



DRC-22-00171

(BCC Land Use Meeting 10-22-2024)

Hole Montes/ Boca Grande Peninsula Resort &
Marina



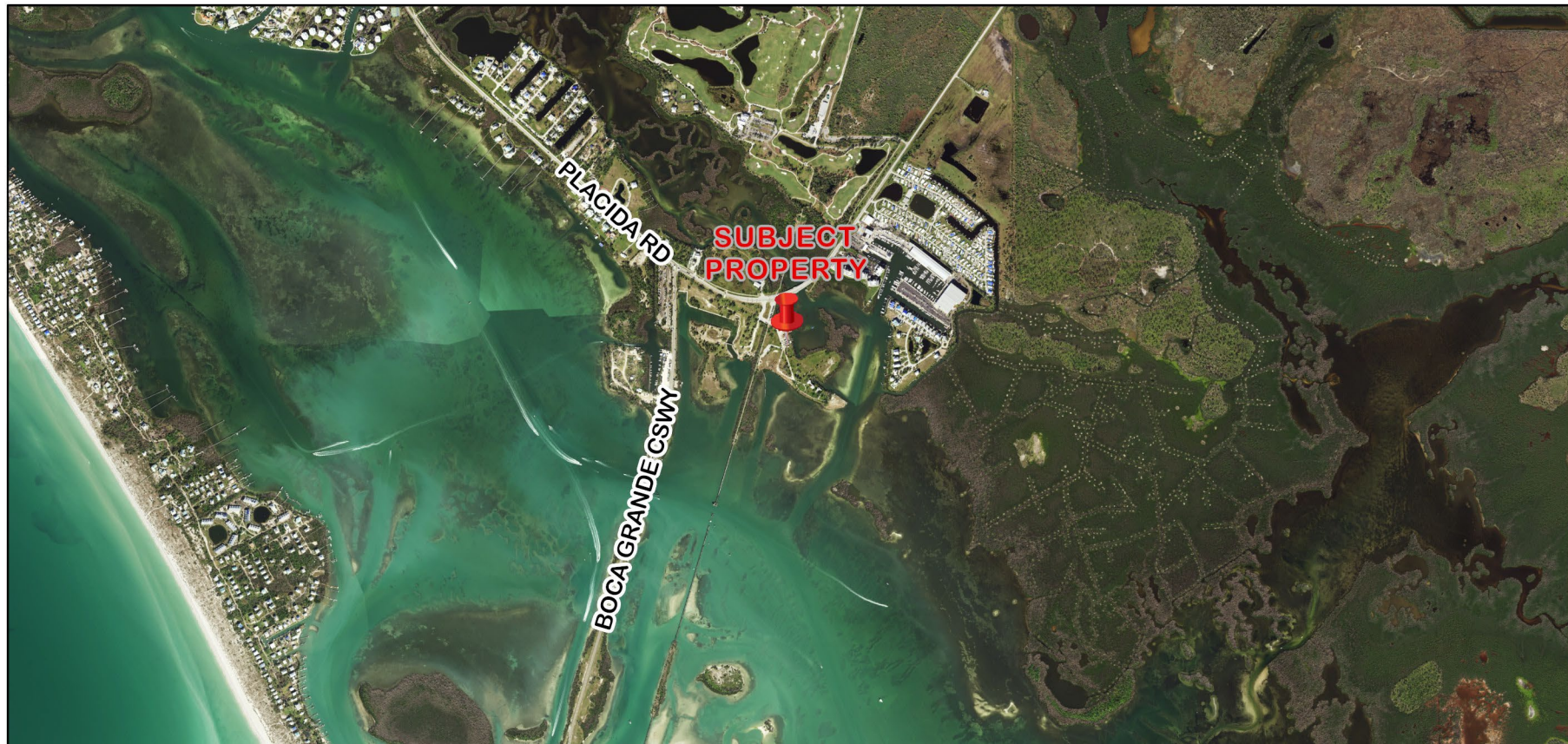
CHARLOTTE COUNTY
FLORIDA

DRC-22-00171

- Hole Montes is requesting a PD Final Detail Site Plan approval for Boca Grande Peninsula Resort & Marina. The project consists of four 3-story buildings totaling 210,044 SF with 155 hotel rooms, 4,000 SF ballroom/meeting area, 4,000 SF of retail space, six 3-story multi-family buildings totaling 258,726 SF with 99 dwelling units, 4,500 SF restaurant within the main hotel building, 4,000 SF free standing restaurant, two swimming pool/amenity areas, and 79-slip marina. This project site is 15.65± acres and is located at 13000, 13110, 13120, and 13140 Fishery Rd, Placida, FL.
- Located in Commission District III



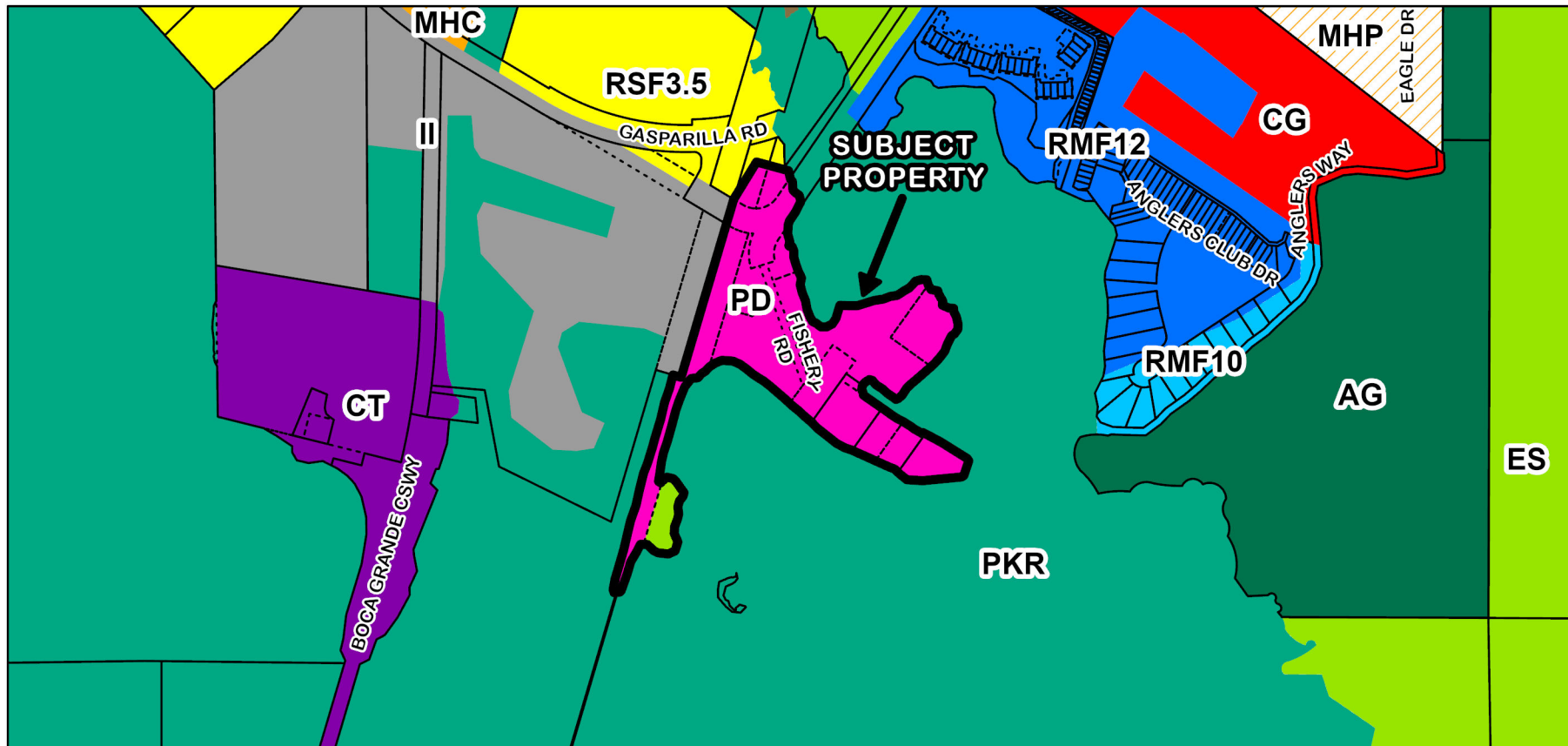
DRC-22-00171 2023 Google Earth Image



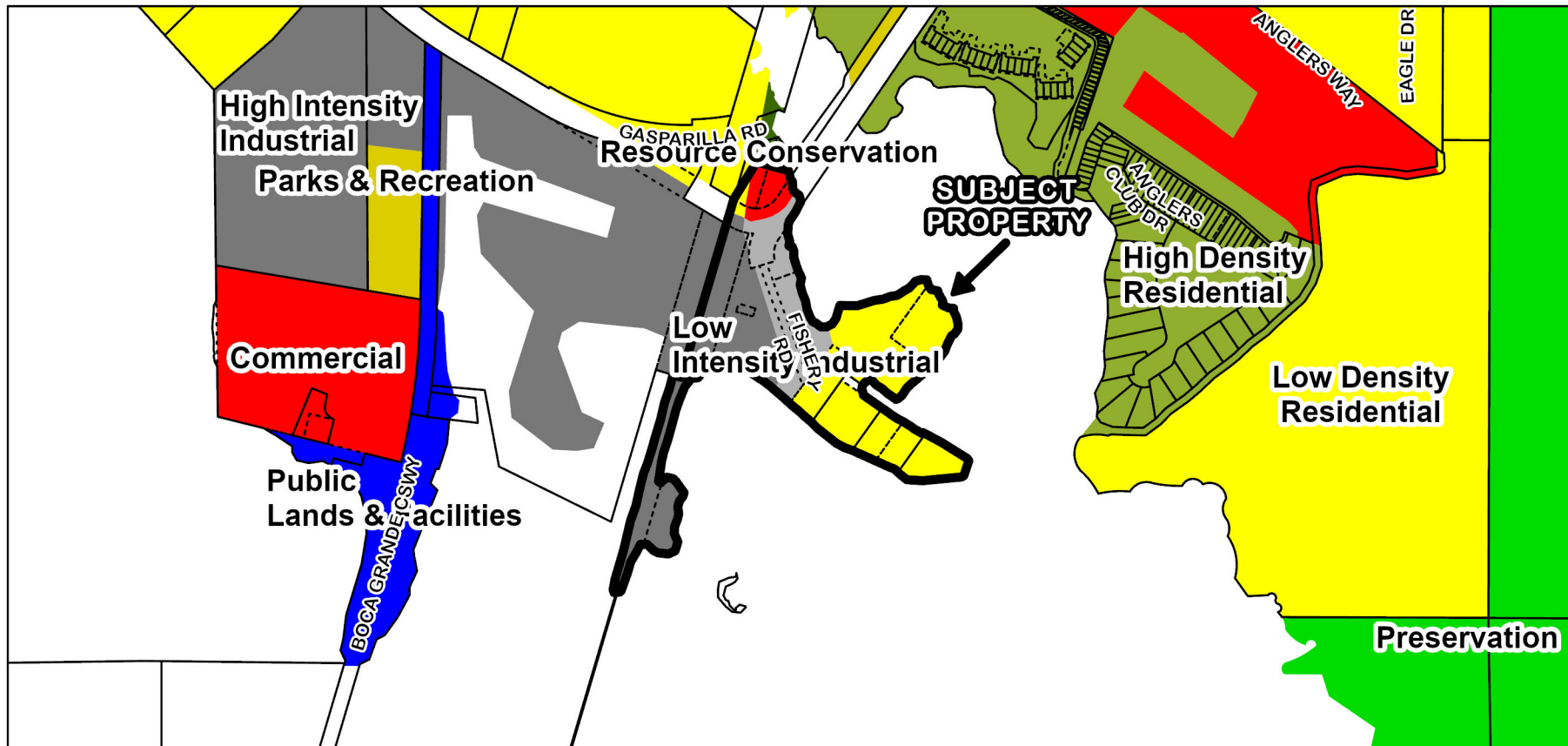
DRC-22-00171 Location Map



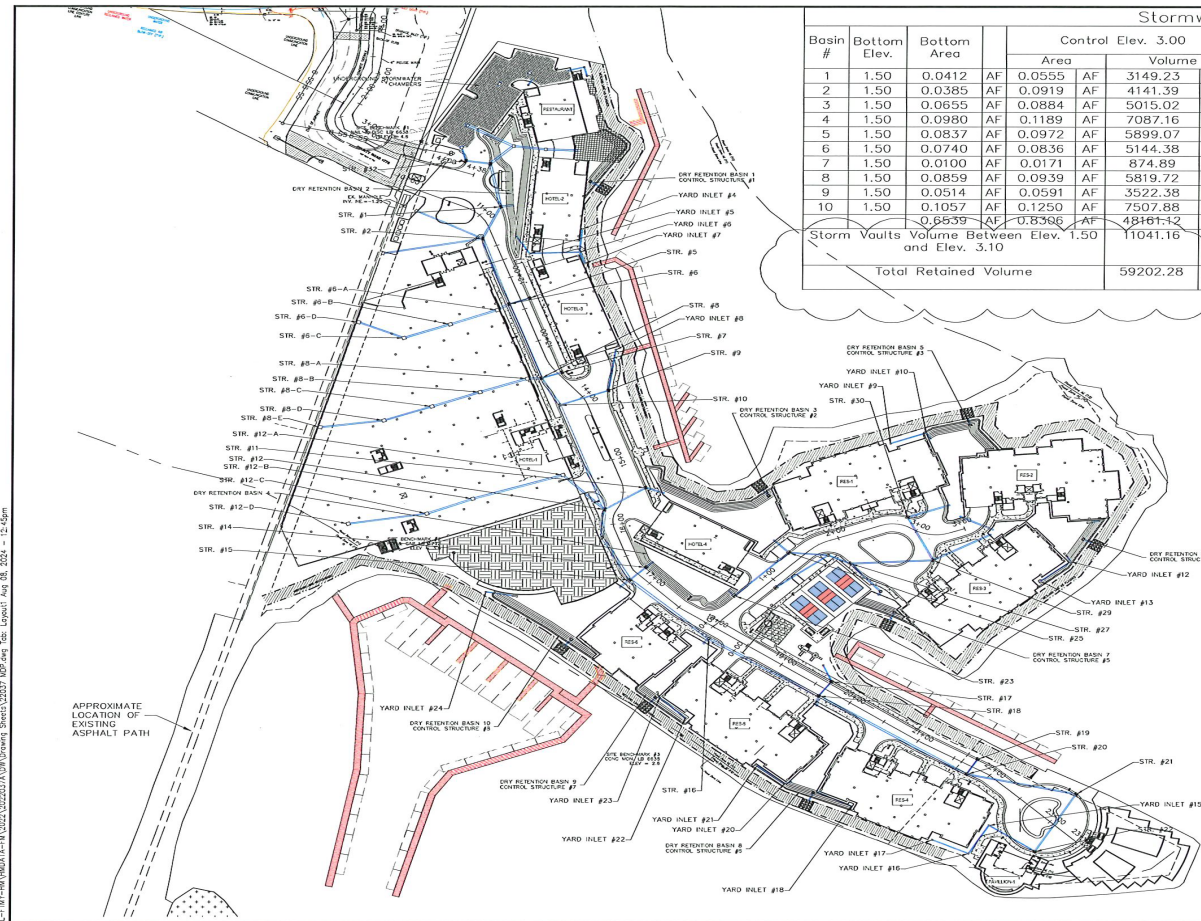
DRC-22-00171 Area Image



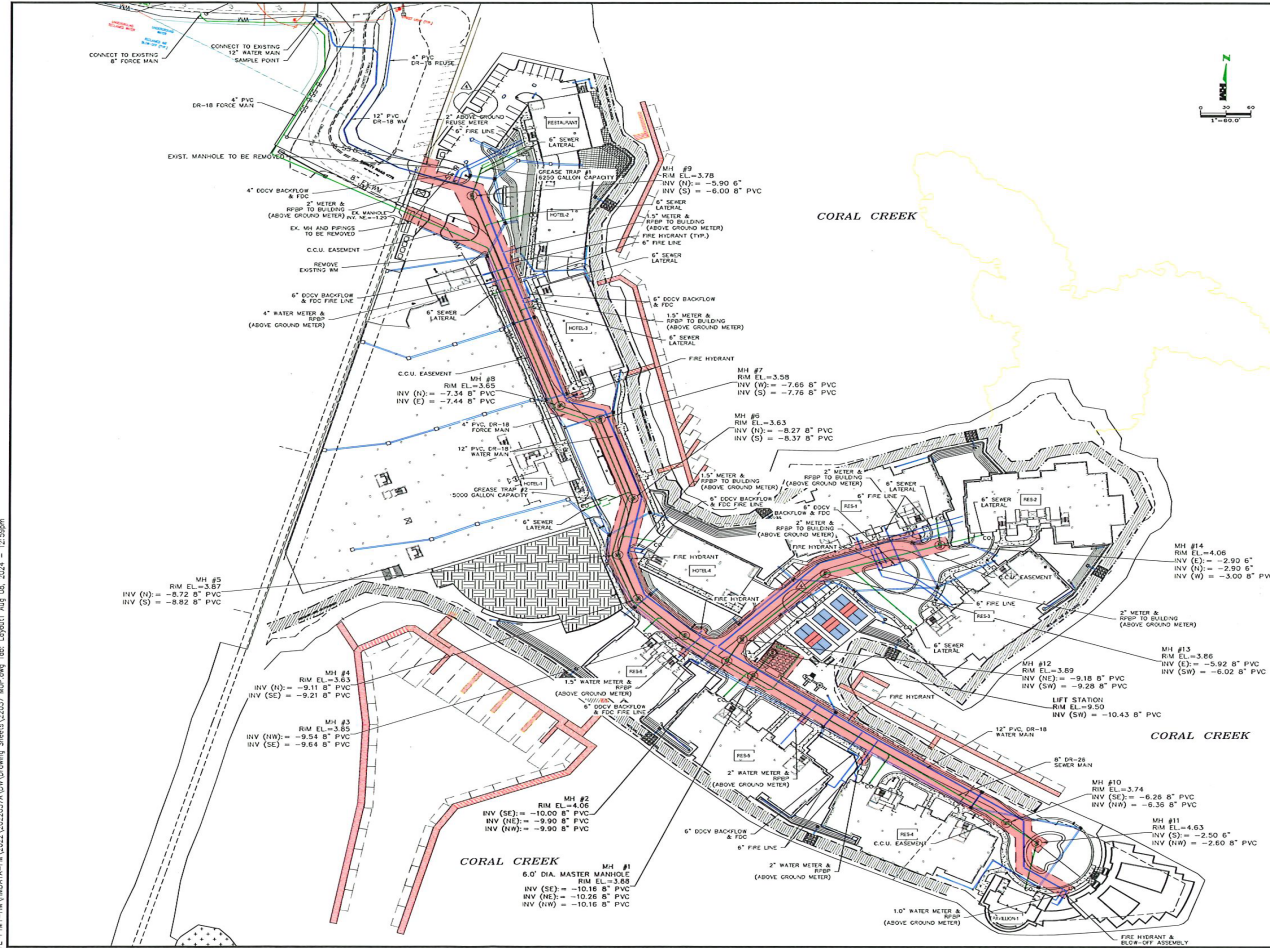
DRC-22-00171 Zoning Designations



DRC-22-00171 FLUM Designations



Stormwater Table														
Basin #	Bottom Elev.	Bottom Area	Control Elev. 3.00				Weir Elevation	25 Year/ 24 Hr. Stage	Top of Bank Elev. 3.75					
			Area		Volume				Area		Volume			
1	1.50	0.0412	AF	0.0555	AF	3149.23	CF	3.00	3.29	0.0663	AF	5108.26	CF	
2	1.50	0.0385	AF	0.0919	AF	4141.39	CF	3.00	3.44	0.1466	AF	7792.02	CF	
3	1.50	0.0655	AF	0.0884	AF	5015.02	CF	3.00	3.30	0.1052	AF	8129.68	CF	
4	1.50	0.0980	AF	0.1189	AF	7087.16	CF	3.00	3.35	0.1523	AF	11318.70	CF	
5	1.50	0.0837	AF	0.0972	AF	5899.07	CF	3.00	3.21	0.1221	AF	9294.08	CF	
6	1.50	0.0740	AF	0.0836	AF	5144.38	CF	3.00	3.19	0.1117	AF	8119.72	CF	
7	1.50	0.0100	AF	0.0171	AF	874.89	CF	3.00	3.30	0.0269	AF	1530.95	CF	
8	1.50	0.0850	AF	0.0939	AF	5819.72	CF	3.00	3.32	0.1273	AF	9123.76	CF	
9	1.50	0.0514	AF	0.0591	AF	3522.38	CF	3.00	3.30	0.0840	AF	5684.71	CF	
10	1.50	0.1057	AF	0.1250	AF	7507.88	CF	3.00	3.32	0.1544	AF	11870.07	CF	
Storm Vaults Volume Between Elev. 1.50 and Elev. 3.10			0.6539	AF	0.8366	AF	48161.12	CF			1.0968	AF	78021.95	CF
												11410.62	CF	
Total Retained Volume						59202.28	CF					89432.5700	CF	



CHALMERS COUNTY UTILITIES
FIRE INSURANCE PLAN TEST RESULTS

Job No. 2022037 Date 08/08/24

Utility: Water Service: Water

Fire Hydrant Location: Water Mainline #1

Hydrant ID: 001

Main Assembly: 8\"/>

Test Date: 08/08/24 Test Time: 10:00 AM

Test Results: Pass

Inspector's Name: John Smith Phone: 904.555.1234

City: Fort Myers State: FL

Notes: See drawing for details.

BOCA GRANDE PENINSULA RESORT & MARINA		MASTER UTILITY PLAN	
5000 W. Highway 90, Fort Myers, FL 33919 Phone: (239) 988-1200 Florida Certificate of Registration No. 1772 Report: Fort Myers		5000 W. Highway 90, Fort Myers, FL 33919 Phone: (239) 988-1200 Florida Certificate of Registration No. 1772 Report: Fort Myers	
DATE: 08/08/24	BY: JAS	DATE: 08/08/24	BY: JAS
REVISION: 01	DATE: 08/08/24	REVISION: 01	DATE: 08/08/24
REVISION: 02	DATE: 08/08/24	REVISION: 02	DATE: 08/08/24
REVISION: 03	DATE: 08/08/24	REVISION: 03	DATE: 08/08/24
REVISION: 04	DATE: 08/08/24	REVISION: 04	DATE: 08/08/24
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CCU PROJECT # 22-1055
August 08, 2024

PROJECT NO.	22037	SHEET NO.	15
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ALTERATIONS NOTES:

Alterations to landscaping and buffers require the prior written permission of Charlotte County.



Call: 888.888.8888 or 813.486.1111
Fax: 813.486.1111
www.holmesandmoore.com
1001 N. W. 10th Ave., Suite 200
Fort Lauderdale, FL 33304

BOCA GRANDE PENINSULA RESORT & MARINA Placida Point, Florida

MESENER MANAGEMENT

CODE LANDSCAPE PLAN Enlargement (Sheet 1 of 4)

NO.	DATE	DESCRIPTION
1	2023/01/17	ISSUED FOR PERMIT
2	2023/01/17	REVISION

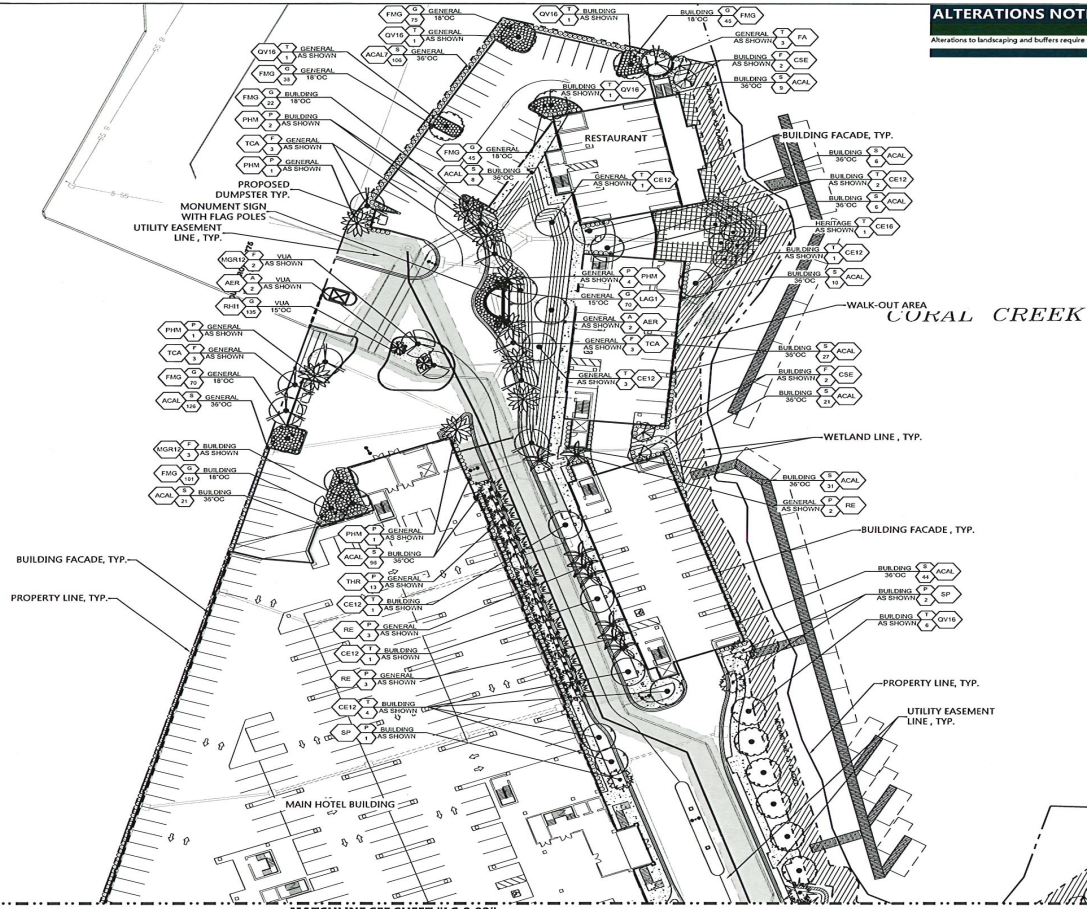
THIS DRAWING IS FOR THE USE OF THE CLIENT ONLY. IT IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER.

DESIGNER: H.M. HOLMES & MOORE
PROJECT NO.: 2023/01/17

DATE: 2023/01/17

SCALE: 1"=30'

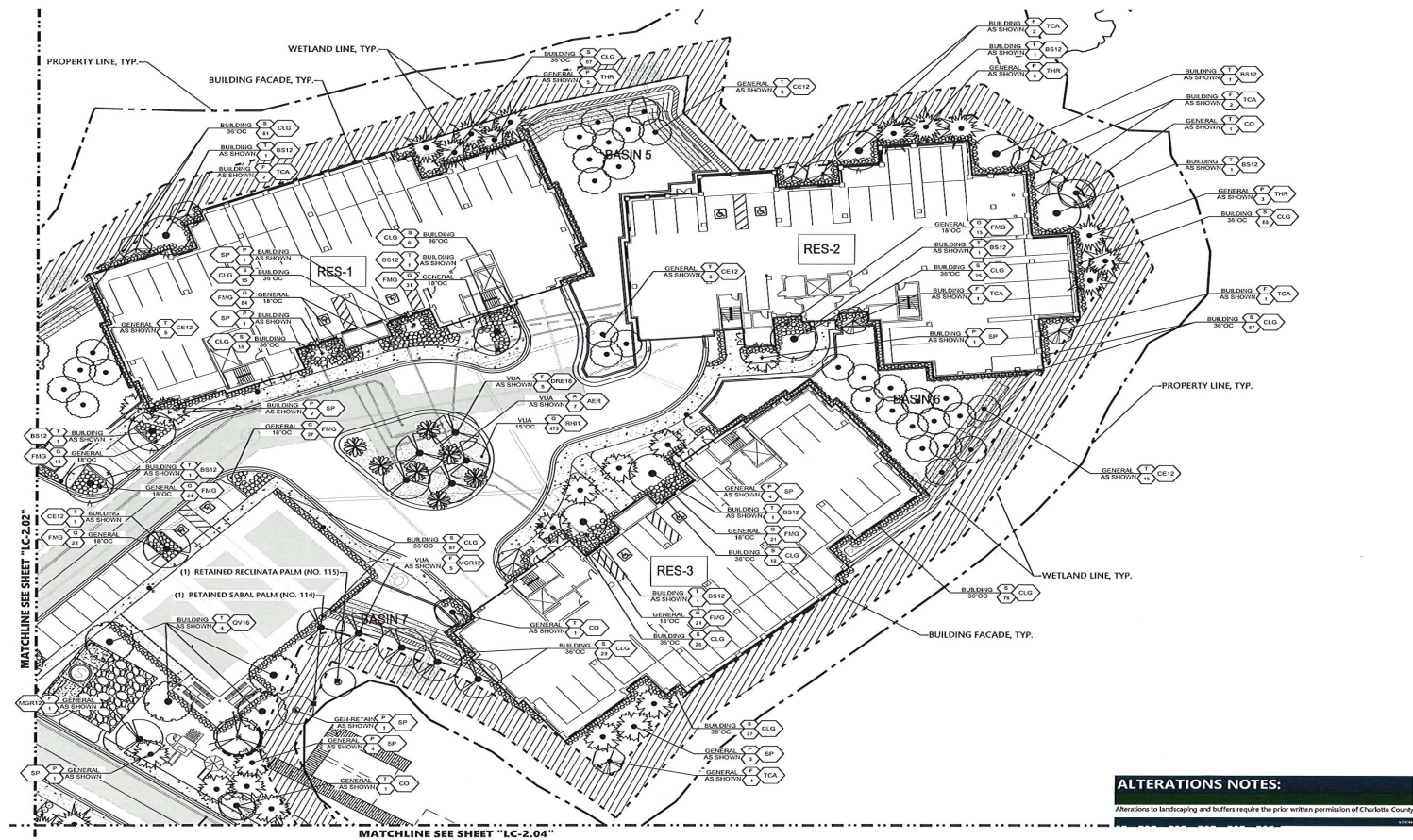
LC-2.01



CODE LANDSCAPE PLAN - Enlargement:

MATCHLINE SEE SHEET "LC-2.02"





CODE LANDSCAPE PLAN - Enlargement:

ALTERATIONS NOTES:

Alterations to landscaping and buffers require the prior written permission of Charlotte County.



BOCA GRANDE PENINSULA RESORT & MARINA
Placida Point, Florida

CODE LANDSCAPE PLAN
Enlargement (Sheet 3 of 4)

NO.	DATE	DESCRIPTION	BY	CHKD.
1	2022/03/17	ISSUED FOR PERMIT	MM	MM

DESIGNER	DATE	PROJECT NO.
BOCA GRANDE PENINSULA RESORT & MARINA	2022/03/17	2022/03/17
PROJECT NO.	DATE	PROJECT NO.
2022/03/17	2022/03/17	2022/03/17
DESIGNER	DATE	PROJECT NO.
BOCA GRANDE PENINSULA RESORT & MARINA	2022/03/17	2022/03/17
PROJECT NO.	DATE	PROJECT NO.
2022/03/17	2022/03/17	2022/03/17

1. WASH AND SOAK WITH METAL ANTIPIST
 1.1. CUPOLDS AND TOWELS
 1.2. RIGID ABSORPTION OF H2O
 1.3. PREVENTS FORMING OF STAIN BUILDUPS
 1.4. FACULTY PROTECTION
2. PRIMARY FACULTY CONCENTRATION IN DESIGN
 2.1. ANCHOR POLYMERIZATION AND PROGRESS EXTENDING
 2.2. NO SLOWLY PACKING
 2.3. LEAKED H2O INK
 2.4. OVERWASH 2-3 LITERS
 2.5. GEAR + 1 FLOWERS + HIGH
 2.6. OPTIMIZATION DETAILS
 2.7. BLOCKERS
 2.8. BRACKETS
 2.9. FLOW FREE
3. DESIGN ELEMENTS
 3.1. TEXTURE CHANGE
 3.2. PARTITION CHANGE
 3.3. PARTIAL CHANGE
 3.4. NO CONCENTRAL PART
4. ROOPS
 4.1. CONSIDER EQUIPMENT
 4.2. MORE THAN TWO ROOPS PLUS PER PRESS + RAGONE
 4.3. LEAK AND ELECTRICAL PROPERTIES CONSIDER THE BURDEN OF FLOW



• **Answered also**



Andrew J. Colner	12-1-2003
AJ@5035	4:51:20 PM
Issue Description	Cvs
Elevations	11-30-03

No.	Receptor Description	Site
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Downloaded At: 11:53 11 September 2009

Sheet Title
**RES-1, RES-3, RES-4,
RES-5 - BUILDING
ELEVATIONS**

A7-A201



design styles
architecture

1700 E. Columbus Drive
Tampa, Florida 33605
813.341.4700 • 813.819.0031
info@designstylesarch.com
#A8A003373

Project
Boca Grande Peninsula
Resort and Marina
Ft. Myers, Florida

Prepared by
Chris Varon, Merce
Management & Development

8/1/2019

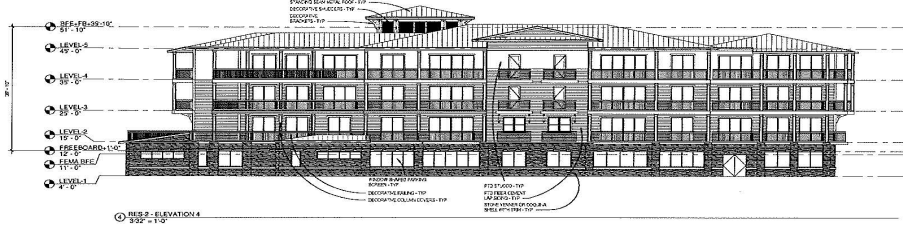
EXTERIOR FINISHES SCHEDULE

1. EXTERIOR WALLS AND TOWER AND CULINA
2. EXTERIOR WALLS AND TOWER AND CULINA
3. EXTERIOR WALLS AND TOWER AND CULINA
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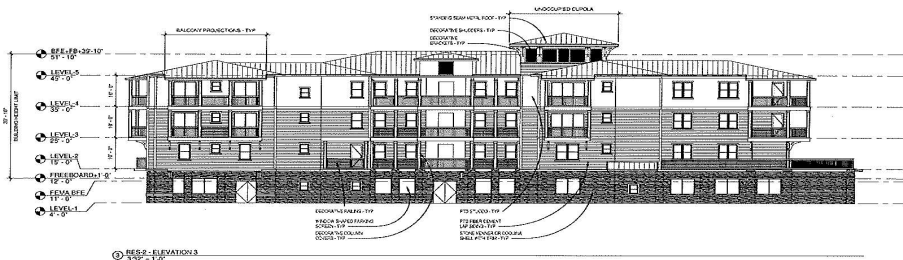
CHARLOTTE COUNTY DESIGN CHECK

1. MINIMUM AREA PER LOT AS PER SET
2. MINIMUM AREA PER LOT AS PER SET
3. MINIMUM AREA PER LOT AS PER SET
4. MINIMUM AREA PER LOT AS PER SET
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10. MINIMUM AREA PER LOT AS PER SET

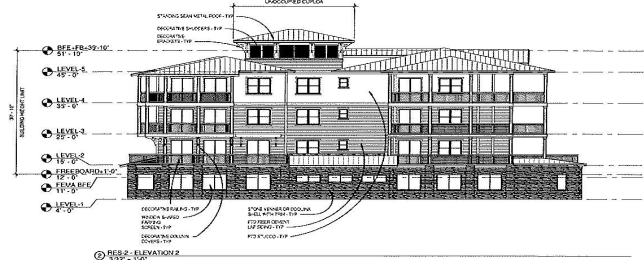
NOTE: COLOR SCHEDULE IS IN THE EXTERIOR FINISHES SCHEDULE



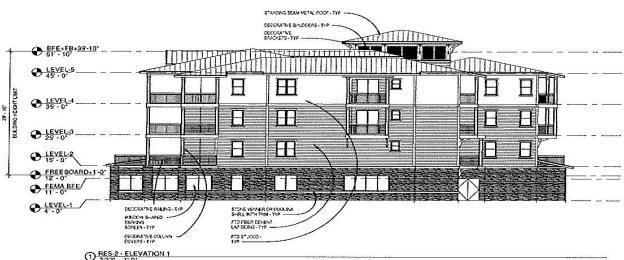
RES-2 - ELEVATION 4
3/22 - 1/0



RES-2 - ELEVATION 3
3/22 - 1/0



RES-2 - ELEVATION 2
3/22 - 1/0



RES-2 - ELEVATION 1
3/22 - 1/0

Professional Seal

NOT FOR
CONSTRUCTION

Address: 1700 E. Columbus Drive
City: Tampa, FL 33605
Phone: 813.341.4700
Fax: 813.819.0031

No. Revision Description Date

Project No. 2019

Project Name
RES-2 - BUILDING
ELEVATIONS

Drawn by: A8A003373
Scale: 1/8" = 1'-0"

A8-A201



**design styles
architecture**

1708 E Columbus Drive
Tampa, Florida 33605
+1 813 241 6705 +1 813 241 0311
design@designstylesarch.com
P/A4005350

Project:
Boca Grande Peninsula
Resort and Marina

Florida Point, Florida

Prepared by:
Chris Vernon, Merzer
Management & Development

in Association with:

Professional Seal

**NOT FOR
CONSTRUCTION**

Architect / Designer	10/10/2014
Architect / Designer	10/10/2014
Rev / Description	Day
Rev / Description	10/10/2014

No.	Revision Description	Date
-----	----------------------	------

Project Number: 0000

Draw Title:

3D VIEWS

Notes: All drawings are to be used in accordance with the scope of work.

A-3D-001



Project
Boca Grande Peninsula
Resort and Marina
Florida Point, Florida

Prepared for
Chris Vernon, Mercer
Management & Development

■ Association with

Professional of Date

NOT FOR
CONSTRUCTION

Author: Designer
Date: 10/10/14
Scale: 1/8" = 1'-0"
Revision: 11/10/14

No. Revision Description Date

Project Number: 0003
Sheet Title:
3D VIEWS

Drawn by: J. B. B. (J. B. B. is the initials of the designer)
Check by: J. B. B.

A-3D-002



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design styles
architecture
1708 E Columbus Drive
Tampa, Florida 33605
#813 241 4700 # 813 812 0231
design@designstylesarchitecture.com
#A-00003373

Project:
Boca Grande Peninsula
Resort and Marina
Florida Point, Florida

Principal:
Chris Vernon, Mercer
Management & Development

Architecture work

Professional #202

**NOT FOR
CONSTRUCTION**

Working Drawing	10/1/2023
Rev. 001	10/1/2023
Rev. 002	10/1/2023
Rev. 003	10/1/2023
Rev. 004	10/1/2023
Rev. 005	10/1/2023
Rev. 006	10/1/2023
Rev. 007	10/1/2023
Rev. 008	10/1/2023
Rev. 009	10/1/2023
Rev. 010	10/1/2023

Project Number: 2023

Sheet No:

3D VIEWS

Design created by: DSA Architecture, Inc. for use on project #
A-00003373

Sheet Number

A-3D-003