I currently serve as a Zoning Coordinator in the Community Development Department for Charlotte County. My responsibilities include administrative and technical tasks such as customer service, data entry, and the review and processing of permits, plats, vacations, and land splits to ensure compliance with the Charlotte County Land Development Regulations. I coordinate and compile comments and conditions from reviewing departments and external agencies to produce final staff recommendations for presentation to the Planning and Zoning Board and the Board of County Commissioners.

I am proficient in GIS, Microsoft Excel, and other planning-related software systems used for land development review and mapping. My role also includes working in Mapping, with a focus on reviewing and processing land splits and plats.

I hold a Bachelor of Arts in Law and Society from John Jay College of Criminal Justice – CUNY, graduating Magna Cum Laude. I am currently pursuing a Master of Public Administration (MPA) degree at Liberty University.

Attachment 1
FP-23-04-06 Decision Letter
Recorded DA
Recorded Plat



April 2, 2025

KL West Port Expansion, LLC

Via email: jharvey@kolter.com

Dear Applicant:

This letter is to confirm the decision of the Charlotte County Board of County Commissioners at their meeting held **March 25, 2025, at 2:00 P.M.**, regarding the following petition:

FP-23-04-06

Quasi-judicial

Commission District #

KL West Port Expansion, LLC is requesting Final Plat approval for a residential subdivision to be named, West Port East IA, consisting of three right-of-way tracts, three open space access and drainage, and public flowage easement tracts, four drainage area tracts, two open space/access area tracts, and six future development area tracts. They also seek approval of a Developer's Agreement and surety to cover the construction of the plat infrastructure. This site contains 187.33± acres and is generally located north of El Jobean Road, east of Flamingo Waterway, south of Tamiami Trail, and west of Toledo Blade Boulevard, within the boundary of the Murdock Village Community Redevelopment Area (CRA), in the Port Charlotte area, and in Commission District IV.

It was the decision of the Charlotte County Board of County Commissioners that Petition **FP-23-04-06** be approved. The plat was recorded on March 28, 2025, under **INSTR #: 3510082** in **Plat Book 28, Pages 3A through 3P**, and the Developer's Agreement was recorded on March 28, 2025, under **INSTR #: 3510083** of the Public Records of Charlotte County, Florida.

Please feel free to contact our office should you have any questions.

Sincerely,

Jenny Shao, Planner
941-764-4954

CC: Morris Engineering & Consulting, LLC, via email: mstephens@morrisengineering.net

Document prepared under the supervision of:

Charlotte County Attorney
18500 Murdock Circle
Port Charlotte, FL 33948

Robert F. Greene, Esq.
Greene Hamrick Schermer & Johnson, P.A. 410
43rd Street West, Suite N
Bradenton, Florida 34209
941.747.1871

DEVELOPER'S AGREEMENT

THIS DEVELOPER'S AGREEMENT is made this 25th day of March, 2025, by and between CHARLOTTE COUNTY, a political subdivision of the State of Florida, herein called "County", and KL WEST PORT EXPANSION LLC, a Florida limited liability company, with an address of 105 NE 1st Street, Delray Beach, Florida 33444, herein called "Developer".

WITNESSETH

WHEREAS, KL WEST PORT EXPANSION LLC, a Florida limited liability company ("Developer"), KL WEST PORT EXPANSION COMMERCIAL LLC, a Florida limited liability company and CRE-JDG DRIFTWOOD BAY OWNER, LLC, a Delaware limited liability company (collectively, "Owners") own certain real property located in Charlotte County, Florida (the "Property"), which Property is legally described as Exhibit "A", attached hereto and incorporated herein by reference; and

WHEREAS, Developer intends to subdivide the Property and develop a project under the name of West Port East IA and cause a plat of the same name to be recorded in the Public Records of Charlotte County, Florida (the "Plat"); and

WHEREAS, the Plat is identified in Charlotte County Community Development Department Files as PP-23-04-06 and FP-23-04-06; and

WHEREAS, Developer is required to construct certain improvements within the Property in accordance with County standards, and construction plans, and specifications approved by the County; and

WHEREAS, Developer submitted plans prepared by Morris Engineering & Consulting LLC submitted for final construction plan approval (hereinafter, "Plans"); and

WHEREAS, the Plans were approved by County on April 30, 2024, and depict certain subdivision improvements which must be constructed on the Property; and

WHEREAS, the intent of this Agreement is to provide the required financial assurances for the construction of the improvements pursuant to the provisions of Section 3-7-65 of the Charlotte County Code of Laws and Ordinances, and is not intended to be construed as a development agreement under Chapter 163.3221, Florida Statutes; and

WHEREAS, Developer and County desire to enter into this Agreement to set forth certain obligations by the Developer and County in connection with the construction of the improvements.

NOW, THEREFORE, in consideration of the mutual premises contained herein, County and Developer hereby agree as follows:

1. The foregoing recitals are true and correct and incorporated herein by this reference.

2. Developer is required to construct certain improvements as shown on the approved constructions plans prepared by Morris Engineering & Consulting LLC for West Port East Major Roads plans submitted in connection with the subdivision plat of West Port East IA (the "**Improvements**").

3. Developer is required to construct the Improvements as set forth in the Engineer's Probable Cost Estimate dated September 16, 2024 in the amount of Twelve Million Five Hundred Fifty-Five Thousand Twenty-Nine and 37/100 Dollars (\$12,555,029.37), according to the sound engineering standards and County Subdivision Regulations, and according to the engineering plans and specifications submitted by the Developer to the County, as approved by the County.

4. In order to guarantee Developer's adherence to the obligations under this Agreement, Developer shall furnish a bond or other acceptable form of security to County in an amount of Thirteen Million Eight Hundred Ten Thousand Five Hundred Thirty-Two and 30/100 Dollars (\$13,810,532.30), the sum being one hundred ten percent (110%) of the construction cost of the Improvements (the "**Security**"). Said Security shall remain in effect until final approval of the Improvements by the County. Any reduction of the Security shall follow Charlotte County policy and Developer will be required to provide the applicable fee along with the record drawings and recommendation signed and sealed by the engineer of record. The reduction of the Security must be otherwise approved by the County prior to Developer reducing the Security amount.

5. The recording of the plat shall not release Developer from the Agreement.

6. All Improvements as shown on the approved construction plans shall be completed per the approved construction plans to the reasonable satisfaction of the County engineer on or before June 30, 2027, subject to force majeure.

7. In the event that the Improvements are not satisfactorily completed within the specified time period in Section 6, or in the event that the County receives notification from the institution issuing the Security to the effect that the Security will expire prior to the specified time period, then upon thirty (30) days' prior written notice to Developer and a reasonable opportunity to cure, the County may draw up to the fullest extent of the Security to be applied towards the cost of constructing, completing or correcting the required Improvements.

8. In the event of litigation, no party, including, but not limited to, Developer, future lot owners, and successors and assigns, is entitled to an offset of damages in an amount equal to the posted Security funds.

9. There are no intended third-party beneficiaries to this Agreement, and therefore, no third parties can or should rely on this Agreement and/or Security, including, but not limited to, future lot owners, and successors and assigns.

10. Nothing herein shall be construed to create an obligation upon the County

under Section 177.081, Florida Statutes, to voluntarily assume an obligation to perform any act of construction or maintenance under this Agreement and/or the Security.

11. County's consent, approval and acknowledgement herein granted shall not limit the County's right to approve or deny other development on the Property as provided by all laws, rules and regulations applicable to the Property.

12. Miscellaneous:

(a) Venue. Venue of any action to enforce the terms of this Agreement shall be in Charlotte County, Florida.

(b) Florida Law. This Agreement shall be governed and construed in accordance with Florida Law.

(c) Agreement. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. It shall not be necessary for every party to sign each counterpart but only that each party shall sign at least one such counterpart.

(d) Entire Agreement. This Agreement incorporates and includes all prior negotiations, correspondence, agreements or understandings between the parties, and the parties agree that there are not commitments, agreements or understandings concerning the subject matter of this Agreement that are not contained in this Agreement.

(e) Modifications. No modification, amendment or alteration in the terms or conditions herein shall be effective unless contained in a written document executed with the same formality and of equal dignity herewith.

[SIGNATURES TO FOLLOW ON NEXT PAGE]

IN WITNESS WHEREOF, County and Developer have executed this Development Agreement on the date first above written.

Attest:

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

By: Kimberly H. Walsh
Deputy Clerk AGR 2025-059

BOARD OF COUNTY COMMISSIONERS
OF CHARLOTTE COUNTY, FLORIDA

By: Joseph M. Useo
Chairman

Approved as to Form and Legal Sufficiency:

By: Janette S. Knowlton
Janette S. Knowlton, County Attorney
LR24-1093

KW

Jadabella Valentin
1st Witness Signature

Jadabella Valentin

1st Witness Printed Name

14025 Riveredge Dr. #175

1st Witness Address

Tampa, FL 33637

1st Witness Address (cont'd.)

2nd Witness Signature

Bryon T. LoPreste

2nd Witness Printed Name

14025 Riveredge Dr. #175

2nd Witness Address

Tampa, FL 33637

2nd Witness Address (cont'd.)

DEVELOPER:

KL WESTPORT EXPANSION LLC,
a Florida limited liability company

By: James P. Harvey

James P. Harvey

Authorized Signatory

ACKNOWLEDGEMENT

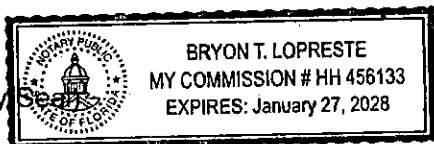
State of Florida

County of Hillsborough

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 10th day of February, 2025, by James P. Harvey, as Authorized Signatory of KL Westport Expansion LLC, a Florida limited liability company, who ☒ is personally known to me or ☐ has produced _____ as identification and did/did not take an oath.

My commission expires: 01/27/28

(Notary Seal)



Serial or commission number

Bryon T. LoPreste
Notary Public

Bryon T. LoPreste

Printed name of Notary Public
HH456133

Exhibit "A"

DESCRIPTION:

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

COMMENCE at the Southwest corner of said Section 12; run thence along the West boundary thereof, N.00°29'33"W., a distance of 273.78 feet to the North Right of Way of EL JOBEAN ROAD (STATE ROAD 776), a 200 foot public Right of Way as shown on Florida Department of Transportation Right of Way Map, Section 01050-2508 for a **POINT OF BEGINNING**; thence along said North Right of Way, S.69°10'05"W., a distance of 283.63 feet to the East Right of Way of FLAMINGO WATERWAY as dedicated in Official Records Book 4397, Page 1509 of the Public Records of Charlotte County (having previously been vacated in Official Records Book 3321, Page 634); thence along said East Right of Way the following four (4) courses: 1) N.15°49'23"E., a distance of 581.08 feet; 2) N.10°12'47"E., a distance of 780.24 feet; 3) 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) N.00°30'25"W., a distance of 3472.37 feet to the Southwest corner of Lot 60, Block 1183 of PORT CHARLOTTE SUBDIVISION SECTION FORTY-ONE, according to the plat thereof, recorded in Plat Book 5, Pages 51-A through 51-K of aforesaid Public Records; thence along the South boundary thereof, S.89°11'34"E., a distance of 123.56 feet to the West Right of Way of FLAMINGO BOULEVARD, according to said PORT CHARLOTTE SUBDIVISION SECTION FORTY-ONE; thence along said West Right of Way, S.00°30'51"E., a distance of 96.40 feet to the Westerly extension of the South Right of Way of NORTH BUENA VISTA CIRCLE, according to said PORT CHARLOTTE SUBDIVISION SECTION FORTY-ONE; thence along said extension and South Right of Way, S.89°12'23"E., a distance of 422.21 feet; thence departing said South Right of Way, S.00°01'25"E., a distance of 250.03 feet; thence N.89°12'16"W., a distance of 315.61 feet; thence Westerly, 4.46 feet along the arc of a non-tangent curve to the right having a radius of 25.00 feet and a central angle of 10°13'46" (chord bearing N.84°05'30"W., 4.46 feet); thence S.00°30'51"E., a distance of 74.97 feet; thence Southerly, 278.60 feet along the arc of a tangent curve to the right having a radius of 560.00 feet and a central angle of 28°30'15" (chord bearing S.13°44'17"W., 275.73 feet); thence Southerly, 228.79 feet along the arc of a reverse curve to the left having a radius of 460.00 feet and a central angle of 28°29'50" (chord bearing S.13°44'30"W., 226.44 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 to aforesaid South Right of Way of NORTH BUENA VISTA CIRCLE; thence along said South Right of Way the following two (2) courses: 1) S.89°12'23"E., a distance of 629.74 feet; 2) Southeasterly, 88.92 feet along the arc of a tangent curve to the right having a radius of 75.00 feet and a central angle of 67°55'35" (chord bearing S.55°14'35"E., 83.80 feet); thence departing said South Right of Way and along the Northerly boundary of the lands vacated in aforesaid Official Records Book 3321, Page 634, N.68°43'12"E., a distance of 194.06 feet to the Northwest corner of TOLEDO BLADE-SECTION ONE, according to the plat thereof, recorded in Plat Book 23, Pages 18-A and 18-B, being a point on the West Right of Way of COMO WATERWAY; thence along said West Right of Way, S.00°07'15"E., a distance of 3684.55 feet to aforesaid North Right of Way of EL JOBEAN ROAD (STATE ROAD 776); thence along said North Right of Way, S.69°10'05"W., a distance of 2812.95 feet to the **POINT OF BEGINNING**.

Containing 211.552 acres, more or less.

LESS AND EXCEPT

All of Blocks 701, 702, CARROL STREET, WALSH AVENUE, and portions of CUMBERLAND AVENUE, KINGSLAND STREET, WEST COMO STREET, OAKLEAF AVENUE, and OLYMPIA AVENUE, of PORT CHARLOTTE SUBDIVISION SECTION FORTY-ONE, according to the plat thereof, recorded in Plat Book 5, Pages 51-A through 51-K of the Public Records of Charlotte County, Florida, lying in Section 12, Township 40 South, Range 21 East, Charlotte County, Florida, and being more particularly described as follows:

COMMENCE at the West 1/4 corner of said Section 12, run thence along the South boundary of the Northwest 1/4 thereof, S.89°21'47"E., a distance of 935.49 feet to the West Right of Way of said CARROL STREET for a **POINT OF BEGINNING**; thence along said West Right of Way, N.00°07'48"W., a distance of 530.79 feet to the North Right of Way of said OLYMPIA AVENUE (now known as ODIN AVENUE); thence along said North Right of Way, S.89°12'31"E., a distance of 606.07 feet to the West Right of Way of said KINGSLAND STREET; thence along said West Right of Way, N.00°07'09"W., a distance of 600.11 feet to the North Right of Way of said OAKLEAF AVENUE; thence along said North Right of Way, S.89°12'03"E., a distance of 680.02 feet to the East Right of Way of said WEST COMO STREET (now known as COMO STREET); thence along said East Right of Way, S.00°08'08"E., a distance of 950.13 feet to the South Right of Way of said WALSH AVENUE (now known as WALENDA AVENUE); thence along said South Right of Way, N.89°12'03"W., a distance of 630.28 feet to the East Right of Way of aforesaid KINGSLAND STREET; thence along said East Right of Way, S.00°07'09"E., a distance of 300.02 feet to the South Right of Way of said CUMBERLAND AVENUE; thence along

said South Right of Way, N.89°12'15"W., a distance of 655.96 feet to aforesaid West Right of Way of CARROL STREET; thence along said West Right of Way, N.00°07'48"W., a distance of 119.20 feet to the **POINT OF BEGINNING**.

Containing 24.220 acres, more or less.

Containing a net acreage of 187.332 acres, more or less.

WEST PORT EAST 1A

LYING IN SECTIONS 11 AND 12, TOWNSHIP 40 SOUTH, RANGE 21 EAST, CHARLOTTE COUNTY, FLORIDA

PLAT BOOK **28** PAGE **3A**

ROGER D. EATON, CHARLOTTE COUNTY CLERK OF
CIRCUIT COURT
PAGE: 3
INSTR #: 351082 Doc Type: PL
Recorded: 03/28/2025 at 10:02 AM
Rec. Fee:

DESCRIPTION

A PARCEL OF LAND LYING IN SECTIONS 11 AND 12, TOWNSHIP 40 SOUTH, RANGE 21 EAST, CHARLOTTE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 12; RUN THENCE ALONG THE WEST BOUNDARY THEREOF, N.00°29'33"W, A DISTANCE OF 273.78 FEET TO THE NORTH RIGHT OF WAY OF EL JOBEAN ROAD (STATE ROAD 778), A 200 FOOT PUBLIC RIGHT OF WAY AS SHOWN ON THE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 01050-2508 FOR A POINT OF BEGINNING; THENCE ALONG SAID NORTH RIGHT OF WAY, S.89°10'05"W, A DISTANCE OF 283.83 FEET TO THE EAST RIGHT OF WAY OF FLAMINGO WATERWAY AS DEDICATED IN OFFICIAL RECORDS BOOK 4397, PAGE 1508 OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY (HAVING PREVIOUSLY BEEN VACATED IN OFFICIAL RECORDS BOOK 3321, PAGE 834); THENCE ALONG SAID EAST RIGHT OF WAY THE FOLLOWING FOUR (4) COURSES: 1) N.15°48'23"E, A DISTANCE OF 581.06 FEET; 2) N.10°12'47"E, A DISTANCE OF 780.24 FEET; 3) NORTHERLY, 93.56 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, 83.41 FEET); 4) N.00°30'25"W, A DISTANCE OF 347.32 FEET TO THE SOUTHWEST CORNER OF LOT 60, BLOCK 1183 OF PORT CHARLOTTE SUBDIVISION SECTION FORTY-ONE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGES 51-A THROUGH 51-K OF AFORESAID PUBLIC RECORDS; THENCE ALONG THE SOUTH BOUNDARY THEREOF, S.89°11'34"E, A DISTANCE OF 123.96 FEET TO THE WEST RIGHT OF WAY OF FLAMINGO BOULEVARD, ACCORDING TO SAID PORT CHARLOTTE SUBDIVISION SECTION FORTY-ONE; THENCE ALONG SAID WEST RIGHT OF WAY, S.00°30'51"E, A DISTANCE OF 96.40 FEET TO THE WESTERLY EXTENSION OF THE SOUTH RIGHT OF WAY OF NORTH BUENA VISTA CIRCLE, ACCORDING TO SAID PORT CHARLOTTE SUBDIVISION SECTION FORTY-ONE; THENCE ALONG SAID SOUTH RIGHT OF WAY, S.89°12'23"E, A DISTANCE OF 422.21 FEET; THENCE DEPARTING SAID SOUTH RIGHT OF WAY, S.00°01'25"E, A DISTANCE OF 250.03 FEET; THENCE N.89°12'16"W, A DISTANCE OF 315.81 FEET; THENCE WESTERLY, 4.48 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 10°13'46" (CHORD BEARING N.84°05'30"W, 4.48 FEET); THENCE S.00°05'15"E, A DISTANCE OF 74.97 FEET; THENCE SOUTHERLY, 278.80 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 580.00 FEET AND A CENTRAL ANGLE OF 28°30'11" (CHORD BEARING S.13°44'17"W, 275.73 FEET); THENCE SOUTHERLY, 228.79 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 480.00 FEET AND A CENTRAL ANGLE OF 28°29'50" (CHORD BEARING S.13°44'30"W, 228.44 FEET); THENCE S.00°30'25"E, A DISTANCE OF 53.77 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 10°02'52" (CHORD BEARING S.45°05'15"E, 38.06 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, 128.93 FEET); THENCE N.52°04'12"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°08'04" (CHORD BEARING N.71°31'47"E, 272.22 FEET); THENCE S.89°19'44"E, A DISTANCE OF 886.16 FEET; THENCE N.00°09'09"W, A DISTANCE OF 1126.36 FEET TO AFORESAID SOUTH RIGHT OF WAY OF NORTH BUENA VISTA CIRCLE; THENCE ALONG SAID SOUTH RIGHT OF WAY THE FOLLOWING TWO (2) COURSES: 1) S.89°12'23"E, A DISTANCE OF 829.74 FEET; 2) 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 87°50'35" (CHORD BEARING S.96°14'30"E, 83.80 FEET); THENCE DEPARTING SAID SOUTH RIGHT OF WAY, AND ALONG THE NORTHERLY BOUNDARY OF THE LANDS VACATED IN AFORESAID OFFICIAL RECORDS BOOK 3321, PAGE 834, N.88°43'12"E, A DISTANCE OF 194.06 FEET TO THE NORTHWEST CORNER OF TOLEDO BLADE-SECTION ONE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 23, PAGES 18-A AND 18-B, BEING A POINT ON THE WEST RIGHT OF WAY OF COMO WATERWAY; THENCE ALONG SAID WEST RIGHT OF WAY, S.00°07'15"E, A DISTANCE OF 3684.55 FEET TO AFORESAID NORTH RIGHT OF WAY OF EL JOBEAN ROAD (STATE ROAD 778); THENCE ALONG SAID NORTH RIGHT OF WAY, S.89°10'05"W, A DISTANCE OF 2812.95 FEET TO THE POINT OF BEGINNING.

CONTAINING 211.582 ACRES, MORE OR LESS.

LESS AND EXCEPT

ALL OF BLOCKS 701, 702, CARROL STREET, WALSH AVENUE, AND PORTIONS OF CUMBERLAND AVENUE, KINGSLAND STREET, WEST COMO STREET, OAKLEAF AVENUE, AND OLYMPIA AVENUE, OF PORT CHARLOTTE SUBDIVISION SECTION FORTY-ONE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGES 51-A THROUGH 51-K OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, LYING IN SECTION 12, TOWNSHIP 40 SOUTH, RANGE 21 EAST, CHARLOTTE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST 1/4 CORNER OF SAID SECTION 12; RUN THENCE ALONG THE SOUTH BOUNDARY OF THE NORTHWEST 1/4 THEREOF, S.89°21'47"E, A DISTANCE OF 935.48 FEET TO THE WEST RIGHT OF WAY OF SAID CARROL STREET FOR A POINT OF BEGINNING; THENCE ALONG SAID WEST RIGHT OF WAY, N.00°07'48"W, A DISTANCE OF 530.79 FEET TO THE NORTH RIGHT OF WAY OF SAID OLYMPIA AVENUE (NOW KNOWN AS COMO AVENUE); THENCE ALONG SAID NORTH RIGHT OF WAY, S.89°12'23"E, A DISTANCE OF 806.07 FEET TO THE WEST RIGHT OF WAY OF SAID KINGSLAND STREET; THENCE ALONG SAID WEST RIGHT OF WAY, N.00°07'09"W, A DISTANCE OF 800.11 FEET TO THE NORTH RIGHT OF WAY OF SAID OAKLEAF AVENUE; THENCE ALONG SAID NORTH RIGHT OF WAY, S.89°12'03"E, A DISTANCE OF 840.02 FEET TO THE EAST RIGHT OF WAY OF SAID WEST COMO STREET (NOW KNOWN AS COMO STREET); THENCE ALONG SAID EAST RIGHT OF WAY, S.00°08'08"E, A DISTANCE OF 850.13 FEET TO THE SOUTH RIGHT OF WAY OF SAID WALSH AVENUE (NOW KNOWN AS VALENTIA AVENUE); THENCE ALONG SAID SOUTH RIGHT OF WAY, N.89°12'03"W, A DISTANCE OF 830.28 FEET TO THE EAST RIGHT OF WAY OF AFORESAID KINGSLAND STREET; THENCE ALONG SAID EAST RIGHT OF WAY, S.00°07'09"E, A DISTANCE OF 300.02 FEET TO THE SOUTH RIGHT OF WAY OF SAID CUMBERLAND AVENUE; THENCE ALONG SAID SOUTH RIGHT OF WAY, N.89°12'15"W, A DISTANCE OF 855.96 FEET TO AFORESAID WEST RIGHT OF WAY OF CARROL STREET; THENCE ALONG SAID WEST RIGHT OF WAY, N.00°07'48"W, A DISTANCE OF 119.39 FEET TO THE POINT OF BEGINNING.

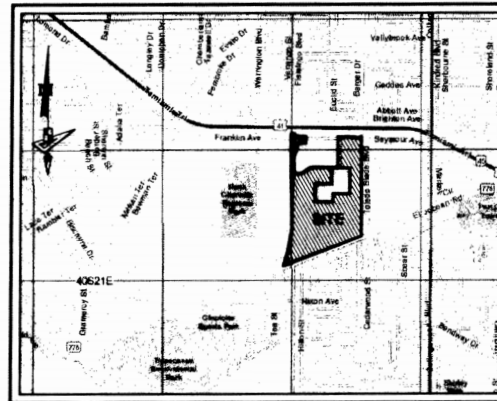
CONTAINING 24.220 ACRES, MORE OR LESS.

CONTAINING A NET ACREAGE OF 187.332 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT I, THE UNDERSIGNED LICENSED AND REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND SURVEYED, AND THAT THE PLAT IS BASED ON A BOUNDARY SURVEY PREPARED BY THIS FIRM, AND THAT, TO THE BEST OF MY KNOWLEDGE, CONFORMS WITH THE FLORIDA ADMINISTRATIVE CODE, CHAPTER 53-17, AND THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.'s) WERE INSTALLED ON JANUARY 7th, 2025. PERMANENT CONTROL POINTS (P.C.P.'s) INSTALLATION DATE WILL BE CERTIFIED BY A RECORDED AFFIDAVIT (WITHIN ONE YEAR OF THE RECORDING OF THIS PLAT OR PRIOR TO THE RELEASE OF THE IMPROVEMENT BOND).

Charles M. Annett 2/27/2025
CHARLES M. ANNETT
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATION NO. 6864
GEOPoint SURVEYING, INC.
213 HOBBS STREET TAMPA, FLORIDA 33619



NOTE:

THIS PLAT AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL, IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

CERTIFICATE OF CHARLOTTE COUNTY HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE REQUIREMENTS OF THE COUNTY HEALTH DEPARTMENT HAVE BEEN COMPLIED WITHIN THE PREPARATION OF THIS PLAT. CENTRAL WATER AND CENTRAL SEWAGE IS PROVIDED.

Melanie Bries 3/4/2025
MELANIE BRISE
ENVIRONMENTAL ADMINISTRATOR DATE

CERTIFICATE OF APPROVAL OF COUNTY ENGINEER

I, THE UNDERSIGNED, COUNTY ENGINEER FOR CHARLOTTE COUNTY, FLORIDA, HEREBY CERTIFY THAT AN ACCEPTABLE INSTRUMENT OF AGREEMENT FOR GUARANTEEING SATISFACTORY CONSTRUCTION OF ALL IMPROVEMENTS IN ACCORDANCE WITH CHARLOTTE COUNTY SUBDIVISION REGULATIONS HAS BEEN PROVIDED. SAID AGREEMENT INCLUDES CONFORMANCE TO ALL CONSTRUCTION, PAVING AND DRAINAGE PLANS ON FILE IN THE PUBLIC WORKS DEPARTMENT AND WITH THE ACTION OF THE PLANNING AND ZONING BOARD GIVING APPROVAL OF THE PRELIMINARY PLAT.

Joanne Vernon P.E. 3/4/25
JOANNE VERNON P.E.
COUNTY ENGINEER DATE

CERTIFICATE OF APPROVAL OF PLANNING AND ZONING BOARD

THIS IS TO CERTIFY THAT THIS PLAT MEETS THE REQUIREMENTS OF THE CHARLOTTE COUNTY SUBDIVISION AND ZONING REGULATIONS AND CONFORMS TO THE CHARLOTTE COUNTY COMPREHENSIVE PLAN THIS 10th DAY OF March, 2025 A.D.

Michael Gravesen 3/10/2025
MICHAEL GRAVESSEN
CHAIRMAN DATE

CERTIFICATE OF APPROVAL OF COUNTY CLERK

I HEREBY CERTIFY THAT THIS PLAT OF WEST PORT EAST 1A HAS BEEN EXAMINED BY ME AND FROM MY EXAMINATION I FIND THAT SAID PLAT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES. I FURTHER CERTIFY THAT THIS PLAT WAS FILED FOR RECORD AT Charlotte THIS 29th DAY OF March, 2025 A.D. AND WAS DULY RECORDED IN PLAT BOOK 28, PAGES 3A-3P OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

R. D. Eaton
ROGER D. EATON
CLERK OF THE CIRCUIT COURT IN AND FOR CHARLOTTE COUNTY

CERTIFICATE OF APPROVAL OF COUNTY ATTORNEY

I HAVE EXAMINED AND APPROVED THIS PLAT FOR RECORDING. THIS 10th DAY OF March, 2025 A.D.

Janette S. Knowlton
JANETTE S. KNOWLTON
COUNTY ATTORNEY

CERTIFICATE OF APPROVAL OF COUNTY COMMISSION

IT IS CERTIFIED THAT THIS PLAT HAS BEEN APPROVED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA THIS 25th DAY OF March, 2025 A.D.

Joseph M. Tiseo
JOSEPH M. TISEO
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

CERTIFICATE OF APPROVAL OF COUNTY SURVEYOR

KNOW ALL MEN THESE PRESENTS, THAT I, THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY CHARLOTTE COUNTY, HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177 OF THE FLORIDA STATUTES AND FIND THAT THE PLAT IS IN CONFORMANCE WITH THE PROVISIONS OF SAID CHAPTER.

James Kelly Davis 3/4/2025
JAMES KELLY DAVIS
COUNTY SURVEYOR, CHARLOTTE COUNTY, FLORIDA
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA REGISTRATION NO. 7080

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Licensed Business Number LB7768
SHEET 1 OF 16 SHEETS

WEST PORT EAST 1A

LYING IN SECTIONS 11 AND 12, TOWNSHIP 40 SOUTH, RANGE 21 EAST, CHARLOTTE COUNTY, FLORIDA

PLAT BOOK **28** PAGE **3B**

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA
COUNTY OF CHARLOTTE

KL WESTPORT EXPANSION LLC, A FLORIDA LIMITED LIABILITY COMPANY, KL WESTPORT EXPANSION COMMERCIAL LLC, A FLORIDA LIMITED LIABILITY COMPANY, CRE-JDG DRIFTWOOD BAY OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND GB WEST PORT, LLC, A FLORIDA LIMITED LIABILITY COMPANY (AS THE "OWNERS"), HEREBY STATE AND DECLARE THAT THEY ARE THE FEE SIMPLE OWNERS OF ALL THE LANDS DESCRIBED IN THIS PLAT OF WEST PORT EAST 1A ("PLAT"), A SUBDIVISION LYING IN SECTIONS 11 AND 12, TOWNSHIP 40 SOUTH, RANGE 21 EAST, CHARLOTTE COUNTY, FLORIDA, AND HEREBY DEDICATE THE FOLLOWING:

1. TO CHARLOTTE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA ("COUNTY"), TRACT R-1 AS SHOWN AND DESCRIBED ON THIS PLAT OF WEST PORT EAST 1A FOR PUBLIC ROADWAY, INGRESS AND EGRESS, DRAINAGE, UTILITIES, AND OTHER PROPER PURPOSES.
2. TO CHARLOTTE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA ("COUNTY") AND THE LICENSED OR FRANCHISED PUBLIC UTILITIES SERVING THE SUBDIVISION, A NON-EXCLUSIVE UTILITY EASEMENT OVER TRACTS R-1, R-2 AND R-3, AND OVER THE NON-EXCLUSIVE PUBLIC UTILITY EASEMENTS ("P.U.E.") AS SHOWN ON OR OTHERWISE NOTED ON THIS PLAT FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF THEIR RESPECTIVE FACILITIES, INCLUDING ELECTRIC, GAS, WATER, SEWER, REUSE WATER, CABLE TELEVISION OR OTHER PUBLIC OR PRIVATE UTILITY SERVICE; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF ANY ONE UTILITY SERVICE PROVIDER SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF ANY OTHER UTILITY SERVICE PROVIDER, AND, IN THE EVENT A UTILITY SERVICE PROVIDER DAMAGES THE FACILITIES OF ANOTHER UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES; FURTHER PROVIDED, HOWEVER, THAT THE OWNER DOES HEREBY RESERVE UNTO THE OWNERS OF THE PROPERTY ON WHICH THE UTILITY EASEMENTS ARE LOCATED THE RIGHT TO USE SUCH PROPERTY FOR ANY LAWFUL PURPOSE THAT DOES NOT INTERFERE WITH THE PURPOSES DEDICATED TO THE COUNTY AND PUBLIC OR PRIVATE UTILITIES HEREIN.
3. TO THE COUNTY, THE NON-EXCLUSIVE PUBLIC FLOWAGE EASEMENTS ("P.F.E.") AS SHOWN ON OR OTHERWISE NOTED ON THE PLAT FOR DRAINAGE PURPOSES, WITHOUT MAINTENANCE RESPONSIBILITY.
4. TO AMERIGAS PROPANE, L.P. ("AMERIGAS") THE NON-EXCLUSIVE PUBLIC UTILITY EASEMENTS ("P.U.E.") AS SHOWN ON THIS PLAT FOR THE UNDERGROUND INSTALLATION, MAINTENANCE OF AND TRANSMISSION OF LIQUEFIED PETROLEUM AND PROPANE GAS PIPELINES ALONG WITH SUCH ACCESS OR OTHER RIGHTS NECESSARY FOR SAID USAGE INCLUDING THE RIGHT TO INSTALL AND MAINTAIN RELATED EQUIPMENT; FURTHER PROVIDED, HOWEVER, THAT OWNER DOES HEREBY RESERVE UNTO THE OWNERS OF THE PROPERTY ON WHICH THE UTILITY EASEMENTS ARE LOCATED THE RIGHT TO USE SUCH PROPERTY FOR ANY LAWFUL PURPOSE THAT DOES NOT INTERFERE WITH THE PURPOSES DEDICATED TO AMERIGAS HEREIN.
5. TRACTS R-2 AND R-3 ARE TO BE DEEDED TO WEST PORT EAST COMMUNITY DEVELOPMENT DISTRICT, ("CDD") FOR PUBLIC ROAD PURPOSES IN PERPETUITY.
6. OWNERS DO HEREBY RESERVE AND RETAIN OWNERSHIP OF ALL TRACTS, ALL LANDS, EASEMENTS, AND OTHER INTERESTS NOT SPECIFICALLY DEDICATED ABOVE TO THE "COUNTY".

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE EXECUTED THE FORGOING THIS DAY 27th OF JANUARY, 2025

WITNESSES:

SIGN: Isabella Vozz
PRINT: ISABELLA VALENTIN

SIGN: Ronan Sahalierin
PRINT: RONAN SAHALIERIN

OWNER: KL WESTPORT EXPANSION LLC
A FLORIDA LIMITED LIABILITY COMPANY

BY: James P. Harvey
AUTHORIZED SIGNATORY

ACKNOWLEDGMENT

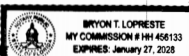
STATE OF FLORIDA)
COUNTY OF Pinellas) ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE, OR ONLINE NOTARIZATION, THIS 27th DAY OF JANUARY, 2025, BY JAMES P. HARVEY, AS AUTHORIZED SIGNATORY OF KL WESTPORT EXPANSION LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME, OR WHO HAS PRODUCED A _____ DRIVERS LICENSE, OR _____ AS IDENTIFICATION.

WITNESS MY HAND AND SEAL AT Pinellas COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES: 01-27-26

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE



IN WITNESS WHEREOF, THE UNDERSIGNED HAVE EXECUTED THE FORGOING THIS DAY: 27th OF JANUARY, 2025

WITNESSES:

SIGN: Isabella Vozz
PRINT: ISABELLA VALENTIN

SIGN: Ronan Sahalierin
PRINT: RONAN SAHALIERIN

OWNER: KL WESTPORT EXPANSION COMMERCIAL LLC
A FLORIDA LIMITED LIABILITY COMPANY

BY: James P. Harvey
AUTHORIZED SIGNATORY

ACKNOWLEDGMENT

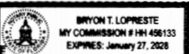
STATE OF FLORIDA)
COUNTY OF Pinellas) ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE, OR ONLINE NOTARIZATION, THIS 27th DAY OF JANUARY, 2025, BY JAMES P. HARVEY, AS AUTHORIZED SIGNATORY OF KL WESTPORT EXPANSION COMMERCIAL LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME, OR WHO HAS PRODUCED A _____ DRIVERS LICENSE, OR _____ AS IDENTIFICATION.

WITNESS MY HAND AND SEAL AT Pinellas COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES: 01-27-26

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE



IN WITNESS WHEREOF, THE UNDERSIGNED HAVE EXECUTED THE FORGOING THIS DAY: 27th OF JANUARY, 2025

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE EXECUTED THE FORGOING THIS DAY 30th OF JANUARY, 2025

WITNESSES:

SIGN: Chuan Bullock
PRINT: CHUAN BULLOCK

SIGN: Thomas R. McEgan
PRINT: THOMAS R. MCEGAN

OWNER: CRE-JDG DRIFTWOOD BAY OWNER, LLC
A DELAWARE LIMITED LIABILITY COMPANY

BY: Anand D. Jobalia
PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF Volusia) ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE, OR ONLINE NOTARIZATION, THIS 30th DAY OF JANUARY, 2025, BY ANAND D. JOBALIA, AS PRESIDENT OF CRE-JDG DRIFTWOOD BAY OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME, OR WHO HAS PRODUCED A _____ DRIVERS LICENSE, OR _____ AS IDENTIFICATION.

WITNESS MY HAND AND SEAL AT Volusia COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES: October 30, 2020

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE EXECUTED THE FORGOING THIS DAY 3 OF FEBRUARY, 2025

WITNESSES:

SIGN: Kevin J. Letch
PRINT: KEVIN J. LETCH

SIGN: Lori C. Romanello
PRINT: LORI C. ROMANELLO

OWNER: GB WEST PORT, LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY: Gregory S. Semmler
PRESIDENT

ACKNOWLEDGMENT

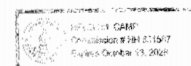
STATE OF FLORIDA)
COUNTY OF Pinellas) ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE, OR ONLINE NOTARIZATION, THIS 3 DAY OF FEBRUARY, 2025, BY GREGORY S. SEMMLER, AS PRESIDENT OF GB WEST PORT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME, OR WHO HAS PRODUCED A _____ DRIVERS LICENSE, OR _____ AS IDENTIFICATION.

WITNESS MY HAND AND SEAL AT Pinellas COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES: October 13, 2028

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE



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SHEET 2 OF 16 SHEETS

WEST PORT EAST 1A

BOUNDARY AND KEY SHEET

LYING IN SECTIONS 11 AND 12, TOWNSHIP 40 SOUTH, RANGE 21 EAST, CHARLOTTE COUNTY, FLORIDA

PLAT 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 N.0729°33'W. THE GRID BEARINGS AS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN HORIZONTAL DATUM OF 1983 (NAD 83-2011 ADJUSTMENT) FOR THE WEST ZONE OF FLORIDA.
2. THE COORDINATE VALUES SHOWN HEREON ARE BASED ON THE NATIONAL GEODETTIC SURVEY CONTROL POINTS AND WERE ESTABLISHED TO THIRD ORDER ACCURACY AS DEFINED BY THE STANDARDS AND SPECIFICATIONS FOR GEODETTIC CONTROL NETWORKS, AS PUBLISHED BY THE FEDERAL GEODETTIC CONTROL COMMITTEE DATED SEPTEMBER 1991 OR LATEST EDITION, CONTROL POINTS USED: ORIGINATING COORDINATES: STATION "MURDOCK 2 AZ MK"
3. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
4. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE FOR CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED NO SUCH SERVICE INTERFERES WITH THE FACILITIES OF ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY.
5. ALL LINES INTERSECTING A CURVE ARE RADIAL (R) UNLESS OTHERWISE NOTED AS NON-RADIAL (NR).
6. A 1/2 INCH DIAMETER IRON PIPE WITH CAP NO. LB7768 WILL BE SET AT EACH LOT CORNER AS REQUIRED BY CHAPTER 177 OF THE FLORIDA STATUTES WITHIN THE TIME ALLOTTED IN 177.091 (9), UNLESS PRIOR MONUMENTATION OF THE LOT CORNER IS FOUND IN PLACE.

TRACT DESIGNATION TABLE

TRACT	USAGE	ACRES	OWNER/MAINTENANCE
B-1	OPEN SPACE/ACCESS AREA AND DRAINAGE AREA AND PUBLIC FLOWAGE EASEMENT	4.080	KL WESTPORT EXPANSION LLC
B-2	OPEN SPACE/ACCESS AREA AND DRAINAGE AREA AND PUBLIC FLOWAGE EASEMENT	0.929	KL WESTPORT EXPANSION LLC
B-3	DRAINAGE AREA	3.056	KL WESTPORT EXPANSION LLC
B-4	DRAINAGE AREA	0.161	KL WESTPORT EXPANSION LLC
B-5	DRAINAGE AREA	0.9370	KL WESTPORT EXPANSION LLC
B-6	DRAINAGE AREA	1.8960	KL WESTPORT EXPANSION LLC
B-7	OPEN SPACE/ACCESS AREA AND DRAINAGE AREA AND PUBLIC FLOWAGE EASEMENT	1.8690	KL WESTPORT EXPANSION LLC
B-8	OPEN SPACE/ACCESS AREA	0.1840	KL WESTPORT EXPANSION LLC
B-9	OPEN SPACE/ACCESS AREA	0.736	KL WESTPORT EXPANSION LLC
F-1	FUTURE DEVELOPMENT AREA	14.351	GB WEST PORT, LLC
F-2	FUTURE DEVELOPMENT AREA	21.008	KL WESTPORT EXPANSION COMMERCIAL LLC
F-3	FUTURE DEVELOPMENT AREA	42.127	CRE-JDG DRIFTWOOD BAY
F-4	FUTURE DEVELOPMENT AREA	4.077	KL WESTPORT EXPANSION COMMERCIAL LLC
F-5	FUTURE DEVELOPMENT AREA	24.223	KL WESTPORT EXPANSION LLC
F-6	FUTURE DEVELOPMENT AREA	50.458	KL WESTPORT EXPANSION LLC
R-1	PUBLIC RIGHT OF WAY	11.470	COUNTY
R-2	PUBLIC CDD RIGHT OF WAY	1.420	KL WESTPORT EXPANSION LLC
R-3	PUBLIC CDD RIGHT OF WAY	2.692	KL WESTPORT EXPANSION LLC

LEGEND:

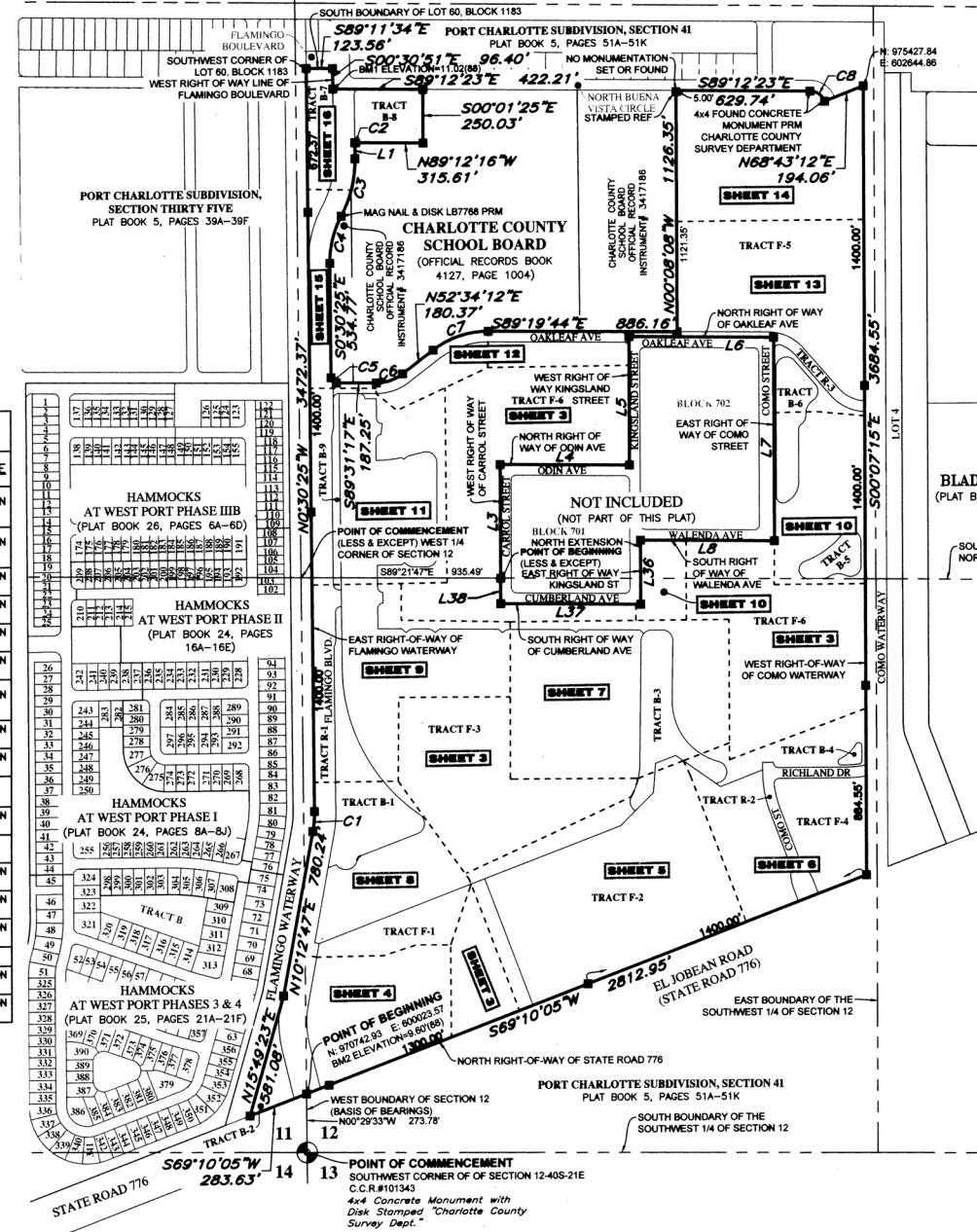
- --- (P.R.M.) 4"x4" Concrete Monument LB#7768, unless otherwise noted
- ⊙ --- (P.C.P.) Permanent Control Point, Mag Nail & Disk LB7768
- C.C.R. --- Certified Corner Record
- P.U.E. --- Public Utility Easement
- O/A --- Overall
- P.D.E. --- Private Drainage Easement
- NR --- Non Radial
- P.F.E. --- Public Flowage Easement

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	500.00'	10°43'12"	93.55'	93.41'	N04°51'11"E
C2	25.00'	10°13'46"	4.46'	4.46'	N84°05'30"W
C3	580.00'	28°30'15"	278.60'	275.73'	S13°44'17"W
C4	480.00'	28°29'50"	228.79'	226.44'	S13°44'30"W
C5	25.00'	89°00'52"	38.84'	35.05'	S45°00'51"E
C6	200.00'	37°54'31"	132.33'	129.93'	N71°31'27"E
C7	417.00'	38°06'04"	277.30'	272.22'	N71°37'14"E
C8	75.00'	87°55'33"	88.92'	83.80'	S55°14'35"E

LINE DATA TABLE

NO.	BEARING	LENGTH
L1	S00°30'51"E	74.97'
L3	N00°07'48"W	530.79'
L4	S89°12'31"E	606.07'
L5	N00°07'09"W	600.11'
L6	S89°12'03"E	680.02'
L7	S00°08'08"E	950.13'
L8	N89°12'03"W	630.28'
L36	S00°07'09"E	300.02'
L37	N89°12'15"W	655.96'
L38	N00°07'48"W	119.20'



TOLEDO
BLADE-SECTION ONE
(PLAT BOOK 23, PAGES 18A-18B)



SCALE 1" = 400'
0 200 400 800

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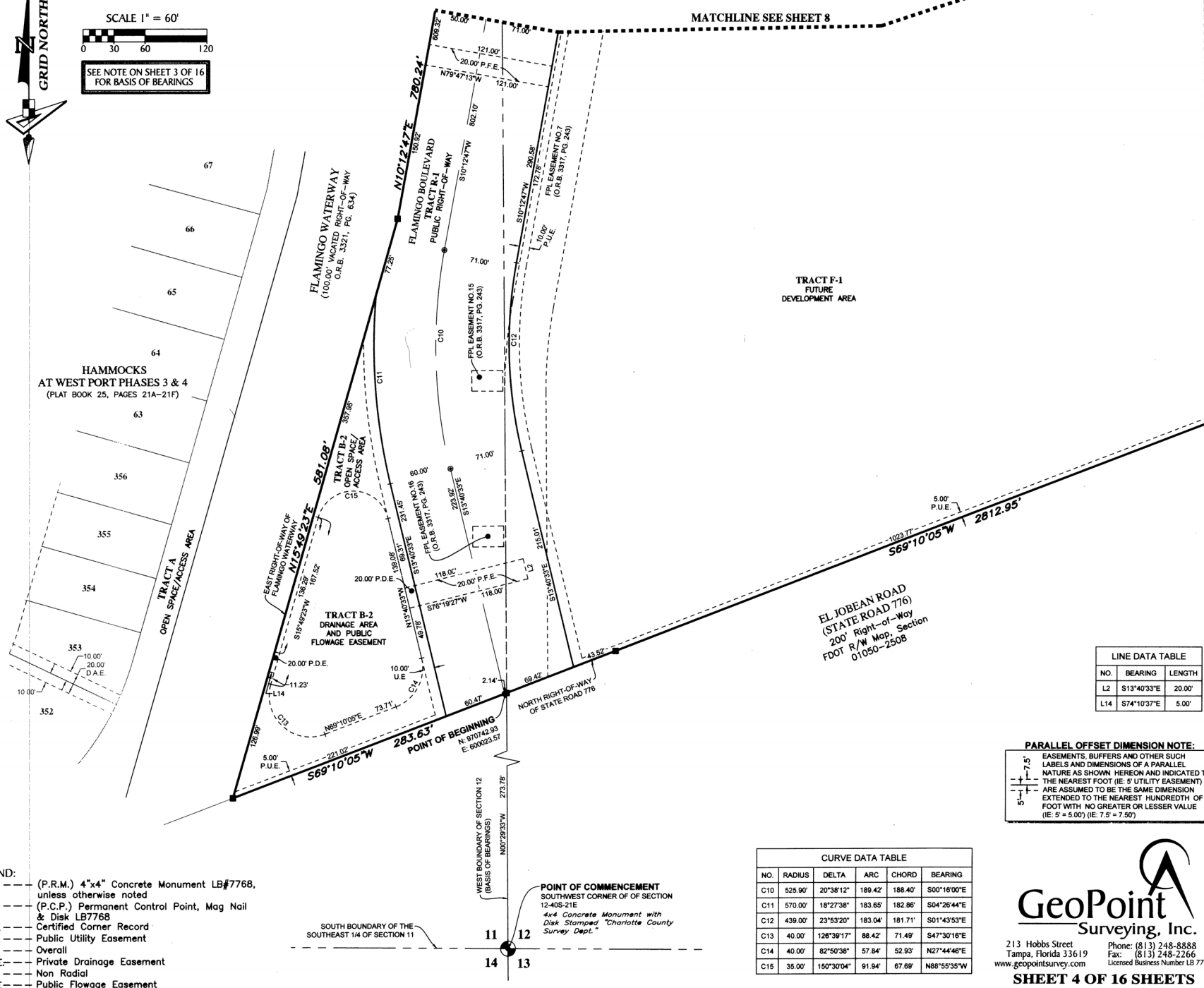
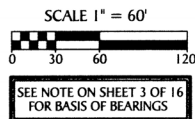
213 Hobbs Street
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www.geopointsurvey.com

Phone: (813) 248-8888
Fax: (813) 248-2266
Licensed Business Number LB 7768

SHEET 3 OF 16 SHEETS

WEST PORT EAST 1A

LYING IN SECTIONS 11 AND 12, TOWNSHIP 40 SOUTH, RANGE 21 EAST, CHARLOTTE COUNTY, FLORIDA



LEGEND:

- --- (P.R.M.) 4"x4" Concrete Monument LB#7768, unless otherwise noted
- ⊙ --- (P.C.P.) Permanent Control Point, Mag Nail & Disk LB7768
- C.C.R. --- Certified Corner Record
- P.U.E. --- Public Utility Easement
- O/A --- Overall
- P.D.E. --- Private Drainage Easement
- NR --- Non Radial
- P.F.E. --- Public Flowage Easement

LINE DATA TABLE

NO.	BEARING	LENGTH
L2	S13°40'33"E	20.00'
L14	S74°10'37"E	5.00'

PARALLEL OFFSET DIMENSION NOTE:

EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 5' = 5.00' (IE: 7.5' = 7.50'))

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C10	525.90'	20°38'12"	189.42'	188.40'	S00°16'00"E
C11	570.00'	18°27'38"	183.65'	182.86'	S04°26'44"E
C12	439.00'	23°53'20"	183.04'	181.71'	S01°43'53"E
C13	40.00'	128°39'17"	88.42'	71.49'	S47°30'18"E
C14	40.00'	82°50'38"	57.84'	52.93'	N27°44'48"E
C15	35.00'	150°30'04"	91.94'	67.68'	N88°55'35"W

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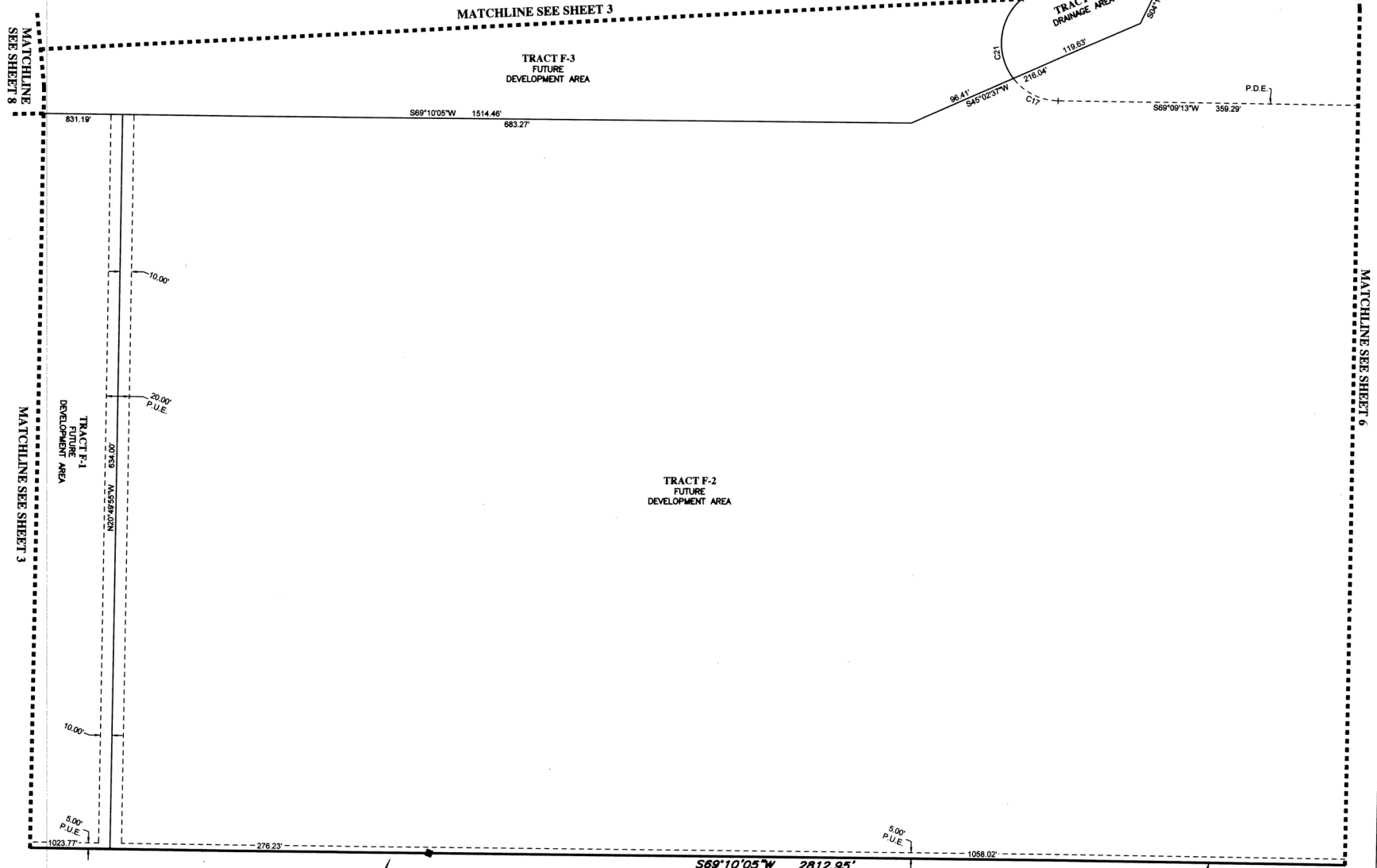
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SHEET 4 OF 16 SHEETS

WEST PORT EAST 1A

LYING IN SECTIONS 11 AND 12, TOWNSHIP 40 SOUTH, RANGE 21 EAST, CHARLOTTE COUNTY, FLORIDA

PLAT BOOK 28 PAGE 3E
MATCHLINE SEE SHEET 7



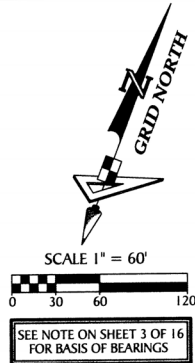
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Licensed Business Number LB 7768

WEST PORT EAST 1A

LYING IN SECTIONS 11 AND 12, TOWNSHIP 40 SOUTH, RANGE 21 EAST, CHARLOTTE COUNTY, FLORIDA

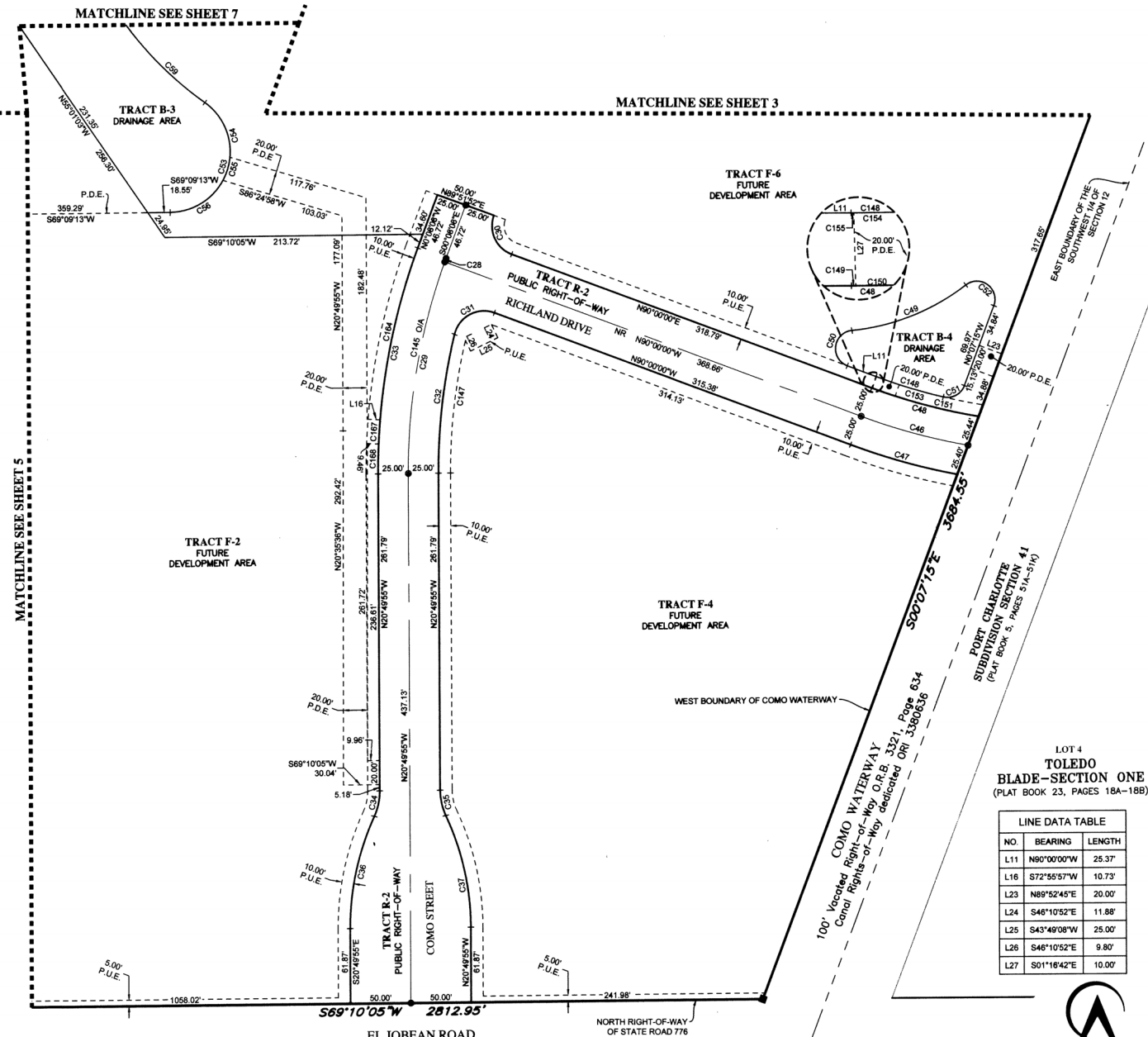


CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C28	500.00'	0°21'46"	3.17'	3.17'	S00°19'06"E
C29	500.00'	20°19'57"	177.43'	176.51'	S10°39'56"E
C30	25.00'	89°51'52"	39.21'	35.31'	S45°04'04"E
C31	25.00'	96°56'17"	42.30'	37.43'	S41°31'52"W
C32	475.00'	13°53'38"	115.18'	114.90'	S13°53'06"E
C33	525.00'	20°41'44"	189.63'	188.60'	S10°29'03"E
C34	50.00'	24°51'02"	21.69'	21.52'	N08°24'24"W
C35	50.00'	24°51'02"	21.69'	21.52'	S33°15'26"E
C36	220.00'	24°51'02"	95.42'	94.67'	S08°24'24"E
C37	220.00'	24°51'02"	95.42'	94.67'	N33°15'26"W
C46	500.00'	10°31'29"	91.85'	91.72'	N84°44'19"E
C47	525.00'	10°01'27"	91.85'	91.73'	N84°59'16"E
C48	475.00'	11°04'44"	91.85'	91.70'	N84°27'38"E
C49	183.00'	32°10'14"	102.75'	101.41'	N47°56'25"E
C50	15.00'	154°01'32"	40.32'	29.23'	S12°59'14"E
C51	15.00'	82°56'31"	21.71'	19.87'	N41°21'01"E
C52	15.00'	148°01'27"	38.75'	28.84'	N74°07'59"W
C53	50.00'	144°05'28"	125.74'	95.13'	N02°53'31"W
C54	50.00'	59°48'59"	52.20'	49.86'	N45°01'45"W
C55	50.00'	23°04'26"	20.14'	20.00'	N03°35'02"W
C56	50.00'	61°12'02"	53.41'	50.90'	N38°33'12"E
C59	295.00'	75°44'15"	389.95'	362.17'	S37°04'07"E
C145	500.00'	20°41'44"	180.60'	179.62'	S10°29'03"E
C147	465.00'	13°33'46"	110.07'	109.82'	S14°03'02"E
C148	465.00'	7°10'44"	58.26'	58.22'	N86°24'38"E
C149	475.00'	0°04'20"	0.80'	0.60'	N89°57'50"E
C150	475.00'	2°24'45"	20.00'	20.00'	N88°43'18"E
C151	475.00'	8°35'39"	71.25'	71.18'	N83°13'05"E
C153	465.00'	4°40'05"	37.89'	37.88'	N85°09'19"E
C154	465.00'	2°27'52"	20.00'	20.00'	N88°43'18"E
C155	465.00'	0°02'46"	0.37'	0.37'	N89°58'37"E
C164	525.00'	15°50'23"	145.14'	144.68'	S08°03'22"E
C167	525.00'	2°10'58"	20.00'	20.00'	S17°04'03"E
C168	525.00'	2°40'23"	24.49'	24.49'	S19°29'43"E

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PARALLEL OFFSET DIMENSION NOTE:

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LOT 4
TOLEDO
BLADE-SECTION ONE
(PLAT BOOK 23, PAGES 18A-18B)

LINE DATA TABLE		
NO.	BEARING	LENGTH
L11	N90°00'00"W	25.37'
L16	S72°55'57"W	10.73'
L23	N89°52'45"E	20.00'
L24	S46°10'52"E	11.88'
L25	S43°49'08"W	25.00'
L26	S46°10'52"E	9.80'
L27	S01°16'42"E	10.00'

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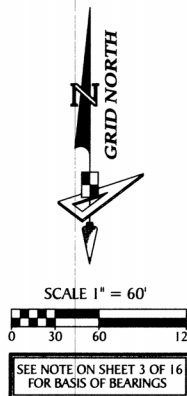
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SHEET 6 OF 16 SHEETS

WEST PORT EAST 1A

LYING IN SECTIONS 11 AND 12, TOWNSHIP 40 SOUTH, RANGE 21 EAST, CHARLOTTE COUNTY, FLORIDA



MATCHLINE SEE SHEET 9

MATCHLINE SEE SHEET 3

CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C9	50.00'	41°25'12"	36.15'	35.36'	S21°22'40"W
C22	50.00'	48°42'29"	42.51'	41.24'	S66°26'30"W
C23	50.00'	44°56'09"	39.21'	38.22'	N66°44'10"W
C57	50.00'	90°07'41"	78.65'	70.79'	S45°43'54"W
C58	50.00'	90°00'16"	78.54'	70.71'	N44°12'07"W
C59	295.00'	75°44'15"	389.95'	362.17'	S37°04'07"E
C60	345.00'	27°14'22"	164.02'	162.48'	N14°17'14"E

TRACT F-3
FUTURE
DEVELOPMENT AREA

TRACT B-3
DRAINAGE AREA

TRACT F-6
FUTURE
DEVELOPMENT AREA

MATCHLINE SEE SHEET 3

MATCHLINE SEE SHEET 3

MATCHLINE SEE SHEET 6

LEGEND:

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SHEET 7 OF 16 SHEETS

WEST PORT EAST 1A

LYING IN SECTIONS 11 AND 12, TOWNSHIP 40 SOUTH, RANGE 21 EAST, CHARLOTTE COUNTY, FLORIDA



SCALE 1" = 60'

SEE NOTE ON SHEET 3 OF 16
FOR BASIS OF BEARINGS

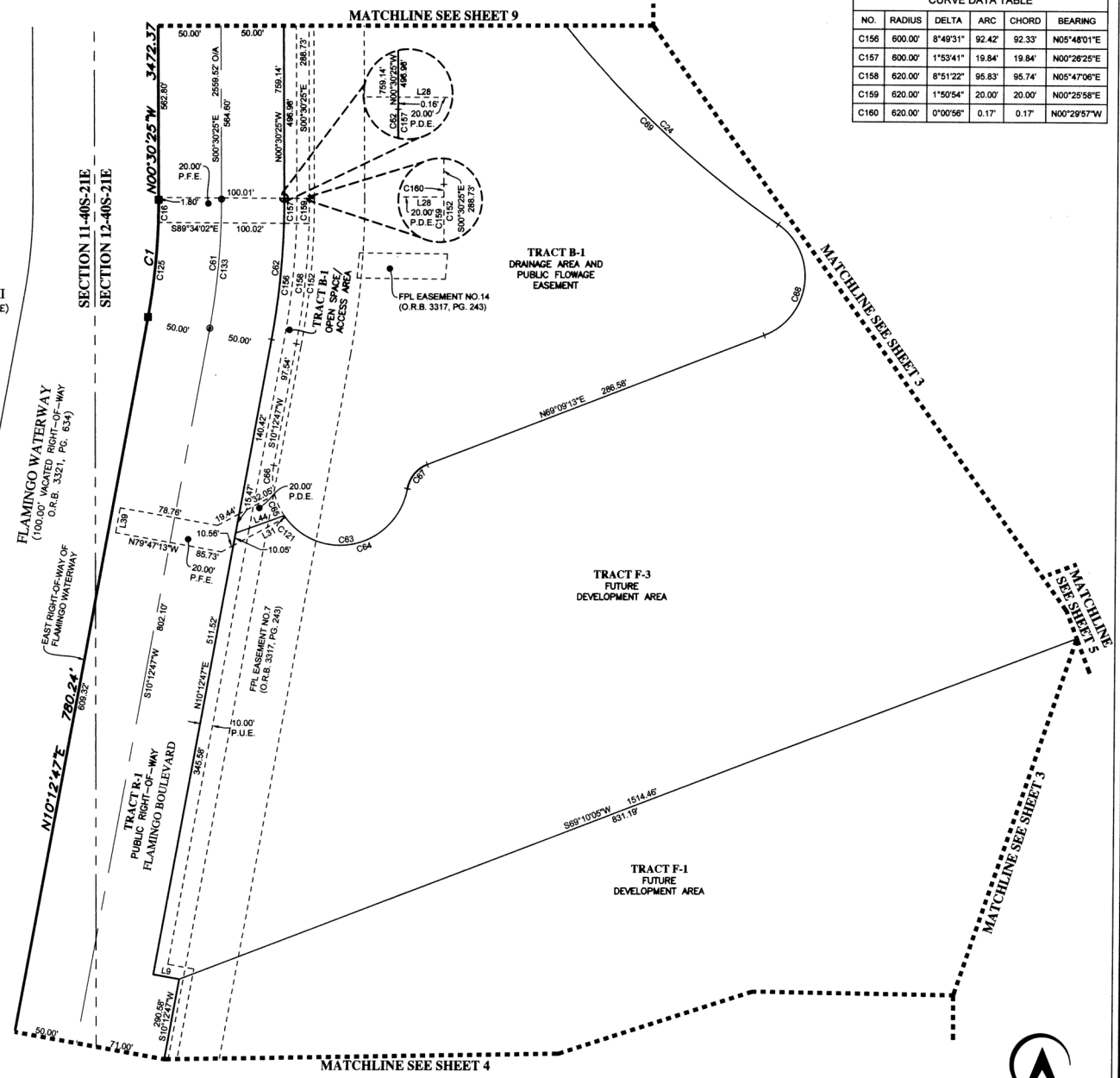
LINE DATA TABLE		
NO.	BEARING	LENGTH
L9	S79°47'13"E	21.00'
L28	S89°34'02"E	20.00'
L31	N61°49'24"E	46.99'
L39	N10°12'47"E	20.00'
L44	S70°19'06"W	40.98'

HAMMOCKS
AT WEST PORT PHASES 3 & 4
(PLAT BOOK 25, PAGES 21A-21F)

CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	500.00'	10°43'12"	93.55'	93.41'	N04°51'11"E
C16	500.00'	2°05'09"	18.20'	18.20'	S00°32'09"W
C24	845.00'	54°41'21"	806.56'	776.29'	S27°51'06"E
C61	550.00'	10°43'12"	102.90'	102.75'	N04°51'11"E
C62	600.00'	10°43'12"	112.26'	112.10'	N04°51'11"E
C63	54.09'	180°35'49"	170.48'	108.17'	S80°04'46"E
C64	54.09'	134°07'31"	126.61'	99.62'	N76°41'05"E
C65	54.09'	19°23'18"	18.30'	18.21'	S24°36'55"E
C66	54.09'	25°08'24"	23.73'	23.54'	S02°21'04"E
C67	25.00'	59°31'54"	25.98'	24.82'	S39°23'16"W
C68	50.00'	124°21'00"	108.52'	88.44'	N06°58'44"E
C69	845.00'	29°49'07"	439.77'	434.82'	S40°17'13"E
C121	54.09'	1°56'36"	1.83'	1.83'	S35°16'52"E
C125	500.00'	8°38'03"	75.35'	75.28'	S05°53'45"W
C133	550.00'	8°44'18"	83.88'	83.80'	S05°50'37"W
C152	620.00'	10°43'12"	116.00'	115.83'	N04°51'11"E

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CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C156	600.00'	8°49'31"	92.42'	92.33'	N05°48'01"E
C157	600.00'	1°53'41"	19.84'	19.84'	N00°28'25"E
C158	620.00'	8°51'22"	95.83'	95.74'	N05°47'06"E
C159	620.00'	1°50'54"	20.00'	20.00'	N00°25'58"E
C160	620.00'	0°00'56"	0.17'	0.17'	N00°29'57"W



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SHEET 8 OF 16 SHEETS

WEST PORT EAST 1A

LYING IN SECTIONS 11 AND 12, TOWNSHIP 40 SOUTH, RANGE 21 EAST, CHARLOTTE COUNTY, FLORIDA

PLAT BOOK 28 PAGE 31

102
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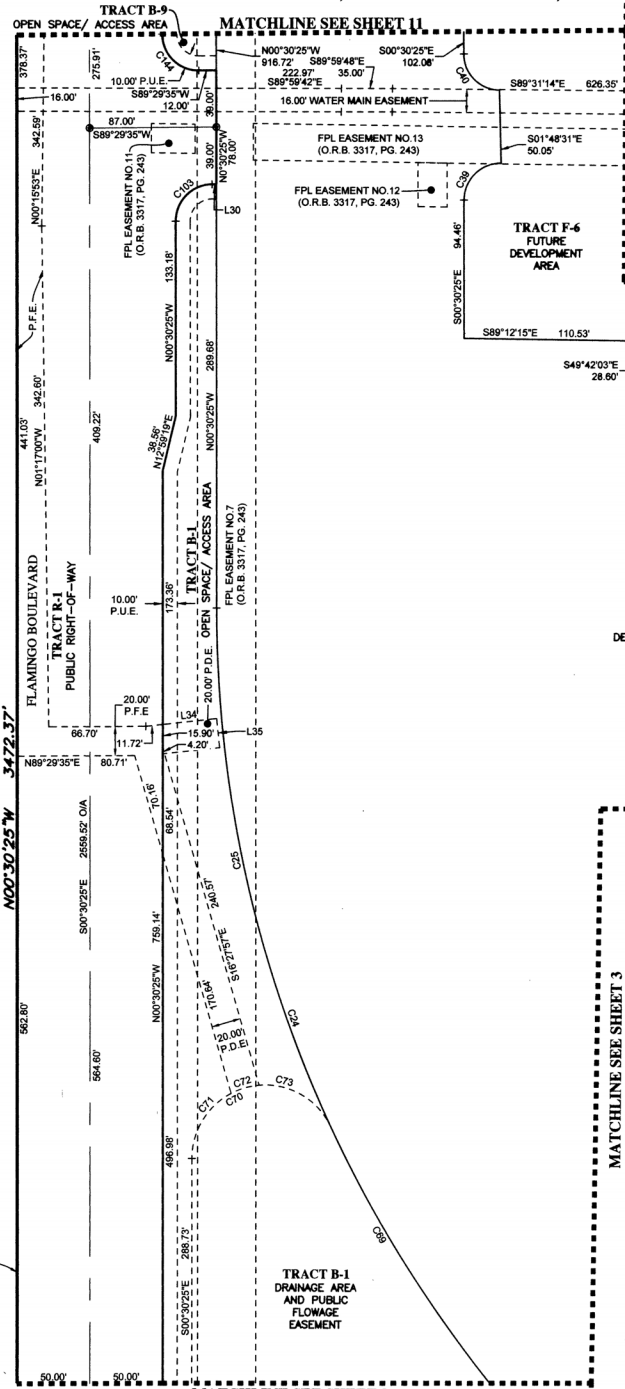
HAMMOCKS
AT WEST PORT PHASE II
(PLAT BOOK 24, PAGES 16A-16E)

TRACT A
DRAINAGE AREA

SECTION 11-40S-21E
SECTION 12-40S-21E

FLAMINGO WATERWAY
(100.00' VACATED RIGHT-OF-WAY
O.R.B. 3321, PG. 634)

EAST RIGHT-OF-WAY OF
FLAMINGO WATERWAY



PARALLEL OFFSET DIMENSION NOTE:
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NO.	BEARING	LENGTH
L30	S89°29'35"W	3.00'
L34	N83°42'17"E	37.17'
L35	S06°17'43"E	20.00'

SCALE 1" = 60'

SEE NOTE ON SHEET 3 OF 16 FOR BASIS OF BEARINGS



NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C24	845.00'	54°41'21"	806.56'	776.29'	S27°51'08"E
C25	845.00'	24°52'14"	366.79'	363.92'	S12°56'32"E
C26	50.00'	47°34'37"	41.52'	40.34'	S67°00'26"W
C27	50.00'	49°34'31"	43.26'	41.93'	N64°25'00"W
C38	50.00'	50°29'48"	44.07'	42.68'	S65°32'51"W
C39	25.00'	91°18'10"	39.84'	35.76'	S45°08'40"W
C40	25.00'	88°41'50"	38.70'	34.95'	S44°51'20"E
C69	845.00'	29°49'07"	439.77'	434.82'	S40°17'13"E
C70	50.00'	155°07'46"	135.38'	97.65'	S77°03'28"W
C71	50.00'	62°30'15"	54.55'	51.88'	S30°44'42"W
C72	50.00'	23°04'26"	20.14'	20.00'	S73°32'03"W
C73	50.00'	69°33'05"	60.70'	57.04'	N60°09'12"W
C103	25.00'	90°00'00"	39.27'	35.36'	N44°29'35"E
C144	25.00'	90°00'00"	39.27'	35.36'	S45°30'25"E

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SHEET 9 OF 16 SHEETS

WEST PORT EAST 1A

LYING IN SECTIONS 11 AND 12, TOWNSHIP 40 SOUTH, RANGE 21 EAST, CHARLOTTE COUNTY, FLORIDA

PLAT BOOK 28 PAGE 35



SCALE 1" = 60'

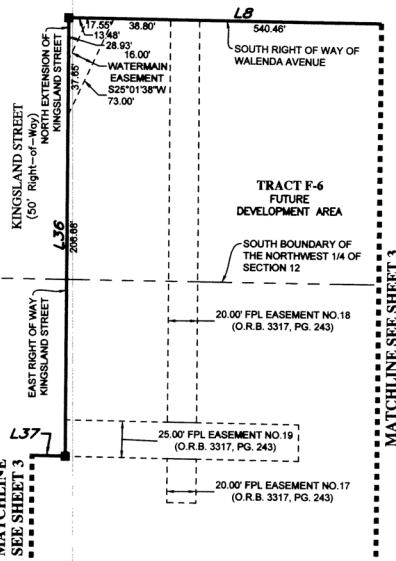


SEE NOTE ON SHEET 3 OF 16
FOR BASIS OF BEARINGS

LINE DATA TABLE		
NO.	BEARING	LENGTH
L7	S00°08'08"E	950.13'
L8	N89°12'03"W	630.28'
L15	S25°24'13"E	7.91'
L22	N89°52'45"E	20.00'
L36	S00°07'09"E	300.02'
L37	N89°12'15"W	655.96'

NOT INCLUDED
(NOT PART OF THIS PLAT)

WALENDA AVENUE
(50' Right-of-Way)

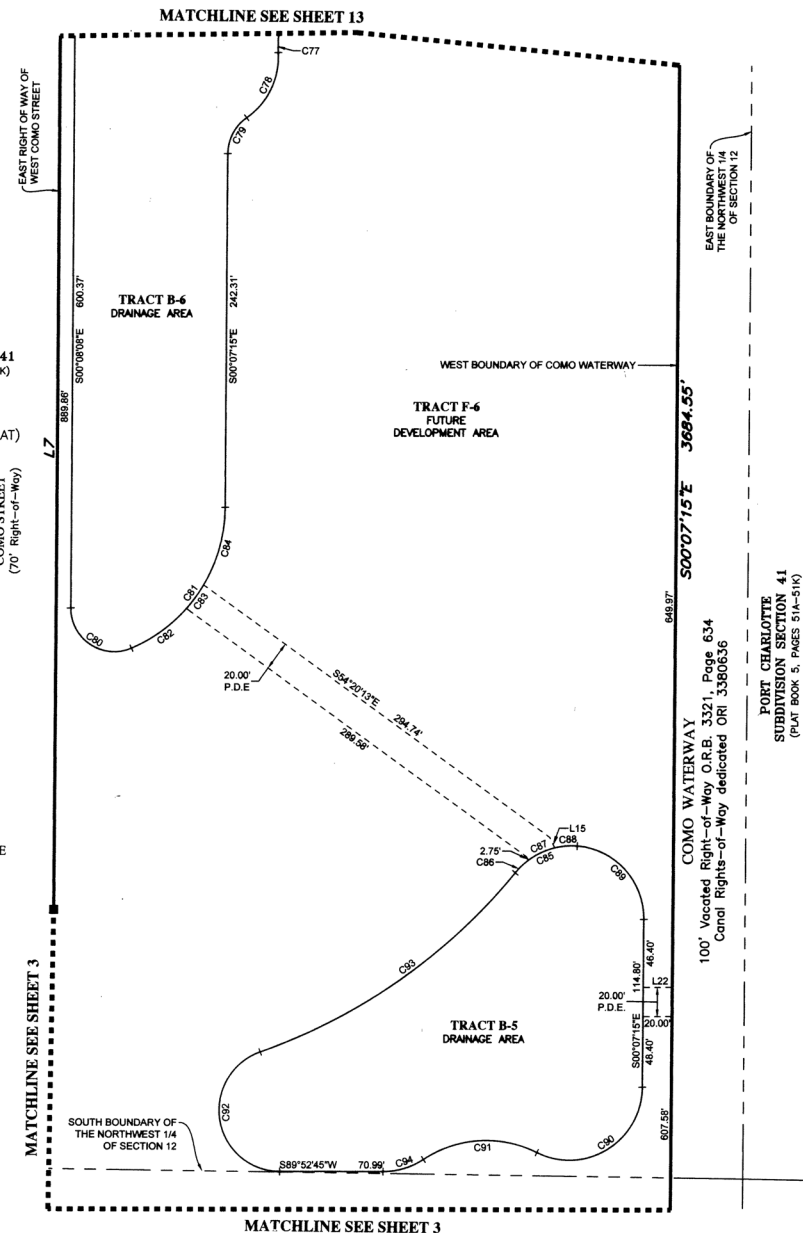


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PORT CHARLOTTE
SUBDIVISION SECTION 41
(PLAT BOOK 5, PAGES 51A-51K)

NOT INCLUDED
(NOT PART OF THIS PLAT)



CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C77	73.00'	61°25'23"	78.26'	74.56'	S28°48'50"W
C78	50.00'	58°54'39"	51.41'	49.17'	N25°33'28"E
C79	30.00'	55°08'02"	28.87'	27.77'	S27°26'46"W
C80	30.00'	113°16'25"	59.31'	50.11'	S56°46'20"E
C81	105.00'	66°42'42"	122.26'	115.47'	N33°14'06"E
C82	105.00'	25°27'45"	46.66'	46.28'	N53°51'34"E
C83	105.00'	10°56'27"	20.05'	20.02'	N35°39'28"E
C84	105.00'	30°18'30"	55.54'	54.90'	N15°02'00"E
C85	50.00'	55°00'26"	48.00'	46.18'	S66°33'08"W
C86	50.00'	14°00'43"	12.23'	12.20'	S46°03'17"W
C87	50.00'	23°04'26"	20.14'	20.00'	S64°35'51"W
C88	50.00'	17°55'17"	15.64'	15.58'	S85°05'43"W
C89	50.00'	85°49'24"	74.89'	68.09'	N43°01'57"W
C90	50.00'	116°26'36"	101.62'	85.01'	N58°06'03"E
C91	78.00'	59°59'08"	81.66'	77.98'	S86°19'47"W
C92	42.00'	160°26'33"	117.61'	82.78'	S09°53'59"E
C93	395.00'	31°16'22"	215.60'	212.93'	N54°41'06"E
C94	50.00'	33°32'32"	29.27'	28.85'	N73°06'29"E

LOT 4
TOLEDO
BLADE-SECTION ONE
(PLAT BOOK 23, PAGES 18A-18B)

PORT CHARLOTTE
SUBDIVISION SECTION 41
(PLAT BOOK 5, PAGES 51A-51K)

PARALLEL OFFSET DIMENSION NOTE:

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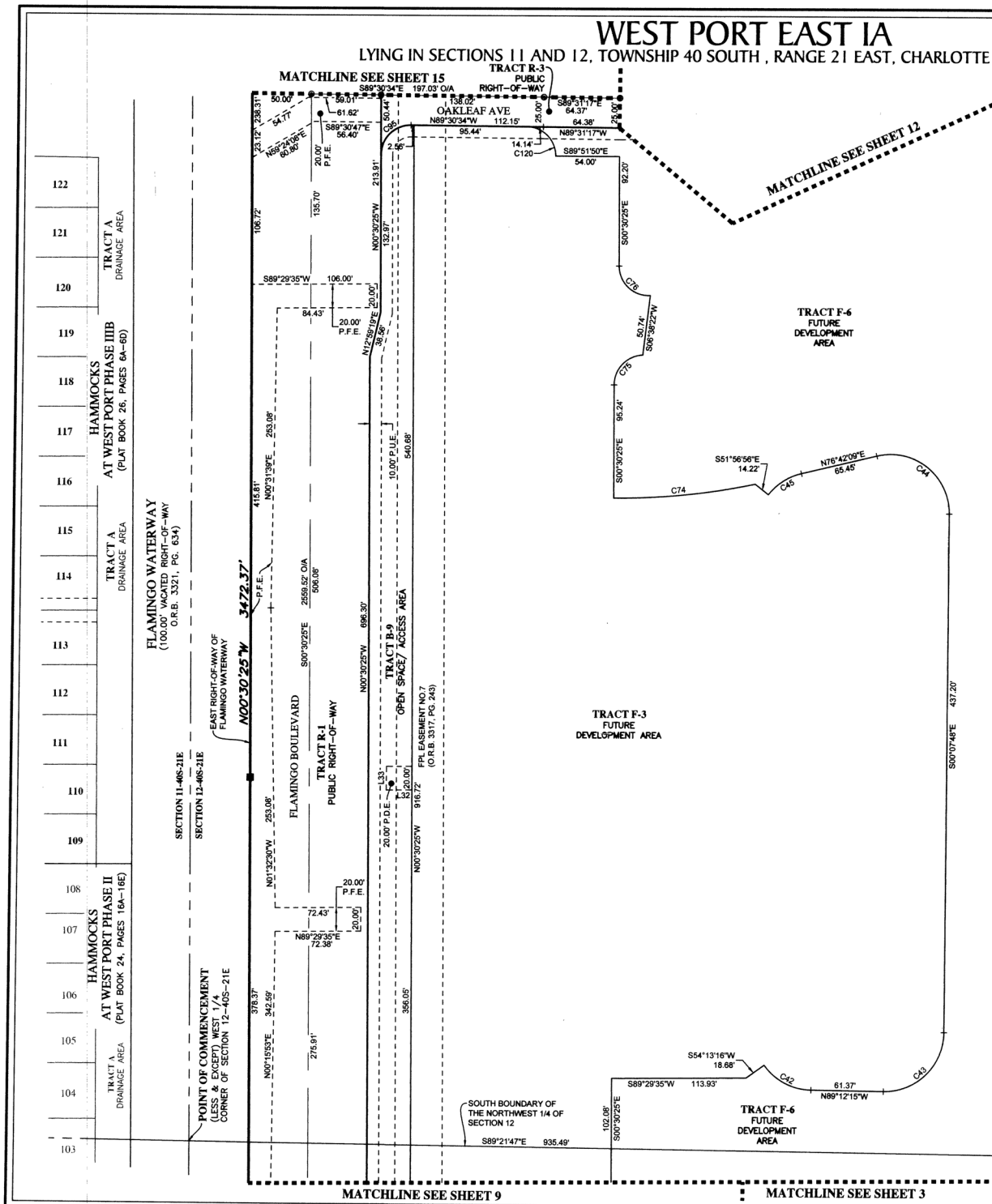
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SHEET 10 OF 16 SHEETS

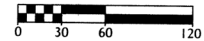
WEST PORT EAST 1A

LYING IN SECTIONS 11 AND 12, TOWNSHIP 40 SOUTH, RANGE 21 EAST, CHARLOTTE COUNTY, FLORIDA

PLAT BOOK 28 PAGE 3K



SCALE 1" = 60'



SEE NOTE ON SHEET 3 OF 16
FOR BASIS OF BEARINGS

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C42	50.00'	53°25'32"	46.62'	44.95'	S62°29'29"E
C43	50.00'	90°55'33"	79.35'	71.28'	N45°19'58"E
C44	50.00'	103°38'27"	90.45'	78.61'	N51°57'02"W
C45	50.00'	38°39'06"	33.73'	33.09'	S57°22'36"W
C74	562.00'	12°17'16"	120.53'	120.30'	N84°11'19"E
C75	25.00'	87°56'33"	38.37'	34.71'	S43°27'51"W
C76	25.00'	93°14'38"	40.69'	36.34'	S47°07'44"E
C95	25.00'	90°59'51"	39.71'	35.66'	S44°59'30"W
C120	25.00'	89°00'52"	38.84'	35.05'	N45°00'51"W

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LINE DATA TABLE

NO.	BEARING	LENGTH
L32	S89°29'35"W	21.75'
L33	S00°00'00"E	20.00'

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SHEET 11 OF 16 SHEETS

WEST PORT EAST 1A

LYING IN SECTIONS 11 AND 12, TOWNSHIP 40 SOUTH, RANGE 21 EAST, CHARLOTTE COUNTY, FLORIDA



SCALE 1" = 60'

SEE NOTE ON SHEET 3 OF 16
FOR BASIS OF BEARINGS

CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C6	200.00'	37°54'31"	132.33'	129.93'	N71°31'27"E
C7	417.00'	38°06'04"	277.30'	272.22'	N71°37'14"E
C96	225.00'	37°54'31"	148.87'	146.17'	N71°31'27"E
C97	250.00'	37°54'31"	165.41'	162.41'	N71°31'27"E
C98	367.00'	38°06'04"	244.05'	239.58'	S71°37'14"W
C99	392.00'	38°06'04"	260.68'	255.90'	S71°37'14"W
C100	25.00'	89°12'36"	38.93'	35.11'	N44°43'27"W

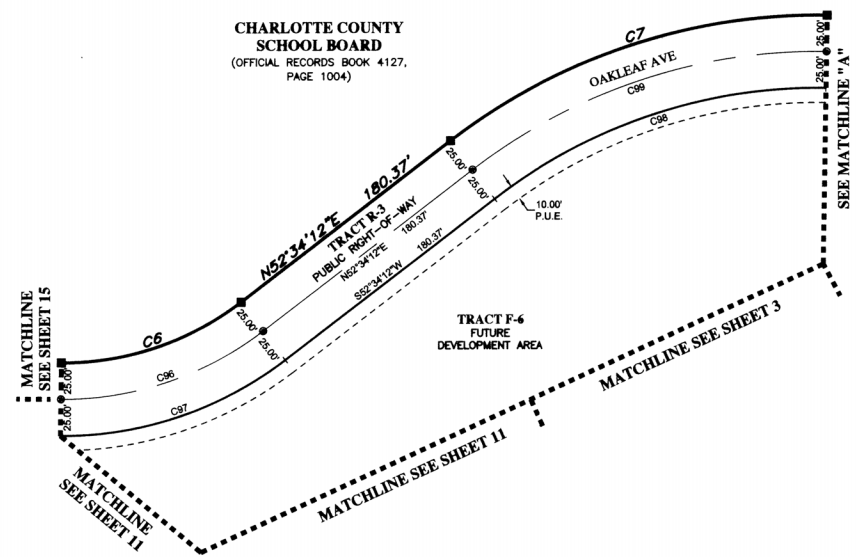
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LINE DATA TABLE		
NO.	BEARING	LENGTH
L5	N00°07'09"W	600.11'
L6	S89°12'03"E	680.02'

PORT CHARLOTTE
SUBDIVISION SECTION 41
(PLAT BOOK 5, PAGES 51A-51K)

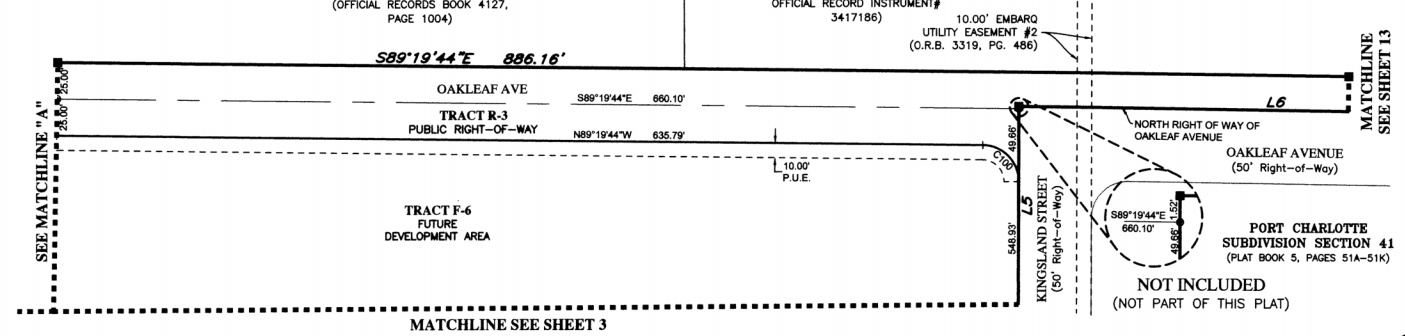
CHARLOTTE COUNTY
SCHOOL BOARD
(OFFICIAL RECORDS BOOK 4127,
PAGE 1004)



PORT CHARLOTTE
SUBDIVISION SECTION 41
(PLAT BOOK 5, PAGES 51A-51K)

CHARLOTTE COUNTY
SCHOOL BOARD
(OFFICIAL RECORDS BOOK 4127,
PAGE 1004)

CHARLOTTE COUNTY
SCHOOL BOARD
OFFICIAL RECORD INSTRUMENT#
3417186



- LEGEND:**
- --- (P.R.M.) 4"x4" Concrete Monument LB#7768, unless otherwise noted
 - ⊙ --- (P.C.P.) Permanent Control Point, Mag Nail & Disk LB7768
 - C.C.R. --- Certified Corner Record
 - P.U.E. --- Public Utility Easement
 - O/A --- Overall
 - P.D.E. --- Private Drainage Easement
 - NR --- Non Radial
 - P.F.E. --- Public Flowage Easement

NOT INCLUDED
(NOT PART OF THIS PLAT)

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Fax: (813) 248-2266
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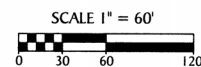
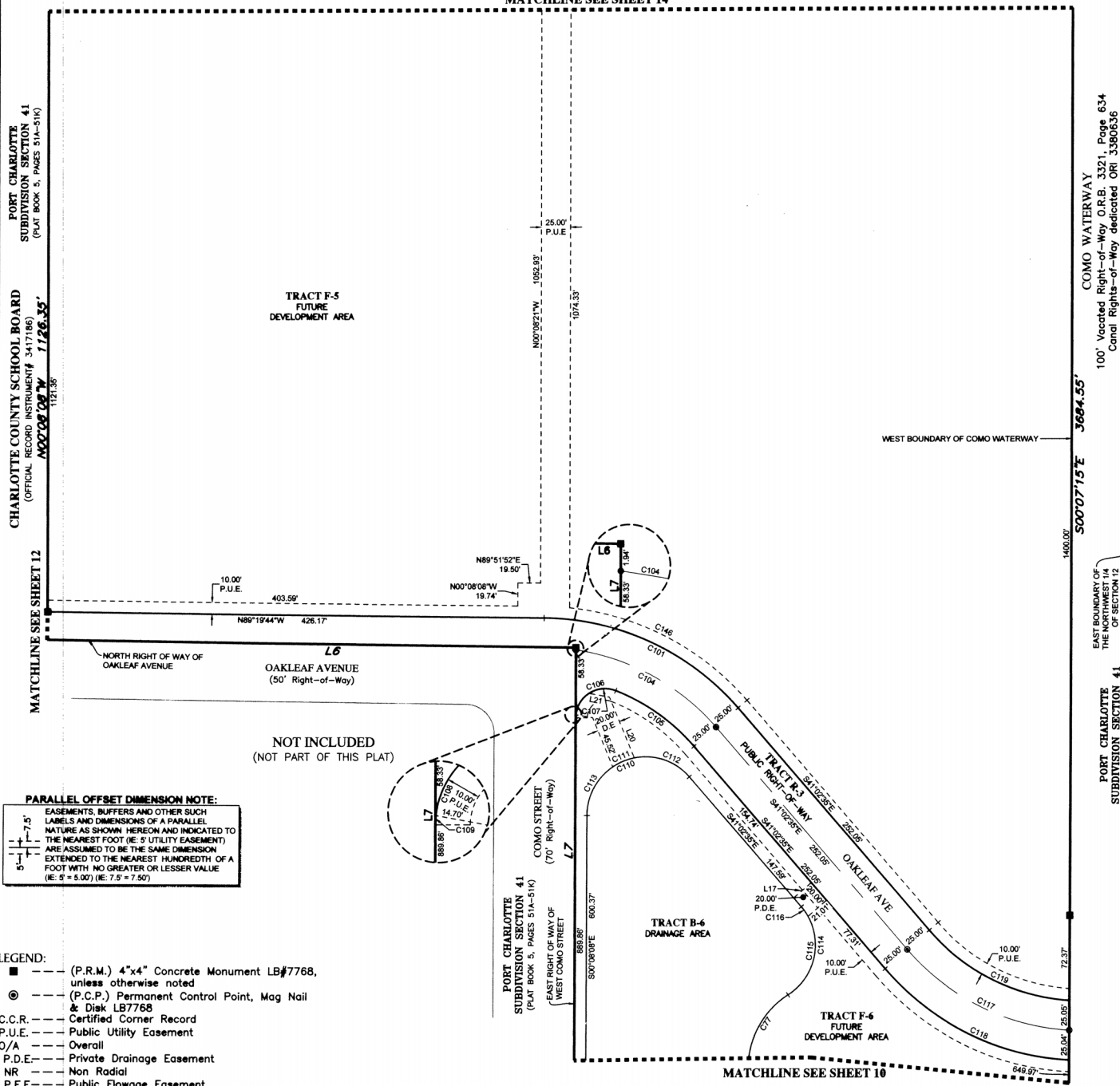
SHEET 12 OF 16 SHEETS

WEST PORT EAST 1A

LYING IN SECTIONS 11 AND 12, TOWNSHIP 40 SOUTH, RANGE 21 EAST, CHARLOTTE COUNTY, FLORIDA

PLAT BOOK 28 PAGE 3M

MATCHLINE SEE SHEET 14



SEE NOTE ON SHEET 3 OF 16 FOR BASIS OF BEARINGS

CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C77	73.00'	61°25'23"	78.28'	74.58'	S26°48'50"W
C101	225.00'	48°17'10"	189.62'	184.06'	N65°11'10"W
C104	200.00'	40°17'48"	140.86'	137.78'	N61°11'28"W
C105	175.00'	27°20'34"	83.51'	82.72'	N54°42'51"W
C106	25.00'	111°44'59"	48.78'	41.39'	S55°44'22"W
C107	25.00'	54°58'38"	23.99'	23.08'	S84°07'32"W
C108	25.00'	50°44'32"	22.14'	21.42'	S31°15'57"W
C109	25.00'	6°01'49"	2.63'	2.63'	S02°52'47"W
C110	50.00'	139°05'33"	121.38'	93.70'	S69°24'39"W
C111	50.00'	23°04'28"	20.14'	20.00'	S67°21'58"W
C112	50.00'	80°03'14"	52.41'	50.04'	N71°04'12"W
C113	50.00'	55°57'53"	48.84'	46.92'	S27°50'49"W
C114	50.00'	98°34'06"	86.02'	75.80'	N08°14'28"E
C115	50.00'	87°01'51"	75.95'	68.86'	N14°00'35"E
C116	50.00'	11°32'14"	10.07'	10.05'	N35°16'27"W
C117	200.00'	45°50'52"	160.04'	155.80'	S63°58'01"E
C118	225.00'	46°12'25"	181.45'	176.58'	S64°08'47"E
C119	175.00'	45°23'09"	138.62'	135.03'	S63°44'09"E
C146	235.00'	42°57'55"	176.22'	172.12'	N62°31'32"W

LINE DATA TABLE		
NO.	BEARING	LENGTH
L6	S89°12'03"E	680.02'
L7	S00°08'08"E	950.13'
L17	N48°57'29"E	20.00'
L20	S22°38'02"E	56.40'
L21	S79°43'17"E	17.90'

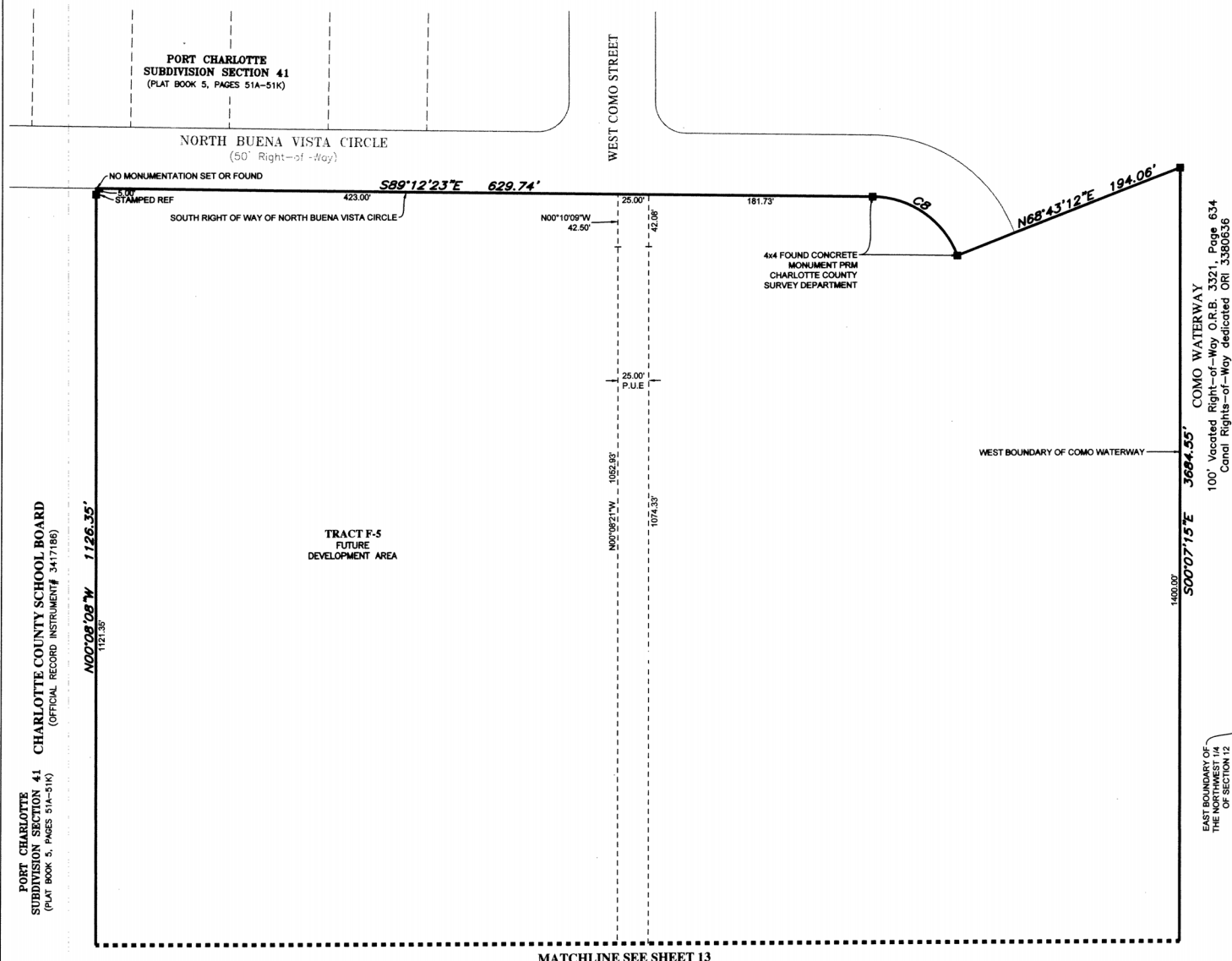


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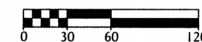
SHEET 13 OF 16 SHEETS

WEST PORT EAST IA

LYING IN SECTIONS 11 AND 12, TOWNSHIP 40 SOUTH, RANGE 21 EAST, CHARLOTTE COUNTY, FLORIDA



SCALE 1" = 60'



SEE NOTE ON SHEET 3 OF 16
FOR BASIS OF BEARINGS

LEGEND:

■	----	(P.R.M.) 4"x4" Concrete Monument LB#7768, unless otherwise noted
⊙	----	(P.C.P.) Permanent Control Point, Mag Nail & Disk LB7768
C.C.R.	----	Certified Corner Record
P.U.E.	----	Public Utility Easement
O/A	----	Overall
P.D.E.	----	Private Drainage Easement
NR	----	Non Radial
P.F.E.	----	Public Flowage Easement

CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C8	75.00'	67°55'35"	88.92'	83.80'	S55°14'35"E

PARALLEL OFFSET DIMENSION NOTE:

PARALLEL OFFSET DIMENSION NOTE:
EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 5 = 5.000) (IE: 7.5 = 7.500)



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SHEET 14 OF 16 SHEETS

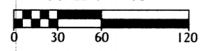
WEST PORT EAST 1A

LYING IN SECTIONS 11 AND 12, TOWNSHIP 40 SOUTH, RANGE 21 EAST, CHARLOTTE COUNTY, FLORIDA

MATCHLINE SEE SHEET 16



SCALE 1" = 60'



SEE NOTE ON SHEET 3 OF 16 FOR BASIS OF BEARINGS

LINE DATA TABLE		
NO.	BEARING	LENGTH
L19	S30°45'31"W	34.24'

PARALLEL OFFSET DIMENSION NOTE:

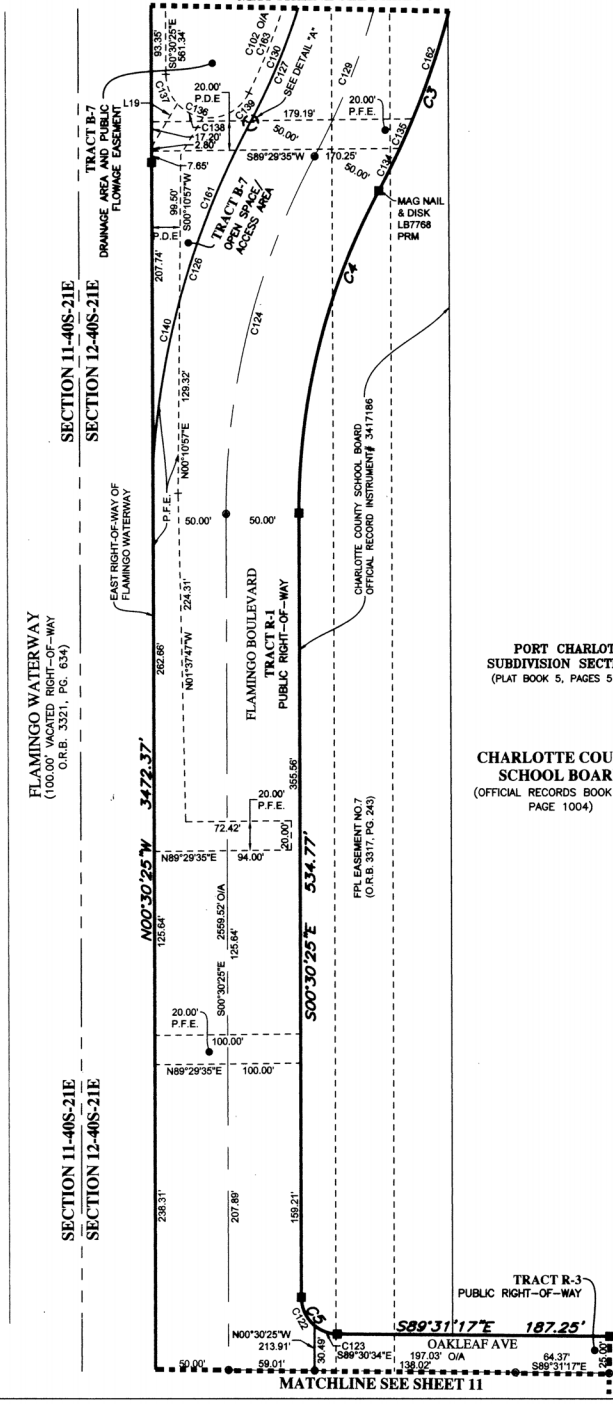
EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 5' = 5.00' (IE: 7.5' = 7.50'))

CURVE DATA TABLE				
NO.	RADIUS	DELTA	ARC	CHORD
C3	560.00'	28°30'15"	278.60'	275.73'
C4	460.00'	28°29'50"	228.79'	226.44'
C5	25.00'	89°00'52"	38.94'	35.05'
C102	450.00'	26°20'24"	206.87'	205.06'
C122	25.00'	50°12'29"	21.91'	21.21'
C123	25.00'	38°48'22"	16.93'	16.61'
C124	510.00'	28°29'50"	253.66'	251.05'
C126	560.00'	25°10'22"	246.04'	244.06'
C127	460.00'	28°30'15"	228.85'	226.49'
C129	510.00'	28°30'15"	253.72'	251.11'
C130	460.00'	25°54'10"	207.96'	206.20'
C131	460.00'	0°08'05"	1.08'	1.08'
C132	560.00'	2°12'00"	21.50'	21.50'
C134	560.00'	3°17'15"	32.13'	32.13'
C135	560.00'	2°14'30"	21.91'	21.91'
C136	30.00'	153°40'01"	80.46'	58.42'
C137	30.00'	42°11'22"	22.09'	21.59'
C138	30.00'	38°59'47"	20.42'	20.03'
C139	30.00'	72°28'52"	37.95'	35.47'
C140	560.00'	11°44'41"	114.79'	114.59'
C161	560.00'	11°13'42"	109.74'	109.57'
C162	560.00'	22°58'31"	224.56'	223.05'
C163	450.00'	23°57'58"	188.23'	186.86'

LEGEND:

- --- (P.R.M.) 4"x4" Concrete Monument LB#7768, unless otherwise noted
- ⊙ --- (P.C.P.) Permanent Control Point, Mag Nail & Disk LB7768
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PORT CHARLOTTE
SUBDIVISION SECTION 35
(PLAT BOOK 5, PAGES 39A-39F)



PORT CHARLOTTE
SUBDIVISION SECTION 41
(PLAT BOOK 5, PAGES 51A-51K)

CHARLOTTE COUNTY
SCHOOL BOARD
(OFFICIAL RECORDS BOOK 4127, PAGE 1004)

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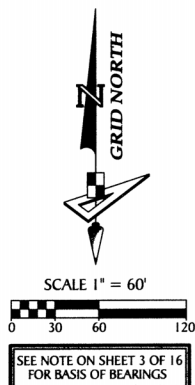
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Licensed Business Number LB 7768

SHEET 15 OF 16 SHEETS

WEST PORT EAST 1A

LYING IN SECTIONS 11 AND 12, TOWNSHIP 40 SOUTH, RANGE 21 EAST, CHARLOTTE COUNTY, FLORIDA



NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C2	25.00'	10°13'46"	4.46'	4.46'	N84°05'30"W
C3	560.00'	28°30'15"	278.60'	275.73'	S13°44'17"W
C18	40.00'	46°38'05"	32.56'	31.67'	N65°52'31"W
C19	40.00'	28°57'19"	20.21'	20.00'	N28°04'49"W
C20	40.00'	13°05'19"	9.14'	9.12'	N07°03'30"W
C102	450.00'	28°20'24"	206.87'	205.06'	N12°39'22"E
C127	460.00'	28°30'15"	228.85'	226.49'	N13°44'17"E
C128	510.00'	28°30'15"	253.72'	251.11'	N13°44'17"E
C130	460.00'	25°54'10"	207.96'	206.20'	N14°54'15"E
C130	460.00'	2°28'00"	19.80'	19.80'	N00°43'09"E
C141	40.00'	86°40'43"	61.91'	55.91'	N44°51'12"W
C142	40.00'	91°18'52"	63.75'	57.21'	S45°09'01"W
C143	25.00'	91°18'27"	39.84'	35.76'	S45°08'23"W
C162	450.00'	2°22'27"	18.89'	18.64'	N00°40'23"E
C163	450.00'	23°57'58"	188.23'	186.86'	N13°50'35"E
C165	25.00'	1°45'42"	0.77'	0.77'	S00°22'00"W
C166	25.00'	89°32'46"	39.07'	35.21'	S46°01'14"W

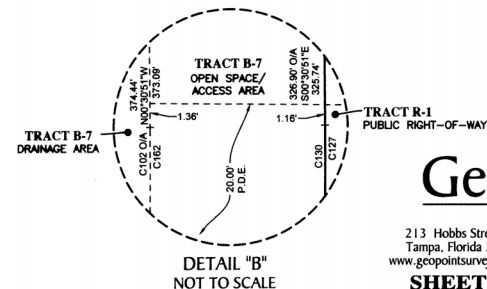
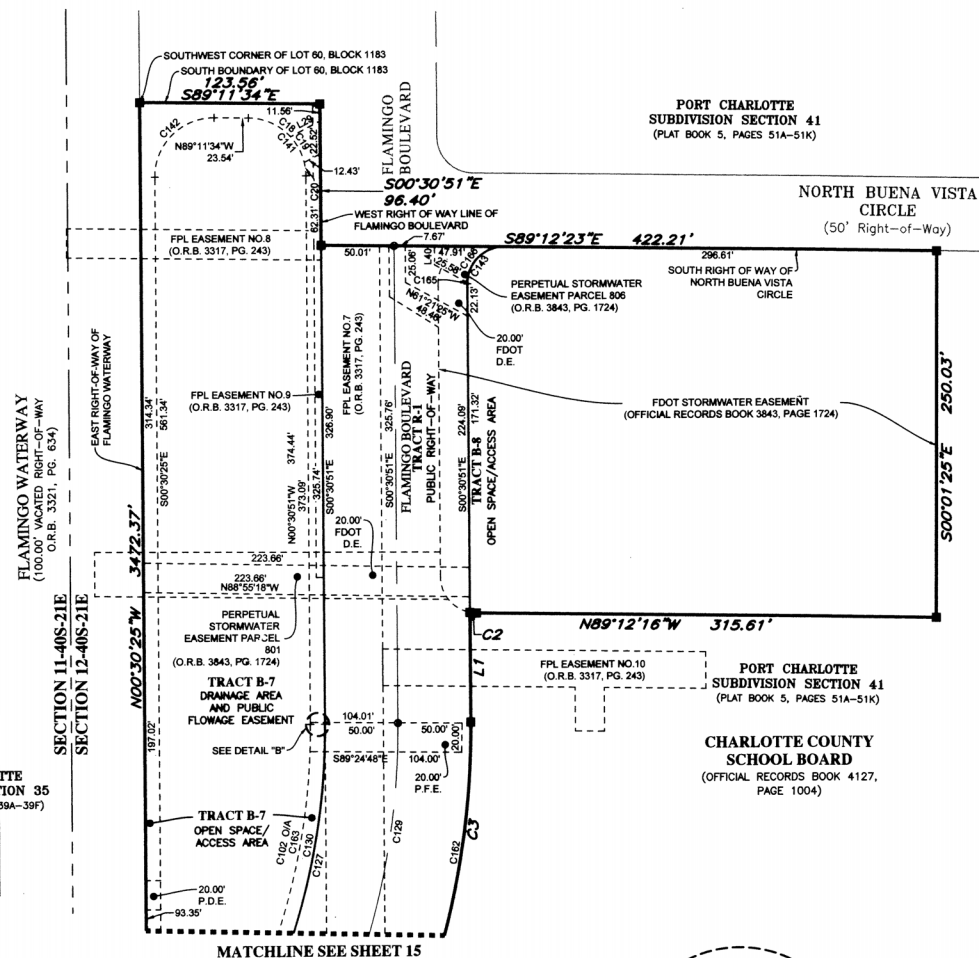
NO.	BEARING	LENGTH
L1	S00°30'51"E	74.97'
L29	N62°08'19"E	22.86'
L40	N00°32'52"W	12.86'

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LEGEND:

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PORT CHARLOTTE
SUBDIVISION SECTION 35
(PLAT BOOK 5, PAGES 39A-39F)



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SHEET 16 OF 16 SHEETS

Attachment 2
Proposed First Amendment to the Development Agreement

Document prepared under the supervision of:
Charlotte County Attorney
18500 Murdock Circle
Port Charlotte, FL 33948

PREPARED BY AND RETURN TO:
Robert F. Greene, Esq.
Greene Hamrick Schermer
& Johnson, P.A.
410 43rd Street, Suite N
Bradenton, Florida 34209

FIRST AMENDMENT TO DEVELOPER'S AGREEMENT

THIS FIRST AMENDMENT TO DEVELOPER'S AGREEMENT ("Amendment") is made this ____ day of _____, 2026, by and between CHARLOTTE COUNTY, a political subdivision of the State of Florida, herein called "County" and KL WESTPORT EXPANSION LLC, a Florida limited liability company, herein called "Developer".

W I T N E S S E T H

WHEREAS, Developer previously subdivided certain real property (as described in Exhibit "A") pursuant to that certain Plat of West Port East IA, according to the plat thereof recorded in Plat Book 28, Pages 3A through 3P, inclusive of the Public Records of Charlotte County, Florida (the "Plat").

WHEREAS, in connection with the Plat, County and Developer entered into that certain Developer's Agreement dated March 25, 2025 and recorded March 28, 2025 in Official Records Instrument No. 3510083 of the Public Records of Charlotte County, Florida ("Developer's Agreement"), pursuant to which Developer provided a bond in the amount of Thirteen Million Eight Hundred Ten Thousand Five Hundred Thirty-Two and 30/100 Dollars (\$13,810,532.30), defined in the Developer's Agreement as the "Security" to ensure completion of those subdivision improvements depicted on the plants;

WHEREAS, a portion of the subdivision improvements shown on the approved plans have been certified as completed in substantial compliance with the Plans by a licensed engineer.

WHEREAS, County and Developer have agreed to amend the Developer's Agreement to facilitate the reduction of the amount of security necessary to ensure completion of the remaining improvements.

WHEREAS, the intent of the Developer's Agreement and this Amendment thereto is to provide the required financial assurances pursuant to the provisions of Section 3-7-122 of the Charlotte County Code of Laws and Ordinances, which is not intended to be construed as a development agreement under Chapter 163.3221, Florida Statutes.

NOW THEREFORE, in consideration of the mutual premises herein contained, County and Developer hereby agree as follows:

1. All capitalized terms contained herein that are not defined shall have the meanings set forth in the Developer's Agreement.

2. Developer agrees to complete the subdivision improvements shown on the Plans which have not yet been certified complete.

3. County hereby agrees that the Security may be reduced from \$13,810,532.30 to \$4,985,772.33 ("Reduced Security"). The Developer has provided to County a General Purpose Rider to the Security in reducing the bond to such amount. The County agrees to execute the Rider to Bond to confirm acceptance of the Reduced Security and provide a copy to Developer.

4. No Further Modification. The provisions of this Amendment shall control over conflicting provisions of the Developer's Agreement. Except as otherwise modified and amended hereby, the Developer's Agreement shall remain in full force and effect in accordance with the terms and conditions set forth therein.

5. Counterparts. This Amendment may be executed in any number of counterparts, all of which taken together shall constitute one and the same agreement.

[Signature pages to follow]

IN WITNESS WHEREOF, County and Developer have executed this Amendment on the date first above written.

Attest:

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

By: _____
Deputy Clerk

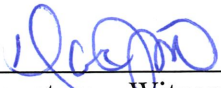
**BOARD OF COUNTY
COMMISSIONERS OF CHARLOTTE
COUNTY, FLORIDA**

By: _____
Joseph M. Tiseo, Chairman

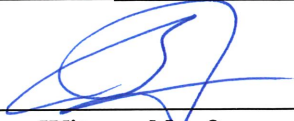
Approved as to Form and Legal Sufficiency:

By:  _____
Thomas M. David
County Attorney
LR 26-0420


Signed, sealed and delivered
in the presence of:



Signature – Witness No. 1
Print Name: Darlene J. Miklos
Address: 14025 Riveredge Dr. #175
Tampa, FL 33637

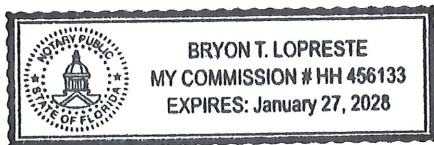


Signature – Witness No. 2
Print Name: Bryon T. LoPreste
Address: 14025 Riveredge Dr. #175
Tampa, FL 33637

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization, this 2nd day of April, 2026, by James P. Harvey, as Authorized Signatory
of KL WESTPORT EXPANSION LLC, a Florida limited liability company, who is ☒ personally
known to me or has ☐ produced _____ as identification.

My Commission Expires:

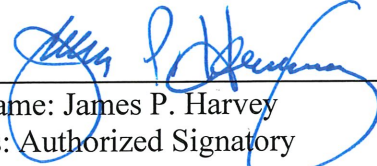




Notary Public
Printed Name: Bryon T. LoPreste

DEVELOPER:

KL WESTPORT EXPANSION LLC,
a Florida limited liability company

By: 

Name: James P. Harvey
Its: Authorized Signatory

Exhibit “A”

DESCRIPTION:

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

COMMENCE at the Southwest corner of said Section 12; run thence along the West boundary thereof, N.00°29'33"W., a distance of 273.78 feet to the North Right of Way of EL JOBEAN ROAD (STATE ROAD 776), a 200 foot public Right of Way as shown on Florida Department of Transportation Right of Way Map, Section 01050-2508 for a **POINT OF BEGINNING**; thence along said North Right of Way, S.69°10'05"W., a distance of 283.63 feet to the East Right of Way of FLAMINGO WATERWAY as dedicated in Official Records Book 4397, Page 1509 of the Public Records of Charlotte County (having previously been vacated in Official Records Book 3321, Page 634); thence along said East Right of Way the following four (4) courses: 1) N.15°49'23"E., a distance of 581.08 feet; 2) N.10°12'47"E., a distance of 780.24 feet; 3) 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) N.00°30'25"W., a distance of 3472.37 feet to the Southwest corner of Lot 60, Block 1183 of PORT CHARLOTTE SUBDIVISION SECTION FORTY-ONE, according to the plat thereof, recorded in Plat Book 5, Pages 51-A through 51-K of aforesaid Public Records; thence along the South boundary thereof, S.89°11'34"E., a distance of 123.56 feet to the West Right of Way of FLAMINGO BOULEVARD, according to said PORT CHARLOTTE SUBDIVISION SECTION FORTY-ONE; thence along said West Right of Way, S.00°30'51"E., a distance of 96.40 feet to the Westerly extension of the South Right of Way of NORTH BUENA VISTA CIRCLE, according to said PORT CHARLOTTE SUBDIVISION SECTION FORTY-ONE; thence along said extension and South Right of Way, S.89°12'23"E., a distance of 422.21 feet; thence departing said South Right of Way, S.00°01'25"E., a distance of 250.03 feet; thence N.89°12'16"W., a distance of 315.61 feet; thence Westerly, 4.46 feet along the arc of a non-tangent curve to the right having a radius of 25.00 feet and a central angle of 10°13'46" (chord bearing N.84°05'30"W., 4.46 feet); thence S.00°30'51"E., a distance of 74.97 feet; thence Southerly, 278.60 feet along the arc of a tangent curve to the right having a radius of 560.00 feet and a central angle of 28°30'15" (chord bearing S.13°44'17"W., 275.73 feet); thence Southerly, 228.79 feet along the arc of a reverse curve to the left having a radius of 460.00 feet and a central angle of 28°29'50" (chord bearing S.13°44'30"W., 226.44 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 to aforesaid South Right of Way of NORTH BUENA VISTA CIRCLE; thence along said South Right of Way the following two (2) courses: 1) S.89°12'23"E., a distance of 629.74 feet; 2) Southeasterly, 88.92 feet along the arc of a tangent curve to the right having a radius of 75.00 feet and a central angle of 67°55'35" (chord bearing S.55°14'35"E., 83.80 feet); thence departing said South Right of Way and along the Northerly boundary of the lands vacated in aforesaid Official Records Book 3321, Page 634, N.68°43'12"E., a distance of 194.06 feet to the Northwest corner of TOLEDO BLADE-SECTION ONE, according to the plat thereof, recorded in Plat Book 23, Pages 18-A and 18-B, being a point on the West Right of Way of COMO WATERWAY; thence along said West Right of Way, S.00°07'15"E., a distance of 3684.55 feet to aforesaid North Right of Way of EL JOBEAN ROAD (STATE ROAD 776); thence along said North Right of Way, S.69°10'05"W., a distance of 2812.95 feet to the **POINT OF BEGINNING**.

Containing 211.552 acres, more or less.

LESS AND EXCEPT

All of Blocks 701, 702, CARROL STREET, WALSH AVENUE, and portions of CUMBERLAND AVENUE, KINGSLAND STREET, WEST COMO STREET, OAKLEAF AVENUE, and OLYMPIA AVENUE, of PORT CHARLOTTE SUBDIVISION SECTION FORTY-ONE, according to the plat thereof, recorded in Plat Book 5, Pages 51-A through 51-K of the Public Records of Charlotte County, Florida, lying in Section 12, Township 40 South, Range 21 East, Charlotte County, Florida, and being more particularly described as follows:

COMMENCE at the West 1/4 corner of said Section 12, run thence along the South boundary of the Northwest 1/4 thereof, S.89°21'47"E., a distance of 935.49 feet to the West Right of Way of said CARROL STREET for a **POINT OF BEGINNING**; thence along said West Right of Way, N.00°07'48"W., a distance of 530.79 feet to the North Right of Way of said OLYMPIA AVENUE (now known as ODIN AVENUE); thence along said North Right of Way, S.89°12'31"E., a distance of 606.07 feet to the West Right of Way of said KINGSLAND STREET; thence along said West Right of Way, N.00°07'09"W., a distance of 600.11 feet to the North Right of Way of said OAKLEAF AVENUE; thence along said North Right of Way, S.89°12'03"E., a distance of 680.02 feet to the East Right of Way of said WEST COMO STREET (now known as COMO STREET); thence along said East Right of Way, S.00°08'08"E., a distance of 950.13 feet to the South Right of Way of said WALSH AVENUE (now known as WALENDA AVENUE); thence along said South Right of Way, N.89°12'03"W., a distance of 630.28 feet to the East Right of Way of aforesaid KINGSLAND STREET; thence along said East Right of Way, S.00°07'09"E., a distance of 300.02 feet to the South Right of Way of said CUMBERLAND AVENUE; thence along

said South Right of Way, N.89°12'15"W., a distance of 655.96 feet to aforesaid West Right of Way of CARROL STREET; thence along said West Right of Way, N.00°07'48"W., a distance of 119.20 feet to the **POINT OF BEGINNING**.

Containing 24.220 acres, more or less.

Containing a net acreage of 187.332 acres, more or less.

Attachment 3
Applicant's Request for a Bond Reduction and
Amendment to the Development Agreement



KL Westport Expansion, LLC
14025 RIVEREDGE DR SUITE 175
TAMPA, FL 33637
813-615-1244

January 28, 2026

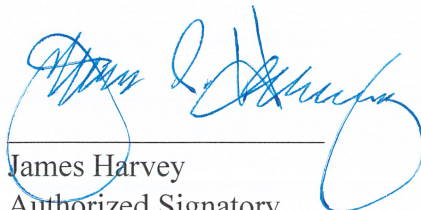
**Re: KL Westport Expansion LLC, Bond 800188739, dated 02/06/25 for
\$13,810,532.20 West Port East IA**

To whom it may concern:

We respectfully request a reduction of the West Port 1A Bond to reflect work completed according to the Charlotte County Construction plans and utilities that have been placed in service.

We respectfully request the reduction of Bond 800188739, dated 02/06/25 from \$13,810,532.20 to the remaining EOPC amount of \$4,985,772.33.

Thank you,



James Harvey
Authorized Signatory
KL Westport Expansion LLC

CC:

Paul Martin, VP of Land Development
Bryon T. LoPreste, Office Manager

Attachment 4
Project Engineer's EOPC

**WEST PORT EAST - PHASE IA
(AKA WEST PORT EAST MAJOR ROADS)
ENGINEER'S OPINION OF PROBABLE COST (EOPC)**

ITEM	QUANTITY	UNIT	UNIT PRICE	TOTAL
SITEWORK				
EXCAVATION	15,000	CY	\$3.92	\$ 58,800.00
FINAL GRADE	1	LS	\$ 105,206.00	\$ 105,206.00
MILL & RESURFACE ROADWAY FULL DEPTH (BUENA VISTA)	733	SY	\$ 31.25	\$ 22,906.25
MILL & RESURFACE ROADWAY 1-1/2" (BUENA VISTA)	21,197	SY	\$ 31.25	\$ 662,406.25
MILL EX PAVEMENT 2.25" AVG DEPTH (at US41 & SR776)	255	SY	\$ 93.75	\$ 23,906.25
2" ASPHALTIC CONCRETE (TYPE S-I) (WEST PORT CROSSINGS, COMO, RICHLAND)	16,909	SY	\$ 18.00	\$ 304,362.00
6" LBR 100 BASE (WEST PORT CROSSINGS, COMO, RICHLAND)	21,096	SY	\$ 14.42	\$ 304,204.32
8" STABILIZED SUBGRADE (LBR 70) WEST PORT CROSSINGS, COMO, RICHLAND)	21,096	SY	\$ 11.64	\$ 245,557.44
4" SIDEWALK	781	SY	\$ 59.06	\$ 46,125.86
8" STABILIZED SUBGRADE (LBR 70) (ALL SIDEWALKS)	781	SY	\$ 11.43	\$ 8,926.83
TYPE A CURB	326	LF	\$ 17.99	\$ 5,864.74
TYPE F CURB	7,922	LF	\$ 20.00	\$ 158,440.00
TYPE D CURB	126	LF	\$ 17.50	\$ 2,205.00
STRIPING AND ROADWAY MARKINGS	1	LS	\$ 1,200.00	\$ 1,200.00
SOD (5' BOC, 20' LAKE PERIMETER)	63,940	SF	\$ 0.35	\$ 22,379.00
SUB TOTAL				\$ 1,972,489.94
SANITARY SEWER				
4' SANITARY MANHOLE (6 - 8)	2	EA	\$ 9,800.00	\$ 19,600.00
4' SANITARY MANHOLE (20 - 22)	2	EA	\$ 22,000.00	\$ 44,000.00
4' SANITARY MANHOLE (22 - 24)	2	EA	\$ 24,000.00	\$ 48,000.00
4' SANITARY MANHOLE (24 - 26)	1	EA	\$ 26,000.00	\$ 26,000.00
8" PVC (SDR26) GRAVITY MAIN (6-8 CUT)	60	LF	\$ 75.00	\$ 4,500.00
8" PVC (SDR26) GRAVITY MAIN (8-10 CUT)	45	LF	\$ 84.00	\$ 3,780.00
8" PVC (SDR26) GRAVITY MAIN (20 - 22 CUT)	141	LF	\$ 137.00	\$ 19,317.00
8" PVC (SDR26) GRAVITY MAIN (22 - 24 CUT)	493	LF	\$ 146.00	\$ 71,978.00
8" PVC (SDR26) GRAVITY MAIN (24 - 26 CUT)	74	LF	\$ 155.00	\$ 11,470.00
10" PVC (SDR26) GRAVITY MAIN (24 - 26 CUT)	44	LF	\$ 165.00	\$ 7,260.00
6" SINGLE SERVICE W/ CO ASSY	1	EA	\$ 1,200.00	\$ 1,200.00
MARKER BALLS	4	EA	\$ 45.00	\$ 180.00
TESTING	1	LS	\$ 18,898.06	\$ 18,898.06
SUB TOTAL				\$ 276,183.06

**WEST PORT EAST - PHASE IA
(AKA WEST PORT EAST MAJOR ROADS)
ENGINEER'S OPINION OF PROBABLE COST (EOPC)**

ITEM	QUANTITY	UNIT	UNIT PRICE	TOTAL
DRAINAGE				
TYPE "C" INLET	3	EA	\$ 5,499.50	\$ 16,498.50
TYPE "D" INLET	3	EA	\$ 7,988.31	\$ 23,964.93
TYPE "P" CURB INLET	3	EA	\$ 7,536.52	\$ 22,609.56
JUNCTION BOX	7	EA	\$ 10,076.94	\$ 70,538.58
VALLEY GUTTER INLET	2	EA	\$ 12,328.19	\$ 24,656.38
TYPE 5 CURB INLET	3	EA	\$ 10,793.16	\$ 32,379.48
TYPE 6 CURB INLET	18	EA	\$ 11,507.50	\$ 207,135.00
TYPE 9 CURB INLET	16	EA	\$ 6,992.07	\$ 111,873.12
CONTROL STRUCTURE	1	EA	\$ 15,457.06	\$ 15,457.06
12"X18" ERCP	74	LF	\$ 119.99	\$ 8,879.26
15" RCP	590	LF	\$ 84.39	\$ 49,790.10
18" RCP	712	LF	\$ 95.65	\$ 68,102.80
24" RCP	1,289	LF	\$ 127.79	\$ 164,721.31
15" HEADWALL	1	EA	\$ 5,446.75	\$ 5,446.75
18" ENDWALL	1	EA	\$ 5,364.35	\$ 5,364.35
24" ENDWALL	3	EA	\$ 4,936.00	\$ 14,808.00
24" MES W/ BAR GRATES	1	EA	\$ 8,771.44	\$ 8,771.44
5'X8' BOX CULVERT	256	LF	\$ 1,460.07	\$ 373,777.92
5'X8' WINGED END WALL	4	EA	\$ 45,521.62	\$ 182,086.48
6'X9' BOX CULVERT	120	LF	\$ 3,420.16	\$ 410,419.20
6'X9' WINGED END WALL	1	EA	\$ 69,662.25	\$ 69,662.25
6'X9' WINGED STRAIGHT WALL	1	EA	\$ 65,912.25	\$ 65,912.25
14"X23" HEADWALL	3	EA	\$ 5,945.19	\$ 17,835.57
14"X23" ERCP	72	LF	\$ 165.98	\$ 11,950.56
19"X30" MES W/ BAR GRATES	4	EA	\$ 9,170.81	\$ 36,683.24
19"X30" ERCP	162	LF	\$ 213.60	\$ 34,603.20
MODIFY EX TYPE V CURB INLET TO J BOX	1	EA	\$ 6,485.81	\$ 6,485.81
ADJUST EX JUNCTION BOX RIM	1	EA	\$ 5,067.96	\$ 5,067.96
CONNECT TO EX RCP PIPE	1	EA	\$ 5,499.50	\$ 5,499.50
CONNECT 18" RCP TO EXISTING STRUCTURE	1	EA	\$ 5,921.79	\$ 5,921.79
CONNECT EX INLET TO JUNCTION BOX	1	EA	\$ 7,587.48	\$ 7,587.48
CONVERT EX CURB INLET TO J BOX	5	EA	\$ 6,110.81	\$ 30,554.05
CLOSED FLUME INLET	2	EA	\$ 21,086.37	\$ 42,172.74
DOUBLE 19"X30" ERCP	170	LF	\$ 409.71	\$ 69,650.70
DOUBLE 19"X30" MES W/BAR GRATES	2	EA	\$ 15,273.18	\$ 30,546.36
REMOVE EXISTING DRAINAGE PIPE & HEADWALL	4	EA	\$ 3,698.31	\$ 14,793.24
REMOVE 24" MES, POUR CONC COLLAR , TIE IN	2	EA	\$ 5,820.19	\$ 11,640.38
SUB TOTAL				\$ 2,283,847.30
TOTAL				\$ 4,532,520.30
Bond Total (110%)				\$ 4,985,772.33

This item has been digitally signed and sealed by
Matthew J. Morris, P.E., on the date adjacent to the seal.
The signature must be verified on any electronic copies.



Matthew J. Morris, PE
FL PE No 68434

January 30, 2026

Joanne Vernon
Charlotte County Public Works
410 Taylor Road, Unit 104
Punta Gorda, FL 33950

**REFERENCE: West Port East-Major Roads
 Certification of Completed Improvements**

Dear Joanne:

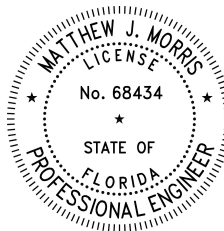
Please let this letter serve as a formal certification, as the Engineer of Record for the above referenced project, that a portion of the development improvements associated with West Port East Major Roads have been substantially completed in conformance with the approved construction plans. Below is a list of the improvements, to date, that have been completed for this phase:

- Roadway infrastructure along Flamingo Boulevard
- Storm sewer infrastructure as reflected in the included asbuilts
- Potable water infrastructure along Flamingo Boulevard and SR776

We trust that this information meets your needs at this time. However, should you have any questions or require additional information, please do not hesitate to contact our office.

Sincerely,
MORRIS ENGINEERING & CONSULTING, LLC

Matthew J. Morris, P.E.
FL PE No 68434



This item has been digitally signed and sealed by
Matthew J. Morris, P.E., on the date adjacent to the seal.
The signature must be verified on any electronic copies.

Attachment 5

Record Drawings

Saved: 11/20/2025 3:04:36 PM JAKORP | Plotted: 11/20/2025 3:05:05 PM JAKORP | P:\WEST PORT - EXPANSION\AS-BUILD\TS\WEST PORT EAST W ROADS-DRAINAGE DWG SET\01 WPF2-MR CVR-RECONSTR

RECORD DRAWING
SURVEYORS CERTIFICATION

DATE OF LAST FIELD SURVEY 9/15/2025

A DEVELOPMENT BY

14025 Riveredge Drive, Suite 175
Tampa, Florida 33637



UTILITY SERVICE PROVIDERS

PROJECT CONTACTS

SURVEYOR:
GEOPOINT SURVEYING, INC.
DAVID WILLIAMS JR., P.L.S.
213 HOBBS STREET
TAMPA, FLORIDA 33619
813-248-8888
www.crosssurveying.com

MORRIS ENGINEERING AND CONSULTING, LLC

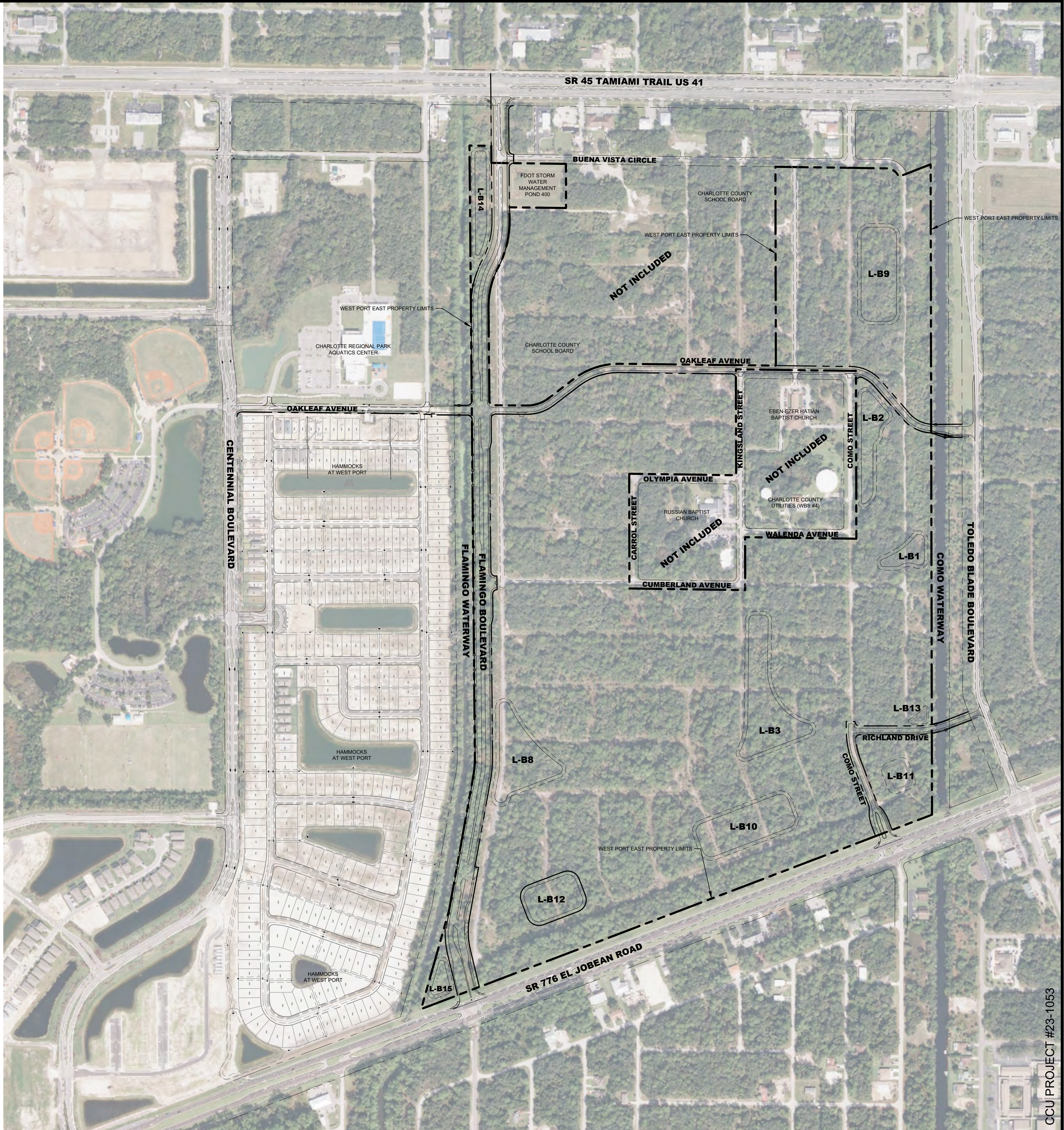
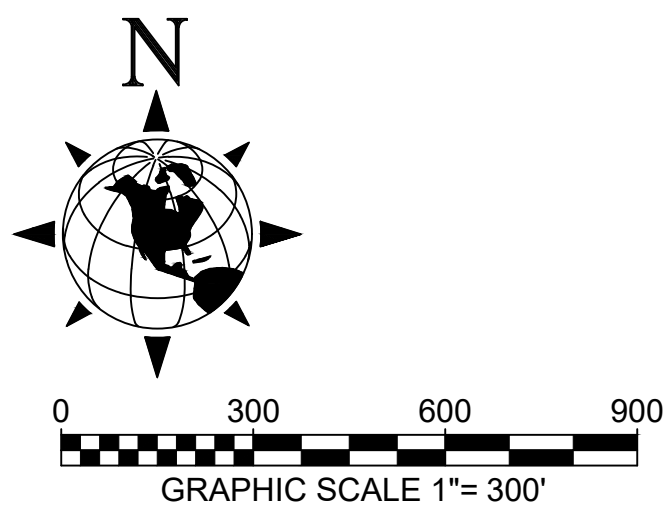
6997 Professional Parkway East, Suite B, Sarasota, Florida 34240 C.A.28780 941-444-6644 www.morrisengineering.net

NOTE: THERE ARE NO EXISTING WETLANDS ON SITE & NO PROPOSED WETLAND IMPACTS

SHEET
1 OF 46

MATTHEW J. MORRIS
FL LICENSE NO. 68434

Save: 11/20/2025 2:10:35 PM JAKOB | Printed: 11/20/2025 2:10:58 PM JAKOB | P:\WEST PORT - EXPANSION\AS-BUILTS\WEST PORT EAST M. ROADS-DRAINAGE DWG SET\03 WPE2-MR AER-REC1



NO.	DATE	REVISION DESCRIPTION	BTR BY
07	02/10/25	REVISE STREET NAME TO OAKLEAF AVE	BTR
			BY



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

DATE	01/26/2024
PROJECT	WPE2-MR
DRAWING	EX
DRAWN	IS
CHECKED	BR

AERIAL SITE MAP
WEST PORT EAST - MAJOR ROADS
CHARLOTTE COUNTY, FLORIDA

MATTHEW J. MORRIS
FL LICENSE NO. 68434

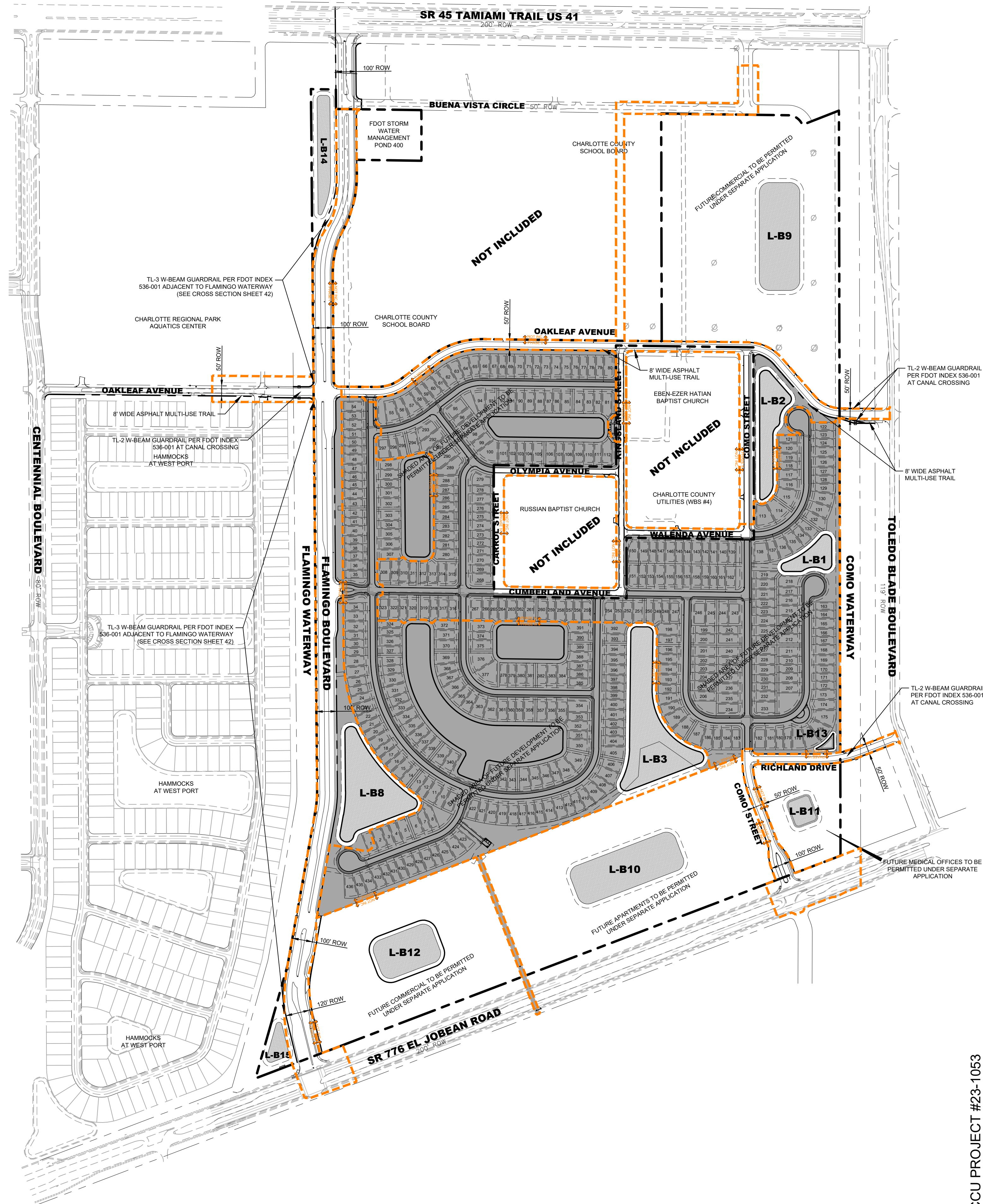
SCALE	1"=300'
VERTICAL DATUM	NAVD88
SHEET	OF
3	46

CCU PROJECT #23-1053

LAND USE AREAS		
LAND USE	AREA (AC.)	% OF TOTAL
SFD RESIDENTIAL (FUTURE)	94.42	50%
APARTMENTS (FUTURE)	16.67	9%
COMMERCIAL (FUTURE)	34.07	18%
MEDICAL OFFICES (FUTURE)	3.42	2%
ROW	15.20	8%
LAKE\$	15.23	8%
WETLANDS - EXISTING	0.00	0%
WETLANDS - IMPACTS	0.00	0%
WETLANDS - REMAINING	0.00	0%
WETLAND BUFFERS	0.00	0%
OTHER OPEN SPACE	8.65	5%
TOTAL	187.66	100%

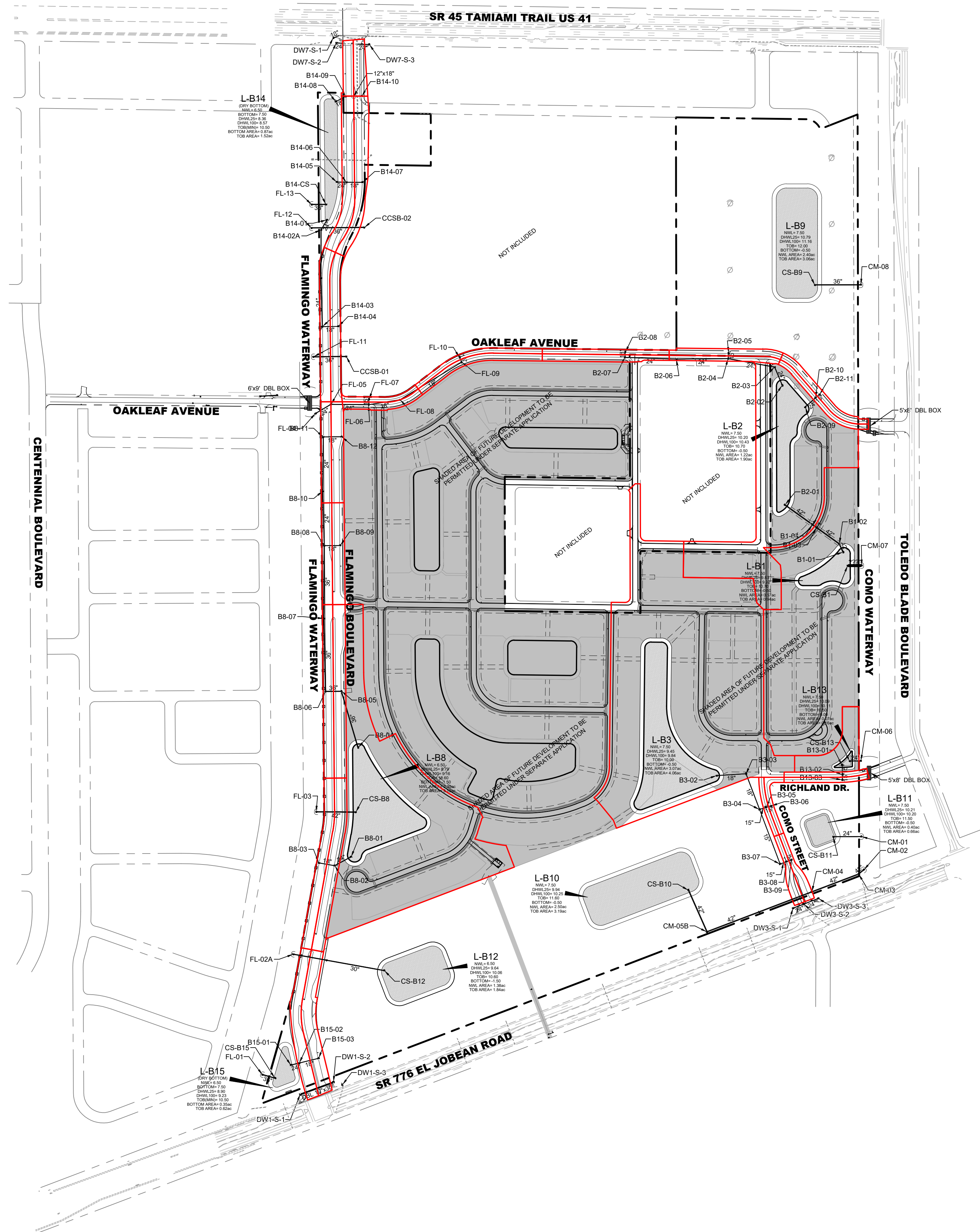
OPEN SPACE			
LAND USE	AREA (AC.)	% OF TOTAL	% OF OPEN SPACE
LAKES	15.23	8%	64%
WETLANDS	0.00	0%	0%
WETLAND BUFFERS	0.00	0%	0%
OTHER OPEN SPACE	8.65	5%	36%
TOTAL	23.88	13%	100%

1. CHARLOTTE COUNTY PROPERTY APPRAISER'S PARCEL IDENTIFICATION NUMBER: 402112251001
2. PROPERTY ADDRESS: 17372 TOLEDO BLADE BLVD PORT CHARLOTTE, FLORIDA 33953, SECTION 12, TOWNSHIP 40 SOUTH, RANGE 21 EAST CHARLOTTE COUNTY, FLORIDA
3. ALL ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM (NAVD) 1988.
4. EXISTING ZONING: PD
5. EXISTING LAND USE: VACANT
6. FUTURE LAND USE: MURDOCK VILLAGE MIXED USE.
7. A PORTION OF THE SUBJECT LAND LIES IN THE FEMA 100YR FLOOD ZONE "X" AND "AE" OF THE FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 12015C0043G (EFFECTIVE DATE DECEMBER 15, 2022)
8. PROJECT AREA: TOTAL 187.66 AC±
9. PROPOSED LAND USE: RESIDENTIAL AND COMMERCIAL
10. MAXIMUM BUILDING HEIGHT: 38'
11. ALL ROADWAYS ARE WITHIN PUBLIC RIGHT-OF-WAY AND ARE TO BE OWNED AND MAINTAINED BY CHARLOTTE COUNTY.
12. ALL IRRIGATION SHALL USE THE LOWEST QUALITY WATER AVAILABLE WHICH ADEQUATELY SAFELY MEETS THE NEEDS OF THE SYSTEM. IRRIGATION SOURCE: CHARLOTTE COUNTY REUSE SYSTEM.
13. ALL RESIDENTIAL UNITS SHALL HAVE CURB SIDE GARBAGE & RECYCLING PICK-UP BY A DESIGNATED COUNTY WASTE HAULER.
14. SUBDIVISION POTABLE WATER, SANITARY SEWER, & IRRIGATION/RE-USE SYSTEMS SHALL BE CONSTRUCTED TO CHARLOTTE COUNTY PUBLIC WORKS UTILITY STANDARDS & OWNED & MAINTAINED BY CHARLOTTE COUNTY.
15. NO STREET LIGHTING IS PROPOSED FOR THIS SUBDIVISION.
16. A 10' UTILITY EASEMENT SHALL BE LOCATED ALONG ALL FRONT LOT LINES AND ADJACENT TO THE RIGHTS-OF-WAY.
17. ALL SIDEWALKS ADJACENT TO RESIDENTIAL LOTS SHALL BE CONSTRUCTED BY THE HOME BUILDER, ALL OTHER NON-LOT SIDEWALKS SHALL BE CONSTRUCTED BY THE SITE DEVELOPER.
18. EXISTING WELLS ARE NOT KNOWN TO BE ON SITE. HOWEVER, IF ANY EXISTING WELLS ARE FOUND THEY ARE TO BE ABANDONED BY A FLORIDA LICENSED WATER WELL CONTRACTOR IN ACCORDANCE WITH RULE 40D-3.531(2), (F.A.C.).



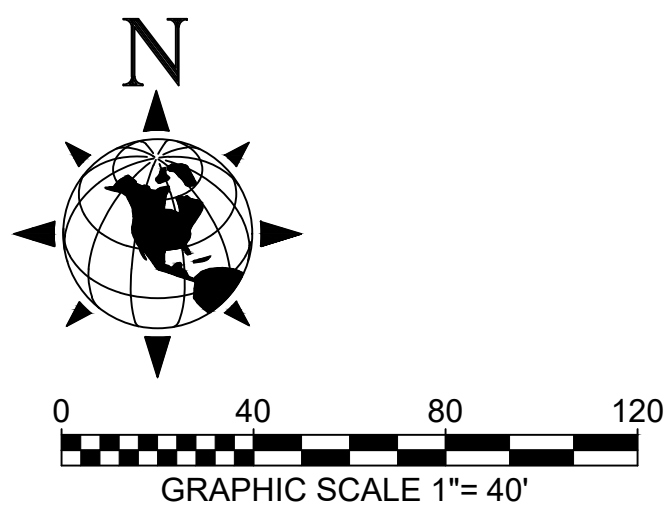
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LAKE	REQUIRED MINIMUM PERMANENT WEIR POOL VOLUME (AC-FT)	TOTAL PROVIDED PERMANENT WEIR POOL VOLUME (AC-FT) *BASED ON 8' DEPTH	AREAS (AC)				TOB	NWL	DHW-25	DHW-100
			TOB	NWL	GRADE BREAK	BOTTOM (8' DEPTH)				
B1	9.10	2.78	0.94	0.57	0.27	0.19	10.70	7.50	9.83	9.92
B2		6.11	1.90	1.22	0.60	0.43	10.70	7.50	10.20	10.43
B3		18.95	4.06	3.07	2.13	1.86	10.00	7.50	9.45	9.84
B4		6.97	1.90	1.28	0.73	0.57	10.60	6.50	9.43	10.11
B5	15.94	7.66	1.72	1.26	0.85	0.74	10.50	6.50	9.60	10.37
B6		7.88	1.93	1.36	0.85	0.71	10.50	6.50	9.36	9.97
B7		24.86	5.22	3.97	2.81	2.46	10.50	6.50	9.22	9.69
B8		16.09	3.32	2.55	1.82	1.62	10.60	6.50	8.79	9.16
B9	5.84	15.61	3.29	2.40	1.79	1.62	12.00	7.50	10.79	11.16
B10	4.94	21.60	4.36	3.38	2.46	2.20	11.60	7.50	9.94	10.25
B11	0.94	2.00	0.71	0.39	0.20	0.15	11.50	7.50	10.21	10.20
B12	3.36	8.67	1.98	1.38	0.98	0.87	10.60	6.50	9.64	10.06
B13	0.36	0.49	0.16	0.13	0.04	0.01	10.50	7.50	10.09	10.11



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Source: 11/20/2025 12:21:03 PM JAKOB / P:\WEST PORT - EXPANSION\AS-BUILT\WEST PORT EAST - MAJOR ROADS-DRAINAGE DWG SET\07-23 WPE2-MR RDG-REC07



SIGN LEGEND

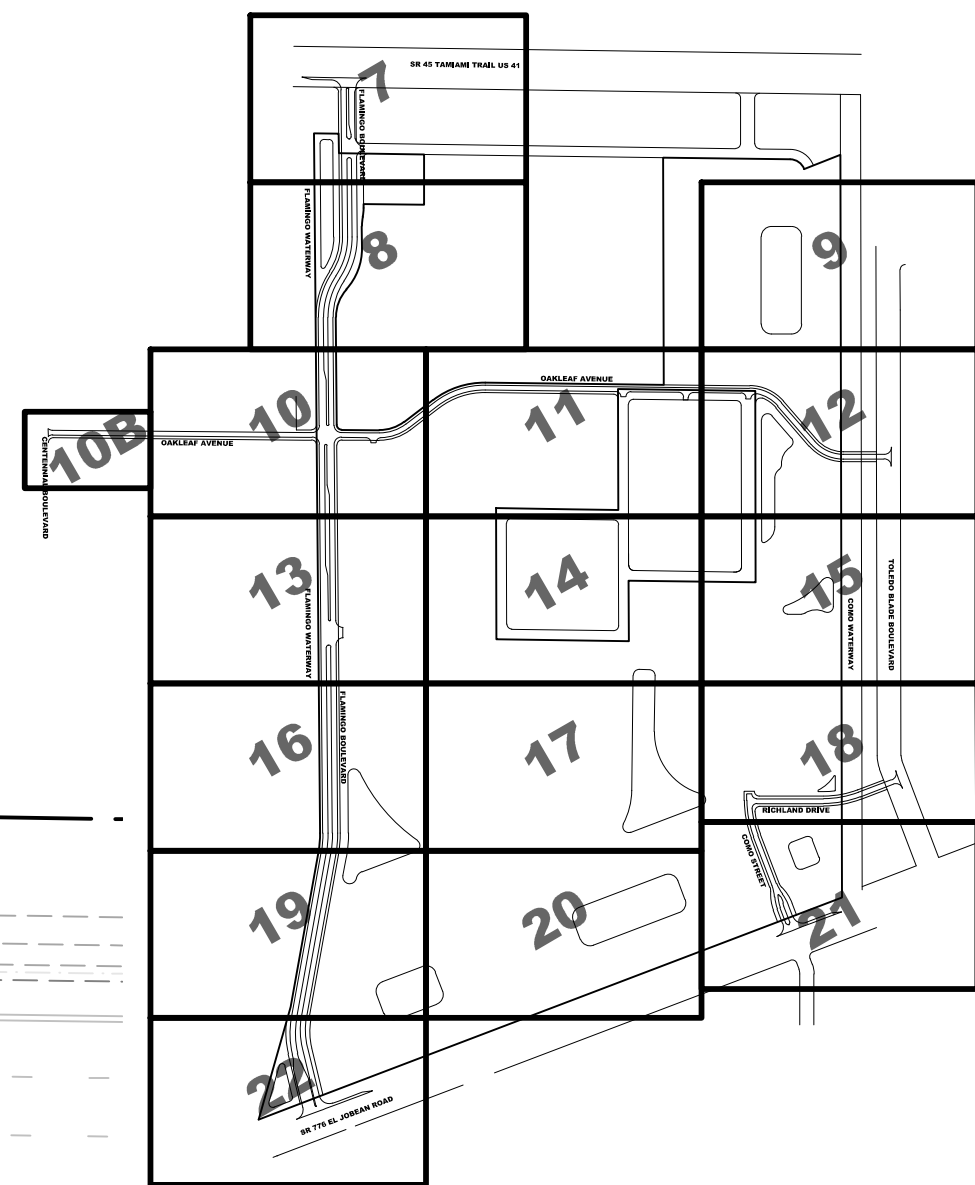
- STOP (R1-1), 36"x36"
- STOP (R1-1), 30"x30"
- PED. CROSSING (W11-2), 24"x12"
- AHEAD (W16-9P), 24"x12"
- CONSERVATION AREA (SEE DETAIL)
- KEEP RIGHT (R4-7), 24"x30"
- YELLOW 9 BUTTON REFLECTOR (OM1-1), 18"x18"
- DEAD END SIGN (W14-1), 30"x30"
- RED 9 BUTTON REFLECTOR (OM4-1), 18"x18"
- ROAD CLOSED (R11-2), 30"x30"
- YIELD (R1-2), 30"x30"

- ROUNDABOUT (W2-6), 30"x30"
- CAUTION SPEED (R13-1P), 18"x18"
- ROUNDABOUT ROAD NAMES (D1-5),
- BIKE LANE (R3-17),
- ENDS (R3-17bP),
- CHEVRON (R6-4a),
- ROAD NAME (D1-1d),
- RIGHT TURN ONLY (R3-5R), 18"x24"
- 25 M.P.H. SPEED LIMIT SIGN, (R2-1), 24"x30"
- 35 M.P.H. SPEED LIMIT SIGN, (R2-1), 24"x30"

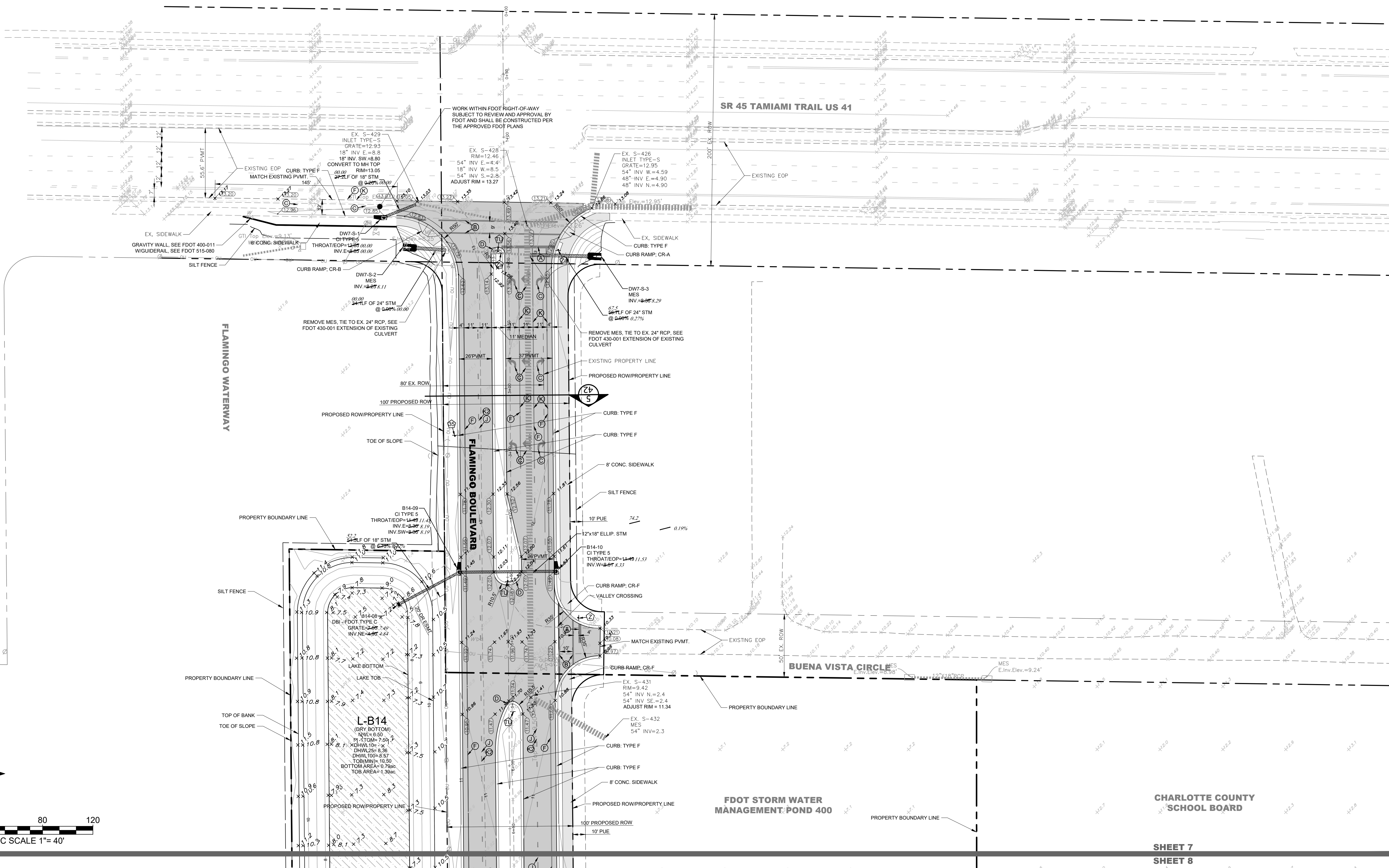
STRIPING LEGEND

- 24" WHITE STOP LINE
- 12" WHITE CROSSWALK LINE
- PAVEMENT ARROW MARKING
- REFLECTIVE YELLOW NOSE PAINT AT ENDS
- 6" YELLOW LINE
- 6" WHITE LINE
- 6" DOUBLE YELLOW LINES
- 18" YELLOW LINE
- 18" WHITE LINE

- 6" WHITE SKIP LINE
 - WHITE-RED RAISED PAVEMENT MARKERS (RPMs) AT 20' O/C
 - WHITE-RED RAISED PAVEMENT MARKERS (RPMs) AT 40' O/C
 - SPECIAL EMPHASIS CROSSWALK
 - 6" WHITE 2'-4" DOTTED GUIDE
 - 12" WHITE 2'-2" DOTTED EXTENSION
- PAVEMENT MARKINGS PER FDOT INDEX 711-001 (PAVEMENT MARKINGS), SIGNS PER FDOT INDEX 700-010 (SINGLE COLUMN GROUND SIGNS) & INDEX 700-101 (PLACEMENT OF SINGLE COLUMN SIGNS)



SHEET KEY



RECORD DRAWING LEGEND

- PROPOSED/DESIGN ELEVATION OR DIMENSION LINED THROUGH, "RECORD" ELEVATION OR DIMENSION WRITTEN IN.
- INDICATES RECORD ELEVATION
- INDICATES "RECORD" ELEVATION, DIMENSION, SLOPE, et cetera.
- INDICATES "RECORD" ITEM NUMBER

RECORD DATA PROVIDED BY GEOPOINT SURVEYING, INC.

RECORD DRAWING SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT THE RECORD LOCATIONS AND ELEVATIONS DEPICTED ON THESE RECORD DRAWINGS ARE TRUE AND CORRECT AND WERE COLLECTED IN THE FIELD BY THE SURVEYOR AND MAPPER OR A REPRESENTATIVE UNDER THE DIRECT SUPERVISION OF THE SURVEYOR AND MAPPER.

DATE OF LAST FIELD SURVEY 9/15/2025

JUSTIN O. BRANTLEY, P.S.M.
FLORIDA CERTIFICATE NO. LS6837

CHARLOTTE COUNTY
SCHOOL BOARD

SHEET 7
SHEET 8

PAVING, GRADING, & DRAINAGE PLAN
WEST PORT EAST - MAJOR ROADS
CHARLOTTE COUNTY, FLORIDA

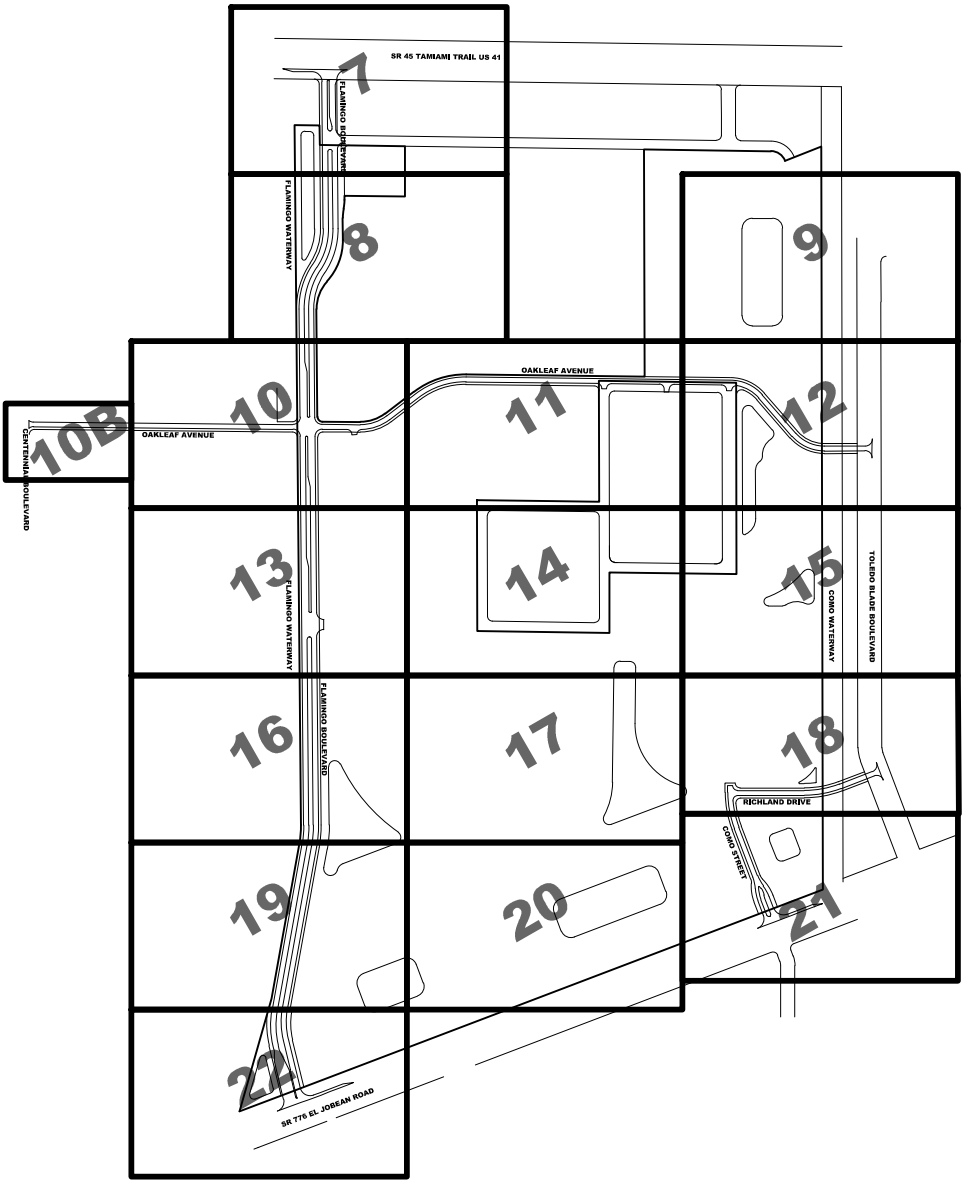
MORRIS ENGINEERING AND CONSULTING, LLC
Civil Engineering and Land Development Consulting
6997 Professional Parkway East, Suite B, Lakewood Ranch, Florida 34240 C.A.26780 941-444-6644 www.morrisengineering.net

NO.	DATE	REVISION DESCRIPTION	BY
07	02/11/25	REVISE STREET NAME TO OAKLEAF AVE	BTR
03	04/29/24	REVISED PER CHARLOTTE COUNTY COMMENTS	JM

SCALE 1"=40'	VERTICAL DATUM NAVD88
SHEET 7	OF 46

MATTHEW J. MORRIS
FL LICENSE NO. 68434

Source: 11/20/2025 1:21:00 PM JAKCBP | Printed: 11/20/2025 1:28:23 PM JAKCBP | PL WEST PORT - EXPANSION AS-BUILT WEST PORT EAST MAJOR ROADS DRAINAGE DWG SET 01-22 WPE2-MR FDOT-REC008



SHEET KEY

RECORD DRAWING LEGEND	
	PROPOSED/DESIGN ELEVATION OR DIMENSION LINED THROUGH, "RECORD" ELEVATION OR DIMENSION WRITTEN IN.
	INDICATES "RECORD" ELEVATION, DIMENSION, SLOPE, et cetera.
	INDICATES "RECORD" ITEM NUMBER

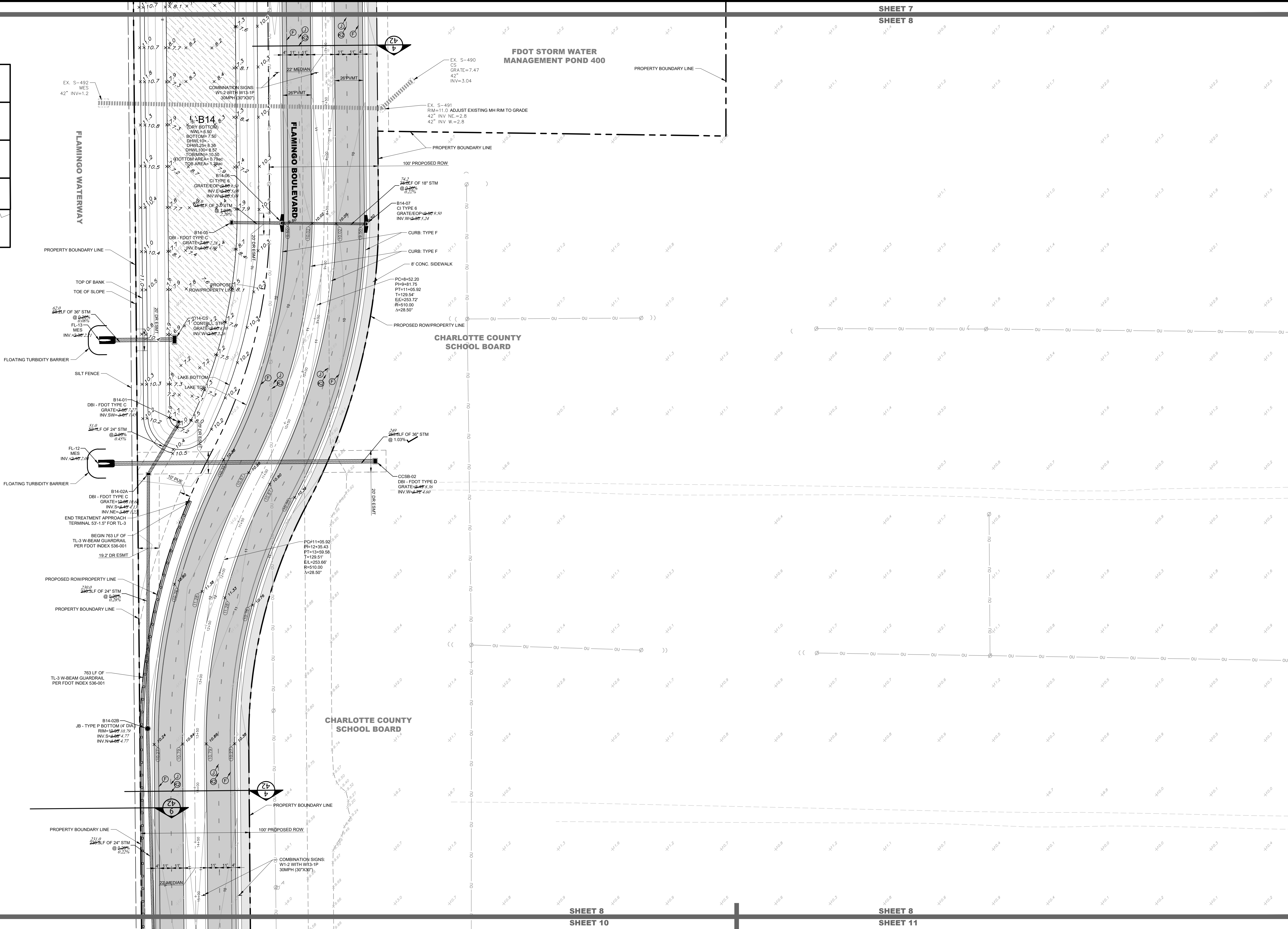
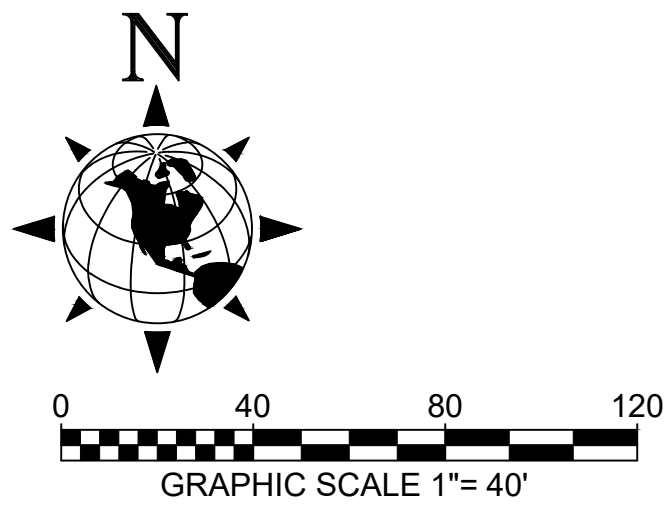
RECORD DATA PROVIDED BY
GEOPOINT SURVEYING, INC.

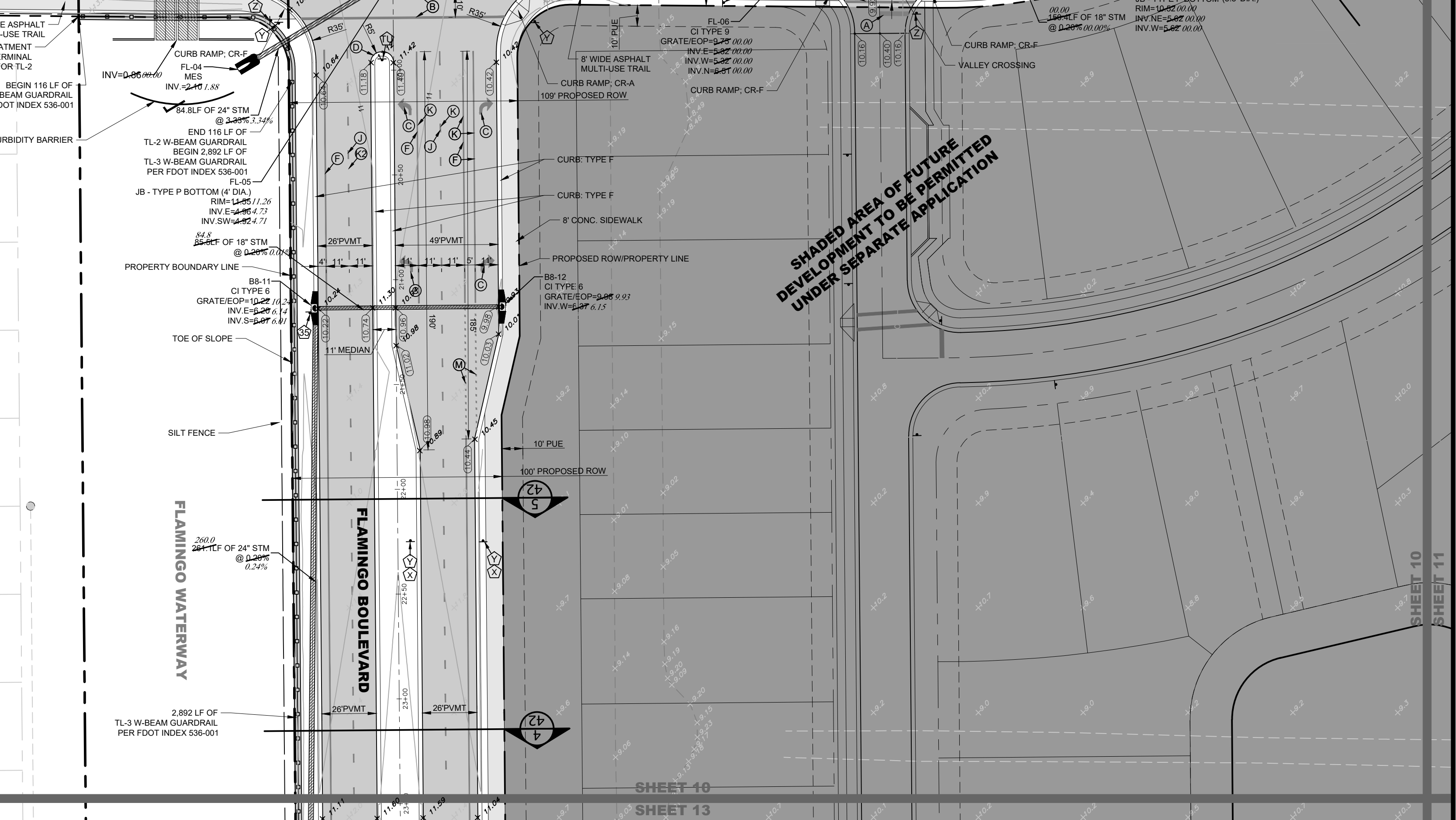
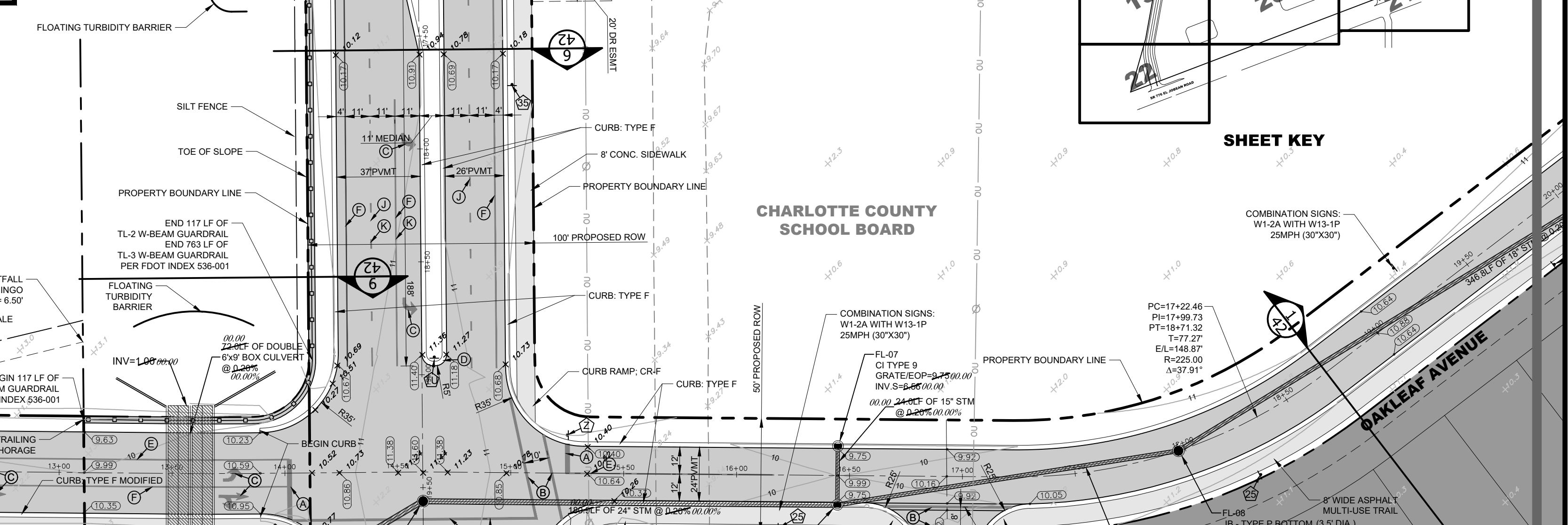
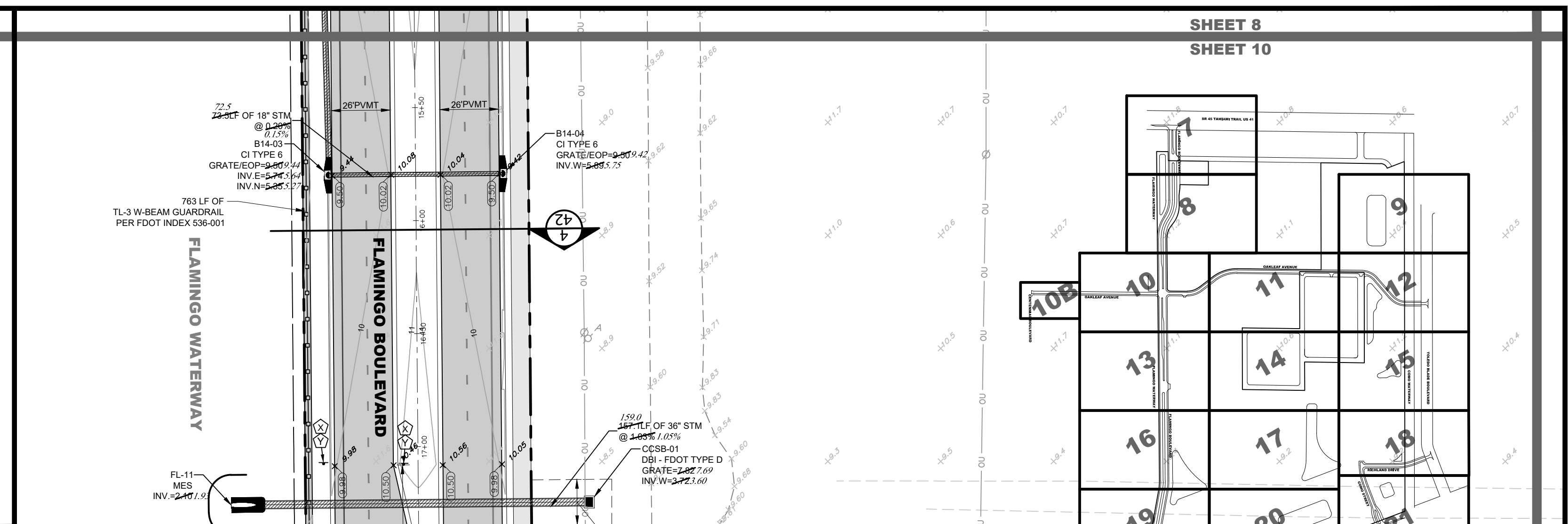
RECORD DRAWING
SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT THE RECORD LOCATIONS AND ELEVATIONS DEPICTED ON THESE RECORD DRAWINGS ARE TRUE AND CORRECT AND WERE COLLECTED IN THE FIELD BY THE SURVEYOR AND MAPPER OR A REPRESENTATIVE UNDER THE DIRECT SUPERVISION OF THE SURVEYOR AND MAPPER.

DATE OF LAST FIELD SURVEY 9/15/2025

JUSTIN O. BRANTLEY, P.S.M.
FLORIDA CERTIFICATE NO. LS6837





SCALE 1"=40'	
VERTICAL DATUM NAVD88	
SHEET 10	OF 46

Source: 11/20/2025 1:21:00 PM JAKCBP | Printed: 11/20/2025 1:40:01 PM JAKCBP | Project: EXPANSION/AS-BUILT WEST PORT EAST MAJOR ROADS-DRAINAGE DWG SET 07-23 WPE2-MR PGD-REC13

EX LAKE H1
NWL = 6.50
DHW-100 = 11.66
DHW-25 = 10.53
BOTTOM = -1.50

ENDWALL
INV.=1.79

SHEET KEY
HAMMOCKS AT
WEST PORT

RECORD DRAWING LEGEND

- 42.00
42.07
54.5
10000
- PROPOSED/DESIGN ELEVATION OR
DIMENSION LINED THROUGH.
"RECORD" ELEVATION OR
DIMENSION WRITTEN IN.
- INDICATES RECORD ELEVATION
- INDICATES "RECORD" ELEVATION,
DIMENSION, SLOPE, et cetera.
- INDICATES "RECORD" ITEM NUMBER

RECORD DATA PROVIDED BY
GEOPOINT SURVEYING, INC.

RECORD DRAWING
SURVEYORS CERTIFICATION

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DATE OF LAST FIELD SURVEY: 9/15/2025

JUSTIN O. BRANTLEY, P.S.M.
FLORIDA CERTIFICATE NO. LS6837



GRAPHIC SCALE 1"= 40'

FLAMINGO WATERWAY

TOE OF SLOPE

22.7' 22.7' LF OF 18" STM
@ 0.20%
0.14%
B8-08
CI TYPE 6
GRATE: EOP-10.05 (10.02)
INV. N=10.05 (10.02)
INV. S=10.05 (10.02)
INV. E=10.05 (10.02)

2,892 LF OF
TL-3 W-BEAM GUARDRAIL
PER FDOT INDEX 336-001

PROPERTY BOUNDARY LINE

348.0' 348.0' LF OF 36" STM
@ 0.20%
0.16%

B8-07
JB - TYPE J BOTTOM
RM=10.05 (10.02)
INV. N=10.05 (10.02)
INV. S=10.05 (10.02)
INV. E=10.05 (10.02)

346.0' 346.0' LF OF 36" STM
@ 0.20%
0.16%

FLAMINGO BOULEVARD

SHEET 10
SHEET 13

SHADED AREA OF FUTURE
DEVELOPMENT TO BE PERMITTED
UNDER SEPARATE APPLICATION

SHADED AREA OF FUTURE
DEVELOPMENT TO BE PERMITTED
UNDER SEPARATE APPLICATION

SHEET 13
SHEET 16

NO.	DATE	REVISION DESCRIPTION	BY
07	02/11/25	REVISE STREET NAME TO OAKLEAF AVE	BTR
03	04/29/24	REVISED PER CHARLOTTE COUNTY COMMENTS	JM



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

DATE 02/01/2024	
PROJECT WPE2-MR	
DRAWING PGD	
DRAWN IS	CHECKED BR

PAVING, GRADING, & DRAINAGE PLAN
WEST PORT EAST - MAJOR ROADS
CHARLOTTE COUNTY, FLORIDA

MATTHEW J. MORRIS
FL LICENSE NO. 68434

SCALE 1"=40'	
VERTICAL DATUM NAVD83	
SHEET 13	OF 46

Source: 11/20/2025 1:21:00 PM JWC89P | Printed: 11/20/2025 1:41:10 PM JWC89P | P:\WEST PORT - EXPANSION\AS-BUILTS\WEST PORT EAST MAJOR ROADS-DRAINAGE DWG SET\07-22 WPE2-MR PGD-REC16

RECORD DRAWING LEGEND

42-00

42.07

PROPOSED/DESIGN ELEVATION OR
DIMENSION LINED THROUGH,
"RECORD" ELEVATION OR
DIMENSION WRITTEN IN.

54-0

INDICATES RECORD ELEVATION

✓

INDICATES "RECORD" ELEVATION,
DIMENSION, SLOPE, et cetera.

10000

INDICATES "RECORD" ITEM NUMBER

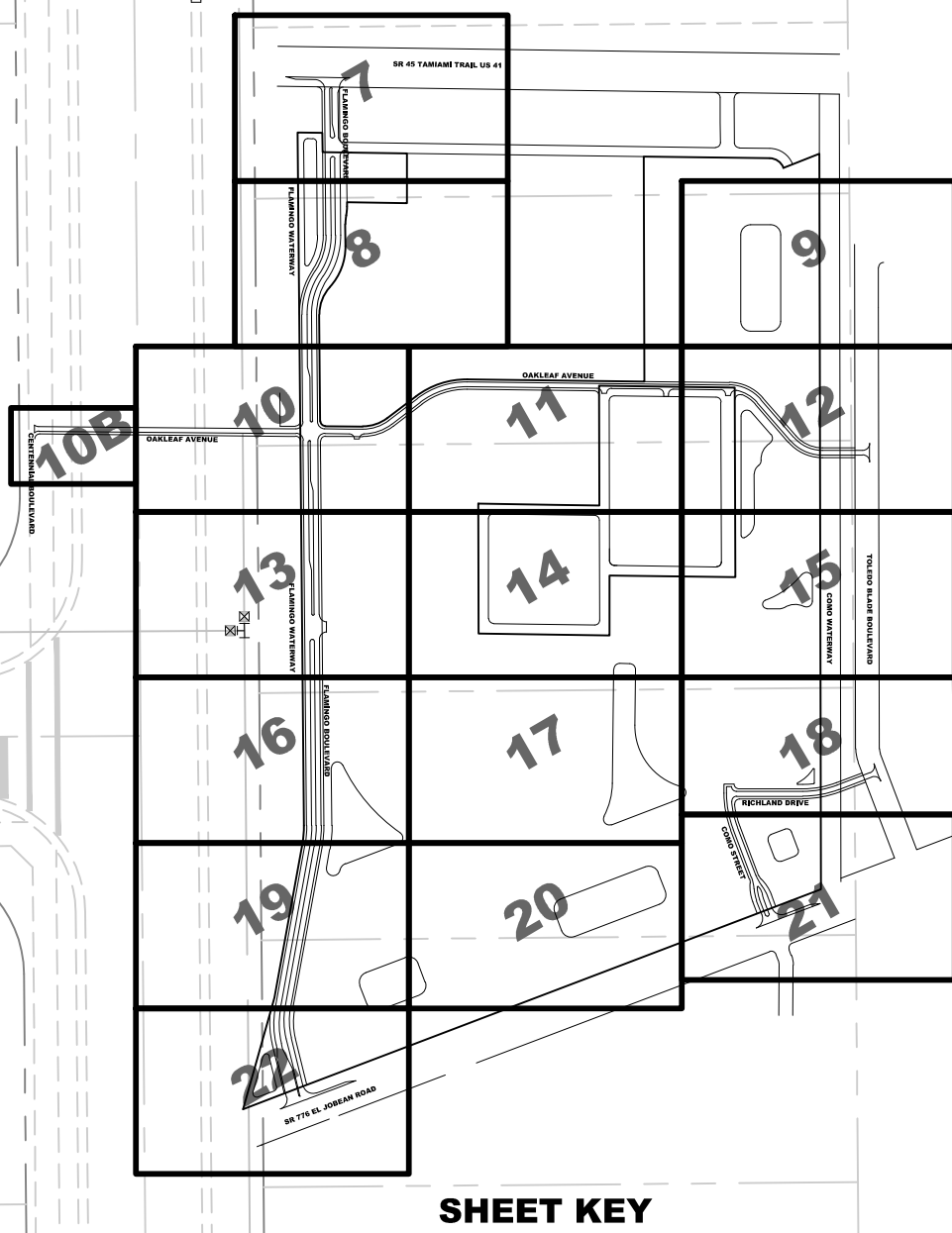
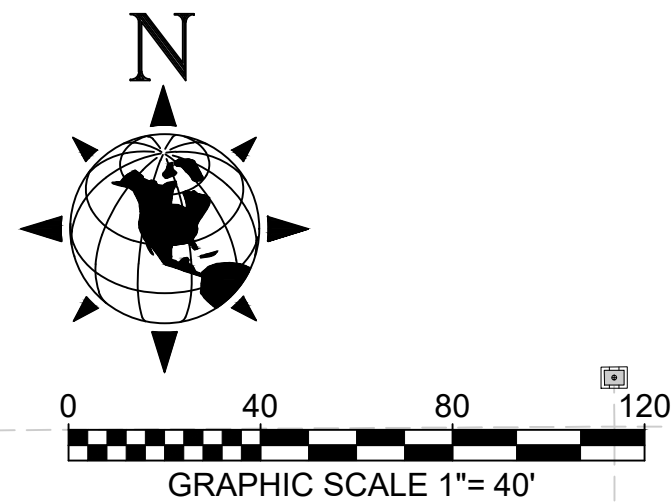
RECORD DATA PROVIDED BY
GEOPoint SURVEYING, INC.

*RECORD DRAWING
SURVEYORS CERTIFICATION*

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DATE OF LAST FIELD SURVEY 9/15/2025

JUSTIN O. BRANTLEY, P.S.M.
FLORIDA CERTIFICATE NO. LS6837



SHEET KEY

HAMMOCKS AT
WEST PORT



NO.	DATE	REVISION DESCRIPTION	BY
07	02/11/25	REVISE STREET NAME TO OAKLEAF AVE	BTR
06	12/04/24	REMOVED SUPER ELEVATION GRADING ON FLAMINGO BLVD STA. 33+44.50 TO 41+84.50	JM
03	04/29/24	REVISED PER CHARLOTTE COUNTY COMMENTS	JM



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6997 Professional Parkway East, Suite B, Lakewood Ranch, Florida 34240 C.A.28780 941-444-6644 www.morrisengineering.net

DATE 02/01/2024	PROJECT WPE2-MR
DRAWING PGD	DRAWN IS
CHECKED BR	

PAVING, GRADING, & DRAINAGE PLAN
WEST PORT EAST - MAJOR ROADS
CHARLOTTE COUNTY, FLORIDA

MATTHEW J. MORRIS
FL LICENSE NO. 68434

SCALE 1"= 40'	VERTICAL DATUM NAVD88
SHEET 16	OF 46

Source: 11/20/2025 12:21:00 PM JAKOB T. PRINTED: 11/20/2025 12:42:18 PM JAKOB T. PAVE WEST PORT - EXPANSION AS-BUILT WEST PORT EAST MAJOR ROADS-DRAINAGE DWG SET 01-22 WPE2-MR PGD-REC19

42+00
42+07

INDICATES RECORD ELEVATION

54.8

INDICATES "RECORD" ELEVATION, DIMENSION, SLOPE, et cetera.

10000

INDICATES "RECORD" ITEM NUMBER

RECORD DRAWING LEGEND

RECORD DATA PROVIDED BY
GEOPOINT SURVEYING, INC.

RECORD DRAWING
SURVEYORS CERTIFICATION

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DATE OF LAST FIELD SURVEY 9/15/2025

JUSTIN O. BRANTLEY, P.S.M.
FLORIDA CERTIFICATE NO. L56837

N

0 40 80 120

GRAPHIC SCALE 1"= 40'

108

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

SHEET KEY

HAMMOCKS AT WEST PORT

FLAMINGO WATERWAY

FLAMINGO BOULEVARD

SHEET 16
SHHET 19

L-B8 LAKE SIDEBANK FILTER, BUILD-OUT PHASE
NWL= 6.50
DHVL10= 8.74
DHVL25= 9.12
TOB= 10.60
BOTTOM= 1.50
NWL AREA= 2.39ac
TOB AREA= 3.13ac

SHADED AREA OF FUTURE DEVELOPMENT TO BE PERMITTED UNDER SEPARATE APPLICATION

FUTURE COMMERCIAL TO BE PERMITTED UNDER SEPARATE APPLICATION

L-B12
NWL= 6.50
DHVL10= 9.64
DHVL25= 10.03
TOB= 10.60
BOTTOM= 1.50
NWL AREA= 1.33ac
TOB AREA= 1.84ac

SHHET 19
SHEET 20

NO.	DATE	REVISION DESCRIPTION	BY
08	03/18/25	EXTENDED TURN LANE LENGTH ON FLAMINGO BLVD. STA. 42+00	BTR
07	02/10/25	EXTENDED TURN LANE LENGTH 50' ON FLAMINGO BLVD. STA. 43+50	JM
		REVISE STREET NAME TO OAKLEAF AVE	BTR
06	12/04/24	REVISED SUPER ELEVATION GRADING ON FLAMINGO BLVD STA. 33+44.50 TO 41+84.50	JM
05	05/19/24	ADDED TURN LANES INTO FUTURE COMMERCIAL SITE	JM
03	04/29/24	REVISED PER CHARLOTTE COUNTY COMMENTS	JM



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6997 Professional Parkway East, Suite B, Lakewood Ranch, Florida 34240 C.A.28780 941-444-6644 www.morrisengineering.net

DATE 02/01/2024
PROJECT WPE2-MR
DRAWING PGD
DRAWN IS
CHECKED BR

PAVING, GRADING, & DRAINAGE PLAN
WEST PORT EAST - MAJOR ROADS
CHARLOTTE COUNTY, FLORIDA

SHHET 19
SHEET 22

SCALE
1"= 40'
VERTICAL DATUM
NAVD83
SHEET 19 OF 46
MATTHEW J. MORRIS
FL LICENSE NO. 68434

Source: 17/20/2025 1:21:00 PM JACOB T. P. WEST PORT - EXPANSION AS-BUILT WEST PORT EAST MAJOR ROADS-DRAINAGE DWG SET 07-22 WPE2-MR PGD-REV222

RECORD DRAWING LEGEND

42.00
42.07

PROPOSED/DESIGN ELEVATION OR
DIMENSION LINED THROUGH,
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DIMENSION WRITTEN IN.

INDICATES RECORD ELEVATION

INDICATES "RECORD" ELEVATION,
DIMENSION, SLOPE, et cetera.

10000 INDICATES "RECORD" ITEM NUMBER

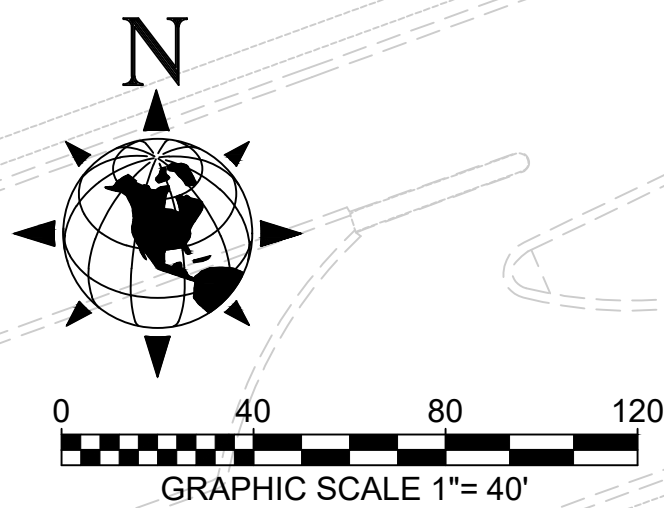
RECORD DATA PROVIDED BY
GEOPPOINT SURVEYING, INC.

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DATE OF LAST FIELD SURVEY 9/15/2025

JUSTIN O. BRANTLEY, P.S.M.
FLORIDA CERTIFICATE NO. 156837



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6997 Professional Parkway East, Suite B, Lakewood Ranch, Florida 34240 C.A.28780 941-444-6644 www.morrisengineering.net

DATE	02/01/2024
PROJECT	WPE2-MR
DRAWING	PGD
DRAWN	IS
CHECKED	BR

PAVING, GRADING, & DRAINAGE PLAN
WEST PORT EAST - MAJOR ROADS
CHARLOTTE COUNTY, FLORIDA

SCALE	1"=40'
VERTICAL DATUM	NAVD88
SHEET	OF
22	46

MATTHEW J. MORRIS
FL LICENSE NO. 68434

[illegible]

				M MORRIS ENGINEERING AND CONSULTING, LLC Civil Engineering and Land Development Consulting 6997 Professional Parkway East, Suite B, Lakewood Ranch, Florida 34240 C.A.28780 941-444-6644 www.morrisengineering.net	DATE 02/01/2024		PAVING, GRADING, & DRAINAGE DETAILS WEST PORT EAST - MAJOR ROADS CHARLOTTE COUNTY, FLORIDA						SCALE 1"=40'				
					PROJECT WPE2-MR				VERTICAL DATUM NAVD88								
					DRAWING PGD-DT1												
NO. DATE REVISION DESCRIPTION BY					DRAWN IS		CHECKED BR						MATTHEW J. MORRIS FL. LICENSE NO. 68434		SHEET 41		OF 46

MATTHEW J. MORRIS
FL LICENSE NO. 68434

Attachment 6
Potable Water Clearance

From: no-reply@dep.state.fl.us
To: [Mary Stephens](#)
Cc: SD_newapps@FloridaDEP.gov; Brooke.Keck@FloridaDEP.gov; JHARVEY@brookfieldKOLTER.COM;
DAVE.WATSON@charlottecountyfl.gov; [Mary Stephens](#)
Subject: DEP PW Clearance Issued (0344279-111-DSGP - WEST PORT EAST-MAJOR ROADS)
Date: Friday, November 7, 2025 10:30:37 AM
Attachments: [ATT00001.bin](#)



FLORIDA DEPARTMENT OF Environmental Protection

Bob Martinez Center
2600 Blair Stone Road
Tallahassee, Florida 32399-2400

Ron DeSantis
Governor

Jay Collins
Lt. Governor

Alexis A. Lambert
Secretary

PW Clearance Electronic Submission

Potable Water PARTIAL Clearance

11/07/2025

Dear Matthew Morris,

Clearance Type: PARTIAL

Construction Permit Number: 0344279-111-DSGP

Supplier PWS ID: 5084100

Project Name: WEST PORT EAST-MAJOR ROADS

Portion of Project to be Cleared: 971 lf of 8" pvc water main, 7 lf of 12" pvc water main, 2760 of of 16" pvc watr main, 532 lf of 24" water main

Permittee: KL WEST PORT EXPANSION LLC

PWS Supplier: CHARLOTTE COUNTY UTILITIES

PWS Owner: CHARLOTTE COUNTY UTILITIES

Deviations (when applicable): N/A

This letter acknowledges receipt of the clearance request form and supporting information, dated 11/07/2025. The submitted information demonstrates the system extension has been constructed in accordance with the FDEP Permit Number above and related plans and materials and that satisfactory pressure and bacteriological tests were conducted in accordance with the AWWA standards. Based on the certification and satisfactory bacteriological results, the Department is clearing the system for service.

For questions, please contact Rodney Eugene at 239-344-5620 or by email at Rodney.Eugene@FloridaDEP.gov.

Enclosures:

All Supporting documentation provided by the applicant can be found here:

<https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/5084100/facility!search>

This link will not be available immediately. These documents will be available no later than 3 days from the date of issuance of this letter.

Attachments:

Community Public Drinking Water Systems

If you have any questions or comments regarding this PARTIAL clearance, please contact Brooke Keck via e-mail at Brooke.Keck@FloridaDEP.gov for further information.

Sincerely,

STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION



Attachment 7
Public Works Department Approval

**WEST PORT EAST - PHASE IA
(AKA WEST PORT EAST MAJOR ROADS)**

APPROVED

By Roy Benjamin at 8:36 am, Feb 03, 2026

ENGINEER'S OPINION OF PROBABLE COST (EOPC)

ITEM	QUANTITY	UNIT	UNIT PRICE	TOTAL
SITEWORK				
EXCAVATION	15,000	CY	\$3.92	\$ 58,800.00
FINAL GRADE	1	LS	\$ 105,206.00	\$ 105,206.00
MILL & RESURFACE ROADWAY FULL DEPTH (BUENA VISTA)	733	SY	\$ 31.25	\$ 22,906.25
MILL & RESURFACE ROADWAY 1-1/2" (BUENA VISTA)	21,197	SY	\$ 31.25	\$ 662,406.25
MILL EX PAVEMENT 2.25" AVG DEPTH (at US41 & SR776)	255	SY	\$ 93.75	\$ 23,906.25
2" ASPHALTIC CONCRETE (TYPE S-I) (WEST PORT CROSSINGS, COMO, RICHLAND)	16,909	SY	\$ 18.00	\$ 304,362.00
6" LBR 100 BASE (WEST PORT CROSSINGS, COMO, RICHLAND)	21,096	SY	\$ 14.42	\$ 304,204.32
8" STABILIZED SUBGRADE (LBR 70) WEST PORT CROSSINGS, COMO, RICHLAND)	21,096	SY	\$ 11.64	\$ 245,557.44
4" SIDEWALK	781	SY	\$ 59.06	\$ 46,125.86
8" STABILIZED SUBGRADE (LBR 70) (ALL SIDEWALKS)	781	SY	\$ 11.43	\$ 8,926.83
TYPE A CURB	326	LF	\$ 17.99	\$ 5,864.74
TYPE F CURB	7,922	LF	\$ 20.00	\$ 158,440.00
TYPE D CURB	126	LF	\$ 17.50	\$ 2,205.00
STRIPING AND ROADWAY MARKINGS	1	LS	\$ 1,200.00	\$ 1,200.00
SOD (5' BOC, 20' LAKE PERIMETER)	63,940	SF	\$ 0.35	\$ 22,379.00
SUB TOTAL				\$ 1,972,489.94
SANITARY SEWER				
4' SANITARY MANHOLE (6 - 8)	2	EA	\$ 9,800.00	\$ 19,600.00
4' SANITARY MANHOLE (20 - 22)	2	EA	\$ 22,000.00	\$ 44,000.00
4' SANITARY MANHOLE (22 - 24)	2	EA	\$ 24,000.00	\$ 48,000.00
4' SANITARY MANHOLE (24 - 26)	1	EA	\$ 26,000.00	\$ 26,000.00
8" PVC (SDR26) GRAVITY MAIN (6-8 CUT)	60	LF	\$ 75.00	\$ 4,500.00
8" PVC (SDR26) GRAVITY MAIN (8-10 CUT)	45	LF	\$ 84.00	\$ 3,780.00
8" PVC (SDR26) GRAVITY MAIN (20 - 22 CUT)	141	LF	\$ 137.00	\$ 19,317.00
8" PVC (SDR26) GRAVITY MAIN (22 - 24 CUT)	493	LF	\$ 146.00	\$ 71,978.00
8" PVC (SDR26) GRAVITY MAIN (24 - 26 CUT)	74	LF	\$ 155.00	\$ 11,470.00
10" PVC (SDR26) GRAVITY MAIN (24 - 26 CUT)	44	LF	\$ 165.00	\$ 7,260.00
6" SINGLE SERVICE W/ CO ASSY	1	EA	\$ 1,200.00	\$ 1,200.00
MARKER BALLS	4	EA	\$ 45.00	\$ 180.00
TESTING	1	LS	\$ 18,898.06	\$ 18,898.06
SUB TOTAL				\$ 276,183.06

WEST PORT EAST - PHASE IA (AKA WEST PORT EAST MAJOR ROADS) ENGINEER'S OPINION OF PROBABLE COST (EOPC)				
ITEM	QUANTITY	UNIT	UNIT PRICE	TOTAL
DRAINAGE				
TYPE "C" INLET	3	EA	\$ 5,499.50	\$ 16,498.50
TYPE "D" INLET	3	EA	\$ 7,988.31	\$ 23,964.93
TYPE "P" CURB INLET	3	EA	\$ 7,536.52	\$ 22,609.56
JUNCTION BOX	7	EA	\$ 10,076.94	\$ 70,538.58
VALLEY GUTTER INLET	2	EA	\$ 12,328.19	\$ 24,656.38
TYPE 5 CURB INLET	3	EA	\$ 10,793.16	\$ 32,379.48
TYPE 6 CURB INLET	18	EA	\$ 11,507.50	\$ 207,135.00
TYPE 9 CURB INLET	16	EA	\$ 6,992.07	\$ 111,873.12
CONTROL STRUCTURE	1	EA	\$ 15,457.06	\$ 15,457.06
12"X18" ERCP	74	LF	\$ 119.99	\$ 8,879.26
15" RCP	590	LF	\$ 84.39	\$ 49,790.10
18" RCP	712	LF	\$ 95.65	\$ 68,102.80
24" RCP	1,289	LF	\$ 127.79	\$ 164,721.31
15" HEADWALL	1	EA	\$ 5,446.75	\$ 5,446.75
18" ENDWALL	1	EA	\$ 5,364.35	\$ 5,364.35
24" ENDWALL	3	EA	\$ 4,936.00	\$ 14,808.00
24" MES W/ BAR GRATES	1	EA	\$ 8,771.44	\$ 8,771.44
5'X8' BOX CULVERT	256	LF	\$ 1,460.07	\$ 373,777.92
5'X8' WINGED END WALL	4	EA	\$ 45,521.62	\$ 182,086.48
6'X9' BOX CULVERT	120	LF	\$ 3,420.16	\$ 410,419.20
6'X9' WINGED END WALL	1	EA	\$ 69,662.25	\$ 69,662.25
6'X9' WINGED STRAIGHT WALL	1	EA	\$ 65,912.25	\$ 65,912.25
14"X23" HEADWALL	3	EA	\$ 5,945.19	\$ 17,835.57
14"X23" ERCP	72	LF	\$ 165.98	\$ 11,950.56
19"X30" MES W/ BAR GRATES	4	EA	\$ 9,170.81	\$ 36,683.24
19"X30" ERCP	162	LF	\$ 213.60	\$ 34,603.20
MODIFY EX TYPE V CURB INLET TO J BOX	1	EA	\$ 6,485.81	\$ 6,485.81
ADJUST EX JUNCTION BOX RIM	1	EA	\$ 5,067.96	\$ 5,067.96
CONNECT TO EX RCP PIPE	1	EA	\$ 5,499.50	\$ 5,499.50
CONNECT 18" RCP TO EXISTING STRUCTURE	1	EA	\$ 5,921.79	\$ 5,921.79
CONNECT EX INLET TO JUNCTION BOX	1	EA	\$ 7,587.48	\$ 7,587.48
CONVERT EX CURB INLET TO J BOX	5	EA	\$ 6,110.81	\$ 30,554.05
CLOSED FLUME INLET	2	EA	\$ 21,086.37	\$ 42,172.74
DOUBLE 19"X30" ERCP	170	LF	\$ 409.71	\$ 69,650.70
DOUBLE 19"X30" MES W/BAR GRATES	2	EA	\$ 15,273.18	\$ 30,546.36
REMOVE EXISTING DRAINAGE PIPE & HEADWALL	4	EA	\$ 3,698.31	\$ 14,793.24
REMOVE 24" MES, POUR CONC COLLAR , TIE IN	2	EA	\$ 5,820.19	\$ 11,640.38
SUB TOTAL				\$ 2,283,847.30
TOTAL				\$ 4,532,520.30
Bond Total (110%)				\$ 4,985,772.33

This item has been digitally signed and sealed by
Matthew J. Morris, P.E., on the date adjacent to the seal.
The signature must be verified on any electronic copies.



Matthew J. Morris, PE
FL PE No 68434

APPROVED

By Roy Benjamin at 8:37 am, Feb 03, 2026