

ORDINANCE
NUMBER 2026 -

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, AMENDING THE CHARLOTTE COUNTY ZONING ATLAS FROM PLANNED DEVELOPMENT (PD) (265± ACRES) AND COMMERCIAL GENERAL (CG) (12.55± ACRES) TO PLANNED DEVELOPMENT (PD) IN ORDER 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 UNITS FOR RESIDENTIAL DEVELOPMENT ABOVE THE BASE DENSITY OF 26 UNITS; AND ADOPTING A GENERAL PD CONCEPT PLAN; FOR PROPERTY, INCLUDING 11 PARCELS, LOCATED AT 14290, 14310, 14300, 14330, 14340, 14380, 14400, 14410, 14430, 14440 BURNT STORE ROAD AND 26100 ZEMEL ROAD, IN THE PUNTA GORDA AREA, WITHIN THE BOUNDARY OF THE BURNT STORE AREA PLAN AREA, CONTAINING 277.55± ACRES; CHARLOTTE COUNTY, FLORIDA; COMMISSION DISTRICT II; PETITION PD-25-13; APPLICANT: BURNT STORE ROAD RET-LLC; PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, in a public hearing held on Tuesday, July 28, 2026, the Board of County Commissioners of Charlotte County, Florida ("Board") reviewed Petition PD-25-13, submitted by applicant, Burnt Store Road RET-LLC ("Applicant"), which requested a rezoning from Planned Development (PD) (265± acres) and Commercial General (CG) (12.55± acres) to Planned Development (PD), in order to allow a mixture of residential uses up to 999 dwelling units and commercial uses up to 195,000 square feet; requiring a transfer of density units for residential development above the base density of 26 units; and adopting a General PD Concept Plan; for property, including 11 parcels, located at 14290, 14310, 14300, 14330, 14340, 14380, 14400, 14410, 14430, 14440 Burnt Store Road and 26100 Zemel Road; in the Punta Gorda area, within the boundary of

the Burnt Store Area Plan area, containing 277.55± acres; Commission District II; and more particularly described in Exhibit "A" which is attached hereto ("Property"); and

WHEREAS, Petition PD-25-13 was heard by the Charlotte County Planning and Zoning Board ("P&Z Board") and, based on the findings and analysis provided by County Staff and the evidence presented to the P&Z Board, the P&Z Board recommended approval with conditions "a" through "w" on April 13, 2026; and

WHEREAS, after due consideration, based on the findings and analysis provided by County Staff and the evidence presented to it, the Board finds that approval of Petition PD-25-13 is consistent with the County's Comprehensive Plan and meets the requirements for rezoning and adopting the associated General PD Concept Plan; and

WHEREAS, the Board finds that approval of Petition PD-25-13 to rezone the Property from Planned Development (PD) and Commercial General (CG) to Planned Development (PD) is in the best interests of the County.

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

SECTION 1. The following petition made by applicant, Burnt Store Road RET-LLC ("Applicant"), for an amendment to the Charlotte County Zoning Atlas is hereby approved subject to the General PD Concept Plan and conditions contained in the attached Exhibit "B":

Petition PD-25-13 requesting a rezoning from
Planned Development (PD) (265± acres) and

60 Commercial General (CG) (12.55± acres) to Planned
61 Development (PD) in order to have a mixture of
62 residential uses up to 999 residential units and
63 commercial uses up to 195,000 square feet; requiring
64 transfer of density units for residential development
65 above the base density of 26 units; and also adopting
66 the General PD Concept Plan; for property, including
67 11 parcels, located at 14290, 14310, 14300, 14330,
68 14340, 14380, 14400, 14410, 14430, 14440 Burnt
69 Store Road and 26100 Zemel Road, in the Punta
70 Gorda area, within the boundary of the Burnt Store
71 Area Plan area; containing 277.55± acres; Charlotte
72 County, Florida; Commission District II; and more
73 particularly described in Exhibit "A" which is attached
74 hereto.

75
76 SECTION 2. That the zoning and General PD Concept Plan for

77 this property shall run with the property and shall apply to any subsequent
78 owners, heirs and assigns.

79 SECTION 3. This Ordinance shall take effect upon filing in the

80 Office of the Secretary of State, State of Florida.

81
82
83 [SIGNATURE PAGE FOLLOWS]
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PASSED AND DULY ADOPTED this 28th day of July, 2026.

BOARD OF COUNTY COMMISSIONERS
OF CHARLOTTE COUNTY, FLORIDA

By: _____
Joseph M. Tiseo, Chairman

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

By: _____
Deputy Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

By: _____
Thomas M. David, County Attorney

LR2025-1088

Km

PD Conditions for Application PD-25-13

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

- a. Development of the subject property shall occur as generally illustrated on the General PD Concept Plan (Attachment 1: Sage Pointe PD Concept Plan) submitted by the applicant, prepared by Atwell, LLC, signed October 7, 2025, revised and dated March 10, 2026, except such modifications as may be required to meet the conditions of the PD zoning district. The open space area shall be no less than 101.19± acres. The General PD Concept Plan includes 68.61± acres of preservation area, 9.28± acres Wildlife / Greenway corridor area, and 23.3± acres of common open space area which shall not include any stormwater areas. In addition, the PD Concept Plan Site Plan Review (Petition No. DRC-25-177) is subject to the comments and conditions contained in the DRC letter dated January 27, 2026. The General PD Concept Plan shall be valid until a Final Detail Site Plan is approved per Code Section 3-9-45.
- b. The base density for the subject property is 26 units. The proposal is to develop a total of 999 dwelling units including recreational vehicles. Any residential development above 26 units shall require transferred density units. The transfer of density units must be approved by the Board of County Commissioners subject to the County's Land Development Regulations 3-9-150: Transfer of Density Units, as may be amended, prior to Final Detail Site Plan or Preliminary Plat approval, whichever occurs first.
- c. Permitted uses and accessory uses.
For "Residential Area":
 - i. Single-family homes attached or detached.
 - ii. Multi-family.
 - iii. Duplex or triplex.
 - iv. Townhomes.
 - v. Amenities such as clubhouse, community pool, tennis court, pickleball or other similar non-commercial recreational uses and structures.
 - vi. Community garden.
 - vii. Emergency services.
 - viii. Model homes.
 - ix. Park, public or not-for-profit.
 - x. Accessory uses and structures. Uses and structures which are customarily accessory and clearly incidental to permitted uses and structures are permitted within this development, including, but not limited to:
 - 1) Accessory structures, including, but not limited to, garages, carports and sheds.
 - 2) Fences or walls.



- 3) Swimming pools, tennis court or other similar non-commercial recreational uses and structures.

For "Recreational Vehicle area":

- i. Recreational vehicles up to 300 units occupied as temporary dwelling units, which do not require transfer of density units. The occupancy of any individual Recreational Vehicle site by any individual or group of individuals shall be strictly limited to 180 days and no individual or group of individuals may re-establish occupancy of any individual Recreational Vehicle site until at least 30 days following their departure. The County reserves the right to inspect occupancy records of the proposed development to ensure enforcement of this condition. An RV site may be occupied by a Recreational vehicle, a travel trailer, a motor home, a camping trailer, or a truck camper. The following development standards shall apply:

Max Coverage of All Structures (Percent)	60
Min. Recreational Vehicle Site (SQ. FT.)	3,000
PD Setback/Project Boundary (FT.)	25
Abutting Water for All Structures (FT.)	20
Max. Recreational Vehicle /Other Structure Height (FT.)	38

The separation between structures shall be at least ten feet and ten feet to the edge of the pavement of any internal street excluding driveways.

- ii. On-site recreational amenities must be provided, which may include but not limited to passive recreational trails, central community clubhouse facilities, pools, and tennis courts. Such amenities shall be finalized at Final Detail Site Plan Review application for recreational vehicle uses.
- iii. Accessory uses and structures within a recreational vehicle site:
 - 1) Detached, freestanding accessory structures such as screen rooms and storage structures not intended for occupancy or sleeping and either an (1) outdoor kitchen, (2) laundry or washroom facility, or (3) laundry and

washroom facility, not exceeding 250 total square feet for each recreational vehicle site are allowed, provided that such structures are totally independent from the recreational vehicle and shall be constructed and located in such a manner as to not impede the immediate removal of any recreational vehicle from each site.

- 2) Concrete slabs, decks, and patios provided such structures are detached and structurally independent from the accompanying recreational vehicles and in no way impede the immediate removal of recreational vehicles from the site.
- 3) Casita accessory units may be allowed and subject to the County's Land Development Regulations 3-9-150: Transfer of Density Units, as may be amended, prior to Final Detail Site Plan or Preliminary Plat approval, whichever occurs first.
- iv. At a minimum, 20 percent open space is required for recreational vehicle uses, and at least three acres must include active recreational amenities, which may include but not be limited to passive recreational trails, central community clubhouse facilities, pools, pickleball, and tennis courts.
- v. Buffers for RV areas are required as outlined in Condition p.vii.

The maximum square footage for commercial uses shall be 195,000. Hotel rooms may be allowed at a conversion rate of 1 hotel room for every 203 square feet of commercial uses.

For "Commercial Area":

- i. Amphitheater.
- ii. Animal hospital, boarding facility.
- iii. Art, dance, music, photo studio or gallery.
- iv. Assisted living facility or day care center, adult.
- v. Auditorium, performing arts center.
- vi. Bar, cocktail lounge.
- vii. Bank, financial services.
- viii. Business services.
- ix. Boat, travel trailer and motor vehicle sales, including recreational vehicles and campers, and subject to Sec. 3-9-61. Accessory Outdoor Retail Sales, Display, and Storage, as may be amended.
- x. Boat, travel trailer and motor vehicle repair, services, including recreational vehicles and campers, and subject to Sec. 3-9-61. Accessory Outdoor Retail Sales, Display, and Storage, as may be amended.
- xi. Building trades contractor's office.
- xii. Business services.
- xiii. Clubhouse, community center.
- xiv. Day care center, child.
- xv. Drug store, pharmacy.

- xvi. Dry cleaner.
- xvii. Emergency services.
- xviii. Elementary, middle, or high school.
- xix. Essential services.
- xx. Gas station.
- xxi. General offices.
- xxii. General retail sales and services subject to Sec. 3-9-61. Accessory Outdoor Retail Sales, Display, and Storage, as may be amended.
- xxiii. Government uses and facilities.
- xxiv. Hospital.
- xxv. Hotel, motel, inn
- xxvi. Laboratories, class 1, 2, 3.
- xxvii. Laundromat.
- xxviii. Leisure vehicle rental.
- xxix. Liquor, package store.
- xxx. Medical or dental office, clinic.
- xxxi. Mini-warehouses or storage facilities, but not bulk storage of flammable liquids.
- xxxii. Motor vehicle wash.
- xxxiii. Noncommercial vehicle rental.
- xxxiv. Nursing home.
- xxxv. Paid or public parking lot, garage, structure.
- xxxvi. Park, public or not-for-profit.
- xxxvii. Personal services.
- xxxviii. Place of Worship subject to Sec. 3-9-82. Places of Worship, as may be amended.
- xxxix. Post office.
- xl. Printing facilities.
- xli. Privat club.
- xl. Professional services.
- xl. Recreation, indoor.
- xl. Restaurant.
- xl. Storage of boat, travel trailer and motor vehicle, including recreational vehicles and campers".
- xl. University or college.
- xl. Vocational, trade, or business school.
- xl. Wholesale sales.

Accessory uses and structures. Uses and structures which are customarily accessory and clearly incidental to permitted uses and structures are permitted within this development, including, but not limited to fences or walls, which may be permitted prior to the principal uses and structures.

d. Special exceptions shall not be allowed.

- e. Outdoor storage is prohibited except that such use is permitted under Sec. 3-9-61. Accessory Outdoor Retail Sales, Display, and Storage, as may be amended.
- f. No development shall occur prior to any Final Detail Site Plan approval. Final Detail Site Plan, when sufficient and acceptable to County, will be scheduled on the Board of County Commissioners land use consent agenda.
- g. A development timeline and phasing plan for the entire PD shall be submitted as part of Final Detail Site Plan approval.
- h. Maximum building and structure height:
 - i. 38 feet from the base flood elevation for single-family homes, townhomes, duplex, triplex, and amenity structures.
 - ii. 60 feet from the base flood elevation for multi-family.
 - iii. 45 feet from the base flood elevation for commercial uses.
 - iv. Other development standards are listed on the General PD Concept Plan (Attachment 1).
- i. All roadways within the development shall be constructed to Charlotte County standards. Following Final Detail Site Plan approval, all private roadways shall be required to be maintained in perpetuity by the developer, and subsequently, a homeowners' association or similar entity.
- j. The applicant/property owner shall provide a pedestrian/sidewalk system with a minimum width of five feet throughout the development, which shall be part of the Final Detail Site Plan. Such sidewalk system shall connect to the existing sidewalk system on Burnt Store Road.
- k. There may be up to four access points located on Burnt Store Road as shown on the General PD Concept Plan (Attachment 1).
 - i. Access point #5 shall only be approved if the developer enters into an agreement with the property located immediately to the south to eliminate their northernmost access point reflected on the approved General PD Concept Plan Via Ordinance Number 2024-033, as may be amended. The agreement shall also provide for a pedestrian and vehicular access between both parties (the subject property and the property immediately to the south of the subject property) and such agreement shall be recorded and provided as part of Final Detail Site Plan application, and Access point #4 must be removed.
 - ii. If such agreement is not provided as part of Final Detail Site Plan application, Access point #5 must be removed and Access point #4 will be allowed.

The exact locations for these access points will be determined during the Final Detail Site Plan review stage. With respect to the site related improvements and other items, County Transportation staff reserves the right to make additional comments at the time of Final Detail Site Plan review.

- l. Prior to Final Detail Site Plan approval of any commercial development, and each phase of the residential development, the applicant shall be required to meet concurrency per Article XIV. Concurrency Management. As to transportation

concurrency, the applicant shall be required to account for project traffic and previously approved developments which have reserved capacity in the roadway level of service analysis. If the level of service (LOS) falls below the adopted minimum standard due to the proposed development traffic, a proportionate share analysis shall be required to satisfy concurrency. Based on the results of the analysis a developer's proportionate share contribution shall be required.

- i. The traffic signal at the project entrance at the intersection of Burnt Store Road and Heritage Landing Boulevard shall be memorialized in a developer's agreement acceptable and approved by the County prior to the approval of any Final Detail Site Plan. The developers at their own costs shall design, permit and construct a traffic signal at the project entrance on Burnt Store Road prior to the issuance of a Certificate of Occupancy for any commercial development or at the 300th residential Certificate of Occupancy, whichever comes first.
- m. The development must use potable water and sanitary sewer utilities. The potable water and sanitary sewer lines must be connected to the site before any certificates of occupancy shall be issued or any permits for pads or accessory structures for recreational vehicle uses shall be issued. The developer may extend reclaimed water utility lines, if available at the time of construction.
- n. Per Section 3-3.5-7. Payment of fee and impact fee credits, as may be amended, the property owner/developer shall pay the impact fee for the recreational vehicle portion of the development prior to issuance of Final Detail Site Plan approval unless the developer of such development and the County Administrator or his designee enter into a fee agreement to pay the impact fee at a time later than the Final Detail Site Plan approval, but in no case later than the issuance of electrical permits for the developer.
- o. The 25-foot PD setback is required as shown on the PD Concept Plan. access points such as roads and sidewalks, parking area, stormwater, landscaping and buffers may be located within the 25-foot PD setback.
- p. The site shall be developed with a unified landscaping theme. Landscaping and Buffers:
 - i. At a minimum, a type "B" buffer shall be required along the property boundary except for the wildlife corridor, the greenway corridor, and the wetland areas.
 - ii. At a minimum, planting equivalent to a type "B" buffer shall be required for multi-family, duplex or triplex development immediately abutting single-family homes.
 - iii. At a minimum, planting equivalent to a type "A" buffer shall be required for multi-family, duplex or triplex development immediately abutting townhomes.
 - iv. At a minimum, planting equivalent to a type "A" buffer shall be required for townhomes immediately abutting single-family homes.
 - v. At a minimum, planting equivalent to a type "C" buffer shall be required for commercial uses immediately abutting single-family homes and townhomes.
 - vi. At a minimum, planting equivalent to a type "B" buffer shall be required for commercial uses immediately abutting multi-family uses, duplex or triplex.

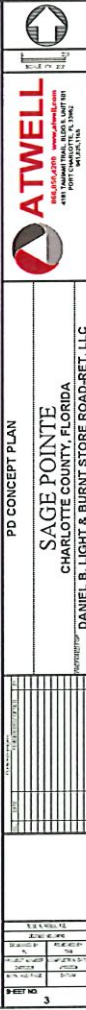
- vii. At a minimum, planting equivalent to type "C" buffer with a wall and/or berm combination at least 8 feet in height is required along the proposed recreational vehicle uses. For properties located next to areas zoned RE-1 or single-family homes, a type "D" buffer with a wall and/or berm combination at least 8 feet in height is required. Recreational vehicle pads shall be located at least 50 feet away from the onsite wetlands.
- viii. At a minimum, a type "C" buffer is required for all amenities and recreational areas.
- ix. At a minimum, within the commercial abutting Burnt Store Road, a Type "A" Buffer for accent trees and canopy trees and perimeter hedge row which must be a minimum 36 inches in height upon planting (the minimum maintained height of 48 inches) to form a continuous, solid visual screen within one year of planting shall be required along Burnt Store Road. The General PD Concept Plan (Attachment 1) shall control the remaining portion of this area.
- x. If Conditions p.i. through p.ix., regarding the location and type of buffers, creates any perceived ambiguity or confusion, the General PD Concept Plan (Attachment 1) shall control.
- q. All commercial development shall meet the provisions of Chapter 3-5, Article XXIV, Charlotte County Commercial Design Standards, except as follows:
 - i. Each primary facade shall incorporate a minimum of five (5) design treatments.
 - ii. The primary customer entrance may face the parking lot.
- r. Habitat management plan (Attachment 2: Native Habitat Management Plan) shall be implemented to make sure that the onsite wetland identified as "wetland area," the "preservation area", the wildlife corridor area identified as "wildlife corridor area," and the greenway corridor area identified as "75' greenway corridor area" on the General PD Concept Plan (Attachment 1) shall be restored and preserved in perpetuity. At a minimum, a 25-foot buffer is required along the proposed wildlife corridor. A minimum of 25-foot buffer along all wetlands is required, except at locations where wetland impacts occur due to road crossings, where a minimum 15-foot buffer and an average of 25-foot upland buffer shall be provided. Signage shall be required to warn residences of the conservation status of the preserves and such signs shall be identified on the Final Detail Site Plan and be placed along the perimeter of the preserves, particularly where they abut development.
- s. The proposed crossing of the proposed greenway corridor shall be designed as an at-grade crossing illustrated on Attachment 3 to allow the passage of animals utilizing the corridor.
- t. If outdoor lighting in the proposed amenity area is proposed, it will be shielded or directed in such a way that the light does not shine beyond the boundaries of the proposed amenity area. Outdoor lighting shall be prohibited in the wildlife corridor and greenway corridor area.
- u. The signs for "Commercial Area" shall be consistent with the attached sign plan (Attachment 4). Residential signs shall comply with Code Section 3-9-85, as may be

amended except as provided for in the Sign Plan with a joint Anchor tenant/Residential sign.

- v. The final design of the amenity area shall be determined at Final Detail Site Plan review. The proposed amenity area may contain a clubhouse, with a swimming pool, a tennis court, pickleball court, or similar uses, and a parking area. If a clubhouse is constructed, it shall be built to the highest wind-bearing loads required by Charlotte County and will be made available for use as a post-storm hurricane refuge to the proposed neighborhood following a natural disaster. It is understood that the clubhouse will not be able to accommodate all residents of the community.
- w. Regarding the school concurrency issues:
 - i. If the school concurrency process is still required under a valid interlocal agreement, prior to Final Detail Site Plan or Final Plat approval for any residential development for any Phases, the applicant/property owner must obtain a School Concurrency Availability Determination Letter (SCADL) from Charlotte County Public Schools (CCPS) indicating that sufficient capacity exists, or has been accounted for through a binding and enforceable agreement with CCPS to address school concurrency.
 - ii. If an agreement is required, the terms of such agreement shall be incorporated into the Planned Development Final Detail Site Plan approval and shall not constitute a major modification.

Attachment 1

Sage Pointe PD Concept Plan



Attachment 2

Native Habitat Management Plan

SAGE POINTE

CHARLOTTE COUNTY

NATIVE HABITAT MANAGEMENT PLAN

Prepared for:

**Daniel B. Light & Burnt Store Road-RET, LLC
8000 Summerlin Lakes Drive, Suite 100 |
Fort Myers, FL 33907**

Prepared by:



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February 16, 2026

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1.0 INTRODUCTION

The Native Habitat Management Plan has been prepared to address the long-term management of the designated preserve area that includes the preserved wetlands, wetland buffers, and upland preservation areas for the Sage Pointe project. The site (277.55+/- acres) is located east of Burnt Store Road, southwest of U.S. Highway 41 Tamiami Trail, and north of Zemel Road in Punta Gorda, Florida. The southern boundary of the site abuts Pirate Canal (aka Clark Canal). The site is located in Sections 16 and 21, Township 42 South, Range 23 East, Charlotte County, Florida (Figures 1 and 2).

The proposed Planned Development includes up to 999 residential units and 195,000 square feet of commercial floor area, approximately 8,000 square feet per commercial acre. The Project includes the construction of a mixed-use commercial and multi-family development with associated roadways, infrastructure, amenities, and surface water management system. The proposed plan of development will incorporate the requirements of the Burnt Store Overlay, including the reservation of corridors through the property for the Greenways and the wildlife corridors. The plan also includes a mix of housing types internal to the project with a commercial shopping center along Burnt Store Road.

Monarch Ecology Group, LLC (MONARCH) mapped all habitats and land uses based on the *Florida Land Use and Cover Forms Classification Systems*¹ as well as the Supplemental FLUCFCS with the modifiers for the level of nuisance and exotic vegetation.² The pre-development habitats are depicted on the enclosed Land Use Map (Figure 3). The wetlands and surface waters are characterized as hydric flatwoods (FLUCFCS 625), freshwater marsh (FLUCFCS 641), forested mixed wetlands (FLUCFCS 630), hydric melaleuca (FLUCFCS 6191), stream (FLUCFCS 511), borrow pond (FLUCFCS 527), and a small swale (FLUCFCS 514). Most of the uplands onsite are characterized by pine flatwoods (FLUCFCS 411) with some degree of nuisance and exotic vegetation cover (FLUCFCS 411E2/E3) and melaleuca (FLUCFCS 424) and well as improved pasture (FLUCFCS 211).

¹ Published by FDOT January 1999

² WilsonMiller, Inc., April 2000

2.0 NATIVE HABITAT PRESERVATION AREA MANAGEMENT PLAN

The implementation of the Habitat Management Plan covers the preserved wetlands, the upland buffers, and upland preservation areas totaling 68.61 acres. As part of the onsite enhancement the wetlands, upland buffers, and other uplands will be restored (Figure 4).

The maintenance plan shall be implemented to ensure that the preservation areas remain relatively free (< 5% aerial coverage) of the nuisance and exotic vegetative species and maintain a minimum of 80% aerial coverage of desirable native vegetative species. The maintenance plan will consist of an initial nuisance/exotic vegetation treatment and removal event, with scheduled maintenance events to ensure the regrowth of nuisance and exotic vegetation is limited. All maintenance activities will be conducted via a combination of hand removal and in-place treatment in conjunction with spray application of approved aquatic herbicides which can be used to selectively treat undesirable vegetation. No herbicide treatment of desirable native species is permitted.

2.1 Prohibited and Compatible Activities

Filling, excavating, alteration, trimming, or removal of native vegetation within the preservation areas will be prohibited except for the improvements proposed as shown on the Master Concept Plan. Except as provided in the next paragraph, only activities necessary to implement the maintenance plan described above will be allowed within the preservation areas.

Compatible activities within the preservation areas may include, but not be limited to, passive recreational uses, such as nature trails, habitat identification signs, picnic tables, observation decks, and similar passive recreational uses that may be approved through Site Plan review. Restoration activities consistent with natural areas conservation management, the removal of dead trees and shrubs or leaning trees that could cause property damage, and activities conducted in accordance with a prescribed burn plan developed with the Florida Forest Service. For areas where the preserve areas abut development, signage will be installed in the preserve every 200 feet stating no dumping, filling, etc.

2.2 Measure to Protect Wildlife and Integrity of Native Habitat

Entrance to the preservation areas will be limited to the homeowners and guests of the community for the purpose of viewing the area or performing maintenance activities, and contractors hired to perform maintenance activities required or permitted by this plan. Public access to the preservation areas will not be permitted. In the case of any entrance to the preservation areas, care shall be taken to protect wildlife and the integrity of the habitat. Habitat for wildlife, as well as overall increase in the ecological value of the preservation areas will be ensured through implementation of the maintenance plan.

Any maintenance occurring in preservation areas will be conducted with consideration of listed species or wildlife utilization. Such protective measures may include pre-management censuses to identify the location of any listed species and their nests and/or burrows to avoid impacting them. If a listed species is observed nesting and/or denning during maintenance activities, the maintenance activities in that area will cease until the species in question vacates the area or an appropriate environmental professional or regulatory agency is contacted to provide additional guidance.

2.3 Monitoring Plan

To ensure that the preservation areas meet the success criteria described above, a Time Zero Monitoring Event will be conducted within 45 days of the initial exotic removal event. Subsequent monitoring events will be conducted annually for a period of no less than 3 years. If at the end of the three years, the preserve areas have met or exceeded the success criteria described above, monitoring requirements for the preserve areas will be suspended. However, additional monitoring may be required if the success criteria of native or nuisance/exotic plant coverage has not been achieved.

If assessment of the preserve areas demonstrates that the success criteria have been met, the responsible party shall provide written certification by an Environmental Scientist, Biologist, or registered Engineer, or Landscape Architect that the maintenance efforts have met applicable success criteria. If certification of success is not submitted or is not approved by the County, then annual monitoring shall continue until the criteria are met and deemed successful. The monitoring

program and any corrective actions to maintain the preserve areas shall be at the sole expense of the property owner(s) or developer.

The results of these monitoring events will be compiled in monitoring reports to include:

- Qualitative overview of vegetative species present
- Percent coverage by nuisance/ exotic vegetation
- Wildlife observations
- Permanent fixed-point photo stations
- Discussion of ongoing maintenance activities
- Identification of insufficiencies and recommendations for future remediation

Such monitoring report must be provided to the County within 45 days of monitoring inspection event, unless an extension by the County is granted.

3.0 FORTUITOUS FINDS POLICY

Land management activities will adhere to federal, state and local regulations regarding any historic resources found on site.

If evidence of the existence of historic resources is discovered or observed at development sites or during development activities after final approval, all work shall cease in the area of effect as determined by the Historical Advisory Committee. The developer, owner, contractor, or agent thereof shall notify the Historical Advisory immediately after finding any artifact of historical significance. Examples of such evidence include human remains, whole or fragmentary stone tools, shell tools, aboriginal or historic pottery, historic glass, historic bottles, bone tools, historic building foundations, shell mounds, shell middens, or sand mounds. The Director shall assess the significance of the finds within three working days of notification and suggest methods to mitigate any adverse effects so as to minimize delays in development activities.

If any human skeletal remains or associated burial artifacts are discovered at development sites or during development activity, all work in the area must cease, and the permittee must notify the nearest law enforcement office immediately and notify the Historical Committee.

FIGURES

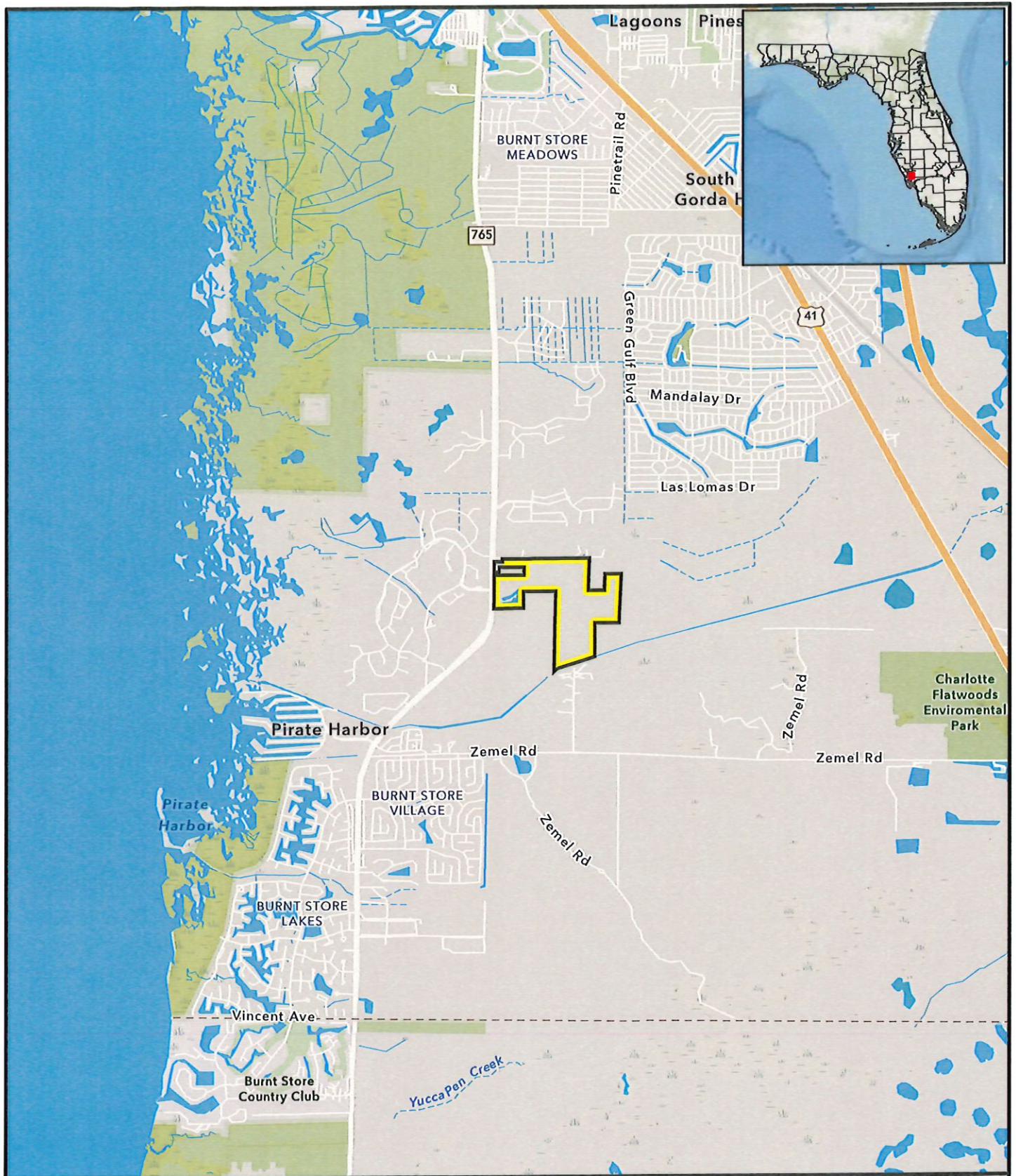
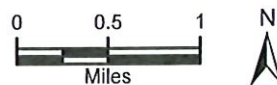


Figure 1
Location Map

Sage Pointe
Charlotte County, Florida

 Project Boundary



Sources: ESRI, 2015; Monarch Ecology Group, 2015



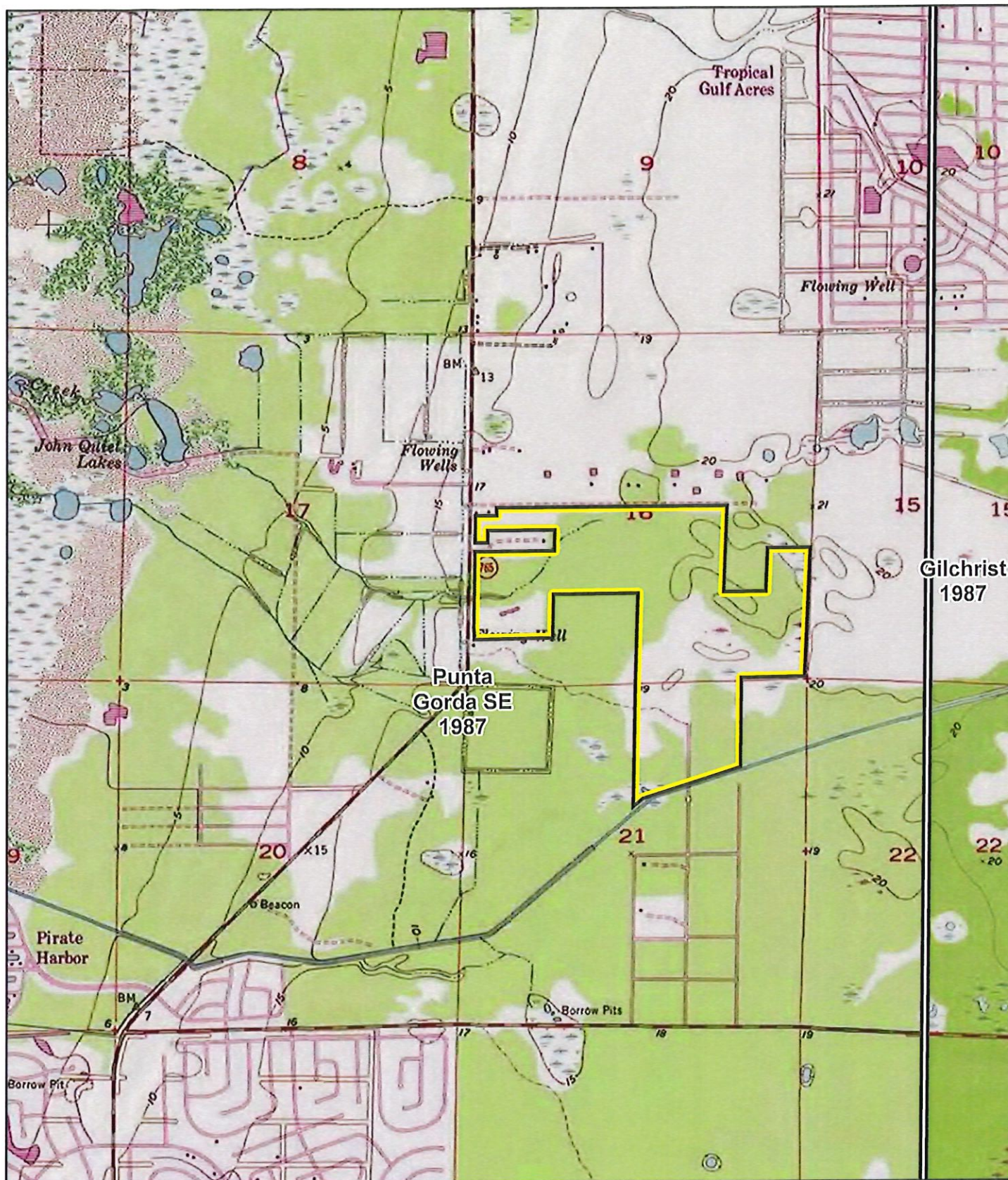
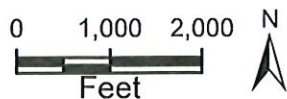


Figure 2
Topographic Map

Sage Pointe
Charlotte County, Florida



-  USGS Quad (7.5 min)
-  Project Boundary



Sources: USGS, Punta Gorda SE Quad, 1994; Monarch Ecology, 2025

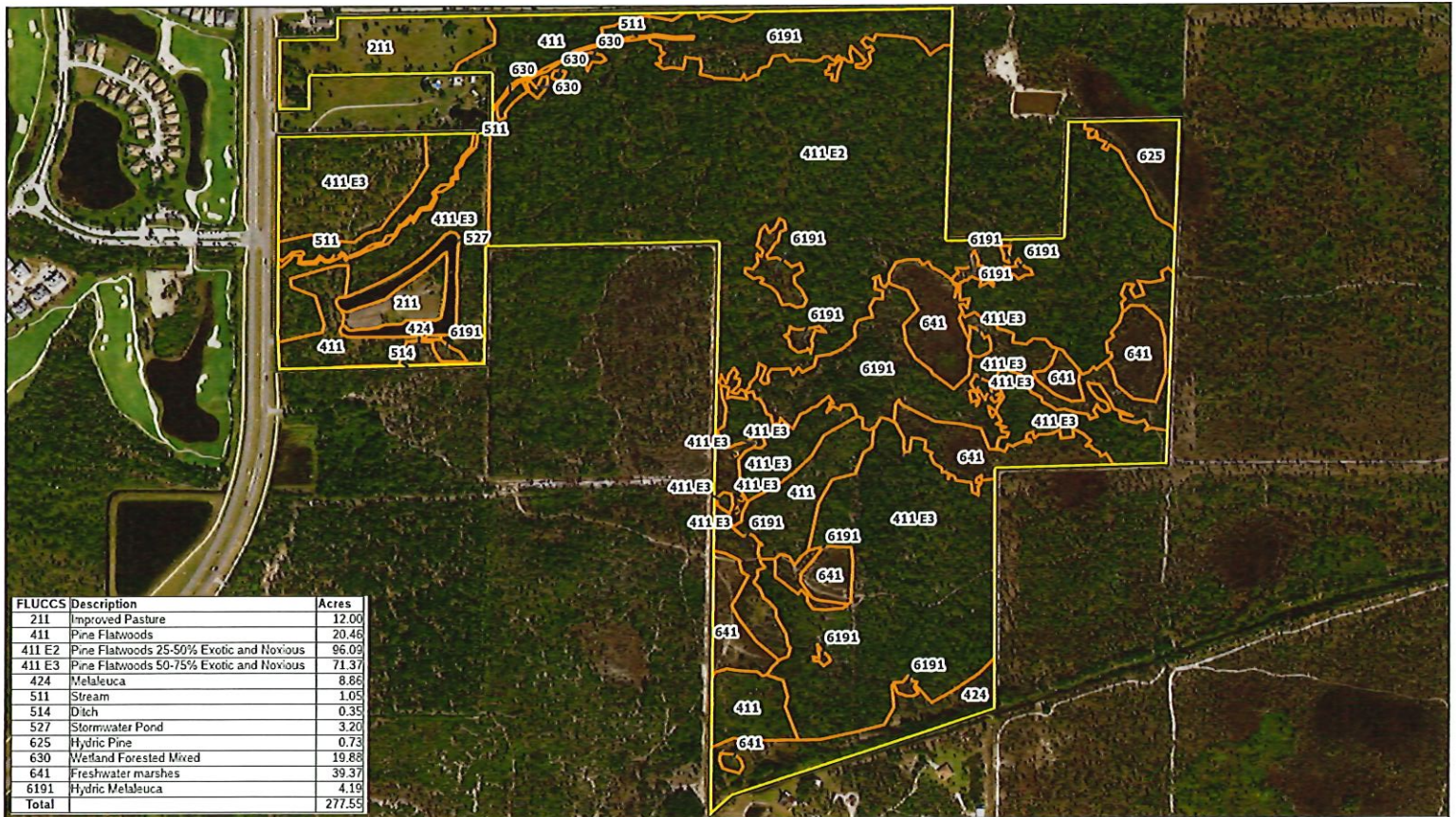


Figure 3
Land Use/Land Cover

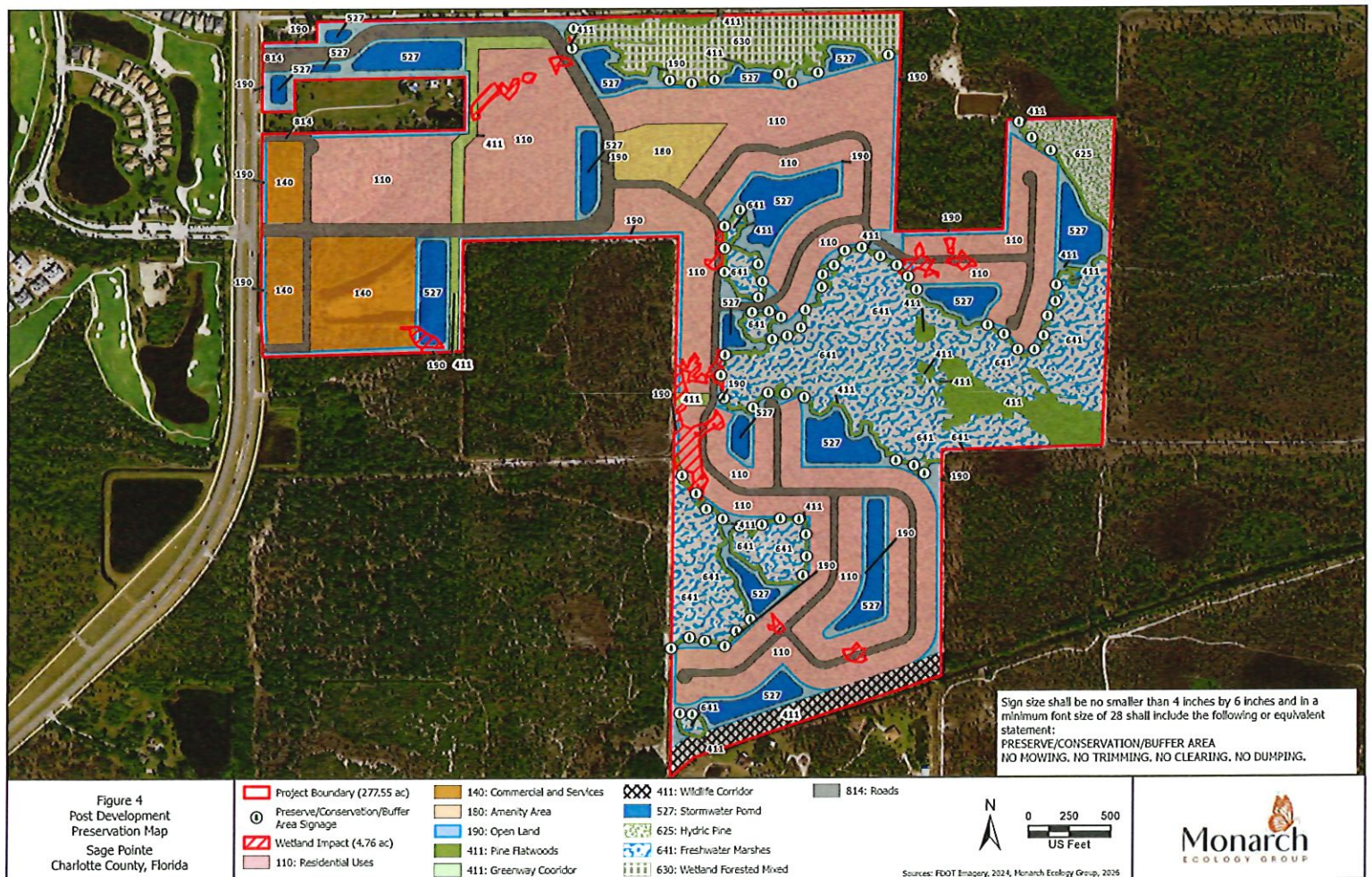
Sage Pointe
Charlotte County, Florida

Project Boundary
Land Use/Land Cover



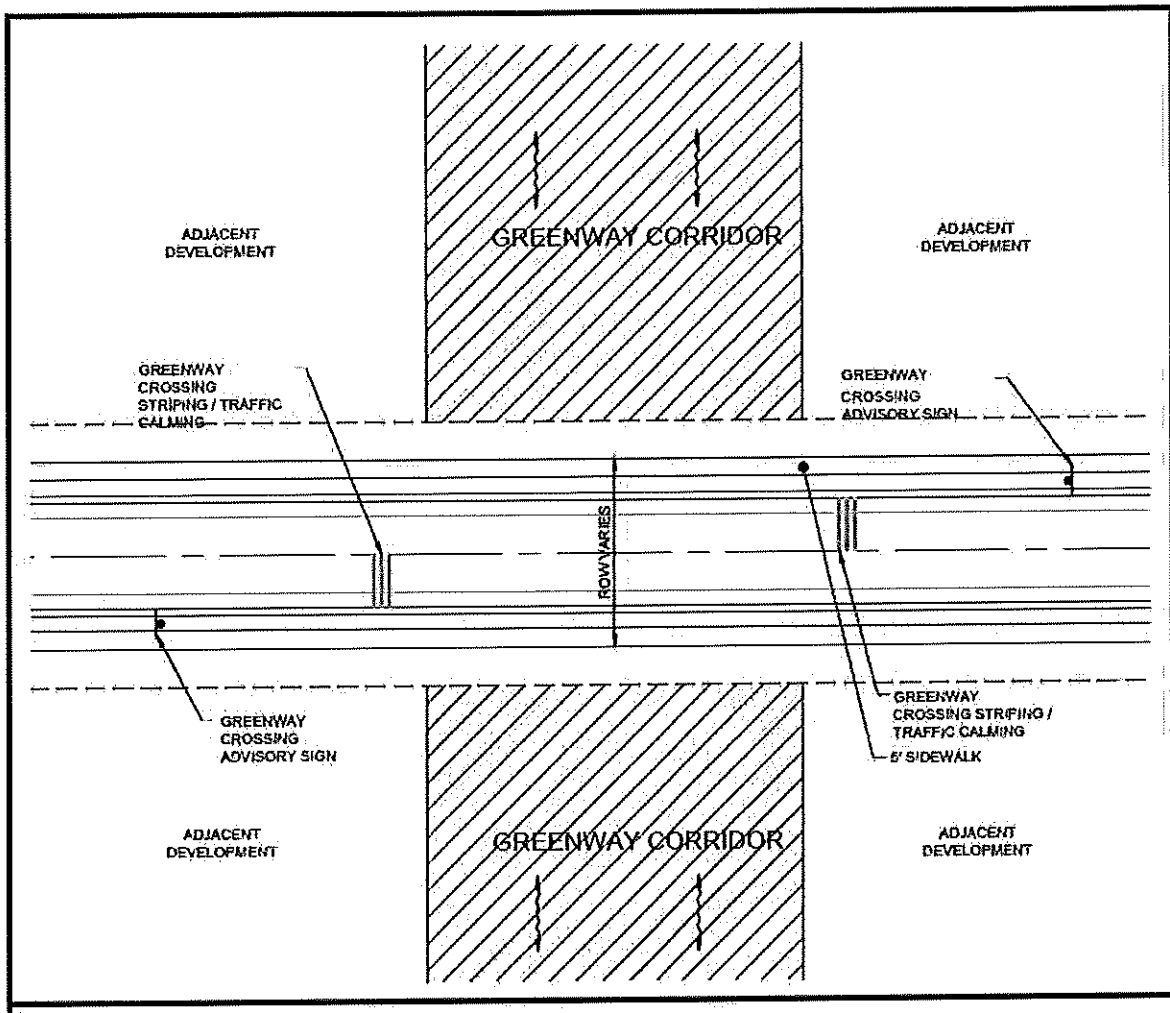
Sources: FOOT Imagery, 2024; Monarch Ecology Group, 2025





Attachment 3

At-grade Crossing



Greenway Crossing Exhibit

Attachment 4 Sign Plan

