



PAL-21-00002 (Legislative)

PD-21-00006 (Quasi-Judicial)

(Adoption Hearing BCC Land Use Meeting 10-26-2021)

Pastore Doyle Developers, LLC



CHARLOTTE COUNTY
FLORIDA

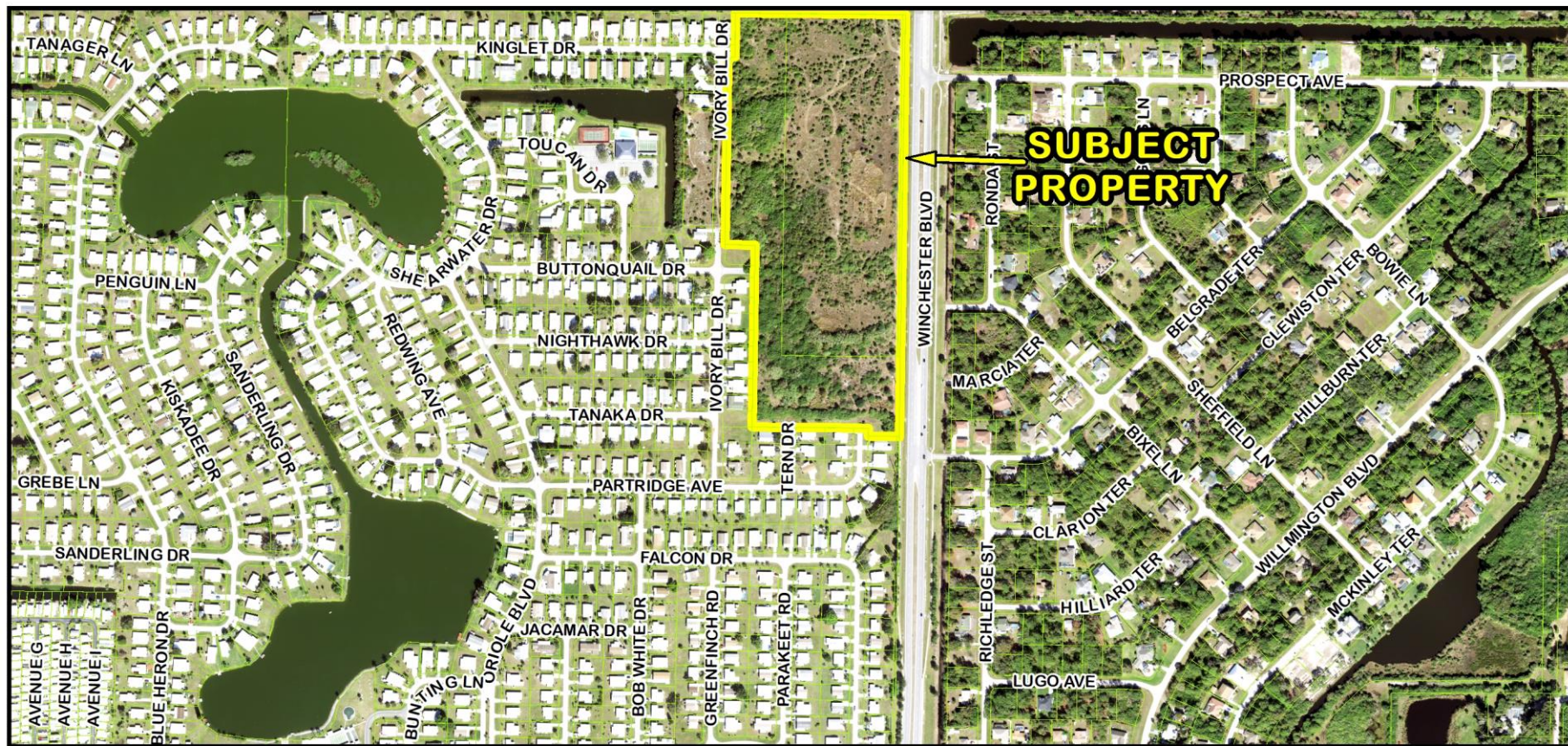
Proposed Changes

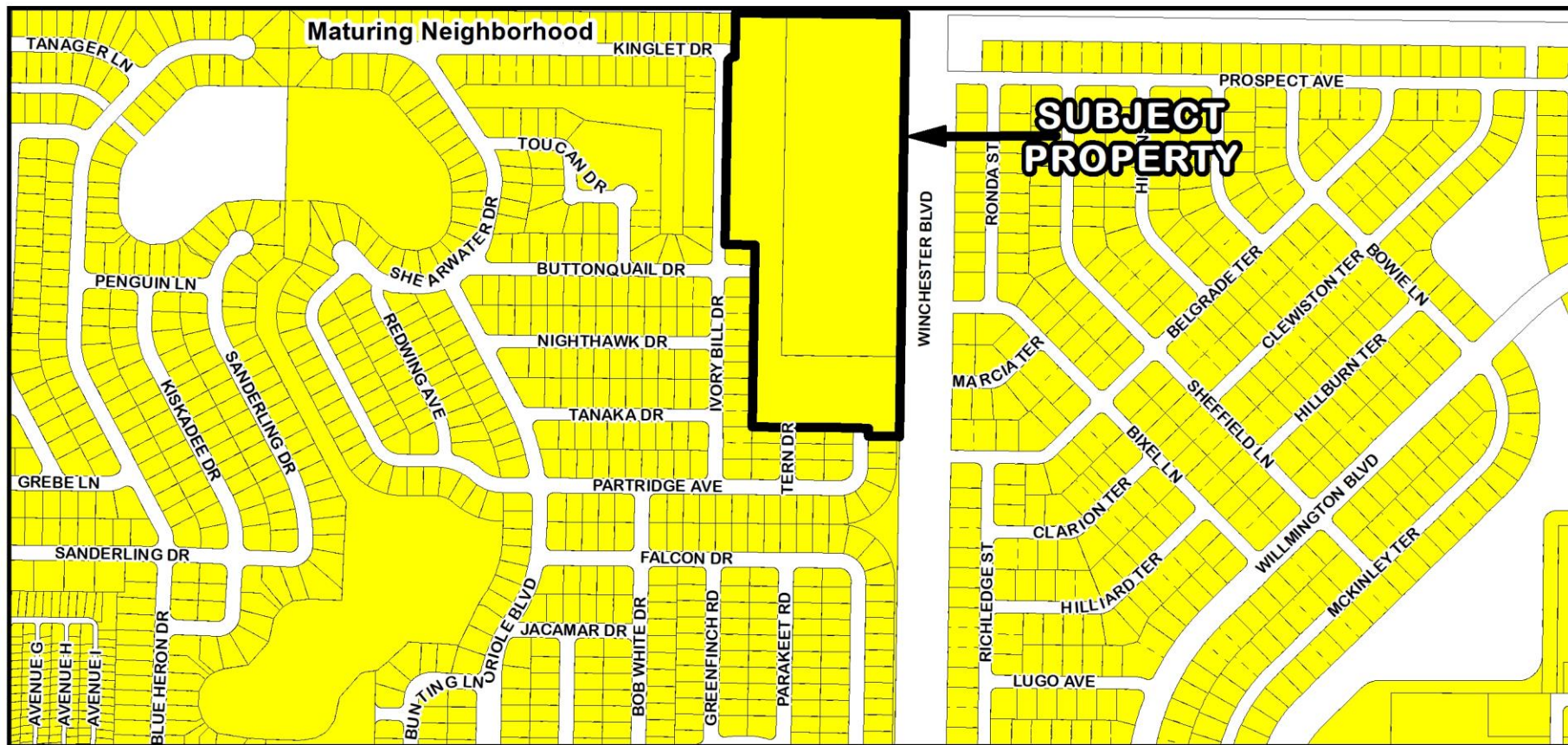
- A small-scale Plan Amendment from Low Density Residential (LDR) (16.51± acres) and Commercial (COM) (8.16± acres) to Medium Density Residential (MDR)
- A companion rezoning from Manufactured Home Conventional (MHC) (16.51± acres) and Commercial General (CG)(8.16± acres) to Planned Development (PD) to allow for development of a multi-family residential community
- Increasing density from 82 units to 188 units

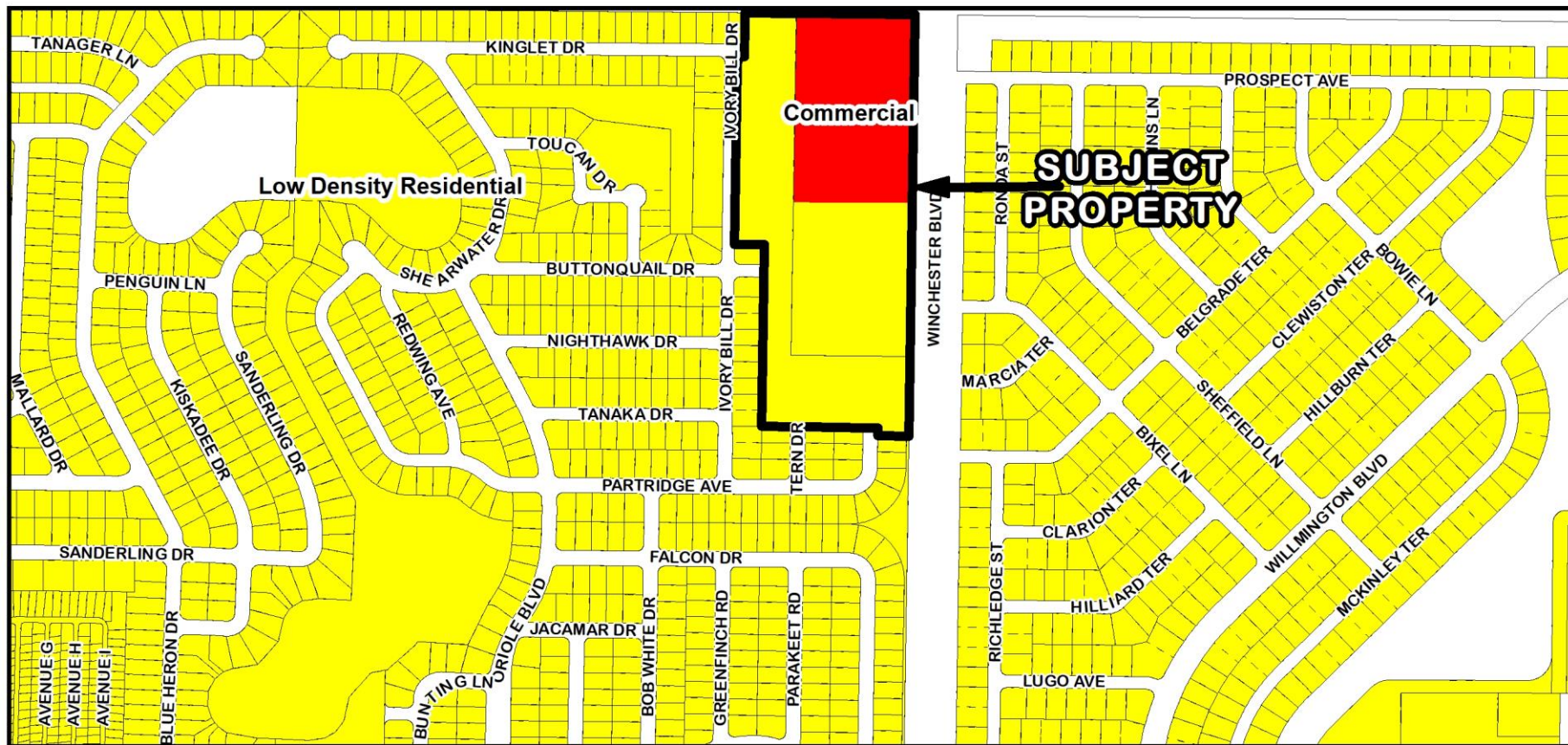


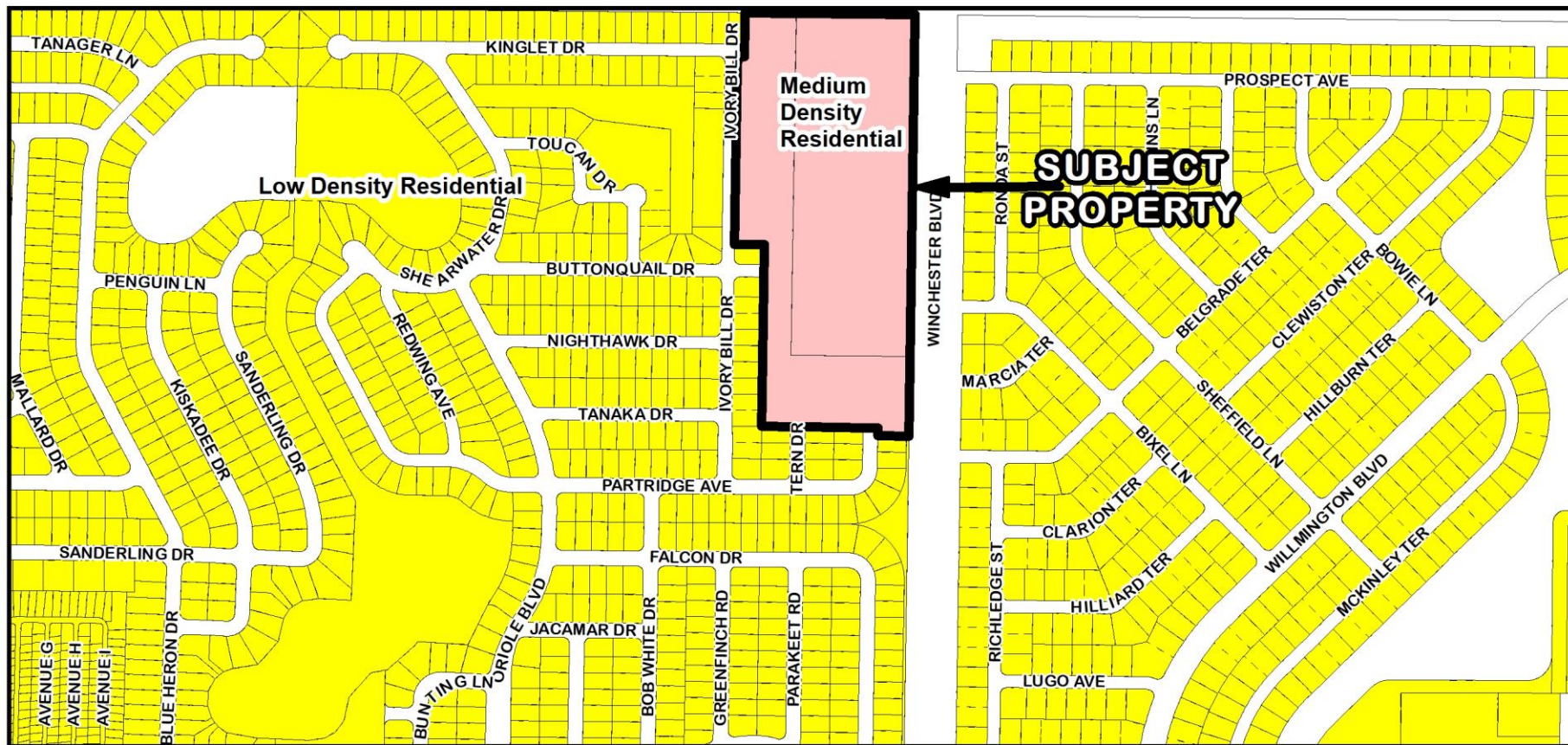


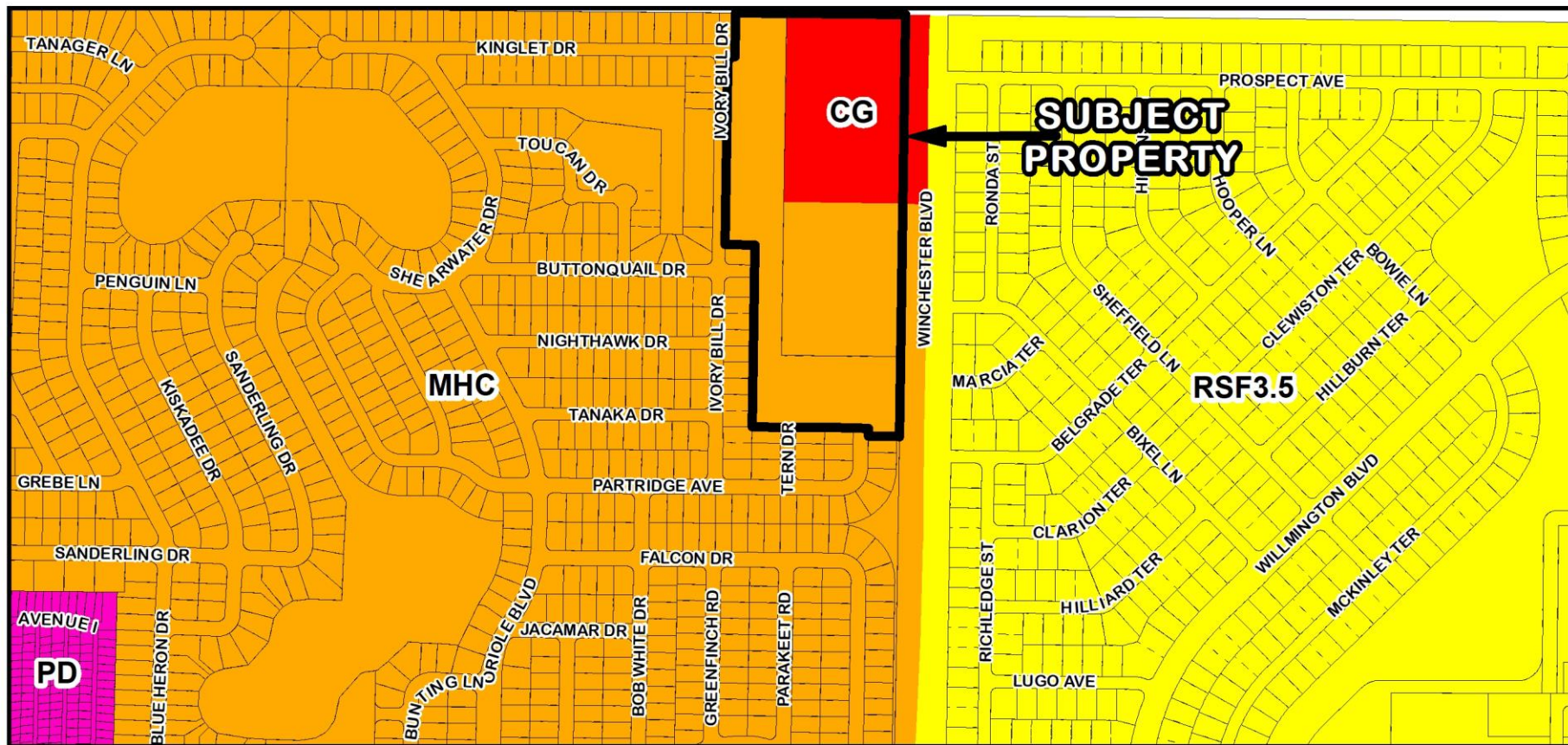
PAL-21-00002 and PD-21-00006 Location Map

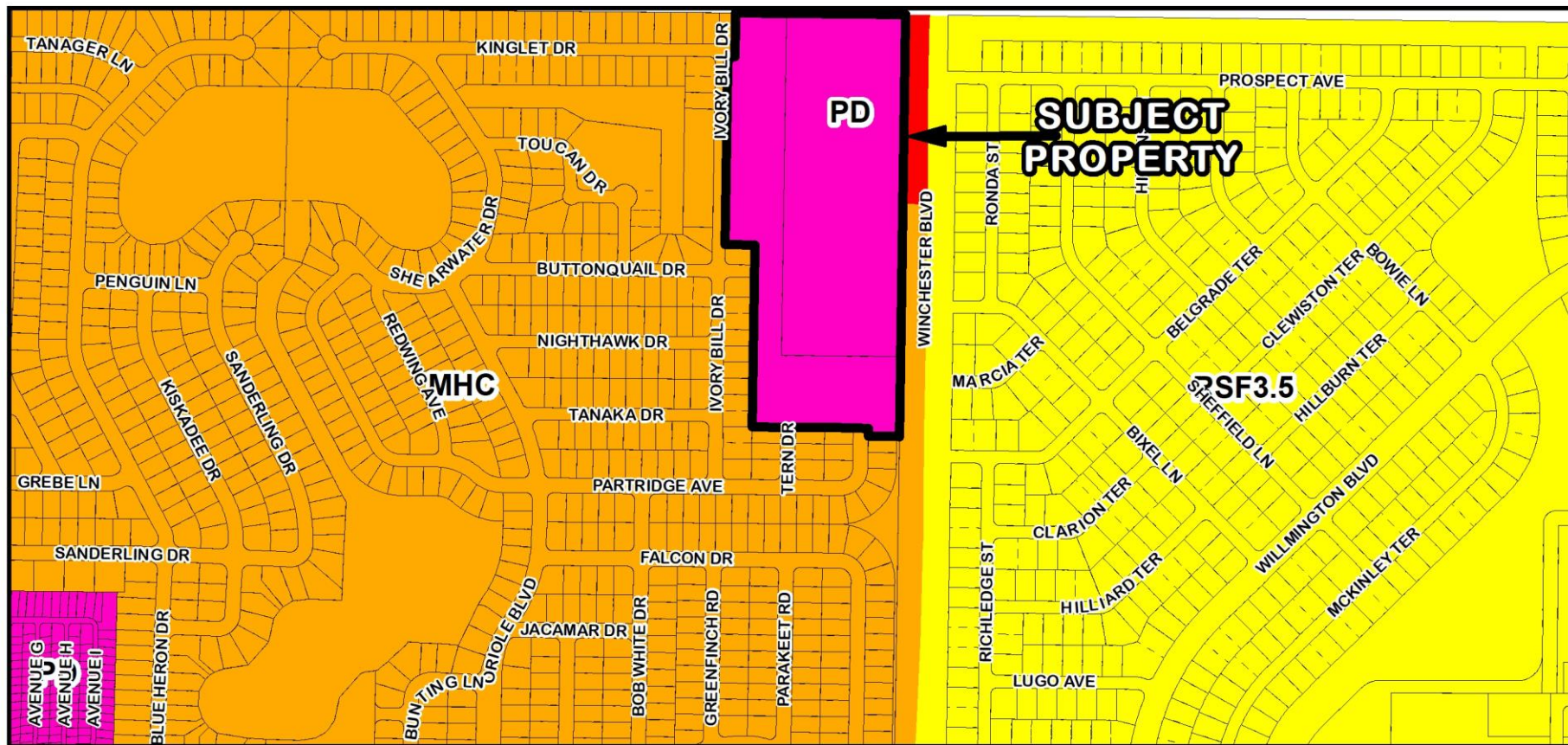












SHEET TITLE:

CLIENT / PROJECT:

PILAR'S CAY
GARDEN HOME APARTMENTS
ENGLEWOOD, FLORIDA

RUDOLPH
ORTEGA
& ASSOCIATES, INC.
ARCHITECTS

ARCHITECTURE
PLANNING
INTERIOR DESIGN
ARCH05657
4222 St. Charles Drive
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Pilar's Cay is a unique community of 188 apartments patterned as a street focused Traditional Design Neighborhood. This proposed neighborhood is intended to provide a pedestrian friendly, and walkable living environment. The ground floor units have been situated near the street with generous covered lanais facing landscaped sidewalks located on both sides of the street. The streets are narrow as a traffic calming measure providing general circulation along with the opportunity to create guest parking which will also serve to calm traffic, thus encouraging pedestrian use and interaction with fellow residents.

Each apartment will have an attached two car garage for their vehicles and storage served by alley ways thereby removing the presence of resident vehicles from detracting from the interaction intended by the community's residents. Small passive parks are located throughout the neighborhood to encourage petite gatherings of friends and families. Amenities such as benches, firepits, and children's play equipment within a landscaped area are again intended to promote interaction. Residents and their guests are provided active recreation with a community swimming pool, generous decking, a recreation center with protected areas for larger gatherings.

The architectural style of the two-story structures is traditional coastal reminiscent of the Florida Keys. The relaxed character will be achieved using exterior materials such as stucco, various wood claddings, and metal roofing. Colors will be carefully selected to create a playful yet individualistic character to each facade thus making Pilar's Cay a unique living experience.

CONCEPTUAL IMAGERY



FRONT ELEVATION - CHARACTER STUDY

DATE	DATE	DESCRIPTION

PROJECT NO.	DATE
SHEET NO.	APR. 27, 2021
A1.0	
OF	

Proposed PD Condition “p”

p. The applicant/property owner shall comply with the Endangered Species Act either by receiving an incidental take permit for the Florida Scrub Jay or by opting into the Charlotte County Scrub Jay Habitat Conservation Plan (HCP). If the applicant/owner elects to opt into the HCP, the fee in the amount of \$153,400 shall be paid to Charlotte County no later than 30 days after from the date the Board of County Commissioners approves this PD rezoning application and its associated small-scale plan amendment Application Number PAL-21-00002.