

A large, stylized graphic in the background features a yellow sun with rays and a green leaf, both partially overlapping a light blue curved shape.

PD-22-00003 (Quasi-Judicial)

(Adoption Hearing BCC Land Use Meeting 03-28-2023)

Kolter Group Acquisitions, LLC

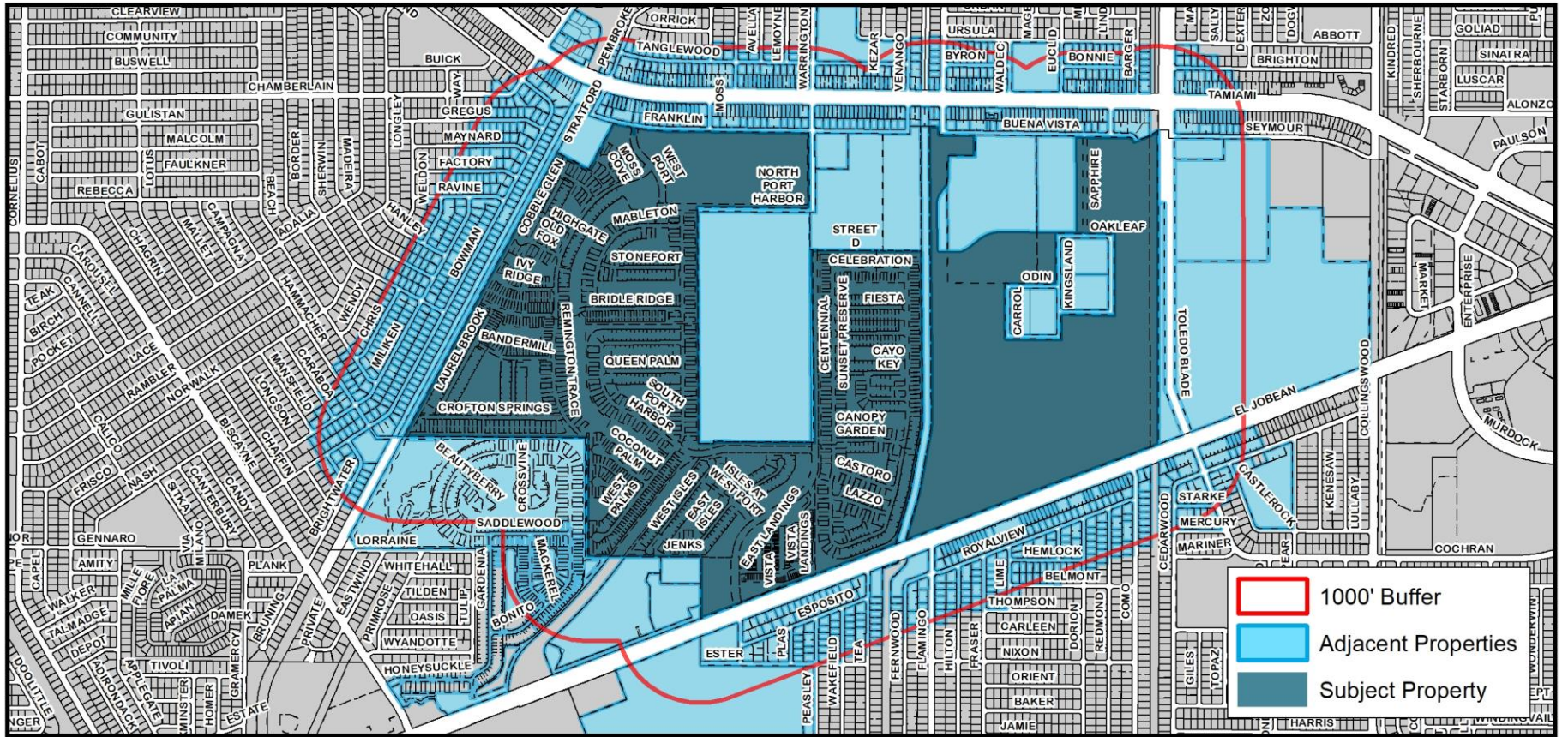


CHARLOTTE COUNTY
FLORIDA

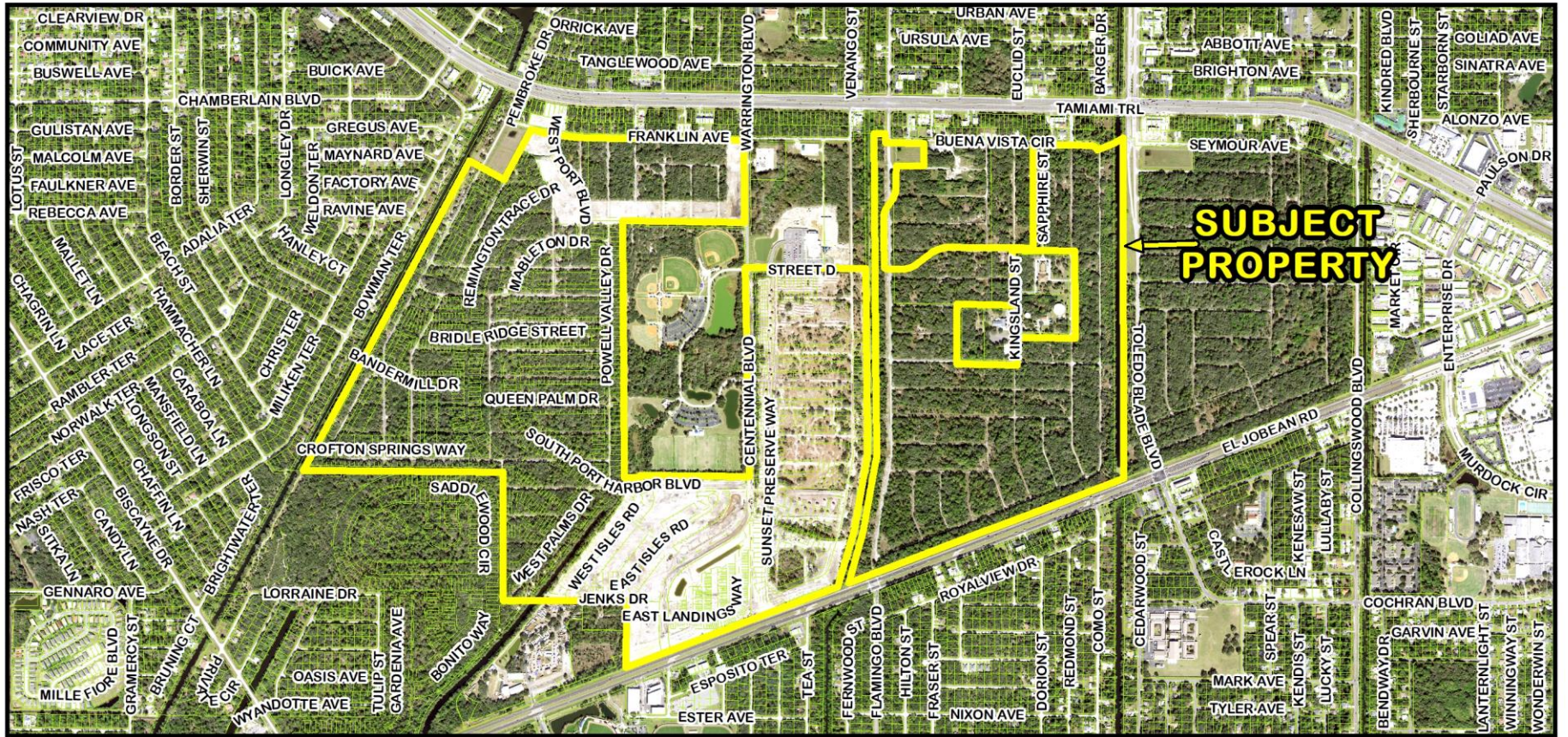
Proposed Changes

- A rezoning from PD (434.68± acres), RSF-3.5, RMF-10, OMI and CG to PD. This is a major modification to the existing PD, Ordinance Number 2021-024, in order to add an additional 196.14± acres located directly to the east of the existing development to have a mixture of residential and commercial development.
- Adopting a General PD Concept Plan.
- Properties located in Commission District IV.

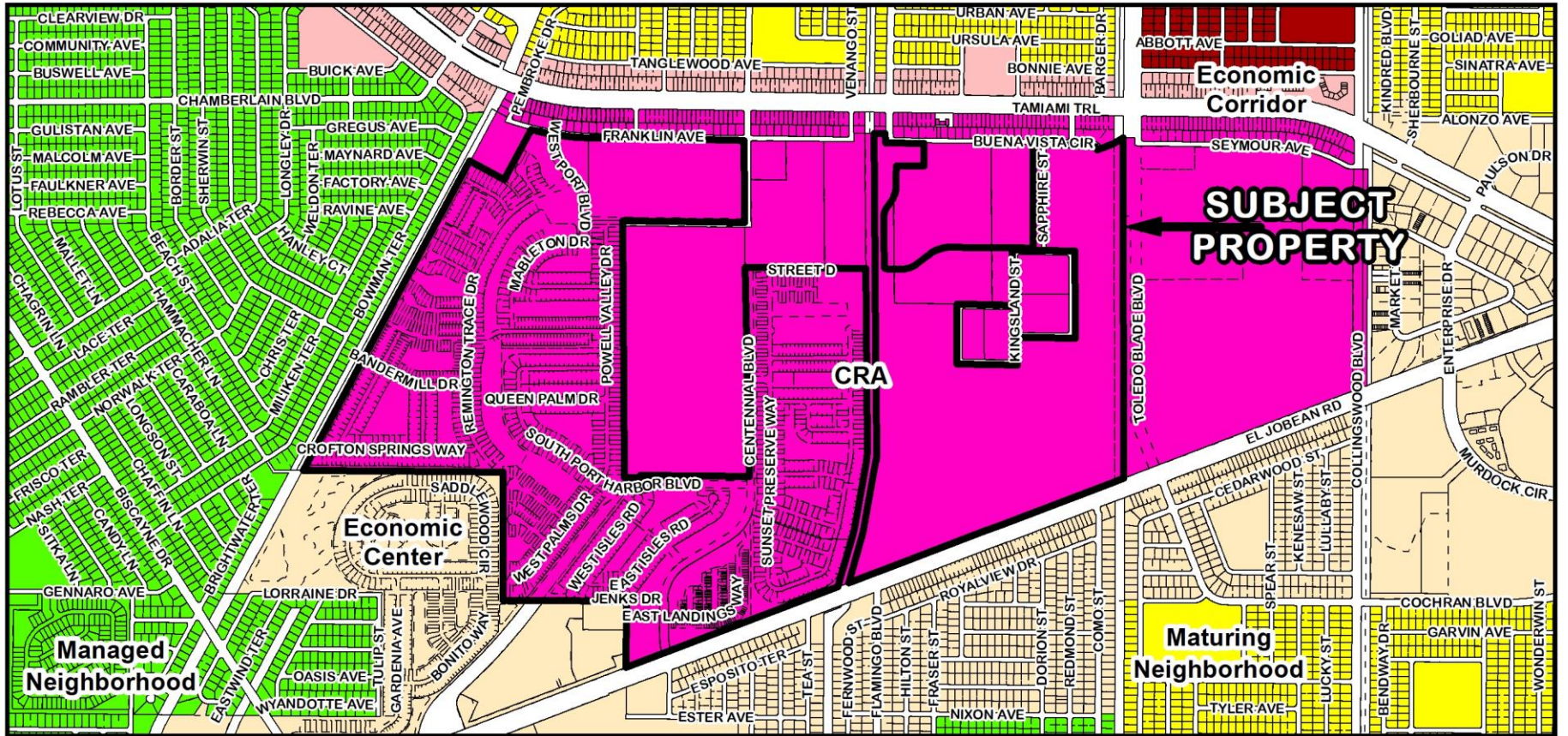




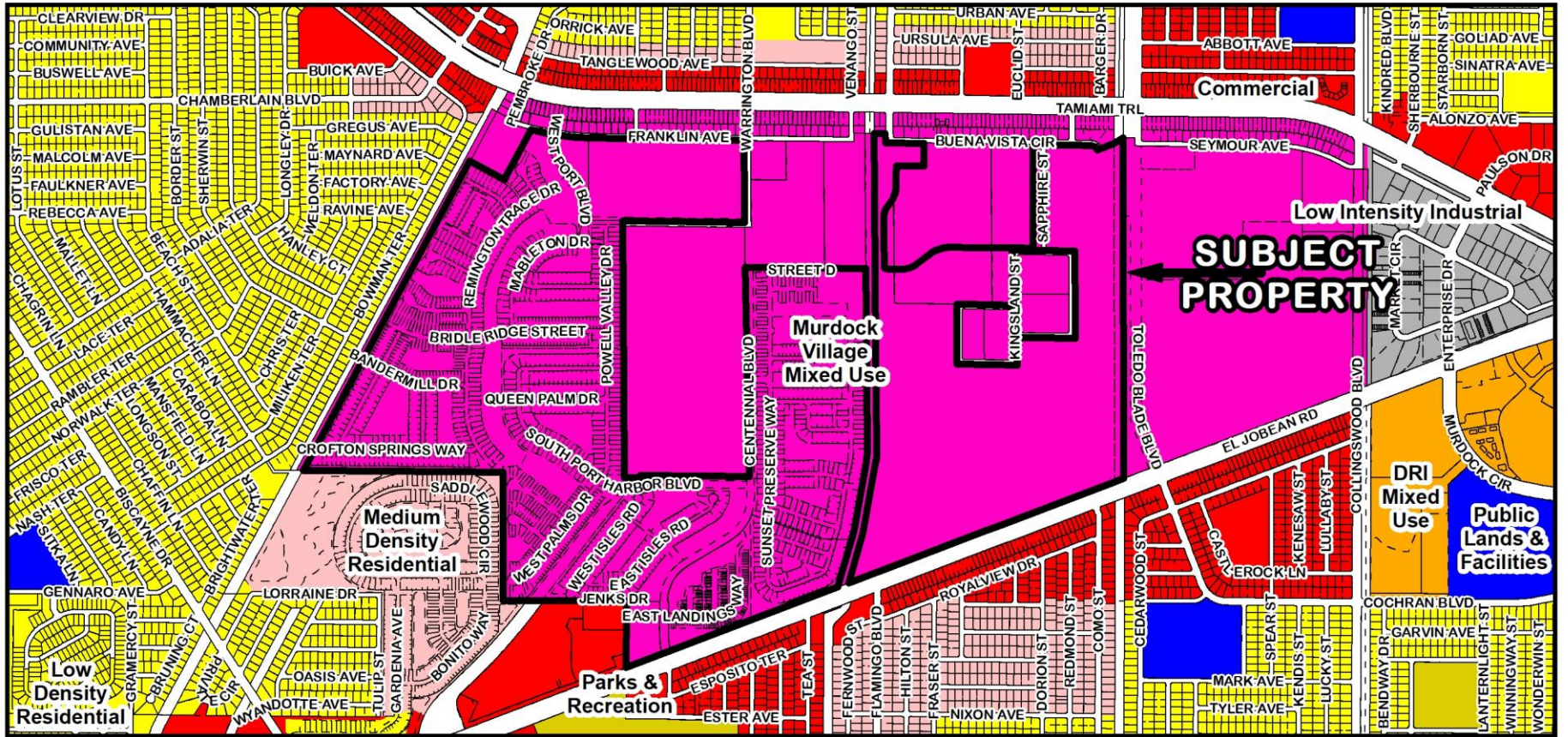
PD-22-00003 1000' Buffer Map



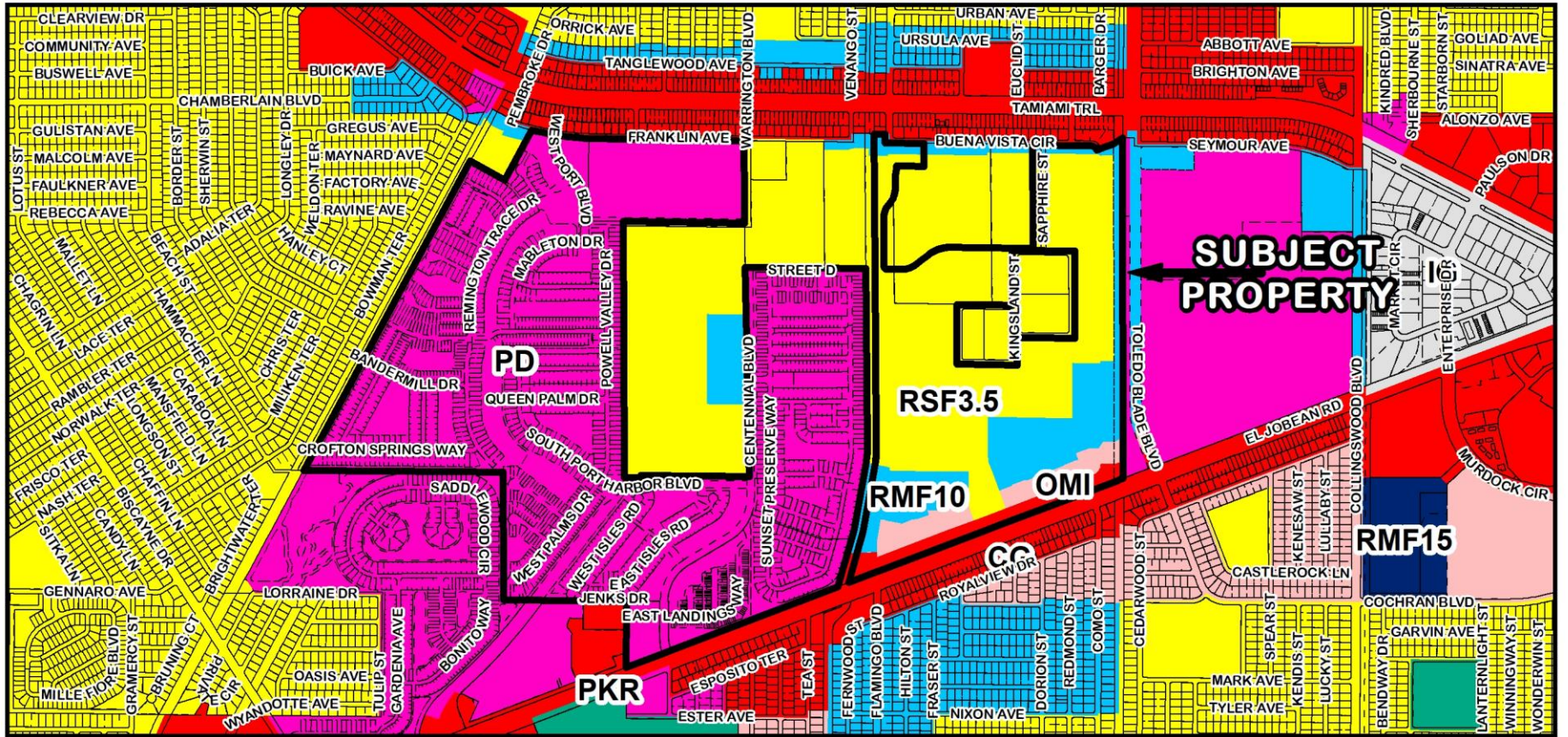
PD-22-00003 Area Image



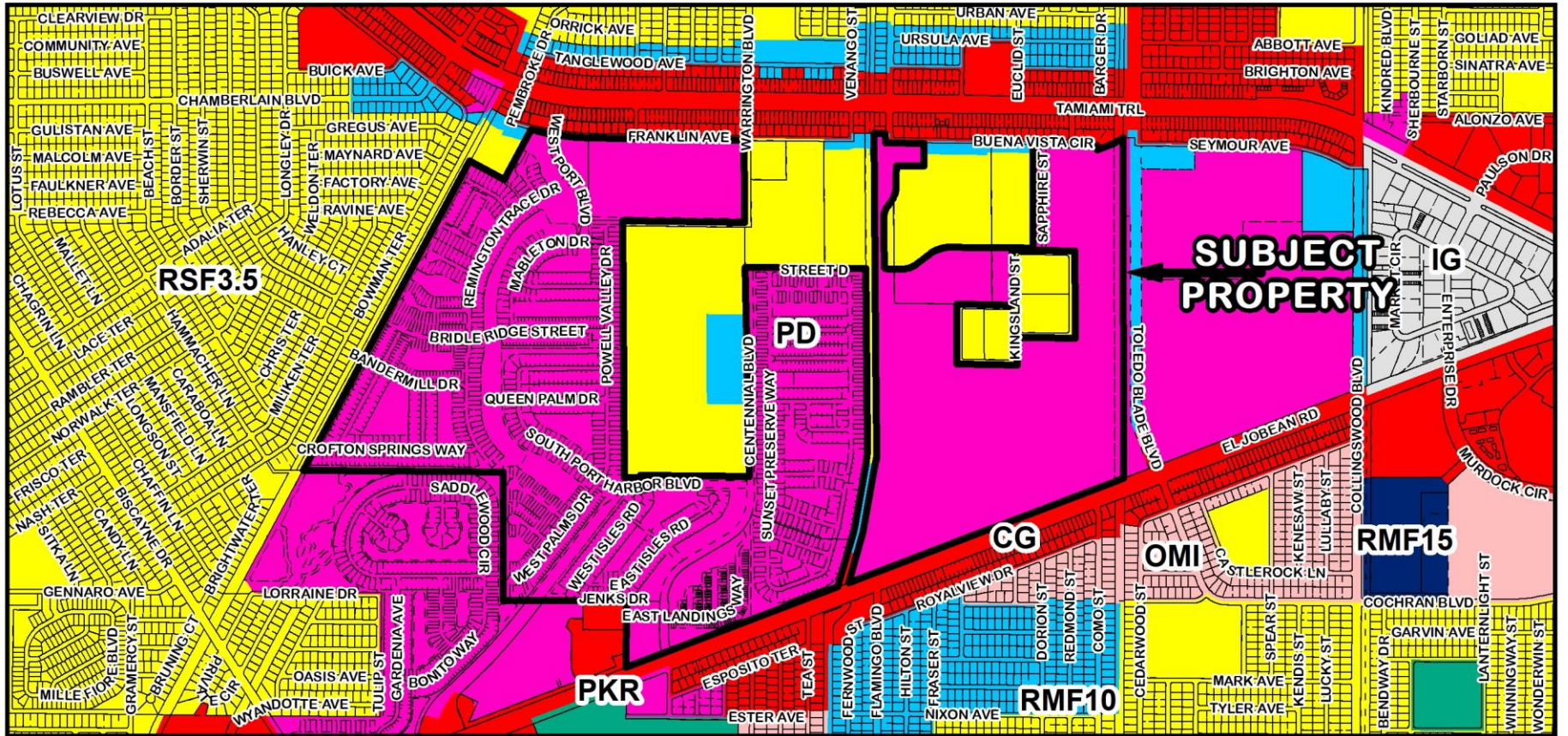
PD-22-00003 Framework



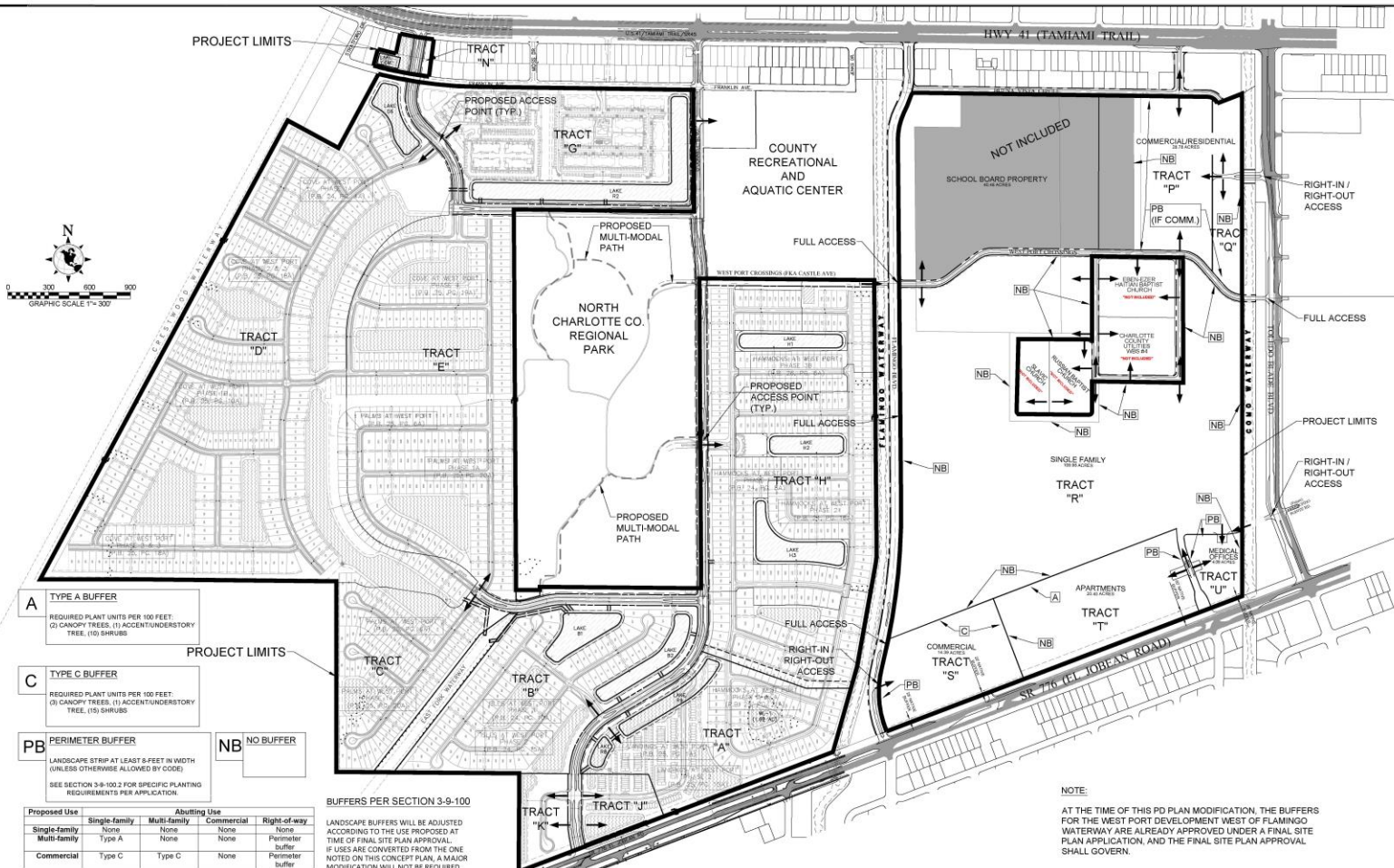
PD-22-00003 FLUM Designations



PD-22-00003 Existing Zoning Designations



PD-22-00003 Proposed Zoning Designations



- A TYPE A BUFFER**
REQUIRED PLANT UNITS PER 100 FEET:
(2) CANOPY TREES, (1) ACCENT/UNDERSTORY TREE, (15) SHRUBS
- C TYPE C BUFFER**
REQUIRED PLANT UNITS PER 100 FEET:
(2) CANOPY TREES, (1) ACCENT/UNDERSTORY TREE, (15) SHRUBS
- PB PERIMETER BUFFER**
LANDSCAPE STRIP AT LEAST 8 FEET IN WIDTH (UNLESS OTHERWISE ALLOWED BY CODE)
SEE SECTION 3-9-100.2 FOR SPECIFIC PLANTING REQUIREMENTS PER APPLICATION
- NB NO BUFFER**

Proposed Use	Single-family	Multi-family	Commercial	Right-of-way
Single-family	None	None	None	None
Multi-family	Type A	None	None	Perimeter buffer
Commercial	Type C	Type C	None	Perimeter buffer

BUFFERS PER SECTION 3-9-100
LANDSCAPE BUFFERS WILL BE ADJUSTED ACCORDING TO THE USE PROPOSED AT TIME OF FINAL SITE PLAN APPROVAL. IF USES ARE CONVERTED FROM THE ONE NOTED ON THIS CONCEPT PLAN, A MAJOR MODIFICATION WILL NOT BE REQUIRED.

NOTE:
AT THE TIME OF THIS PD PLAN MODIFICATION, THE BUFFERS FOR THE WEST PORT DEVELOPMENT WEST OF FLAMINGO WATERWAY ARE ALREADY APPROVED UNDER A FINAL SITE PLAN APPLICATION, AND THE FINAL SITE PLAN APPROVAL SHALL GOVERN.

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DATE	2023/04/26
PROJECT	WEST PORT
DRAWN	CS, JF, JG
CHECKED	MAJ

PLANNED DEVELOPMENT CONCEPT PLAN
West Port
CHARLOTTE COUNTY, FLORIDA

SCALE	1" = 500'
SEC.	248-INS
SHEET	3 of 5

MATTHEW J. MORRIS
FL LICENSE NO. 68432