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FILED WITH THE DEPARTMENT OF STATE August 2, 2023

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ORDINANCE
NUMBER 2023 - 036

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, PURSUANT TO SECTION 3-9-45, PLANNED DEVELOPMENT, UNDER CHAPTER 3-9, ZONING, OF THE CODE OF LAWS AND ORDINANCES OF CHARLOTTE COUNTY, FLORIDA, APPROVING THE REQUEST TO EXTEND THE TIME LIMITATION OF THE PLANNED DEVELOPMENT (PD) CONCEPT PLAN APPROVED VIA ORDINANCE NUMBER 2016-038, FOR PROPERTY LOCATED AT 12421 BURNT STORE ROAD, IN THE PUNTA GORDA AREA AND WITHIN THE BOUNDARY OF THE BURNT STORE AREA PLAN AREA; CONTAINING 80.48± ACRES; COMMISSION DISTRICT II; PETITION CPE-23-02; APPLICANT: JPC BURNT STORE PRESERVE LLC, C/O TIM CROWLEY; PROVIDING FOR AN EFFECTIVE DATE.

ROGER D. EATON, CHARLOTTE COUNTY CLERK OF
CIRCUIT COURT
PAGE: 12
INSTR #: 3298635 Doc Type: GOV
Recorded: 08/02/2023 at 04:26 PM
Rec. Fee: RECORDING \$103.50

RECITALS

WHEREAS, in a public hearing held on Tuesday, August 1, 2023, the Board of County Commissioners of Charlotte County, Florida ("Board") reviewed Petition CPE-23-02, submitted by property owner and applicant, JPC Burnt Store Preserve LLC, c/o Tim Crowley ("Applicant"), requesting to extend the Planned Development (PD) Concept Plan which was adopted by the Board via Ordinance Number 2016-038 on October 25, 2016; and

WHEREAS, the subject property is located at 12421 Burnt Store Road, in the Punta Gorda area and within the boundary of the Burnt Store Area Plan area, containing 80.48 acres more or less ("Property") (attached hereto and provided herein as Exhibit "A"); and

WHEREAS, on October 25, 2016, the Board approved an amendment to the Zoning Atlas from Residential Estate 1 (RE-1) to Planned Development (PD) for the Property, along with its associated Planned

MIN

33 Development (PD) Concept Plan, via Ordinance Number 2016-038, in order to
34 have a mixed residential development up to 219 dwelling units, including 137
35 single-family units and 41 duplex units (attached hereto and provided herein as
36 Exhibit "B"); and

37 WHEREAS, since the Board approved this PD rezoning, along with
38 its associated Planned Development (PD) Concept Plan, no density has been
39 transferred onto the Property and no Final Detail Site Plan has been submitted;
40 and

41 WHEREAS, Section 3-9-45(d)(3)(d)(1) of the Code of Laws and
42 Ordinances of Charlotte County, Florida ("Code") states that "the
43 applicant/property owner may petition the BCC to extend the expiration date of
44 the Planned Development (PD) Concept Plan. Such request shall be
45 accompanied by a fee as established by the BCC. The extension shall contain a
46 provision requiring the Planned Development (PD) Concept Plan to conform to
47 the Code in effect at the time of the granting of the extension and other
48 reasonable conditions as the BCC may impose"; and

49 WHEREAS, pursuant to Section 3-9-45(d)(3)(d)(1) of the Code, the
50 Applicant has submitted a request to extend the Planned Development (PD)
51 Concept Plan (attached hereto and provided herein as Exhibit "C"); and

52 WHEREAS, pursuant to Section 3-9-45(d)(4)(d), all Final Detail Site
53 Plans must comply with the Code in place at the time of Final Detail Site Plan
54 approval; and

55 WHEREAS, after due consideration, based on the findings and
56 analysis provided by County Staff and the evidence presented to it, the Board
57 has found that approval of Petition CPE-23-02 is consistent with the County's
58 Comprehensive Plan, and that it meets the requirements for the granting of an
59 extension; and

60 WHEREAS, based on the above findings, the Board has
61 determined it to be in the best interests of the County to extend the Planned
62 Development (PD) Concept Plan until a Final Detail Site Plan is approved by the
63 Board.

64 NOW, THEREFORE, BE IT ORDAINED by the Board of County
65 Commissioners of Charlotte County, Florida ("Board"):

66 SECTION 1. Petition CPE-23-02, submitted by property owner and
67 applicant, JPC Burnt Store Preserve LLC, c/o Tim Crowley, to extend the
68 Planned Development (PD) Concept Plan until a Final Detail Site Plan is
69 approved by the Board, is hereby approved.

70 SECTION 2. This Ordinance shall take effect upon filing in the
71 Office of the Secretary of State, State of Florida.

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PASSED AND DULY ADOPTED this 1st day of August, 2023.

BOARD OF COUNTY COMMISSIONERS
OF CHARLOTTE COUNTY, FLORIDA

By: William G. Truex
William G. Truex, Chairman



ATTEST:
Roger D. Eaton, Clerk of the Circuit Court
and Ex-Officio Clerk of the
Board of County Commissioners

By: Roger D. Eaton
Deputy Clerk

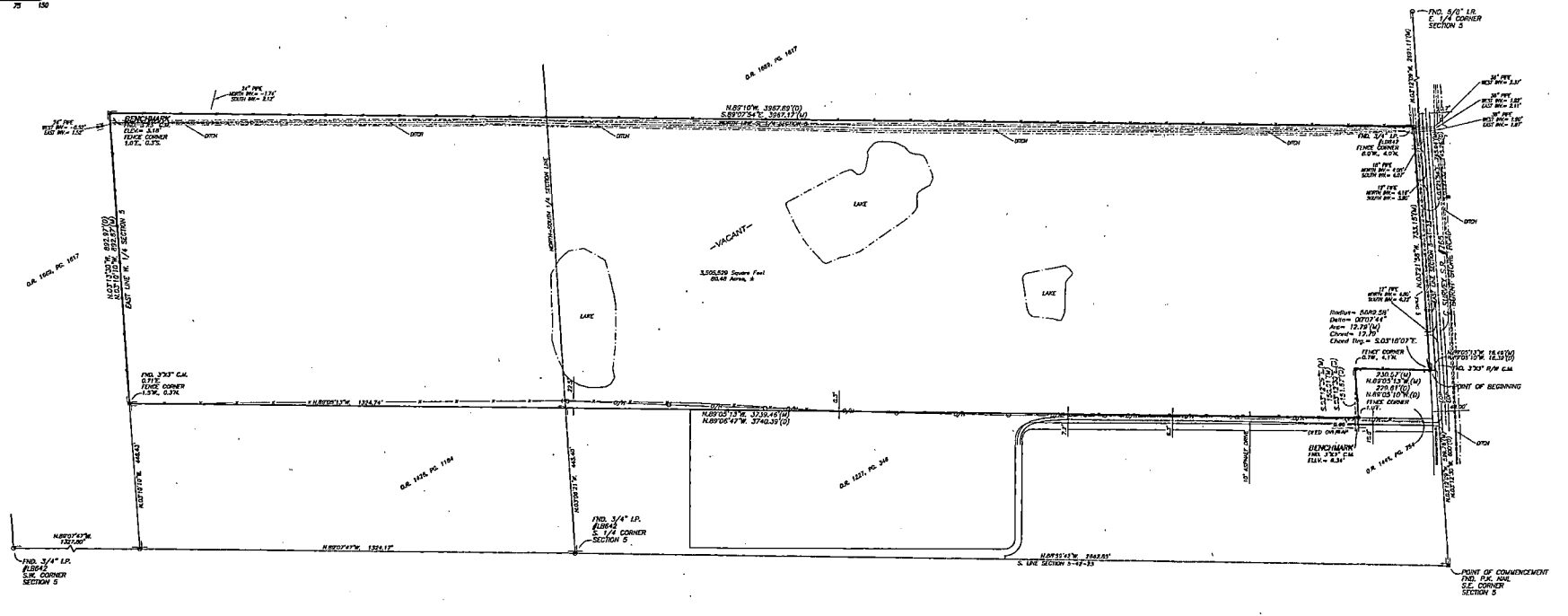
APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

By: Janette S. Knowlton
Janette S. Knowlton, County Attorney
LR2023-0421



SURVEY PLAT

A PARCEL OF LAND LYING IN
SECTION 5, TOWNSHIP 42 SOUTH, RANGE 23 EAST,
CHARLOTTE COUNTY, FLORIDA



LEGEND

- W# FEET / PIPE ELEVATION
- W# FEED
- LB LICENSED BOUNDARY
- LB WARD BOUNDARY
- OR ORIGINAL RECORDS BOOK
- OR CHARLOTTE COUNTY PUBLIC RECORDS
- PL AT PLATE
- MA # IN BOX
- CM CONCRETE MHP/APWT
- IR IRON ROD
- IP IRON PIPE
- FM FENCE
- PL LINE OF PLUMB
- DO AS MARKED
- DO AS FOR BOUNDARY
- PA PLAT BOOK
- OR CHARLOTTE COUNTY PUBLIC RECORDS
- OR OVERHEAD UTILITY LINES
- OU UTILITY SERVICE
- OR COLE SERVICE
- OR SET 5/8" I.R. R/10000
- OR WOOD UTILITY POLE
- OR INDICATED WIRE FENCE
- OR SUT WIRE AND/OR
- OR ELEVATION

NOTES:

THIS PLAT WAS PREPARED AS A BOUNDARY SURVEY.

THIS SURVEY PLAT IS THE ACCURATE COPY OF RECORDS AS SHOWN ON OFFICIAL RECORDS BOOK 1335, PAGE 1122, CHARLOTTE COUNTY PUBLIC RECORDS AND A FRACTIONAL SUBDIVISION OF SECTION 5-41-121.

BOUNDARIES ARE BASED ON NORTH AMERICAN DATUM OF 1983/1993, THE EAST LINE OF SECTION 5 AS BEARING N102°12'00"W.

UNDERGROUND IMPROVEMENTS, IF ANY, NOT LOCATED.

INTERIOR IMPROVEMENTS NOT LOCATED AT THE REQUEST OF THE CLIENT.

THIS IS NOT A CERTIFICATION OF TITLE, ZONING, SETBACKS OR FREEDOM OF ENCUMBRANCES.

THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A COMMITMENT FOR TITLE INSURANCE AND ALL MATTERS OF TITLE MUST BE REFERRED TO AN ATTORNEY AT LAW.

THIS SURVEY WAS NOT INTENDED TO DELINEATE OR DEFINE ANY BOUNDARIES, ENVIRONMENTALLY SENSITIVE AREAS, WETLANDS, OR JURISDICTIONAL LINES OF ANY FEDERAL, STATE, REGIONAL, OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER ENTITY.

BENCHMARK ELEVATIONS AS SHOWN ARE BASED ON NATIONAL GEODESIC VERTICAL DATUM OF 1989, DERIVED FROM FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARK NO. 121 011, ELEVATION 12.51 FEET AS PER THE NATIONAL GEODESIC SURVEY NETWORK CONTROL DATUM DATABASE.

PARCEL CONTAINS 3,905,529 SQUARE FEET, OR 89.48 ACRES, MORE OR LESS.

LAST DAY OF FIELDWORK: APRIL 11, 2018.

DESCRIPTION

(O.R. 1335, PL. 1122)

A PARCEL OF LAND LYING IN SEC. 5, TWP. 42 SOUTH, R. 23 EAST IN CHARLOTTE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TAKE FOR A POINT OF REFERENCE THE S.E. CORNER OF SAID SEC. 5; GO THEREIN N 3 DEGREES 12'30" W ALONG THE EAST LINE OF SAID SEC. 5 TO A POINT 50 FEET N 89 DEGREES 00'00" E 12.51 FEET TO A POINT OF THE WEST LINE OF S.R. NO. 102; TAKE A POINT OF BEGINNING, PROCEED ALONG THE SAID LINE 322.81 FEET TO THENCE S 3 DEGREES 13'00" PARALLEL TO THE EAST LINE OF SAID S. 121.51 FEET; GO THENCE N 89 DEGREES 00'00" W 2760.33 FEET TO A POINT ON THE EAST LINE OF THE WEST 1/4 OF SAID SEC. 5; GO THENCE N 3 DEGREES 12'30" W ALONG SAID EAST LINE 822.87 FEET TO AN INTERSECTION WITH THE NORTH LINE OF THE SOUTH 1/4 OF SAID SEC. 5; GO THENCE S 89 DEGREES 10'00" 2760.33 FEET TO A POINT ON THE WEST 1/4-WAY LINE OF SAID SEC. 5; GO THENCE S 3 DEGREES 28'24" E ALONG SAID 1/4-WAY LINE 2760.33 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS 89.48 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATION

I, RICHARD W. HILZ, BEING A LICENSED SURVEYOR IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE REPRESENTATION OF A FIELD SURVEY BY ME AND MY INSTRUMENTS AND MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5401, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 475.027, FLORIDA STATUTE.

Richard W. Hilz
RICHARD W. HILZ, R.L.S.
FLORIDA CERTIFICATION NO. 4008
DATE: MARCH 1, 2018

THIS SURVEY IS NOT VALID WITHOUT THE DEPARTMENT AND THE GEORAMA RAKES SEAL OF A LICENSED SURVEYOR AND LICENSE.

ADDITIONS OR OMISSIONS TO SURVEY MAPS OR RECORDS BY OTHER THAN THE SURVEY PARTY OR PARTIES IS PROHIBITED. WRITTEN CONSENT OF THE SURVEY PARTY OR PARTIES.

LINES ENCUMBERED OR CLAIMED FOR BY OTHER PARTIES ARE SHOWN AS DASHED LINES.

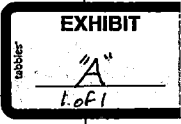
IT IS NOT A CERTIFICATION OF TITLE, ZONING, SETBACKS, OR FREEDOM OF ENCUMBRANCES.

BANKS ENGINEERING

4015 TALLAHASSEE - 7500 N. UNIT 500
FORT MYERS, FLORIDA 33903-4900
PHONE: (407) 920-1188 FAX: (407) 475-1118
FLORENCE LEASE # 175 848
SURVEY LICENSE # 6118490
www.bankseng.com

DATE	PROJECT NO.	DRAWING	DESIGN	CHECKED	SCALE	FILE NO.
11-18-04	3018	2518 P&S	AT	AT	1"=100'	SHT. 1, OF 1

BOUNDARY & TOPOGRAPHIC SURVEY
PART OF SECTION 5, T-42-S, R-23-E,
CHARLOTTE COUNTY, FLORIDA



CHG
BCC
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FILED WITH THE DEPARTMENT OF STATE : October 26, 2016

CHARLOTTE COUNTY CLERK OF CIRCUIT COURT
OR BOOK: 4135 PAGE 141 PAGE: 1 OF 6
INSTR # 2475495 Doc Type: GOV
Recorded: 10/26/2016 at 1:49 PM
Rec. Fee: RECORDING \$52.50
Cashier By: AMANIDAD

ORDINANCE
NUMBER 2016-038

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AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, AMENDING THE CHARLOTTE COUNTY ZONING ATLAS FROM RESIDENTIAL ESTATE 1 (RE-1) TO PLANNED DEVELOPMENT (PD), FOR PROPERTY LOCATED AT 12421 BURNT STORE ROAD, IN THE PUNTA GORDA AREA, CONTAINING 80.48± ACRES; COMMISSION DISTRICT II; PETITION NO. Z-16-05-08-TDU; APPLICANT: JPC BURNT STORE PRESERVE, LLC; PROVIDING AN EFFECTIVE DATE.

RECITALS

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WHEREAS, in a public hearing held on October 25, 2016, the Board of County Commissioners of Charlotte County, Florida ("Board") reviewed Petition Z-16-05-08-TDU, submitted by applicant JPC Burnt Store Preserve, LLC ("Applicant"), which requested a rezoning from Residential Estate 1 (RE-1) to Planned Development (PD) on 80.48 acres more or less of property owned by Applicant, and described as property located at 12421 Burnt Store Road, South of Punta Gorda on the East side of Burnt Store Road, in the Punta Gorda area, Commission District II, Charlotte County, Florida, and more particularly described in Exhibit "A" which is attached hereto and provided herein; and

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WHEREAS, the Applicant seeks a rezoning from Residential Estate 1 (RE-1) to Planned Development (PD) in order to allow for a mixed residential development including single-family units (137) and duplex units (41); and

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WHEREAS, Petition Z-16-05-08-TDU has previously been heard by the Charlotte County Planning and Zoning Board ("P&Z Board") and, based on



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1 the findings and analysis provided by County Staff and the evidence presented to
2 the P&Z Board, has been recommended for approval; and

3 WHEREAS, after due consideration, based on the findings and
4 analysis provided by County Staff and the evidence presented to it, the Board
5 has found that approval of Petition Z-16-05-08-TDU is consistent with the
6 County's Comprehensive Plan, and that it meets the requirements for the
7 granting of a rezoning; and

8 WHEREAS, based on the above findings, the Board has
9 determined it to be in the best interests of the County to rezone the subject
10 property from Residential Estate 1 (RE-1) to Planned Development (PD).

11 NOW, THEREFORE, BE IT ORDAINED by the Board of County
12 Commissioners of Charlotte County, Florida:

13 SECTION 1. The following petition for an amendment to the
14 Charlotte County Zoning Atlas is hereby approved subject to the conditions
15 contained in the attached Exhibit "B":

16 Petition Z-16-05-08-TDU requesting rezoning from
17 Residential Estate 1 (RE-1) to Planned Development
18 (PD) for 80.48 acres more or less of property owned
19 by JPC Burnt Store Preserve, LLC, located at 12421
20 Burnt Store Road, in the Punta Gorda area,
21 Commission District II, Charlotte County, Florida, and
22 more particularly described in Exhibit "A".
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25 SECTION 2. That the zoning for this property shall run with the
26 property and shall apply to any subsequent owners, heirs and assigns.

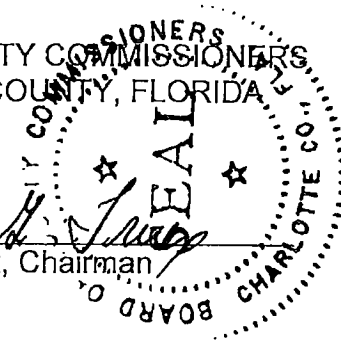
27 SECTION 3. This ordinance shall take effect upon filing in the
28 Office of the Secretary of State, State of Florida.

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PASSED AND DULY ADOPTED this 25th day of October, 2016.

BOARD OF COUNTY COMMISSIONERS
OF CHARLOTTE COUNTY, FLORIDA

By: William G. Truex
William G. Truex, Chairman



ATTEST:

Barbara T. Scott, Clerk of
Circuit Court and Ex-Officio
Clerk to the Board of County
Commissioners

By: Michelle DiBerardino
Deputy Clerk

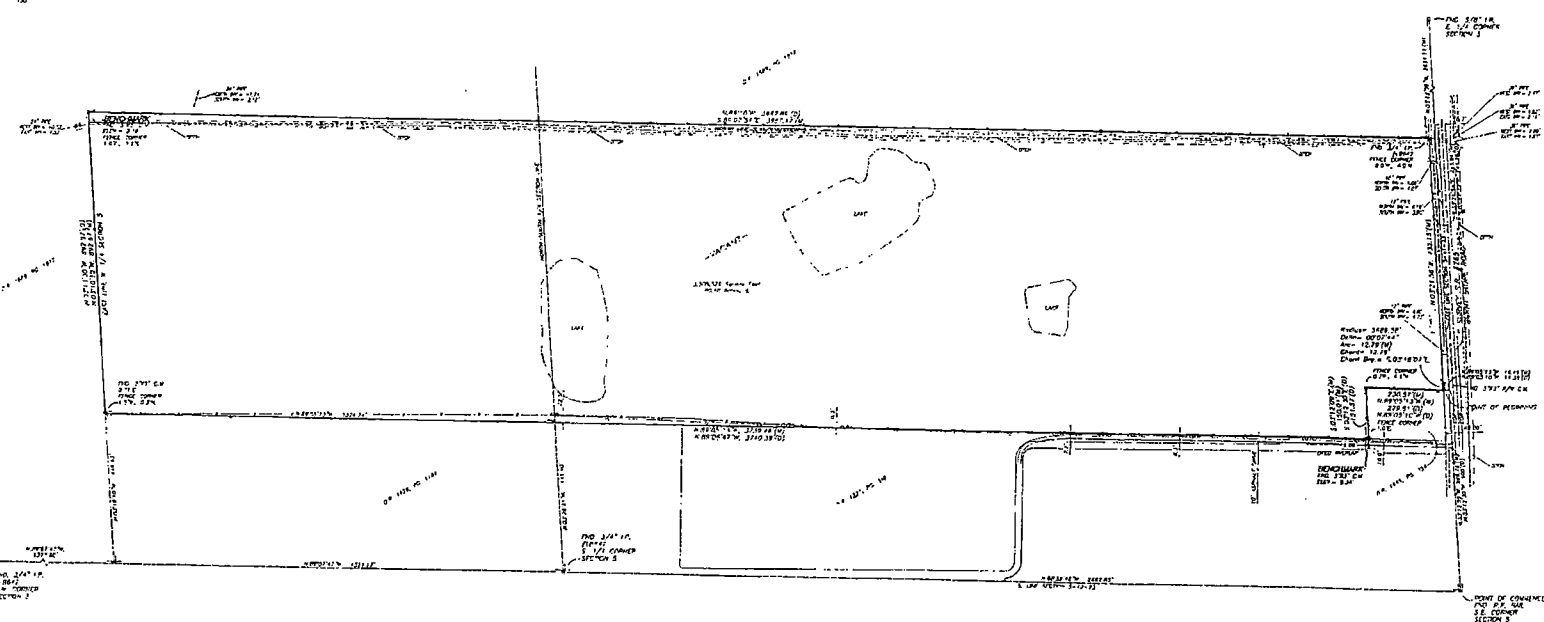
APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

By: Janette S. Knowlton
Janette S. Knowlton, County Attorney
LR2016-0468



SURVEY PLAT

A PARCEL OF LAND LYING IN
SECTION 5, TOWNSHIP 42 SOUTH, RANGE 23 EAST,
CHARLOTTE COUNTY, FLORIDA



LEGEND

14	ANVY / AIR ELEVATION
15	BOUNDARY
16	ADJUSTED BOUNDARY
17	ROAD RIGHT-OF-WAY
18	ADJUSTED ROAD RIGHT-OF-WAY
19	ADJUSTED RAILROAD RIGHT-OF-WAY
20	ADJUSTED CANAL RIGHT-OF-WAY
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NOTES:
THIS PLAT WAS PREPARED AS A BOUNDARY SURVEY.
THIS SURVEY IS BASED ON THE DESCRIPTION OF RECORDS AS SHOWN ON OFFICIAL RECORDS.
SECTION 5, TOWNSHIP 42 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA.
BEARINGS AND DISTANCES ARE BASED ON NORTH AMERICAN DATUM OF 1983/1985. THE EAST LINE OF SECTION 5 IS BEARING N85°12'30\"

DESCRIPTION

(S. 5, T. 42S., R. 23E.)
A PARCEL OF LAND LYING IN SEC. 5, T. 42S., R. 23E. IN CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEARING N85°12'30\"

SURVEYOR'S CERTIFICATION
I, RICHARD W. BENTLEY, III, a duly qualified professional land surveyor in the State of Florida, do hereby certify that the above is a true and correct survey of the land described herein, and that the same was prepared in accordance with the provisions of the Surveying Act of Florida, Chapter 403, Florida Statutes.

Richard W. Bentley, III
FLORIDA CERTIFICATION NO. 40007
SIGNATURE DATE 11-18-04

- THE SURVEYOR IS NOT LIABLE UNLESS THE BOUNDARY AND THE ORIGINAL BASED ON A FLOPPY DISKETTE OR OTHER MEDIA.
- ADDITION OR DELETION TO SURVEY MAPS OR RECORDS OF THIS SURVEY SHALL BE MADE AT THE SURVEYOR'S DISCRETION.
- THIS CERTIFICATION IS VALID FOR THE LAND DESCRIBED HEREIN.
- THIS IS NOT A GUARANTEE OF THE SURVEY, DISTANCE OR RECORD OF ENCUMBRANCES.

		DATE: 11-18-04	PROJECT: 2004	SCALE: AS SHOWN	CLIENT: RT	JOB NO: 11-18-04	DATE: 11-18-04
		SURVEYOR: RICHARD W. BENTLEY, III LICENSE NO. 40007 ADDRESS: 1111 S. W. 8th St., Ft. Lauderdale, FL 33304					

BOUNDARY & TOPOGRAPHIC SURVEY
PART OF SECTION 5, T. 42S., R. 23E.,
CHARLOTTE COUNTY, FLORIDA

DATE: 11-18-04	PROJECT: 2004	SCALE: AS SHOWN	CLIENT: RT	JOB NO: 11-18-04	DATE: 11-18-04
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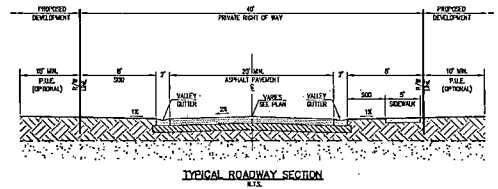
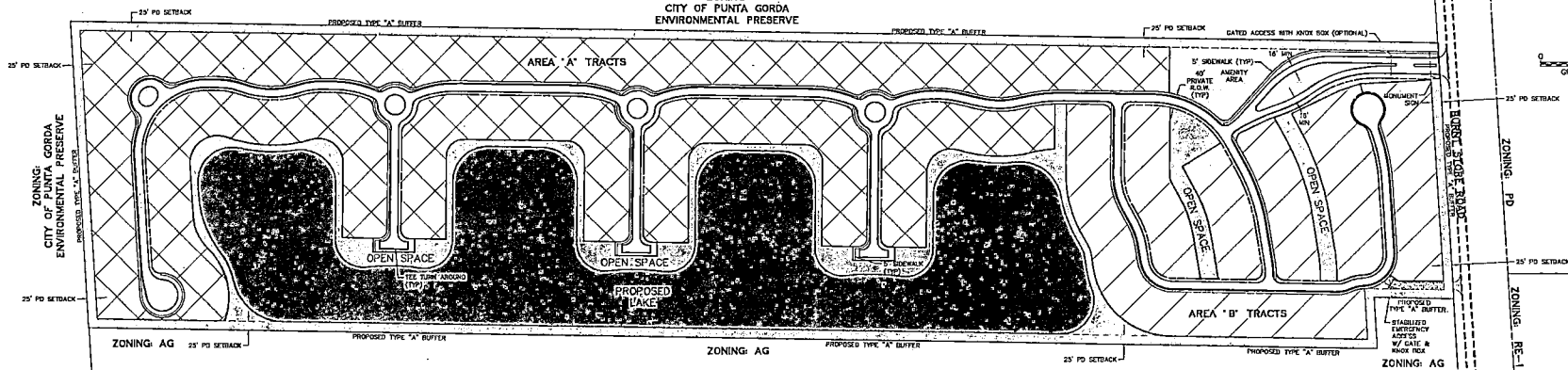
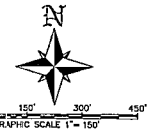
Z-16-05-08-TDU, Planned Development (PD) Conditions

- a. Development on the subject property shall occur as generally illustrated in the PD Concept Plan submitted by the applicant, prepared by Banks Engineering, dated April 14, 2016, except for such modifications as may be required to meet the conditions of the PD zoning district. In addition, the site plan review conditions of approval, per letter dated April 28, 2016, and signed by Shaun Cullinan, Charlotte County Planning and Zoning Official, are required to be met. The open space area shall be no less than 23.79 acres. Areas indicated for residential development will be developed as such. Revisions consistent with the notes on the approved PD Concept Plan shall be permitted. Residential development standards shall be as indicated on the PD Concept Plan, with minor modifications allowed only to increase lot sizes.
- b. The subject property currently retains eight units of density. The applicant is proposing to develop a total of 219 units including 41 duplex lots and 137 single-family units. The mix of residential units may be changed consistent with the PD Concept Plan. The subject property will require 211 units of transferred density, the transfer of density units must be approved by the Board of County Commissioners prior to the applicant's Preliminary Plat application or Final Site Plan Review application, whichever shall occur first.
- c. If more than 137 single-family units are proposed, the applicant shall submit a revised Traffic Impact Statement and proportionate share analysis (if FLU Policy 6.2.2: Development Timing Standards is effective.)
- d. The maximum building heights:
 - i. For single-family development: 38 feet from the base flood elevation.
 - ii. For duplex development: 38 feet from the base flood elevation.
 - iii. For the recreation area or accessory structures: 35 feet from the base flood elevation.
- e. The roadways for this development shall be constructed to Charlotte County standards. If the roadways for this development are to be private, then following Final Site Plan Review approval, the developer, and subsequently, the homeowner's association, will be required to maintain all private roads within the development area.
- f. If FLU Policy 6.2.2: Development Timing Standards is effective, a Developers Agreement to fund the widening of Burnt Store Road shall be finalized and approved by the Board of County Commissioners prior to the Final Site Plan Review application for the first phase of development.
- g. The developer is required to provide a sidewalk throughout the subject site, with a minimum width of five (5) feet along at least one side of all internal roadways.
- h. There will be one major entrance located on Burnt Road, and one 20-foot emergency access located adjacent to the southern 25-foot PD setback.
- i. The development must use potable water and sanitary sewer utilities. The potable water and sanitary sewer lines must be connected to the site before any certificates of occupancy shall be issued. The developer must also extend reclaimed water utility lines, when available, along with the potable water and sanitary sewer lines throughout the development. A Developers Agreement with Charlotte County Utilities for the extension of potable water, sanitary sewer, and reclaimed lines must be approved by the Board of County Commissioners prior to the Final Site Plan Review application for the first phase of development.
- j. The site shall be developed with a unified landscaping theme. Only Florida Friendly landscaping shall be allowed within the common areas. The developer shall also make every effort to ensure that residential property owners within the development also use Florida Friendly landscaping. The applicant shall institute an education program for all homeowners

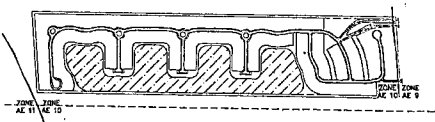
on the correct use of pesticides, herbicides, and fertilizers. A partnership with the Cooperative Extension Service of the University of Florida to interact with the Florida Yards and Neighborhoods program is encouraged. Only organic or other slow release forms of fertilizers shall be utilized throughout the development.

- k. All landscaping must be irrigated as necessary to ensure survival. When made available by the Utility, reclaimed water shall be utilized for common area and private irrigation throughout the development. The developer is encouraged to construct reclaimed water retention basins on site if at all possible. The developer, a homeowner's association, community development district or similar entity, is required to maintain all common areas within the development area.
- l. Landscaping and Buffer requirements:
 - i. At a minimum, a Type A buffer must be placed within the 25-foot PD setback for the property.
 - ii. At a minimum, a type B buffer must be provided around the amenity area, as this area is considered to be similar to an "active use park". The applicant must comply with Section 3-9-100: Buffers, Landscaping and Tree Requirement of the County Code.
 - iii. The developer is required to remove exotic/nuisance species from the subject property.
- m. At a minimum, the amenity area shall contain 1.13± acres. At a minimum, it shall include a clubhouse with a swimming pool, a playground, and a parking area. The final design of the amenity area shall be determined at Final Site Plan Review approval. If a clubhouse is proposed, it shall be built to the highest wind-bearing loads required by Charlotte County and will be made available for use as a post-storm hurricane refuge to the proposed neighborhood following a natural disaster. It is understood that the clubhouse will not be able to accommodate all residents of the community.
- n. The applicant shall work with the Charlotte County Public Schools Transportation Department to provide transportation for the community's children. If the pick-up and drop off point is to be located at the entrance of the development, sufficient room for a parent drop-off and bus pick-up along with an adequate means for traffic circulation will be provided. This addition must be shown on the Final Site Plan for approval.
- o. If outdoor lighting is proposed, it will be shielded or directed in such a way that the light does not shine beyond the boundaries of the subject property.
- p. No development shall occur prior to Final Site Plan Review approval.
- q. The developer shall minimize impervious surfaces within the development wherever practicable.
- r. In order to provide "green" features within the overall site design to the highest degree practicable, the owner/applicant shall provide that, at a minimum:
 - i. Bioretention areas or rain gardens are required as part of landscaping features for this development;
 - ii. Water conservation measures such as use of low flow plumbing fixtures and rain sensors for control of irrigation systems; and
 - iii. Parking spaces for recreation area shall use pervious concrete.

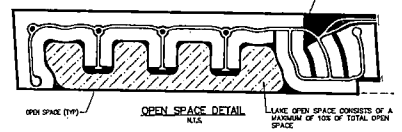
ZONING:
CITY OF PUNTA GORDA
ENVIRONMENTAL PRESERVE



TYPICAL ROADWAY SECTION
N.T.S.



FLOOD ZONE DETAIL
N.T.S.



OPEN SPACE DETAIL
N.T.S.

HATCH LEGEND

- LAKES
- OPEN SPACE
- PUBLIC SPACE
- AREA "A" TRACT
- AREA "B" TRACT

ABBREVIATIONS

F.H. ASSY	PIPE HYDRANT ASSEMBLY
R.O.W.	RIGHT OF WAY
W/P	W/TH
INV.	INVERT
RCP	REINFORCED CONCRETE PIPE
ERCP	ELLIPITICAL REINFORCED CONCRETE PIPE
HDPE	HIGH DENSITY POLYETHYLENE
C.M.	CARE MAINT.
WM	WATERMAN
LP	LINEAR FOOT/FEET
SF	SQUARE FOOT/FEET
MC	MOTORROADWAY
D.E.	DRAINAGE EASEMENT
W.L.	W/LEND
OSW	OTHER SURFACE WATER
S.W.M.A.	STORMWATER MANAGEMENT AREA
CON.	CONCRETE
TR.	TRANSFORMER
M.N.	M/NGR
P.N.	P/NSHD
EL.	ELEVATION
ELEV.	ELEVATION
LP	LIQUID PROPANE
TYP.	TYPICAL
D.M.W.L.	DESIGN HIGH WATER LEVEL
AC	ACRE
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
YR	YEAR
C.M.E.	CONTROL WATER ELEVATION
LS	LANDSCAPE
N.T.S.	NOT TO SCALE

SITE PLAN SUMMARY

- 1) SITE PLAN DATA:**
PROJECT AREA: 80.48 ACRES
CURRENT ZONING AND LAND USE: RE-1 / VACANT
PROPOSED AND LAND USE: PLANNED DEVELOPMENT / RESIDENTIAL
- 2) PROJECT LAND USE:**
PROJECT AREA: 80.48 AC (100%)
RESIDENTIAL TRACTS: 37.76 AC (46.9%)
LAKE AREA: 20.84 AC (25.9%)
AMBIENT AREA: 1.13 AC (1.4%)
COMMON AREAS (OPEN SPACE): 11.38 AC (14.1%)
PRIVATE R.O.W. AREA: 9.32 AC (11.6%)
P.U.L.W. OPEN SPACE: 1.07 AC (1.3%)
ROADWAY AND CURBING: 8.35 AC

3) FLOOD ZONE

PARCELS ARE IN FLOOD ZONES BAE, BAE, BAE
SEE FEMA FLOOD ZONES MAP INSERT THIS SHEET.

4) DWELLING UNIT BREAKDOWN

SINGLE FAMILY LOTS: 137 = 137 D.U.
DUPLICATE LOTS: 41 = 82 D.U.
TOTAL DWELLING UNITS: 219 D.U.

5) DENSITY

EXISTING ZONING:
AREA ZONED RE-1 = 80.48 ACRES
ZONING: RE-1 = 1 UNIT PER 10 ACRES
EXISTING ZONING ALLOWABLE UNITS = 8 UNITS

PROPOSED ZONING:
ZONING: PLANNED DEVELOPMENT (PD)
(DPW) ALLOWABLE DENSITY = 3 UNITS PER ACRE
(BSP) ALLOWABLE DENSITY = (3 X 80.48 AC) 402 UNITS
TOTAL PROPOSED UNITS = 219 UNITS
DENSITY = NUMBER DWELLING UNITS / TOTAL ACRES
= 219 UNITS / 80.48 AC
= 2.72 UNITS PER ACRE

6) PARKING CALCULATIONS:

SINGLE FAMILY AND DUPLEX LOTS:
REQUIRED: 2.0 SPACES PER CHALLENGE UNIT
(219 UNITS) X (2.0)
= 438 SPACES

PROVIDED: 438 SPACES (219 UNITS WITH 2 PARKING SPACES PER DRIVEWAY)

AMBIENT AREA:
AS REQUIRED PER USE PER SECTION 3-8-76 OFF-STREET PARKING OF THE CHARLOTTE COUNTY CODE.

PROVIDED: AS REQUIRED PER USE PER SECTION 3-8-76 OFF-STREET PARKING OF THE CHARLOTTE COUNTY CODE. TO BE PROVIDED AT THE TIME OF FINAL SITE PLAN APPROVAL.

OPEN SPACE

7) FOR SINGLE STORY SINGLE-FAMILY RESIDENTIAL (SFSR) LUM:
REQUIRED: 20% OF TOTAL SITE AREA
SIZE OF 80.48 ACRES
16.10 ACRES OF OPEN SPACE REQUIRED

PROVIDED: 36.40 AC
(44% MAXIMUM OF SIZE OF THE TOTAL OPEN SPACE)
R.O.W. OPEN SPACE: 3.07 AC
COMMON OPEN AREAS: 32.47 AC

OPEN SPACE - CALCULATED PER USE PER SECTION 3-8-76 OFF-STREET PARKING OF THE CHARLOTTE COUNTY CODE. TO BE PROVIDED AT THE TIME OF FINAL SITE PLAN APPROVAL.
(1.01 AC) X (3.07 AC) + (12.47 AC) / 80.48 AC
= 16.10 AC / 80.48 AC = 20.0% OPEN SPACE PROVIDED

DEVELOPMENT STANDARDS

AREA	AREA "A"	AREA "B"
AREA	37.76	20.84
STANDARD	137	82
REQUIRED # OF UNITS	137	82
REQUIRED PARKING	2 / UNIT	2 / UNIT
MIN. LOT REQUIREMENT (SQ. FT.)	6,000	3,000
MIN. (FT.)	30	34
FRONT YARD (FT.)	20	20
SEE CODE		
INTERIOR (FT.)	5	5
ADJUTING A ROAD (FT.)	15	15
MAX. LOT COVERAGE	65	65
BY ALL SERVICES (E)		
MAX. BUILDING HEIGHT (FT.)	35	35
MIN. BEAR WALL	10	10
ADJUTING A LOT (FT.)	20	20
MIN. BEAR WALL	10	10
ADJUTING A DRIVEWAY (FT.)	10	10
MIN. BEAR WALL	5	5
SEPARATE FOR ACCESSORY STRUCTURE FROM MAIN USE (SQ. FT.)	15	15
SEPARATE FOR ACCESSORY STRUCTURE FROM MAIN USE (SQ. FT.)	5	5
SEPARATE FOR ACCESSORY STRUCTURE FROM MAIN USE (SQ. FT.)	15	15
SEPARATE FOR ACCESSORY STRUCTURE FROM MAIN USE (SQ. FT.)	5	5
SEPARATE FOR ACCESSORY STRUCTURE FROM MAIN USE (SQ. FT.)	15	15
SEPARATE FOR ACCESSORY STRUCTURE FROM MAIN USE (SQ. FT.)	5	5

P.U. CONCEPT PLAN GENERAL NOTES:

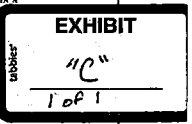
- ALL ON-SITE EASES WILL BE A PART OF THE STORM WATER MANAGEMENT SYSTEM.
- PROPOSED PROJECT SHALL BE SPACED BY CENTRAL WATER A SEWER.
- ALL INTERNAL STREETS ARE PROPOSED TO BE PRIVATE.

PREPARED FOR:
JPC BURNT STORE PRESERVE, LLC
P.O. BOX 812118
PUNTA GORDA, FLORIDA 33551
PHONE: (841) 575-1505

BANKS ENGINEERING
Professional Engineers, Planners, & Land Surveyors
Serving the State of Florida
4101 TAMPA AVENUE - SUITE 200
TAMPA, FLORIDA 33610
PHONE: (813) 825-1101 FAX: (813) 825-1100
LICENSING LICENSE # 124 2886
BURNET SERVICE # 08 0000
WWW.BANKSENG.COM

PD CONCEPT PLAN
THE BURNT STORE PRESERVE
CHARLOTTE COUNTY, FLORIDA

TOTAL # SHEETS, P.L.	DATE	PROJECT	DRAWING	DIVISION	DRAWN	CHECKED	SCALE	SHEET
76 LKS. #04000	7-11-16	4024	_COLOR_ E301	TRR	TRR	TRR	1"=150'	5





FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

August 2, 2023

Roger D. Eaton
Clerk of the Circuit Court
County Comptroller
Charlotte County
18500 Murdock Circle, Room 416
Port Charlotte, Florida 33948

Attention: Dawn Johnston

Dear Roger Eaton,

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Charlotte County Ordinance No. 2023-036, which was filed in this office on August 2, 2023.

Sincerely,

Anya Owens
Administrative Code and Register Director

ACO/wlh



Ticket# 3897424-1
BCC 08-01-23
AD ID# 3897234
5 x 13
Submitted by: Heather Bennett
Publish: 07/17/2023
163352 3897234

**PUBLISHER'S AFFIDAVIT OF
PUBLICATION STATE OF FLORIDA COUNTY
OF CHARLOTTE:**

Before the undersigned authority personally appeared Melinda Prescott, who on oath says that she is the Legal Advertising Representative of The Daily Sun, a newspaper published at Charlotte Harbor in Charlotte County, Florida; that the attached copy of advertisement, being a Legal Notice that was published in said newspaper in the issue(s)

07/17/23

as well as being posted online at www.yoursun.com and www.floridapublicnotices.com.

Affiant further says that the said newspaper is a newspaper published at Charlotte Harbor, in said Charlotte County, Florida, and that the said newspaper has heretofore been continuously published in said Charlotte County, Florida, Sarasota County, Florida and DeSoto County, Florida, each day and has been entered as periodicals matter at the post office in Punta Gorda, in said Charlotte County, Florida, for a period of 1 year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

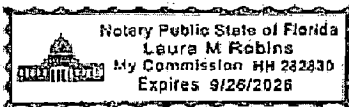
Melinda Prescott

(Signature of Affiant)

Sworn and subscribed before me this 17th day of July, 2023

Laura M Robins

(Signature of Notary Public)



Personally known OR Produced Identification