

CHG
BCC

FILED WITH THE DEPARTMENT OF STATE

February 24, 2022

ORDINANCE
NUMBER 2022 - 013

CHARLOTTE COUNTY CLERK OF CIRCUIT COURT
OF BOOK: 4933 PAGE 1050 PAGE: 1 OF 23
INSTR # 3063916 Doc Type: GOV
Recorded: 2/24/2022 at 4:28 PM
Rec. Fee: RECORDING \$197.00
Cashier By: THERESAA

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16

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) IN ORDER TO ALLOW FOR RESIDENTIAL DEVELOPMENT, INCREASING DENSITY FROM 31 UNITS TO 1,000 UNITS, FOR PROPERTY LOCATED AT 26000 ZEMEL ROAD, IN THE BURNT STORE AREA PLAN AREA AND IN THE PUNTA GORDA AREA; CONTAINING 315 ACRES MORE OR LESS; COMMISSION DISTRICT II, CHARLOTTE COUNTY, FLORIDA; PETITION PD-21-00012; APPLICANT, MARONDA HOMES, LLC OF FLORIDA; PROVIDING AN EFFECTIVE DATE.

17

RECITALS

18

WHEREAS, in a public hearing held on Tuesday, February 22,

19

2022, the Board of County Commissioners of Charlotte County, Florida ("Board")

20

reviewed Petition PD-21-00012, submitted by applicant, Maronda Homes, LLC of

21

Florida ("Applicant"), which requested a rezoning from Residential Estate 1

22

(RE-1) to Planned Development (PD), on 315 acres more or less of property

23

owned by Mancini Packing Company, whose address is P.O. Box 157, Zolfo

24

Springs, Florida 33890-0157, and described as property located at 26000 Zemel

25

Road, in the Burnt Store Area Plan area and in the Punta Gorda area,

26

Commission District II, Charlotte County, Florida, and more particularly described

27

in Exhibit "A" which is attached hereto and provided herein ("Property"); and

28

WHEREAS, at its February 22, 2022 meeting, the Board also

29

considered the associated request submitted by the Applicant, for a large scale

30

plan amendment for the Property under Petition PAL-21-00003; and

MIN

31 WHEREAS, the Applicant seeks to rezone the property from
32 Residential Estate 1 (RE-1) to Planned Development (PD) in order to allow for
33 residential development, increasing density from 31 units to 1,000 units; and

34 WHEREAS, Petition PD-21-00012 has previously been heard by
35 the Charlotte County Planning and Zoning Board ("P&Z Board") and, based on
36 the findings and analysis provided by County Staff and the evidence presented to
37 the P&Z Board, has been recommended for approval on November 8, 2021; and

38 WHEREAS, the Applicant has requested, pursuant to recent
39 amendments to the PD Code under Ordinance Number 2021-044, that its
40 Concept Plan be valid until Final Detail Site Plan approval is granted by the
41 Board, and the Board finds such request to be appropriate; and

42 WHEREAS, after due consideration, based on the findings and
43 analysis provided by County Staff and the evidence presented to it, the Board
44 has found that approval of Petition PD-21-00012 is consistent with the County's
45 Comprehensive Plan, and that it meets the requirements for the granting of a
46 rezone; and

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

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

52 SECTION 1. The following petition, made by applicant,
53 Maronda Homes, LLC of Florida, for an amendment to the Charlotte County

54 Zoning Atlas is hereby approved subject to the conditions contained in the
55 attached Exhibit "B":

56 Petition PD-21-00012 requesting rezoning from
57 Residential Estate 1 (RE-1) to Planned Development
58 (PD), for 315 acres more or less of property, located
59 at 26000 Zemel Road, in the Burnt Store Area Plan
60 area and in the Punta Gorda area, Commission
61 District II, Charlotte County, Florida, and more
62 particularly described in Exhibit "A".

63
64 SECTION 2. That the zoning for this property shall run with the
65 property and shall apply to any subsequent owners, heirs and assigns.

66 SECTION 3. This Ordinance shall take effect upon (1) filing in the
67 Office of the Secretary of State, State of Florida, but, (2) only after the companion
68 plan amendment, PAL-21-00003, to this rezoning, becomes effective. The
69 effective date of PAL-21-00003, if not timely challenged, shall be 31 days after
70 adoption. If challenged within 30 days after adoption, PAL-21-00003 may not
71 become effective until the state land planning agency or the Administration
72 Commission, respectively, issues a final order determining that PAL-21-00003 is
73 in compliance.

74

75

76

77

78

79

80

81

82

PASSED AND DULY ADOPTED this 22nd day of February, 2022.

83

84

85

86

87

88

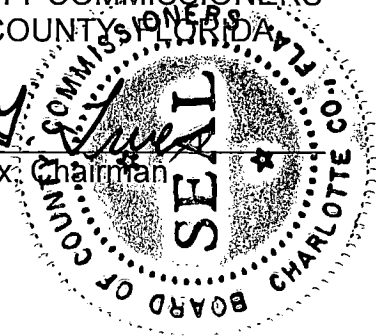
89

90

91

BOARD OF COUNTY COMMISSIONERS
OF CHARLOTTE COUNTY, FLORIDA

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



92

ATTEST:

93

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

94

95

96

97

By: Dawn Smoleski
Deputy Clerk

98

99

100

101

102

103

104

105

106

107

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

108

109

110

111

112

113

114

115

116

117

118

119

120

121

122

123

124

125

126

127

128

129

130

131

132

133

134

By: Janette S. Knowlton
Janette S. Knowlton, County Attorney
LR2021-0726 *SB*

PD Conditions for Application PD-21-00012

- a. Development on the subject property shall occur as generally illustrated on the PD Concept Plan (Attachment 1: Conceptual Site Plan - Burnt Store Road 314 Development) submitted by the applicant, prepared by Banks Engineering, dated July 29, 2021, 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 127.04± acres (The PD Concept Plan includes 71.21± acres of wetlands and associated uplands, 17.94± acres of wildlife corridor area, and 37.89± acres of common open space area). In addition, the PD Concept Plan Site Plan Review (Petition No. DRC-21-00109) comments/conditions according to the letter dated August 30, 2021, and signed by Shaun Cullinan, Charlotte County Planning and Zoning Official, are required to be met. Such PD Concept Plan shall be valid until a Final Detail Site Plan is approved per Section 3-9-45, Planned Development (PD).
- b. The base density for the subject property is 31 units. The proposal is to develop a total of 1,000 dwelling units. Any residential development above 31 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.
 - i. Single-family homes attached or detached.
 - ii. Multi-family.
 - iii. Townhomes.
 - iv. Amenities such as clubhouse, community pool, tennis court or other similar non-commercial recreational uses and structures.
 - v. Community garden.
 - vi. Park, public or not-for-profit.
 - vii. 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.
- d. No development shall occur prior to Final Detail Site Plan approval, which will be scheduled on the Board of County Commissioners land use consent agenda for approval.
- e. A development timeline and phasing plan for the entire PD shall be submitted as part of Final Detail Site Plan approval.
- f. The maximum building height for single-family homes is 38 feet from the base flood elevation. The maximum building height for multi-family, townhomes, and amenity structures is 45 feet from the base flood elevation. Other development standards are listed on the PD Concept Plan.



- g. 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 by the developer, and subsequently, a homeowners' association or similar entity.
- h. 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. At a minimum, an eight feet sidewalk is required along Zemel Road for the subject property boundary, and prior to Final Detail Site Plan approval, the developer is required to work with the Department of Public Works to determine how and when such sidewalk be provided.
- i. There shall be one main entrance located on Burnt Store Road, one entrance on Zemel Road, an emergency access point on Zemel Road, and one pedestrian access to the property located immediately to the north which are shown on the PD Concept Plan. 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 reserve the right to make additional comments at the time of Final Detail Site Plan development level.
- j. Prior to Final Detail Site Plan approval, 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 and agreement may be required to satisfy concurrency.
- k. 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 may extend reclaimed water utility lines, if available at the time of construction.
- l. The 25-foot PD setback is required as shown on the PD Concept Plan. Roads, stormwater, landscaping and buffers may be located within the 25-foot PD setback.
- m. 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.
 - ii. At a minimum, planting equivalent to a type "B" buffer shall be required for multi-family development immediately abutting single-family homes.
 - iii. At a minimum, planting equivalent to a type "A" buffer shall be required for multi-family 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, a type "C" buffer is required for all amenities and recreational areas.
 - vi. All other landscaping and buffers shall follow Section 3-9-100, Buffers, Landscaping, and Tree Requirements.
- n. The final design of the amenity area shall be determined at Final Detail Site Plan Review approval.
- o. Habitat management plan (Attachment 2: Native Habitat Management Plan) shall be implemented to make sure that the onsite wetland identified as "wetland area", and the wildlife corridor area identified as "wildlife corridor area" on the PD Concept Plan shall be restored

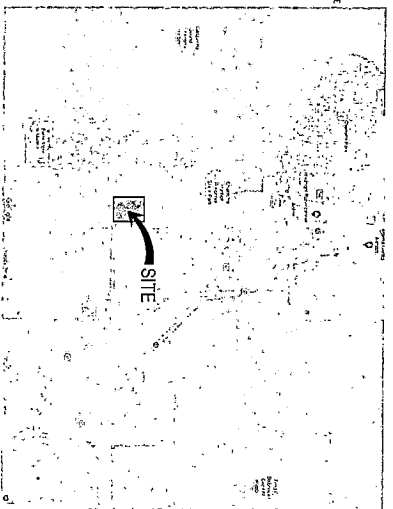
and preserved in perpetuity. At a minimum, a 25-foot buffer is required along the proposed wildlife corridor. A minimum of 15-foot, and average of 25-foot buffer along all wetlands is required.

- p. The proposed bridge crossing over the proposed wildlife corridor shall be designed to allow the passage of such animals utilizing the corridor.
- q. The development shall comply with the "Bald Eagle Management Plan" (Attachment 3).
- r. 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 subject property.
- s. The proposed amenity area may contain a clubhouse, with a swimming pool, a tennis 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.
- t. For 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 both agreements shall be incorporated into the Planned Development Final Detail Site Plan approval and shall not constitute a major modification.

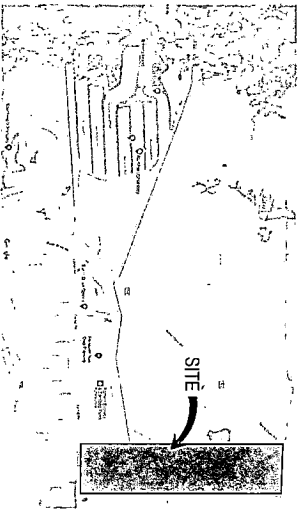
Attachment 1
Conceptual Site Plan –
Burnt Store Road 314 Development

EAGLE CREEK (BURNT STORE ROAD 314)

PREPARED FOR:
MARONDA HOMES
 9416 CAMDEN FIELD PARKWAY
 RIVERVIEW, FLORIDA 33569
 PHONE: FAX:



GENERAL LOCATION MAP



LOCATION MAP
 SECTION 21, TOWNSHIP 42 SOUTH, RANGE 23 EAST
 CHARLOTTE COUNTY, FLORIDA

SITE INFORMATION

PROJECT AREA: 314.19 ACRES
 PARCEL STRIP NO.: 4222311001
 PARCEL ADDRESS: 26209 ZENIE RD,
 PUNTA GORDA, FL 33955
 CURRENT ZONING: RB
 PROPOSED USE: RESIDENTIAL PLANNED DEVELOPMENT (PD)

UTILITY SERVICE PROVIDERS

- WATER:**
 CHARLOTTE COUNTY UTILITIES
- SEWER:**
 CHARLOTTE COUNTY UTILITIES
- ELECTRIC:**
 FLORIDA POWER AND LIGHT
- PHONE:**
 FLORIDA POWER AND LIGHT
- CABLE:**
 COMCAST
- FIRE PROTECTION:**
 CHARLOTTE COUNTY FIRE/EMS
- SOLID WASTE DISPOSAL:**
 WASTE MANAGEMENT

PROJECT CONTACTS

- CIVIL ENGINEER:**
 TODD R. REED, P.E.
 PROJECT MANAGER
- SURVEYOR:**
 BANKS ENGINEERING
 DENIS BRANCH, RLS
- ENVIRONMENTAL ENGINEER/PLANNING:**
 JIM M. VINCENT
- LANDSCAPE ARCHITECT:**
 JOHN T. SMITH, P.A.
- TRAFFIC ENGINEER:**
 CHRISTOPHER C. HATTON, P.E.

INDEX OF SHEETS

SHEET	TITLE
1	COVER SHEET
2	AERIAL
3	PD CONCEPT PLAN

BANKS ENGINEERING

Professional Engineers, Planners, & Land Surveyors
 Serving The State Of Florida

4161 TAMALAW TRAIL - BLDG 3 UNIT 501
 PORT CHARLOTTE, FLORIDA 33952
 PHONE: (813) 853-1149
 SURVEY LICENSE # LB 8590
 ENGINEERING LICENSE # EB 6488
 WWW.BANKS-ENG.COM

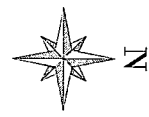
TODD R. REED, P.E.
 LICENSE #82040

ALL EXAMINERS OR ONE CONSULTING ENGINEER: **JMM**

NO.	NAME	EXPIRES
1	JAMES M. MURPHY	12/31/2004
2		
3		
4		
5		
6		
7		
8		
9		
10		



SUBJECT PROPERTY



GRAPHIC SCALE 1" = 100'

MARIONDA HOMES
 3416 GARDEN FIELD PARKWAY
 FORT WORTH, TEXAS 76107

ALL DIMENSIONS IN FEET. DIMENSIONS IN PARENTHESES ARE APPROXIMATE.

NO.	DESCRIPTION	AREA (SQ. FT.)
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		

BANKS ENGINEERING
 11111 W. BAYVIEW BLVD., SUITE 100
 DALLAS, TEXAS 75244
 (214) 343-1111
 WWW.BANKSENG.COM

JOHN R. BERRY, P.E.
 LICENSED PROFESSIONAL ENGINEER
 STATE OF TEXAS

EAGLE CREEK (BURNT STORE ROAD 314)
 AERIAL
 CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	BY	CHECK	SCALE	SHEET
7-29-2011	4352						2

Attachment 2
Native Habitat Management Plan

NATIVE HABITAT MANAGEMENT PLAN

EAGLE CREEK Charlotte County, Florida

October 2021

Prepared by:



4050 Rock Creek Drive, Port Charlotte, FL 33948
(941) 457-6272
www.IVAenvironmental.com

INTRODUCTION

The following Native Habitat Management Plan has been prepared to address the long-term management of the wetland, wildlife corridor and upland preservation areas for the proposed development.

The subject property is located in Section 20, Township 42S, Range 23E in Punta Gorda, Florida.

NATIVE HABITAT PRESERVATION AREA MANAGEMENT PLAN

An aggressive maintenance plan shall be implemented to ensure that the preserve areas remains relatively free (<5% aerial coverage) of exotic and nuisance vegetative species, and maintain a minimum 80% aerial coverage of desirable native vegetative species. The maintenance plan will consist of an initial exotic/nuisance vegetation treatment and removal event, with scheduled maintenance events to ensure that regrowth of exotic and nuisance 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.

Prohibited Activities

Filling, excavating, alteration, trimming or removal of native vegetation within the preservation area will be prohibited. Except as provided in the next paragraph, only activities necessary to implement the maintenance plan described above will be allowed within the preservation areas.

Measures to Protect Wildlife and Integrity of the Native Habitat

Entrance to the preservation area will be limited to the homeowners and guests of the homeowners for purposes 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 area will not be permitted. In the case of any entrance to the preservation area, 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.

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 three years, the preserve areas have met or exceeded the success criteria described above, monitoring requirements for the preserve areas shall be suspended. However, additional monitoring may be required if the success criteria of native or invasive/nuisance plant coverage has not been achieved.

If assessment of the preserve areas demonstrates that the success criteria have been achieved, 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 has been met and deemed successful. The monitoring program and any corrective actions to maintain the preserve areas shall be at the sole expense of the property owner(s) or developer.

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

- Qualitative overview of vegetative species present
- Percent coverage by exotic/nuisance 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.

Attachment 3
Bald Eagle Management Plan

BALD EAGLE MANAGEMENT PLAN

EAGLE CREEK

Charlotte County, Florida

October 2021

Prepared by:



4050 Rock Creek Drive □ Port Charlotte, FL 33948
(941) 457-6272
www.IVAenvironmental.com

INTRODUCTION

This plan is provided to allow for construction for the subject parcel which contains an undocumented bald eagle nest within the project limits. The field verified location of the nest is shown on the attached Bald Eagle Management Plan Map.

The purpose of this plan is to address protection and management measures necessary to ensure that the proposed construction for the subject parcel does not result in nesting disturbance of the bald eagle pair which utilizes the nest.

This plan is provided to address protection measures to be implemented for exterior construction activities during the nesting season.

PROJECT LOCATION

The subject property is located in Section 20, Township 42S, Range 23E in Punta Gorda, Florida. Please refer to the attached Location Map.

EAGLE NEST INFORMATION

An undocumented eagle nest is located in central portion of the parcel, near the eastern property line. The attached Bald Eagle Management Plan Map provides the location of the nest as well as the limits of the United States Fish and Wildlife Service (FWS) Primary Protection Zone (330') and Secondary Protection Zone (660').

BACKGROUND INFORMATION

The parcel is currently undeveloped and is intended to be developed as a residential community. The attached Bald Eagle Management Plan Map provides the proposed site plan. As the site plan shows, no development is proposed within the 330' Primary Protection Zone. Approximately 2/3 of the 660' Secondary Protection Zone is proposed to be disturbed.

CONSTRUCTION ACTIVITIES

Exterior activity within the 660' Secondary Protection Zone is anticipated to be conducted outside of the eagle nesting season (October 1 – May 15). In the event that construction activity within the 660' protection zone is required during nesting season, the monitoring plan outlined below will be implemented.

MONITORING PLAN

Monitoring of the nest will be conducted in accordance with the guidelines outlined in the FWS Bald Eagle Monitoring Guidelines, revised September 2007. All monitoring will be conducted by a qualified eagle monitor with extensive experience with eagle monitoring and familiarity with eagle behavior, particularly behaviors which are indicative of nesting disturbance, distraction, or agitation.

Initial Monitoring to Confirm Occupancy of the Nesting Territory

Bald eagles are considered to have returned to the territory when one or both members of the pair appear, flies, perches, roosts, exhibits courtship, carries nest material, begins repair of the existing nest or begins construction of a new nest on the territory.

Initial monitoring of eagles to determine territory occupancy shall be conducted a minimum of one day per week and consist of in sequence: nest tree observations for a minimum of three hours, followed by nest tree inspection for indirect evidence of eagle use if no adults are observed.

The following shall constitute positive indirect evidence that bald eagles have returned to the nesting territory: 1) fresh moss or green tree branches placed or interwoven into the nest top, or 2) fresh droppings ("whitewash") on vegetation or the ground beneath the nest tree. Direct or indirect evidence of territory occupancy by adult eagles triggers the requirement for more intensive nesting cycle monitoring described below.

Monitoring During Early Phases of the Nesting Cycle

If the territory is determined to be occupied, it will be considered active, and nesting eagles shall, at that time, be monitored a minimum of three days each week and four hours each day from onset of nesting behavior through the fourth week post-hatching and care of eaglets. Monitoring shall be scheduled to occur on the days that are representative of all major phases of these activities at times when they will occur.

REPORTING REQUIREMENTS

Monitoring reports summarizing the nest monitoring events will be submitted monthly with nest observations including:

1. Temporal patterns of nest attendance by the adults.
2. Observations of courtship, mating and nest building/maintenance.
3. Incubation and brooding behavior.
4. Feeding, growth and care of the eaglet(s).
5. Flight patterns to and from the nest tree.
6. Fledging of the eaglet(s).

Monitoring reports will also include survey times, weather conditions, other bird species observed during the monitoring events, and a summary of ongoing and completed construction activities.

CESSATION OF CONSTRUCTION

If, at any time during the monitoring, the eagle monitor observes eagle behavior indicative of disturbance, agitation, or distraction resulting from the proposed construction activity, the monitor will notify the site contractor to cease all construction immediately.

ANTICIPATED IMPACT

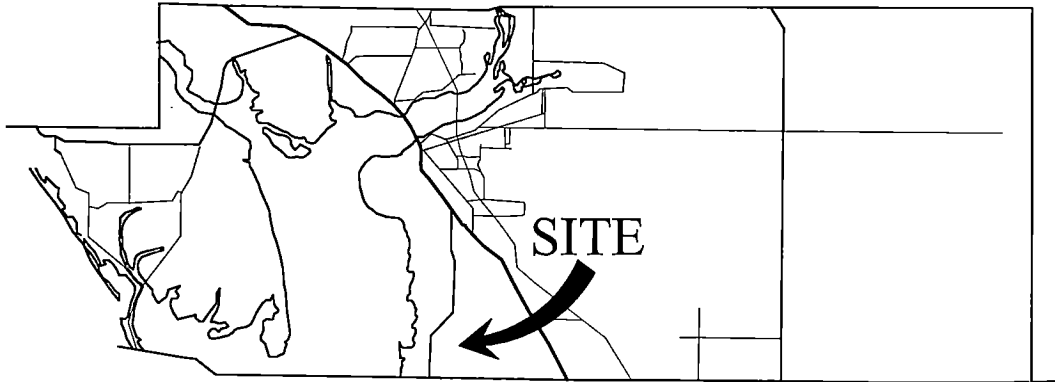
The monitoring plan described above has been designed in accordance with FWS guidelines to provide assurance that the proposed construction activity will not result in an adverse impact to the eagles or disturb nesting behavior during the nesting season. This monitoring plan provides for observations to determine when the eagles have returned to the nesting territory as well as intensive monitoring during the nesting cycle to ensure that the nesting is not disturbed by the proposed construction activity.

The information provided in this management plan regarding the proximity of the nest to the proposed construction activity, coupled with the safeguards in place through the implementation of the monitoring plan, provides reasonable assurance that no adverse impact to the nesting eagles can be expected from the proposed construction activity.

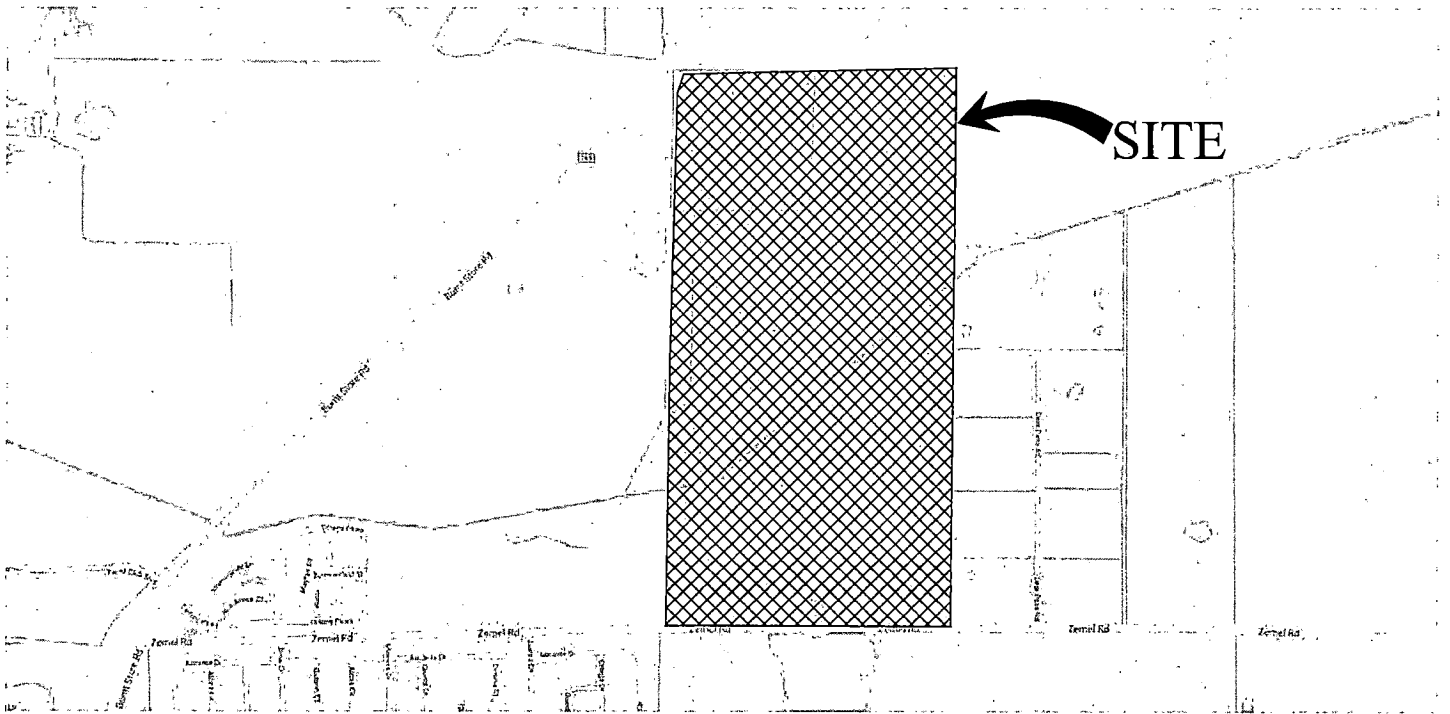


SECTIONS 21; TOWNSHIP 42S; RANGE 23E

NOT TO SCALE



CHARLOTTE COUNTY, FLORIDA



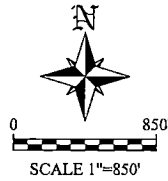
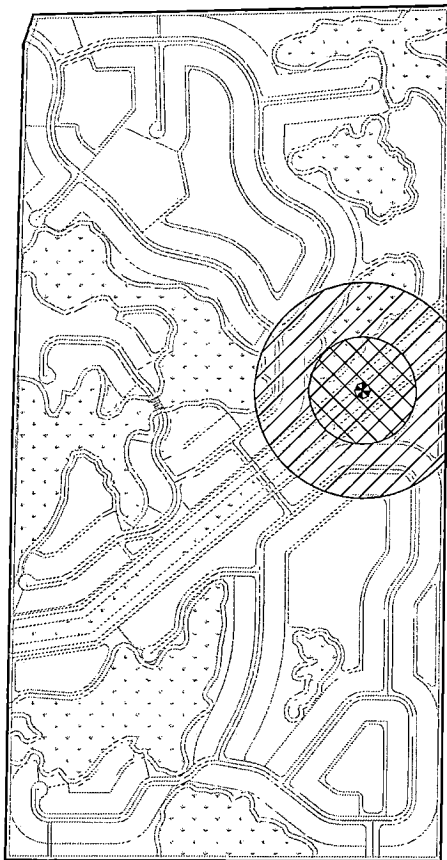
LOCATION MAP

21-106 / JULY 26, 2021




EAGLE CREEK
LOCATION MAP



SECTION 21; TOWNSHIP 42S; RANGE 23E



LEGEND

-  EAGLE NEST
-  PRIMARY PROTECTION ZONE (330')
-  SECONDARY PROTECTION ZONE (660')

- NOTES:
1. FOR PERMIT USE ONLY, NOT FOR CONSTRUCTION.
 2. PROJECT BOUNDARY IS APPROXIMATE AND WAS OBTAINED FROM CHARLOTTE COUNTY GIS.
 3. MAPPING APPROXIMATE AND BASED ON INTERPRETATION OF 2017 AERIAL PHOTOGRAPHY AT 1"=850' SCALE.
 4. THE DELINEATION OF ANY ON-SITE WETLANDS, SURFACE WATERS, AND/OR OTHER SURFACE WATERS IS PRELIMINARY AND SUBJECT TO REVIEW/APPROVAL BY APPLICABLE REGULATORY AGENCIES.

21-106 / OCTOBER 18, 2021

EAGLE CREEK
BALD EAGLE MANAGEMENT PLAN MAP





FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

February 24, 2022

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

Attention: Ms. Dawn Smoleski

Dear Mr. Eaton:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Charlotte County Ordinance No. 2022-013, which was filed in this office on February 24, 2022.

Sincerely,

Anya Owens
Program Administrator

AO/lb



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 Sun Newspapers, 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)

02/07/2022

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 7th day of February, 2022

Laura M Robins (Signature of Notary Public)

Personally known X OR Produced Identification

