

A large, stylized graphic in the background features a yellow sun with rays on the left and a green leaf on the right, both with white outlines. The sun and leaf are partially overlapping. Below the leaf is a light blue, wavy shape.

# DRC-25-075

(BCC Land Use Meeting 5-26-2026)

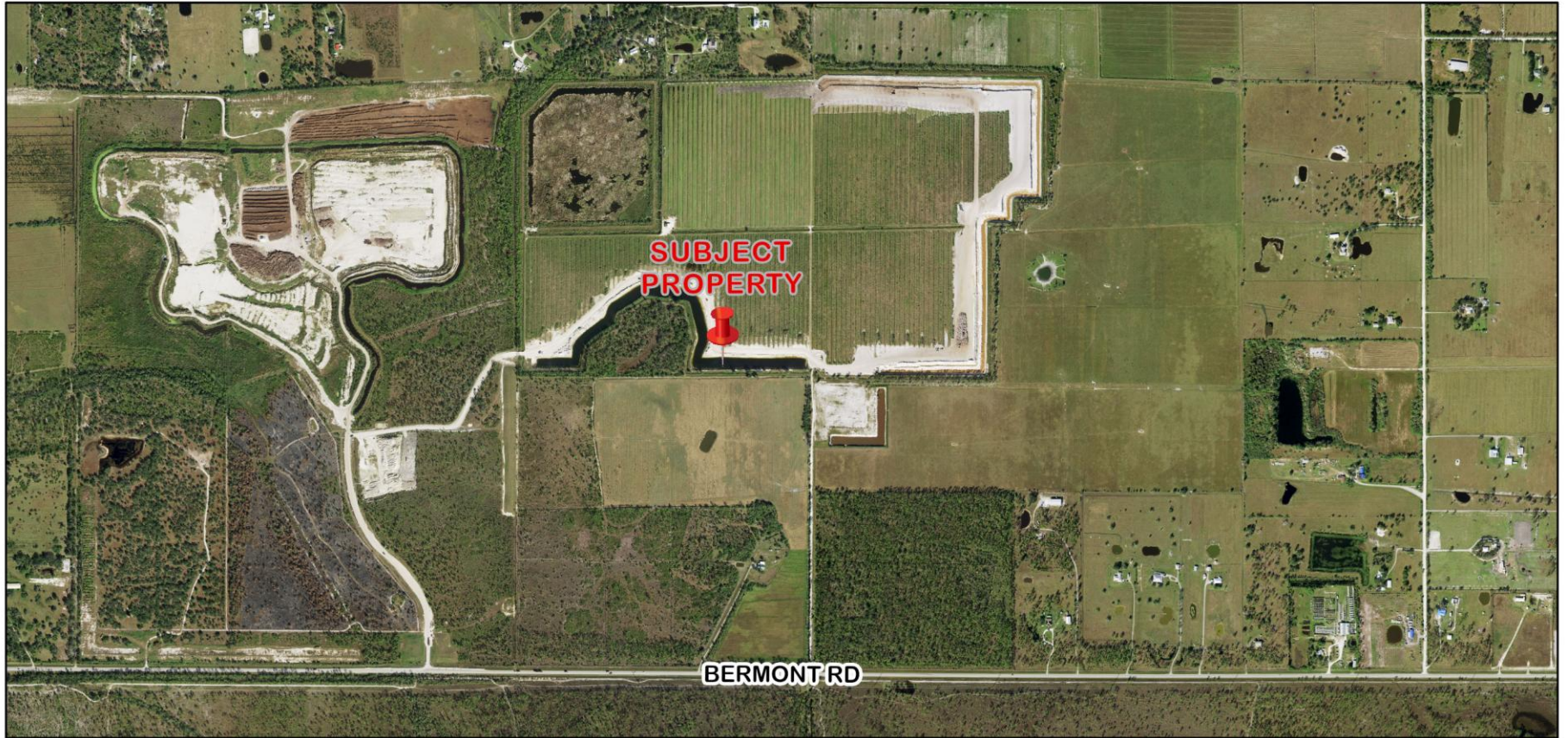
Southwest Engineering & Design/Waterside  
Phase I Restoration

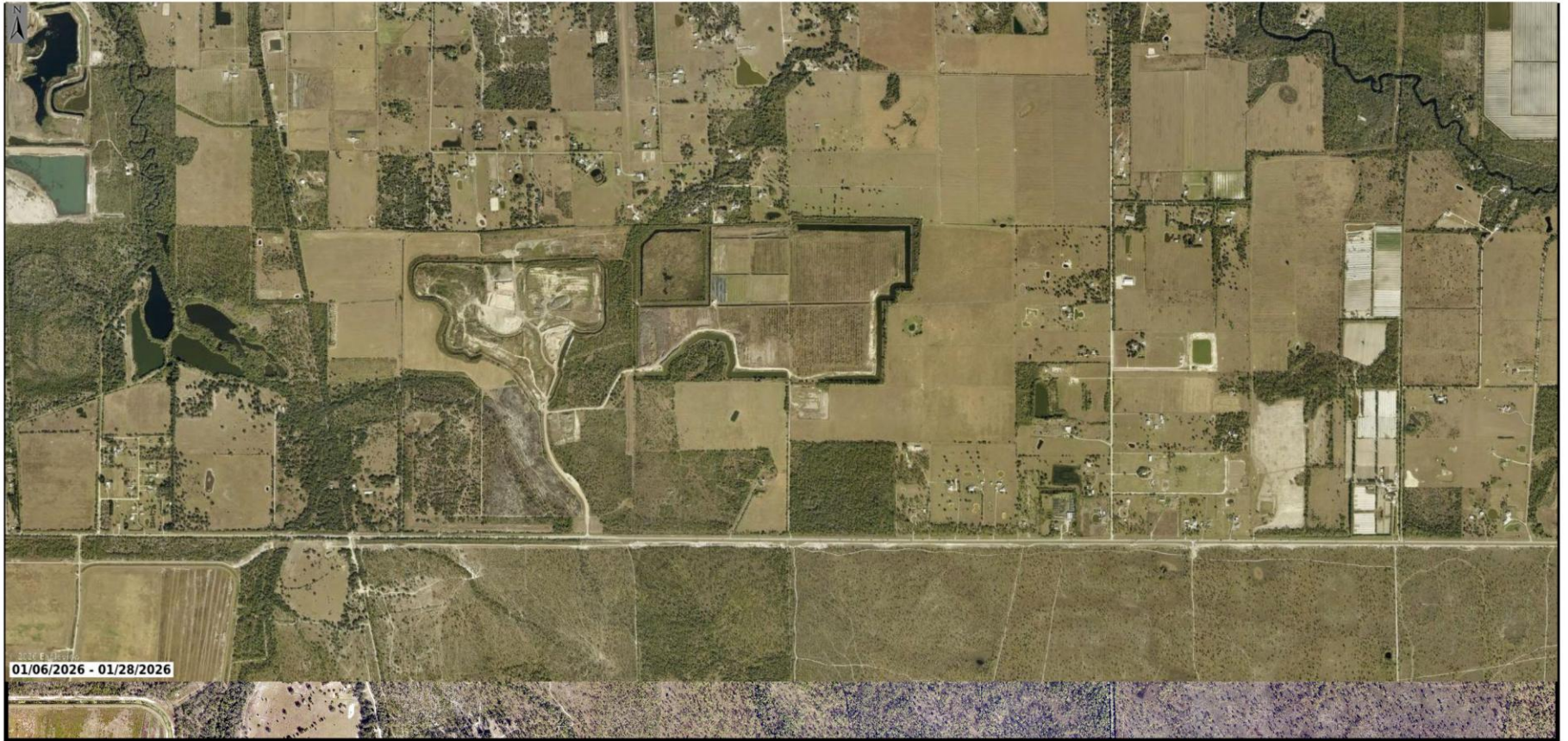


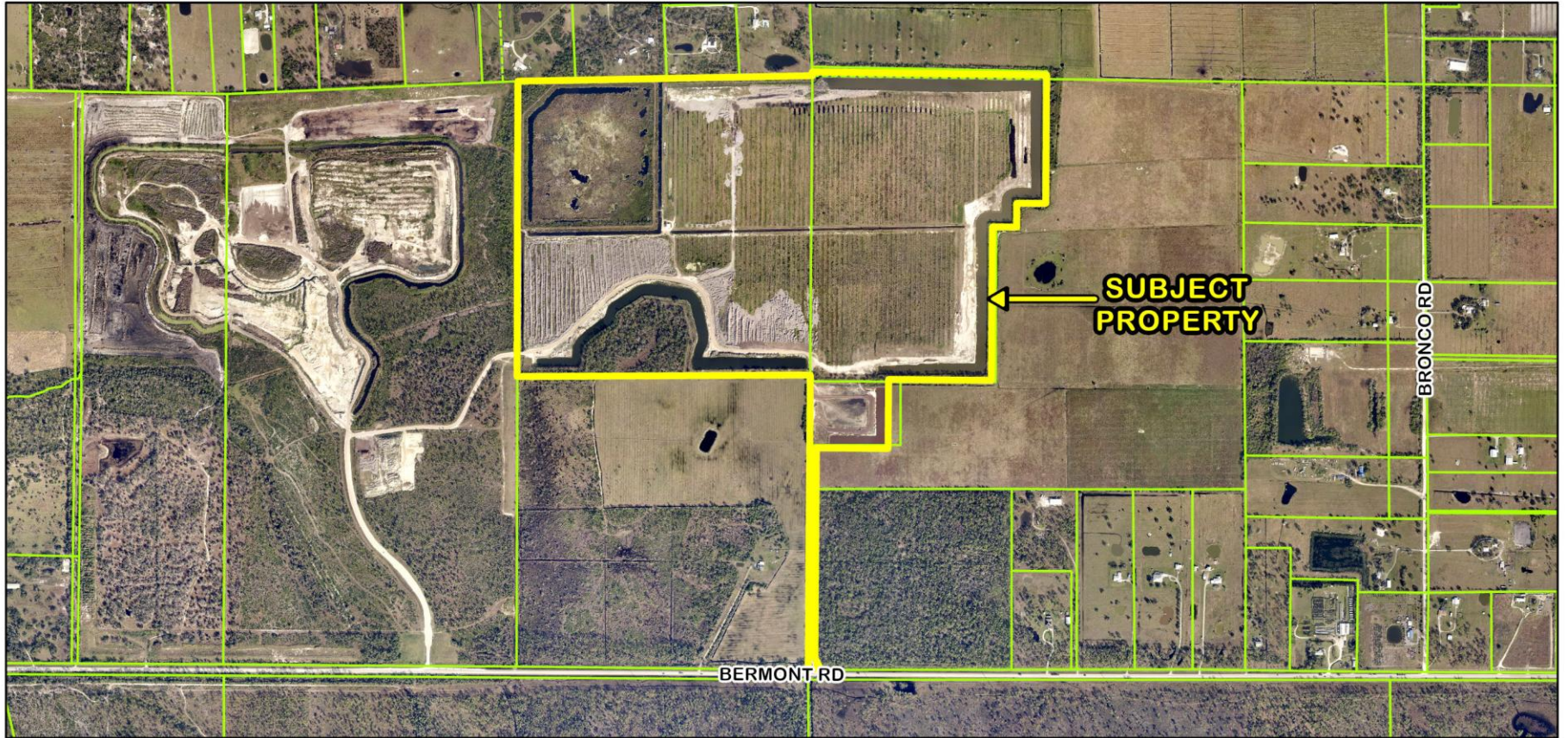
CHARLOTTE COUNTY  
FLORIDA

# DRC-25-075

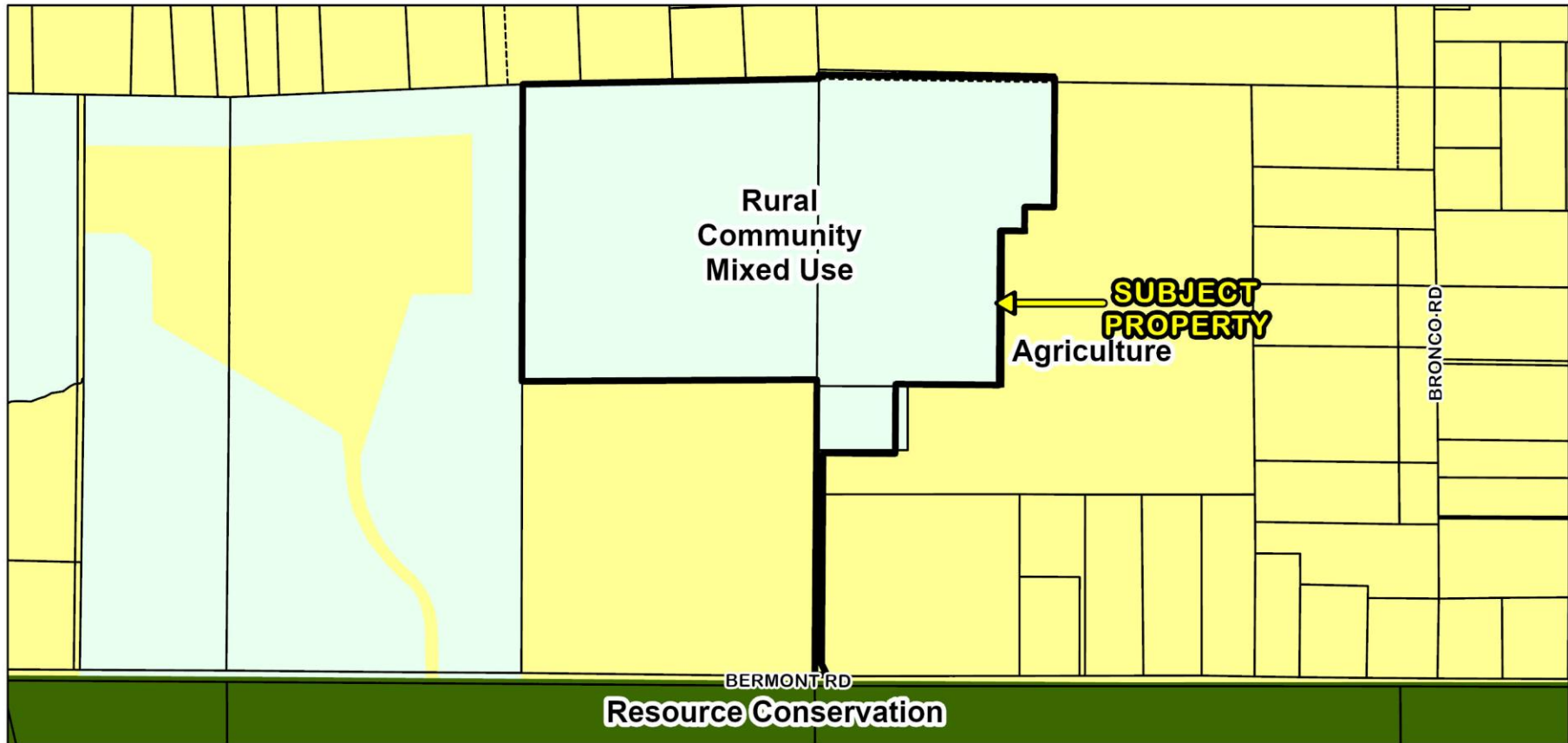
- Southwest Engineering & Design is requesting PD Final Detail Site Plan approval for Waterside Phase 1 Restoration. The project consists of clearing of approximately 293.31 acres of citrus grove, excavation, and restoration of approximately 63.37 acres to a depth of 13 ft. The excavation will be backfilled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



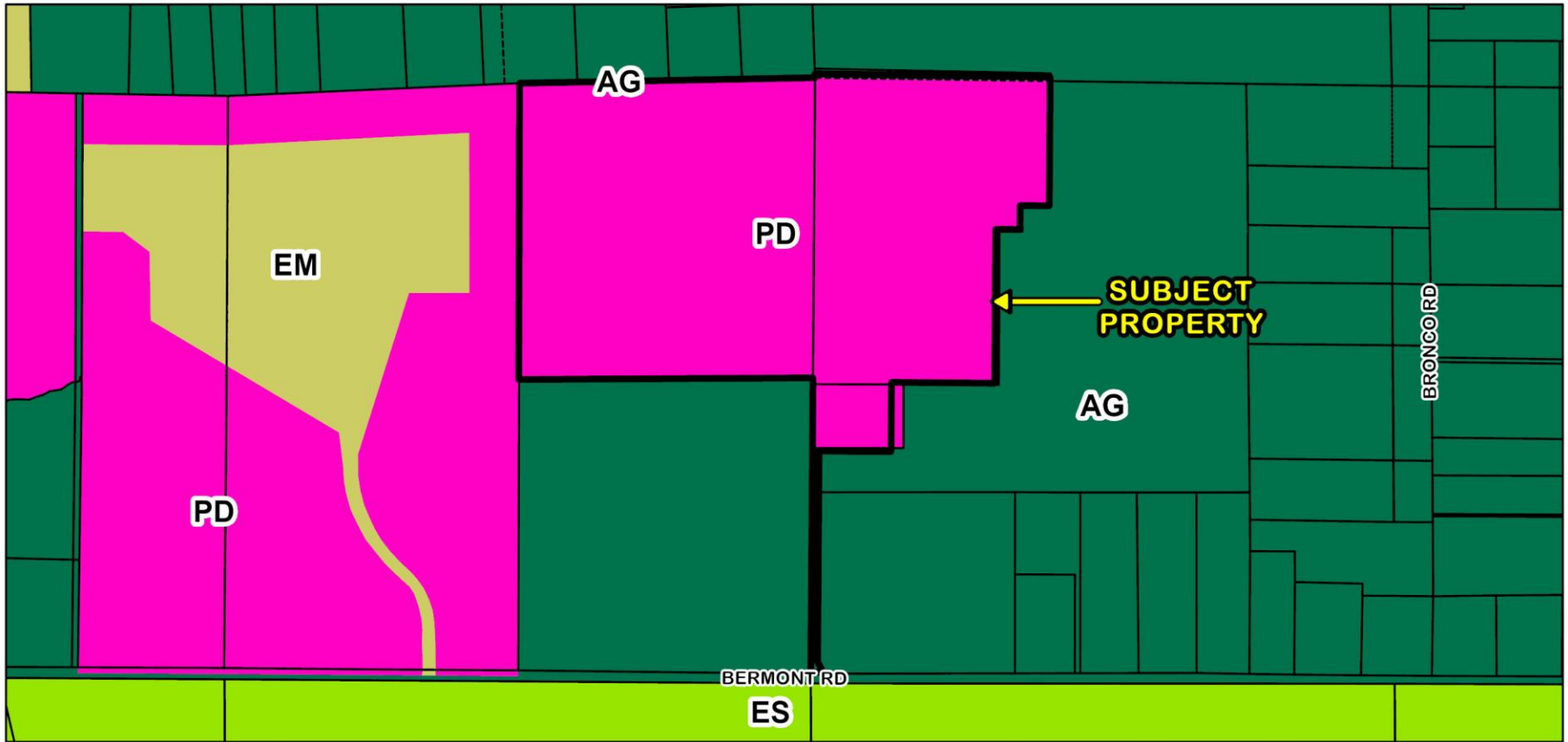




**DRC-25-075 Area Image**



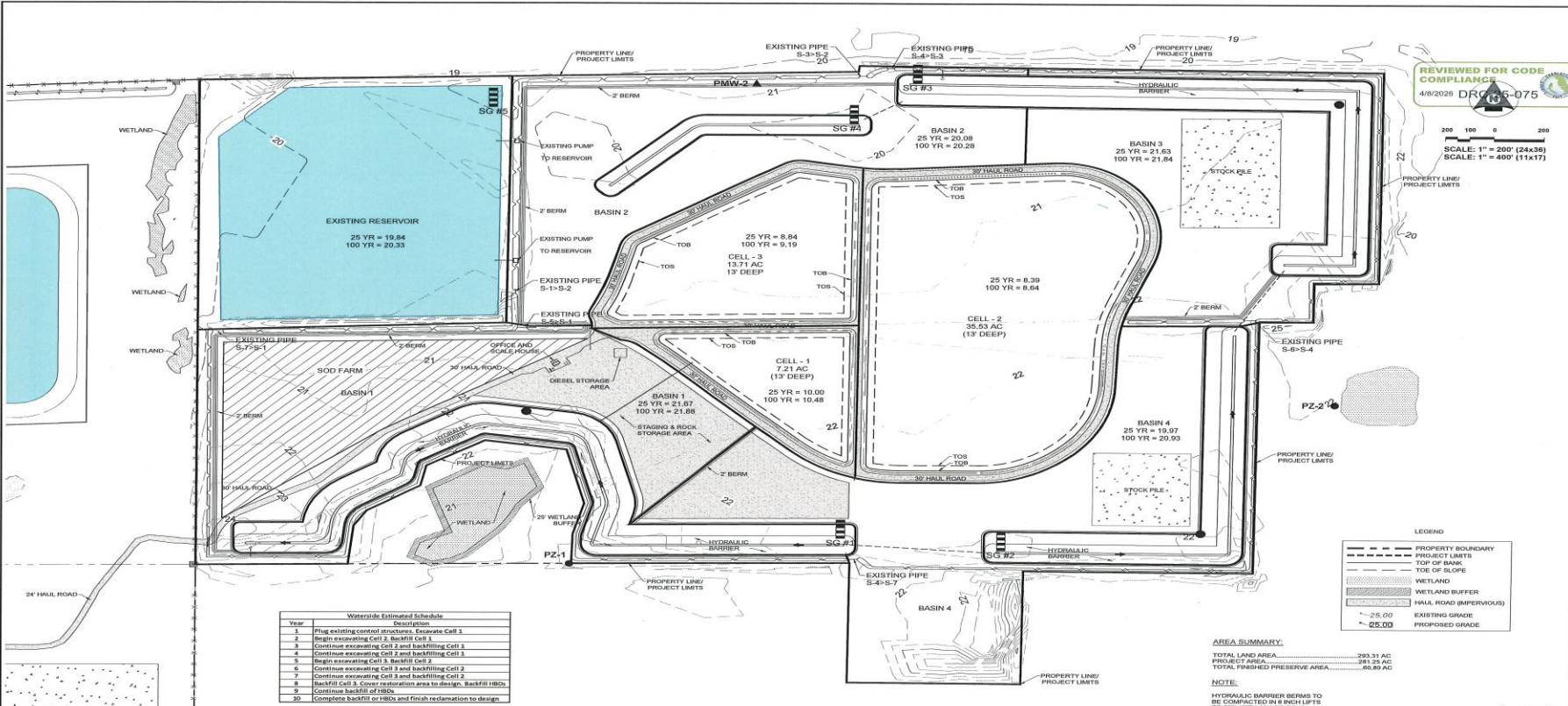
# DRC-25-075 FLUM Designations



# DRC-25-075 Zoning Designations

REVIEWED FOR CODE COMPLIANCE  
4/8/2026 DR 13-0195-075

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



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

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

AREA SUMMARY	
TOTAL LAND AREA	293.31 AC
PROJECT AREA	281.25 AC
TOTAL FINISHED PRESERVE AREA	68.89 AC

NOTE:  
HYDRAULIC BARRIER BERMS TO BE CONSTRUCTED IN 8 INCH LIFTS TO 50% WITH AN LBS OF 40.

**SED**  
Southwest Engineering & Design  
25490 Airport Road, Suite B  
Punta Gorda, Florida 33950  
Tel. (941) 637-9655 | Fax (941) 637-1149  
www.sedfl.com  
Certificate of Authorization No. 26551

REV.	DATE	BY	CHKD	DESCRIPTION

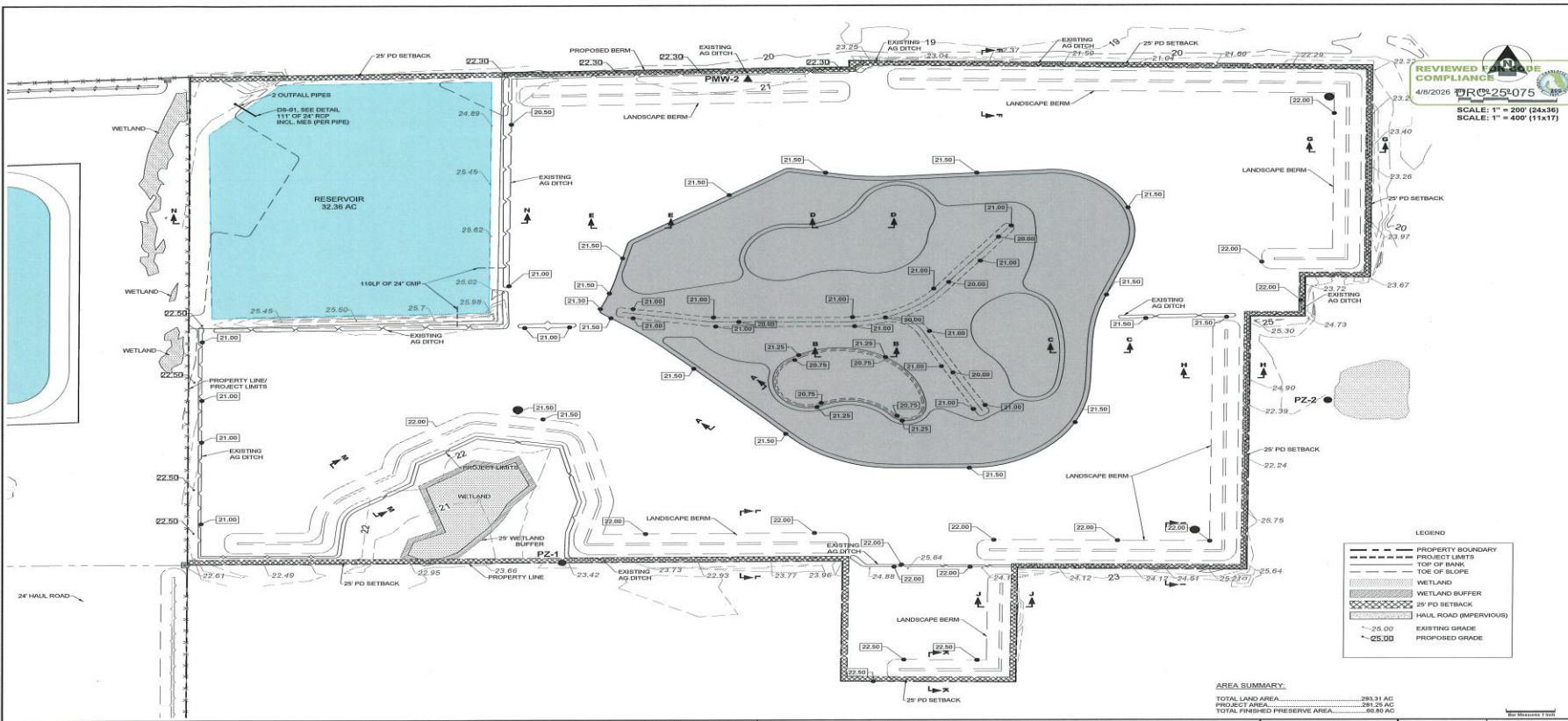
Project No.: 13-0191.04  
Project Manager: G W B  
Project Engineer: G W B  
Project Designer: -  
Checked By: -  
Approved By: G W B

## WATERSIDE RESTORATION OVERALL EXCAVATION PLAN

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

DATE:	FEB 2026	DRAWING:	NAVD 88
PROJECT NO.:	13-0191.04	SHEET:	4

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



LEGEND

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

AREA SUMMARY:

TOTAL LAND AREA	281.31 AC
PROJECT AREA	281.25 AC
TOTAL FINISHED PRESERVE AREA	80.95 AC

210226 210227 PM - PZ-1&PZ-2 - WATERSIDE EAST EXCAVATION/DEMOCRATIA WITH RESTORATION PLAN - RONALD HARRIS/ART

**SED** Southwest Engineering & Design  
 25450 Airport Road, Suite B  
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 Tel: (888) 637-6658 | Fax: (941) 637-1149  
 www.sedfd.com  
 Certificate of Authorization No. 26591

REV.	DATE	BY	CHK'D	DESCRIPTION

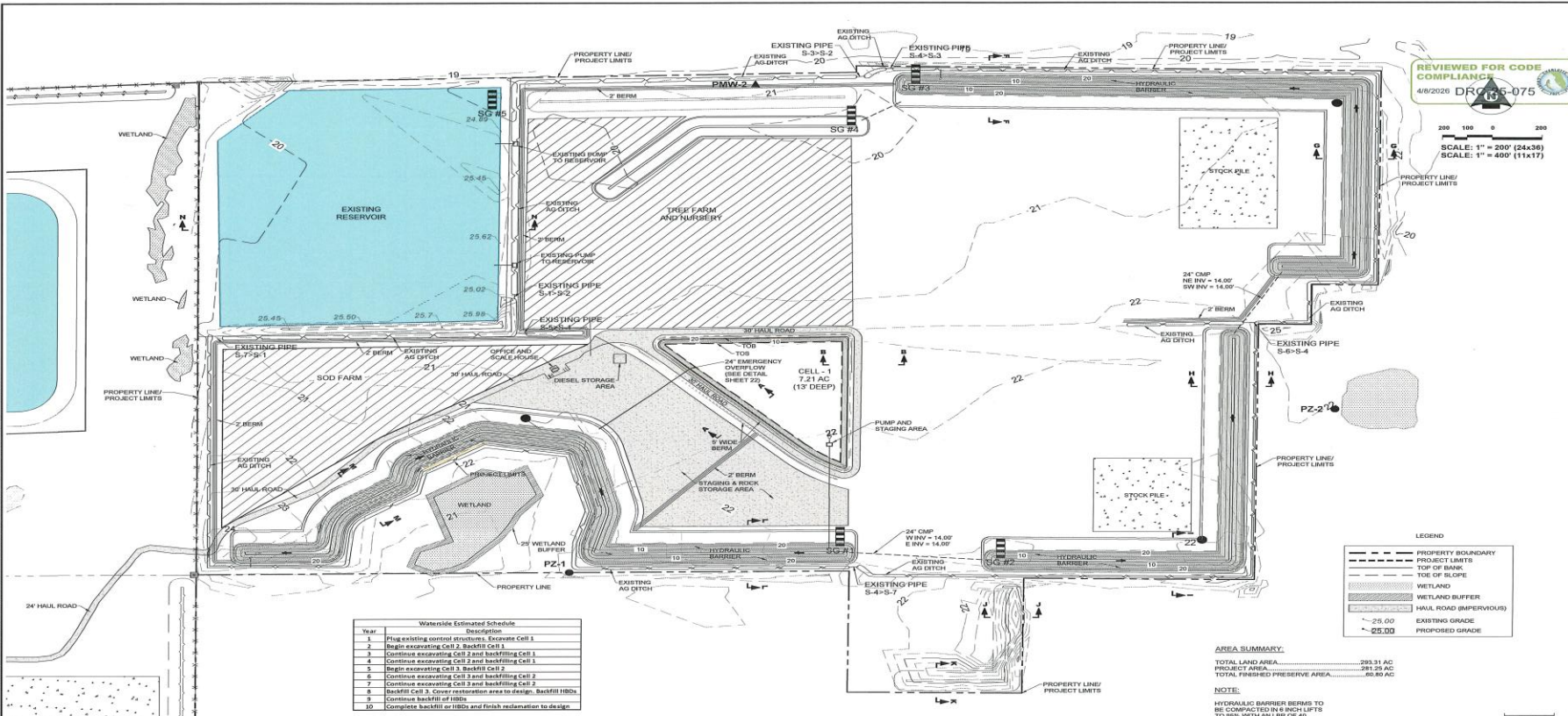
Project No.: 13-0191.04  
 Project Manager: G W B  
 Project Engineer: G W B  
 Project Designer: -  
 Checked By: -  
 Approved By: G W B  
 CHARLOTTE COUNTY SECTION 27, 33, & 34 TOWNSHIP 40 SOUTH, RANGE 24 EAST FLORIDA

**WATERSIDE RESTORATION RESTORATION PLAN**

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

REVIEWED FOR CODE COMPLIANCE  
4/8/2026 DRC 135-075

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



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

LEGEND

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

AREA SUMMARY

TOTAL LAND AREA	293.31 AC
PROJECT AREA	291.29 AC
TOTAL FINISHED PRESERVE AREA	40.80 AC

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

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Certificate of Authorization No. 26551

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

**WATERSIDE RESTORATION CELL 1 EXCAVATION PLAN**

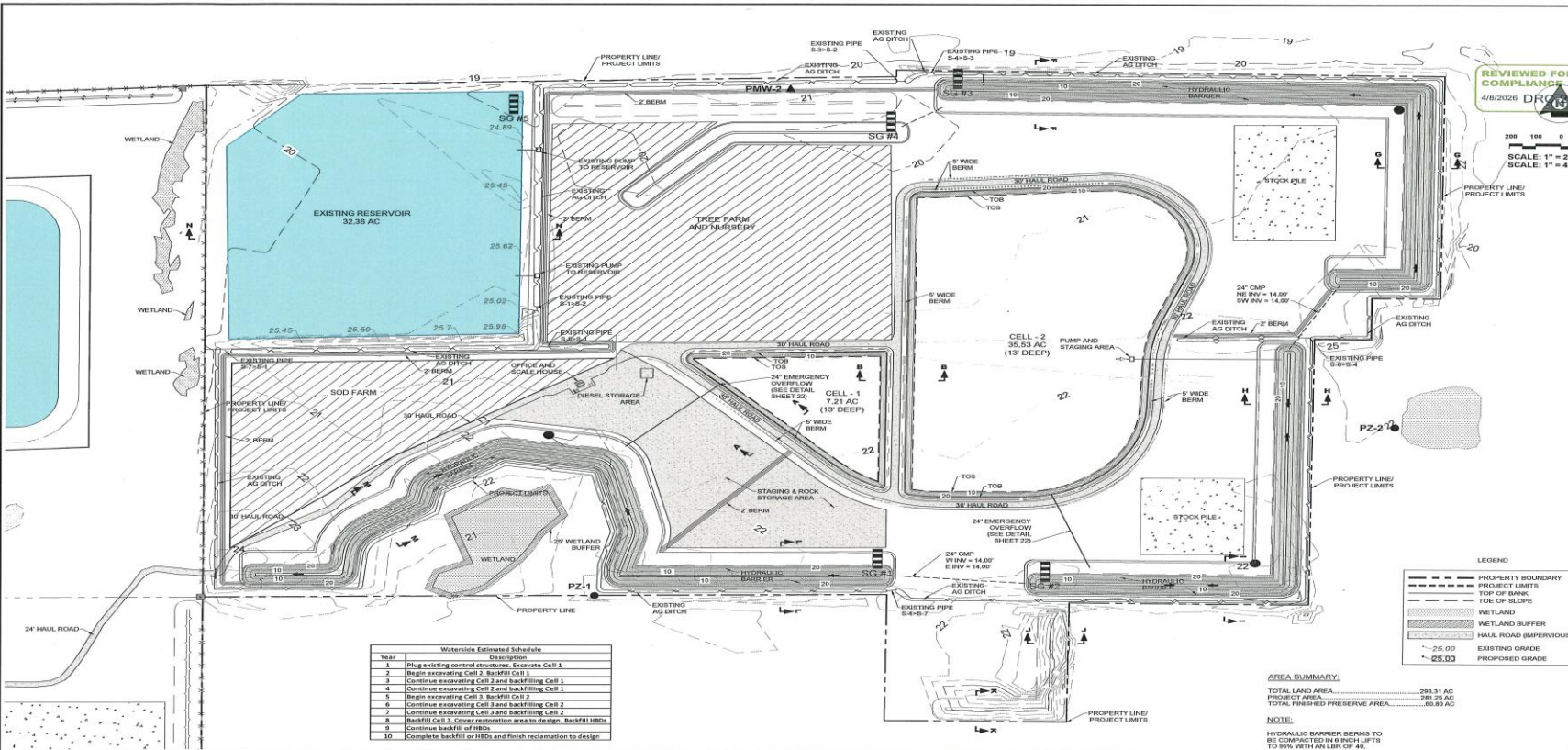
SECTION 27, 33, & 34 TOWNSHIP 40 SOUTH, RANGE 24 EAST

FLORIDA

DATE: FEB 2026 DRAWING: NAVD 88  
PROJECT NO.: 13-0191.04  
SHEET: 6

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

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



Waterside Estimated Schedule

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

LEGEND

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

AREA SUMMARY:

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

NOTE:  
HYDRAULIC BARRIER BERMS TO BE COMPACTED IN 8 INCH LIFTS TO 95% WITH AN LLR OF 45.

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Certificate of Authorization No. 26551

REV.	DATE	BY	CHK'D	DESCRIPTION

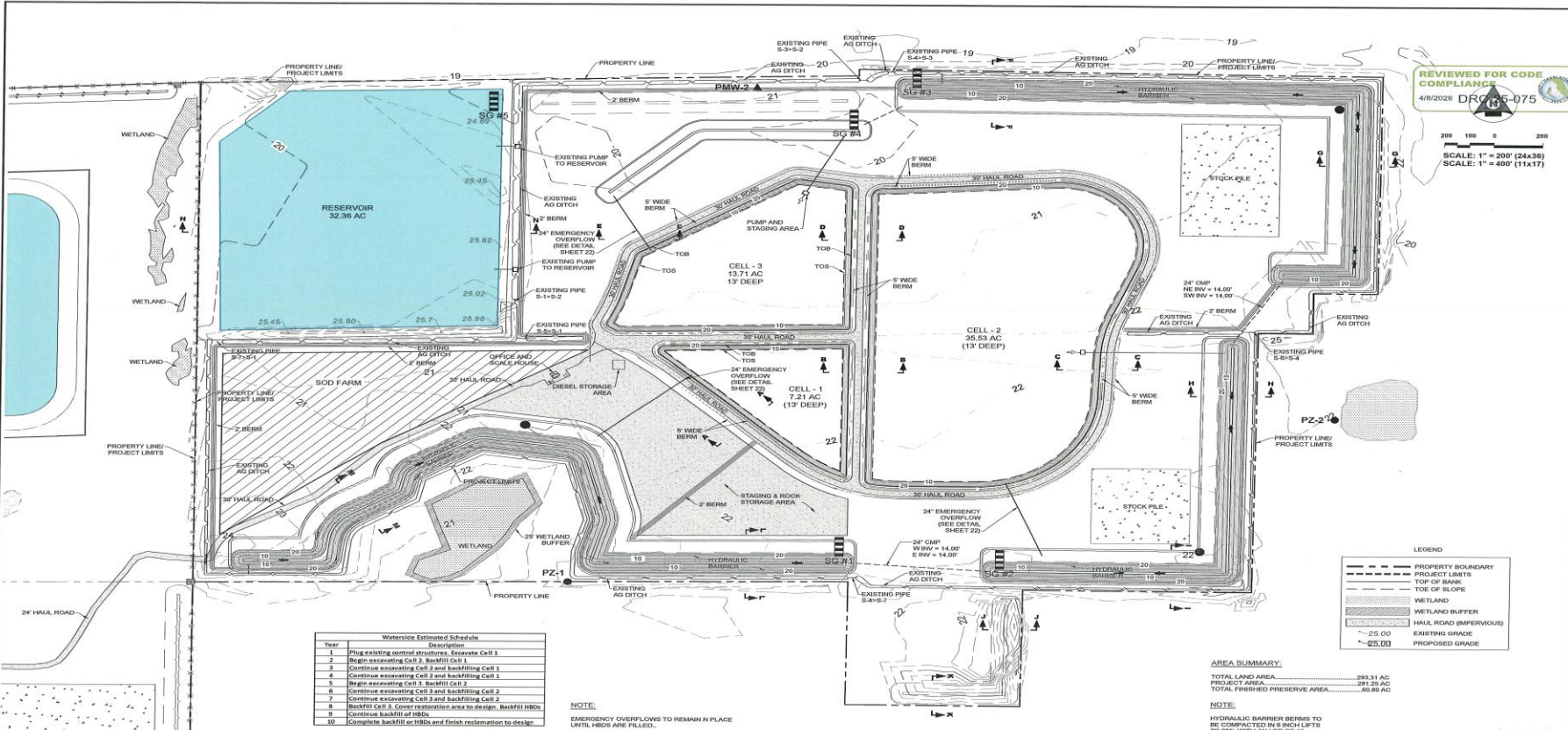
Project No.:	13-0191.04
Project Manager:	G W B
Project Engineer:	G W B
Project Designer:	-
Checked By:	-
Approved By:	G W B

**WATERSIDE RESTORATION CELL 2 EXCAVATION PLAN**  
SECTION 27, 35, & 34 TOWNSHIP 40 SOUTH, RANGE 24 EAST

DATE:	FEB 2026	DRAWN:	NAVD 88
PROJECT NO.:	13-0191.04	SHEET:	7



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



LEGEND

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

Waterside Estimated Schedule

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

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

AREA SUMMARY:

TOTAL LAND AREA	293.31 AC
PROJECT AREA	121.29 AC
TOTAL FINISHED PRESERVE AREA	69.85 AC

NOTE:  
 HYDRAULIC BARRIER BERMS TO BE COMPACTED IN 6 INCH LIFTS TO 95% WITH AN LBM OF 45.

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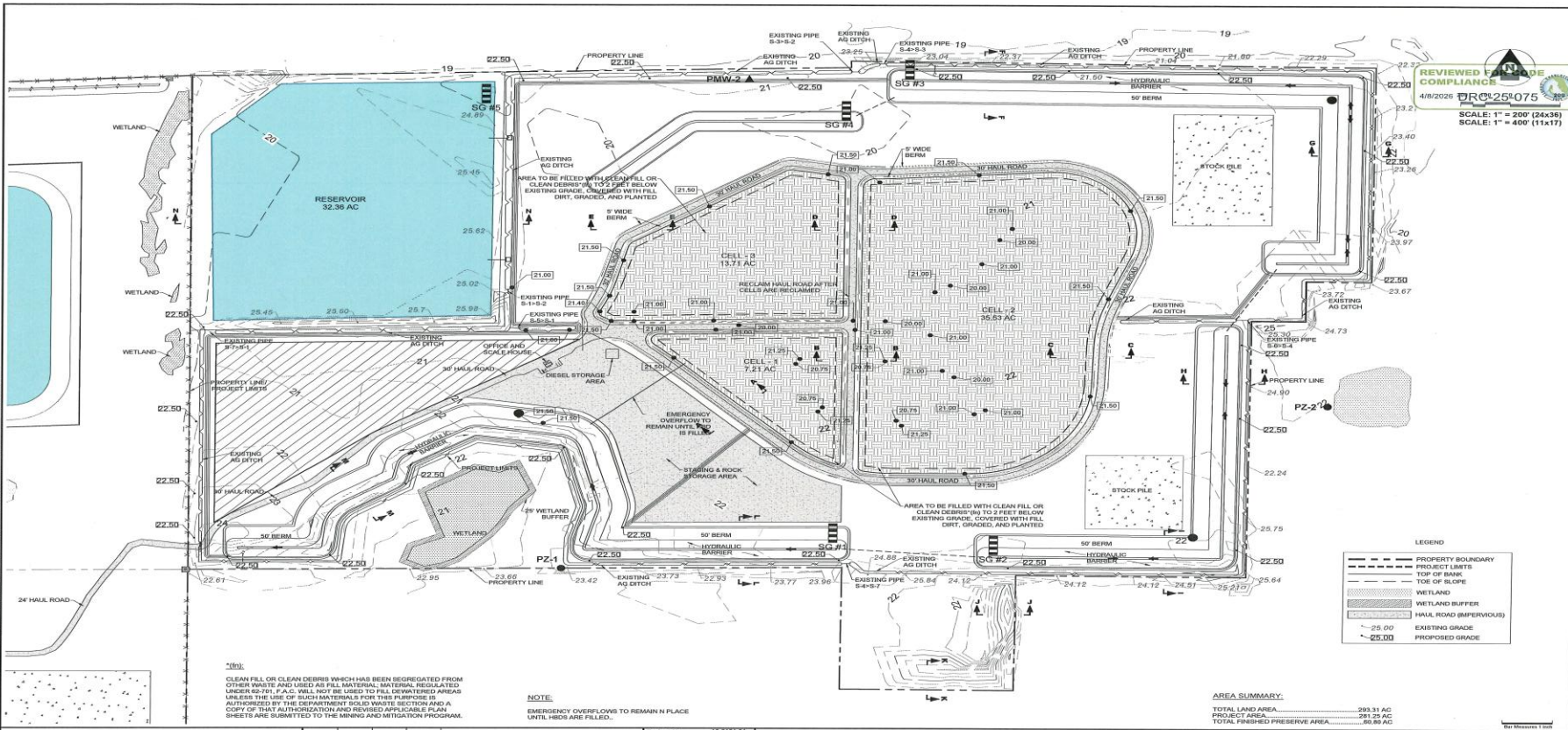
REV.	DATE	BY	CR'D	DESCRIPTION

Project No.: 13-0191-04  
 Project Manager: G.W.B.  
 Project Engineer: G.W.B.  
 Project Designer: G.W.B.  
 Checked By: G.W.B.  
 Approved By: G.W.B.

**WATERSIDE RESTORATION CELL 3 EXCAVATION PLAN**  
 SECTION 27, 33, & 34 TOWNSHIP 40 SOUTH, RANGE 24 EAST

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

REVIEWED FOR GRADE COMPLIANCE  
 4/8/2026 PRC-25075  
 SCALE: 1" = 200' (24x36)  
 SCALE: 1" = 400' (11x17)



NOTE:  
 CLEAN FILL OR CLEAN DEBRIS WHICH HAS BEEN SEGREGATED FROM OTHER WASTE AND USED AS FILL MATERIAL, REGULATED UNDER 62.761 F.A.C. WILL NOT BE USED TO FILL DOWNSLOPED AREAS UNLESS THE USE OF SUCH MATERIALS FOR THIS PURPOSE IS AUTHORIZED BY THE DEPARTMENT ROAD WASTE SECTION AND A COPY OF THAT AUTHORIZATION AND REVISED APPLICABLE PLAN SHEETS ARE SUBMITTED TO THE MINING AND MITIGATION PROGRAM.

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

LEGEND

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

AREA SUMMARY:

TOTAL LAND AREA	293.31 AC
PROJECT AREA	293.32 AC
TOTAL FINISHED PRESERVE AREA	65.95 AC



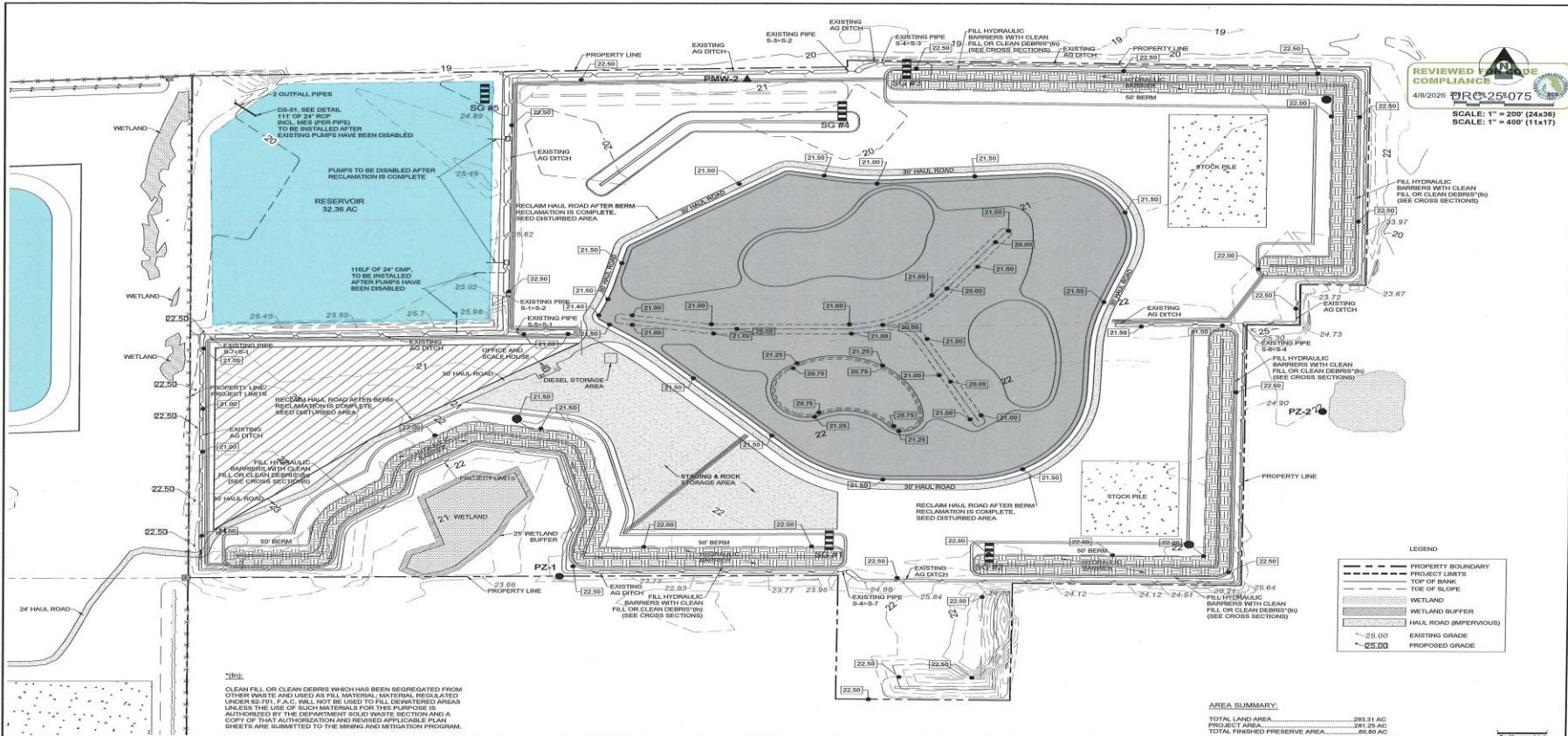
25450 Airport Road, Suite B  
 Punta Gorda, Florida 33956  
 Tel. (841) 637-0658 | Fax (841) 637-1149  
 www.sedfl.com  
 Certificate of Authorization No. 26551

Project No.:	13-019104
Project Manager:	G W B
Project Engineer:	G W B
Project Designer:	-
Checked By:	-
Approved By:	G W B

## WATERSIDE RESTORATION RECLAMATION PLAN PHASE 1

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

DATE:	FEB 2026	DRAWN BY:	NAVJ 88
PROJECT NO.:	13-0191.04	SHEET:	14



1:10  
 CLEAN FILL OR CLEAN DEBRIS WHICH HAS BEEN SEGREGATED FROM OTHER WASTE AND USED AS FILL MATERIAL, REGULATED UNDER RCRA, IF A.C. WILL NOT BE USED TO FILL DISTURBED AREAS UNLESS THE USE OF SUCH MATERIALS FOR THIS PURPOSE IS AUTHORIZED BY THE DEPARTMENT SOLID WASTE DIVISION AND A COPY OF THAT AUTHORIZATION AND REVISED APPLICABLE PLAN SHEETS ARE SUBMITTED TO THE MINING AND RECLAMATION PROGRAM.

**AREA SUMMARY:**

TOTAL LAND AREA:	283.31 AC
PROJECT AREA:	241.25 AC
TOTAL FINISHED PRESERVE AREA:	85.80 AC

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 Certificate of Authorization No. 26551

Project No.:	13-2191J4
Project Manager:	G W B
Project Engineer:	G W B
Project Designer:	-
Checked by:	-
Approved By:	G W B

**WATERSIDE RESTORATION RECLAMATION PLAN PHASE 2**

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

DATE:	FEB 2026	DATE:	NAVD 88
PROJECT NO.:	13-0191.04	SHEET:	15