



DRC-25-090

(BCC Land Use Meeting 9-9-2025)

RESPEC Company, LLC/ Willow Phase 3



CHARLOTTE COUNTY
FLORIDA

DRC-25-090

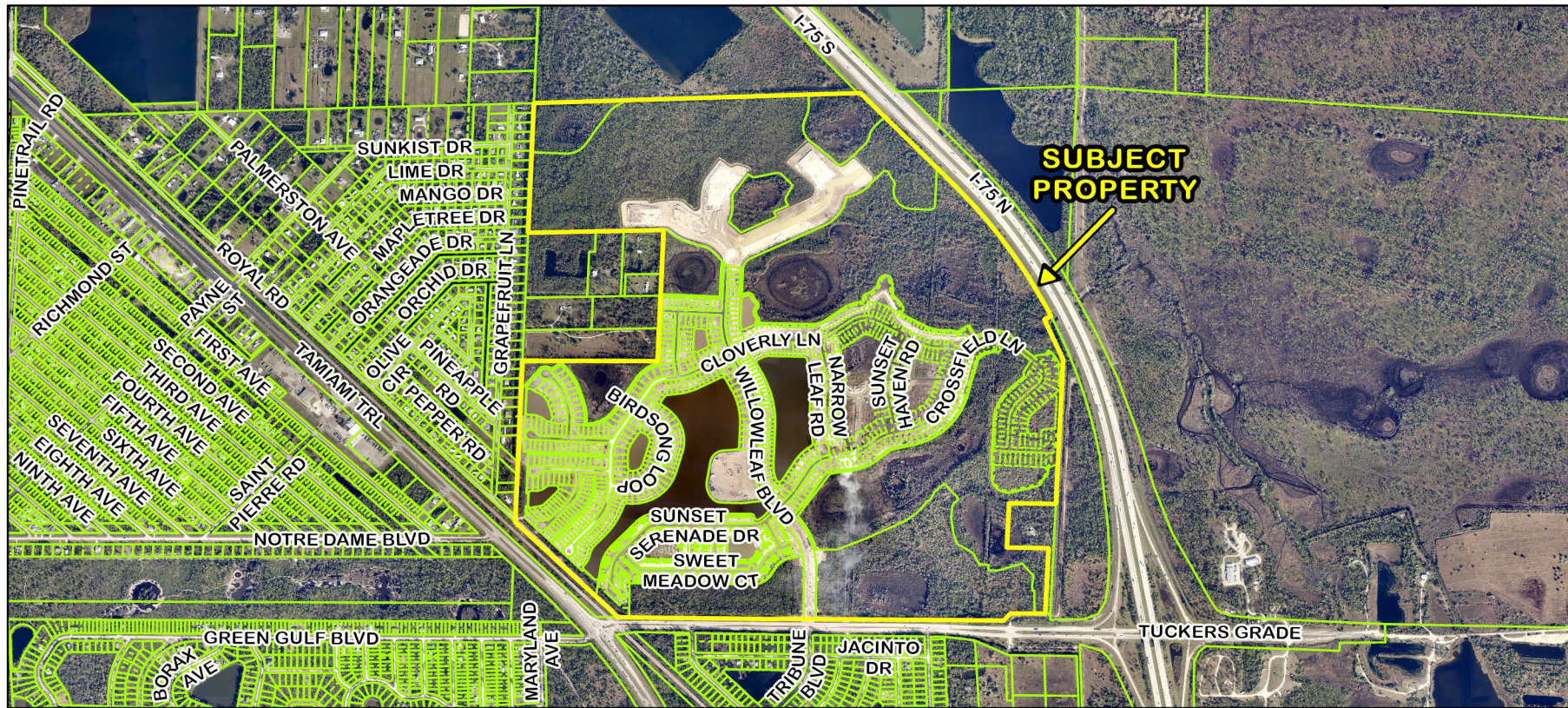
- RESPEC Company, LLC is requesting PD Final Site Plan approval for Willow (Tuckers Point) Phase 3. The project consists of 394 single-family units and associated infrastructure. This project site is 98.41± acres and is located at 11710 Tamiami Trail, Punta Gorda, FL.
- Located in Commission District II



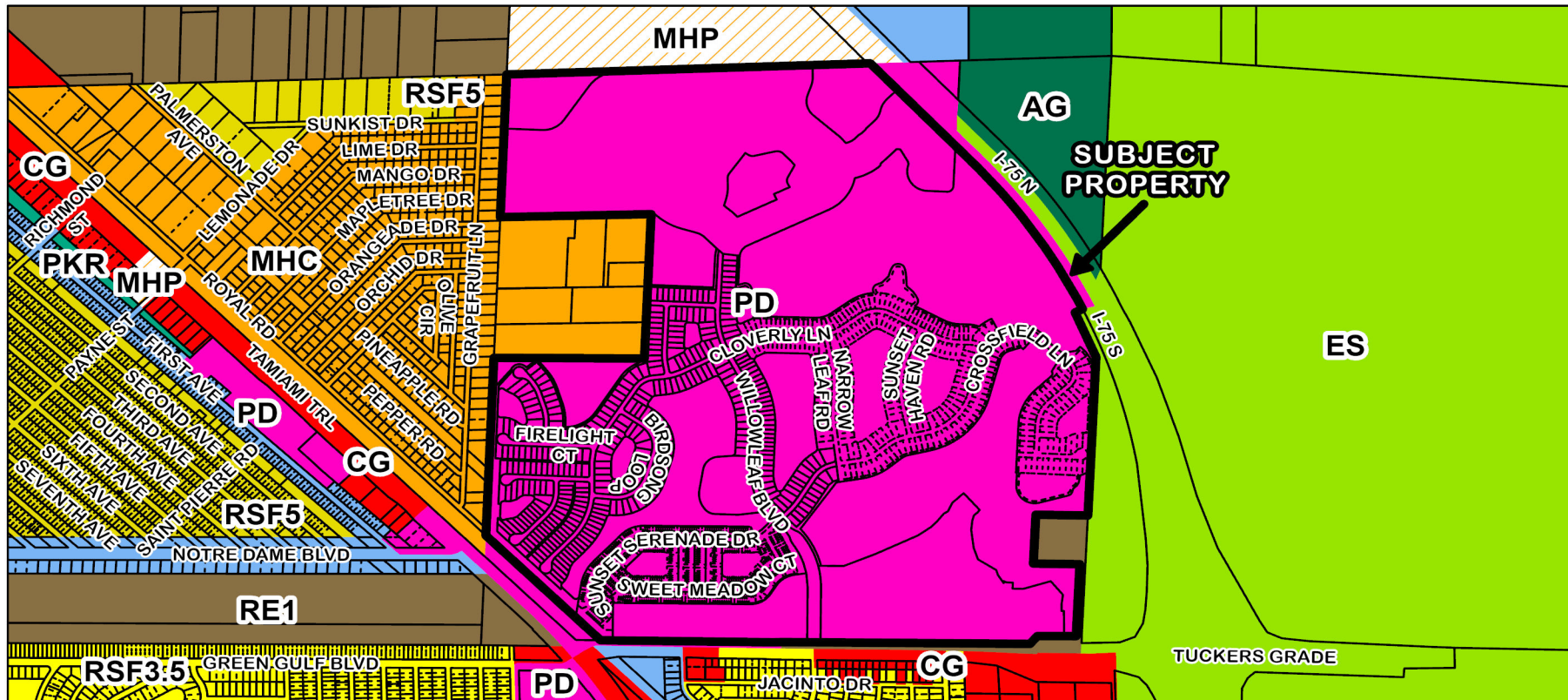
DRC-25-090 2024 Eagle View Image



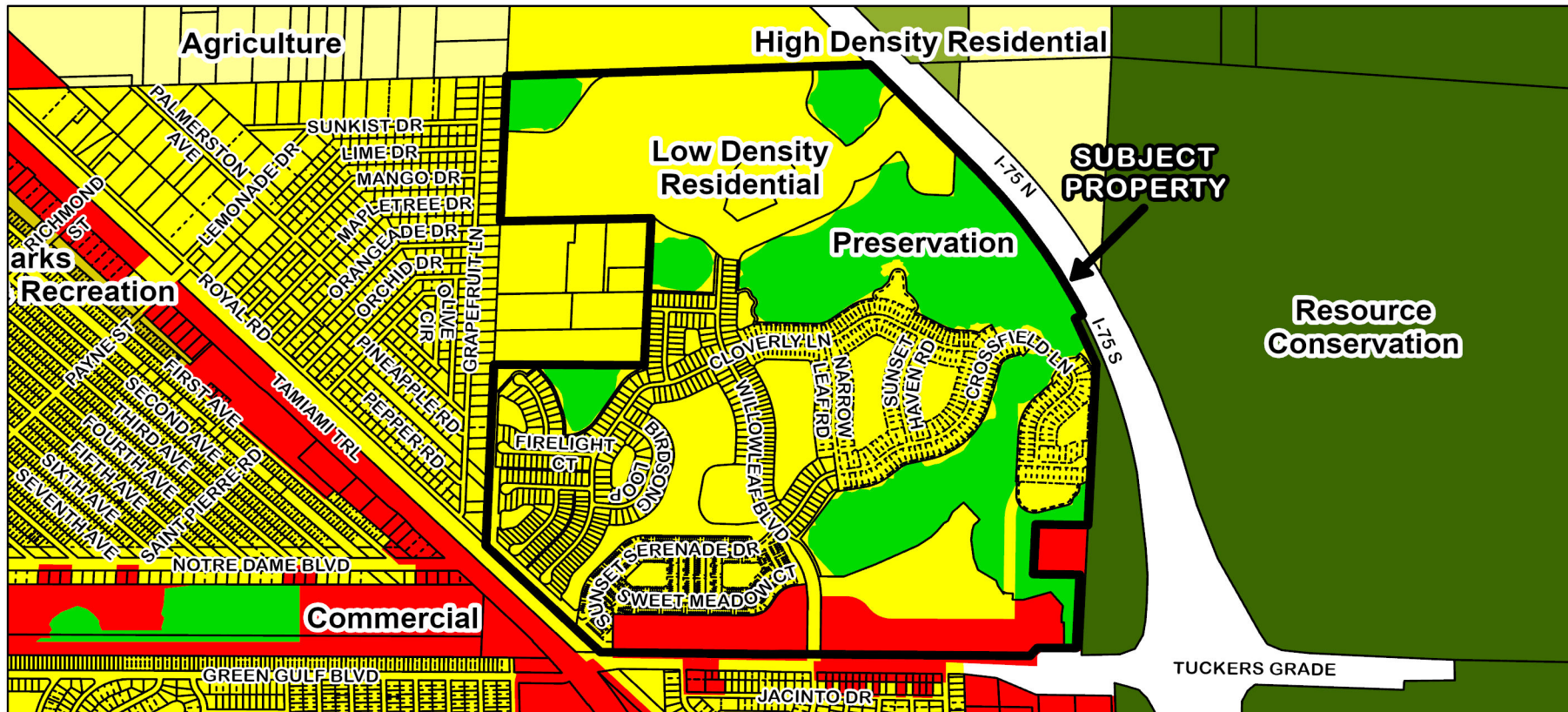
DRC-25-090 Location Map



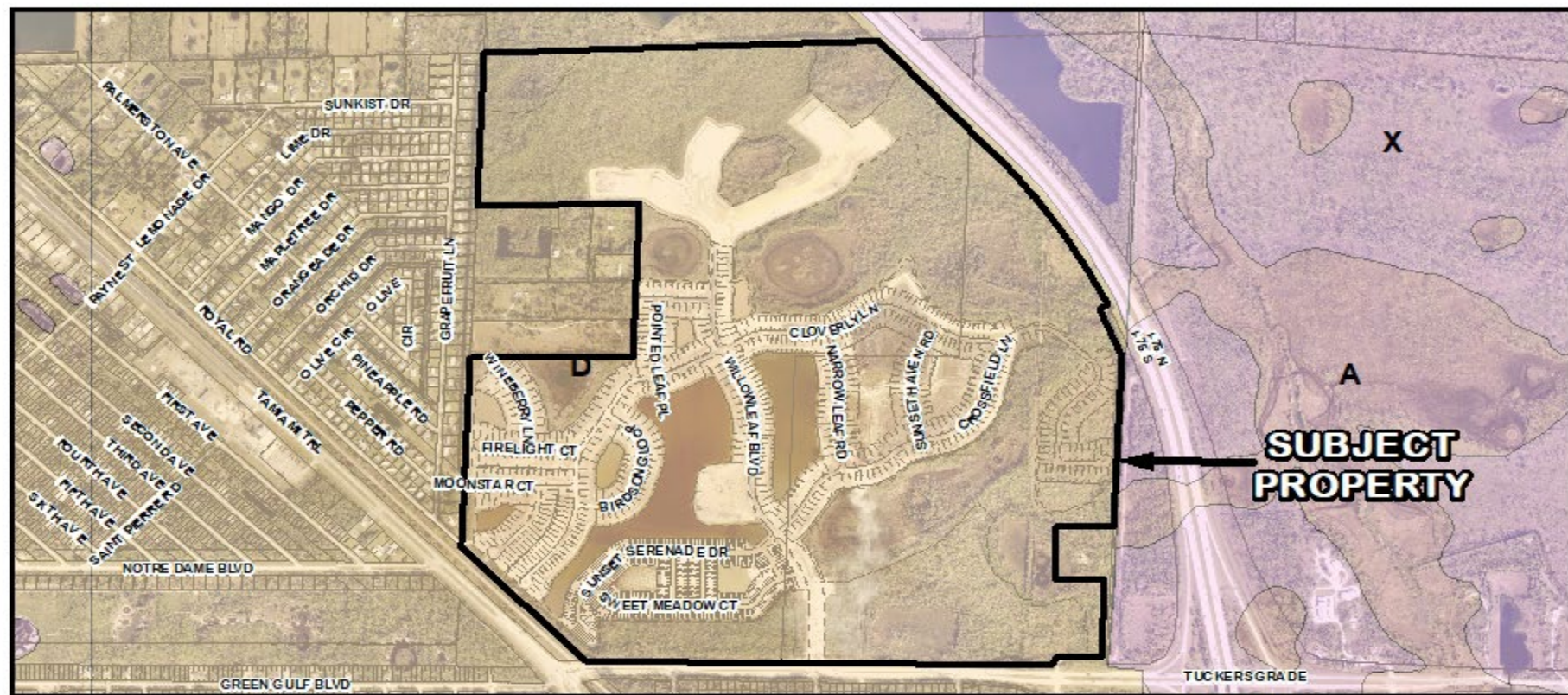
DRC-25-090 Area Image



DRC-25-090 Zoning Designations



DRC-25-090 FLUM Designations

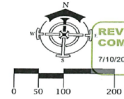


DRC-25-090 Flood Zone (Subject Property - D Zone)

3. CONTRACTOR TO VERIFY THE SIZE AND LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS TO EXCAVATE TO AVOID POTENTIAL CONFLICTS OR DAMAGE TO THE INFRASTRUCTURE.
4. LOCATIONS OF PROPOSED UTILITY LINES ARE SUBJECT TO MODIFICATIONS TO ACCORDANCE WITH THE REQUIREMENTS OF THE VENDOR'S DESIGN.
5. WHEN REPAIRING IMPROVEMENTS ADJACENT TO THE PROPERTY PROPERTY THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE DEVELOPER WHICH ARE INTENDED TO BE BLOCK ACCESS TO OR ON THE PROPERTY.
6. NO TREES OR SHRUBS SHALL BE PLACED OR TO BE BLOCK ACCESS ON LINE OF THE PROJECT OR TO BE PLACED ON THE PROPERTY.
7. CONTRACTOR TO PROVIDE UTILITY RECORD DRAWINGS TO OWNER AND ENGINEER PRIOR TO FINAL PAYMENT REQUEST.
8. CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN THE STABILIZED POSITION OF THE ROAD PAVEMENT SHALL BE INSTALLED PRIOR TO COMPLETION OF THE SUBGRADE.
9. CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN THE STABILIZED POSITION OF THE ROAD PAVEMENT SHALL BE INSTALLED PRIOR TO COMPLETION OF THE SUBGRADE.
10. CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN THE STABILIZED POSITION OF THE ROAD PAVEMENT SHALL BE INSTALLED PRIOR TO COMPLETION OF THE SUBGRADE.
11. CONTRACTOR TO EXERCISE CARE TO PROTECT THE ROOTS OF TREES TO REMAIN OPEN THE TRENCH OR WHEN UTILITIES CAN BE INSTALLED REVERSELY, PLANTING NEW TREES OR SHRUBS TO REPLACE ANY REMOVED.
12. THE CONTRACTOR IS REQUIRED TO ADJUST ALL EXISTING AND PROPOSED VALVE AND GATE LOCATIONS TO ACCORDANCE WITH THE DESIGN.
13. CONTRACTOR TO CONDUCT SURVEY, EXTEND FIVE FEET BEYOND THE EDGE OF PAVEMENT BASE OF CURB AND SIDEWALK AT EACH END AND OTHERS, AS REQUIRED TO LOCATE EXISTING UTILITIES.
14. THE IMPROVEMENT SYSTEM SHALL BE PRIVATE AND DESIGNED BY THE DEVELOPER.

[illegible]

1. ALL UTILITY CONSTRUCTION TO BE IN ACCORDANCE WITH CHARLOTTE COUNTY SPECIFICATIONS AND THE CITY OF CHARLOTTE SPECIFICATIONS.
2. CONTRACTOR TO VERIFY INVERT ELEVATION AND LOCATION OF EXISTING SANITARY SEWER MANHOLES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. ALL GRAVITY SEWER LINES SHALL BE PVC (DR 30), GREENISH-COLOR, UNLESS OTHERWISE SPECIFIED. ALL GRAVITY SEWER LINES SHALL BE 18" UNLESS OTHERWISE APPROVED BY COJ.
4. ALL SEWER LEAKS ARE APPROXIMATE AND ARE MEASURED FROM CENTER OF MANHOLE TO CENTER OF MANHOLE.
5. MANHOLE TOPS ARE APPROXIMATE AND SHOULD BE ADJUSTED TO FINAL GRADE OR PAVEMENT ELEVATION.
6. ALL SERVICES TO BE 8" IN DIAMETER, UNLESS OTHERWISE NOTED.
7. ALL SANITARY SEWER MAIN TESTING SHALL BE IN ACCORDANCE WITH CHARLOTTE COUNTY UTILITIES SPECIFICATIONS FOR GRAVITY SANITARY SEWER SYSTEM.



RESPEC
1412 Jackson Street, Suite #1
Fort Myers, FL 33901
(239) 416-0691
Florida Registry License No. 33253

ENGINEER OF RECORD:
ANDREW D. FITZGERALD
STATE OF FLORIDA
PROFESSIONAL ENGINEER
LICENSE NO. 56776

AREA RESERVED FOR AGENCY USE

WILLOW - PHASE 3

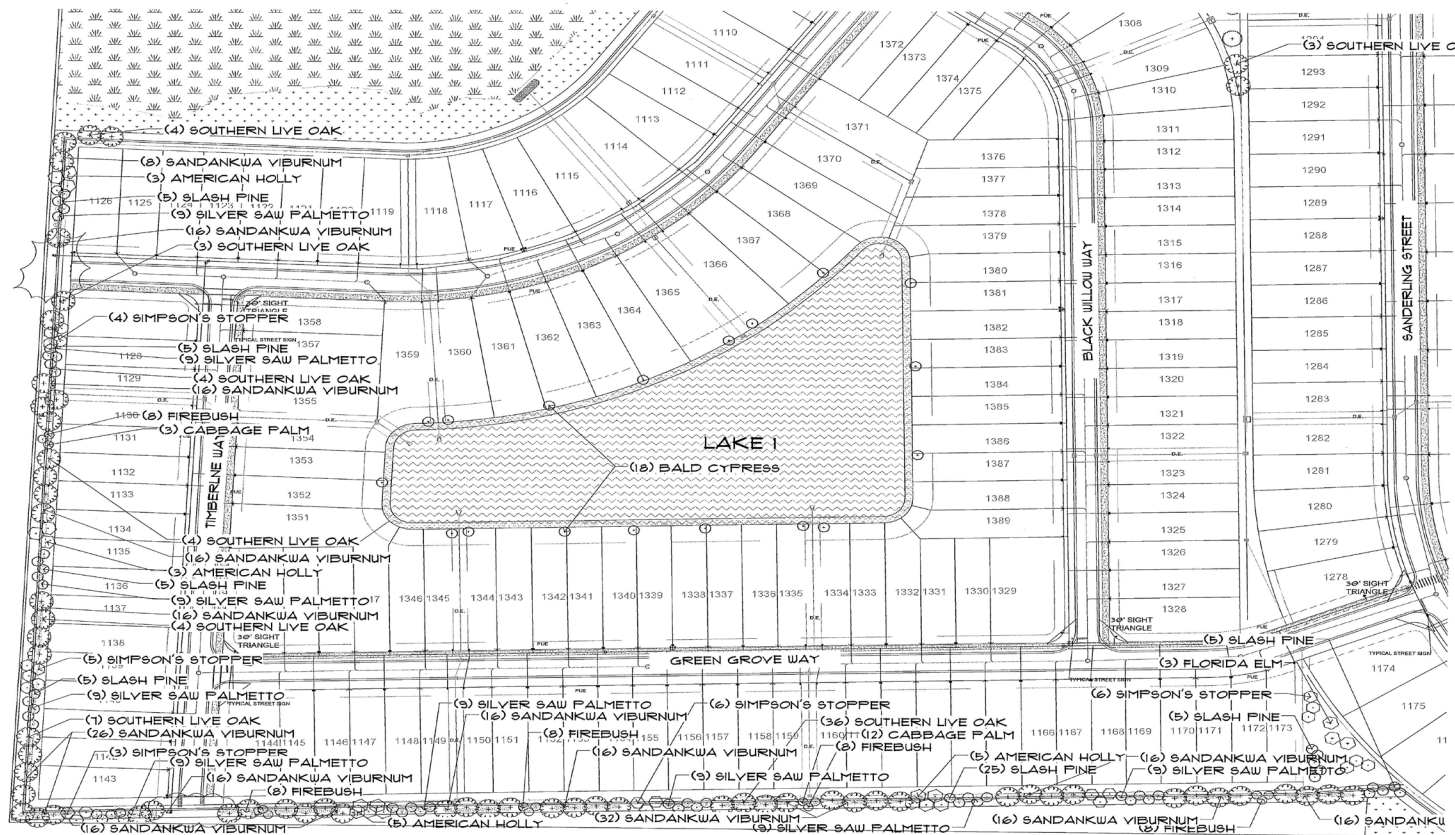
WINNER / DAVID LLOYD
LENNAR
10401 BEECH CYPRESS PARKWAY
FORT MYERS, FL 33908
888-276-1177

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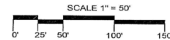
UTILITY PLAN
(WEST)

Project Manager:	ADF
Drawn By:	CAS
Project Number:	W0079.24047
County, State:	CHARLOTTE COUNTY, FL

Sheet Number:	8
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LANDSCAPE PLAN



DMJA

DAVID M. JONES, JR.
AND ASSOCIATES, INC.

LANDSCAPE ARCHITECTS
AND PLANNERS

2291 McGregor Blvd.
Fort Myers, Florida 33901
PHONE: (889) 387-5282
FAX: (889) 387-4494

L.A. LICENSE: LC 0006061

PROJECT INFORMATION:

**WILLOWS
PHASE 3**
CHARLOTTE CO., FL

PREPARED FOR:
Respec
2050 Hendry Street
Fort Myers, FL 33901
Ph: (239) 418-0993
Fax: (239) 418-0992
Email: info@respec.com

CONSULTANT:



GREGORY A. GERING, L.A.
CHARLOTTE CO., FL

DESIGNER: GREG GERING
PROJECT NO.: WILLOWS PH 3 L 1
FILE NAME: WILLOWS PH 3 L 1
DATE: 02/05/2004
CHECKED BY: GAD
DATE: 02/05/2004
SITE PERMIT

REVISED DATE: FEB. 05, 2004
REVISIONS:
AMENDMENT NO. 001: GAD/HAN PROPOSED
PLANTING - 60% RESPONSE

SHEET TITLE:
**LANDSCAPE
PLAN**

SHEET NUMBER:
L-4



DMJA
DAVID M. JONES, JR.
AND ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
AND PLANNERS

1921 McGraw Blvd.
Fort Myers, Florida 33901
PHONE: (939) 837-5325
FAX: (939) 837-4491

L.A. LICENSE LC 0000606

PROJECT INFORMATION
**WILLIAMS
PHASE 3
CHARLOTTE, CO. FL**

PREPARED FOR:
Requester:
1505 Hendry Street
Fort Myers, FL 33901
Ph: (239) 418-0651
Fax: (239) 418-0652
Email:
andrew.fitzgerald@requester.com

CONSULTING:

DESIGN PROFESSIONAL
Signature:
Date:
Professional Seal:
Professional Stamp:
Professional Title:
Professional License:
Professional State:
Professional Number:
Professional Expiration:
Professional Address:
Professional Phone:
Professional Fax:
Professional Email:
Professional Website:

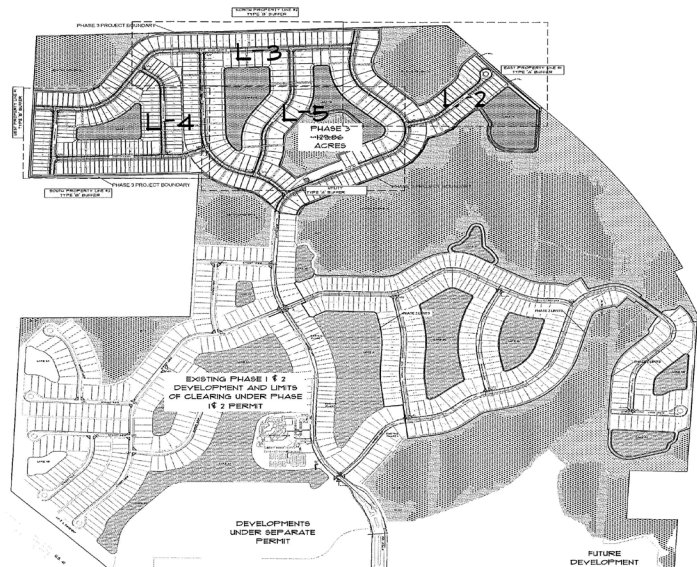
DATE OF SHEET: 2/24/2024
SHEET NO.: 010
PROJECT NO.: 220409
CLIENT: WILLIAMS PHASE 3
SHEET: 010
DATE: 02/24/2024
DRAWN BY: GJD
CHECKED BY: GJD
DATE: 02/24/2024

SITE PERMIT

NOTED DATE: FEB. 26, 2024
REVISIONS:
WHICH IS 2024 (NO RESPONSE)
JUNE 4, 2025 (NO RESPONSE)

SHORT TITLE:
**LANDSCAPE
CALCULATIONS**

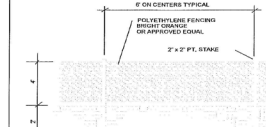
SHEET NUMBER
L-1



KEY SHEET

SCALE 1" = 400'

0 200' 400' 800' 1,200'



TREE PROTECTION DETAIL

NOT TO SCALE

RECALCULATED NOTES:
1) All areas of 1/2 acre or greater than a selected radius
2) All areas of 1/2 acre or greater than a selected radius
3) All areas of 1/2 acre or greater than a selected radius
4) All areas of 1/2 acre or greater than a selected radius
5) All areas of 1/2 acre or greater than a selected radius

Tree Species Mix	Required # of Trees	Minimum # of Species
11-20	2	2
21-30	3	3
31-40	4	4
41+	5	5

LANDSCAPE REQUIREMENT CALCULATIONS

RITE ADDRESS:
1710 TALLAH HALL, FORT GORDA, FL 33955

OPEN SPACE:
25% of property to be provided in open space.
Refer to Engineering Plans for provided open space.

BUFFER REQUIREMENTS

PERIMETER BUFFERS

EAST BUFFER #1

Existing Vegetation to 100' buffer requirement where it occurs.
Type A Buffer, 10' wide, excluding existing preserve = 770 R.
2 Canopy Trees, 1 Accent Tree, 10 shrubs per 100

7.7 x 2.2 = 17 Trees Required
7.7 x 1.2 = 9 Accent Trees Required
7.7 x 10 = 77 Shrubs Required and Provided

NORTH BUFFER #2

Existing Vegetation to 100' buffer requirement where it occurs.
Type B Buffer, 10' wide, excluding existing preserve = 880 R.
3 Canopy Trees, 1 Accent Tree, 15 shrubs per 100

18.8 x 3 = 56 Trees Required
18.8 x 1 = 19 Accent Trees Required
18.8 x 15 = 273 Shrubs Required

WEST BUFFER #3

Existing Vegetation to 100' buffer requirement where it occurs.
Type C Buffer, 10' wide, excluding existing preserve = 830 R.
2 Canopy Trees, 1 Accent Tree, 10 shrubs per 100

8.3 x 3 = 25 Trees Required
8.3 x 1 = 9 Accent Trees Required
8.3 x 10 = 83 Shrubs Required

UTILITY BUFFER

Existing Vegetation to 100' buffer requirement where it occurs.
Type D Buffer, 10' wide, excluding existing preserve = 1110 R.
3 Canopy Trees, 1 Accent Tree, 10 shrubs per 100

11.1 x 3 = 33 Trees Required
11.1 x 1 = 11 Accent Trees Required
11.1 x 10 = 111 Shrubs Required

REFER TO CHARLOTTE COUNTY UTILITY SETBACKS 17.1 FOR ALL PLANTING REQUIREMENTS AND SPECIFICATIONS.

<https://www.charlottecountyfl.gov/departments/utilities/engineering/landscape/open-space/notes.html>

Site Data

Land Use: Residential

Project Area: 4,286,860 SF (PHASE 3)

Excludes Wetlands/Conservation Area

1 Tree point per 2,000 SF of development

4,286,860 / 2,000 = 2,143 trees required.

Refer to plant list on L-6 for tree points provided.

No more than 25% of the required tree points may be obtained from planted native or non-native plant trees.

No more than 50% of the required tree points may be obtained from approved non-native trees.

CHARLOTTE COUNTY NOTE:

1. ALTERNATIONS TO LANDSCAPE AND BUFFERS REQUIRE PRIOR WRITTEN PERMISSION OF CHARLOTTE COUNTY.
2. TREE PERMITS MUST BE OBTAINED PRIOR TO ANY LAND CLEARING, CUT / FILL ACTIVITIES OR THE REMOVAL OF ANY BUILDING FOOTINGS.
3. IMITAT PRESERVE AND OPEN SPACE WETLAND SHALL BE MAINTAINED AND PRESERVED IN PERPETUITY.
4. IMITAT PRESERVE AND OPEN SPACE WETLAND SHALL BE MAINTAINED AND PRESERVED IN PERPETUITY.

TREE CALIPER (INCHES)	RETAINED NATIVE (PERCENT PALMS)	INSTALLED NATIVE (PERCENT PALMS)	NON-NATIVE (UNPAID OR RETAINED)	NATIVE PALMS (THIS & CLEAR TRUNKED)
1.0 - 1.9	1.0	1.0	1.0	0.5
2.0 - 2.9	1.5	1.5	1.5	0.5
3.0 - 3.9	2.0	2.0	2.0	0.5
4.0 - 4.9	2.5	2.5	2.5	0.5
5.0 - 5.9	3.0	3.0	3.0	0.5
6.0 - 6.9	3.5	3.5	3.5	0.5
7.0 - 7.9	4.0	4.0	4.0	0.5
8.0 - 8.9	4.5	4.5	4.5	0.5
9.0 - 9.9	5.0	5.0	5.0	0.5

* FROM EXHIBIT A LIST OF APPROVED TREE SPECIES
* ADD 8.0 POINTS FOR EACH "HERBACEOUS" SPECIES IN THE CASE OF PALMS, WAX PINELIS, AND PALMETOS

* REFER TO SHEET L-4 FOR TOTAL GROSS TREE POINTS TO BE PROVIDED

APPROVED LOT TREE LIST

The following trees are acceptable to Charlotte County for use on lots to fulfill the tree point requirement.

The individual family lots are not eligible for the bonus program as these trees are required for the overall total point requirement of the site.

No tree species may comprise more than 60% of tree species mix.

Lot of Approved Tree Species

Approved (or Tree Point) Canopy Tree Species-Non-Native

Florida Royal Palm (Hydrocotyle sp.)

Florida Royal Palm (Hydrocotyle sp.)

Florida Royal Palm (Hydrocotyle sp.)

Florida Royal Palm (Hydrocotyle sp.)

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