



# DRC-24-229

(BCC Land Use Meeting 05-27-2025)

RESPEC Company LLC./ Willow Townhomes



CHARLOTTE COUNTY  
FLORIDA

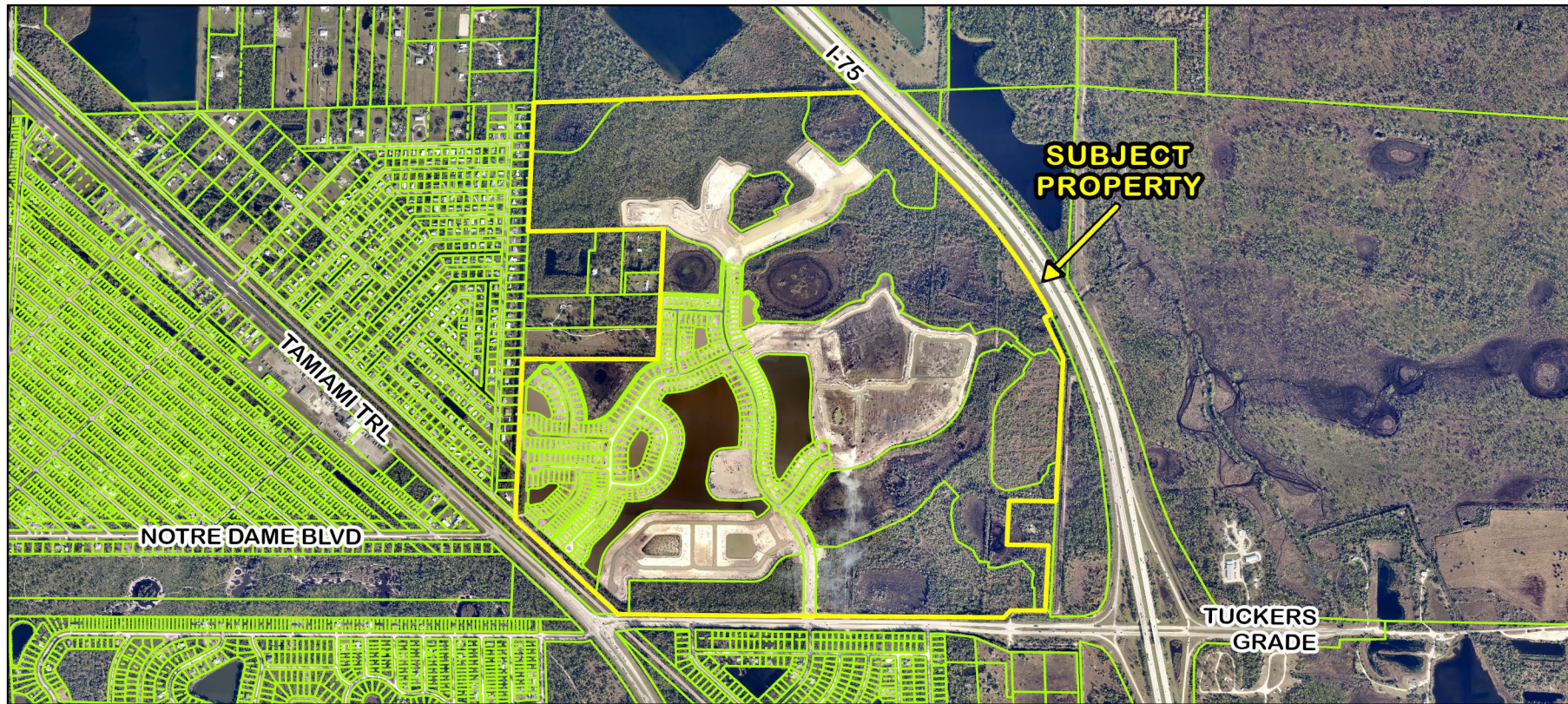
# DRC-24-229

- RESPEC Company LLC. is requesting Final Detail Site Plan approval for Willow Townhomes. The project consists of a 360-unit townhome development within Tuckers Pointe Phase 1. This project site is 31.41± acres (Tract F-3) and is located at 11740 Tamiami Trail, Punta Gorda FL.
- Located in Commission District II.



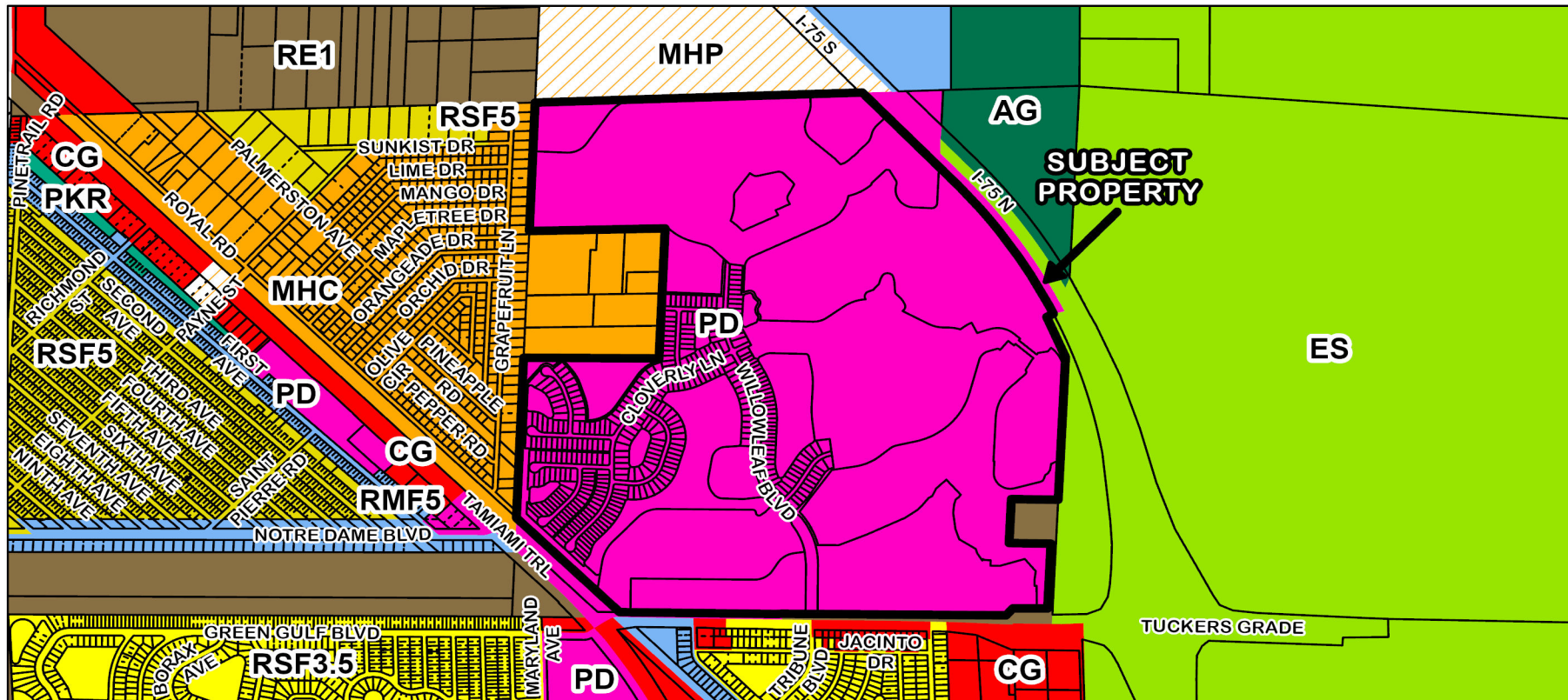
**DRC-24-229    Location Map**



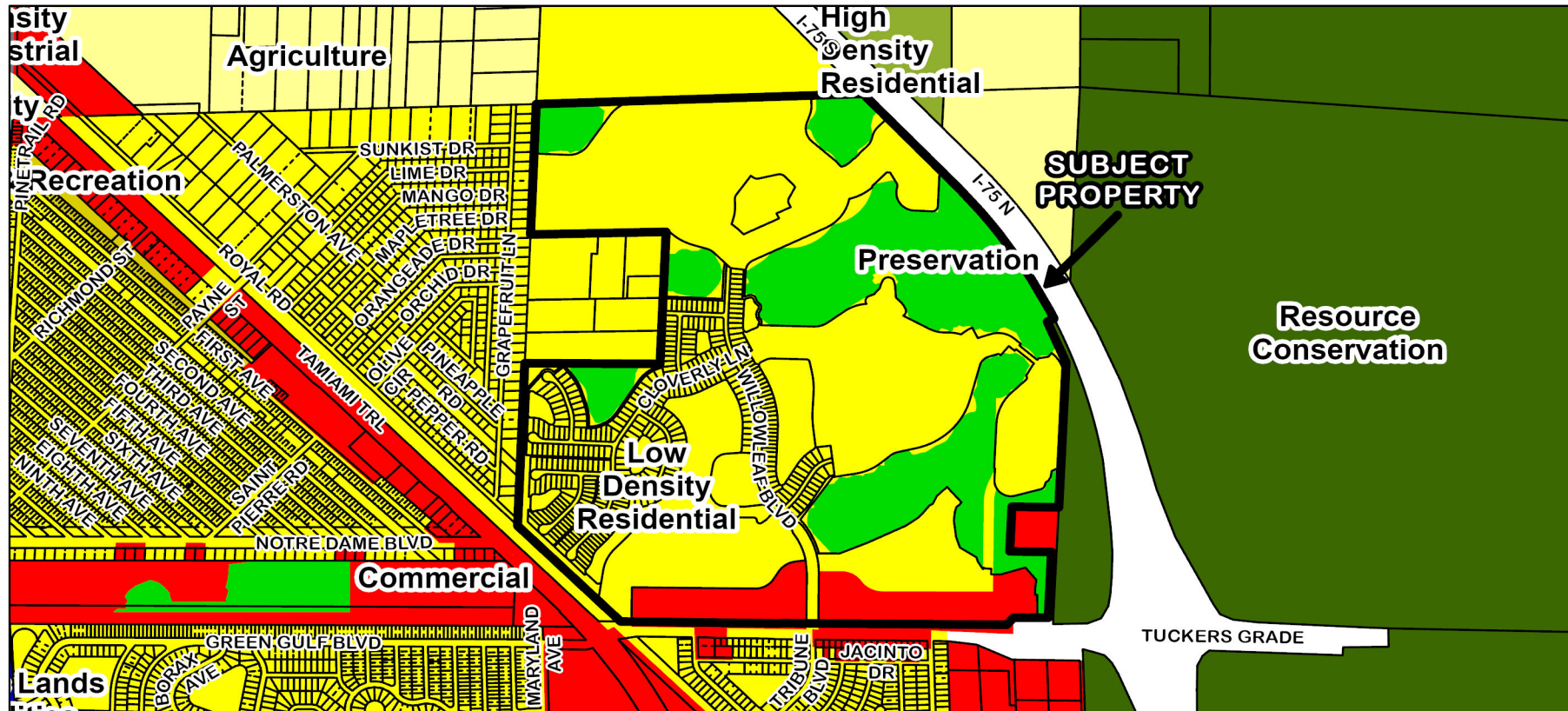


**DRC-24-229 Area Image**



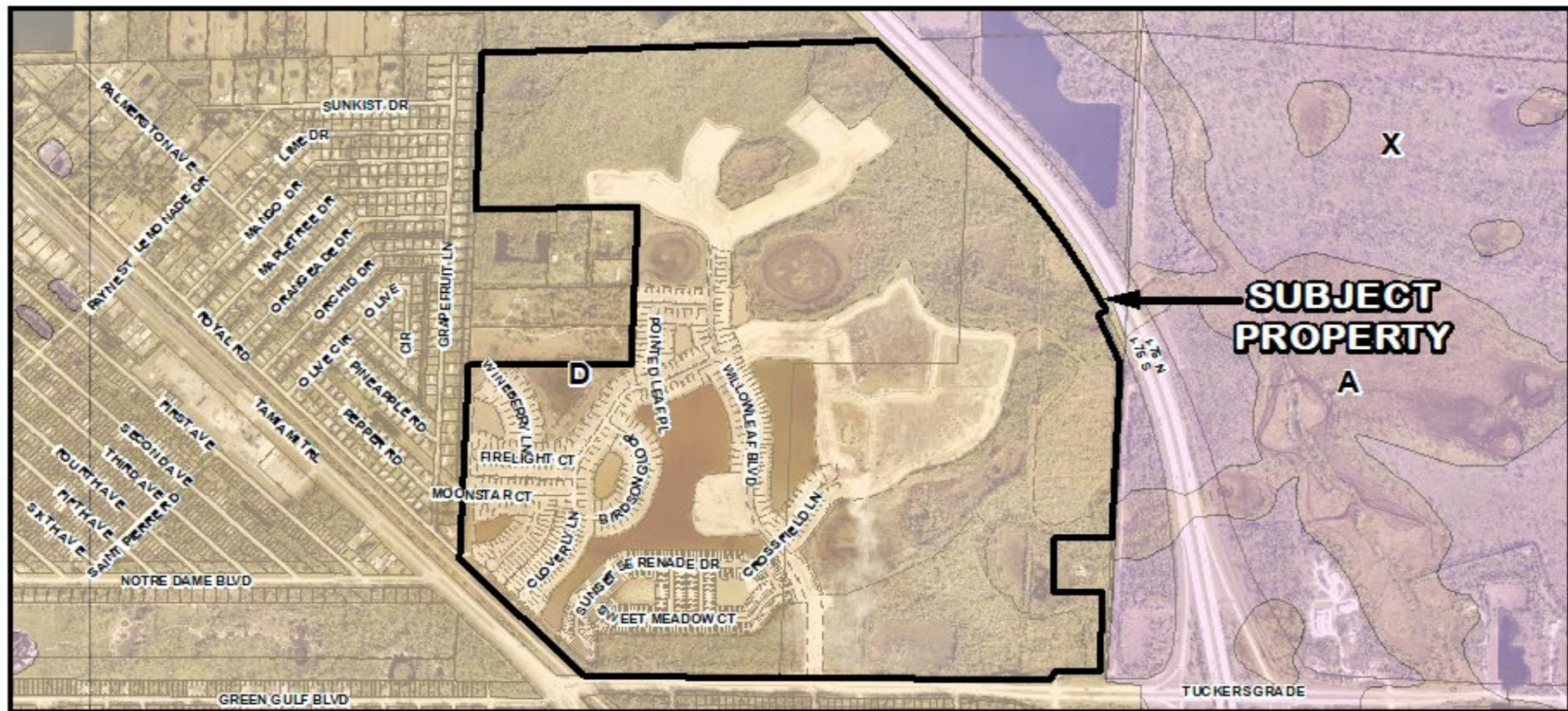


## DRC-24-229 Zoning Designations



## DRC-24-229 FLUM Designations





**DRC-24-229 Flood Zones (Subject Property - D Zone)**



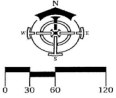









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NOTES:  
1. THE PROJECT ELEVATIONS ARE BASED IN NAVD.



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DRAINAGE PLAN

Project Manager:	ADF
Drawn By:	EPD

Status:

Sheet Number:	4
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# GENERAL UTILITY NOTES:

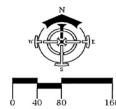
1. CONTRACTOR TO VERIFY THE SIZE AND LOCATION OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. EXISTING UTILITY INFRASTRUCTURE ON THE PROPERTY TO BE PRESERVED. LOCATED TO AVOID POTENTIAL CONFLICTS OR DAMAGE TO THE INFRASTRUCTURE.
2. LOCATION OF PROPOSED UTILITIES SHALL BE DETERMINED BY THE ENGINEER.
3. WHEN NECESSARY, IMPROVEMENTS ADJACENT TO THE SUBJECT PROPERTY, THE "NOISE BARRIER" OR "BARRIER" SHALL MEAN IMPROVEMENTS PROVIDED BY THE DEVELOPER AND ARE TO BE LOCATED PRIOR TO THE COMMENCEMENT OF THE PROJECT.
4. NO TREES OR SHRUBS SHALL BE PLACED SO AS TO BLOCK ACCESS OR LINE OF SIGHT TO FIRE HYDRANTS PLACED WITHIN LANDSCAPE ISLANDS THROUGHOUT THE PROJECT SITE.
5. CONTRACTOR TO PROVIDE UTILITY RECORD DRAWINGS TO OWNER AND ENGINEER PRIOR TO FINAL PAYMENT REQUEST.
6. ALL UNDERGROUND UTILITIES LOCATED WITHIN THE ESTABLISHED FOOTPRINT OF THE BOUNDARY SHALL BE INSTALLED PRIOR TO CONSTRUCTION OF THE SUBGRADE.
7. CONTRACTOR SHALL NOTIFY ALL UTILITY PROVIDERS AT LEAST 48 HOURS PRIOR TO THE START OF UNDERGROUND CONSTRUCTION. THE CONTRACTOR SHALL DETERMINE IF UTILITIES CROSS WITHIN THE PROPERTY LINE.
8. CONTRACTOR TO BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES WITHIN THE PROPERTY LINE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES WITHIN THE PROPERTY LINE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES WITHIN THE PROPERTY LINE.
9. THE CONTRACTOR IS REQUIRED TO AVOID ALL EXISTING AND PROPOSED UTILITY DECKS, MANHOLE RISERS, SHAFTS, ETC., AS REQUIRED TO MATCH THE PROPOSED UTILITY.
10. WHEN NECESSARY, CONTRACTOR SHALL EXPOSE POWER FEET WITHIN THE EDGE OF PAVEMENT, BACK OF CURB AND/OR SIDEWALK. EACH EXPOSED SHALL BE INCLUDED BY RECORD DRAWINGS TO THE ENGINEER.

# GENERAL POTABLE WATER NOTES:

1. ALL UTILITY CONSTRUCTION TO BE IN ACCORDANCE WITH CHARLOTTE COUNTY UTILITIES STANDARD SPECIFICATIONS, LATEST EDITION.
2. ALL CONSTRUCTION OF THE POTABLE WATER SYSTEM (INCLUDING FIRE HYDRANTS) SHALL BE IN ACCORDANCE WITH THE AMERICAN NATIONAL STANDARD SPECIFICATIONS FOR STEEL PIPE, STANDARD 40. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE AMERICAN NATIONAL STANDARD SPECIFICATIONS FOR STEEL PIPE, STANDARD 40.
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10. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE AMERICAN NATIONAL STANDARD SPECIFICATIONS FOR STEEL PIPE, STANDARD 40.

# GENERAL SANITARY SEWER NOTES:

1. ALL UTILITY CONSTRUCTION TO BE IN ACCORDANCE WITH CHARLOTTE COUNTY UTILITIES STANDARD SPECIFICATIONS, LATEST EDITION.
2. ALL CONSTRUCTION OF THE SANITARY SEWER SYSTEM (INCLUDING FIRE HYDRANTS) SHALL BE IN ACCORDANCE WITH THE AMERICAN NATIONAL STANDARD SPECIFICATIONS FOR STEEL PIPE, STANDARD 40.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE AMERICAN NATIONAL STANDARD SPECIFICATIONS FOR STEEL PIPE, STANDARD 40.
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RESPEC  
1412 Jackson Street, Suite #1  
Fort Myers, FL 33901  
(239) 418-0891  
Florida Registry License No. 32013

ENGINEER OF RECORD:  
ANDREW D. FITZGERALD  
STATE OF FLORIDA  
REGISTERED PROFESSIONAL ENGINEER  
LICENSE NO. 56798  
THIS DOCUMENT IS THE PROPERTY OF RESPEC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF RESPEC.

AREA RESERVED FOR AGENCY USE

DECEMBER 12, 2024

WILLOW TOWNHOMES  
CC0924-1019

OWNER: RESPEC  
LENNAR  
1412 Jackson Street, Suite #1  
Fort Myers, FL 33901  
(239) 418-0891

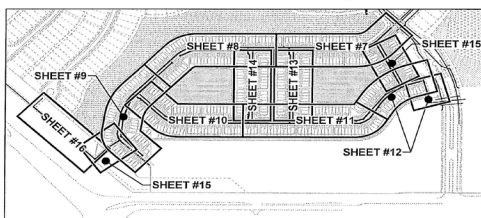
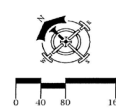
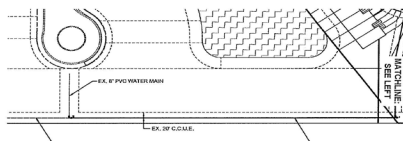
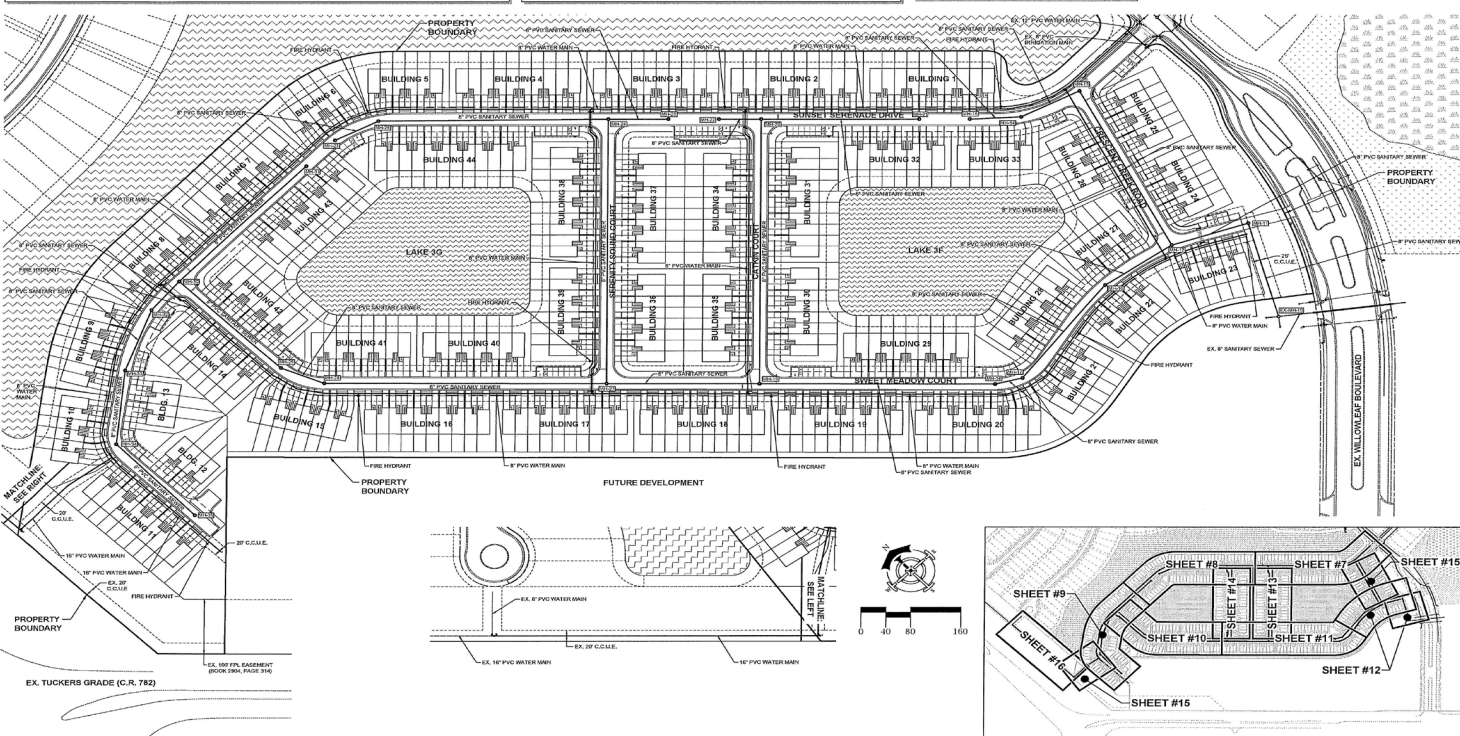
DATE	DESCRIPTION
12/12/24	FINAL DESIGN
12/12/24	FINAL DESIGN
12/12/24	FINAL DESIGN

MASTER UTILITY PLAN  
Project Manager: JCF  
Checked By: JCF  
Project Engineer: WDF/24018  
Client: Lennar  
City: Charlotte County, FL

Sheet Number: 6

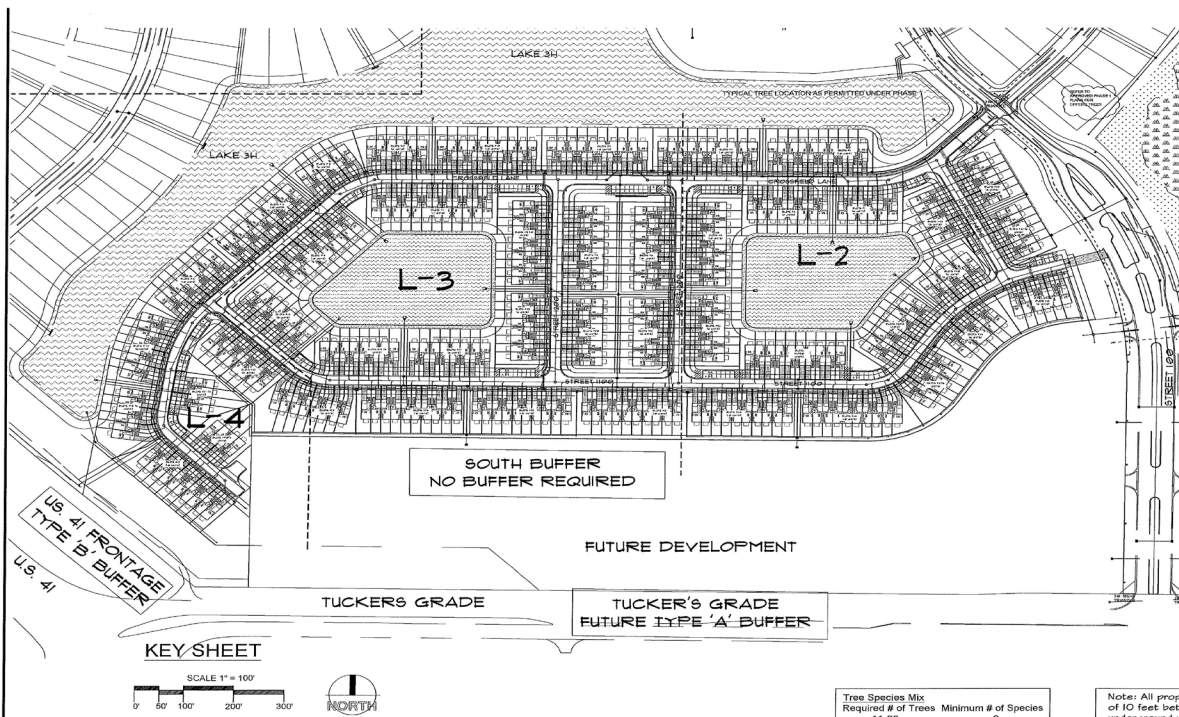
REVISION 2  
DATE: 10/10/2024

Sheet Number: 6



PLAN & PROFILE KEY MAP

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# LANDSCAPE REQUIREMENT CALCULATIONS

**OPEN SPACE**  
5% of property to be provided in open space. Refer to Engineering Plan for provided open space

## **BUFFER REQUIREMENTS**

### **PERIMETER BUFFERS**

#### **US 41 BUFFER**

- Type IV Buffer, 1st side, 424 ft.
- 3rd Party, 1st side, 100 ft. per 100 ft.
- 4.34 x 5 = 21.70 Acres Trees Required
- 4.34 x 1 = 4.34 Acres Trees Required
- 4.34 x 10 = 43.40 Acres Trees Required

#### **EAST BUFFER**

(Perimeter Buffer)  
500 ft x 10 = 10 Acres Required and provided.

#### **PERIMETER BUFFERING**

1. To prevent any public rights-of-way shall be screened from public rights-of-way by a perimeter landscape strip of least eight (8) feet in width.
2. For parcels smaller than twenty thousand (20,000) square feet, the perimeter landscape strip width may be reduced to five (5) feet provided there is a minimum of three (3) feet of available surface adjacent to the perimeter landscape strip.
3. For the purposes of this section, ingress and egress to and from the perimeter landscape strip, and the width of ingress and egress lanes in sidewalk areas connecting the perimeter landscape strip.
4. One (1) tree is required for every thirty-five (35) feet, but the distance between trees in a section shall not exceed fifty (50) feet.

#### **STREET 100**

- Type IV Buffer, 100 ft wide, 500 ft.
- 2nd Party, 1st side, 100 ft. per 100 ft.
- 4.34 x 10 = 43.40 Acres Trees Required and provided
- 4.34 x 1 = 4.34 Acres Trees Required
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12.00 A.C. OF PROPOSED OFF-STREET PARKING, ONE TREE AND NO SOIL ARE REQUIRED AND PROVIDED AT THE END OF PARKING ROWS.

30,500 x 12% 3,660 A.C. of exterior landscaping required and provided by planting shrubs.

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# Charlotte County Board of Planning and Zoning

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**DMJA**  
DAVID M. JONES, JR.  
AND ASSOCIATES, INC.  
LANDSCAPE ARCHITECTS  
AND PLANNERS

2221 McCreary Blvd.  
Fort Myers, Florida 33901  
PHONE: (941) 937-5525  
FAX: (941) 937-4044

L.A. LICENSE: LC 000005

## PROJECT INFORMATION

**WILLOWS TOWNHOMES**

CHARLOTTE CO., FL

## PREPARED FOR:

Angela  
2005 Hendry Street  
Fort Myers, FL 33901  
Ph: (239) 418-0881  
Fax: (239) 418-0892  
Email: andrew.fingard@respec.com

## CONSULTANT:

RESPEC PROFESSIONAL

2221 McCreary Blvd.  
Fort Myers, FL 33901  
Ph: (239) 418-0881  
Fax: (239) 418-0892  
Email: andrew.fingard@respec.com

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Fort Myers, FL 33901  
Ph: (239) 418-0881  
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Email: andrew.fingard@respec.com

## DESIGN PROFESSIONAL

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Ph: (239) 418-0881  
Fax: (239) 418-0892  
Email: andrew.fingard@respec.com

## SITE PERMIT

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Tree Species Mix	Required # of Trees	Minimum # of Species
11-20	2	2
21-30	3	3
31-40	4	4
41+	5	5

Note: All proposed trees have a minimum separation of 10 feet between critical root zones and underground utility lines.

## EXHIBIT B - TREE POINTS

TREE CALIPER (INCHES)	RETAINED NATIVE (EXCEPT PALMS)	INSTALLED NATIVE (EXCEPT PALMS)	NON-NATIVE (SAPLINGS OR RETAINED)	NATIVE PALMS (ONE A.C. CLEAR TRUNK)
2.0	1.0	1.0	0.5	0.5
3.0	1.5	1.5	1.0	0.5
4.0	2.0	2.0	1.5	0.5
5.0	2.5	2.5	2.0	0.5
6.0	3.0	3.0	2.5	0.5
7.0	3.5	3.5	3.0	0.5
8.0	4.0	4.0	3.5	0.5
9.0	4.5	4.5	4.0	0.5
10.0	5.0	5.0	4.5	0.5

\* PER EXHIBIT C - LIST OF APPROVED TREE SPECIES  
AND 6% POINTS FOR EXISTING HIGH TREES (EXCEPT IN THE CASE OF PALMS, SAN THYLLIS, AND PAUFLER)

\* REFER TO SHEET L-4 FOR TOTAL CREDIT TREE POINTS TO BE PROVIDED

