

PD-25-13 (Quasi-Judicial)

(Adoption Hearing BCC Land Use Meeting 07-28-2026)

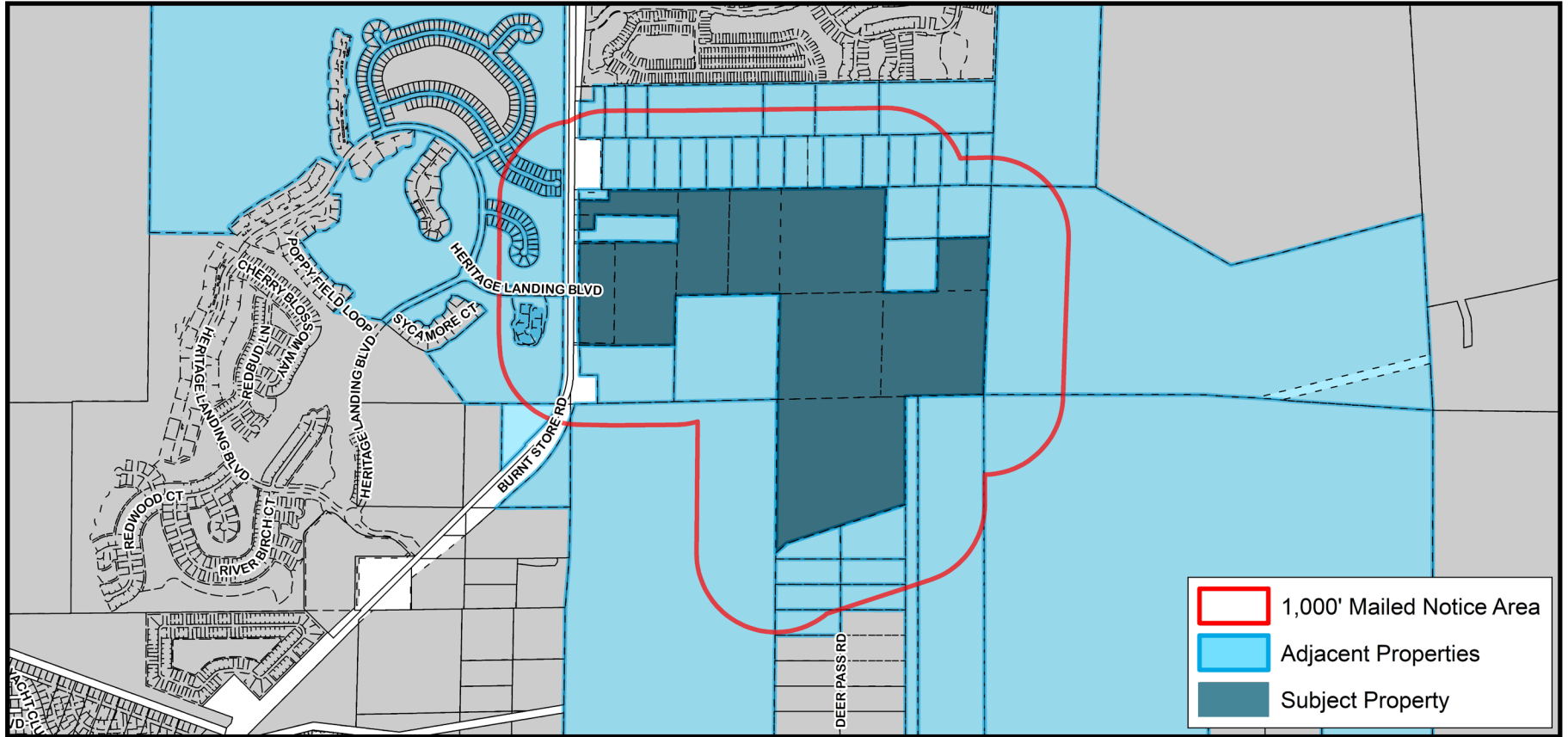
Burnt Store Road RET - LLC



CHARLOTTE COUNTY
FLORIDA

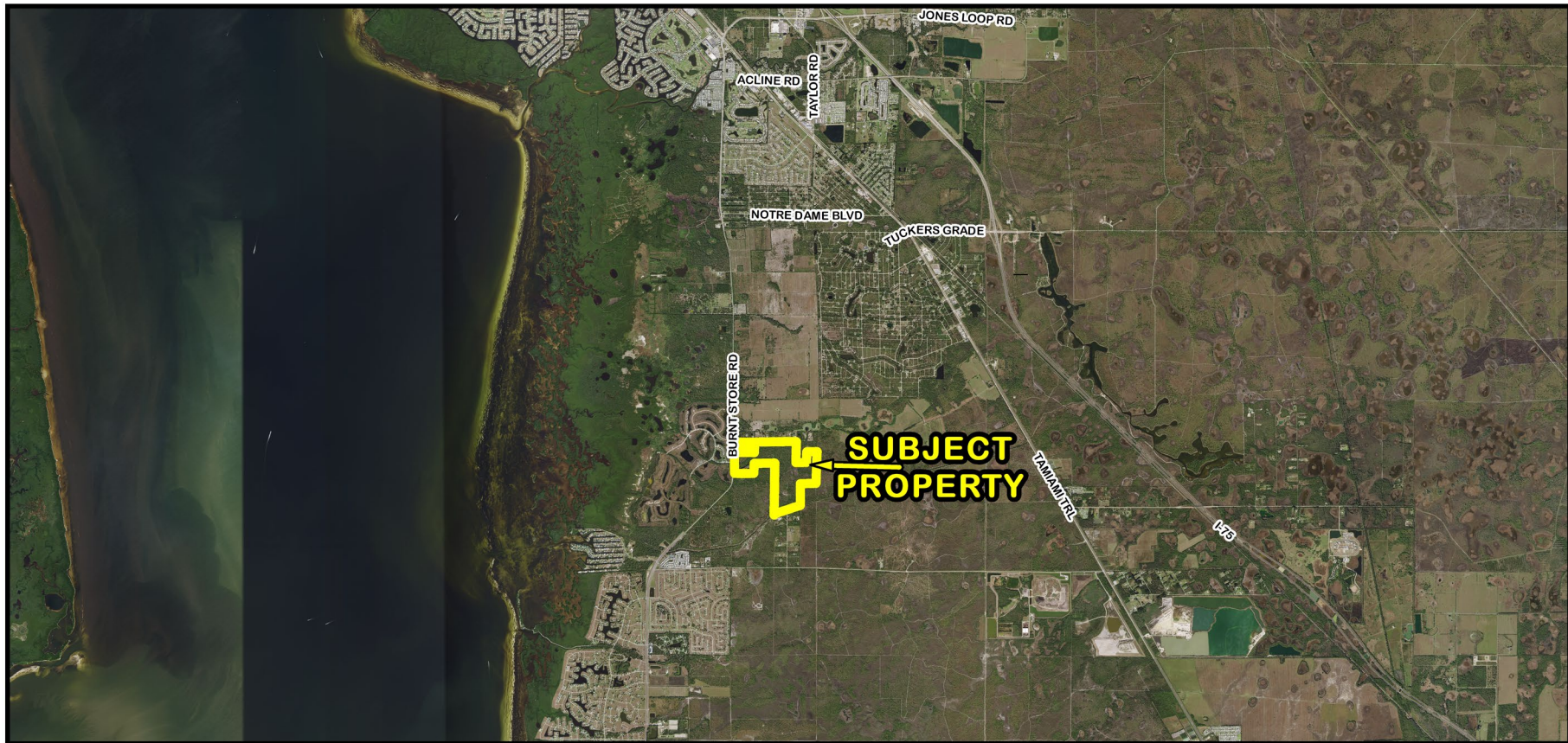
Proposed Changes

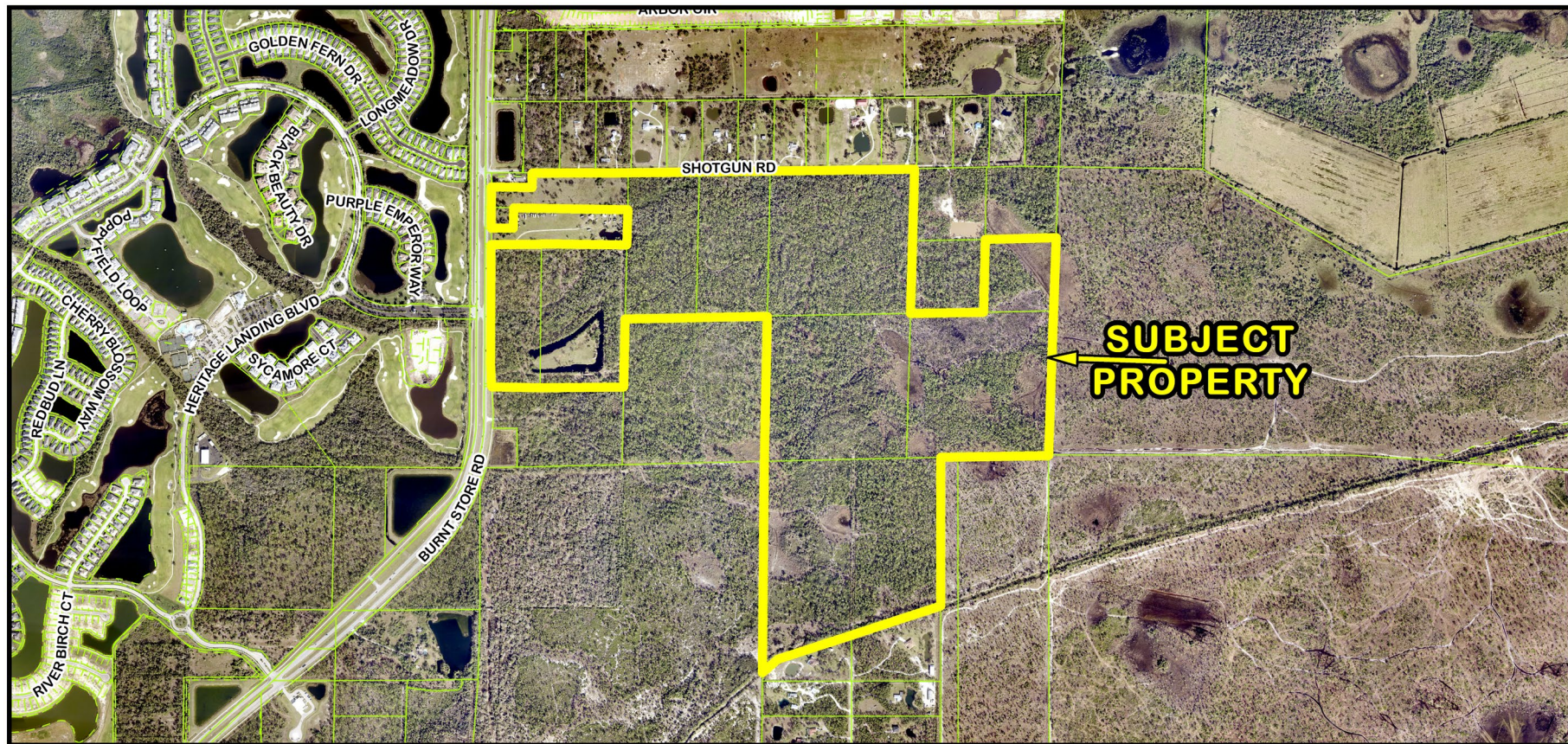
- A rezoning from Planned Development (PD) (265± acres) and Commercial General (CG) (12.55± acres) to PD, to have a mixture of residential uses up to 999 residential units and commercial uses up to 195,000 square feet; requiring transfer of density of units for residential development above the base density of 26 units; adopting a General PD Concept Plan
- Located in Commission District II

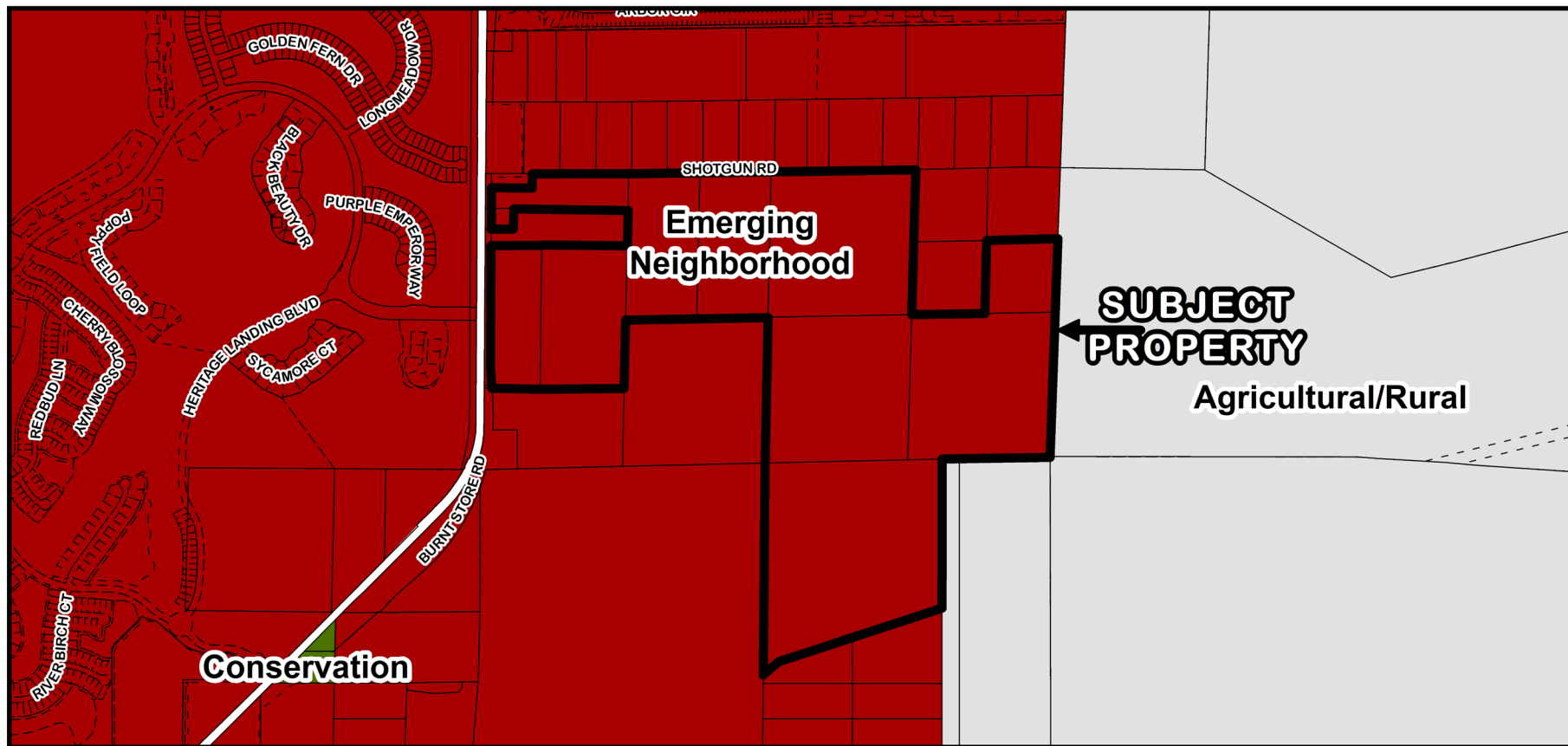


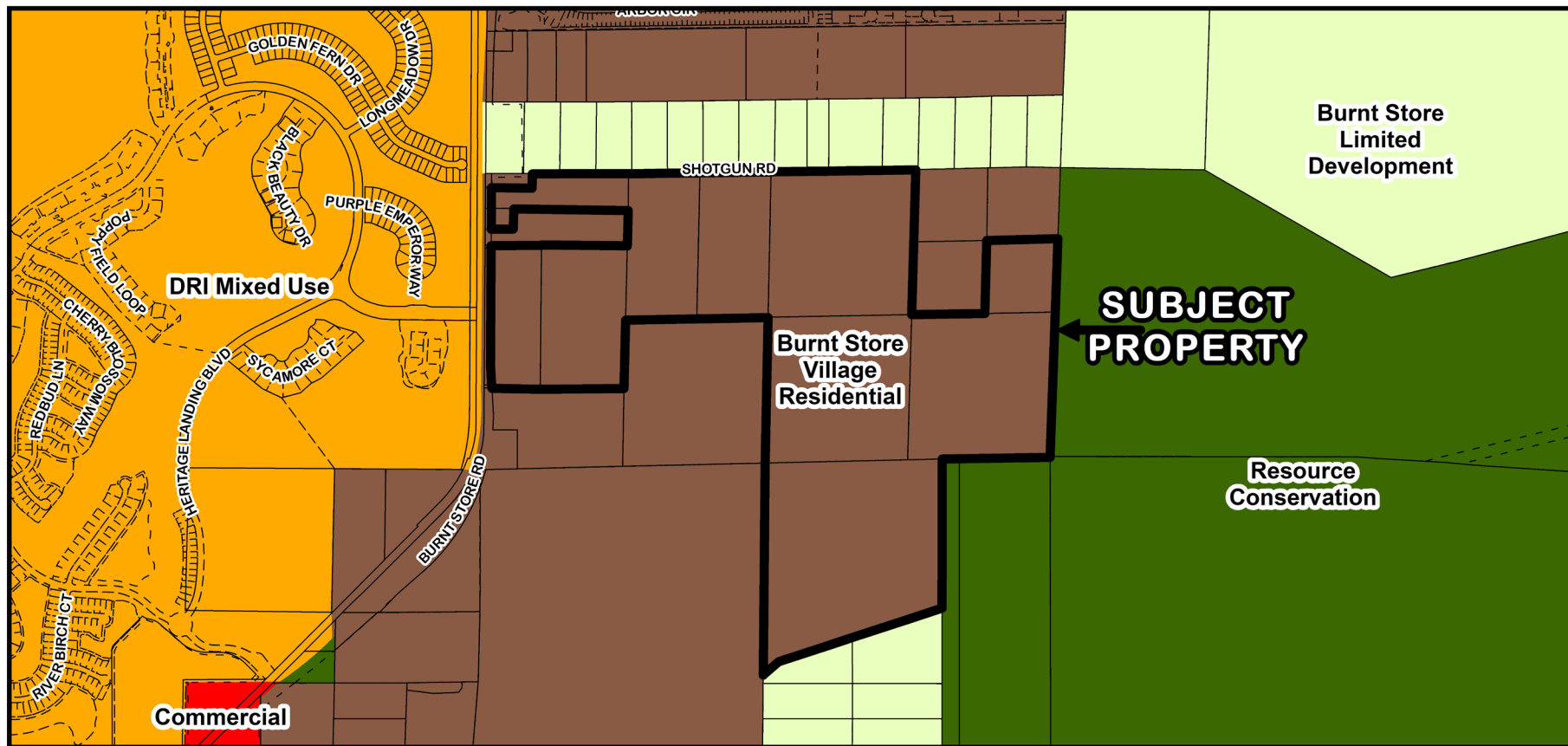


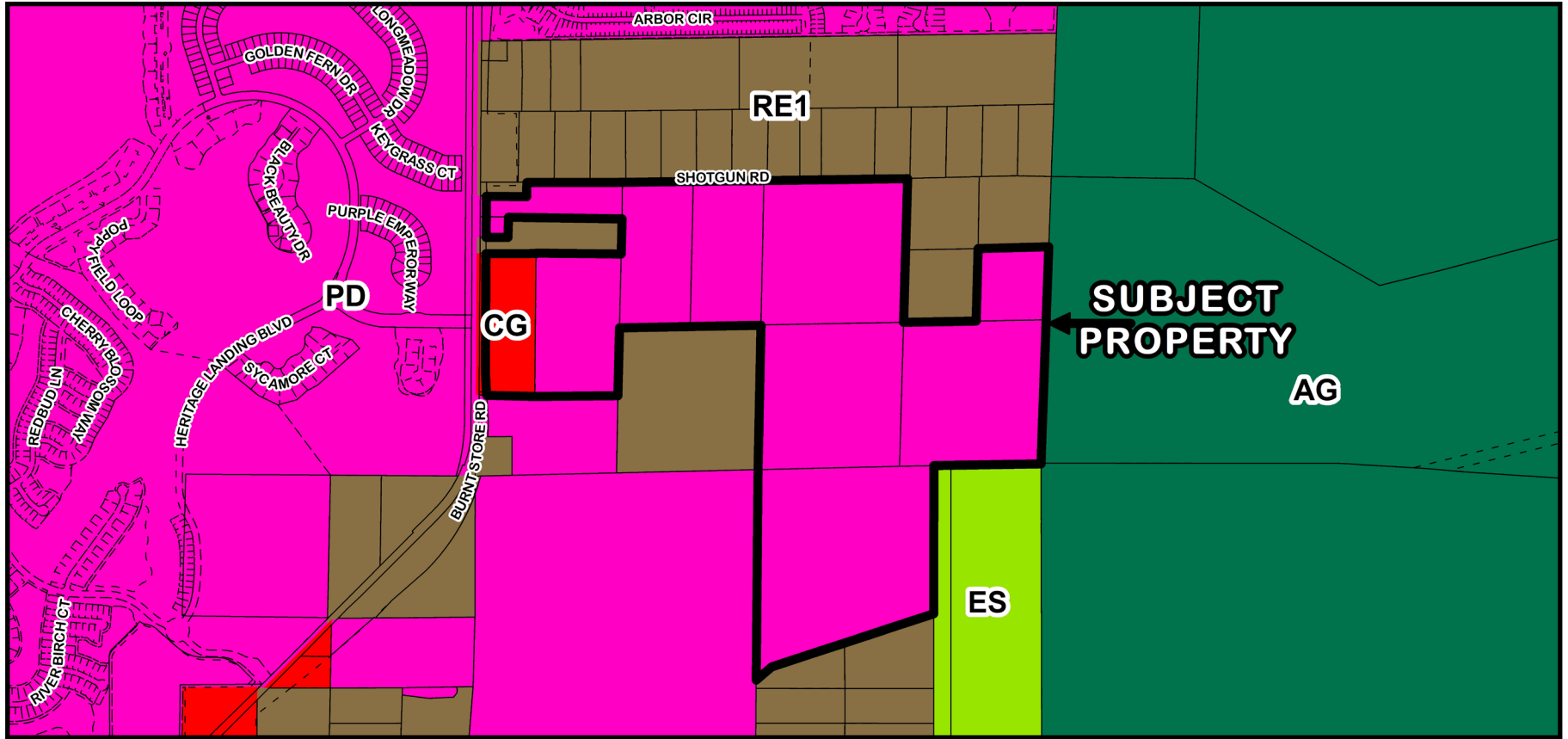
PD-25-13 Location Map

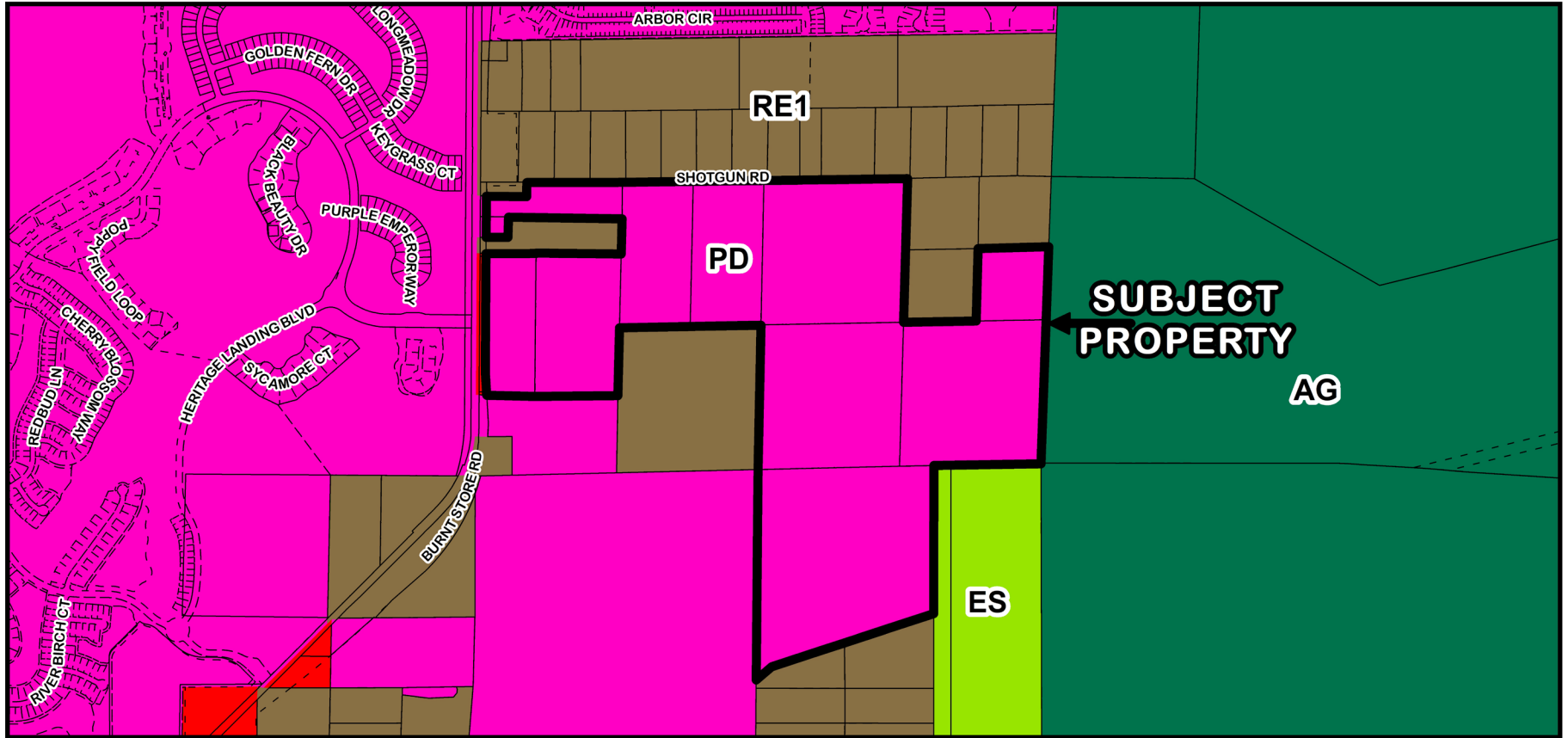


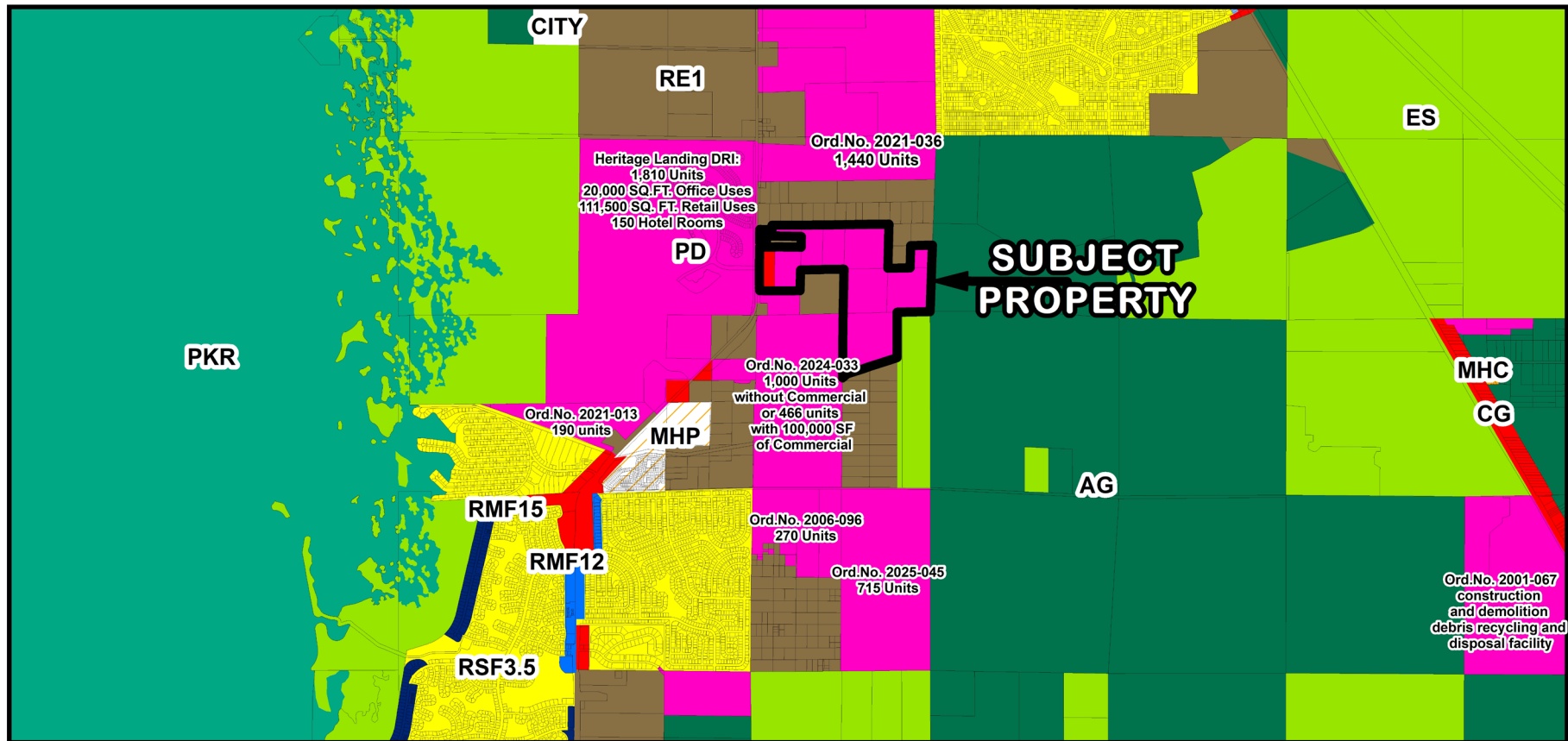






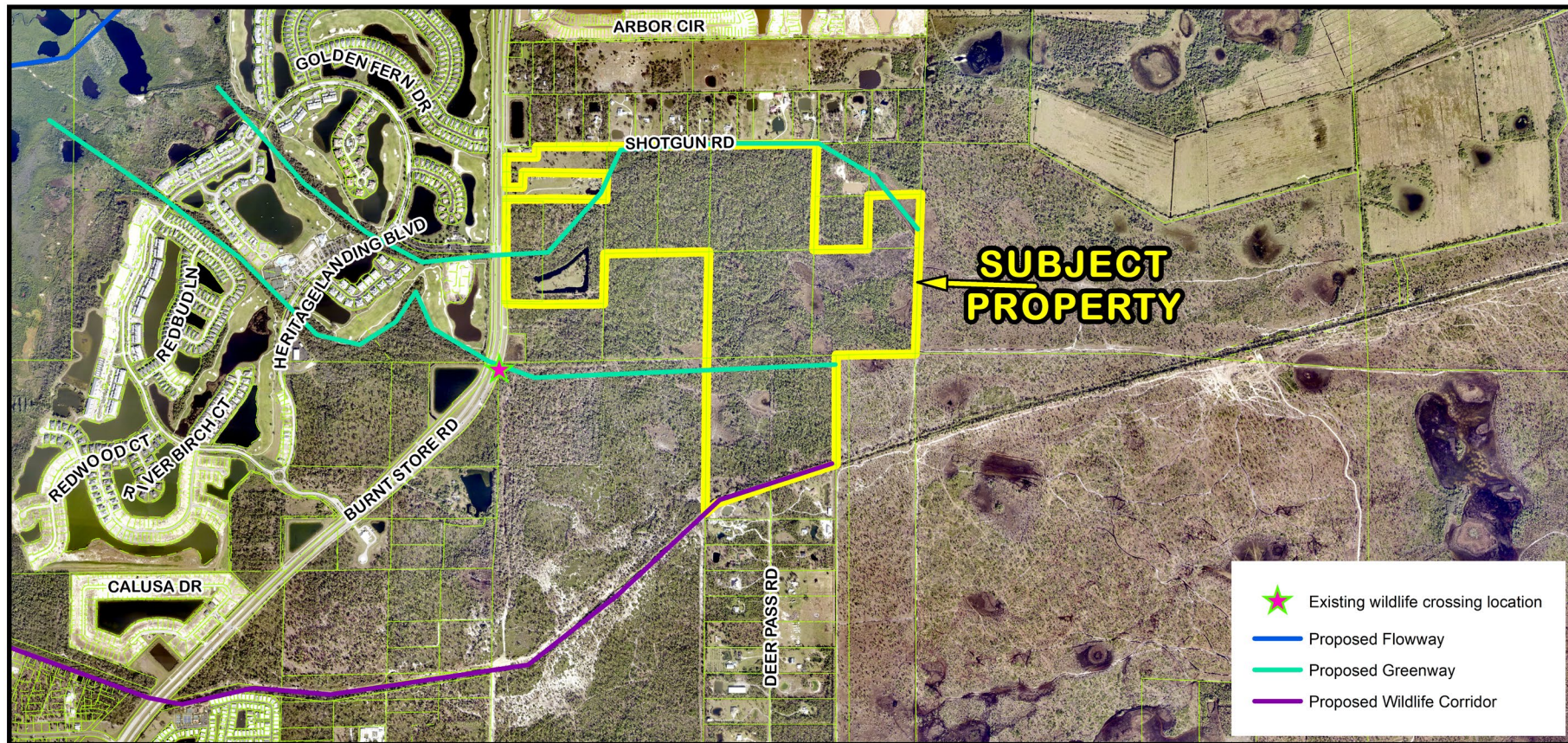


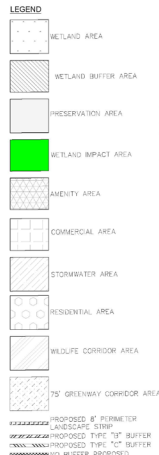
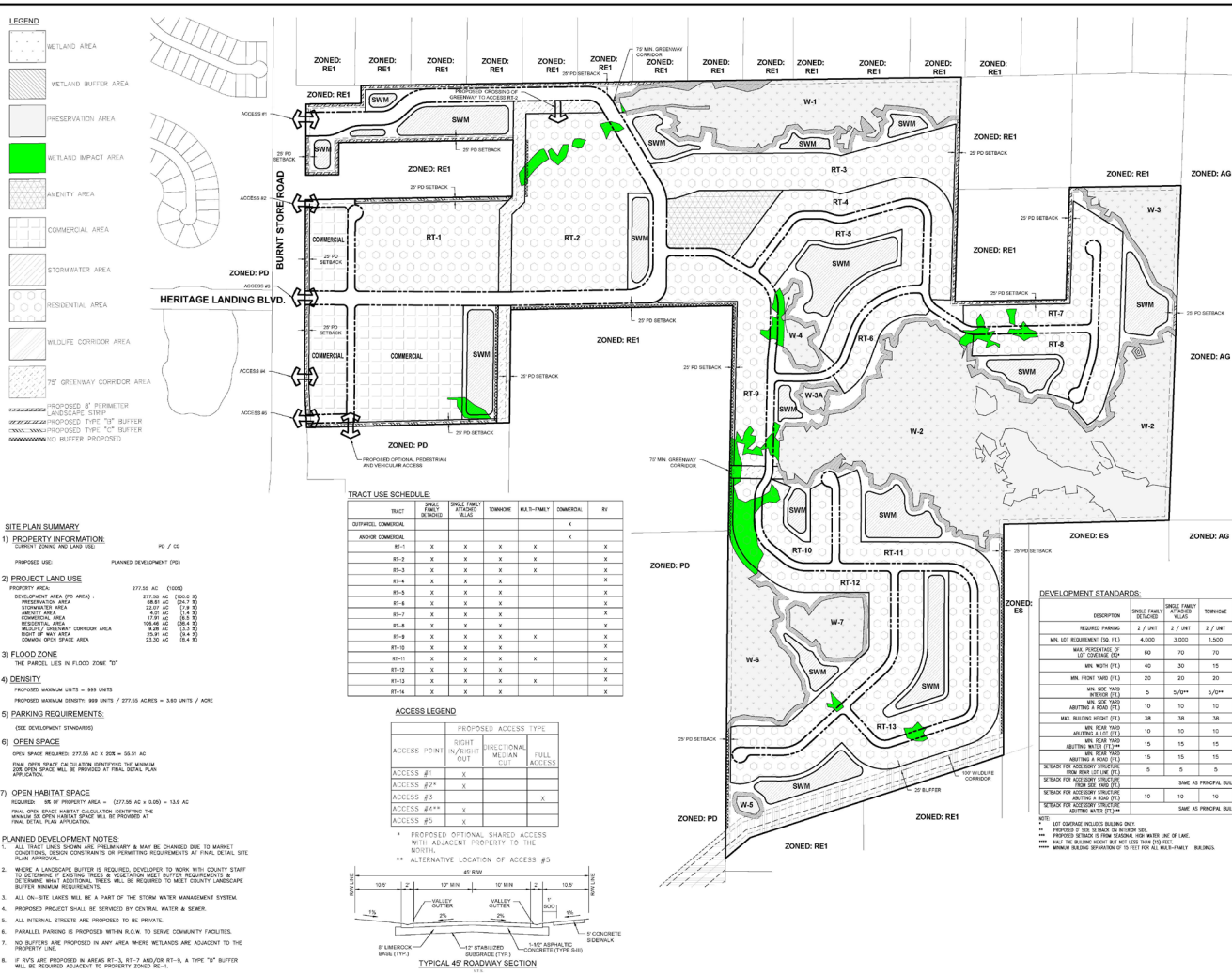




History of the Property

- The subject property consists of 11 parcels:
 - On Sept. 18, 2007, the Board approved Planned Development (PD) rezoning for ten parcels of the subject property via Ordinance No. 2007-064, to allow a residential development of up to 999 dwelling units.
 - One parcel has been zoned Commercial General with the BSVR Future Land Use Map (FLUM) Designation. The PD is the zoning district to implement the intent of BSVR FLUM category.





SITE PLAN SUMMARY

1) PROPERTY INFORMATION

PROPERTY: PD / ES
PLANNED DEVELOPMENT (PD)

2) PROJECT LAND USE

PROPERTY AREA: 277.55 AC (1000)
PRESERVATION AREA (W-1): 277.55 AC (1000)
PRESERVATION AREA (W-2): 277.55 AC (1000)
PRESERVATION AREA (W-3): 277.55 AC (1000)
PRESERVATION AREA (W-4): 277.55 AC (1000)
PRESERVATION AREA (W-5): 277.55 AC (1000)
PRESERVATION AREA (W-6): 277.55 AC (1000)
PRESERVATION AREA (W-7): 277.55 AC (1000)
PRESERVATION AREA (W-8): 277.55 AC (1000)
PRESERVATION AREA (W-9): 277.55 AC (1000)
PRESERVATION AREA (W-10): 277.55 AC (1000)
PRESERVATION AREA (W-11): 277.55 AC (1000)
PRESERVATION AREA (W-12): 277.55 AC (1000)
PRESERVATION AREA (W-13): 277.55 AC (1000)

3) FLOOD ZONE

THE PARCEL IS IN FLOOD ZONE "0"

4) DENSITY

PROPOSED MAXIMUM DENSITY: 100 UNITS / 277.55 ACRES = 0.36 UNITS / ACRE

5) PARKING REQUIREMENTS

(SEE DEVELOPMENT STANDARDS)

6) OPEN SPACE

OPEN SPACE REQUIRED: 277.55 AC x 0.08 = 22.20 AC ±

FINAL OPEN SPACE CALCULATION DETERMINING THE MINIMUM OPEN SPACE REQUIRED: 277.55 AC x 0.08 = 22.20 AC ±

7) OPEN HABITAT SPACE

REQUIRED: 10% OF PROPERTY AREA = 27.755 AC ±

FINAL OPEN SPACE HABITAT CALCULATION DETERMINING THE MINIMUM OPEN SPACE REQUIRED: 27.755 AC ±

PLANNED DEVELOPMENT NOTES:

1. ALL TRACT LINES SHOWN ARE PRELIMINARY & MAY BE CHANGED DUE TO MARKET CONDITIONS, DESIGN CONSTRAINTS OR PERMITTING REQUIREMENTS AT FINAL DETAIL SITE PLAN APPROVAL.

2. WHERE A LANDSCAPE BUFFER IS REQUIRED, DEVELOPER TO WORK WITH COUNTY STAFF TO DETERMINE IF EXISTING TREES & VEGETATION MEET BUFFER REQUIREMENTS & DETERMINE WHAT ADDITIONAL TREES WILL BE REQUIRED TO MEET COUNTY LANDSCAPE BUFFER MINIMUM REQUIREMENTS.

3. ALL ON-SITE LAKES WILL BE A PART OF THE STORM WATER MANAGEMENT SYSTEM.

4. PROPOSED PROJECT SHALL BE SERVED BY CENTRAL WATER & SEWER.

5. ALL INTERNAL STREETS ARE PROPOSED TO BE PRIVATE.

6. PARALLEL PARKING IS PROPOSED WITHIN ROW TO SERVE COMMUNITY FACILITIES.

7. NO BUFFERS ARE PROPOSED IN ANY AREA WHERE LAKES ARE ADJACENT TO THE PROPERTY LINE.

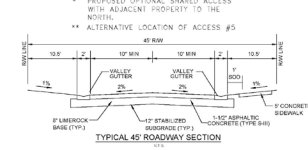
8. IF R/W'S ARE PROPOSED IN AREAS RT-1, RT-2, RT-3, RT-4, RT-5, RT-6, RT-7, RT-8, RT-9, RT-10, RT-11, RT-12, RT-13, A TYPE "1C" BUFFER WILL BE REQUIRED ADJACENT TO PROPERTY ZONED RT-1.

TRACT USE SCHEDULE

TRACT	TRACT	TRACT	TRACT	TRACT	TRACT	TRACT	TRACT	TRACT	TRACT
INCHES	INCHES	INCHES	INCHES	INCHES	INCHES	INCHES	INCHES	INCHES	INCHES
RT-1	X	X	X	X	X	X	X	X	X
RT-2	X	X	X	X	X	X	X	X	X
RT-3	X	X	X	X	X	X	X	X	X
RT-4	X	X	X	X	X	X	X	X	X
RT-5	X	X	X	X	X	X	X	X	X
RT-6	X	X	X	X	X	X	X	X	X
RT-7	X	X	X	X	X	X	X	X	X
RT-8	X	X	X	X	X	X	X	X	X
RT-9	X	X	X	X	X	X	X	X	X
RT-10	X	X	X	X	X	X	X	X	X
RT-11	X	X	X	X	X	X	X	X	X
RT-12	X	X	X	X	X	X	X	X	X
RT-13	X	X	X	X	X	X	X	X	X

ACCESS LEGEND

PROPOSED ACCESS TYPE	RIGHT-OF-WAY	DIRECTIONAL	FULL ACCESS
ACCESS #1	X		
ACCESS #2	X		
ACCESS #3	X		
ACCESS #4	X		
ACCESS #5	X		



DEVELOPMENT STANDARDS

DESCRIPTION	MIN. FRONT YARD SETBACK	MIN. SIDE YARD SETBACK	MIN. REAR YARD SETBACK	MIN. FRONT YARD SETBACK	MIN. SIDE YARD SETBACK	MIN. REAR YARD SETBACK
RESIDENTIAL	10' / 12' / 15'	5' / 6' / 8'	5' / 6' / 8'	10' / 12' / 15'	5' / 6' / 8'	5' / 6' / 8'
MIN. FRONT YARD SETBACK	10'	5'	5'	10'	5'	5'
MIN. SIDE YARD SETBACK	5'	5'	5'	5'	5'	5'
MIN. REAR YARD SETBACK	5'	5'	5'	5'	5'	5'
MIN. FRONT YARD SETBACK	10'	5'	5'	10'	5'	5'
MIN. SIDE YARD SETBACK	5'	5'	5'	5'	5'	5'
MIN. REAR YARD SETBACK	5'	5'	5'	5'	5'	5'
MIN. FRONT YARD SETBACK	10'	5'	5'	10'	5'	5'
MIN. SIDE YARD SETBACK	5'	5'	5'	5'	5'	5'
MIN. REAR YARD SETBACK	5'	5'	5'	5'	5'	5'

ATWELL
4000 TAMMAMTAM BLVD, SUITE 100
FORT WORTH, TEXAS 76105
TEL: 817.335.1100
WWW.ATWELL.COM

PD CONCEPT PLAN

SAGE POINT
CHARLOTTE COUNTY, FLORIDA

DANIEL B. LIGHT & BURNT STORE ROAD-RET, LLC

DATE: 10/1/2024

BY: [Signature]

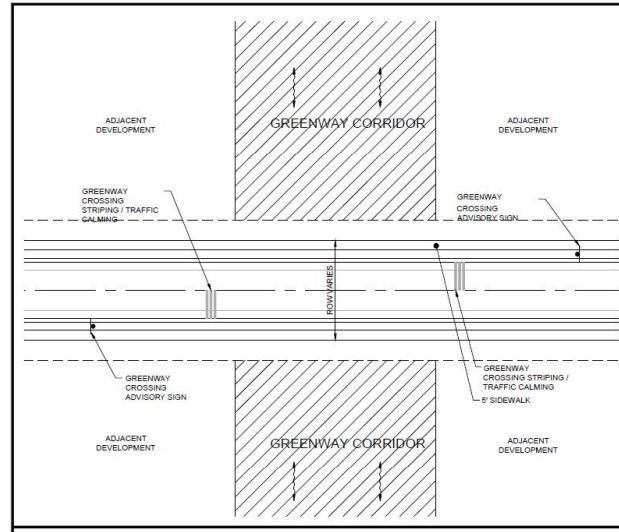
FOR: [Signature]

PROJECT NUMBER: 2024-001

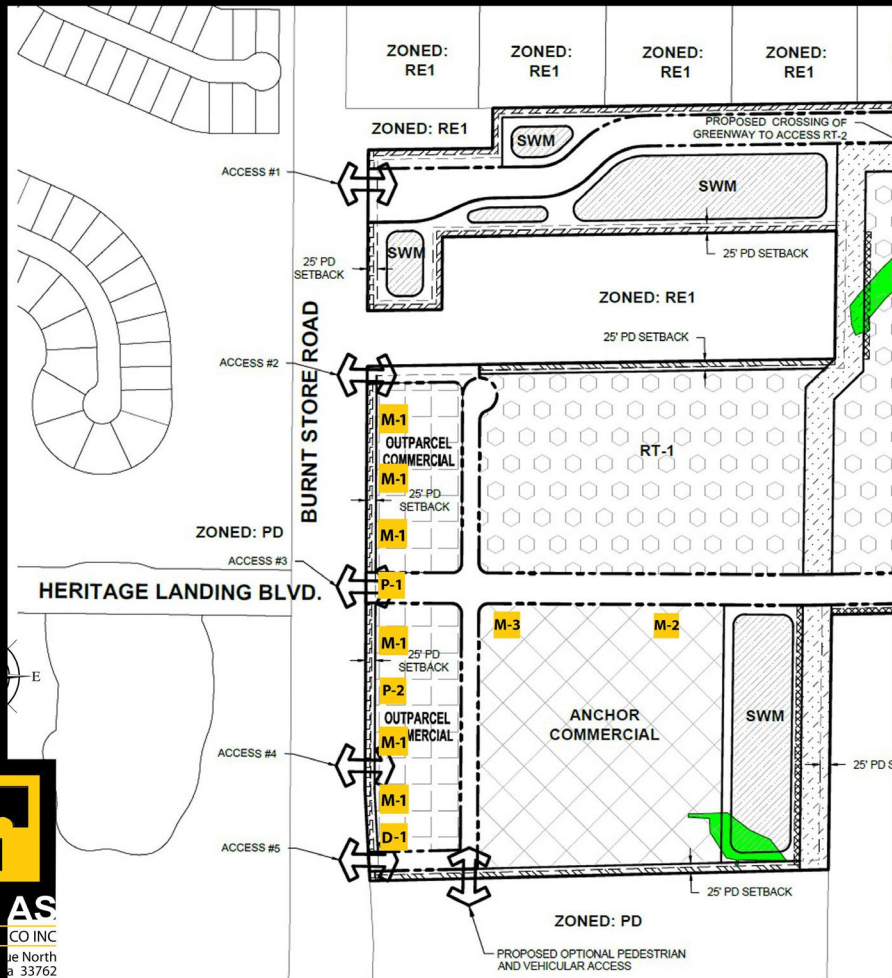
DESIGNER: [Signature]

DATE: 10/1/2024

SHEET NO. 3



Greenway Crossing Exhibit



M-1
Qty. 6

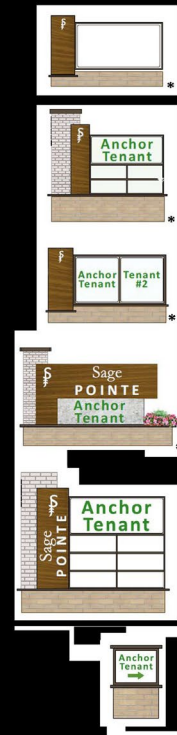
M-2
Qty. 1

M-3
Qty. 1

P-1
Qty. 1

P-2
Qty. 1

D-1
Qty. 1



AS
CO INC
10000 North
Highway 33762