

Application No.
PA-14-04-04-LS
(Plan Amendment)

Applicant
Board of County Commissioners /
Charlotte Harbor Community
Redevelopment Area FLUM
Amendment

Legislative

Commission District I



MEMORANDUM

Date: December 12, 2014

To: Honorable Board of County Commissioners
The Planning and Zoning Board

From: Matthew T. Trepal, Principal Planner

RE: PA-14-04-04-LS, a large-scale amendment to Charlotte 2050 Future Land Use Series Map #1: 2030 Future Land Use from Charlotte Harbor Tourist (CHT), Charlotte Harbor Neighborhood Business/Residential (CHNBR), Charlotte Harbor Commercial (CHC), Charlotte Harbor Coastal Residential (CHCR), and Medium Density Residential (MDR) to Charlotte Harbor Mixed Use (CHMU), from Charlotte Harbor Coastal Residential (CHCR) to Charlotte Harbor Commercial (CHC), and from Charlotte Harbor Tourist (CHT) to Parks and Recreation (PKR)

Purpose of This Amendment:

PA-14-04-04-LS involves a large-scale plan amendment to the 2030 Future Land Use Map (FLUM) of Smart Charlotte 2050 to consolidate the three existing mixed use FLUM designations within the Charlotte Harbor Community Redevelopment Area (CRA) – Charlotte Harbor Tourist, Charlotte Harbor Mixed Use, and Charlotte Harbor Neighborhood Business/Residential – into a single Charlotte Harbor Mixed Use FLUM designation. It also amends a small portion of land along Homewood Street south of Harborview Road from Charlotte Harbor Coastal Residential to Charlotte Harbor Commercial and another small portion of land at the foot of the U.S. 41 bridge, owned by the State of Florida, from Charlotte Harbor Tourist to Parks and Recreation.

The amendment involves 255 parcels totaling 83.92± acres. 238 parcels totaling 71.39± acres are having their FLUM designation changed and are being annotated on the 2030 Future Land Use Map to establish their base density. Two parcels totaling 1.77± acres are having their FLUM designation amended but will not be annotated to establish their base density. Another 15 parcels, totaling 10.76± acres are being annotated to establish their base density only. 239 of the parcels having their FLUM designation amended are in one of the mixed use FLUM designations that are being eliminated, or are immediately adjacent to the mixed use FLUM designations and will be included in an expanded area of Charlotte Harbor Mixed Use. The one parcel being amended to Charlotte Harbor Commercial will allow the legal expansion of an existing business along Harborview Road. The single parcel that is being amended to Parks and Recreation will be included within the Charlotte Harbor Riverwalk riverside trail

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

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system. The 15 parcels being annotated only, without a FLUM amendment, currently have a FLUM designation of Charlotte Harbor Mixed Use.

Table 1 details the amount of land being amended.

Table 1

FLUM Amendment	Acreage
Charlotte Harbor Tourist (CHT) to Charlotte Harbor Mixed Use (CHMU)	30.34
Charlotte Harbor Tourist (CHT) to Parks and Recreation (PKR)	0.96
Charlotte Harbor Neighborhood Business/Residential (CHNBR) to Charlotte Harbor Mixed Use (CHMU)	21.62
Charlotte Harbor Coastal Residential (CHCR) to Charlotte Harbor Mixed Use (CHMU)	2.75
Charlotte Harbor Coastal Residential (CHCR) to Charlotte Harbor Commercial (CHC)	0.81
Charlotte Harbor Commercial (CHC) to Charlotte Harbor Mixed Use (CHMU)	1.78
Medium Density Residential (MDR) to Charlotte Harbor Mixed Use (CHMU)	14.90

Consistency with Smart Charlotte 2050:

The subject properties are all located within the CRA designation on the 2050 Framework Map. Under amendments to the to the Future Land Use element proposed by Petition No. 14-11-17-LS, the Charlotte Harbor CRA would also be designated as a Revitalizing Neighborhood, as defined in **FLU Policy 4.1.1: Framework – Neighborhoods**. According to **FLU Policy 4.2.1: Revitalizing Plans – Revitalizing Neighborhoods**, “the County shall introduce a Revitalization Planning program... [which] will establish a vision to promote and intensify these neighborhoods... adopted into FLU Appendix IV in order to provide regulatory guidance to redevelopment within the Revitalizing Neighborhoods” and according to **FLU Policy 5.3.2: Community Redevelopment Areas**, “the County shall support the concept and ideas expressed in the adopted Community Redevelopment Plans.” Further, according to **FLU Policy 6.1.3: Revitalization and Emerging Area Plans** “the County shall require the development of a Revitalization Plan for Revitalizing Neighborhoods... [which] may include revisions to the Future Land Use Map....” The proposed consolidation of the three mixed-use FLUM designations into a single Charlotte Harbor Mixed Use FLUM designation is consistent with the adopted Charlotte Harbor Community Redevelopment Plan and is integral to the implementation of the proposed Charlotte Harbor Community Revitalization Plan, included within Petition No. 14-04-05-LS. All of the subject properties qualify as a Receiving Zone for transferred density under criteria 4 and 5 of **FLU Policy 1.2.10: TDU Receiving Zones**. Therefore, the proposed changes are supported by Smart Charlotte 2050.

Base Density:

The parcels being amended to Charlotte Harbor Mixed Use carry a wide range of maximum residential density, ranging from zero units per acre to 15 units per acre, as illustrated in Table 2.

Table 2

FLUM Designation	Maximum Residential Density
Charlotte Harbor Commercial (CHC)	0 units/acre
Charlotte Harbor Coastal Residential (CHCR)	3.5 units/acre
Medium Density Residential (MDR)	10 units/acre
Charlotte Harbor Neighborhood Business/Residential (CHNBR)	10 units/acre
Charlotte Harbor Tourist (CHT)	15 units/acre

The subject parcels are also subject to a variety of zoning districts, including Commercial Intensive, Coastal Residential 3.5, Neighborhood Business/Residential, Residential Multifamily 15, and Commercial Tourist. Just as with the FLUM designations in Table 2, each of these zoning districts carries a maximum residential density of between zero units per acre and 15 units per acre, as illustrated in Table 3.

Table 3

Zoning District	Maximum Residential Density
Commercial Intensive (CI)	0 units/acre
Coastal Residential 3.5 (CR-3.5)	3.5 units/acre
Neighborhood Business/Residential (NBR)	10 units/acre
Residential Multifamily 15 (RMF-15)	15 units/acre
Commercial Tourist (CT)	15 units/acre

The combination of the FLUM designation and the zoning district determines the base density of the property, and this is limited by the lower of the maximum residential density of the two designations. Table 4 illustrates the various combinations of FLUM designation and zoning on the subject sites, and establishes the base density for those combinations.

Table 4

FLUM and Zoning Combination	Base Density
CHC and CI	0 units per acre
CHT and CI	0 units per acre
CHCR and CR-3.5	3.5 units per acre
MDR and RMF-15	10 units per acre
CHNBR and NBR	10 units per acre
CHT and CT	15 units per acre

Because Charlotte County has a Transfer of Density Units (TDU) program, through which density may be severed from an existing site where it is determined to be inappropriate to develop and transferred to a site where it is more appropriate to develop, residential densities are not increased on sites merely through the change of the FLUM designation or zoning district. When the maximum allowable residential density of a site is increased without a concurrent transfer of density to the site, that site must be annotated on the 2030 Future Land Use Map to show that the residential density has been limited to the base density, until and unless density is transferred onto the site through the TDU program. If the

proposed FLUM amendment is approved by the Board of County Commissioners, each parcel involved in this amendment will carry an annotation on the 2030 Future Land Use Map establishing its base density.

Four annotations will be added to the 2030 Future Land Use Map, establishing the base density of the parcels involved in this amendment to 0, 3.5, 10, or 15 units per acre, as applicable. In addition to the 238 parcels having their FLUM designations changed to Charlotte Harbor Mixed Use, another 15 parcels will be annotated. These are parcels that currently have a FLUM designation of Charlotte Harbor Mixed Use and are zoned Charlotte Harbor Mixed Use and are located within the Riverwalk Sub-district. Because the maximum allowable residential density within the Riverwalk is proposed to be increased to 24 units per acre, these parcels must be annotated to establish their base density at 15 units per acre.

The two sites that are not being amended to Charlotte Harbor Mixed Use, the first being amended to Charlotte Harbor Commercial and the second to Parks and Recreation, will carry no density and do not require an annotation on the 2030 Future Land Use Map.

Concurrency Issues:

Water and Sewer: The proposed amendments to Charlotte Harbor Mixed Use would allow for residential development at up to 15 units per acre or, in the Riverwalk sub-district, up to 24 units per acre, and non-residential development at a maximum FAR of 2.5. However, all of the subject properties will be annotated on the Future Land Use Map to limit their density at the existing base density, which currently ranges from zero to 15 units per acre. No density increases will be allowed without an approved transfer of density units onto the site. Additionally, no new development or redevelopment has been proposed for any of the subject sites. Therefore, to address potable water and sanitary sewer concurrency at this time is premature, and will be addressed at the site plan review stage.

The proposed amendment to Charlotte Harbor Commercial would allow non-residential development at a maximum FAR of 1.0. The site is proposed for use as outdoor storage, which would not increase demand upon potable water and sanitary sewer usage. The proposed amendment to Parks and Recreation would allow development of an active park with a maximum FAR of 0.7. The site is proposed to be included within the Charlotte Harbor Riverwalk riverside trail system, which would not increase demand upon potable water and sanitary sewer usage.

Traffic:

The proposed amendments to Charlotte Harbor Mixed Use would allow for residential development at up to 15 units per acre or, in the Riverwalk sub-district, up to 24 units per acre, and non-residential development at a maximum FAR of 2.5. However, all of the subject properties will be annotated on the Future Land Use Map to limit their density at the existing base density, which currently ranges from zero to 15 units per acre. No density increases will be allowed without an approved transfer of density units onto the site. Additionally, no new development or redevelopment has been proposed for any of the subject sites. Therefore, to address traffic concurrency at this time is premature, and will be addressed at the site plan review stage.

The proposed amendment to Charlotte Harbor Commercial would allow non-residential development at a maximum FAR of 1.0. The site is proposed for use as outdoor storage. Traffic concurrency will be addressed at the site plan review stage.

The proposed amendment to Parks and Recreation would allow development of an active park with a maximum FAR of 0.7. The site is proposed to be included within the Charlotte Harbor Riverwalk riverside trail system, which as an attraction could increase demand upon the road network. Traffic concurrency will be addressed at the site plan review stage.

Student Generation: The proposed change to Charlotte Harbor Mixed Use would allow for residential development at up to 15 units per acre or, in the Riverwalk sub-district, up to 24 units per acre. However, all of the subject properties will be annotated on the Future Land Use Map to limit their density at the existing base density, which currently ranges from zero to 15 units per acre. No density increases will be allowed without an approved transfer of density units onto the site. Additionally, no new development or redevelopment has been proposed for any of the subject sites. Therefore, to address school concurrency at this time is premature, and it will be addressed at the site plan review stage.

The proposed amendment to Charlotte Harbor Commercial and the proposed amendment to Parks and Recreation would not allow for any residential development, and would therefore have no impact upon the public school system.

Recommendation:

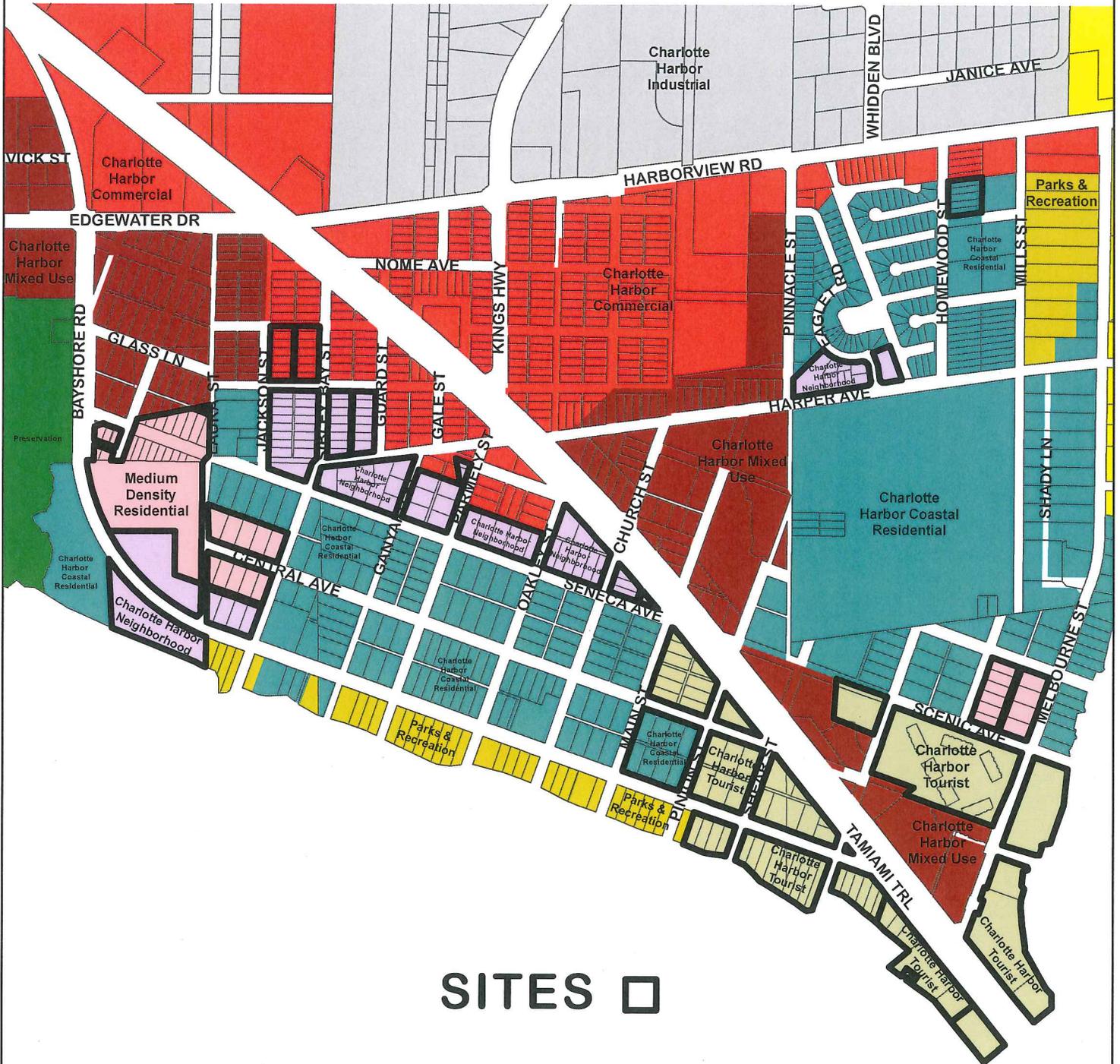
Staff recommends that this large-scale plan amendment be transmitted to the State for review and comment.



Community Development

CHARLOTTE COUNTY

Future Land Use Map for PA-14-04-04-LS



SITES □

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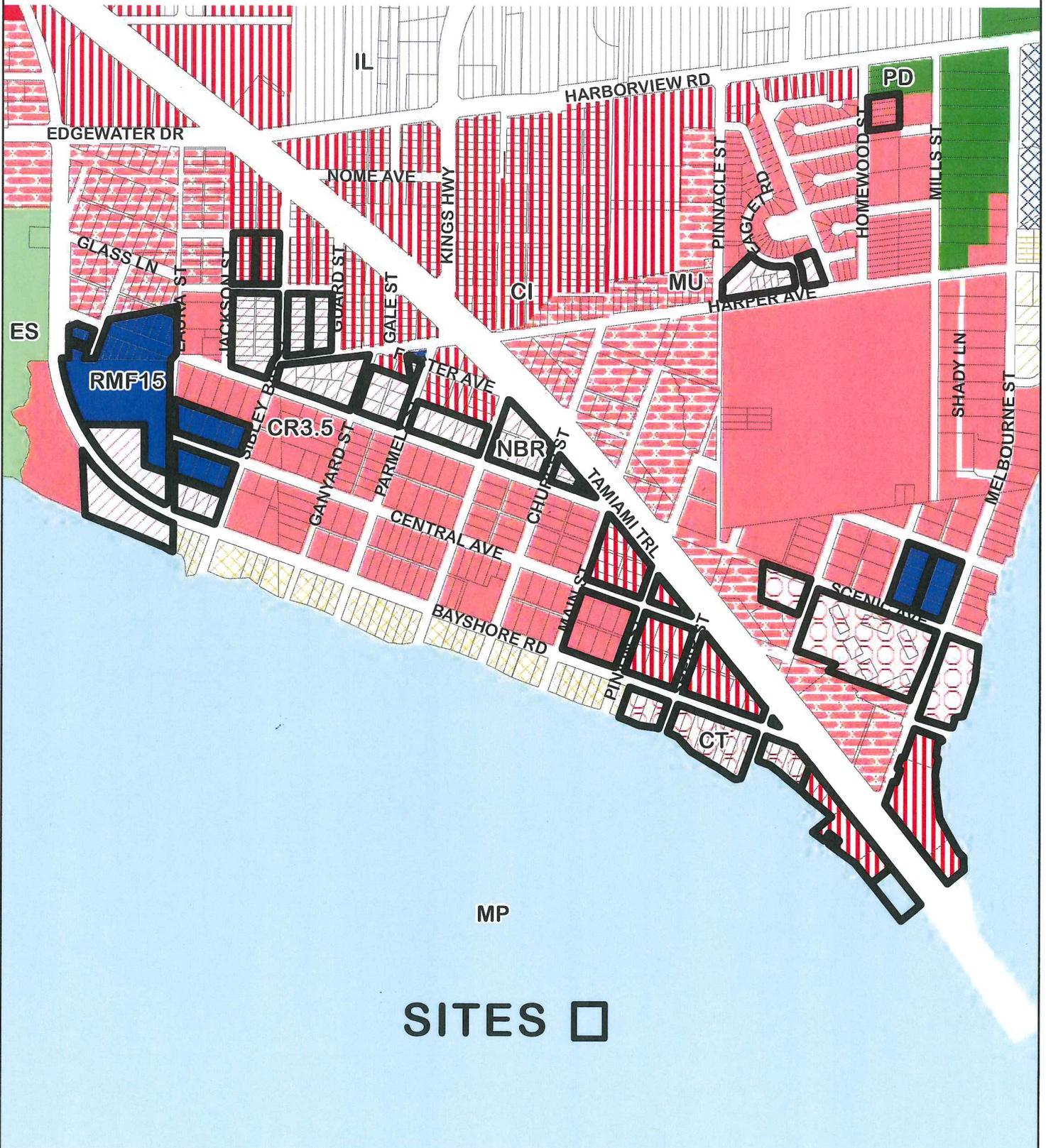
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Zoning Map for PA-14-04-04-LS



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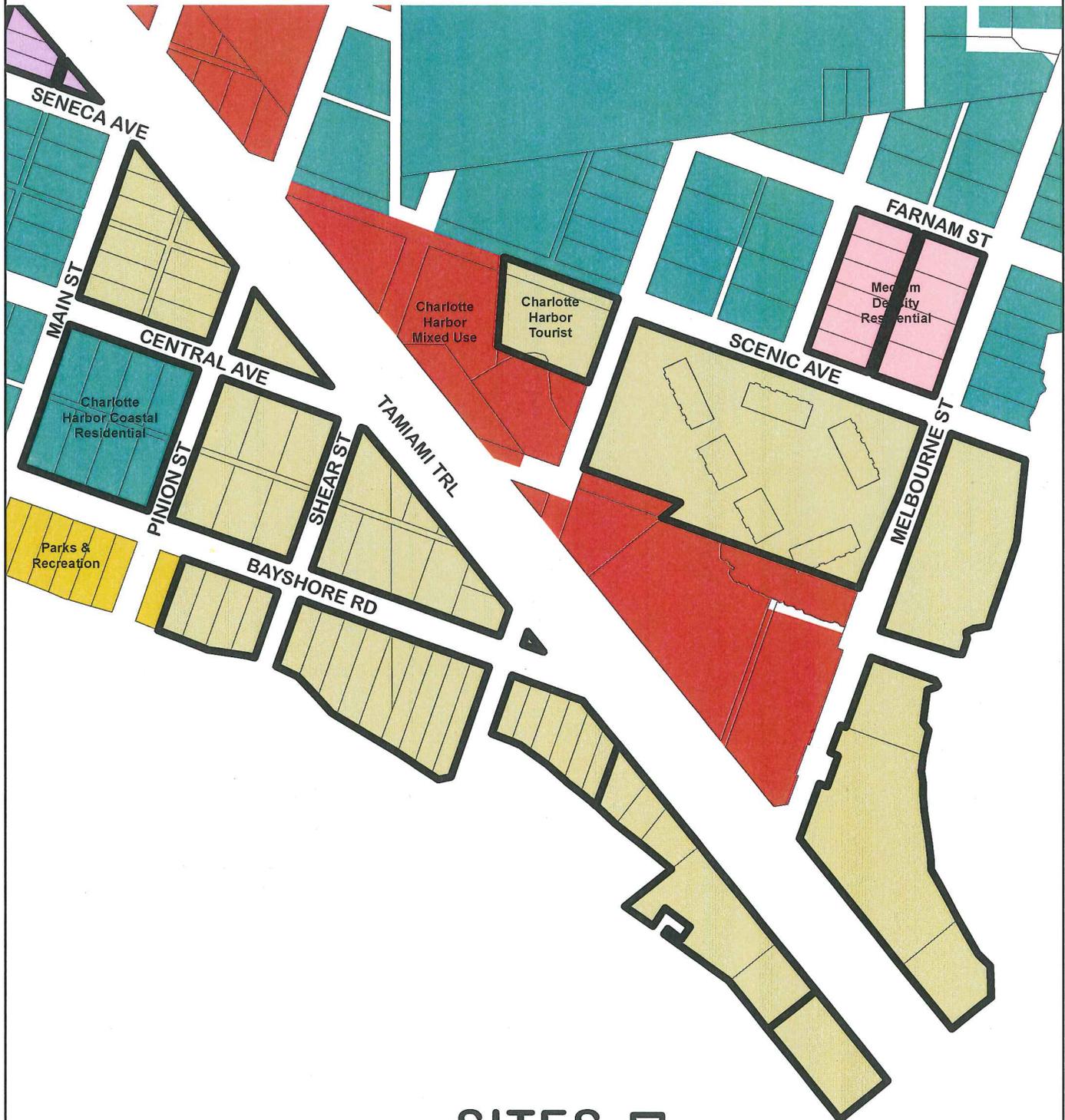
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CHARLOTTE COUNTY

Current Future Land Use Map for PA-14-04-04-LS



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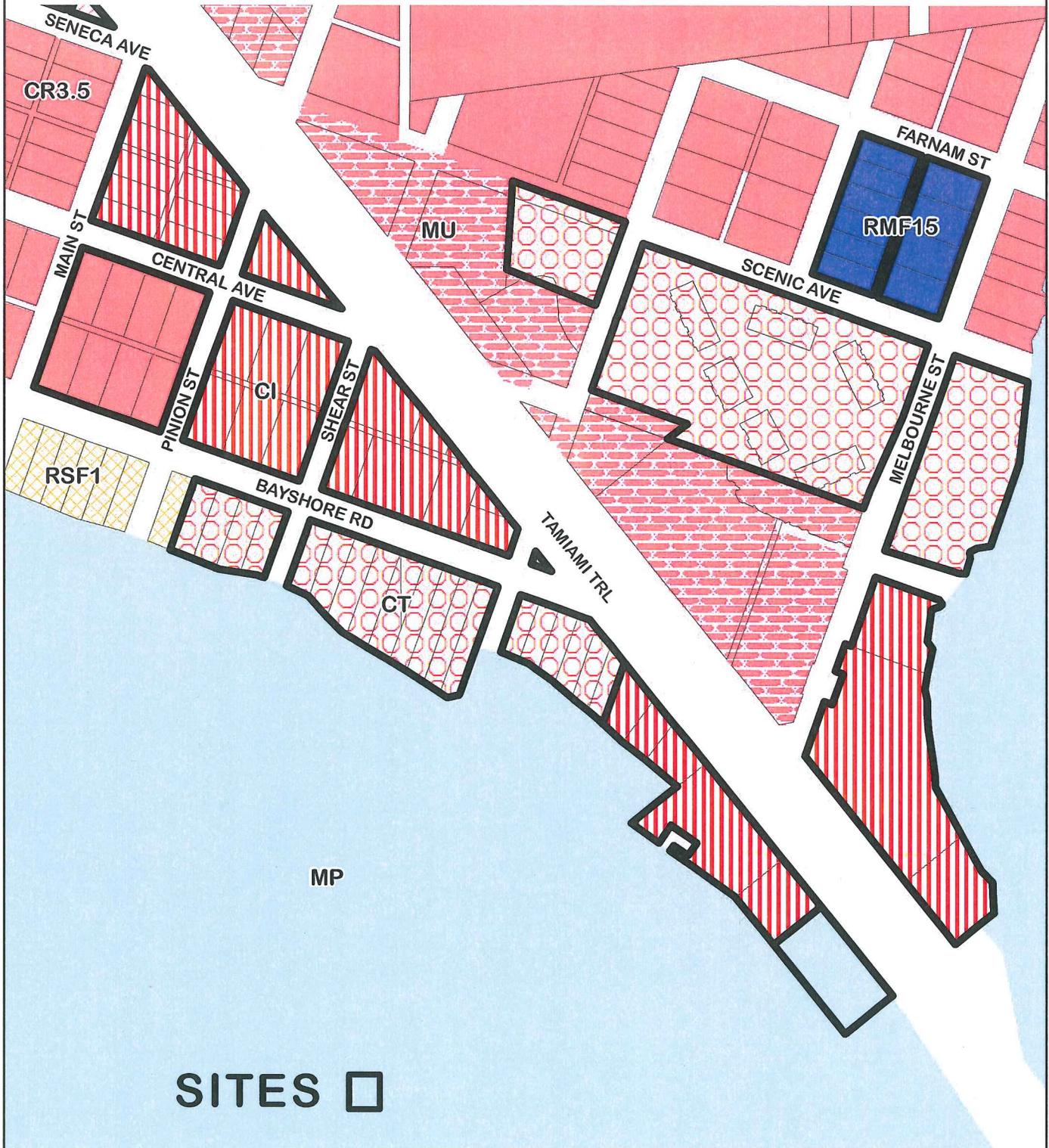
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Current Zoning Map for PA-14-04-04-LS

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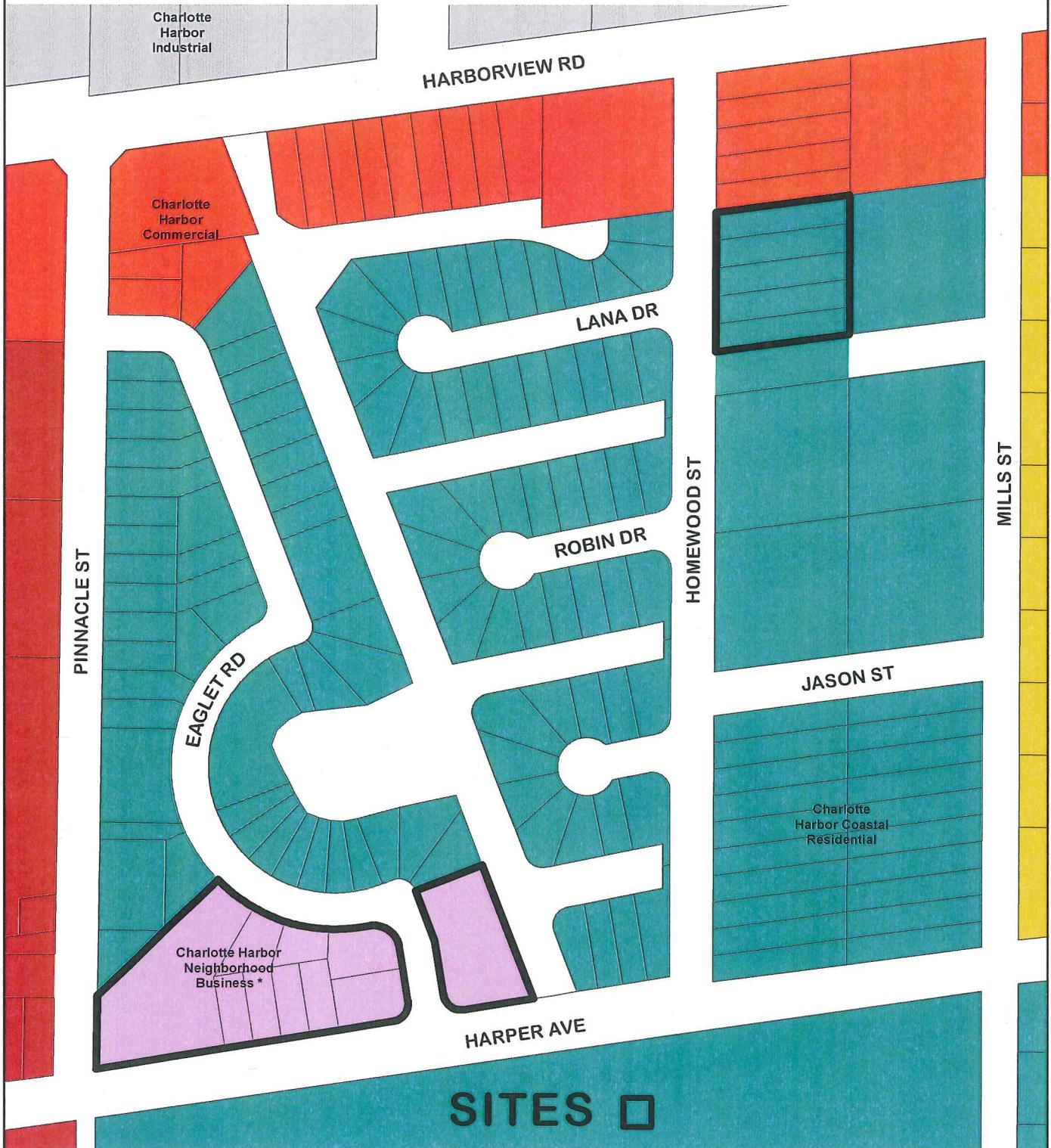
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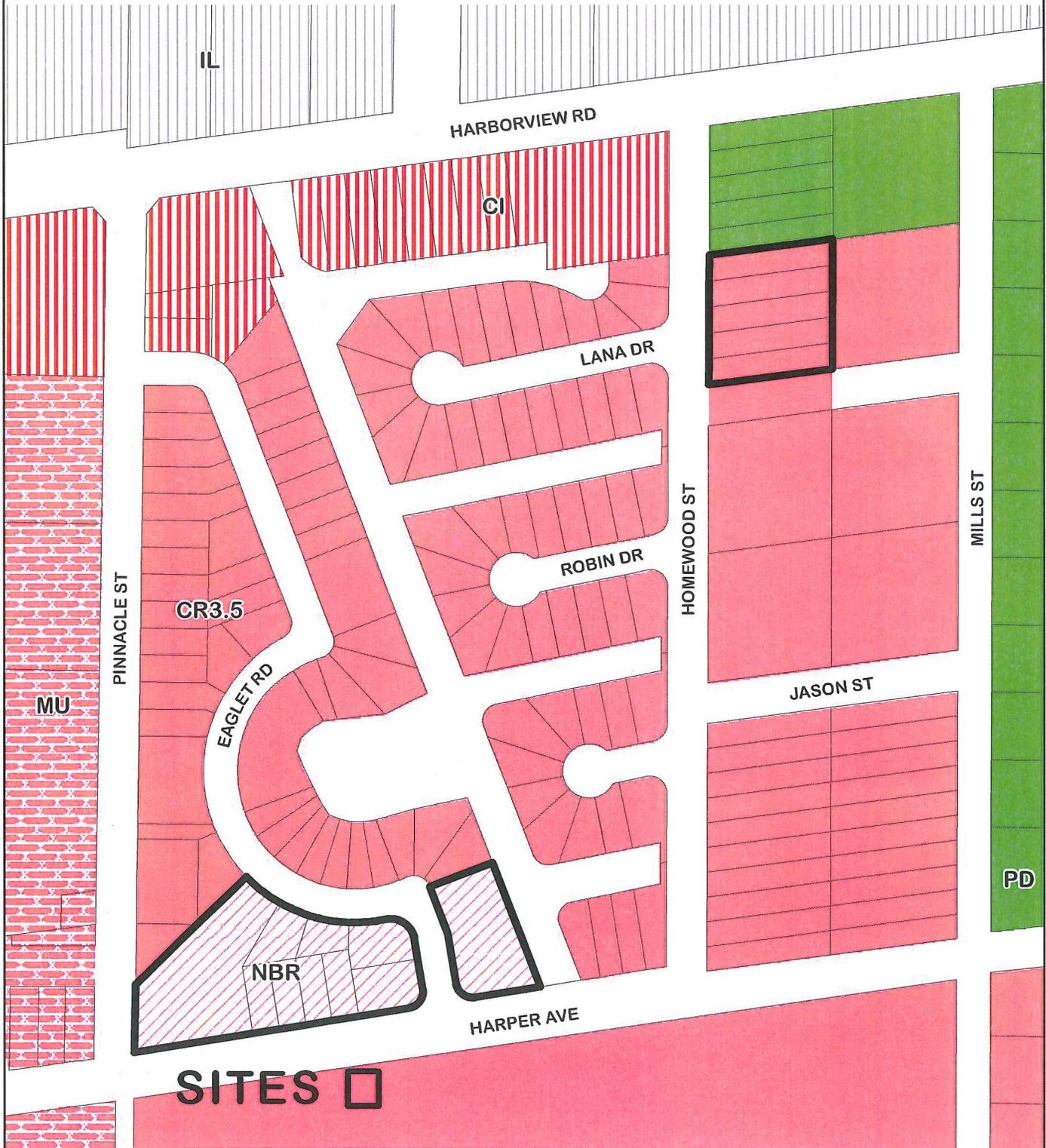
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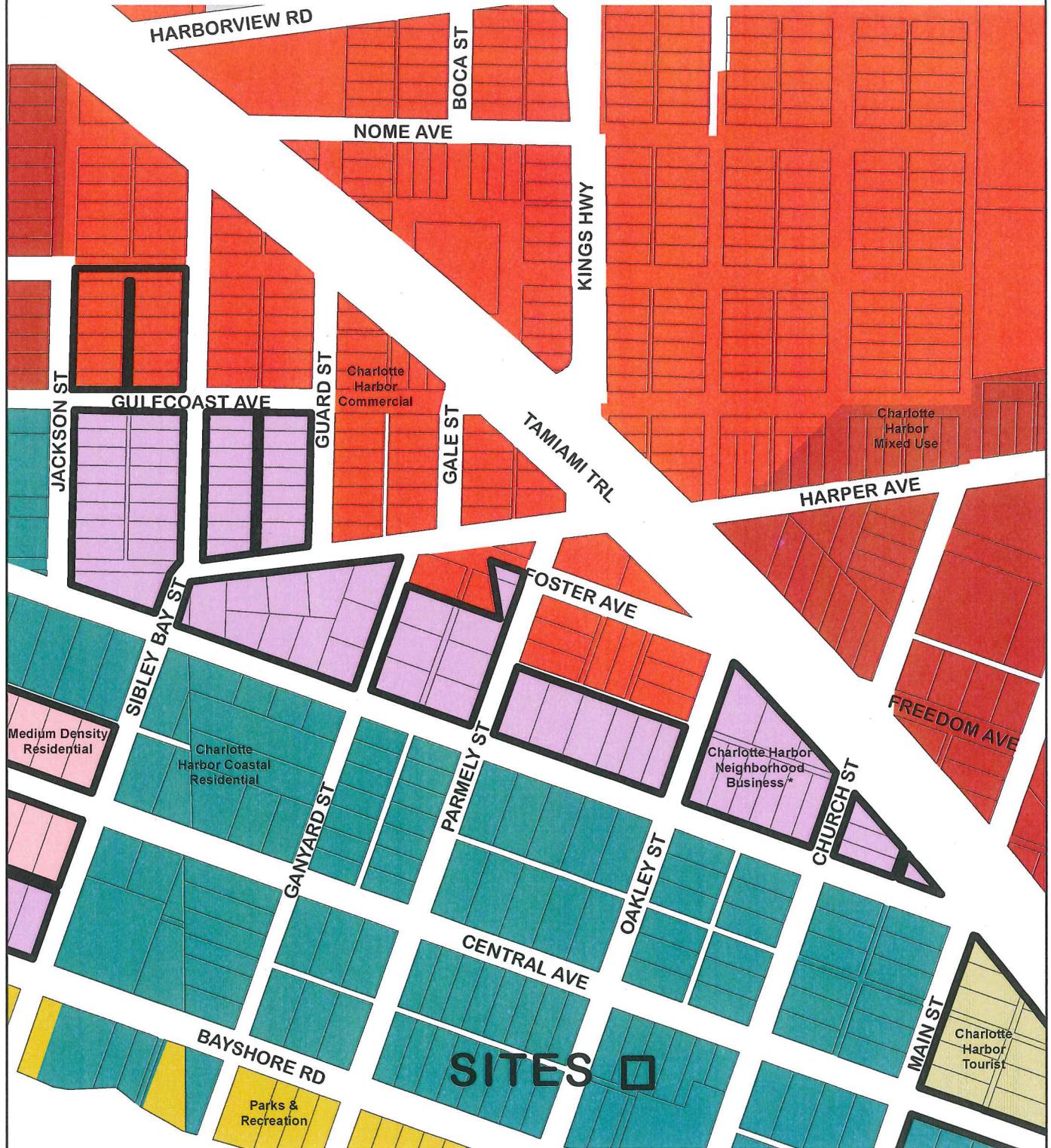
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Current Future Land Use Map for PA-14-04-04-LS



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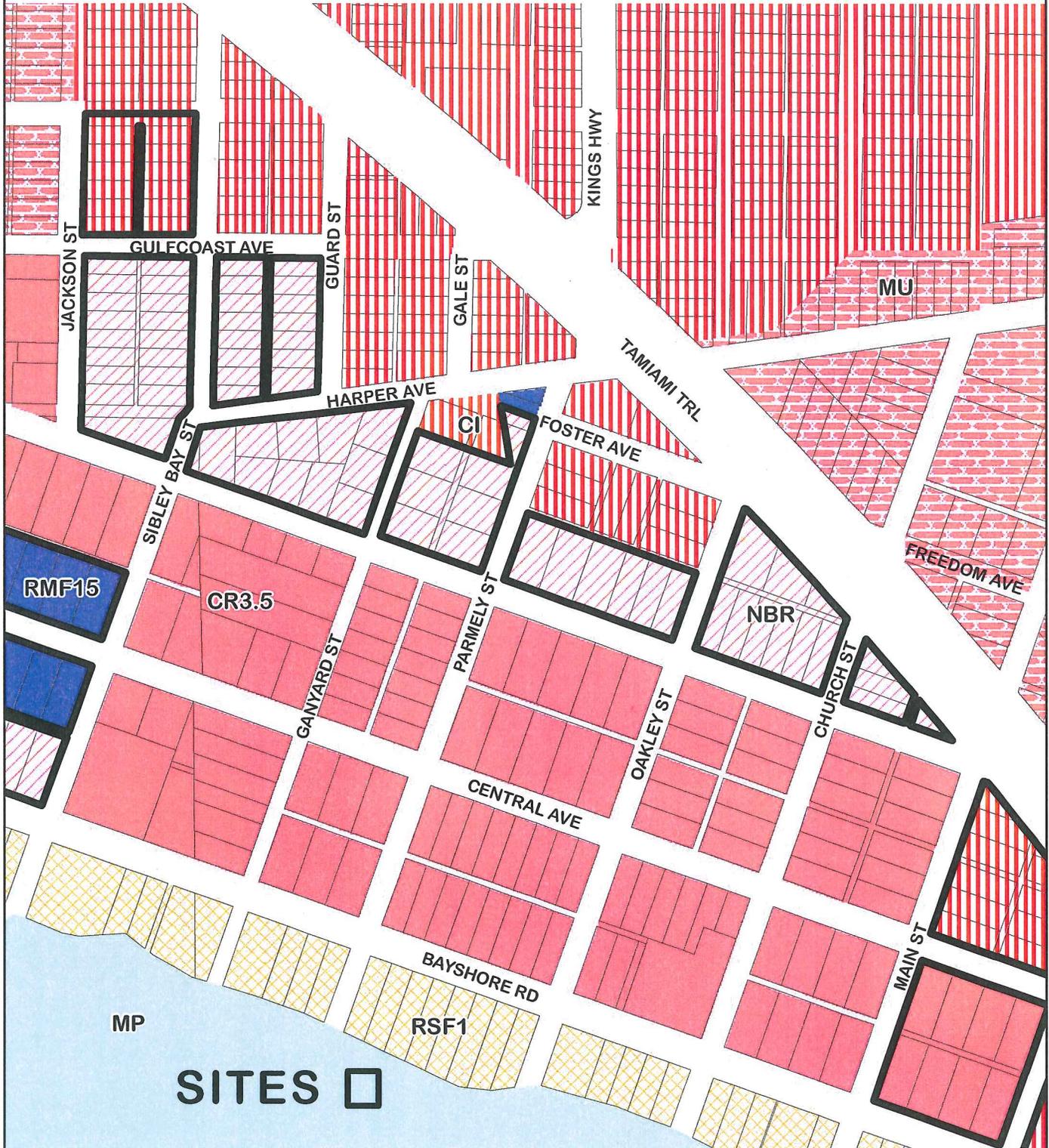
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Current Zoning Map for PA-14-04-04-LS



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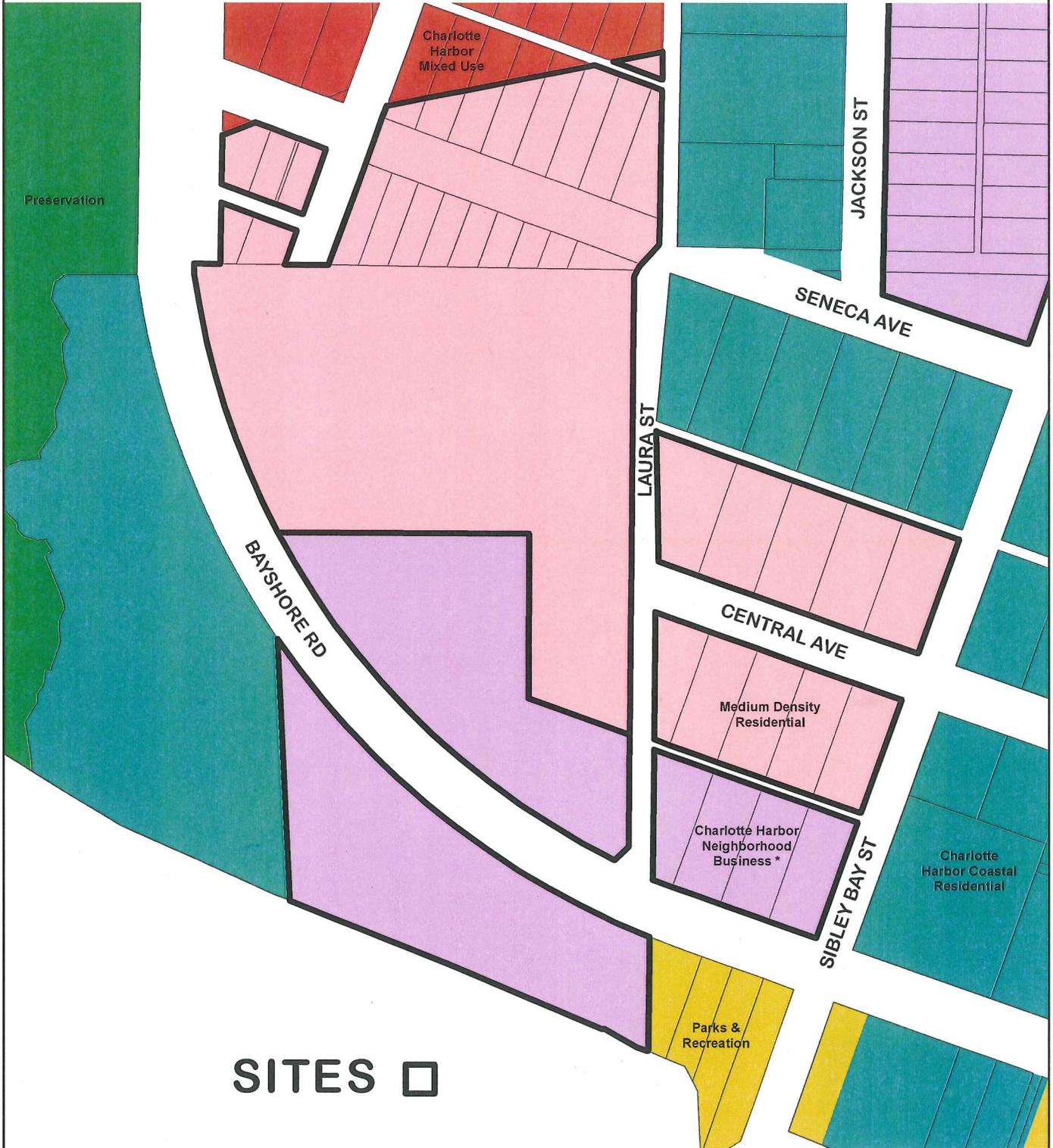
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Current Future Land Use Map for PA-14-04-04-LS



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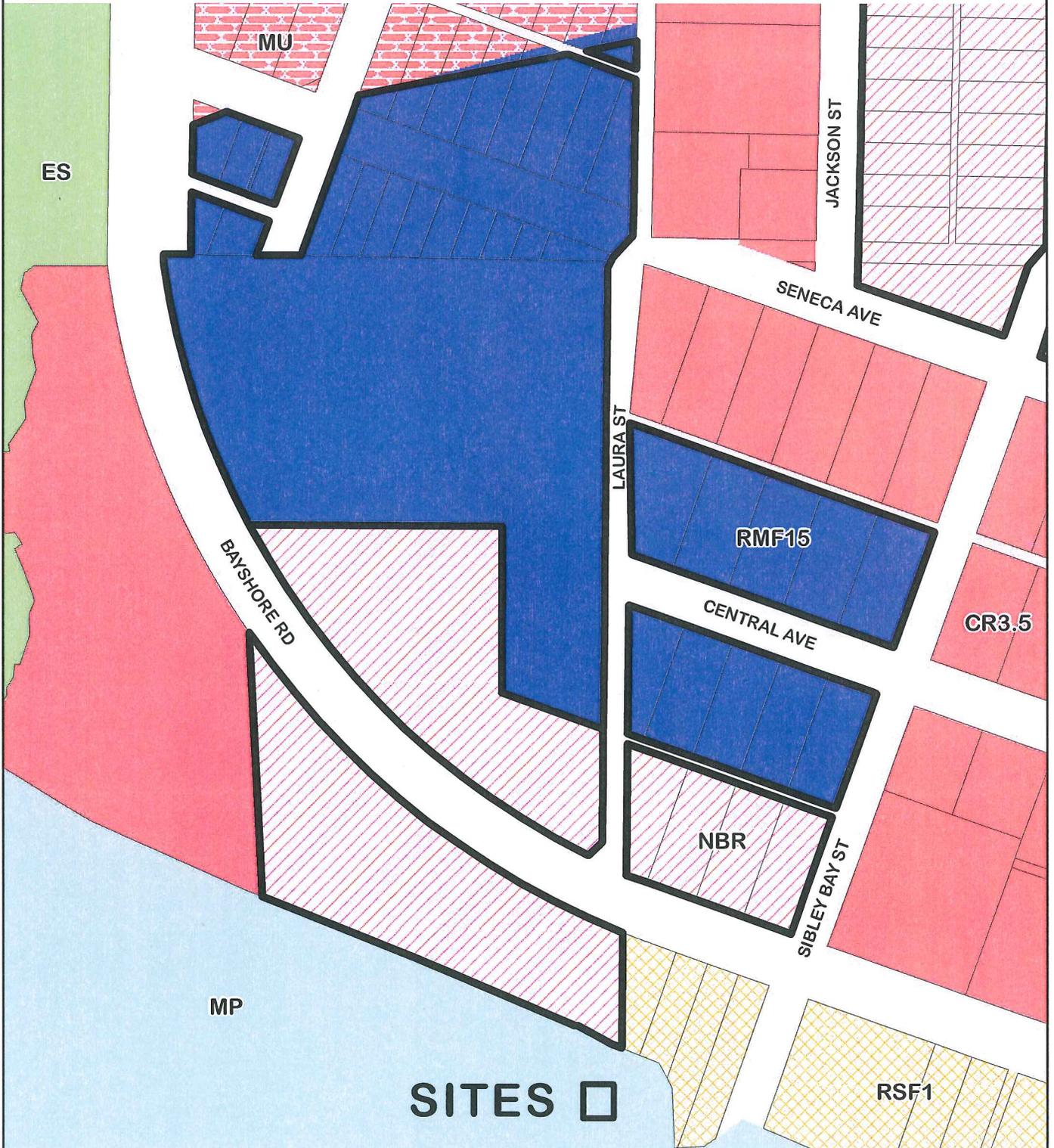
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CHARLOTTE COUNTY

Current Zoning Map for PA-14-04-04-LS



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**CHARLOTTE COUNTY
 COMMUNITY DEVELOPMENT DEPARTMENT**

**APPLICATION for
 LARGE SCALE PLAN AMENDMENT (MAP)**

Date Received: 4/8/14	Time Received:
Date of Log-in: 4/8/14	Petition #: PA-14-04-04-LS Accela #:
Receipt #: N/A	Amount Paid: N/A

1. PARTIES TO THE APPLICATION

Name of Applicant: Charlotte County Board of County Commissioners

Mailing Address: 18500 Murdock Circle

City: Port Charlotte

State: FL

Zip Code: 33948

Phone Number:

Fax Number:

Email Address: inga.williams@charlottefl.com

Name of Agent: Inga Williams

Mailing Address: Same as Applicant

City:

State:

Zip Code:

Phone Number: 941-743-1242

Fax Number:

Email Address: inga.williams@charlottefl.com

Name of Engineer/Surveyor: N/A

Name of Property Owners:

See Attachment

2. PROPERTY INFORMATION

See Attachment 1

3. SURVEY:

- For unplatted property, provide one original boundary survey that is **signed and sealed** by a registered land surveyor and an accurate legal description (including acreage) of the property.
- For platted land, provide one original surveyor's sketch that is **signed and sealed** by a registered land surveyor and an accurate legal description (including acreage) of the property.

Requirement is waived

4. PROOF OF LAND OWNERSHIP: Provide the most current *Title Insurance Policy* or an *Ownership and Encumbrance Report* on the subject property.

Requirement is waived

5. NOTARIZED AUTHORIZATION: A written, notarized authorization from each owner must be provided with this application if:

- If the applicant is not the owner of the property, a written, notarized authorization from each owner must be provided with this application – use Form A, attached. Property owner authorization is required. If the property owner withdraws permission at any point during the review and approval process, the application is considered null and void.
- If an agent is submitting the application for the applicant – authorization from the applicant is required – use Form B, attached.

Requirement is waived

6. RESTRICTIONS: Provide a copy of any covenants, easements or restrictions that have been recorded for the subject site.

Requirement is waived

7. EXISTING LAND USE DESIGNATIONS

Future Land Use Map designations	Acreage
Charlotte Harbor Tourist (CHT)	31.29 acres
Medium Density Residential (MDR)	14.78 acres
Charlotte Harbor Neighborhood Business Residential (CHNBR)	21.62 acres
Charlotte Harbor Commercial (CHC)	1.78 acres
Zoning Districts	
Zoning Districts	Acreage
Commercial Tourist (CT)	15.78 acres
Commercial Intensive (CI)	16.33 acres
Residential Multi-family 15(RMF-15)	14.78 acres
Neighborhood Business/Residential (NBR)	21.62 acres
Marine Park (MP)	0.96 acres

8. APPLICANT’S PROPOSED CHANGE(S):

Amending FLUM designation(s) from and to:

- 1: Charlotte Harbor Tourist (CHT) to Charlotte Harbor Mixed Use (CHMU): 30.33± acres
2. Medium Density Residential (MDR) to Charlotte Harbor Mixed Use (CHMU): 14.78± acres
3. Charlotte Harbor Neighborhood Business Residential (CHNBR) to Charlotte Harbor Mixed Use (CHMU): 21.62± acres
5. Charlotte Harbor Commercial (CHC) to Charlotte Harbor Mixed Use (CHMU): 1.78± acres
6. Charlotte Harbor Tourist (CHT) to Parks and Recreations (PKR): 0.96± acres

If the proposed change involves an increase in density, which of the Receiving Zone criteria does the property meet, or would this be an exemption consistent with a Revitalization Plan?

These proposed amendments do not increase the density on any property due to the annotations being adopted along with the FLUM amendments. The maximum density allowed does increase but transfers will be required should any of that density be utilized.

9. REASON FOR PROPOSED CHANGE(S):

To implement the Charlotte Harbor Community Revitalization Plan

10. CURRENT LAND USE OF SUBJECT PROPERTY: (example: house, vacant land, barn, etc.)

The site contains vacant and improved commercial and residential property.

11. SURROUNDING LAND USES:

North: Institutional, commercial and residential uses, vacant land

South: Charlotte Harbor

East: Peace River

West: Institutional, commercial and residential uses, vacant land

12. ENVIRONMENTAL ASSESSMENT:

- Provide an *Environmental Assessment Report*, conducted within one year or less from the date of submittal, that includes:
 - Maps and surveys of the subject site illustrating the existing land cover according to Level 3 of the FLUCCS
 - Locations of listed flora and fauna species, if present.
 - If any wetlands are identified on site, provide a survey showing delineations of any wetlands, acreages, and the wetland Category (ENV Policy 3.1.3) under which they fall.
 - If the property is adjacent to any Federal, State, or County wildlife management areas, parks, preserves or reserves, supply a science-based analysis of possible impacts to the environmental resources of these lands and the manner in which these impacts can be eliminated. Where elimination is not possible, the analysis shall detail how these impacts can be reduced and mitigated.

Requirement is waived

13. INFRASTRUCTURE:

A. Roadway

- i. List the roads or streets upon which vehicles may travel to gain access to the site (generally within ¼ mile radius):

Multiple roads

- ii. *Traffic Impact Report*: This narrative does not need to be authored by a registered professional engineer. Address the number of vehicle trips that may be generated by development of the subject site at maximum buildout allowed under the proposed FLUM and Zoning.

Requirement is waived but a traffic impact study will be included in the staff report.

B. Potable Water and Sanitary Sewer

- i. Submit a letter from the utility companies (water/sewer) stating availability of utility service to the property.
- ii. Attach an *Estimated Potable Water and Sanitary Sewer Usage Report* showing the gallons per day that may be generated by development of the subject site at maximum buildout allowed under the proposed FLUM and Zoning.

Requirement is waived

14. HISTORICAL OR ARCHEOLOGICAL SITES: When the property under review is within the area determined to contain potential historic and archeological resources by the Archaeological Predictive Model (depicted on SPAM Series Map #3), the applicant must submit an *Archeological/Historical Memo* indicating that a review of the National Register of Historic Places, the Florida Master Site File and the Local Historic Register (when available) has been performed and the results of that review. If the subject site contains any object listed in these resources, the applicant must provide an *Archeological/Historical Survey* performed by a professional archeologist licensed in the State of Florida.

Requirement is waived

15. ADJACENT PROPERTY OWNERS INFORMATION:

Provide an *electronic text file (.txt)* that includes the names and addresses of all property owners within 200 feet of the subject property (excluding street right-of-ways), and a map indicating which properties are included in the address list. The Adjacent Property Owner List must be based upon the latest available property records of the Property Appraiser's Office. The list shall include property owner's name, mailing address, and parcel(s) or lot(s) description or account number so each parcel can be referenced on the Adjacent Property Owner Map. Refer to the Geographic Information System Internet site for mapping and owner information at <http://www.ccgis.com/>. (Use a buffer of 250 feet or larger in order to account for right-of-ways, canals, etc.) Every property owner within 200 feet of every parcel of land involved will be notified of the schedule of public hearings.

Attachment 1: PROPERTY INFORMATION

Charlotte Harbor Tourist (CHT) to Charlotte Harbor Mixed Use (CHMU)

Account Number	Owner Name	Short Legal	Acreage
402236130001	BREAKERS RESTAURANT LLC	CHR 000 0013 0002	1.01
402236253003	4949 TAMIAMI TRAIL LLC	ZZZ 364022 P15	0.26
402236131001	DINDIAL BHUPAUL & LINDA	CHR 000 0014 0001	0.82
402236207002	DIMARCO ENTERPRISES OF PT CHAR	LAS 000 0004 0001	0.56
402236255003	GENTIS JOHN D	ZZZ 364022 P10	0.74
402236253004	SEA HORSE MARINA INC	ZZZ 364022 P13	1.24
402236255002	WCU2 HOLDINGS LLC	ZZZ 364022 P9	2.87
402236130002	DENMARK INVESTMENT TRUST INC	CHR 000 0013 0001	1.49
402236253002	4949 TAMIAMI TRAIL LLC	ZZZ 364022 P7	0.20
402236131002	DINDIAL BHUPAUL & LYNDA	CHR 000 0014 0001	0.51
402236253005	TIKI BAR PROPERTIES LLC	ZZZ 364022 P11-1	0.52
402236127002	CARLEVATO LLC	CHR 000 0018 0000	0.47
402236255001	BAUMHARDT MARGARET L/E	ZZZ 364022 P4	0.73
402236207001	AAWARD ASSOCIATES INC	LAS 000 0004 0003	0.58
402236127001	RREF II DUEL-FL LLC	CHR 000 0019 0002	2.29
402236253001	4949 TAMIAMI TRAIL LLC	LAS 000 0001 0001	0.28
402236134003	BREAKERS RESTAURANT LLC	CHR 000 0002 0001	0.50
402236135002	SCHMITZ WILLIAM H III & JKS	CHR 000 0001 0004	0.26
402236134002	BREAKERS RESTAURANT LLC	CHR 000 0002 0003	0.52
402236251003	NAND CORP	LAS 000 0002 0008	0.56
402236251002	PELICAN COVE MOTEL INC	LAS 000 0002 0009	0.67
402236251001	CONSTANCE CHRISTOPHER G	LAS 000 0002 0012	0.37
402236135001	SCHMITZ WILLIAM H III & JKS	CHR 000 0001 0005	0.24
402236201004	LORICCO CARL TRUSTEE	CHR 000 0017 0000	0.03
402236253001	4949 TAMIAMI TRAIL LLC	LAS 000 0001 0001	1.13
402236135003	SCHMITZ WILLIAM H III&JANICE K	CHR 000 0001 0002	0.63
402236201005	GALLEGO MANUEL F & LYNNE P	CHR 000 0017 0000	1.27
402236601090	ASHE THOMAS J	TPH 000 000A 0306	0.03
402236601080	WILKINSON HOWARD	TPH 000 000A 0206	0.03
402236601076	ONEILL MARTIN	TPH 000 000B 0304	0.05
402236601088	ALLEN WILLIAM D SR	TPH 000 000A 0105	0.04
402236601094	MANCUSE THOMAS R & KATHLEEN A TRS	TPH 000 000A 0205	0.04
402236601092	KEOWN MARTIN R	TPH 000 000A 0201	0.04
402236601031	IRWIN DENIS & JACKIE	TPH 000 000E 0106	0.04
402236601075	MORAN KEVIN B & ELEANOR M	TPH 000 000B 0301	0.05
402236601001	RUDGE JOHN R & DELICE M	TPH 000 000D 0102	0.04
402236601020	FERDINAND RIO GAVIN	TPH 000 000E 0205	0.04
402236601011	SORENSEN THOMAS	TPH 000 000D 0206	0.04
402236626017	DESOTOBRAZIL LLC	TPR 000 000A 0305	0.04
402236601022	FERDINAND RIO GAVIN	TPH 000 000E 0302	0.04

402236601096	PROWAK ROBERT M	TPH 000 000A 0203	0.04
402236601043	JACOBS ROBERT J & JANET L	TPH 000 000F 0201	0.04
402236601023	JOHNSON RICHARD	TPH 000 000E 0303	0.04
402236601081	ANDERSUN PROPERTIES LLC	TPH 000 000A 0301	0.04
402236601072	ONEILL MARTIN	TPH 000 000B 0204	0.05
402236601060	LESTER ROBERT H & HAROLYN S	TPH 000 000C 0103	0.05
402236601047	DEANE BRIAN CHRISTOPHER	TPH 000 000F 0303	0.04
402236601021	ANDERSUN PROPERTIES LLC	TPH 000 000E 0206	0.04
402236601035	COLE ROBERT	TPH 000 000E 0105	0.04
402236601030	AVERS KEITH L & DENISE E	TPH 000 000E 0103	0.04
402236601015	ONEILL MARTIN	TPH 000 000D 0104	0.04
402236601000	THE PRESERVE AT CHARLOTTE HARBOR	TPH 000 0000 COMM	5.68
402236601044	PEMBRIDGE MARK ANTHONY	TPH 000 000F 0101	0.04
402236626007	LEWIS WILLIAM NELSON SR & NELLIE H	TPR 000 000A 0201	0.04
402236601077	BURNS DEBRA ANN	TPH 000 000B 0302	0.05
402236601071	ROONEY WAYNE	TPH 000 000B 0203	0.05
402236601056	VANDERBILT BAY CONSTRUCTION	TPH 000 000C 0104	0.05
402236601026	BLACKLIDGE JAMES THOMAS & GRB	TPH 000 000E 0203	0.04
402236601033	SORENSEN THOMAS	TPH 000 000E 0101	0.04
402236601003	EJENDOMSSSELSKABET AF 27111996 AS	TPH 000 000D 0304	0.04
402236601010	MINNIEAR LARRY R & BETTY J	TPH 000 000D 0204	0.04
402236626014	ABBO PAULINE MORENCY TR	TPR 000 000A 0302	0.04
402236601086	GOLOMB GERALD CO TRS & LG CO TRS	TPH 000 000A 0102	0.04
402236601095	LANGHAM RODERICK & PE & ML	TPH 000 000A 0302	0.04
402236601054	BURLEY CRAIG WILLIAM & SHERYL JANE	TPH 000 000F 0304	0.04
402236601039	GRIFFIN ANDREW	TPH 000 000F 0102	0.04
402236626012	DUNCAN PAUL A	TPR 000 000A 0206	0.04
402236626018	FINLEY BRETT ERIC	TPR 000 000A 0306	0.04
402236601066	MUPPAVARAPU RAJAKUMARI V & SM TRS	TPH 000 000C 0304	0.05
402236601018	WESTWOOD LEE JOHN	TPH 000 000D 0305	0.04
402236626038	MANG ROBERT L TRUSTEE	TPR 000 000B 0306	0.04
402236601089	PEARCE STUART	TPH 000 000A 0106	0.03
402236626015	FINUCANE STUART & TOY A WEBER	TPR 000 000A 0303	0.04
402236626022	BIGALKE DARRELL L	TPR 000 000B 0104	0.04
402236626028	GANDHI KIRAN R & KETKI K	TPR 000 000B 0203	0.04
402236626035	DESOTOBRAZIL LLC	TPR 000 000B 0303	0.04
402236601093	GRACE JONATHAN P & DONNA E	TPH 000 000A 0204	0.04
402236601057	GOLOMB GERALD CO TRS & LG CO TRS	TPH 000 000C 0302	0.05
402236601009	MAY DAVID & MAXINE R CLARKE-	TPH 000 000D 0203	0.04
402236601027	SANDUSKY JAMES F & PATRICIA A	TPH 000 000E 0301	0.04
402236601069	KIRKLAND CHRISTOPHER E	TPH 000 000B 0104	0.05
402236601052	BURLEY CRAIG WILLIAM & SHERYL JANE	TPH 000 000F 0203	0.04
402236601013	PEDOTO EUGENE M & LYNDA M	TPH 000 000D 0302	0.04
402236601045	DEANE BRIAN CHRISTOPHER	TPH 000 000F 0301	0.04

402236601006	WESTWOOD LEE J	TPH 000 000D 0205	0.04
402236601073	MASON GERARD A	TPH 000 000B 0101	0.05
402236601053	WILLAIMS PAUL D	TPH 000 000F 0206	0.04
402236601061	LOZEN THOMAS & KAREN	TPH 000 000C 0201	0.05
402236601016	COLLINS THOMAS G & TINA S CO TRS	TPH 000 000D 0105	0.04
402236626010	LEONARD JEFFREY & EQUITY TR CO CUST	TPR 000 000A 0204	0.04
402236626013	MARTIN PATRICK & ELAINE MARTIN CO-TRS	TPR 000 000A 0301	0.04
402236601087	GEISTFELD THEODORE E & JUDITH A	TPH 000 000A 0104	0.04
402236601074	OSHEA JOHN F	TPH 000 000B 0201	0.05
402236601055	PA DUNCAN MGMT INC	TPH 000 000C 0101	0.05
402236601024	IRWIN DENIS & JACKIE	TPH 000 000E 0304	0.04
402236626011	BRADY JOHN W & TRECIA J	TPR 000 000A 0205	0.04
402236626020	MCIVOR JOHN W & BARBARA A	TPR 000 000B 0102	0.04
402236626019	HARPOON ASSOCIATES LP	TPR 000 000B 0101	0.04
402236626026	TRAWEEK JOHN C TRUSTEE	TPR 000 000B 0201	0.04
402236626024	JOYCE HAROLD R III	TPR 000 000B 0106	0.04
402236626031	MURLEY JAMES JR & MAUREEN	TPR 000 000B 0206	0.04
402236601042	ONEILL MARTIN	TPH 000 000F 0106	0.04
402236601038	UREVIG THOMAS M & KATHERINE M	TPH 000 000F 0205	0.04
402236626032	CARLTON DAVID P TR	TPR 000 000B 0207	0.04
402236626039	PRESERVE MASTER ASSOCIATION	TPR 000 0000 DOCK	0.01
402236626023	FEHR GLENDA & JEFFREY FEHR CO-TRS	TPR 000 000B 0105	0.04
402236601058	PA DUNCAN MGMT INC	TPH 000 000C 0303	0.05
402236626029	MUPPAVARAPU RAJAKUMARI V & SM TRS	TPR 000 000B 0204	0.04
402236626034	BUHS DANIEL J & KAREN G	TPR 000 000B 0302	0.04
402236626021	MCNEILL JAMES S & CHRISTA H	TPR 000 000B 0103	0.04
402236626030	DEGROSS INVESTMENTS LLC	TPR 000 000B 0205	0.04
402236601048	BASSETT DAVID THOMAS	TPH 000 000F 0305	0.04
402236601008	HOWELL DAVID	TPH 000 000D 0306	0.04
402236626001	PONKRATZ GARY W & CLP & PLS & CLS	TPR 000 000A 0101	0.04
402236601065	WELLS FARGO BANK NA	TPH 000 000C 0301	0.05
402236601063	BECK RANDY & RONNA	TPH 000 000C 0203	0.05
402236601036	STEWART CATHERINE M	TPH 000 000E 0306	0.04
402236601019	RBC BANK GEORGIA NA	TPH 000 000E 0204	0.04
402236626005	SAVAGE ROBERT WILLIAM	TPR 000 000A 0105	0.04
402236626033	GOLOMB GERALD CO TRS & LG CO TRS	TPR 000 000B 0301	0.04
402236626003	KANUMURI VENKATA K & NAGARANI CO TRS	TPR 000 000A 0103	0.04
402236601085	HOWELL DAVID A	TPH 000 000A 0101	0.04
402236601029	KEWN KEVIN & CRAIG SHORT	TPH 000 000E 0102	0.04
402236626006	MCMENAMIN KEVIN PATRICK	TPR 000 000A 0106	0.04
402236626004	JEPKO KIMBERLY D	TPR 000 000A 0104	0.04
402236601079	JAASKELAINEN JUSSI & MARIA T	TPH 000 000A 0202	0.04
402236626000	THE PEACE RIVER PRESERVE	TPR 000 0000 COMM	2.05
402236601004	WEBB JOHN	TPH 000 000D 0106	0.04

402236601005	FOSTER MARK B	TPH 000 000D 0201	0.04
402236601032	FERDINAND RIO GAVIN	TPH 000 000E 0201	0.04
402236601041	MURPHY DANIEL BEN	TPH 000 000F 0104	0.04
402236601051	FERNANDEZ RAUL J & BETTY JO ANN TRS	TPH 000 000F 0202	0.04
402236626009	ANDERSON HOLDINGS LLC	TPR 000 000A 0203	0.04
402236601070	LOPEZ EDGAR & MAGDALENA	TPH 000 000B 0202	0.05
402236601068	DAVIS SEAN	TPH 000 000B 0103	0.05
402236601012	DEANE BRIAN C	TPH 000 000D 0301	0.04
402236601034	FERDINAND RIO GAVIN	TPH 000 000E 0104	0.04
402236601091	HATCH RICHARD & LINDA M	TPH 000 000A 0103	0.04
402236601078	WEAVER NICHOLAS J	TPH 000 000B 0303	0.05
402236601046	ANDERSUN PROPERTIES LLC	TPH 000 000F 0302	0.04
402236601025	DEWIRE KENNETH E & DEBORAH E	TPH 000 000E 0202	0.04
402236601049	MURPHY DANIEL	TPH 000 000F 0306	0.04
402236601062	JENSEN ERIC & AMY	TPH 000 000C 0202	0.05
402236601002	BURLEY CRAIG & SHERYL	TPH 000 000D 0103	0.04
402236626016	HUFF WALLACE L	TPR 000 000A 0304	0.04
402236601059	GOLOMB GERALD CO TRS & LG CO TRS	TPH 000 000C 0102	0.05
402236601040	BURLEY CRAIG WILLIAM & SHERYL	TPH 000 000F 0103	0.04
402236601028	KARLOVITS JOSEPH R & MARY E	TPH 000 000E 0305	0.04
402236601007	ONEILL MARTIN	TPH 000 000D 0303	0.04
402236626002	WHALEN JOHN R	TPR 000 000A 0102	0.04
402236626037	LANE DANIEL A & STACEY L	TPR 000 000B 0305	0.04
402236601084	IZZET MUSTAFA K	TPH 000 000A 0305	0.04
402236601037	JONES ROBERT MARC	TPH 000 000F 0204	0.04
402236601064	PRESTON BEVERLY A	TPH 000 000C 0204	0.05
402236601067	ROONEY WAYNE	TPH 000 000B 0102	0.05
402236601050	WILKINSON HOWARD	TPH 000 000F 0105	0.04
402236626036	HARPOON ASSOCIATES LP	TPR 000 000B 0304	0.04
402236601083	MIKKELSON GREG D	TPH 000 000A 0304	0.04
402236626008	GIBBS LAWRENCE P TRUSTEE	TPR 000 000A 0202	0.04
402236626027	DUNN THEODORE D & EILEEN	TPR 000 000B 0202	0.04
402236601082	LLEWELLYN CARL H	TPH 000 000A 0303	0.04
402236626025	FAULKEN BRUCE C & MARCIA A	TPR 000 000B 0107	0.04
402236601014	ROONEY WAYNE M	TPH 000 000D 0101	0.04
402236601017	PEMBRIDGE MARK ANTHONY	TPH 000 000D 0202	0.04

Medium Density Residential (MDR) to Charlotte Harbor Mixed Use (CHMU)

Account Number	Owner Name	Short Legal	Acreage
402236227004	KIEFER FRANK & ANGELA N	CHR 000 0032 0004	0.33
402236206003	KIEFER FRANK & ANGELA N	CHR 000 0032 000A	0.12
402236227003	WRIGHT JOE T & GLENDA A	CHR 000 0032 0003	0.33
402236206004	KIEFER FRANK & ANGELA N	CHR 000 0032 000A	0.09

402226481002	KEEN PEGGY D	KNI 000 0003 0007	0.29
402226481003	POPPER PAUL M	KNI 000 0003 0006	0.29
402226481001	KEEN PEGGY D	KNI 000 0003 0008	0.50
402236206002	WOODS DANA V & M H MACLEOD	CHR 000 0032 000A	0.22
402236227001	SMITH KATHI	CHR 000 0032 0001	0.33
402236206001	HOLLAND DAVID M & ANNE M	CHR 000 0032 000C	0.88
402236227002	KEEGAN THOMAS F & JOAN A TRS	CHR 000 0032 0002	0.33
402226479007	HARTT STACIE LEIGH	KNI 000 0006 0001	0.16
402226479006	HARTT STACIE LEIGH	KNI 000 0006 0002	0.33
402226479008	HARTT STACIE LEIGH	KNI 000 0006 0001	0.17
402226481004	HAYMANS MICHAEL P	KNI 000 0003 0005	0.29
402226433004	IBARRA MARTHA	SEW 000 0004 0ALL	1.13
402226433003	HARTT PAUL	SEW 000 0002 0008	1.19
402226433002	SULLIVAN PAUL D & GEORGE GARDIEN	SEW 000 0002 0001	0.03
402226433002	SULLIVAN PAUL D & GEORGE GARDIEN	SEW 000 0002 0001	0.26
402226430001	HARTT PAUL JR & S L HARTT	SEW 000 0005 0001	0.16
402226476001	LEVY KENNETH D & BERINDA L	ZZZ 264022 P25	5.98
402226479005	HARTT STACIE LEIGH	KNI 000 0006 0003	1.04
402226433001	PORT CHARLOTTE YACHT CLUB INC	SEW 000 0002 0002	0.00
402226429002	HARTT PAUL JR & S L HARTT	SEW 000 0005 0003	0.31

Charlotte Harbor Neighborhood Business Residential (CHNBR) to Charlotte Harbor Mixed Use (CHMU)

Account Number	Owner Name	Short Legal	Acreage
402225360008	WILSON PHILLIP F & L WILSON	CHR 000 0025 000B	0.47
402225380002	TPN HOLDINGS LLC	CHR 000 0027 0005	0.08
402225351004	WEHSE JEFF & SANAA	SCH 000 0000 0012	0.27
402225378002	FUDA ROSE TRUSTEE	CHR 000 0026 0006	0.25
402225351005	BANANA BAY VILLAS INC	SCH 000 0000 0011	0.27
402226481007	TROPICAL BAY INN MOTEL INC	KNI 000 0003 0001	0.30
402225351008	HOGG NANCY MCBRIDE	SCH 000 0000 0008	0.24
402226481006	ORGANIZATION H/E/L/P ISSUE INC	KNI 000 0003 0002	0.59
402225307006	BETTENCOURT TROY M & JENIFER A	SIB 000 0013 0007	0.15
402225307004	MAGRITZ ALFRED	SIB 000 0013 0006	0.10
402225360007	MEROD LLC	CHR 000 0025 000A	0.49
402225351007	HOGG NANCY MCBRIDE	SCH 000 0000 0007	0.21
402225355006	HARTT PAUL JR	CHR 000 0024 0005	0.27
402226481005	CHARLOTTE COUNTY TRES AMIGOS LLC	KNI 000 0003 0004	0.25
402225380001	MITCHELL LORA L	CHR 000 0027 0000	0.42
402225355007	HARTT PAUL JR	CHR 000 0024 0002	0.27
402225378001	MCDONALDS 009/0257	CHR 000 0026 0004	0.94
402225307003	ZELLERS TERESA M TR	SIB 000 0013 0004	0.26
402225355005	PEAKE JOSEPH R JR	CHR 000 0024 0008	0.27

402225351001	SOBEL DAVID L	SCH 000 0000 0005	0.28
402225351003	HOGG NANCY MCBRIDE	SCH 000 0000 0013	0.25
402225378003	STINGU DIMITRIE & JIMMY STINGU PTR LLC	CHR 000 0026 0001	0.94
402225355008	BENNING CHANTHIMA	CHR 000 0024 0001	0.27
402225351006	CATERSON BERYL L & KP B & DS	SCH 000 0000 0006	0.20
402225351002	ALBRECHT ARTHUR J TRUSTEE	SCH 000 0000 0014	0.22
402225307009	KOEHLER DAWN L & KEVIN E KOEHLER	SIB 000 0013 0011	0.26
402225402016	EASY DOES IT CLUB/PT CHAR INC	ZZZ 254022 P11	0.45
402225360005	METHODIST CHURCH	CHR 000 0025 0004	0.46
402225401014	ROBERT E LISTER MEM LODGE #66	BES 000 0000 0124	0.71
402226438002	ENGLISH MAVIS TRUSTEE	JAS 000 0001 0006	0.23
402225360006	TRINITY UNITED METH CHURCH	CHR 000 0025 0003	0.35
402225355004	GALLINA ANGELINA	CHR 000 0024 0009	0.27
402225355002	GYARMATHY JAMES P	CHR 000 000D 00P2	0.16
402225307011	KOEHLER DAWN L & KEVIN E KOEHLER	SIB 000 0013 0009	0.19
402225307005	GANNON ROBERT F	SIB 000 0013 0006	0.13
402225307010	KOEHLER DAWN L & KEVIN E KOEHLER	SIB 000 0013 0010	0.13
402225401015	ROBERT E LISTER MEM LODGE #66	BES 000 0000 0125	0.86
402225351009	BANANA BAY VILLAS INC	SCH 000 0000 0009	0.46
402225307001	SHELATZ DANIEL C & ALLYN M	SIB 000 0013 0001	0.19
402225307002	WINDSOR EDWARD F	SIB 000 0013 0003	0.19
402226438004	TOWNSEND BETTYANN	JAS 000 0001 0005	0.28
402226438006	CIVITELLA FAMILY LTD PARTNERSP	JAS 000 0001 0013	0.68
402225307008	KOEHLER DAWN L & KEVIN E KOEHLER	SIB 000 0013 0013	0.19
402225355003	GALLINA ANGELINA	CHR 000 0024 0011	0.27
402225307007	KOHLMAN JEFFREY	SIB 000 0013 0014	0.19
402226478001	HOHNHOLZ WILLI	KNI 000 0007 0000	0.04
402226477001	ROBERTS MARTHA MARJORIE R	KNI 000 0007 0000	0.44
402226438001	ENGLISH MAVIS TR	JAS 000 0001 0002	0.28
402226438005	VERHOEVEN JAMES A	JAS 000 0001 0007	0.60
402226438003	ZEITZ JANICE TR	JAS 000 0001 0001	0.28
402226476001	LEVY KENNETH D & BERINDA L	ZZZ 264022 P25	5.09

Charlotte Harbor Commercial (CHC) to Charlotte Harbor Mixed Use (CHMU)

Account Number	Owner Name	Short Legal	Acreage
402226435009	CHARLOTTE COUNTY	JAS 000 0002 0001	1.78

Charlotte Harbor Tourist (CHT) to Parks and Recreations (PKR)

Account Number	Owner Name	Short Legal	Acreage
402236253006	STATE OF FLORIDA	ZZZ 364022 P11	0.96

Community Development Department
Comprehensive Planning Section
Room 205
18500 Murdock Circle
Port Charlotte, FL, 33948

AFFIDAVIT

I, the undersigned, being first duly sworn, depose and say that all data and other supplementary matter attached to and made a part of the application and staff report are honest and true to the best of my knowledge and belief.

STATE OF FLORIDA, COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me this 18 day of November, 2014, by

MATTHEW TREPAL
who is personally known to me or has/have produced

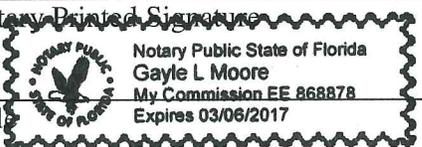
as identification and who did/did not take an oath

[Signature] | [Signature]
Notary Public Signature | Signature of Applicant or Agent

Notary Printed Signature

MATTHEW TREPAL
Printed Signature of Applicant or Agent

Title



18400 MURDOCK CIR
Address

Commission Code

PORT CHARLOTTE, FL 33948
City, State, Zip

841-764-4934
Telephone Number