

A large, stylized graphic in the background featuring a yellow sun with rays and a green leaf, both partially obscured by a light blue wave-like shape at the bottom.

# PD-26-02 (Quasi-Judicial)

(Adoption Hearing BCC Land Use Meeting 05-26-2026)

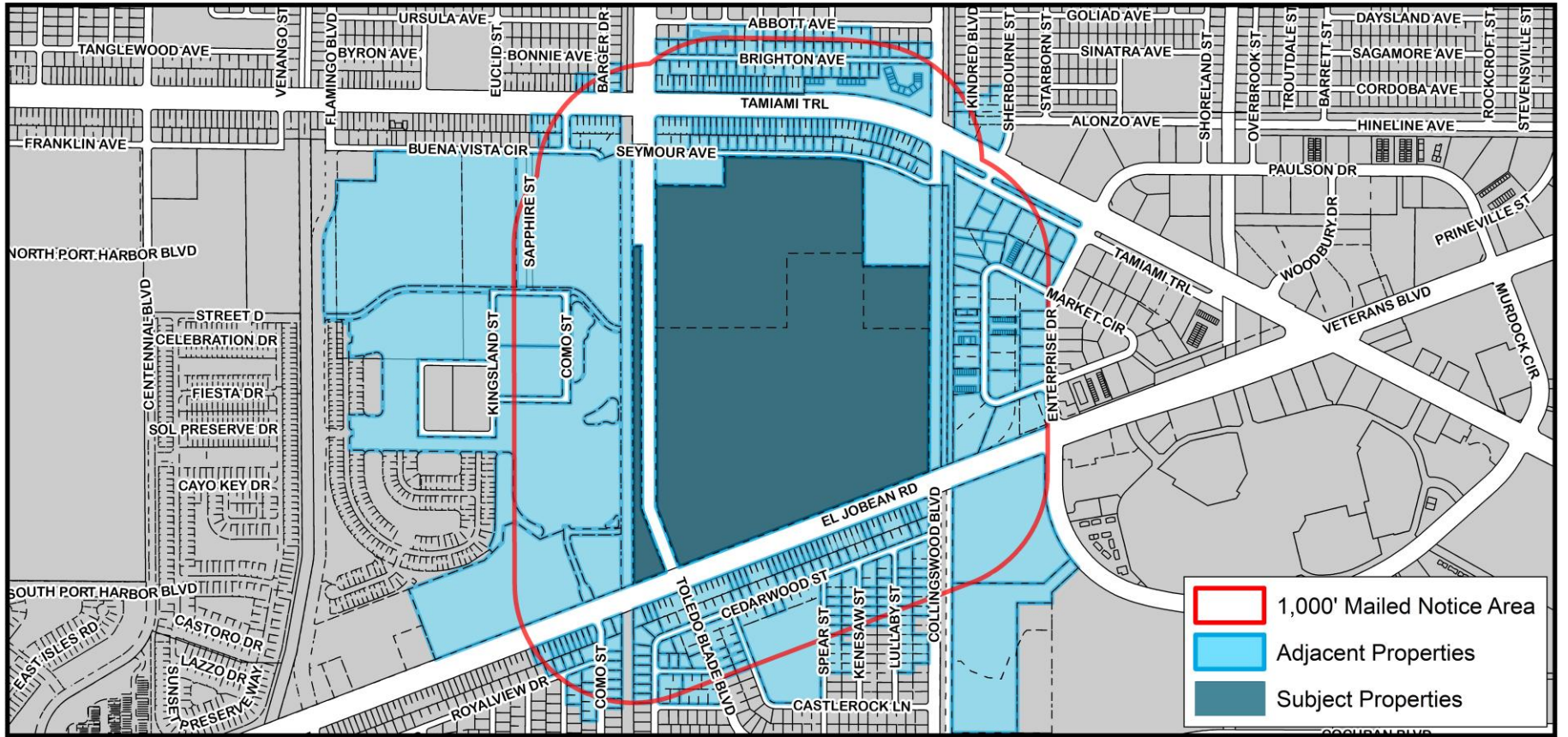
KL WP Village LLC



CHARLOTTE COUNTY  
FLORIDA

# Proposed Changes

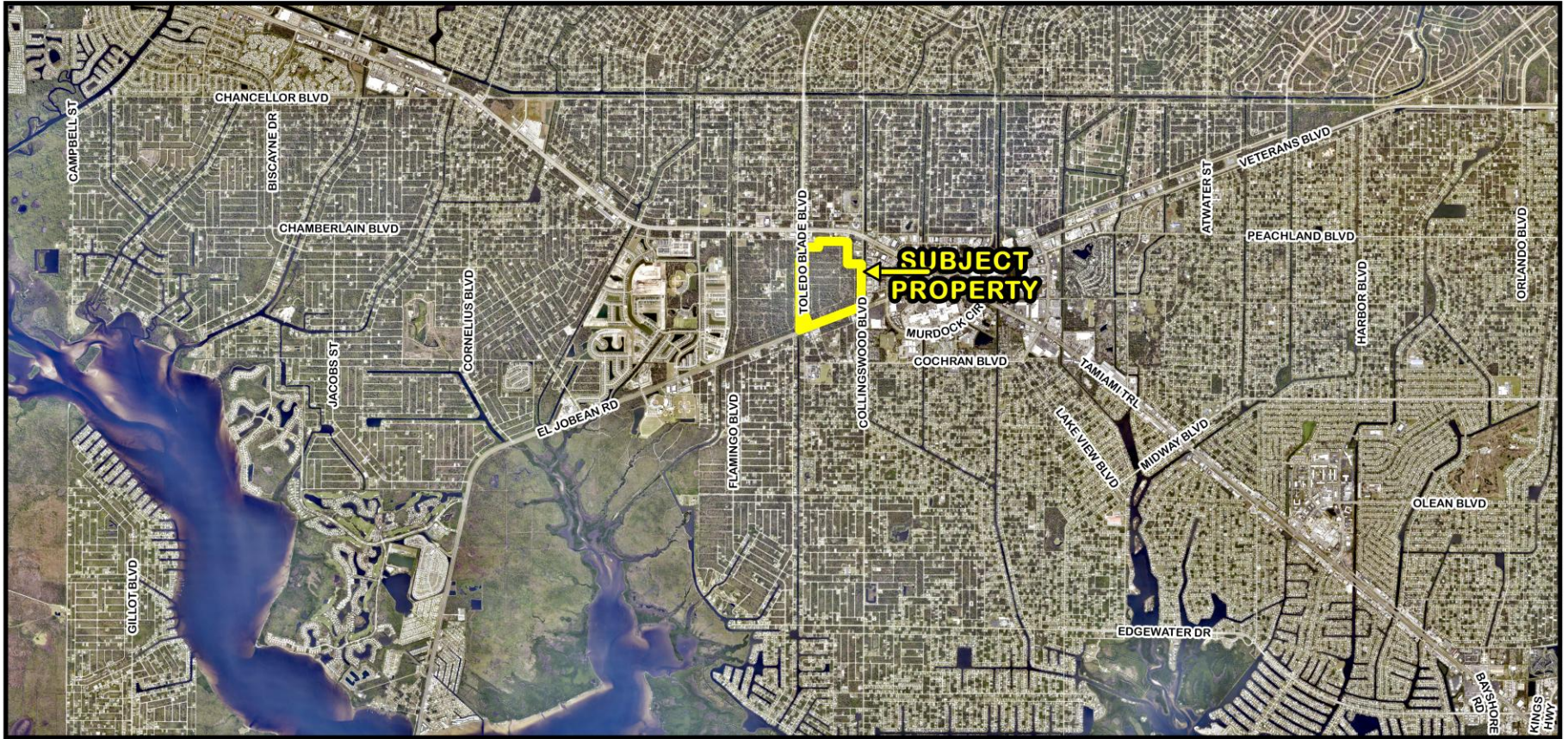
- A rezoning from Planned Development (PD) to PD. This amendment is a major modification to Ordinance Number 2025-007 by revising the adopted PD condition “e)xi)” to modify the conditions governing drive-through uses
- Located in Commission District IV

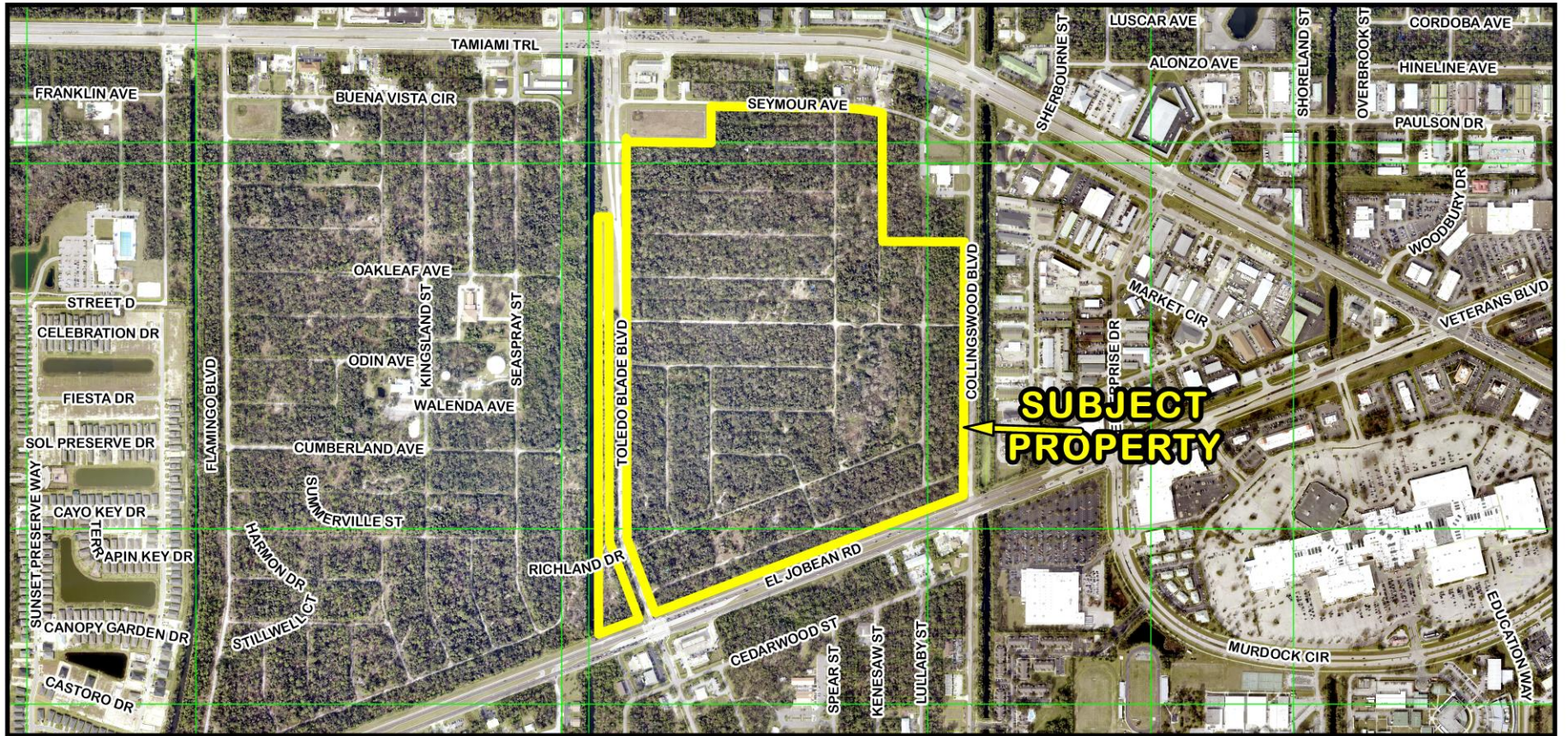


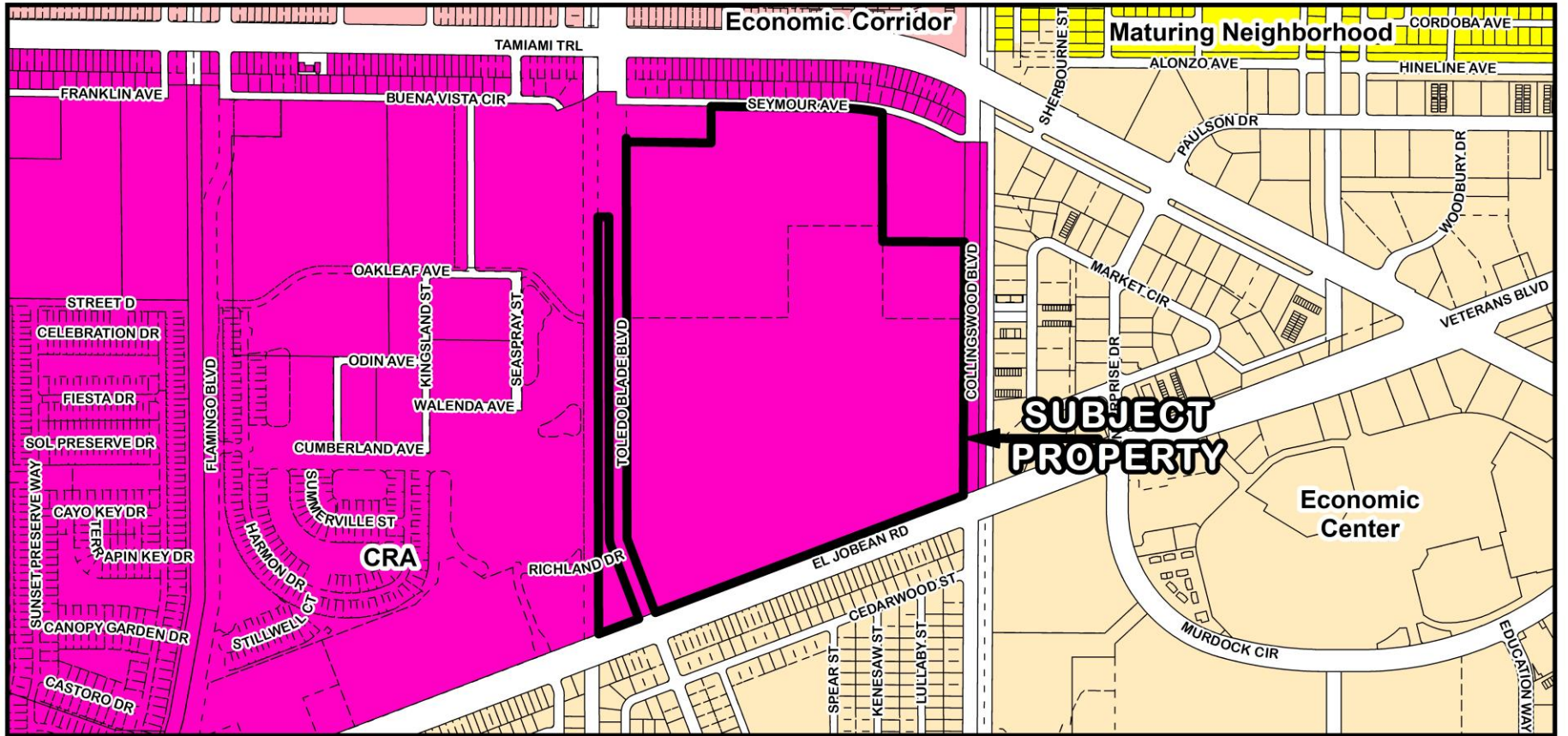
## PD-26-02 1,000' Mailed Notice Map

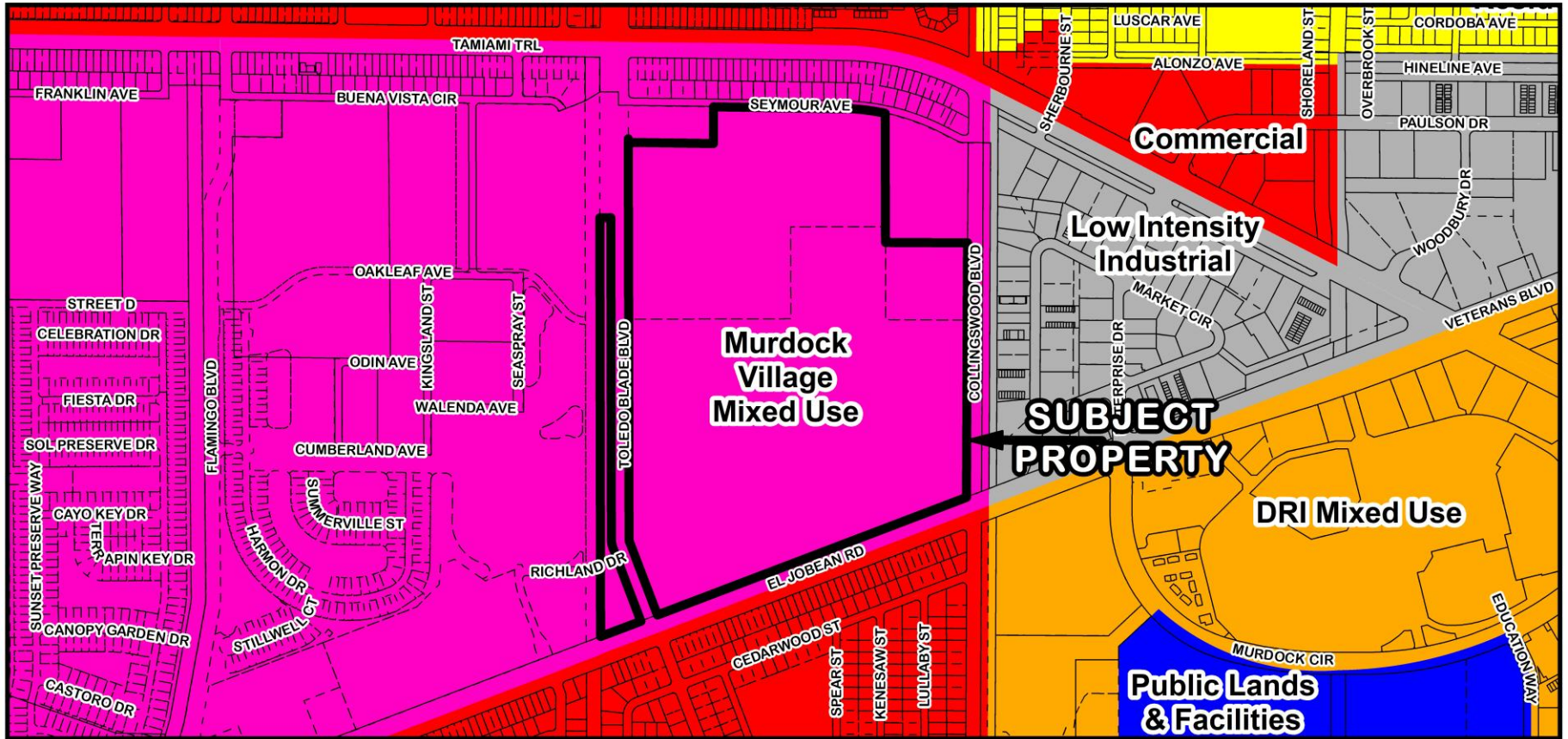


# PD-26-02 Location Map

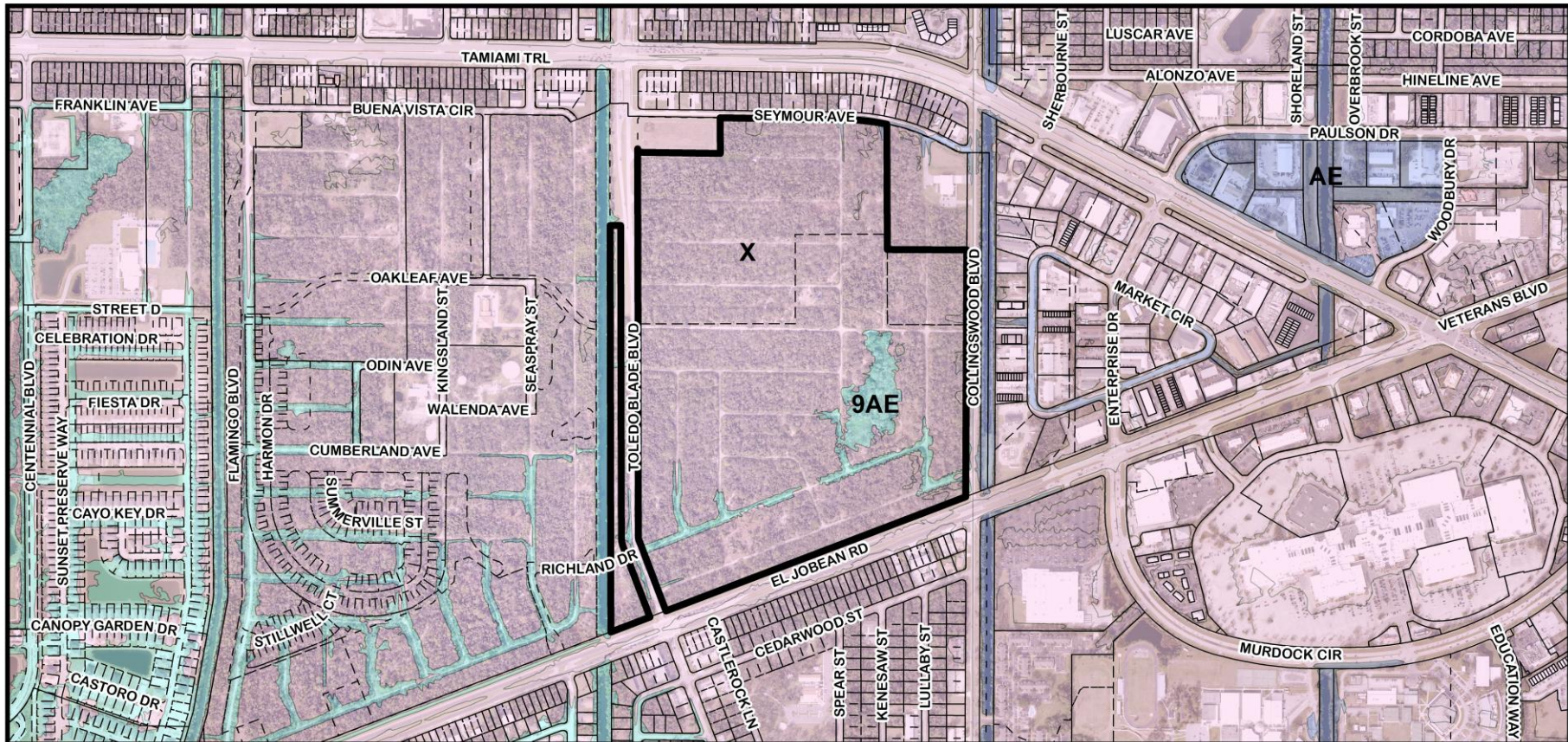












# PD-26-02 Flood Zones (Subject Property - 9AE & X Zones)

# History of the Property

	<b>Originally Approved Development Rights in January 2020</b>	<b>Development Rights Approved in March 2025</b>	<b>Changes to Development Standards Approved in October 2025</b>	<b>Proposed Changes to Development Requirements</b>
<b>Development Rights</b>	<p>2,000,000 SF of commercial, retail, restaurant, destination entertainment, and accessory storage uses.</p> <p>Two hotels with conference centers, 500 keys total.</p> <p>Five hotels, 750 keys total.</p> <p>45 acres for a water park.</p>	<p>670 residential units.</p> <p>250,000 SF of regional commercial uses.</p> <p>150 keys of hotel use.</p> <p>150,000 SF of other commercial uses, including governmental uses.</p>	<p>No change was proposed to approved development rights.</p>	<p>No Change is proposed to approved development rights.</p>
<b>Development Standards and Requirements</b>			<p>Reducing the “minimum lot width” from 20 feet to 16 feet and the “minimum side yard abutting road” from 15 feet to ten feet for townhomes.</p>	<p>To modify the conditions governing drive-through uses.</p>

# Proposed Detail Changes

## *Uses:*

- e) The following uses may be permitted:
  - xi) Drive-through uses, subject to the following conditions:
    - ~~(1) All drive-through lanes shall only be accessed from an alley.~~
    - ~~(2)(1) \_\_\_\_\_ Stacking lanes shall not encroach on any public right-of-way.~~
    - ~~(3) Drive-through uses shall not be located at intersections.~~

**SITE DATA:**  
 6-411396-9 (147' 0" ACRES)  
 PROPERTIES WEST OF TOLEDO BLADE: 337,154 SF (7.74 ACRES)  
 733394-6 (114 ACRES)  
 STORMWATER MANAGEMENT AREA (SMA): 18.43 ACRES  
 PUBLIC UTIL. AREA: 18.43 ACRES  
 SITE ADDRESS: 17513 TOLEDO BLADE BLVD.  
 NORTH CHARLOTTE, NC 28225  
 PARCEL, LESS IN FLOOD ZONE "X" (2 PERCENT)  
 FEMA FLOOD MAP: 22019X003G (DATED 11/18/2002)  
 S.T.R.: 12, 405.216

**OWNER:** KL WP VILLAGE, LLC  
 100 NE 127 ST  
 DELRAY BEACH, FLORIDA 33444  
 AND  
 HURDOCK VILLAGE COMMUNITY REDEVELOPMENT

**P.I.N.:** 40212109001, 40212109002, 40212109003, 40212109004, 40212109005

**PROPERTY USE:** MIXED  
**EXISTING ZONING:** PD  
**PROPOSED ZONING:** PLANNED DEVELOPMENT  
**PROPOSED USE:** MIXED USE  
**FUTURE LAND USE:** HURDOCK VILLAGE MIXED USE

**DENSITY:**  
 PROPOSED DENSITY:  
 675 UNITS/15.91AC = 4.24/DAC

**LOT SETBACKS:**  
 MINIMUM FRONT YARD:  
 MINIMUM INTERIOR SIDE YARD HALF BUILDING HEIGHT, NOT LESS THAN 10'  
 MINIMUM INTERIOR REAR YARD HALF BUILDING HEIGHT, NOT LESS THAN 10'  
 MINIMUM REAR YARD ADJUTING ROADWAY 15'  
 MAXIMUM BUILDING HEIGHT 60'

**AMENITY AREAS:**  
 PARKING FOR THE PROJECT AMENITY AREA WILL BE ONE HALF THAT REQUIRED BY SECTION 3-9-79 PER CHARLOTTE COUNTY LAND DEVELOPMENT REGULATIONS.

**OPEN SPACE:**  
 EACH DEVELOPMENT TRACT SHALL PROVIDE 20% OPEN SPACE WITHIN THE TRACT AT THE TIME OF THE TRACT FINAL SITE PLAN APPROVAL. OPEN SPACE MAY CONSIST OF STORMWATER MANAGEMENT AREAS, AMENITY AREAS, COMMON OPEN AREAS, BUFFERS AND OTHER LANDSCAPING FEATURES.  
 OPEN SPACE REQUIRED: 33.91 ACRES

NO OPEN SPACE REQUIREMENT IS PROPOSED TO BE PROVIDED FOR PUBLIC RIGHTS OF WAY.

**PARKING REQUIREMENTS:**  
 SINGLE FAMILY RESIDENTIAL AND ATTACHED VILLAS REQUIRED: 2.5 SPACES PER DWELLING UNIT  
 MULTI-FAMILY AREAS:  
 PARKING FOR THE PROJECT MULTI-FAMILY AREAS WILL BE DETERMINED AND PROVIDED PRIOR TO THE TIME OF FINAL DETAIL SITE PLAN APPROVAL PER CHARLOTTE COUNTY LAND DEVELOPMENT REGULATIONS AND/OR CURRENT APPROVALS.

- PD CONCEPT PLAN NOTES:**
1. ALL TRACT LINES SHOWN ARE PRELIMINARY AND MAY BE CHANGED DUE TO MARKET CONDITIONS, DESIGN CONSTRAINTS OR PERMITTING REQUIREMENT AT FINAL DETAIL SITE PLAN APPROVAL.
  2. WHERE A LANDSCAPE BUFFER IS REQUIRED, DEVELOPER SHALL WORK WITH COUNTY STAFF TO DETERMINE IF EXISTING TREES & VEGETATION MEET BUFFER REQUIREMENTS AND DETERMINE WHAT ADDITIONAL TREES WILL BE REQUIRED TO MEET COUNTY LANDSCAPE BUFFER MINIMUM REQUIREMENTS.
  3. PROPOSED PROJECT SHALL BE SERVICED BY CENTRAL WATER & SEWER. ROADWAYS DEPICTED ON PD CONCEPT PLAN ARE PROPOSED TO BE PUBLIC. INTERIOR TRACT AND ROADWAYS WILL BE DEDICATED TO PUBLIC OR PRIVATE AT THE TIME OF PROPOSED DEVELOPMENT OF EACH PROJECT.
  4. TRACTS PROPOSED TO BE SINGLE FAMILY DETACHED, SINGLE FAMILY ATTACHED, TOWNHOMES AND MULTI-FAMILY AND WILL BE DEVELOPED IN ACCORDANCE WITH PROPOSED DEVELOPMENT STANDARDS.
  5. TRACTS PROPOSED TO BE COMMERCIAL USE WILL BE DEVELOPED IN ACCORDANCE WITH THE REQUIREMENTS WITHIN THE COMMERCIAL GENERAL (CG) ZONING DISTRICT SECTION 3-9-2 IN CHARLOTTE COUNTY LAND DEVELOPMENT REGULATIONS.
  6. PD DISTRICT FOR THIS PROJECT IS PROPOSED TO BE EXCLUDED.
  7. DEFENSE ACADEMY BLVD. (PD) FRONTAGE IS PROPOSED TO BE 6 FEET WIDE, TO MATCH EXISTING SIDEWALK.
  8. STORMWATER MANAGEMENT AREAS DEPICTED ON PD CONCEPT PLAN ARE PROPOSED TO BE SHARED BY ROADWAY AREA AND TRACT DEVELOPMENTS.
  10. LANDSCAPING WILL FOLLOW THE STANDARDS OF APPROVED ORDINANCE.

- USE TABLE:**
- 100 AFFORDABLE MULTI-FAMILY UNITS
  - 220 TOWNHOMES
  - 350 SINGLE FAMILY HOMES
  - 150 KEY HOTEL
  - 150,000 SF. GOVERNMENT USE
  - 250,000 SF. RETAIL/COMMERCIAL

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

**A TYPE A BUFFER**

- 1. REQUIRED PLANT UNITS PER 100 FEET:
- (2) CANOPY TREES, (1) ACCENT/UNDERSTORY TREE, (10) SHRUBS

**C TYPE C BUFFER**

- 1. REQUIRED PLANT UNITS PER 100 FEET:
- (3) CANOPY TREES, (1) ACCENT/UNDERSTORY TREE, (15) SHRUBS

**PB PERIMETER BUFFER**

- 1. LANDSCAPE STRIP AT LEAST 8 FEET IN WIDTH (UNLESS OTHERWISE ALLOWED BY CODE)
- 2. SEE SECTION 3-9-100.2 FOR SPECIFIC PLANTING REQUIREMENTS PER APPLICATION

**NB NO 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: THESE AREAS HAVE BEEN SET ASSET FROM A SCHEDULED PDZ COUNTY OR ZONING AREA. ANY OTHER DEVELOPMENT OR ZONING CHANGES SHALL BE REVIEWED AND APPROVED BY THE COUNTY PLANNING AND ZONING DEPARTMENT.

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 Civil Engineering and Land Development Consulting  
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DATE	06/20/24
PROJECT	WEST PORT VILLAGE
DRAWING	CONCEPT PLAN
DESIGN	PREP
CHECKED	ME

PLANNED DEVELOPMENT CONCEPT PLAN  
**WEST PORT VILLAGE**  
 CHARLOTTE COUNTY, FLORIDA

SCALE	1" = 200'
METRIC DATUM	NAD 83
SHEET	3
OF	5

MATTHEW MORRIS P.E.  
 FL LICENSE NO. 88424

