### ORDINANCE NUMBER 2025 -

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AN ORDINANCE OF THE **BOARD** OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA. AMENDING THE CHARLOTTE COUNTY ZONING ATLAS FROM ENVIRONMENTALLY SENSITIVE (ES) (9.74± ACRES), PARKS RECREATION (PKR)  $(3.51 \pm ACRES)$ RESIDENTIAL SINGLE-FAMILY 3.5 (RSF-3.5) (0.75± ACRES), RESIDENTIAL MULTI-FAMILY 5 (RMF-5) (1.27± ACRES), AND COMMERCIAL TOURIST (CT) (5.06± ACRES) TO PLANNED DEVELOPMENT (PD) TO ALLOW FOR A RESIDENTIAL DEVELOPMENT UP TO 120 UNITS; REQUIRING A TRANSFER OF 116 DENSITY UNITS TO REACH THE MAXIMUM OF 120 UNITS; AND ADOPTING A GENERAL PD CONCEPT PLAN FOR THIS PROPOSED DEVELOPMENT; FOR PROPERTY INCLUDING FIVE PARCELS: FOUR PARCELS LOCATED AT 4420 OR 4444 CREWS COURT. 4331 AND 4399 WILLOW STREET, AND 4400 LISTER STREET, IN THE PORT CHARLOTTE AREA, AND ONE UNADDRESSED PARCEL GENERALLY LOCATED NORTH OF THE PEACE RIVER, SOUTH OF EDGEWATER DRIVE, WEST OF BAYSHORE ROAD, EAST OF LISTER STREET, AND SOUTHEAST OF CREWS COURT, IN THE CHARLOTTE HARBOR COMMUNITY REDEVELOPMENT AREA (CRA) AND IN THE PORT CHARLOTTE AREA: CONTAINING 20.33± ACRES: CHARLOTTE COUNTY, FLORIDA; COMMISSION DISTRICT V; PETITION PD-24-08; APPLICANT: TARPON WATERFRONT VILLAGE LLC: PROVIDING AN EFFECTIVE DATE.

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30 RECITALS

31 WHEREAS, in a public hearing held on Tuesday, September 9, 32 2025, the Board of County Commissioners of Charlotte County, Florida ("Board") 33 reviewed Petition PD-24-08, submitted by applicant, Tarpon Waterfront Village 34 LLC ("Applicant"), which requested a rezoning from Environmentally Sensitive 35 (ES) (9.74± acres), Parks and Recreation (PKR) (3.51± acres), Residential Single-family 3.5 (RSF-3.5) (0.75± acres), Residential Multi-family 5 (RMF-5) 36 37 (1.27± acres), and Commercial Tourist (CT) (5.06± acres) to Planned 38 Development (PD) in order to allow for a residential development up to 120 units;

requiring a transfer of 116 density units to reach the maximum of 120 units; and adopting its associated General PD Concept Plan; for property including five parcels: four parcels located at 4420 or 4444 Crews Court, 4331 and 4399 Willow Street, and 4400 Lister Street, in the Port Charlotte area; and one unaddressed parcel generally located north of the Peace River, south of Edgewater Drive, west of Bayshore Road, east of Lister Street, and southeast of Crews Court, in the Charlotte Harbor Community Redevelopment Area (CRA) and in the Port Charlotte area; containing a total of 20.33± acres; Commission District V, and more particularly described in Exhibit "A" which is attached hereto ("Property"); and

WHEREAS, at its September 9, 2025 meeting, the Board also considered the associated request submitted by the Applicant for a small scale plan amendment for the Property under Petition PAS-24-00002; and

WHEREAS, the Applicant seeks to rezone the Property from Environmentally Sensitive (ES) (9.74± acres), Parks and Recreation (PKR) (3.51± acres), Residential Single-family 3.5 (RSF-3.5) (0.75± acres), Residential Multi-family 5 (RMF-5) (1.27± acres), and Commercial Tourist (CT) (5.06± acres) to Planned Development (PD) in order to allow for a residential development up to 120 units; requiring a transfer of 116 density units to reach the maximum of 120 units; and

WHEREAS, Petition PD-24-08 was heard by the Charlotte County Planning and Zoning Board ("P&Z Board") and, based on the findings and

61	analysis provided by County Staff and the evidence presented to the P&Z Board,
62	the P&Z Board recommended approval on April 14, 2025; and
63	WHEREAS, after due consideration, based on the findings and
64	analysis provided by County Staff and the evidence presented to it, the Board
65	finds that approval of Petition PD-24-08 is consistent with the County's
66	Comprehensive Plan and meets the requirements for rezoning and adopting the
67	associated General PD Concept Plan; and
68	WHEREAS, the Board finds that approval of Petition PD-24-08 to
69	rezone the Property from Environmentally Sensitive (ES) (9.74± acres), Parks
70	and Recreation (PKR) (3.51± acres), Residential Single-family 3.5 (RSF-3.5)
71	(0.75± acres), Residential Multi-family 5 (RMF-5) (1.27± acres), and Commercial
72	Tourist (CT) (5.06± acres) to Planned Development (PD) is in the best interests
73	of the County.
74	NOW, THEREFORE, BE IT ORDAINED by the Board of County
75	Commissioners of Charlotte County, Florida:
76	SECTION 1. The following petition, made by applicant, Tarpon
77	Waterfront Village LLC ("Applicant"), for an amendment to the Charlotte County
78	Zoning Atlas is hereby approved subject to the General PD Concept Plan and
79	conditions contained in the attached Exhibit "B":
80 81 82 83 84 85 86	Petition PD-24-08 requesting a rezoning from Environmentally Sensitive (ES) (9.74± acres), Parks and Recreation (PKR) (3.51± acres), Residential Single-family 3.5 (RSF-3.5) (0.75± acres), Residential Multi-family 5 (RMF-5) (1.27± acres), and Commercial Tourist (CT) (5.06± acres) to Planned Development (PD) in order to allow for a residential development up to 120 units; requiring a transfer of 116 density units

to reach the maximum of 120 units; and adopting its associated General PD Concept Plan; for property including five parcels: four parcels located at 4420 or 4444 Crews Court, 4331 and 4399 Willow Street, and 4400 Lister Street, in the Port Charlotte area; and one unaddressed parcel generally located north of the Peace River, south of Edgewater Drive, west of Bayshore Road, east of Lister Street, and southeast of Crews Court, in the Charlotte Harbor Community Redevelopment Area (CRA) and in the Port Charlotte area; containing a total of 20.33± acres; Charlotte County, Florida; Commission District V; and more particularly described in Exhibit "A" which is attached hereto.

SECTION 2. That the zoning and General PD Concept Plan for this property shall run with the property and shall apply to any subsequent owners, heirs and assigns.

SECTION 3. This Ordinance's effective date shall be upon filing in the Office of the Secretary of State, State of Florida; however, this Ordinance shall not be effective until after the companion plan amendment, PAS-24-00002, to this rezoning, becomes effective. The effective date of PAS-24-00002, if not timely challenged, shall be 31 days after adoption. If challenged within 30 days after adoption, PAS-24-00002 may not become effective until the state land planning agency or the Administration Commission, respectively, issues a final order determining that PAS-24-00002 is in compliance.

119	PASSED AND DULY ADOPTED this <u>9th</u> day of <u>September</u> , 2025.
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121	BOARD OF COUNTY COMMISSIONERS
122	OF CHARLOTTE COUNTY, FLORIDA
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125	By:
126	By: Joseph M. Tiseo, Chairman
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130	ATTEST:
131	Roger D. Eaton, Clerk of the Circuit Court
132	and Ex-Officio Clerk of the
133	Board of County Commissioners
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136	By:
137	By: Deputy Clerk
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141	APPROVED AS TO FORM
142	AND LEGAL SUFFICIENCY:
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145	By: Janette S. Knowlton, County Attorney
146	Janette S. Knowlton, County Attorney
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TARPON WATERFRONT VILLAGE

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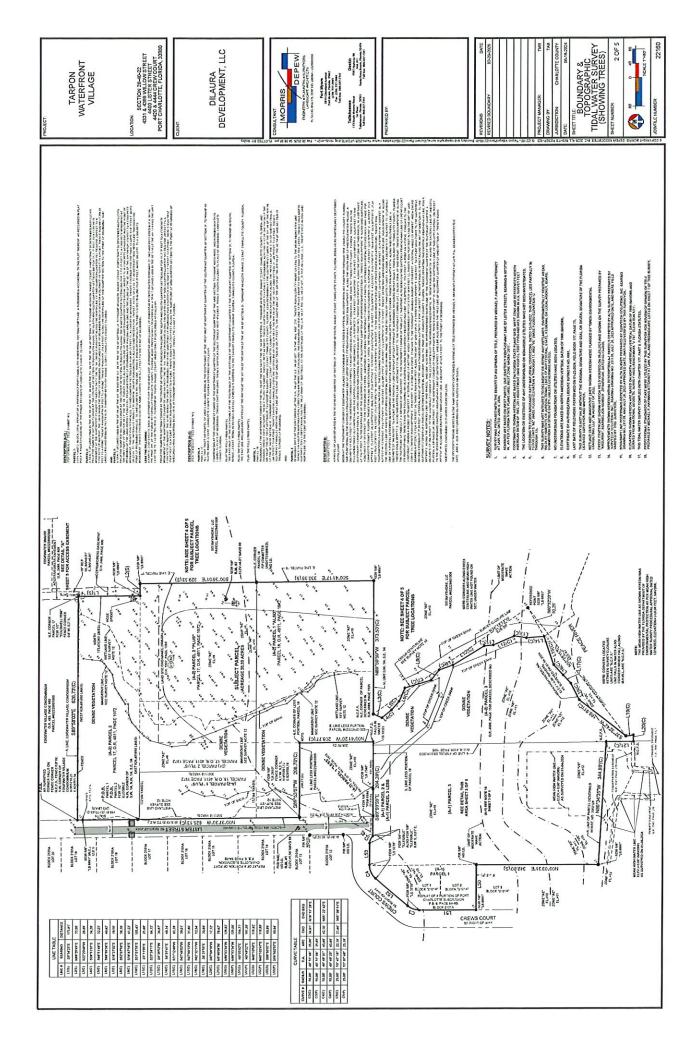
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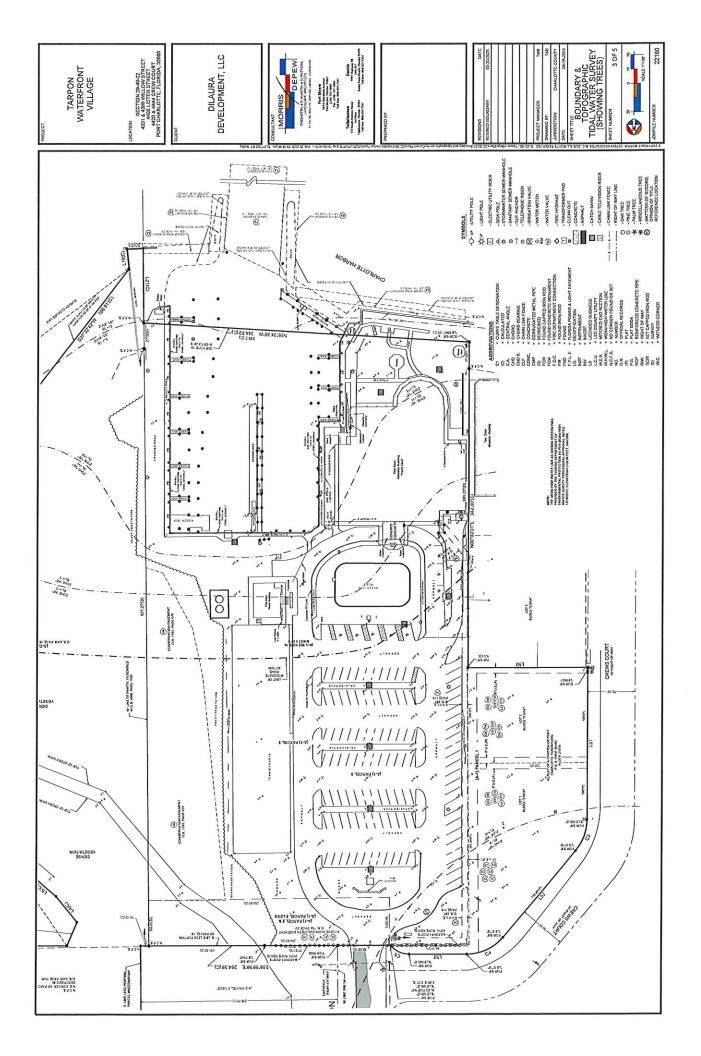
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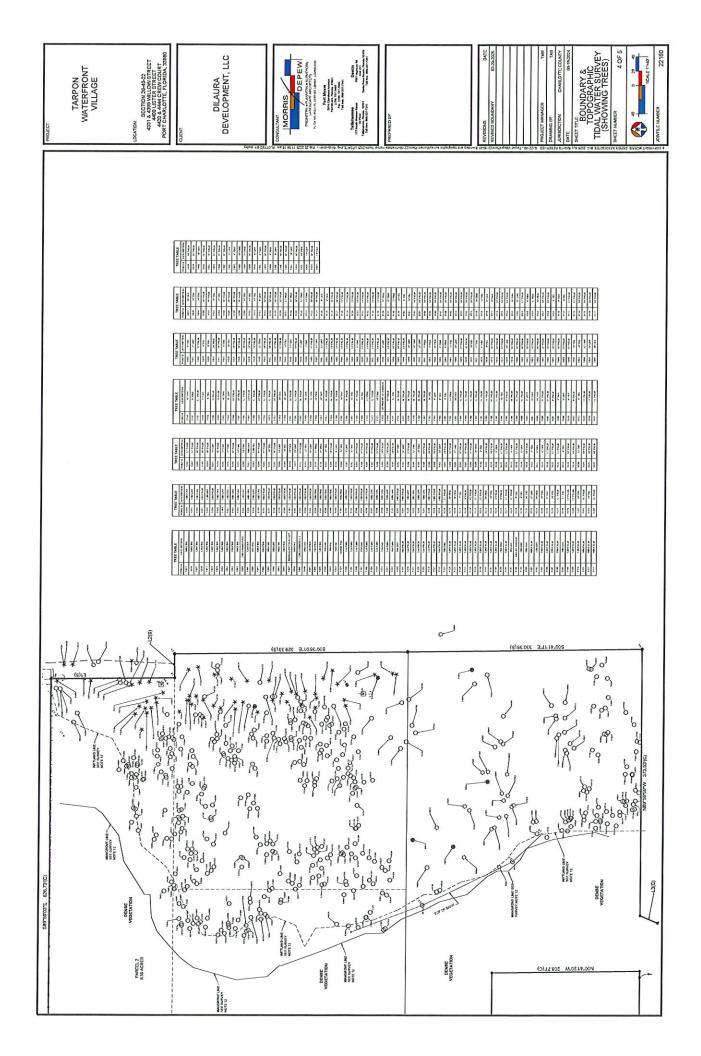
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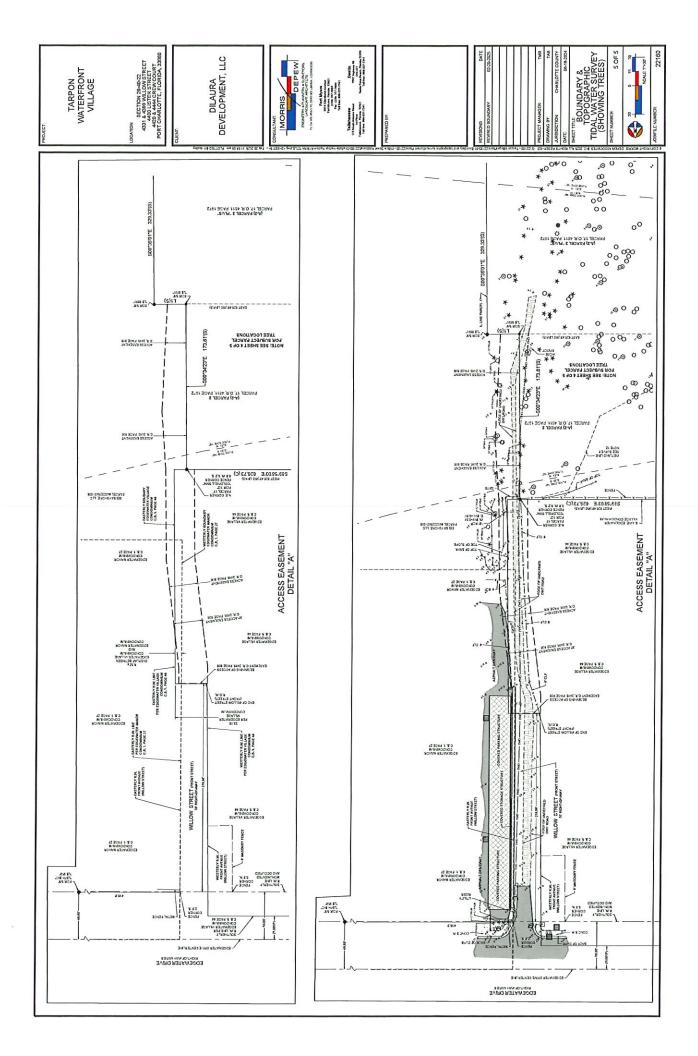
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### PD Conditions for Application PD-24-08

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 on the subject property shall occur as generally illustrated in the General PD Concept Plan (Attachment 1: PD Concept Plan for Tarpon Waterfront Village) submitted by the applicant, prepared by Morris-Depew Associates, dated March 18, 2025, revised and signed August 7, 2025, except for such modifications as may be required to meet the conditions of the PD zoning district. In addition, the site plan review (DRC-24-090) conditions of approval, per letter dated March 21, 2025, signed by Shaun Cullinan, Charlotte County Planning and Zoning Official, are required to be met. Such General PD Concept Plan shall be valid until a Final Detail Site Plan is approved per Section 3-9-45, Planned Development (PD).
- b. Permitted uses, accessory uses and structures:
  - i. Residential multi-family development up to 120 dwelling units within no more than four buildings to be clustered on uplands in the general location as shown on the General PD Concept Plan (Attachment 1). Final building locations will be determined during Final Detail Site Plan subject to compliance with all other PD conditions.

The following uses and structures (items b.ii) are designated exclusively for the use of residents and guests of residents for this development and will not be accessible to the general public:

ii. Fitness center up to 15,400 square feet with two swim pools, and other recreational facilities, or similar uses within the Planned Development.

The following uses and structures (items b.iii through item b.vi) are designated exclusively for the use of residents, guests of residents, yacht club members, and guests of yacht club members and will not be accessible to the general public:

- iii. Existing indoor recreational facility (yacht club) up to 15,420 square feet.
- iv. Existing sports courts.
- v. Existing marina with 29 slips.
- vi. An elevated boardwalk way may be located within the preserved area subject to the owner receiving applicable Federal, State, or local permits.
- c. Special exceptions shall not be allowed.
- d. For any uses within the area designated "Future Development", the property owner is required to apply for a new PD rezoning based on the requirements of the County's Land Development Regulations, Section 3-9-45, Planned Development (PD), as may be amended.

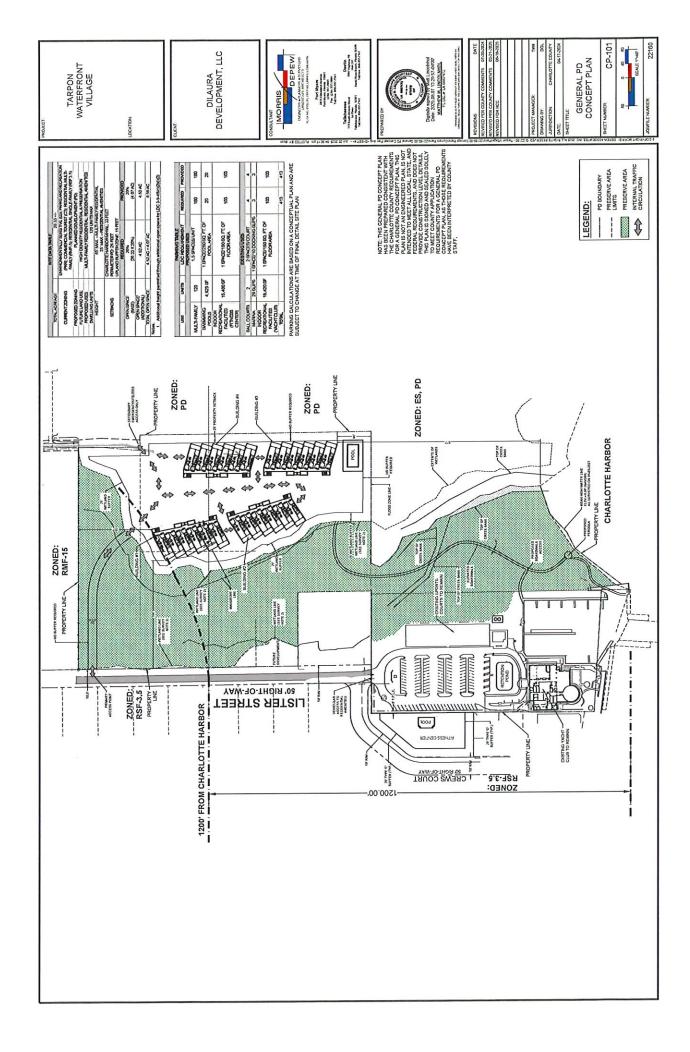


- e. Amendments to the Planned Development will meet the requirements of the County's Land Development Regulations, Section 3-9-45, Planned Development. Addition of uses and/or increase in intensity/density shall constitute a Major Modification.
- f. The base density of subject property is four units. The proposal is to develop a total of 120 dwelling units. Any residential development above four 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.
- g. The proposed fitness center with a swimming pool or similar uses may be approved at the Final Detail Site Plan stage, the fitness center and redevelopment of the existing yacht club are subject to the provisions of Chapter 3-5, Article XXIV, Commercial Design Standards, of the Charlotte County Code.
- h. The maximum building height for multifamily structures shall be 65 feet from the lowest habitable floor for which a building permit can be issued to the highest point of a flat roof and mansard roof, or to the mid-point height between the eaves and ridge of gable, hip and gambrel roofs. In order to accommodate freeboard to improve flood resilience of the project, the first habitable floor elevation for this project shall be at least two feet above, but no more than six feet above the lowest minimum habitable floor elevation for which a building permit may be issued. The maximum building height for amenity structures is 35 feet above the base flood elevation.
- i. All buildings shall have a cohesive design, including, but not limited to, heights, colors, materials, signs, and landscaping. Colors and materials shall comply with Section 3-5-508, Building Materials and Colors, as may be amended. Colors and materials for garages shall be compatible with colors and materials used for the primary structure.
- j. All outdoor lighting will be shielded or directed in such a way that the light does not shine beyond the boundaries of subject property.
- k. All areas designated as "Preserve Area", containing 9.11 acres on the General PD Concept Plan, shall be preserved per Wetland Management Plan (Attachment 2: Wetland Management Plan). A minimum of 25-foot buffer is required along all wetlands.
- I. The site, except for the existing indoor recreational facility (yacht club) up to 15,420 square feet and the existing sports courts, shall be developed with a unified landscaping theme.
- m. Landscaping and buffers: New structures shall be setback at least 25 feet from the project boundary. No pavement or other structures are permitted in this setback, except for vehicular entrances, roads, the proposed stormwater ponds. Existing structures that are closer than 25 feet to the PD boundary shall be allowed to remain.
  - At a minimum, a Type "C" Buffer for accent trees and canopy trees and a 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 (1) year of planting shall be required within the 25-foot PD setback and along must be provided around the clubhouse and pool area immediately adjacent to properties zoned RSF-3.5 and existing single-family homes.
- ii. At a minimum, a Type "C" Buffer for accent trees and canopy trees and a 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 (1) year of planting shall be required within the 25-foot PD setback and must be provided along the eastern property boundary between the existing yacht club and the proposed fitness center.
- iii. At a minimum, a Type "A" Buffer shall be placed along the eastern property boundary and southern property boundary which shall end at the preserved area.
- n. No development shall occur prior to any phases of Final Detail Site Plan Review. Final Detail Site Plan, when sufficient and acceptable to County, will be scheduled on the Board of County Commissioners land use consent agenda.
- o. There shall be one full movement access on Lister Drive. There may be one emergency/utility access on Willow Street, or the applicant/property owner must work with Charlotte County Fire and EMS Department to determine an alternative option during the Final Detail Site Plan review process. During the submission of Final Detail Site Plan application, the developer/applicant must provide an updated traffic impact study. This study shall encompass all turn lanes and necessary improvements at the intersection of Edgewater Drive and Lister Street, and such necessary improvements shall be addressed in a separate Developer's Agreement.
- p. The developer shall coordinate with the Department of Public Works to construct sidewalks as follows:
  - An eight -foot wide sidewalk is required adjacent to Lister Drive and along the subject property.
  - ii. The developer is required to provide a sidewalk throughout the subject site, with a minimum width of five feet along at least one side of all internal roadways.
- q. The development must utilize centralized potable water and sanitary sewer utilities. The water and sanitary sewer lines must be connected to the site prior to the issuance of any Certificate of Occupancy (CO).
- r. One new monument sign shall be allowed for this development at the proposed new access point on Lister Street.
- s. Best Management Practices (BMP) and Low Impact Development (LID) techniques for stormwater management shall be used within the development, as applicable to the final stormwater management system design. Any proposed new stormwater ponds shall be designed to include Low Impact Development (LID) techniques, such as the following:
  - i. Rain gardens.

- ii. Water management areas planted with native vegetation.
- iii. Entrapment systems.
- iv. Extended hydraulic residence times and increased flow paths in storm water design.
- t. The developer/property owner is required to pay \$132.50 per residential dwelling unit as described in the Final Detail Site Plan, as a monetary contribution pursuant to the Coastal Element (CST) Policy 3.2.4: Applications for Development within the CHHA. Payment is due concurrently with submission of Final Detail Site Plan application.
- u. If a school bus stop is located at the entrance of the development, a bicycle rack shall be provided at the pick-up area. No bicycle rack is required if the multi-family development is developed for senior housing. The bicycle rack location shall be shown on the Final Detail Site Plan.
- v. 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 developer/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 the agreement shall be incorporated into the Planned Development Final Detail Site Plan approval and shall not constitute a major modification.

## Attachment 1 PD Concept Plan for Tarpon Waterfront Village



### Attachment 2 Wetland Management Plan

### Tarpon Waterfront Village Section 26, Township 40 South, Range 22 East

Charlotte County, Florida

### **Wetland Management** Plan

**July 2024 Revised February 2025** 

Prepared for:

DiLaura Development, LLC 2200 Kings Highway, Suite 3L-1000 Port Charlotte, FL 32958

Prepared by:



**ENVIRONMENTAL CONSULTING, LLC** 15957 Tropical Breeze Drive, Fort Myers, FL 33908 (239) 994-9007

### I. INTRODUCTION

The applicant proposes to construct a multi-family residential development on the 20.11± acre parcel in Charlotte County. The construction of the access road will have an estimated impact of 0.17± acres of exotic wetland hardwoods, mixed wetland hardwoods, and mangrove swamp. The estimated mitigation area on the site will be 9.11 acres and will include mangrove, mixed hardwood, and exotic wetlands. The primary management plan for the mitigation will involve removing the exotic species from the site.

### II. OBJECTIVE

The objective of the wetland management plan is to enhance and preserve 9.11 acres of wetlands. Exotics (as defined by the Florida Exotic Pest Plant Council's List of Invasive Species, Categories 1 and 2), which are present within the proposed preserve, will be removed to re-establish a more functional wetland ecosystem. This report describes the proposed wetland management plans that are required to compensate for the proposed unavoidable wetland impacts.

### III. BASELINE INFORMATION

The proposed wetland impact area consists 0.17± acres of exotic wetland hardwoods, mixed wetland hardwoods, and mangrove swamp. The wetland and upland habitats identified on this parcel are categorized using nomenclature found in the most recent edition of the Florida Department of Transportation's Florida Land Use Cover and Forms Classification System (FLUCCS) as depicted on the attached FLUCCS habitat maps.

### IV. PROHIBITED AND PERMISSABLE ACTIVITIES

Filling, dumping, construction of buildings, roads, billboards or other advertising, excavating, alternation, trimming, or removal of native vegetation within the mitigation area will be prohibited except for 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 abuts development, signage will be installed in the preserve stating no dumping, filling, etc.

### V. WILDLIFE PROTECTION

Any maintenance occurring in mitigation area will be conducted with consideration of listed species or wildlife utilization. Such protective measures may include premanagement 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.

### VI. PROPOSED MITIGATION AND PRESERVATION PLAN

The site development plan was designed to preserve and enhance the wetlands on the site. The proposed enhancement activities in the wetland mitigation area and the removal of the exotic species will result in a net improvement for the plant communities onsite. Each aspect of the plan is described below.

### Enhancement

Approximately 9.11 acres of wetlands will be enhanced within the preserve areas (see attached Wetland Management Plan Map). All exotic and nuisance species (defined as Category I and II species on the Florida Exotic Pest Plant Council's List of Invasive Species) within these wetlands will be treated. Non-native trees and shrubs will be cut by chainsaw or machete just above natural grade and the stump treated with an appropriate herbicide suitable for aquatic application. Treatment will occur immediately following cutting to ensure maximal uptake of the herbicide. The preserved wetland area will have the resulting vegetative material disposed of in accordance with local regulations. If non-woody exotics are present within the preserve, they will be treated by a foliar application of an appropriate herbicide suitable for aquatic application. Herbicides will be used in strict accordance with label directions by trained applicators. Care will be taken to reduce damage to non-target native species to the maximum extent practical.

### **Barricading**

Prior to commencement of construction activities, the wetland preserve area will be staked in the field and the required erosion control barriers installed. These barriers will be inspected by Charlotte County staff prior to commencement of construction activities. The operation of construction equipment, storage of equipment, and stockpiling of fill and construction material will be prohibited within the wetland preserve area. The staking identifying the limits of the preserve area will be maintained for the duration of adjacent construction activities.

### Ecological Performance Standards

To meet the objective of this wetland management plan, the following performance standards will apply to the 9.11± acre onsite mitigation area:

- 1. At least 80 percent cover by appropriate wetland species (i.e. facultative wet or obligate) within the 9.11± acres of wetlands.
- 2. The preserve area is free of exotics immediately following maintenance treatment events. All exotic and nuisance species (defined as Category I and II species on the Florida Exotic Pest Plant Council's List of Invasive Species) within these wetlands will be treated. The exotic and nuisance species including melaleuca (Melaleuca quinquenervia), Brazilian pepper (Schinus terebinthifolia), Caesar weed (Urena lobata), earleaf acacia (Acacia auriculiformis), and torpedo grass (Panicum repens) shall total less than five percent combined between maintenance events.

- 3. Monitoring of the preserve areas shall be conducted for a minimum of 5 years with annual reports submitted to the district. If native wetland species do not achieve 80% coverage within the initial two years of the monitoring program (obligate and facultative wet species exceed facultative species in wetland areas), native species shall be planted in accordance with the maintenance program. At the end of the monitoring program the entire mitigation area shall contain an 80% survival rate of planted vegetation and an 80% coverage of desirable obligate and facultative wetland species.
- 4. The preserve areas shall be maintained in perpetuity to ensure coverage by native desirable vegetation and the target habitat types and success criteria are maintained as specified in the permit.
- 5. The preserve areas shall be managed such that exotic/nuisance vegetation species do not dominate any one section of areas within the preserves.
- 6. If monitoring reports or other information show the preserved wetlands have been negatively affected by the permitted development in a manner that is irreversible (such as impounding the wetland and drowning the existing vegetation or a reduction in the hydroperiod resulting in the transition of wetlands into upland/transitional habitat), the permittee shall be required to submit a remediation plan within 30 days of notification by county staff of such conditions. The remediation plan may include onsite or offsite mitigation as necessary to address the deficiencies.

These performance standards will be achieved by the end of the five-year monitoring period.

### Long Term Management

The applicant and/or the future landowner will be responsible for the long-term maintenance of the onsite preserve areas.

### Adaptive Management

If during monitoring of the onsite preserve area, areas do not appear to be trending toward meeting the above ecological performance standards, the methods for treating exotic vegetation will be re-evaluated.

### VII. 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.

### VIII. WETLAND MONITORING PLAN

The proposed monitoring of the enhanced and preserved wetlands will consist of baseline monitoring, time-zero monitoring, and annual monitoring of vegetation. The baseline monitoring documents the pre-enhancement conditions within the wetlands. The time-zero report will document the conditions immediately following wetland enhancement (i.e., initial exotic removal and supplemental plantings). The annual reports will document the extent of success of the project and, if needed, identify specific actions to be taken to improve conditions within the project area. Sampling stations and methodology of data collection will remain the same for all monitoring events.

### Vegetation Monitoring

The vegetation within the wetlands will be monitored using three 50 feet diameter plots located along two transects (see Wetland Management Plan Map). Within each plot the percent cover of vegetation (native and exotic/nuisance species) within three strata will be visually estimated. Ground cover species include woody vegetation less than three feet in height and all non-woody plants. Midstory vegetation consists of all woody plants greater than three feet in height and less than four inches diameter at breast height (DBH). Canopy species consist of woody vegetation greater than four inches DBH.

### Wildlife Monitoring

Regular observations of fish and wildlife will be made during all monitoring events by qualified ecologists. This will consist of recording evidence and signs of wildlife (i.e., direct sighting, vocalization, nests, tracks, droppings, etc.).

### Photographic Documentation

Permanent fixed-point photograph stations will be established in each of the monitored areas thereby providing physical documentation of the condition and appearance of an area, as well as any changes taking place. Panoramic photographs will accompany vegetation data in each report. Locations of photo stations will remain the same throughout the duration of the monitoring program.

### Rainfall and Water Level Recordings

A shallow ground water well or staff gauge will be established in a representative portion of the preserve area. Water levels will be recorded twice a month during the wet season (June - September) and once a month during the dry season (October - May). A rain gauge will also be established on-site or monthly rainfall data will be obtained from existing rain gauge stations in the general vicinity of the project.

### Report

The monitoring reports will include a discussion of ongoing maintenance activities and

will identify insufficiencies and recommendations of future remediation. The methodology and results of each monitoring event will be documented in an annual monitoring report. Data will typically be collected toward the end of the growing season (September - October). Monitoring reports will be provided to the County within 45 days of the monitoring inspection events, unless and extension by Charlotte County is granted.

### IX. PROPOSED WORK SCHEDULE

The initial exotic treatment will be initiated during the first dry season following issuance of all required federal, state, and local authorizations. It is anticipated that the initial treatment will take less than one month to complete.

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