CHY BCC

FILED WITH THE DEPARTMENT OF STATE
July 29, 2026

ROGER D. EATON, CHARLOTTE COUNTY CLERK OF CIRCUIT COURT
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ORDINANCE
NUMBER 2026 - 024

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, AMENDING THE CHARLOTTE COUNTY ZONING ATLAS FROM PLANNED DEVELOPMENT (PD) (265± ACRES) AND COMMERCIAL GENERAL (CG) (12.55± ACRES) TO PLANNED DEVELOPMENT (PD) IN ORDER TO HAVE A MIXTURE OF RESIDENTIAL USES UP TO 999 RESIDENTIAL UNITS AND COMMERCIAL USES UP TO 195,000 SQUARE FEET; REQUIRING TRANSFER OF DENSITY UNITS FOR RESIDENTIAL DEVELOPMENT ABOVE THE BASE DENSITY OF 26 UNITS; AND ADOPTING A GENERAL PD CONCEPT PLAN; FOR PROPERTY, INCLUDING 11 PARCELS, LOCATED AT 14290, 14310, 14300, 14330, 14340, 14380, 14400, 14410, 14430, 14440 BURNT STORE ROAD AND 26100 ZEMEL ROAD, IN THE PUNTA GORDA AREA, WITHIN THE BOUNDARY OF THE BURNT STORE AREA PLAN AREA, CONTAINING 277.55± ACRES; CHARLOTTE COUNTY, FLORIDA; COMMISSION DISTRICT II; PETITION PD-25-13; APPLICANT: BURNT STORE ROAD RET-LLC; PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, in a public hearing held on Tuesday, July 28, 2026, the Board of County Commissioners of Charlotte County, Florida ("Board") reviewed Petition PD-25-13, submitted by applicant, Burnt Store Road RET-LLC ("Applicant"), which requested a rezoning from Planned Development (PD) (265± acres) and Commercial General (CG) (12.55± acres) to Planned Development (PD), in order to allow a mixture of residential uses up to 999 dwelling units and commercial uses up to 195,000 square feet; requiring a transfer of density units for residential development above the base density of 26 units; and adopting a General PD Concept Plan; for property, including 11 parcels, located at 14290, 14310, 14300, 14330, 14340, 14380, 14400, 14410, 14430, 14440 Burnt Store Road and 26100 Zemel Road; in the Punta Gorda area, within the boundary of

the Burnt Store Area Plan area, containing 277.55± acres; Commission District II; and more particularly described in Exhibit "A" which is attached hereto ("Property"); and

WHEREAS, Petition PD-25-13 was heard by the Charlotte County Planning and Zoning Board ("P&Z Board") and, based on the findings and analysis provided by County Staff and the evidence presented to the P&Z Board, the P&Z Board recommended approval with conditions "a" through "w" on April 13, 2026; and

WHEREAS, after due consideration, based on the findings and analysis provided by County Staff and the evidence presented to it, the Board finds that approval of Petition PD-25-13 is consistent with the County's Comprehensive Plan and meets the requirements for rezoning and adopting the associated General PD Concept Plan; and

WHEREAS, the Board finds that approval of Petition PD-25-13 to rezone the Property from Planned Development (PD) and Commercial General (CG) to Planned Development (PD) is in the best interests of the County.

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

SECTION 1. The following petition made by applicant, Burnt Store Road RET-LLC ("Applicant"), for an amendment to the Charlotte County Zoning Atlas is hereby approved subject to the General PD Concept Plan and conditions contained in the attached Exhibit "B":

> Petition PD-25-13 requesting a rezoning from Planned Development (PD) (265± acres) and

Commercial General (CG) (12.55± acres) to Planned Development (PD) in order to have a mixture of residential uses up to 999 residential units and commercial uses up to 195,000 square feet; requiring transfer of density units for residential development above the base density of 26 units; and also adopting the General PD Concept Plan; for property, including 11 parcels, located at 14290, 14310, 14300, 14330, 14340, 14380, 14400, 14410, 14430, 14440 Burnt Store Road and 26100 Zemel Road, in the Punta Gorda area, within the boundary of the Burnt Store Area Plan area; containing 277.55± acres; Charlotte County, Florida; Commission District II; 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 shall take effect upon filing in the Office of the Secretary of State, State of Florida.

[SIGNATURE PAGE FOLLOWS]

PASSED AND DULY ADOPTED this 28th day of July, 2026.

BOARD OF COUNTY COMMISSIONERS
OF CHARLOTTE COUNTY, FLORIDA

By: _____
Joseph M. Tiseo, Chairman

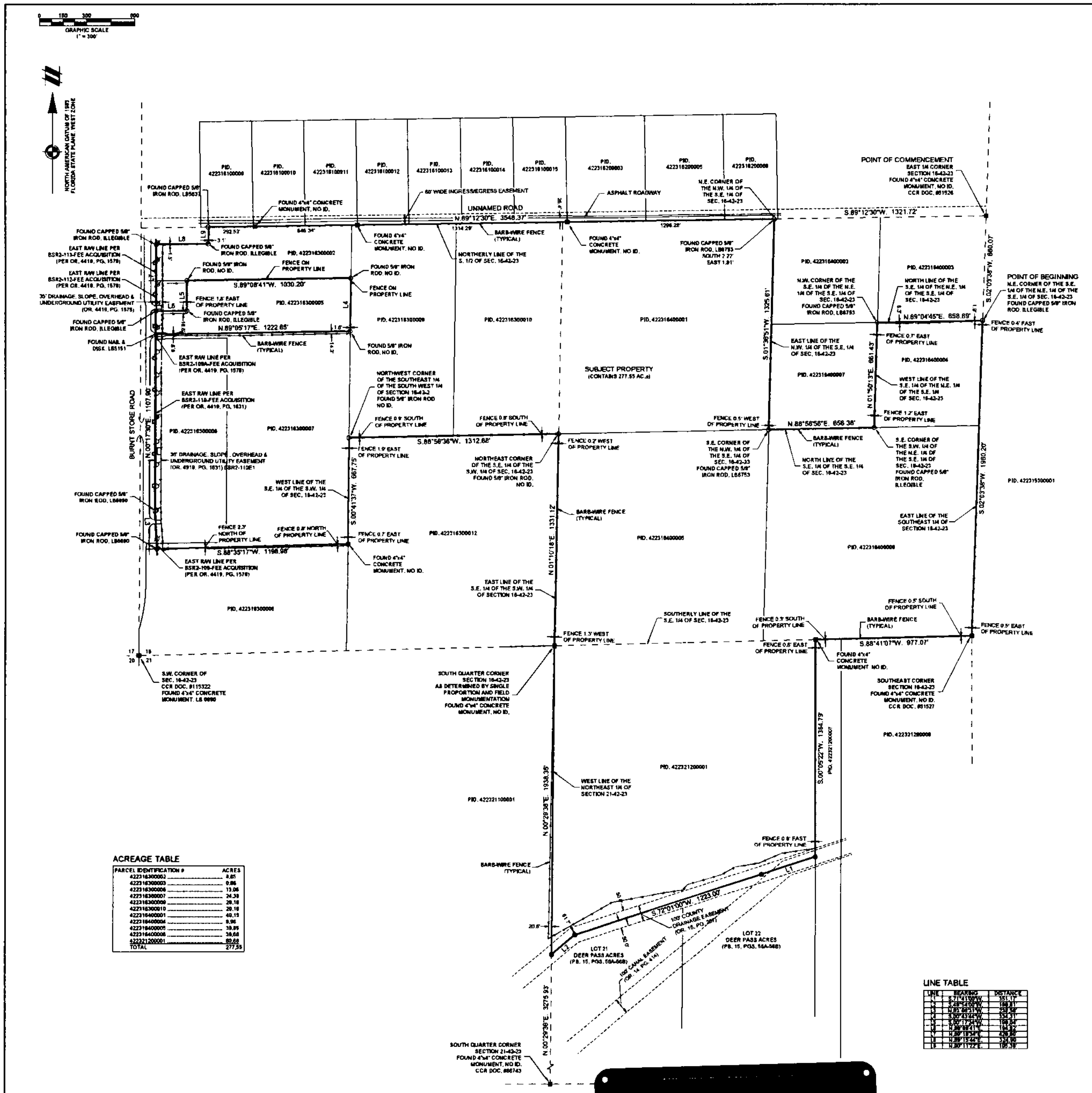
ATTEST:
Roger D. Eaton, Clerk of the Circuit Court
and Ex-Officio Clerk of the
Board of County Commissioners

By: _____
Deputy Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

By: _____
Thomas M. David, County Attorney
LR2025-1088

KMW

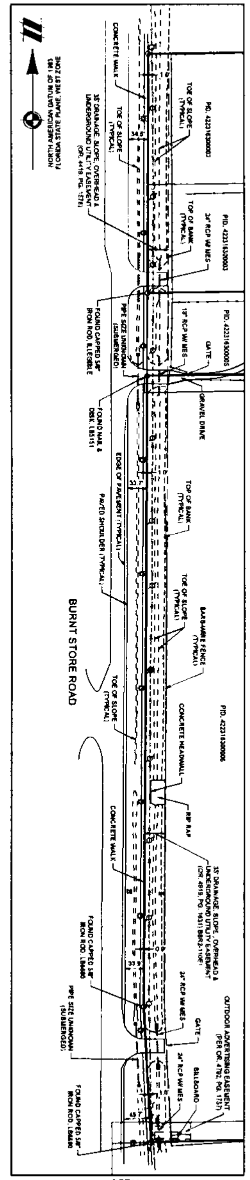


ACREAGE TABLE

PARCEL IDENTIFICATION #	ACRES
422316300002	8.85
422316300003	0.86
422316300006	13.06
422316300007	24.38
422316300009	29.18
422316300010	29.18
422316400001	40.15
422316400004	9.96
422316400005	39.85
422316400006	39.68
422321200001	80.66
TOTAL	277.55

LINE TABLE

LINE	BEARING	DISTANCE
L1	S.71°41'00"W.	351.17'
L2	S.48°54'00"W.	190.81'
L3	N.03°06'31"W.	238.58'
L4	S.00°43'44"W.	334.31'
L5	S.00°17'24"W.	190.04'
L6	N.89°08'41"E.	194.92'
L7	N.00°18'34"E.	420.80'
L8	N.89°15'44"E.	324.90'
L9	N.00°11'22"E.	105.36'



DETAIL
(SCALE: 1"=100')

SURVEYOR'S LEGEND

●	SET CAPPED IRON ROD #LB7832	DOC.	DOCUMENT
SEC.	SECTION	PB.	PLATBOOK
R/W	RIGHT-OF-WAY	PG.	PAGE
CCR	CERTIFIED CORNER RECORD	SQ.FT.	SQUARE FEET
RCP	REINFORCED CONCRETE PIPE	AC.	ACREAGE
PID.	PARCEL IDENTIFICATION NUMBER	±	PLUS OR MINUS
PLS	PROFESSIONAL LAND SURVEYOR	F.P.L.	FLORIDA POWER & LIGHT COMPANY
LB	LICENSED BUSINESS	■	CATCH BASIN
MES	MITERED END SECTION		WOOD UTILITY POLE
PSM	PROFESSIONAL SURVEYOR AND MAPPER		TELEPHONE RISER
℄	CENTERLINE		SIGN
ID.	IDENTIFICATION		WATER GATE VALVE
CCR	CERTIFIED CORNER OF RECORD		OVERHEAD UTILITIES
			GUY WIRE

SURVEYOR'S NOTES

1. THIS MAP OF BOUNDARY SURVEY IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER IDENTIFIED HEREON.
2. NO ABSTRACT FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD HAVE BEEN PROVIDED TO THIS FIRM.
3. BEARINGS ARE BASED ON "THE STATE PLANE COORDINATE SYSTEM" FLORIDA ZONE WEST NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT - EPOCH 2010) AND WERE DERIVED FROM THE FLORIDA PERMANENT REFERENCE NETWORK SITE CODE "PNTA", IN U.S. FEET WHEREIN THE EAST LINE OF THE SOUTHEAST ¼ OF SECTION 16, TOWNSHIP 42 SOUTH, RANGE 23 EAST, BEARS S 02°03'38"W.
4. UNLESS OTHERWISE NOTED OR SHOWN HEREON, APPARENT AND/OR UNOBSTRUCTED, ABOVE GROUND IMPROVEMENTS WERE LOCATED. UNDERGROUND IMPROVEMENTS, SUCH AS FOUNDATIONS AND UTILITIES, WERE NOT LOCATED.
5. THE LANDS SHOWN HEREON LIE IN ZONE "D", PER THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANELS NO. 12015C0409G AND 12015C0417G, EFFECTIVE DATE 12/15/2022. THE LIMITS OF SAID ZONES ARE GRAPHICALLY DEPICTED HEREON AS NEAR AS MAY BE SCALED FROM SAID MAP.
6. UNLESS OTHERWISE NOTED OR SHOWN HEREON, THERE ARE NO APPARENT AND/OR UNOBSTRUCTED, ABOVE GROUND ENCROACHMENTS. THE DISPOSITION OF ANY POTENTIAL ENCROACHING IMPROVEMENTS SHOWN IS BEYOND PROFESSIONAL PURVIEW AND SUBJECT TO LEGAL INTERPRETATION.
7. ATTENTION IS DIRECTED TO THE FACT THAT THIS MAP MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA. SYMBOLS DEPICTED HEREON DO NOT REFLECT ACTUAL SIZE.
8. ADJOINING PARCEL IDENTIFICATION NUMBERS (PID) DELINEATED HEREON WAS OBTAINED FROM THE CHARLOTTE COUNTY PROPERTY APPRAISER'S PUBLIC ACCESS SYSTEM.
9. THE SURVEYED LANDS MAY BE SUBJECT TO JURISDICTIONAL ENTITIES.
10. THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT OF TITLE AND ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.

LEGAL DESCRIPTION

PREPARED BY THIS FIRM

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF CHARLOTTE, LYING IN SECTIONS 16 AND 21, TOWNSHIP 42 SOUTH, RANGE 23 EAST, BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 16, AS DEPICTED IN CERTIFIED CORNER RECORD DOCUMENT NUMBER 51526; THENCE S 02°03'38" W, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 16, A DISTANCE OF 660.07 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 02°03'38" W, ALONG SAID EAST LINE A DISTANCE OF 1980.20 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 16; THENCE S 88°41'07" W, ALONG THE SOUTHERLY LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 16, A DISTANCE OF 977.07 FEET; THENCE S 00°05'22" W, A DISTANCE OF 1364.79 FEET TO THE NORTHEAST CORNER LOT 22, DEER PASS ACRES, AS RECORDED IN PLAT BOOK 15, PAGES 56A THROUGH 56B, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF LOTS 21 AND 22, OF SAID DEER PASS ACRES, THE FOLLOWING 3 COURSES: S 71°41'00" W, A DISTANCE OF 351.17 FEET; THENCE S 72°01'00" W, A DISTANCE OF 1223.00 FEET THENCE S 48°54'00" W, A DISTANCE OF 190.81 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 21; THENCE N 00°29'36" E, ALONG SAID WEST LINE, A DISTANCE OF 1938.35 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 16, THENCE N 01°10'18" E ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 16, A DISTANCE OF 1331.12 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 16, THENCE S 88°58'36" W, ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 16, A DISTANCE OF 1312.88 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 16; THENCE S 00°41'37" W ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 16, A DISTANCE OF 667.75 FEET TO A POINT ON SAID WEST LINE; THENCE S 88°35'17" W, A DISTANCE OF 1198.98 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF BURNT STORE ROAD, PER BSR2-109 FEE ACQUISITION, AS DESCRIBED IN OFFICIAL RECORDS BOOK 4419, PAGE 1578, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE AND THE EAST RIGHT-OF-WAY LINE PER BSR-109 FEE ACQUISITION, AS DESCRIBED IN OFFICIAL RECORDS BOOK 4419, PAGE 1578, PUBLIC RECORDS OF CHARLOTTE COUNTY, THE FOLLOWING 2 COURSES: N 03°06'31" W, A DISTANCE OF 238.84 FEET; THENCE N 00°17'30" E, A DISTANCE OF 1107.90 FEET; THENCE N 89°05'17" E, A DISTANCE OF 1222.85 FEET; THENCE N 00°43'44" E, A DISTANCE OF 334.31 FEET; THENCE S 89°08'41" W, A DISTANCE OF 1030.20 FEET; THENCE S 00°17'24" W, A DISTANCE OF 190.04 FEET; THENCE S 89°08'41" W, A DISTANCE OF 194.92 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF BURNT STORE ROAD, PER BSR2-112 FEE ACQUISITION, AS DESCRIBED IN OFFICIAL RECORDS BOOK 4419, PAGE 1578, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; THENCE N 00°18'34" E ALONG SAID EAST RIGHT-OF-WAY, PER BSR2-122 FEE ACQUISITION AND BSR2-113 FEE ACQUISITION, A DISTANCE OF 420.80 FEET; THENCE N 89°15'44" E, A DISTANCE OF 324.90 FEET; THENCE N 00°11'22" E, A DISTANCE OF 105.36 FEET TO A POINT ON THE NORTHERLY LINE OF THE SOUTH 1/2 OF SAID SECTION 16; THENCE N 89°12'30" E ALONG SAID NORTHERLY LINE, A DISTANCE OF 3548.37 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 16; THENCE S 01°36'51" W ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 16, A DISTANCE OF 1325.81 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 16; THENCE N 88°58'56" E ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 16, A DISTANCE OF 656.38 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 16, THENCE N 01°50'13" E ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 16, A DISTANCE OF 661.43 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 16; THENCE N 89°04'45" E ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 16, A DISTANCE OF 658.89 FEET TO THE POINT OF BEGINNING.

BEARINGS ARE BASED ON "THE STATE PLANE COORDINATE SYSTEM" FLORIDA ZONE WEST, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT - EPOCH 2010) AND WERE DERIVED FROM THE FLORIDA PERMANENT REFERENCE NETWORK SITE CODE "PNTA", IN U.S. FEET WHEREIN THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 42 SOUTH, RANGE 23 EAST, BEARS S 02°03'38"W.

FOR THE BENEFIT AND EXCLUSIVE USE OF:

DANIEL B. LIGHT L.B. ANDERSEN & CO., INC., AN ILLINOIS CORPORATION, LEAH RAE LIGHT, AS SUCCESSOR TRUSTEE OF THE WS TRUST PURSUANT TO TRUST AGREEMENT DATED JANUARY 5, 1972, LEAH RAE LIGHT AS SUCCESSOR TRUSTEE OF THE SHANNON TRUST PURSUANT TO TRUST AGREEMENT DATED JANUARY 5, 1972, LEAH RAE LIGHT, AS SUCCESSOR TRUSTEE OF THE WADE TRUST PURSUANT TO TRUST AGREEMENT DATED JANUARY 5, 1972, LEAH RAE LIGHT, AS SUCCESSOR TRUSTEE OF THE LIGHT TRUST PURSUANT TO TRUST AGREEMENT DATED JANUARY 5, 1972, AND BURNT STORE ROAD-RET, LLC, A FLORIDA LIMITED LIABILITY COMPANY

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA AS STATED IN RULE 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES, TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

Digitally signed by Steven R Sonberg
Date: 2025.09.23 11:28:28-04'00'

STEVEN R. SONBERG, P.E., P.S.M.
FLORIDA REGISTRATION NO. 6658
ATWELL, LLC
CERTIFICATE OF AUTHORIZATION NO.: LB 7832

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ATWELL
4161 TAMIAMI TRAIL, BLDG. 5, #501
PORT CHARLOTTE, FL 33952
941.625.1165
FLORIDA SURVEY CERTIFICATE OF AUTHORIZATION # LB 7832

REV	DRAFTER	REV. DATE	COMMENTS
1	JS	9/18/2025	REVISED SURVEY PER COMMENTS
2	JS	9/23/2025	REMOVED 60' EASEMENT (OR. 431, PG. 1280)

LOCATED IN:
SECTIONS 16 & 21, TOWNSHIP 42 SOUTH, RANGE 23 EAST

PARCEL ID:
422316400001, 422316400004, 422316400005, 422316400006, 422321200001, 422316300002, 422316300006, 422316300007, 422316300009 & 422316300010

SITE ADDRESS:
14280, 14300, 14310, 14330, 14340, 14380, 14400, 14410, 14430, 14440, BURNT STORE ROAD AND 28100 ZEMEL ROAD, PUNTA GORDA, FLORIDA, 33955

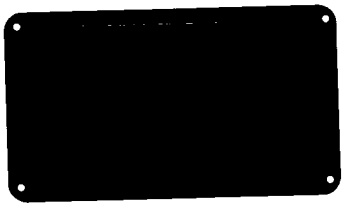
MAP OF
BOUNDARY SURVEY
OF
BURNT STORE 278

PM.	BJC
FIELD DATE:	09/05/2025
PLOT DATE:	09/09/2025
JOB	24005028-SR
SHEET NO.	1 OF 1

PD Conditions for Application PD-25-13

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 of the subject property shall occur as generally illustrated on the General PD Concept Plan (Attachment 1: Sage Pointe PD Concept Plan) submitted by the applicant, prepared by Atwell, LLC, signed October 7, 2025, revised and dated March 10, 2026, except such modifications as may be required to meet the conditions of the PD zoning district. The open space area shall be no less than 101.19± acres. The General PD Concept Plan includes 68.61± acres of preservation area, 9.28± acres Wildlife / Greenway corridor area, and 23.3± acres of common open space area which shall not include any stormwater areas. In addition, the PD Concept Plan Site Plan Review (Petition No. DRC-25-177) is subject to the comments and conditions contained in the DRC letter dated January 27, 2026. The General PD Concept Plan shall be valid until a Final Detail Site Plan is approved per Code Section 3-9-45.
b. The base density for the subject property is 26 units. The proposal is to develop a total of 999 dwelling units including recreational vehicles. Any residential development above 26 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.
c. Permitted uses and accessory uses.
   For "Residential Area":
   i. Single-family homes attached or detached.
   ii. Multi-family.
   iii. Duplex or triplex.
   iv. Townhomes.
   v. Amenities such as clubhouse, community pool, tennis court, pickleball or other similar non-commercial recreational uses and structures.
   vi. Community garden.
   vii. Emergency services.
   viii. Model homes.
   ix. Park, public or not-for-profit.
   x. Accessory uses and structures. Uses and structures which are customarily accessory and clearly incidental to permitted uses and structures are permitted within this development, including, but not limited to:
      1) Accessory structures, including, but not limited to, garages, carports and sheds.
      2) Fences or walls.



3) Swimming pools, tennis court or other similar non-commercial recreational uses and structures.

For "Recreational Vehicle area":

i. Recreational vehicles up to 300 units occupied as temporary dwelling units, which do not require transfer of density units. The occupancy of any individual Recreational Vehicle site by any individual or group of individuals shall be strictly limited to 180 days and no individual or group of individuals may re-establish occupancy of any individual Recreational Vehicle site until at least 30 days following their departure. The County reserves the right to inspect occupancy records of the proposed development to ensure enforcement of this condition. An RV site may be occupied by a Recreational vehicle, a travel trailer, a motor home, a camping trailer, or a truck camper. The following development standards shall apply:

Max Coverage of All Structures (Percent)	60
Min. Recreational Vehicle Site (SQ. FT.)	3,000
PD Setback/Project Boundary (FT.)	25
Abutting Water for All Structures (FT.)	20
Max. Recreational Vehicle /Other Structure Height (FT.)	38

The separation between structures shall be at least ten feet and ten feet to the edge of the pavement of any internal street excluding driveways.

ii. On-site recreational amenities must be provided, which may include but not limited to passive recreational trails, central community clubhouse facilities, pools, and tennis courts. Such amenities shall be finalized at Final Detail Site Plan Review application for recreational vehicle uses.

iii. Accessory uses and structures within a recreational vehicle site:

1) Detached, freestanding accessory structures such as screen rooms and storage structures not intended for occupancy or sleeping and either an (1) outdoor kitchen, (2) laundry or washroom facility, or (3) laundry and

washroom facility, not exceeding 250 total square feet for each recreational vehicle site are allowed, provided that such structures are totally independent from the recreational vehicle and shall be constructed and located in such a manner as to not impede the immediate removal of any recreational vehicle from each site.

2) Concrete slabs, decks, and patios provided such structures are detached and structurally independent from the accompanying recreational vehicles and in no way impede the immediate removal of recreational vehicles from the site.
3) Casita accessory units may be allowed and 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.

iv. At a minimum, 20 percent open space is required for recreational vehicle uses, and at least three acres must include active recreational amenities, which may include but not be limited to passive recreational trails, central community clubhouse facilities, pools, pickleball, and tennis courts.
v. Buffers for RV areas are required as outlined in Condition p.vii.

The maximum square footage for commercial uses shall be 195,000. Hotel rooms may be allowed at a conversion rate of 1 hotel room for every 203 square feet of commercial uses.

For "Commercial Area":

i. Amphitheater.
ii. Animal hospital, boarding facility.
iii. Art, dance, music, photo studio or gallery.
iv. Assisted living facility or day care center, adult.
v. Auditorium, performing arts center.
vi. Bar, cocktail lounge.
vii. Bank, financial services.
viii. Business services.
ix. Boat, travel trailer and motor vehicle sales, including recreational vehicles and campers, and subject to Sec. 3-9-61. Accessory Outdoor Retail Sales, Display, and Storage, as may be amended.
x. Boat, travel trailer and motor vehicle repair, services, including recreational vehicles and campers, and subject to Sec. 3-9-61. Accessory Outdoor Retail Sales, Display, and Storage, as may be amended.
xi. Building trades contractor's office.
xii. Business services.
xiii. Clubhouse, community center.
xiv. Day care center, child.
xv. Drug store, pharmacy.

xvi. Dry cleaner.
xvii. Emergency services.
xviii. Elementary, middle, or high school.
xix. Essential services.
xx. Gas station.
xxi. General offices.
xxii. General retail sales and services subject to Sec. 3-9-61. Accessory Outdoor Retail Sales, Display, and Storage, as may be amended.
xxiii. Government uses and facilities.
xxiv. Hospital.
xxv. Hotel, motel, inn
xxvi. Laboratories, class 1, 2, 3.
xxvii. Laundromat.
xxviii. Leisure vehicle rental.
xxix. Liquor, package store.
xxx. Medical or dental office, clinic.
xxxi. Mini-warehouses or storage facilities, but not bulk storage of flammable liquids.
xxxii. Motor vehicle wash.
xxxiii. Noncommercial vehicle rental.
xxxiv. Nursing home.
xxxv. Paid or public parking lot, garage, structure.
xxxvi. Park, public or not-for-profit.
xxxvii. Personal services.
xxxviii. Place of Worship subject to Sec. 3-9-82. Places of Worship, as may be amended.
xxxix. Post office.

xl. Printing facilities.
xli. Privat club.
xlii. Professional services.
xliii. Recreation, indoor.
xliv. Restaurant.
xlv. Storage of boat, travel trailer and motor vehicle, including recreational vehicles and campers".
xlvi. University or college.
xlvii. Vocational, trade, or business school.
xlviii. Wholesale sales.

Accessory uses and structures. Uses and structures which are customarily accessory and clearly incidental to permitted uses and structures are permitted within this development, including, but not limited to fences or walls, which may be permitted prior to the principal uses and structures.

d. Special exceptions shall not be allowed.

e. Outdoor storage is prohibited except that such use is permitted under Sec. 3-9-61. Accessory Outdoor Retail Sales, Display, and Storage, as may be amended.
f. No development shall occur prior to any Final Detail Site Plan approval. Final Detail Site Plan, when sufficient and acceptable to County, will be scheduled on the Board of County Commissioners land use consent agenda.
g. A development timeline and phasing plan for the entire PD shall be submitted as part of Final Detail Site Plan approval.
h. Maximum building and structure height:
    i. 38 feet from the base flood elevation for single-family homes, townhomes, duplex, triplex, and amenity structures.
    ii. 60 feet from the base flood elevation for multi-family.
    iii. 45 feet from the base flood elevation for commercial uses.
    iv. Other development standards are listed on the General PD Concept Plan (Attachment 1).
i. All roadways within the development shall be constructed to Charlotte County standards. Following Final Detail Site Plan approval, all private roadways shall be required to be maintained in perpetuity by the developer, and subsequently, a homeowners' association or similar entity.
j. The applicant/property owner shall provide a pedestrian/sidewalk system with a minimum width of five feet throughout the development, which shall be part of the Final Detail Site Plan. Such sidewalk system shall connect to the existing sidewalk system on Burnt Store Road.
k. There may be up to four access points located on Burnt Store Road as shown on the General PD Concept Plan (Attachment 1).
    i. Access point #5 shall only be approved if the developer enters into an agreement with the property located immediately to the south to eliminate their northernmost access point reflected on the approved General PD Concept Plan Via Ordinance Number 2024-033, as may be amended. The agreement shall also provide for a pedestrian and vehicular access between both parties (the subject property and the property immediately to the south of the subject property) and such agreement shall be recorded and provided as part of Final Detail Site Plan application, and Access point #4 must be removed.
    ii. If such agreement is not provided as part of Final Detail Site Plan application, Access point #5 must be removed and Access point #4 will be allowed.

    The exact locations for these access points will be determined during the Final Detail Site Plan review stage. With respect to the site related improvements and other items, County Transportation staff reserves the right to make additional comments at the time of Final Detail Site Plan review.

l. Prior to Final Detail Site Plan approval of any commercial development, and each phase of the residential development, the applicant shall be required to meet concurrency per Article XIV. Concurrency Management. As to transportation

concurrency, the applicant shall be required to account for project traffic and previously approved developments which have reserved capacity in the roadway level of service analysis. If the level of service (LOS) falls below the adopted minimum standard due to the proposed development traffic, a proportionate share analysis shall be required to satisfy concurrency. Based on the results of the analysis a developer's proportionate share contribution shall be required.

i. The traffic signal at the project entrance at the intersection of Burnt Store Road and Heritage Landing Boulevard shall be memorialized in a developer's agreement acceptable and approved by the County prior to the approval of any Final Detail Site Plan. The developers at their own costs shall design, permit and construct a traffic signal at the project entrance on Burnt Store Road prior to the issuance of a Certificate of Occupancy for any commercial development or at the 300th residential Certificate of Occupancy, whichever comes first.

m. 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 or any permits for pads or accessory structures for recreational vehicle uses shall be issued. The developer may extend reclaimed water utility lines, if available at the time of construction.

n. Per Section 3-3.5-7. Payment of fee and impact fee credits, as may be amended, the property owner/developer shall pay the impact fee for the recreational vehicle portion of the development prior to issuance of Final Detail Site Plan approval unless the developer of such development and the County Administrator or his designee enter into a fee agreement to pay the impact fee at a time later than the Final Detail Site Plan approval, but in no case later than the issuance of electrical permits for the developer.

o. The 25-foot PD setback is required as shown on the PD Concept Plan. access points such as roads and sidewalks, parking area, stormwater, landscaping and buffers may be located within the 25-foot PD setback.

p. The site shall be developed with a unified landscaping theme. Landscaping and Buffers:

i. At a minimum, a type "B" buffer shall be required along the property boundary except for the wildlife corridor, the greenway corridor, and the wetland areas.

ii. At a minimum, planting equivalent to a type "B" buffer shall be required for multi-family, duplex or triplex development immediately abutting single-family homes.

iii. At a minimum, planting equivalent to a type "A" buffer shall be required for multi-family, duplex or triplex development immediately abutting townhomes.

iv. At a minimum, planting equivalent to a type "A" buffer shall be required for townhomes immediately abutting single-family homes.

v. At a minimum, planting equivalent to a type "C" buffer shall be required for commercial uses immediately abutting single-family homes and townhomes.

vi. At a minimum, planting equivalent to a type "B" buffer shall be required for commercial uses immediately abutting multi-family uses, duplex or triplex.

vii. At a minimum, planting equivalent to type "C" buffer with a wall and/or berm combination at least 8 feet in height is required along the proposed recreational vehicle uses. For properties located next to areas zoned RE-1 or single-family homes, a type "D" buffer with a wall and/or berm combination at least 8 feet in height is required. Recreational vehicle pads shall be located at least 50 feet away from the onsite wetlands.

viii. At a minimum, a type "C" buffer is required for all amenities and recreational areas.

ix. At a minimum, within the commercial abutting Burnt Store Road, a Type "A" Buffer for accent trees and canopy trees and 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 year of planting shall be required along Burnt Store Road. The General PD Concept Plan (Attachment 1) shall control the remaining portion of this area.

x. If Conditions p.i. through p.ix., regarding the location and type of buffers, creates any perceived ambiguity or confusion, the General PD Concept Plan (Attachment 1) shall control.

q. All commercial development shall meet the provisions of Chapter 3-5, Article XXIV, Charlotte County Commercial Design Standards, except as follows:
   i. Each primary facade shall incorporate a minimum of five (5) design treatments.
   ii. The primary customer entrance may face the parking lot.

r. Habitat management plan (Attachment 2: Native Habitat Management Plan) shall be implemented to make sure that the onsite wetland identified as "wetland area," the "preservation area", the wildlife corridor area identified as "wildlife corridor area," and the greenway corridor area identified as "75' greenway corridor area" on the General PD Concept Plan (Attachment 1) shall be restored and preserved in perpetuity. At a minimum, a 25-foot buffer is required along the proposed wildlife corridor. A minimum of 25-foot buffer along all wetlands is required, except at locations where wetland impacts occur due to road crossings, where a minimum 15-foot buffer and an average of 25-foot upland buffer shall be provided. Signage shall be required to warn residences of the conservation status of the preserves and such signs shall be identified on the Final Detail Site Plan and be placed along the perimeter of the preserves, particularly where they abut development.

s. The proposed crossing of the proposed greenway corridor shall be designed as an at-grade crossing illustrated on Attachment 3 to allow the passage of animals utilizing the corridor.

t. If outdoor lighting in the proposed amenity area is proposed, it will be shielded or directed in such a way that the light does not shine beyond the boundaries of the proposed amenity area. Outdoor lighting shall be prohibited in the wildlife corridor and greenway corridor area.

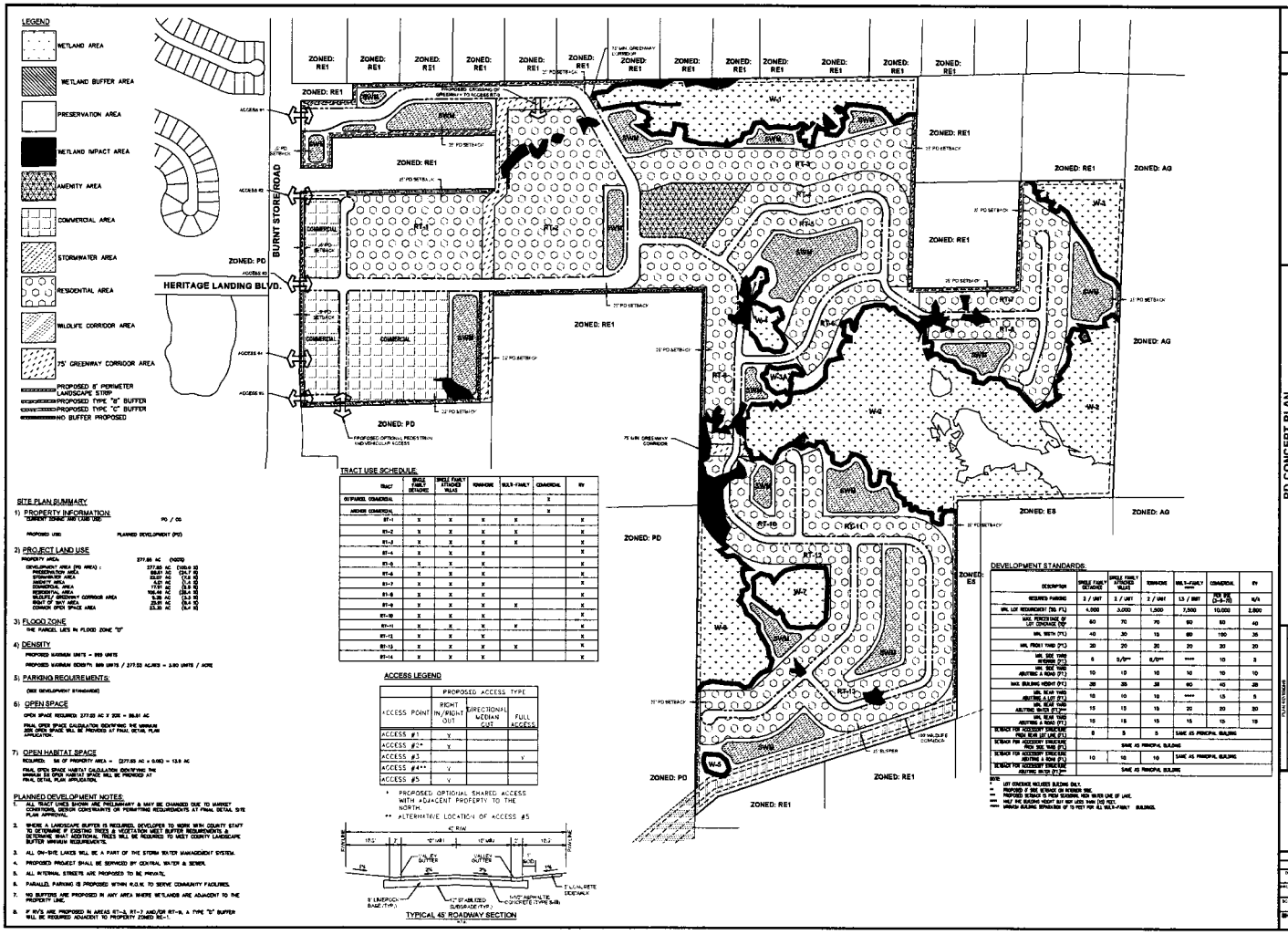
u. The signs for "Commercial Area" shall be consistent with the attached sign plan (Attachment 4). Residential signs shall comply with Code Section 3-9-85, as may be

amended except as provided for in the Sign Plan with a joint Anchor tenant/Residential sign.

v. The final design of the amenity area shall be determined at Final Detail Site Plan review. The proposed amenity area may contain a clubhouse, with a swimming pool, a tennis court, pickleball court, or similar uses, and a parking area. If a clubhouse is constructed, 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.

w. 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 applicant/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 such agreement shall be incorporated into the Planned Development Final Detail Site Plan approval and shall not constitute a major modification.

Attachment 1
Sage Pointe PD Concept Plan



SITE PLAN SUMMARY

1) PROPERTY INFORMATION
"CURRENT ZONING / PROPOSED ZONING" — PD / CC
PROPOSED USE: PLANNED DEVELOPMENT (PD)

2) PROJECT LAND USE

PROPERTY AREA:	277.66 AC	(100%)
DEVELOPMENT AREA (PD AREA) :	277.66 AC	(100.0 %)
PRESERVATION AREA	69.61 AC	(25.1 %)
STORMWATER AREA	23.01 AC	(8.3 %)
AMENITY AREA	8.57 AC	(3.1 %)
COMMERCIAL AREA	17.51 AC	(6.3 %)
RESIDENTIAL AREA	106.16 AC	(38.2 %)
MULTIPLE GREENWAY CORRIDOR AREA	5.36 AC	(1.9 %)
RIGHT OF WAY AREA	23.81 AC	(8.6 %)
COMMON OPEN SPACE AREA	23.30 AC	(8.4 %)

3) FLOOD ZONE
THE PARCEL LIES IN FLOOD ZONE "X"

4) DENSITY
PROPOSED MAXIMUM UNITS = 999 UNITS
PROPOSED MAXIMUM DENSITY: 999 UNITS / 277.66 ACRES = 3.60 UNITS / ACRE

5) PARKING REQUIREMENTS
(SEE DEVELOPMENT STANDARDS)

6) OPEN SPACE
OPEN SPACE REQUIRED: 277.66 AC X 30% = 99.91 AC
FINAL OPEN SPACE CALCULATION IDENTIFYING THE MINIMUM 30% OPEN SPACE WILL BE PROVIDED AT FINAL DETAIL PLAN APPLICATION.

7) OPEN HABITAT SPACE
REQUIRED: 5% OF PROPERTY AREA = (277.66 AC x 0.05) = 13.9 AC
FINAL OPEN SPACE HABITAT CALCULATION IDENTIFYING THE MINIMUM 5% OPEN HABITAT SPACE WILL BE PROVIDED AT FINAL DETAIL PLAN APPLICATION.

PLANNED DEVELOPMENT NOTES:

1. ALL TRACT LINES SHOWN ARE PRELIMINARY & MAY BE CHANGED DUE TO MARKET CONDITIONS, DESIGN CONSTRAINTS OR PERMITTING REQUIREMENTS AT FINAL DETAIL SITE PLAN APPROVAL.
2. WHERE A LANDSCAPE BUFFER IS REQUIRED, DEVELOPER TO WORK WITH COUNTY STAFF TO DETERMINE IF EXISTING TREES & VEGETATION MEET BUFFER REQUIREMENTS & DETERMINE WHAT ADDITIONAL TREES WILL BE REQUIRED TO MEET COUNTY LANDSCAPE BUFFER MINIMUM REQUIREMENTS.
3. ALL ON-SITE LAKES WILL BE A PART OF THE STORM WATER MANAGEMENT SYSTEM.
4. PROPOSED PROJECT SHALL BE SERVICED BY CENTRAL WATER & SEWER.
5. ALL INTERNAL STREETS ARE PROPOSED TO BE PRIVATE.
6. PARALLEL PARKING IS PROPOSED WITHIN R.O.W. TO SERVE COMMUNITY FACILITIES.
7. NO BUFFERS ARE PROPOSED IN ANY AREA WHERE WETLANDS ARE ADJACENT TO THE PROPERTY LINE.
8. IF RV'S ARE PROPOSED IN AREAS RT-3, RT-7 AND/OR RT-9, A TYPE "D" BUFFER WILL BE REQUIRED ADJACENT TO PROPERTY ZONED RE-1.

TRACT USE SCHEDULE:

TRACT	SINGLE FAMILY DETACHED	SINGLE FAMILY ATTACHED VILLAS	TOWNHOME	MULTI-FAMILY	COMMERCIAL	RV
OUTPARCEL COMMERCIAL					X	
HIGHER COMMERCIAL					X	
RT-1	X	X	X	X		X
RT-2	X	X	X	X		X
RT-3	X	X	X	X		X
RT-4	X	X	X			X
RT-5	X	X	X			X
RT-6	X	X	X			X
RT-7	X	X	X			X
RT-8	X	X	X			X
RT-9	X	X	X	X		X
RT-10	X	X	X			X
RT-11	X	X	X	X		X
RT-12	X	X	X			X
RT-13	X	X	X	X		X
RT-14	X	X	X			X

ACCESS LEGEND

ACCESS POINT	PROPOSED ACCESS TYPE		
	RIGHT IN/RIGHT OUT	DIRECTIONAL MEDIAN CUT	FULL ACCESS
ACCESS #1	X		
ACCESS #2*	X		
ACCESS #3			X
ACCESS #4**	X		
ACCESS #5			

* PROPOSED OPTIONAL SHARED ACCESS WITH ADJACENT PROPERTY TO THE NORTH.
** ALTERNATIVE LOCATION OF ACCESS #5

TYPICAL 45' ROADWAY SECTION

DEVELOPMENT STANDARDS:

DESCRIPTION	SINGLE FAMILY DETACHED	SINGLE FAMILY ATTACHED VILLAS	TOWNHOME	MULTI-FAMILY	COMMERCIAL	RV
REQUIRED PARKING	2 / UNIT	2 / UNIT	2 / UNIT	1.5 / UNIT	PER FBC (3-5-15)	N/A
MIN. LOT REQUIREMENT (SQ. FT.)	4,000	3,000	1,500	7,500	10,000	2,500
MAX. PERCENTAGE OF LOT COVERAGE (%)	60	70	70	90	80	40
MIN. WIDTH (FT.)	40	30	15	60	100	35
MIN. FRONT YARD (FT.)	20	20	20	20	20	20
MIN. SIDE YARD SETBACK (FT.)	5	0/5**	0/5**	****	10	5
MIN. REAR YARD SETBACK & ROAD (FT.)	10	10	10	10	10	10
MAX. BUILDING HEIGHT (FT.)	35	35	35	60	45	35
MIN. REAR YARD ADJOINING A LAKE (FT.)	10	10	10	****	15	5
MIN. REAR YARD ADJOINING WATER (FT.)	15	15	15	20	20	20
MIN. REAR YARD ADJOINING A ROAD (FT.)	10	15	15	15	15	10
SETBACK FOR ACCESSORY STRUCTURES FROM REAR LOT LINE (FT.)	5	5	5	SAME AS PRINCIPAL BUILDING		
SETBACK FOR ACCESSORY STRUCTURES FROM SIDE YARD (FT.)	SAME AS PRINCIPAL BUILDING					
SETBACK FOR ACCESSORY STRUCTURES ADJOINING A ROAD (FT.)	10	10	10	SAME AS PRINCIPAL BUILDING		
SETBACK FOR ACCESSORY STRUCTURES ADJOINING WATER (FT.)**	SAME AS PRINCIPAL BUILDING					

NOTES:
* LOT COVERAGE INCLUDES BUILDING ONLY.
** PROPOSED 0' SIDE SETBACK OR MINIMUM 10'.
*** PROPOSED SETBACK IS FROM SEAWALL NOT WATER LINE OF LAKE.
**** HALF THE BUILDING HEIGHT BUT NOT LESS THAN 100 FEET.
***** MINIMUM BUILDING SEPARATION OF 15 FEET FOR ALL MULTI-FAMILY BUILDINGS.

ATWELL
ATWELL, LLC
SCALE: 1" = 400'

PD CONCEPT PLAN

SAGE POINTE
CHARLOTTE COUNTY, FLORIDA

DANIEL B. LIGHT & BURNT STORE ROAD PET, LLC

DESIGNED BY	
DRAWN BY	
CHECKED BY	
PROJECT NUMBER	
DATE	
SCALE	
SHEET NO.	3

Attachment 2
Native Habitat Management Plan

SAGE POINTE

CHARLOTTE COUNTY

NATIVE HABITAT MANAGEMENT PLAN

Prepared for:

Daniel B. Light & Burnt Store Road-RET, LLC
8000 Summerlin Lakes Drive, Suite 100 |
Fort Myers, FL 33907

Prepared by:

Tammy Lyday, Senior Project Manager
Monarch Ecology Group, LLC
3431 Pine Valley Drive
Sarasota, Florida 34239
tlyday@monarchecology.com
941-313-6479

February 16, 2026

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2.2 Measure to Protect Wildlife and Integrity of Native Habitat 2-2
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Figure 2. USGS Topo Map
Figure 3. Pre-Development Land Use Map
Figure 4. Post-Development Preservation Map

1.0 INTRODUCTION

The Native Habitat Management Plan has been prepared to address the long-term management of the designated preserve area that includes the preserved wetlands, wetland buffers, and upland preservation areas for the Sage Pointe project. The site (277.55+/- acres) is located east of Burnt Store Road, southwest of U.S. Highway 41 Tamiami Trail, and north of Zemel Road in Punta Gorda, Florida. The southern boundary of the site abuts Pirate Canal (aka Clark Canal). The site is located in Sections 16 and 21, Township 42 South, Range 23 East, Charlotte County, Florida (Figures 1 and 2).

The proposed Planned Development includes up to 999 residential units and 195,000 square feet of commercial floor area, approximately 8,000 square feet per commercial acre. The Project includes the construction of a mixed-use commercial and multi-family development with associated roadways, infrastructure, amenities, and surface water management system. The proposed plan of development will incorporate the requirements of the Burnt Store Overlay, including the reservation of corridors through the property for the Greenways and the wildlife corridors. The plan also includes a mix of housing types internal to the project with a commercial shopping center along Burnt Store Road.

Monarch Ecology Group, LLC (MONARCH) mapped all habitats and land uses based on the *Florida Land Use and Cover Forms Classification Systems*[1] as well as the Supplemental FLUCFCS with the modifiers for the level of nuisance and exotic vegetation.[2] The pre-development habitats are depicted on the enclosed Land Use Map (Figure 3). The wetlands and surface waters are characterized as hydric flatwoods (FLUCFCS 625), freshwater marsh (FLUCFCS 641), forested mixed wetlands (FLUCFCS 630), hydric melaleuca (FLUCFCS 6191), stream (FLUCFCS 511), borrow pond (FLUCFCS 527), and a small swale (FLUCFCS 514). Most of the uplands onsite are characterized by pine flatwoods (FLUCFCS 411) with some degree of nuisance and exotic vegetation cover (FLUCFCS 411E2/E3) and melaleuca (FLUCFCS 424) and well as improved pasture (FLUCFCS 211).

[1] Published by FDOT January 1999
[2] WilsonMiller, Inc., April 2000

2.0 NATIVE HABITAT PRESERVATION AREA MANAGEMENT PLAN

The implementation of the Habitat Management Plan covers the preserved wetlands, the upland buffers, and upland preservation areas totaling 68.61 acres. As part of the onsite enhancement the wetlands, upland buffers, and other uplands will be restored (Figure 4).

The maintenance plan shall be implemented to ensure that the preservation areas remain relatively free (< 5% aerial coverage) of the nuisance and exotic vegetative species and maintain a minimum of 80% aerial coverage of desirable native vegetative species. The maintenance plan will consist of an initial nuisance/exotic vegetation treatment and removal event, with scheduled maintenance events to ensure the regrowth of nuisance and exotic vegetation is limited. All maintenance activities will be conducted via a combination of hand removal and in-place treatment in conjunction with spray application of approved aquatic herbicides which can be used to selectively treat undesirable vegetation. No herbicide treatment of desirable native species is permitted.

2.1 Prohibited and Compatible Activities

Filling, excavating, alteration, trimming, or removal of native vegetation within the preservation areas will be prohibited except for the improvements proposed as shown on the Master Concept Plan. Except as provided in the next paragraph, only activities necessary to implement the maintenance plan described above will be allowed within the preservation areas.

Compatible activities within the preservation areas may include, but not be limited to, passive recreational uses, such as nature trails, habitat identification signs, picnic tables, observation decks, and similar passive recreational uses that may be approved through Site Plan review. 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 areas abut development, signage will be installed in the preserve every 200 feet stating no dumping, filling, etc.

2.2 Measure to Protect Wildlife and Integrity of Native Habitat

Entrance to the preservation areas will be limited to the homeowners and guests of the community for the purpose of viewing the area or performing maintenance activities, and contractors hired to perform maintenance activities required or permitted by this plan. Public access to the preservation areas will not be permitted. In the case of any entrance to the preservation areas, care shall be taken to protect wildlife and the integrity of the habitat. Habitat for wildlife, as well as overall increase in the ecological value of the preservation areas will be ensured through implementation of the maintenance plan.

Any maintenance occurring in preservation areas will be conducted with consideration of listed species or wildlife utilization. Such protective measures may include pre-management 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.

2.3 Monitoring Plan

To ensure that the preservation areas meet the success criteria described above, a Time Zero Monitoring Event will be conducted within 45 days of the initial exotic removal event. Subsequent monitoring events will be conducted annually for a period of no less than 3 years. If at the end of the three years, the preserve areas have met or exceeded the success criteria described above, monitoring requirements for the preserve areas will be suspended. However, additional monitoring may be required if the success criteria of native or nuisance/exotic plant coverage has not been achieved.

If assessment of the preserve areas demonstrates that the success criteria have been met, the responsible party shall provide written certification by an Environmental Scientist, Biologist, or registered Engineer, or Landscape Architect that the maintenance efforts have met applicable success criteria. If certification of success is not submitted or is not approved by the County, then annual monitoring shall continue until the criteria are met and deemed successful. The monitoring

program and any corrective actions to maintain the preserve areas shall be at the sole expense or the property owner(s) or developer.

The results of these monitoring events will be compiled in monitoring reports to include:

- Qualitative overview of vegetative species present
- Percent coverage by nuisance/ exotic vegetation
- Wildlife observations
- Permanent fixed-point photo stations
- Discussion of ongoing maintenance activities
- Identification of insufficiencies and recommendations for future remediation

Such monitoring report must be provided to the County within 45 days of monitoring inspection event, unless an extension by the County is granted.

3.0 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.

FIGURES

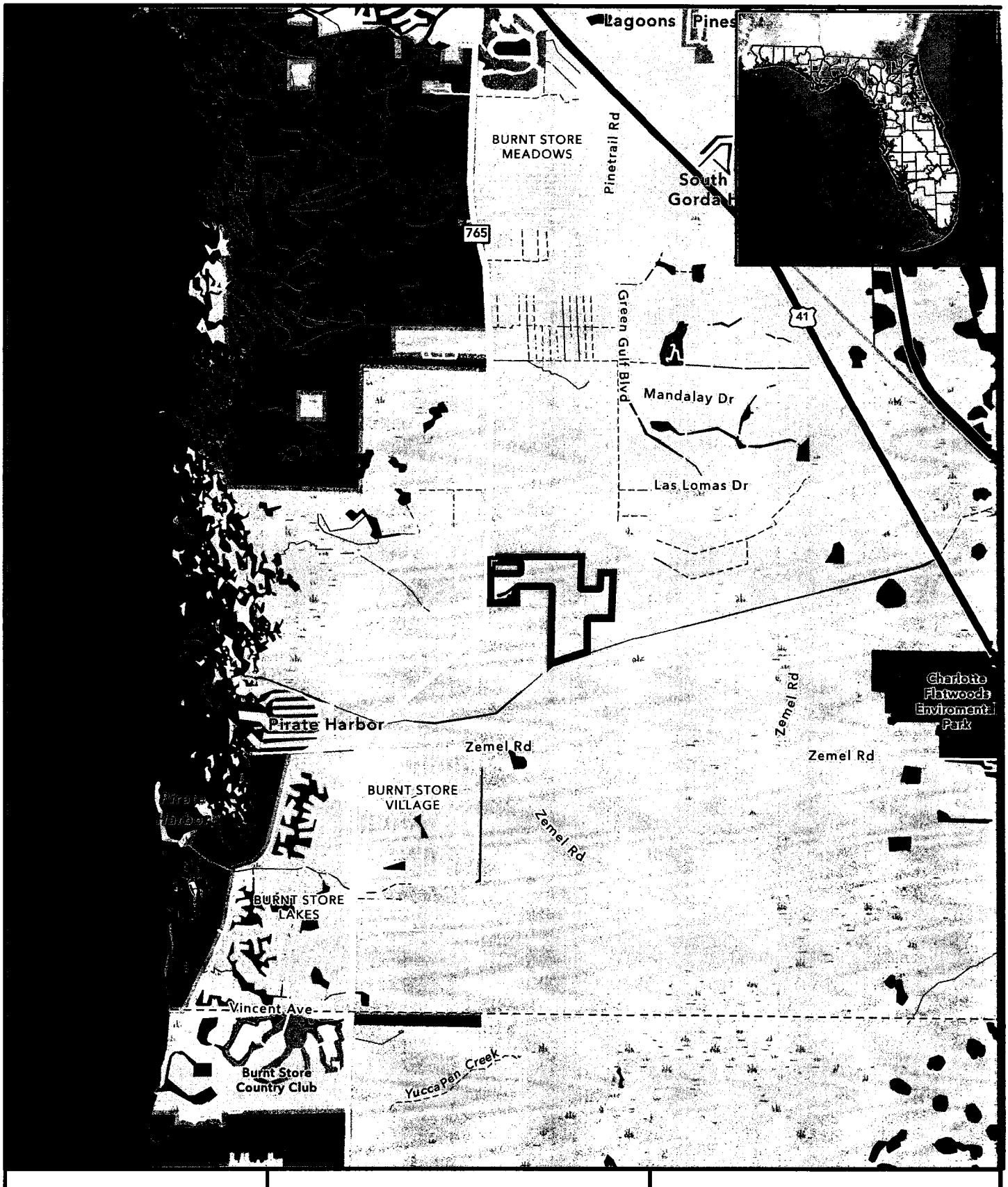


Figure 1
Location Map

Sage Pointe
Charlotte County, Florida

Monarch
ECOLOGY GROUP

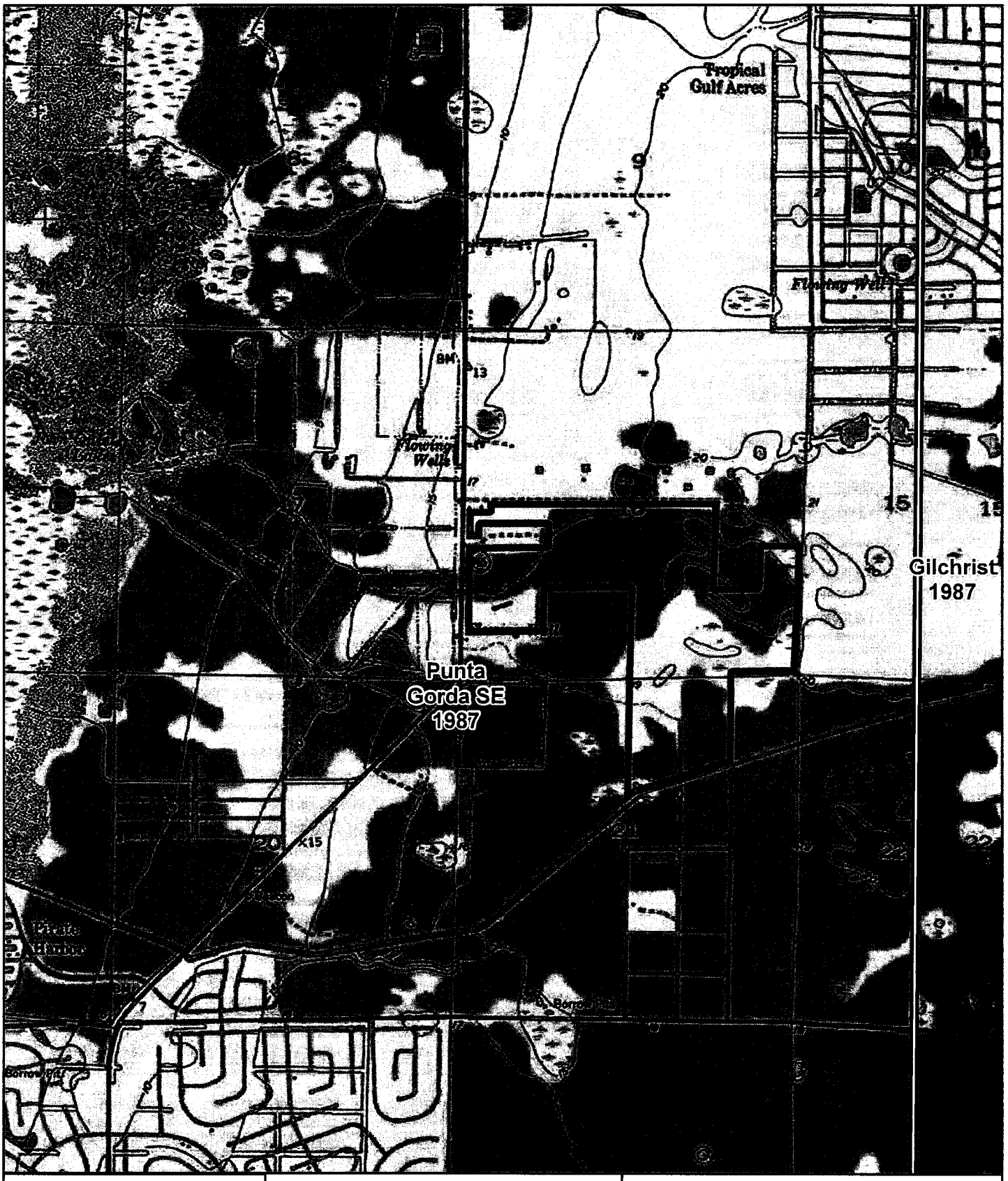


Figure 2
Topographic Map

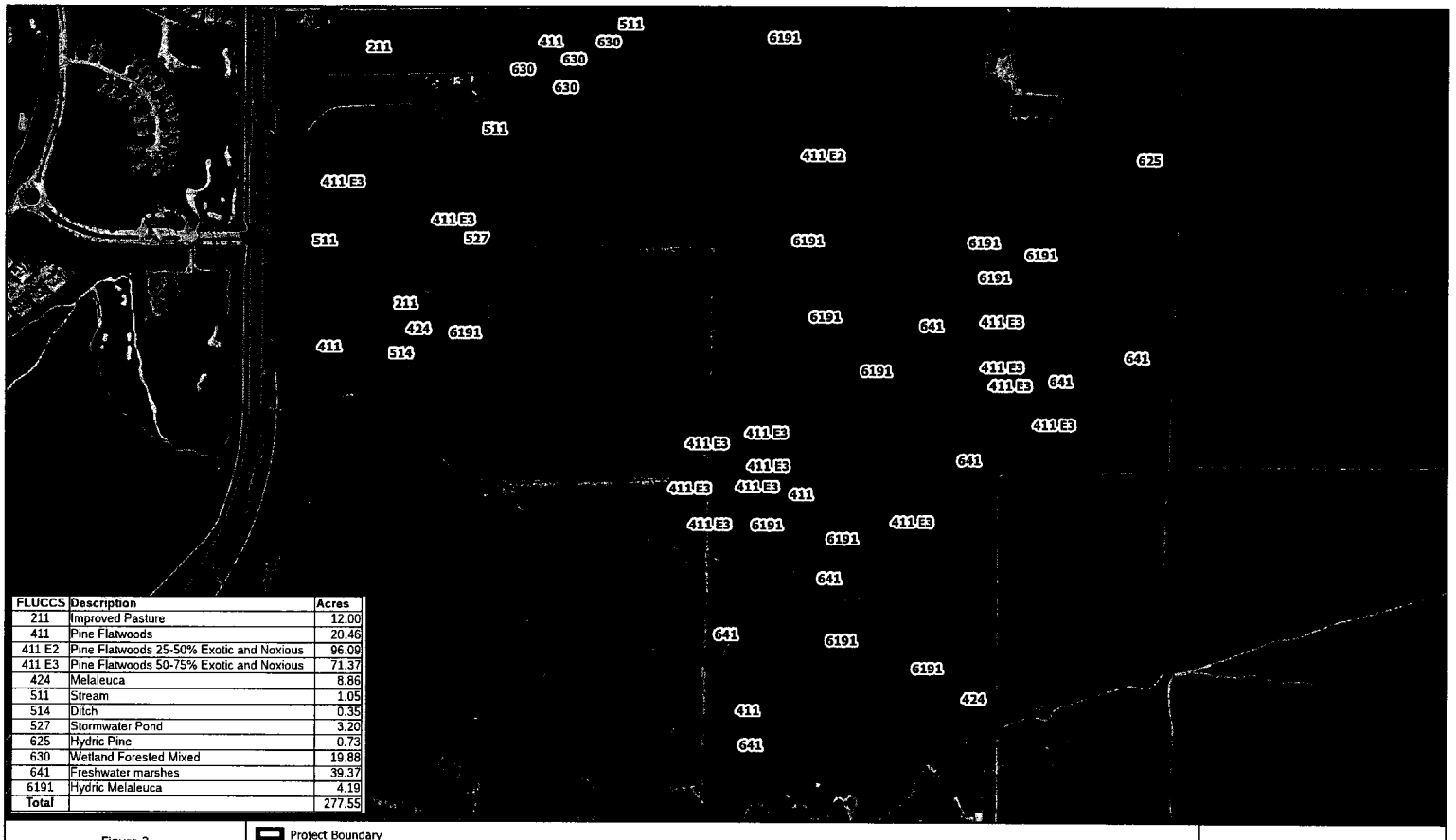
Sage Pointe
Charlotte County, Florida

0 1,000 2,000 N
Feet

USGS Quad (7.5 min)
Project Boundary

Sources: USGS, Punta Gorda SE Quad, 1994; Monarch Ecology, 2025

Monarch
ECOLOGY GROUP



FLUCCS	Description	Acres
211	Improved Pasture	12.00
411	Pine Flatwoods	20.46
411 E2	Pine Flatwoods 25-50% Exotic and Noxious	96.09
411 E3	Pine Flatwoods 50-75% Exotic and Noxious	71.37
424	Melaleuca	8.86
511	Stream	1.05
514	Ditch	0.35
527	Stormwater Pond	3.20
625	Hydric Pine	0.73
630	Wetland Forested Mixed	19.88
641	Freshwater marshes	39.37
6191	Hydric Melaleuca	4.19
Total		277.55

Figure 3
Land Use/Land Cover

Sage Pointe
Charlotte County, Florida

Project Boundary
Land Use/Land Cover

N

0 250 500
US Feet

Sources: FDOT Imagery, 2024; Monarch Ecology Group, 2025

Monarch
ECOLOGY GROUP

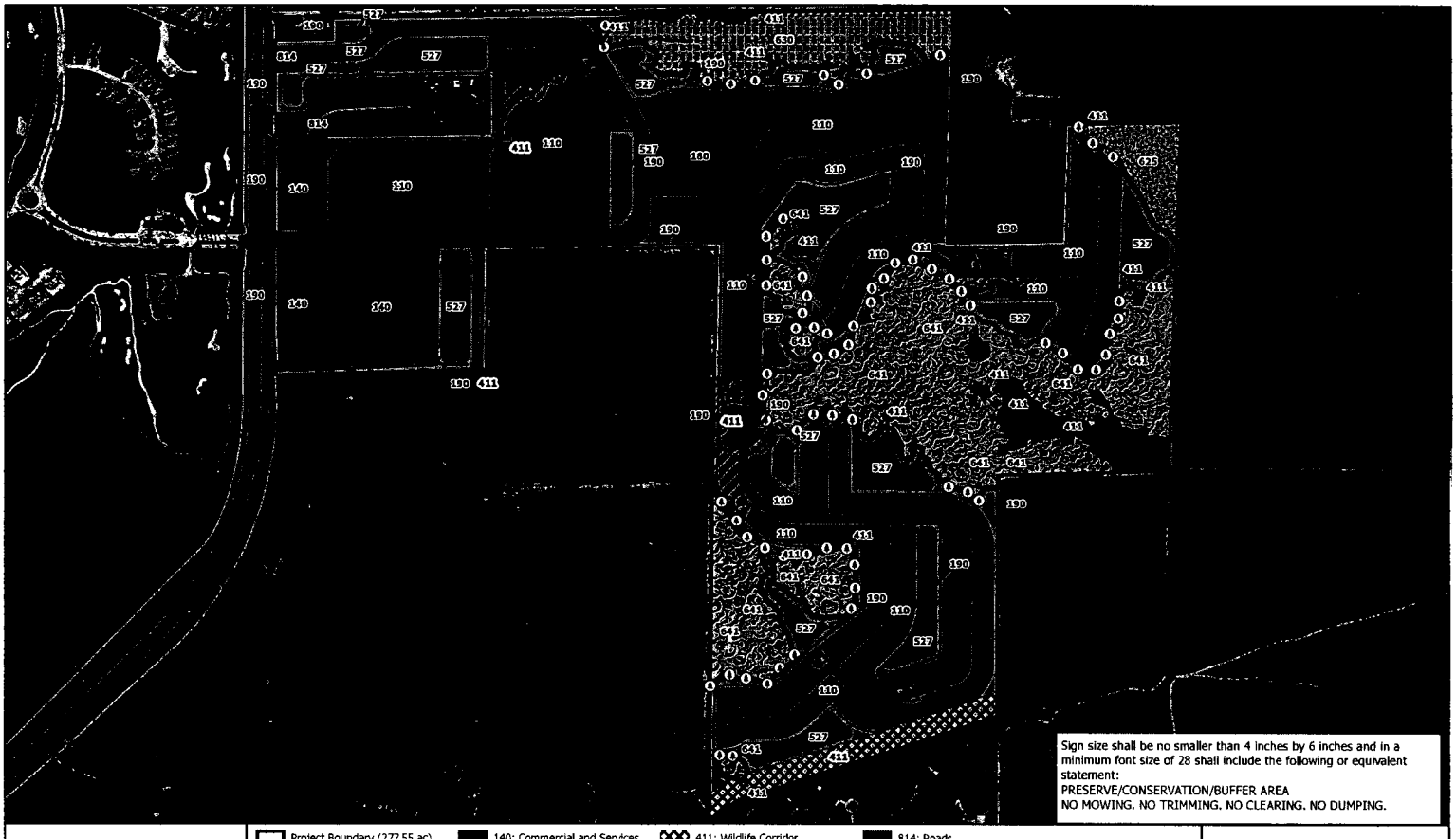
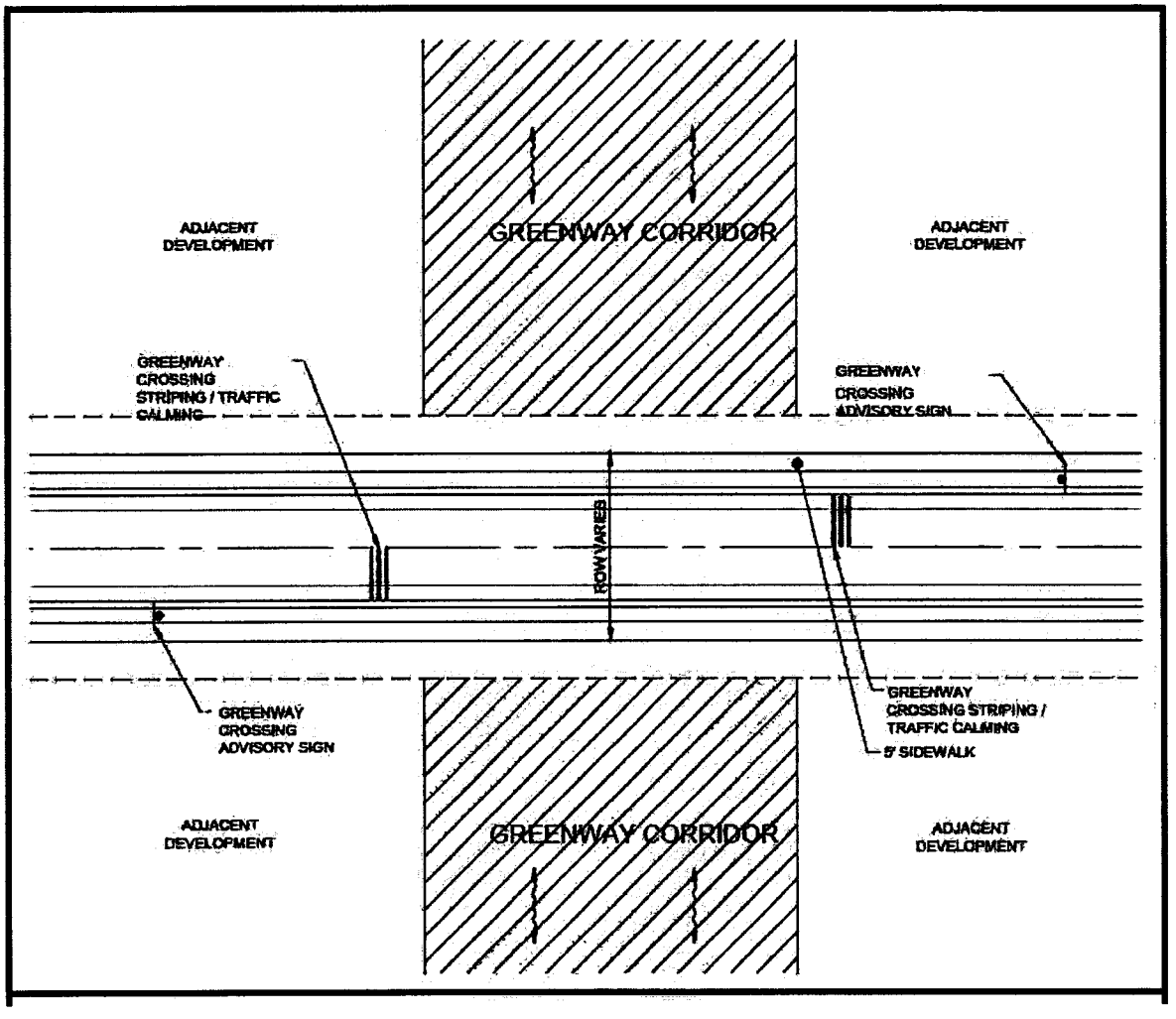


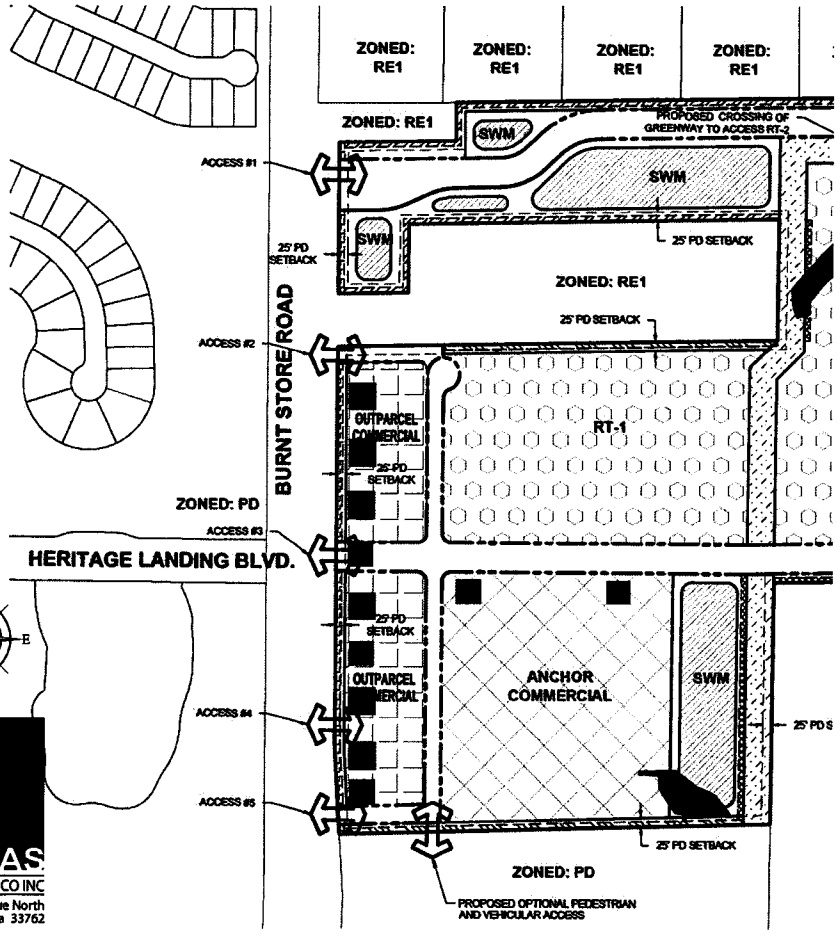
Figure 4
Post Development
Preservation Map
Sage Pointe
Charlotte County, Florida

Attachment 3
At-grade Crossing



Greenway Crossing Exhibit

Attachment 4
Sign Plan



Site Map

NTS

Qty. 6 — Proposed Signage max; 75 sqft / Height: 7'

Qty. 1 — Proposed Signage max; 125 sqft / Height 15'

Qty. 1 — Proposed Signage max; 75 sqft / Height: 10'

Qty. 1 — Joint Residential / Anchor Tenant Sign
Proposed Signage max; 125 sqft / Height 12'

Qty. 1 — Commercial Project Sign
Proposed Signage max; 150 sqft / Height: 20'

Qty. 1 — Proposed Directional Signage max; 25 sqft / Height: 6'

*FOR ILLUSTRATIVE PURPOSE ONLY. FINAL DESIGN TO BE EVALUATED DURING SIGNAGE PERMIT REVIEW.

THOMAS
SIGN & AWNING CO INC
4590 118TH Avenue North
Clearwater, Florida 33762

FLORIDA DEPARTMENT of STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

July 29, 2026

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

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. 2026-024, which was filed in this office on July 29, 2026.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/dp

The Daily SUN
Charlotte • DeSoto • Sarasota

Ticket# 3993763-1
BCC Page 2
5x9
Submitted by: Jane Babler/
Kim S.
Publish: 07/12/2026
163352 3993767

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

Before the undersigned authority personally appeared Amber Douglas, 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)

07/12/26

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.

(Signature of Affiant)

Sworn and subscribed before me this 13th day of July, 2026

(Signature of Notary Public)

Notary Public State of Florida
Jill Kelli Di Benedetto
My Commission HH 390294
Expires 8/19/2027

Personally known _X_ OR ___Produced Identification

CONSERVATION

'Watch the weather, wait to water'

Your drought, rainy season questions are answered by an expert

STAFF REPORT

After months of extremely dry conditions and declining water levels, the rainy season is finally here.

Since the region is still following once-per-week lawn watering restrictions, the increasingly wet weather will help homeowners conserve water by irrigating less.

Katherine Squitieri, the Southwest Florida Water Management District's Lead Conservation Education Coordinator, has provided why homeowners should. "Watch the weather, wait to water."

Squitieri

Why are the summer months the best time for outdoor water conservation?

Florida typically sees increased rainfall now through September. When it's raining daily, give your irrigation system a break. Yards need no more than ½ to 1 inch of water every two to three days during the summer months. If your lawn has received enough water from rainfall, turn off your irrigation system, and turn it back on when needed.

When should you water your lawn?

All residents remain under one-day-per-week watering restrictions with strict watering hours, due to the Modified Phase III Water Shortage order enacted in March and extended in June. Unless your city or county already has stricter hours in effect, watering hours are reduced to 12:01 a.m. to 4 a.m. or 8 p.m. to 11:59 p.m. Properties less than one acre in size may only use one of these windows.

The restrictions apply to all of Citrus, DeSoto, Hardee, Hernando, Hillsborough, Manatee, Pasco, Pinellas, Polk, Sarasota and Sumter counties; portions of Charlotte, Highlands and Lake counties; the city of Dunnellon and The Villages in Marion County; and the portion of Gasparilla Island in Charlotte County through Oct. 1, 2026.

The simplest way to determine if your yard needs water is to look for these visual clues: Grass blades are folded in half lengthwise on at least one-third of your yard. Grass blades appear blue-gray. Grass blades do not spring back, leaving footprints on the lawn for several minutes after walking on it.

If your yard is showing signs that it needs water, check your local forecast to see if rain is on the way.

When is the best time of day to water your lawn?

Follow the time of day specified by your local water restrictions. Current watering hours are 12:01 a.m. to 4 a.m. or 8 p.m. to 11:59 p.m. This is a good rule of thumb to reduce evaporation from the sun.

How can I be sure my yard has received enough water?

Use a rain gauge to determine how much rain your yard has received. If you have a rain sensor, make sure that it is working properly.

Any other tips on making the most of the rainy season?

It's important to make sure gutter downspouts are directed into landscaped areas or your lawn. Installing a rain barrel also is a great way to capture excess rainwater during the summer months. For more information on how to install a rain barrel, visit the District's website at WaterMatters.org/rain-barrels.

Rain barrel workshop planned

PORT CHARLOTTE — The UF/IFAS Extension office of Charlotte County has announced a rain barrel workshop to be held at 10 a.m. Aug. 3 at the Centennial Park Recreation Center, 1120 Centennial Blvd., Port Charlotte.

This workshop will be hosted by Kaylynn Hyson, UF/IFAS Extension of Charlotte County Florida-Friendly educator.

Cost is $63.99 to register. Each participant receives a rain barrel, which is a 55-gallon food grade drum converted into a rain barrel with a spigot and overflow valve.

Discover how harvesting rainwater can help you save water, reduce runoff, and support a Florida-Friendly landscape.

To register, go to rbws070326.eventbrite.com. For information, contact Hyson at 941-764-4346.

As lead conservation education coordinator, Katherine Squitieri manages the District's youth education program and assists in water conservation outreach efforts. Katherine holds a bachelor's degree in environmental studies concentrating in Environmental Education and Communication from Green Mountain College. She also holds a master's degree in Global Sustainability concentrating on water sustainability from the University of South Florida.

MASTER GARDENER

The reasoning for the seasoning — the curry leaf tree

With a continued interest in edible ornamentals, edible landscapes are a common theme in Florida horticulture.

RALPH E. MITCHELL

The intentional effort of adding plants to the landscape that are both attractive and edible is a common practice with many gardeners.

One such less common plant gaining popularity is the curry leaf tree. This tropical broadleaf evergreen woody plant is used as an herb in many dishes requiring the pungent aromatic ingredients.

Just brushing by the curry leaf tree releases an appetizing whiff of savoriness that expands its value to another dimension.

Curry leaf trees are originally from the Indian subcontinent and Southeast Asia.

I first saw this plant at one of our old Demonstration Gardens on Florida Street in Punta Gorda. I eventually ended up with two of my own — one by taking a shoot division from the original plant, and one obtained at a Master Gardener Volunteer Plant sale — probably a seed-grown specimen.

In either case, the two specimens are about 4 to 6 feet tall now with a similar width.

Developing into a multi-stemmed shrub, the attractive pinnate feathery leaves give this plant a fern-like look.

Maturing at between 6 and 15 feet-tall, clusters of white flowers will emerge during the growing season followed by blue-black fruit.

Now the fruit is reportedly edible, but the seed is considered toxic. Conservatively, I would recommend just to avoid eating these berries and keep it away from children and pets. And of course — it is all about the leaves.

The best flavor comes from using the fresh leaves — dried leaves do not seem to impart the same appetizing aroma as fresh.

While mainly featured in Indian and Asian cuisine, the leaves can be used in all types of dishes and condiments that feature savory flavors.

My two curry leaf trees have done well with minor winter damage on occasion. Easily selectively pruned to keep the size within bounds, they do best in full sun site sheltered from the wind if possible. Besides becoming part of your landscape as an edible ornamental, consider keeping specimens in containers.

Containerized curry leaf plants can offer convenience in small space gardens and for ease of mobility if we have a hard freeze and you need to get them undercover indoors.

As far as I can see, there are no present reports of the curry leaf tree being invasive in Florida — just keep it contained within your landscape as a good practice.

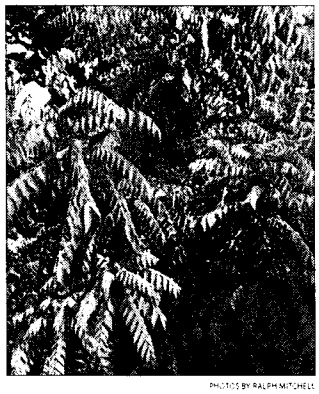
Curry leaf trees are the epitome of edible ornamentals with an exotic twist. Used more like an herb or a spice, the leaves will elevate your cooking to new heights to satisfy any palate.

At the same time, you will have a large ornamental bush that offers texture and color which also complements any landscape plant palette.

I would say that this is a win-win in both cases!

For more information on all types of unique edible ornamentals, or other landscape plants suitable for our area, visit: facebook.com/CharlotteCountyExtension. You can also call the Master Gardener Volunteer Helpdesk from 1-4 p.m. on Mondays, Wednesdays, and Fridays at 941-764-4340 for gardening help.

It's all about the leaves, the curry leaves.



PHOTOS BY RALPH MITCHELL

The curry leaf tree is more of a shrub than a tree.

Ralph E. Mitchell is the director horticulture agent for UF/IFAS Extension Charlotte County.

NOTICE OF PUBLIC MEETING AND HEARING FOR ONE OR MORE OF THE FOLLOWING MATTERS: PROPOSED CHANGES TO THE FUTURE LAND USE MAP AND COMPREHENSIVE PLAN ELEMENTS, DEVELOPMENTS OF REGIONAL IMPACT OR CHANGES THERETO, REZONINGS, TRANSFER OF DENSITY UNITS (TDU), PRELIMINARY AND FINAL PLATS, DEVELOPER AGREEMENTS, STREET AND PLAT VACATIONS, DRC FINAL DETAIL PLANS OR CHANGES THERETO, TEXT AMENDMENTS AND STREET NAMING

A PUBLIC MEETING AND HEARING ON PROPOSALS AND PETITIONS AS DESCRIBED BELOW WILL BE CONDUCTED BY THE BOARD OF COUNTY COMMISSIONERS AT A REGULAR MEETING ON **TUESDAY, JULY 28, 2026, at 2:00 P.M.** OR AS SOON THEREAFTER AS THE MATTER MAY BE HEARD DURING THE COURSE OF ACTION. THE MEETING AND HEARING WILL BE HELD IN COMMISSION CHAMBERS, ROOM 119, FIRST FLOOR, BUILDING A, THE CHARLOTTE COUNTY ADMINISTRATION CENTER, 18500 MURDOCK CIRCLE, PORT CHARLOTTE, FLORIDA. THE BOARD IS NOT BOUND TO CONSIDER THE PETITIONS IN THE ORDER LISTED IN THIS NOTICE. ANY OF THESE PETITIONS MAY BE CONSIDERED AS SOON AS THE MEETING COMMENCES.

COPIES OF SAID PETITIONS WITH COMPLETE LEGAL DESCRIPTIONS AND SUBSEQUENT STAFF REPORTS WILL BE AVAILABLE FOR REVIEW AT THE CHARLOTTE COUNTY COMMUNITY DEVELOPMENT DEPARTMENT AND ALL CHARLOTTE COUNTY PUBLIC LIBRARIES. A MEETING AGENDA AND PETITION PACKETS MAY BE REVIEWED AT THE FOLLOWING INTERNET ADDRESS: http://www.charlottecountyfl.gov/boards-committees/planning-zoning-board/agenda.stml

ALL INTERESTED PERSONS ARE URGED TO ATTEND. THE PUBLIC IS WELCOME TO SPEAK. TIME LIMITS ARE SET BY BOARD RULES. IF YOU HAVE SPECIFIC QUESTIONS OR COMMENTS, YOU ARE ENCOURAGED TO CONTACT A STAFF PERSON AT ANY TIME IN ADVANCE OF THE PUBLIC HEARINGS. PLEASE CALL 941-764-4903 AND MENTION THE PETITION NUMBER OF THE MATTER YOU WISH TO DISCUSS.

PETITIONS

LAND USE REGULAR AGENDA

DRC-25-075 — **Quasi-Judicial** — **Commission District I**

Southwest Engineering & Design is requesting PD Final Detail Site Plan approval for the Waterside Restoration Project, which complies with the requirements of adopted Ordinance No. 2023-020. The project contains 293.31± acres and is located at 33150 and 32990 Bermont Road, in the East County area and within the Punta Gorda area. Located in Commission District I.

VST-26-01 — **Legislative** — **Commission District IV**

James and Marcia Noble are requesting to vacate a portion of the Jupiter Water Way adjacent to lot 60, Block 2035, Port Charlotte subdivision Section 24, according to the plat thereof as recorded in Plat Book 5, Page 16A-16L, of the Public Records of Charlotte County, Florida and abutting property located at 488 Eppinger Drive. The site contains 5,306 ± square feet. Located in Commission District IV.

PD-25-13 — **Quasi-Judicial** — **Commission District II**

An Ordinance, pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Planned Development (PD) (265± acres) and Commercial General (CG) (12.55± acres) to PD, in order to have a mixture of residential uses up to 999 residential units and commercial uses up to 195,000 square feet; requiring transfer of density of units for residential development above the base density of 26 units; adopting a General PD Concept Plan, for the property, including 11 parcels, located at 14290, 14310, 14300, 14330, 14340, 14380, 14400, 14410, 14430, 14440 Burnt Store Road and 26100 Zemel Road, in the Punta Gorda area, within the boundary of the Burnt Store Area Plan area, containing 277.55± acres; Petition No. PD-25-13; Applicant: Burnt Store Road RET, LLC; providing an effective date. Located in Commission District II.

Z-23-35-17 — **Quasi-Judicial** — **Commission District II**

An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Residential Estate 1 (RE-1) (the base density is one unit per ten acres) to Commercial General (CG), for property located at 17150 Burnt Store Road, in the Punta Gorda area and within the boundary of the Burnt Store Area Plan area, containing 41.31± acres; Petition No. Z-23-35-17; Applicant: Jaxon Fischer LLC; providing an effective date. Located in Commission District II.

SHOULD ANY AGENCY OR PERSON DECIDE TO APPEAL ANY DECISION MADE BY THE BOARD WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING, A RECORD OF THE PROCEEDING AND FOR SUCH PURPOSE, A VERBATIM RECORD OF THE PROCEEDING IS REQUIRED, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

Charlotte County Board of County Commissioners does not discriminate on the basis of disability. This nondiscrimination policy involves every aspect of the County's functions, including access to and participation in meetings, programs and activities. FM Sound Enhancement Units for the Hearing Impaired are available at the Front Security Desk, Building A of the Murdock Administration Complex. Anyone needing other reasonable accommodation or auxiliary aids and services please contact our office at 941.764.4191, TDD/TTY 941.743.1234, or by email to: David.Lydecker@CharlotteCountyFL.gov.

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