

Application No.
PA-15-02-01-LS
(Large Scale Plan Amendment)

Applicant
Crimson Tamiami Trail Holdings, LLC
/ Tuckers Grade Development

Legislative

Commission District II



Community Development

CHARLOTTE COUNTY

Location Map for PA-15-02-01-LS

Charlotte County Government

"To exceed expectations in the delivery of public services."

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35/41/23 South County

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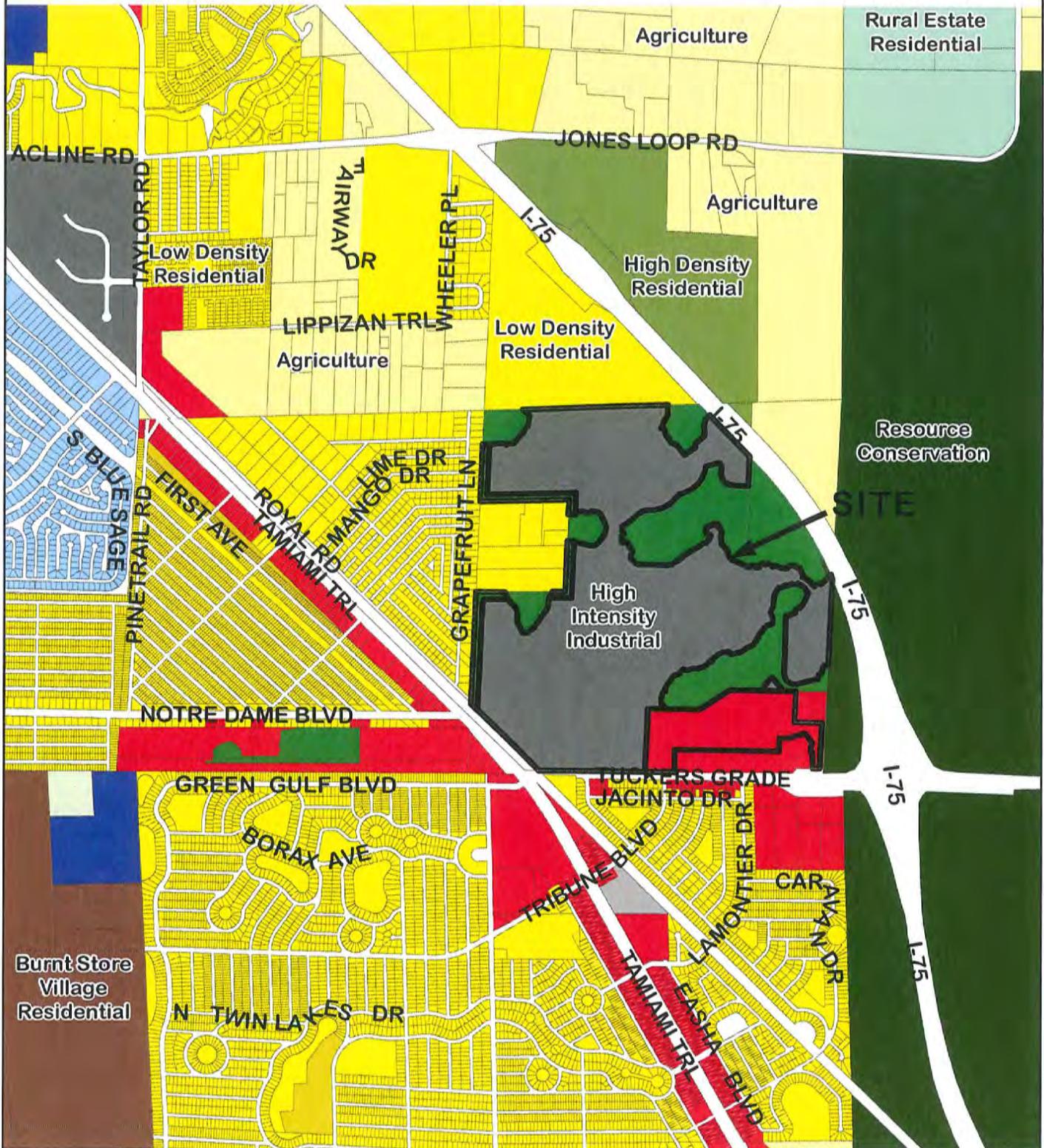
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Community Development

CHARLOTTE COUNTY

2030 FLU Map for PA-15-02-01-LS



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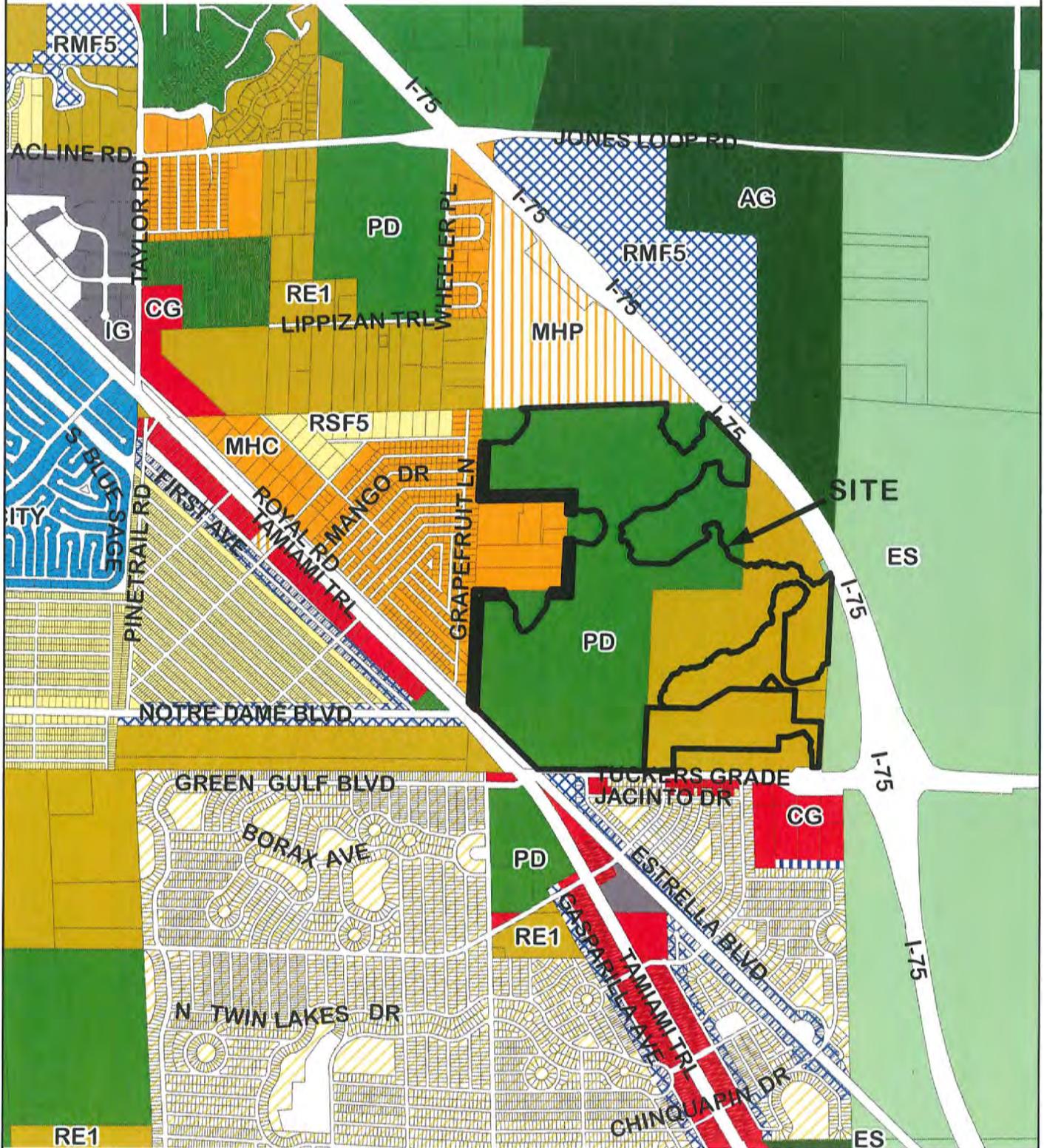
NOT TO SCALE



Community Development

CHARLOTTE COUNTY

Zoning Map for PA-15-02-01-LS



36/41/23 South County

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NOT TO SCALE



Community Development Department Staff Report for PA-15-02-01-LS

DATE: March 20, 2015

TO: Honorable Board of County Commissioners
Planning and Zoning Board

FROM: Jie Shao, Planner III

**REQUESTED
ACTION(S):**

A privately initiated request to amend Charlotte County FLUM Series Map#1: 2030 Future Land Use with an annotation the 2030 Future Land Use Map from High Intensity Industrial (HII) (357.7± acres), Preservation (PR) (12.87± acres), and Commercial (COM) (45.36± acres) to Low Density Residential (LDR) with an annotation to the 2030 Future Land Use Map to limit the overall density of the site to 999 units.

PART I

Applicant(s): Crimson Tamiami Trail Holdings LLC
4675 Macarthur Court, Suite 1550
Newport Beach, CA 92660

Owner(s): Same as Applicant

**General Location
and Acreage:**

The subject property is located at the northwest portion of the interchange of I-75 and Tuckers Grade, in the Punta Gorda area, and contains approximately 415.93 acres.

Account Number(s): 412335300001 & 412335400001(portion of this property)

STAFF RECOMMENDATION:

“Approve transmittal of Petition No. PA-15-02-01-LS to the Department of Economic Opportunity for review and comments, based on the findings and analysis in the Comprehensive Planning Division staff report dated March 20, 2015 and any evidence presented at the public hearing.”

The Planning and Zoning Board proposed recommendations:

“Motion to forward application No. PA-15-02-01-LS to the Board of County Commissioners with a recommendation of Approval/Denial of transmittal of PA-15-02-01-LS to the Department of

Economic Opportunity for review and comments, based on the findings and analysis in the staff report dated March 20, 2015 and the evidence presented at the public hearing.”

Analysis:

Request

The applicant is requesting a large scale plan amendment to amend the subject property’s Future Land Use Map designation from High Intensity Industrial (HII) (357.7± acres), Preservation (PR) (12.87± acres), and Commercial (COM) (45.36± acres) to Low Density Residential (LDR) with an annotation to the 2030 Future Land Use Map to limit the overall density of the site to 999 units. A portion of the property is zoned Planned Development (PD) and the rest is zoned Residential Estate (RE-1) (previously zoned Agriculture Estates (AE)). The stated purpose of this large scale plan amendment is to construct a total of 999 residential units on the subject property. A portion of the property (The parcel id number is 412335400001) is currently designated as Commercial with a RE-1 zoning, which is not part of this plan amendment, and the applicant wishes to have some commercial uses on this portion of the site.

History

In 2004, Realmark Tuckers Grade, LLC. (previous property owner) requested a large scale plan amendment (Petition Number PA-04-05-20-LS) from Agriculture to Low Density Residential and Commercial Center, with a companion rezoning from Agriculture Estate (AE) to Planned Development (PD) (Figures 1 & 2), in order to have 13.92 acres of commercial development and a total of 999 units of residential development. The project site contains approximately 363.75 acres. The Board of County Commissioners (Board) approved this unified application on January 18, 2005 through Ordinance Numbers 2005-005 & 2005-006. The subject property is a portion of that unified application.



Figure 1: Future Land Use Map in 2004 (prior to approval of PA-04-05-20-LS)



Figure 2: Future Land Use Map in 2005
(after approval of PA-04-05-20-LS)

In May of 2007, Essex Cape Coral LLC. (another previous property owner) submitted a large scale plan amendment (Petition Number PA-07-05-29-LS) for a 164.82 acre property next to the one stated above. This plan amendment was to amend 44.87 acres from Agriculture to Commercial Center and approximately 137.01 acres from Agriculture to Low Density Residential (Figures 3 & 4). The Board approved this petition via Ordinance Number 2008-016 on February 19, 2008. That subject property is also a portion of this application. However, the owner never filed a rezoning application to complete this project; the zoning district still remained Agriculture Estate (AE), now Residential Estate (RE-1) per Ordinance Number 2014-078 (Revisions to the County’s Land Development Regulations).

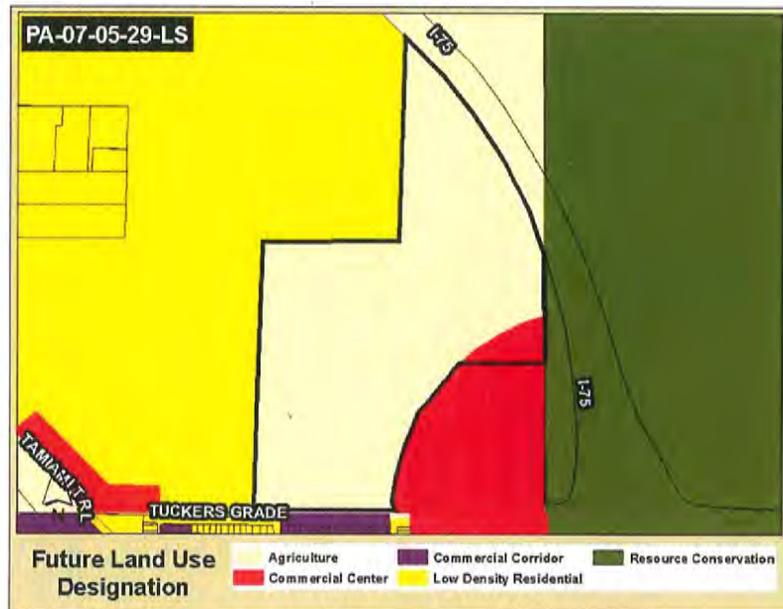


Figure 3: Future Land Use Map in 2007
(prior to approval of PA-07-05-29-LS)

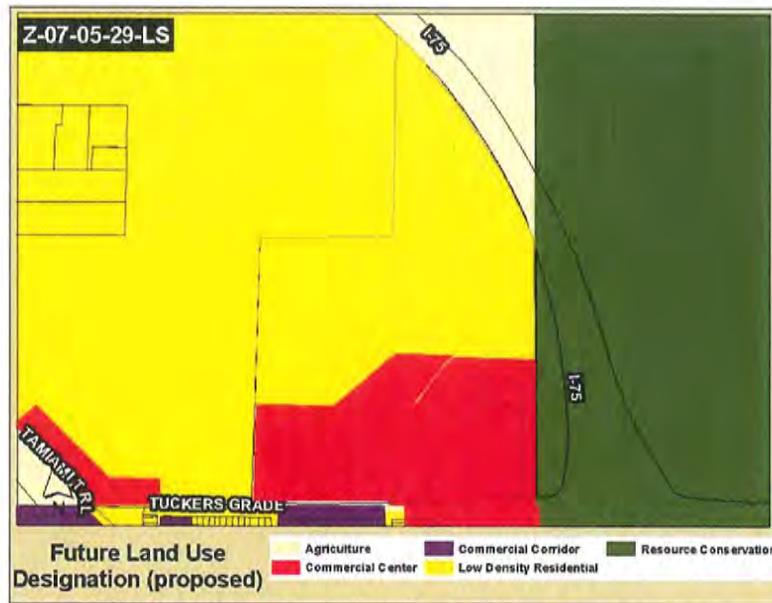


Figure 4: Future Land Use Map in 2008 (after approval of PA-07-05-29-LS)

In 2008, Realmark Tuckers Grade, LLC, applied for a large scale plan amendment (Petition Number PA-08-01-09-LS) from Commercial Center, Low Density Residential and Agriculture to High Intensity Industrial for approximately 358 acres and to Preservation for approximately 143.07 acres in order to support development of an industrial park. The subject property included both properties which were involved in the previous two large scale plan amendments. On September 9, 2008, the Board approved this plan amendment with an annotation to the County’s Future Land Use Map limiting commercial and industrial intensity on the subject site to four million square feet (Ordinance Number 2008-071) (Figure 5). There was also a companion Planned Development (PD) rezoning application filed. However, almost seven years have passed, and the owner has not moved forward to complete the rezoning process.

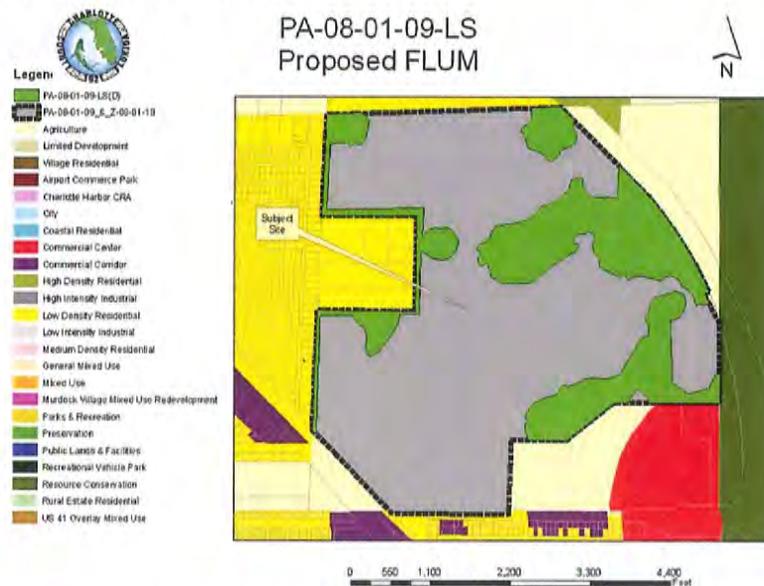


Figure 4. Future Land Use Map in 2008

(after approval of PA-08-01-09-LS)

The subject property went into foreclosure and was acquired by Crimson Tamiami Trail Holdings LLC in 2013. In November, 2014, the new owner applied for a large scale plan amendment to: 1) amend 358 acres of land currently designated as High Intensity Industrial to Low Density Residential for approximately 355.05 acres; and 2) amend 2.88 acres of land which does not contain any wetlands from Preservation to Low Density Residential with an annotation to limit the maximum density to 950 units; and 3) amend 2.65 acres of land from High Intensity Industrial to Commercial. Attorney Geri Waksler, Crimson Tamimami Trail Holdings LLC's agent, sent an email to County staff on January 22, 2015 to withdraw its application. In February, the applicant submitted a revised large scale plan amendment to amend approximately 415 acres of land from Preservation (PR), High Intensity Industrial (HII) and Commercial (COM) to Low Density Residential (LDR) in order to have a total of 999 units of residential development on the subject site.

Compatibility and Impacts on the Adjacent Residential Uses

The subject site consists of approximately 415 acres located at the northwest portion of the interchange of I-75 and Tuckers Grade, in the Punta Gorda area. The site contains about 1,667 feet of frontage on Tuckers Grade, which is a minor arterial road. To the west of the subject site are mobile homes and some vacant residential lands; these properties hold a Low Density Residential Future Land Use Map (FLUM) classification and a Manufactured Home Conventional (MHC) (previously zoned Mobile Home Conventional) zoning designation. Further west along the U.S. 41 corridor are some vacant commercial lands; these properties are designated as Commercial, with a Commercial General (CG) zoning designation. Southwest of the subject site is vacant land, which holds a Commercial FLUM classification and an Rural Estate (RE) (previously zoned AE) zoning designation. To the south of the subject site, across Tuckers Grade, is vacant commercial land with a Commercial FLUM classification and Commercial General (CG) zoning designation, and vacant residential land with a Low Density Residential FLUM classification and Residential Single-family (RSF-3.5) zoning designation. Agricultural land is immediately adjacent to the subject site on the east with an Agriculture FLUM classification and Agriculture (AG) zoning designation. The proposed mixture of commercial (existing) and residential (proposed) development is compatible with the existing residential and future commercial uses to the west and south of the subject property. I-75 is located immediately to the northeast of the subject site. The property located directly to the east is owned by the owner/applicant and is currently designated as Commercial with a RE (previously zoned AE) zoning designation. The applicant and his agent had a meeting with County Staff to discuss future development on the subject site. The applicant intends to submit a Planned Development (PD) rezoning application in the near future in order to implement the mixed-use development proposal. The PD zoning will allow the County to place conditions to ensure that the proposed commercial and residential development will not create any negative impacts on surrounding existing, and future development.

Consistency with the Comprehensive Plan

The subject site is designated as part of an Economic Center on the 2050 Framework Map. According to **FLU Policy 5.3.1: Economic Centers** of the Smart Charlotte 2050 Comprehensive Plan, *Economic Centers are focused locations of regional commercial and employment uses and these areas will be encouraged to change and redevelop over time into economically vibrant, walkable, mixed use centers with unique and identifiable character.* The existing allowable commercial

development will not only add additional commercial uses to complete the targeted commercial center at the intersection of Tuckers Grade and I-75, but will also provide job opportunities within the County. The proposed residential development will provide various housing opportunities for workers within this Economic Center. Additionally, the subject site does not contain any wetlands. Wetlands are located within the overall development parcel, but these wetlands are designated, and will remain as, Preservation on the 2030 Future Land Use Map. Therefore, the proposed change is supported by the County's Comprehensive Plan.

Concurrency Issues

- Water and Sewer: The site is not currently served by water and sewer. According to the application, Charlotte County Utilities instructed the applicant to make an inquiry to the City of Punta Gorda, although the subject site is not located within the City's service area. Charlotte County Utilities Burnt Store Plant retains enough capacity to serve the proposed mixture of residential and commercial development, but no infrastructure is in place at this time, or planned for the near future, to provide services. In order to have any commercial and residential development on the subject site, the site must be served by central water and sewer facilities by extending lines either from Charlotte County's or the City of Punta Gorda's water and sewer facilities, or by an on-site facility per the Charlotte County **WSW Policy 1.2.2: Development Approval**, which states that "the County shall not issue any development orders or permits unless the necessary facilities and services are in place and available to serve the new development or the necessary facilities and services are guaranteed to be in place and available to serve new development under an enforceable development agreement or development order."
- Traffic: After reviewing the applicant's traffic impact study (dated February 2015), the County Transportation Planner has agreed with the conclusion regarding the potential traffic impacts, which is that with the proposed land use change from High Intensity Industrial, Commercial and Preservation to Low Density Residential, no additional modifications would be required for the FDOT 5-year Capital Improvement Plan or the Charlotte County 2035 Cost Feasible Long Range Transportation Plan.
- Student Generation: This application was emailed to the Charlotte County School District (District) staff review on March 16, 2015. On March 17, 2015, an email from the District states:
The property will be served by Sallie Jones Elementary, Punta Gorda Middle School and Charlotte High School. Utilizing the maximum number of units requested for the site (999), the project is anticipated to generate 51 high school students, 36 middle school students and 65 elementary students. At this stage of the entitlement process, the analysis is conducted for planning purpose only. The applicant acknowledges that a School Impact Analysis must be submitted at the time of platting or final development approval and that mitigation measures may be required if there is insufficient capacity to serve the students generated by the development.

Conclusion:

The proposed large scale plan amendment is consistent with goals, objectives, and policies of the County's Comprehensive Plan.

PART II: RESEARCH AND FINDINGS

1. **2050 Framework Designation:** The subject property is located within an Economic Center.
2. **2030 Service Area Delineation:** The entire site is located within the Urban Service Area.
3. **Existing Land Use on the Site:** The site is currently vacant.
4. **Existing Designation(s):**

FLUM	Development Standard
High Intensity Industrial (HII)	<p><u>General Range of Uses</u> High intensity industrial including manufacturing, machinery and automotive repair, limited commercial and public services and facilities.</p> <p><u>Maximum Intensity</u> Maximum FAR shall not exceed 1.0.</p>
Preservation (PR)	<p><u>General Range of Uses</u> Allowable development activities include public services and facilities and those necessary for management of the resource and limited public access, as applicable, and sparse residential use. Uses permitted in preservation areas shall be primarily of a passive nature, related to the aesthetic, educational and scientific enjoyment of the natural resources. Development identified within an approved land management plan of a public land management agency that uphold the allowable development activities listed above are considered consistent with this designation.</p> <p><u>Maximum Density/Intensity</u> Density: Residential densities may not exceed one dwelling unit per 40 acres (consistent with Special Provisions provided below) and must be developed so as to minimize any impacts to natural resources. Intensity: The maximum Floor Area Ratio (FAR) for all non-residential structures is 0.1 and the maximum impervious surface coverage for all residential and non-residential uses is ten percent.</p>
Commercial (COM)	<p>The Commercial category is used for properties wherein nodal-style and strip-style commercial development occurs or is projected to occur in the future. Establishing a nodal-style commercial development shall be the principal and preferred use of the Commercial category. Further strip-style commercial development is prohibited except in the specific circumstances listed in FLU Policy 5.4.2. Nodal-style commercial development is differentiated into three sub-categories based upon size, character and location. The acreage of adjacent lands designated Commercial shall be aggregated to determine the standards to which the development may occur.</p> <p><u>General Range of Uses</u> These lands are designated for retail and service uses, institutional, office activities, hotels, motels, restaurants, as well as public services and facilities.</p> <p><u>Community:</u> These developments are designed to provide for the daily shopping and service needs of residents located in surrounding neighborhoods with a service area of up to a ten-mile radius. Businesses operating in these areas provide daily convenience and retail goods such as food, drugs, and sundries as well as professional and business services which meet the needs of the trade area.</p>

	<p>Locational Standards: These developments shall be located adjacent to and with access provided by arterial or collector roadways.</p> <p>Residential Support: up to 40,000 persons</p> <p>Size: Three to 30 acres</p> <p>Maximum Intensity: 0.5 FAR for commercial / retail 1.0 FAR for professional office buildings</p>
Zoning	Development Standard
<p>PD (approved in January 2005 to allow a mixed use residential and commercial development containing up to 999 dwelling units and over 40,000 square feet of commercial use. However, the site's Future Land Use Map designation was amended to High Intensity Industrial and Preservation in 2008. There is an inconsistency between the Future Land Use Map designation and the Zoning District.)</p>	<p><u>Minimum lot and yard requirements.</u> There are no minimum lot and yard requirements for this district, provided no structure shall be located closer to the peripheral property line of the PD than twenty-five (25) feet or as required by section 3-9-98, "Waterfront property," as the same may be amended, whichever is greater. If the PD abuts water, the minimum setback shall be twenty (20) feet. However, minimum lot and yard requirements other than those contained in this section and section 3-9-98 may also be established through the final site plan approval process.</p> <p><u>Maximum height of structures.</u> There is no maximum height for structures in this district, except as required by section 3-9-98, "Waterfront property," as the same may be amended. Maximum height limits other than those contained in section 3-9-98 may also be established through the PD review process.</p> <p><u>Open space.</u> A minimum of twenty (20) percent of the entire PD parcel or phase shall be open space, which may include vegetated areas unencumbered by an impervious surface.</p> <p><u>Utilities.</u> Potable water supply, sewage treatment and water management systems, utility lines and easements shall be designed in accordance with requirements of the county subdivision regulations except as modified in subsection (c) (1)e of this section, "Relation to utilities, public facilities and services."</p> <p><u>Internal circulation.</u> Streets to be dedicated to the public shall be designed and constructed in accordance with the subdivision regulations or other appropriate design standards. All streets shall be designed to provide safe, efficient and convenient access to land uses within the development and to roadways adjacent to the development. In addition to vehicular thoroughfares, functional pedestrian and bicycle-path systems are required in accordance with the master plan.</p>
<p>Agriculture Estate (AE) (The property was zoned AE prior to December 8, 2014)</p>	<p>Agriculture districts are intended to retain the open character of the land. Permitted uses are limited to conservation, agriculture, low-density residential, recreation and other uses consistent therewith.</p> <p>The Agriculture Estate (AE) districts are intended to exist only within the urban service area.</p> <ul style="list-style-type: none"> • Minimum lot area is 10 acres • Minimum width is 125 feet • Maximum lot coverage by all buildings is 20 percent • Maximum building height is 38 feet • Maximum density is 10 unit per acre
<p>Residential Estate (RE-1)</p>	<p>The purpose and intent of this district is to allow low-density, large-lot residential and related uses.</p> <ul style="list-style-type: none"> • Minimum lot area is one acre. • Minimum width is 125 feet. • Setbacks: <ul style="list-style-type: none"> ○ Front setback is 40 feet.

	<ul style="list-style-type: none"> ○ Side setback is 20 feet. ○ Rear setback is 15 feet. ○ Rear setback for all accessory buildings is 10 feet. ○ Setback abutting water is 20 feet. ● Maximum lot coverage by all buildings is 20 percent. ● Maximum building height is 38 feet. ● The maximum density is one unit per acre.
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Table 1

5. Proposed Designation(s):

FLUM	Development Standard
Low Density Residential (LDR)	<p>General Range of Uses Single-family residential, multi-family residential, manufactured residential dwelling units, recreational vehicles, recreational facilities in association with residential development, schools, and public services and facilities.</p> <p>Minimum and Maximum Density Low Density Residential lands may be developed at a density of one dwelling unit per acre up to five dwelling units per acre. If zoned Environmentally Sensitive, the density is one dwelling unit per ten acres.</p>
Zoning	Development Standard
N/A	N/A

Table 2

6. Surrounding Land Uses and their Future Land Use Map and Zoning Designations:

Direction	Existing Land Use	FLUM Designation	Zoning District Designation
North	vacant	Low Density Residential (LDR)	Manufactured Home Park (MHP)
East	vacant	Agriculture (AG) Resource Conservation (RC)	Agriculture (AG) Environmentally Sensitive (ES)
South	Vacant commercial lots Vacant residential lots	Low Density Residential (LDR) Commercial (COM)	Residential Multi-family 5 (RMF-5) Residential Single-family 3.5 (RSF-3.5) Commercial General (CG)
West	Vacant residential lots Mobile homes	Low Density Residential (LDR)	Manufactured Home Conventional (MHC)

Table 3

7. Buildout Calculations (square footage &/or density):

The applicant is proposing to develop a residential development, which includes a maximum of 999 dwelling units. The base density of the subject property is 0 units. If this large scale plan amendment is approved by the Board of County Commissioners (Board), the applicant must transfer 999 units of residential density onto the site in order to achieve the development proposal. The entire site is located within a designated Economic Center. The subject property is qualified as a receiving zone based on the following:

- The site meets **FLU Policy 1.2.10, TDU Receiving Zones**, which states that *Receiving zones inside the Urban Service Area include lands within the following designations of FLUM Series Map #2: 2050 Framework: 3. Economic Corridors and Centers.*
- **FLU Policy 1.2.11. Prohibited Receiving Zones** does not apply to the subject property because the subject property does not meet any criteria listed in FLU Policy 1.2.11. The policy states:

FLU Policy 1.2.11: Prohibited Receiving Zones

Density shall not be transferred into:

- 1. Lands within Managed Neighborhoods (FLUM Series Map #2).*
- 2. Lands within the Resource Conservation and Preservation FLUM categories.*
- 3. Land containing historical or archeological resources, or land deemed to contain environmentally sensitive resources; when a portion of a property contains resources, that area deemed not to contain resources may receive density if it meets one of the criteria of a receiving zone, a conservation easement will be required over the resource along with an undeveloped buffer of at least 100 feet. An historical structure that is to be integrated into a development will not need to be buffered.*
- 4. Lands within the Prime Aquifer Recharge Area (FLUM Series Map #6).*
- 5. Lands within the one-half mile setback of the Watershed Overlay District and Tippen Bay and Long Island Marsh (FLUM Series Map #4).*
- 6. Land within a Public Water System Wellhead Protection Area (FLUM Series Map #7).*
- 7. Land on a barrier island.*

8. Is the subject site within a Community Planning Area or Special Plan area? No.

The site is not located within any Community Planning Area or Special Plan area.

9. Is the subject site located adjacent to existing or proposed Federal, State, or County wildlife management areas, parks, preserves or reserves? The subject property is not adjacent to any of the existing or proposed Federal, State, or County wildlife management areas, parks, preserves or reserves.

10. Is the proposed land use designation(s) consistent with the provisions of the:

- a. Charlotte Harbor Aquatic Preserves Management Plan?** The subject property is located outside the boundary of the Charlotte Harbor Aquatic Preserves.
- b. Lemon Bay Aquatic Preserve Management Plan?** The subject property is located outside the boundary of the Lemon Bay Aquatic Preserve.

11. Does the subject site contain any designated archaeological site or historic structures? No

According to the Florida Master Site File, the subject site does not contain any historic structures nor is it designated as an archaeological site.

12. Are there wetlands on the property? No

- a. Number of acres of Category I: N/A**
- b. Number of acres of Category II: N/A**

13. Natural Resources:

- a. Significant natural resources and/or critical habitat for endangered/potentially endangered species:** Yes. According to the County's Environmental Specialist's report, dated March 20, 2015, the site is located within several listed species consultation areas including the Red Cockaded Woodpecker, Florida Scrub Jay and Crested Caracara. The site also contains habitat that may be utilized by the Florida bonneted bat, Sandhill Crane and various wading bird species. Gopher Tortoise burrows were located throughout the site.
- b. Possible impacts to groundwater, surface water, wetlands or other significant natural resources:** No
- c. Is the subject site within the Surface Water Protection Overlay District?** No
- d. Is the subject site within the Watershed Overlay District?** No
- e. Is the subject site within a Wellhead Protection Area?** No
- f. Is the subject site within the Prime Aquifer Recharge Area?** No

14. Coastal Planning:

- a. Is the subject site within the Coastal Planning Area?** The subject site is located outside the Coastal Planning Area.
- b. Could the proposed changes impact beach accessibility?** No
- c. Could the proposed change affect other waterfront access?** No
- d. Flood Zone:** The subject site is in flood zone D. Flood zone D is an area that flood hazards are undetermined, but possible.
- e. Storm Surge Evacuation Zone:** The subject site is located in the Storm Surge Evacuation Zone D.
- f. Coastal High Hazard Area?** The subject property is located outside of the Coastal High Hazard Area.
- g. Could the proposed changes impact evacuation times?** No

15. Charlotte County Facilities and Services**a. Nearest Park:**

Name: South Punta Gorda Heights Park

Classification: Neighborhood

Address: 11040 Pinetrail Road, in the Punta Gorda area

Distance: Approximately 1.8 miles to the northwest of the subject site

b. Nearest Police Station:

Name: District 3 Office

Address: 7474 Utilities Road, in the Punta Gorda area

Distance: Approximately 6.2 miles to the north of the subject site

c. Nearest Fire/EMS Station:

Name: Station 5

Address: 26287 Notre Dame Boulevard, in the Punta Gorda area

Response Time: Approximate response time is 4-6 minutes

d. Nearest Library:

Name: Punta Gorda Public Library

Address: 424 West Henry Street, in the Punta Gorda area
Distance: Approximately 6.7 miles to the northwest of the subject site

e. Nearest Hospital:

Name: Charlotte Regional Medical Center
Address: 809 East Marion Avenue, in the Punta Gorda area
Distance: approximately 8.9 miles to the northwest of the subject site

f. Nearest Potential Emergency Shelter:

Name: Friendship United Methodist Church
Address: 12275 Paramount Drive, in the Punta Gorda area
Distance: approximately two miles to the southwest of the subject site

g. Nearest Public Schools:

1. **Elementary:**
Name: Sallie Jones Elementary School
Address: 1230 Narranja Street, in the Punta Gorda area
Distance: approximately 6.5 miles to the northwest of the subject site
2. **Middle:**
Name: Punta Gorda Middle School
Address: 825 Carmalita Street, in the Punta Gorda area
Distance: approximately 6.7 miles to the northwest of the subject site
3. **High:**
Name: Charlotte High School
Address: 1250 Cooper Street, in the Punta Gorda area
Distance: approximately 6.7 miles to the northwest of the subject site

16. Concurrency

a. Roads Level of Service: See attached report from Venkat Vattikuti, Transportation Planner

b. Potable Water Level of Service:

1. *Provider's Name:* Charlotte County Utilities (Burnt Store)

Permitted Facility Capacity	225 gallons per ERU per day	
	Current Facility Usage	Proposed Land Use estimated water needs
2,400,000	417,600	999 Residential units
		189,810

Table 4

2. *Analysis:* If the Board of County Commissioners approves this large scale land use amendment, it will allow the property owner to potentially build a total of 999 residential units on the subject site. The estimated water usage would be 189,810 gallons per day. Charlotte County Utilities retains enough capacity to serve the proposed development.

c. Sanitary Sewage Level of Service:

1. *Provider's Name:* Charlotte County Utilities (Burnt Store)

Permitted Facility Capacity	190 gallons per ERU per day	
	Current Facility Usage	Proposed Land Use estimated sewer needs
500,000	298,000	999 Residential units
		161,339

Table 5

2. *Analysis:* If the Board of County Commissioners approves this large scale land use amendment, it will allow the property owner to build a total of 999 residential units on the subject site. The estimated sewer generation would be 161,339 gallons per day. Charlotte County Utilities retains enough capacity to serve the proposed development.

d. Park and Recreation Level of Service:

1. *Level of Service*
Adopted Level of Service is 16 Park, Recreation and Open Space (PROS) point per 1,000 populations
2. *Analysis:*
A 2009 analysis shows that the County currently has 17.2 PROS points per 1,000 populations.

e. Schools:

1. *Analysis:* This application was emailed to the Charlotte County School District (District) staff review on December 2, 2014. On December 12, 2014, an email (dated December 12, 2014) from the District states as follows:
The change of designation from Preservation and High Intensity Industrial to Low Density Residential will be a substantial increase to density that will have a significant impact to the surrounding Charlotte County Public Schools, Level of Service (LOS). Therefore, if the applicant intends to move forward with this project, the applicant must meet with representatives from the school district to discuss solutions available to mitigate for the significant increase in student population that will be generated by this development as identified in the Interlocal Agreement (ILA). Furthermore, in accordance with Section 11 of the ILA, when an applicant submits an application for a site plan, subdivision plan, or the functional equivalent for a new residential development, then the applicant is required to prepare and submit to the local government its School Impact Analysis (SIA). Once the SIA has been submitted, the school concurrency review process begins.

f. Solid Waste:

1. *Refuse Collector:* Waste Management Inc. of Florida
2. *Solid Waste Provider:* Public Works Department - Municipal Solid Waste Management
3. *Level of Service*
 - Solid Waste (Landfill) 5.0 pounds per day per equivalent fulltime resident
 - Solid Waste (Recycle) 2.2 pounds per day per equivalent fulltime resident
 - Zemel Rd. landfill currently has capacity to dispose of 4.6 million cubic yards of waste. The landfill has a projected remaining lifespan to the year 2027. An existing

estimated 170 acres for future disposal cells will provide disposal capacity beyond the year 2050.

g. Drainage:

1. *Level of Service*

New arterials – flood free in the 100-year rainfall event

New and improved collectors - not less than one lane of traffic in each direction above the design high water elevation from a 25-year, 24-hour rainfall.

New local residential streets - designed and constructed with the pavement centerline at or above the design high water elevation resulting from a 5-year, 24-hour rainfall

Stormwater management facilities - in all new subdivisions manage a 25-year, 24-hour rainfall.

New parking facilities- maximum temporary detention depth of nine (9) inches resulting from a 5-year, 24-hour rainfall.

New development on existing platted lots (except single-family, duplex, and triplex dwellings) - on-site stormwater management for a 25-year, 24-hour rainfall.

2. *Analysis:*

The Southwest Florida Water Management District and the Community Development Department review stormwater management plans on a project specific basis.

17. Capital Improvements Program

a. **Are any updates to the CIP required as a result of this petition?** No

18. Intergovernmental Coordination

a. **Does this amendment require comments from or coordination with adjacent governments or other governmental agencies?** No

19. Has a public hearing been held on this property within the last year? No

20. 2050 Comprehensive Plan; Goals, Objectives, and Policies that may be relevant to the proposed amendment:

FUTURE LAND USE ELEMENT

FLU GOAL 1 SMART GROWTH FRAMEWORK

Implement a land use and development framework based upon Smart Growth Principles that will:

- Preserve and protect natural resources.
- Preserve and support agricultural uses.
- Protect and enhance residential neighborhoods.
- Promote economic development.
- Prevent urban sprawl.
- Encourage and support energy efficient land use forms.
- Ensure adequate services and facilities to serve new and existing development.
- Protect private property rights.

FLU Objective 1.2: Future Land Use Map (FLUM)

To direct the timing, location, density, and intensity of development and redevelopment throughout Charlotte County consistent with the Principles of Smart Growth and the 2050 Framework Report and Concept Plan.

FLU Policy 1.2.10: TDU Receiving Zones

Receiving zones inside the Urban Service Area include lands within the following designations of FLUM Series Map #2: 2050 Framework:

1. Emerging Neighborhoods.
2. Maturing Neighborhoods.
3. Economic Corridors and Centers.
4. CRAs
5. Revitalizing Neighborhoods prior to adoption of a Revitalization Plan and also what may be required in accordance with a Revitalization Plan.

FLU Objective 5.3: Economic Centers and CRAs

To create distinctive places of unique character and identity, maximize their economic benefit, and create more walkable and transit supportive places.

FLU Policy 5.3.1: Economic Centers

Economic Centers are focused locations of regional commercial and employment uses. Although these Centers have yet to fully develop and currently lack the intensity and mix of use that would maximize their economic benefit and create more walkable and transit supportive places, these areas will be encouraged to change and redevelop over time into economically vibrant, walkable, mixed use centers with unique and identifiable character.

21. Standards for Rezoning Approval: Not applicable at the transmittal stage

Shao, Jie

From: Ellis, Steven
Sent: Tuesday, March 17, 2015 3:17 PM
To: Shao, Jie
Subject: FW: A Large Scale Plan Amendment From Preservation and High Intensity Industrial to Low Density Residential
Attachments: Crimson Large Scale Map Application.2.17.15.pdf;
CrimsonTamiamiTrailHoldingsLLCLargeScalePlanAmend12-12-14.pdf
Importance: High

Jie,

Here you go!

Steven

From: Olivo, Jerry [mailto:jerry.olivo@yourcharlotteschools.net]
Sent: Tuesday, March 17, 2015 3:14 PM
To: Ellis, Steven
Cc: Griner, Gregory; Weant, John
Subject: Fw: A Large Scale Plan Amendment From Preservation and High Intensity Industrial to Low Density Residential
Importance: High

Hi Steve: Thank you for forwarding the latest and greatest (**PA-15-02-01-LS**). The increase from 950 to 999 only reinforces our comments back in December 12, 2014 (see attached). I greatly appreciate the applicant acknowledging in this current application (PA-15-02-01-LS) the school concurrency issues as follows: "Schools: The property will be served by Sallie Jones Elementary, Punta Gorda Middle School and Charlotte High School. Utilizing the maximum number of units requested for the site (999), the project is anticipated to generate 51 high school students, 36 middle school students and 65 elementary students. At this stage of the entitlement process, the analysis is conducted for planning purposes only. The applicant acknowledges that a School Impact Analysis must be submitted at the time of platting or final development approval and that mitigation measures may be required if there is insufficient capacity to serve the students generated by the development."

Jerry Olivo/District Support Services
Student Success Begins and Ends With Us

From: Ellis, Steven <Steven.Ellis@charlottecountyfl.gov>
Sent: Monday, March 16, 2015 1:27 PM
To: Olivo, Jerry
Subject: FW: A Large Scale Plan Amendment From Preservation and High Intensity Industrial to Low Density Residential

Jerry,

Planning Level Review –

Jie wanted you to see this. Y'all have already reviewed this one, but they have since amended the application. As you know, keeping it at 999 units (previously 950) keeps it one unit below the DRI threshold.

Thanks,
Steven

From: Shao, Jie
Sent: Monday, March 16, 2015 1:21 PM
To: Ellis, Steven
Subject: FW: A Large Scale Plan Amendment From Preservation and High Intensity Industrial to Low Density Residential
Importance: High

Good afternoon Steven,

I would appreciate it if you would forward the attached revised large scale plan amendment to the School Board for review and comments.

The revised application is as follows:

PA-15-02-01-LS Legislative Commission District II
Pursuant to Section 163.3184(3), Florida Statutes, transmit a Large Scale Plan Amendment to the Department of Economic Opportunity for review and comments; the amendment request is to change Charlotte County FLUM Series Map #1: 2030 Future Land Use, from High Intensity Industrial (HII) (357.7± acres), Preservation (PR) (12.87± acres), and Commercial (COM) (45.36± acres) to Low Density Residential (LDR) with an annotation to the 2030 Future Land Use Map to limit the overall density of the site to 999 units; for property located at the northwest portion of the interchange of I-75 and Tuckers Grade, in the Punta Gorda area, containing 415.93± acres; Commission District II; Petition No. PA-15-02-01-LS; Applicant: Crimson Tamiami Trail Holdings LLC; providing an effective date.

Thank you so much,

Jie

Jie Shao

Planner III
Charlotte County Community Development Department
18400 Murdock Circle
Port Charlotte, FL 33948-1094
(941) 743-1272

Please visit our [Smart Charlotte 2050 website](#) to view the adopted Comprehensive Plan
Please click on www.CharlotteCountyFL.com to visit the Charlotte County Homepage
"To Exceed Expectations in the Delivery of Public Services"

From: Olivo, Jerry [<mailto:jerry.olivo@yourcharlotteschools.net>]
Sent: Friday, December 12, 2014 2:38 PM
To: Shao, Jie
Cc: Ellis, Steven; Cullinan, Shaun
Subject: Re: A Large Scale Plan Amendment From Preservation and High Intensity Industrial to Low Density Residential

Jie: I am in receipt of the below Large Scale Plan Amendment from Crimson Tamiami Trail Holdings, LLC for property located at Section 35, Township 41, Range 23, for Parcels/Lot P1 and P3 , Property Account # 412335300001 and 412335400001 forwarded to my office on 12/2/14 for review. The change of designation from Preservation and High Intensity Industrial to Low Density Residential will be a substantial increase to density that will have a significant impact to the surrounding Charlotte County Public Schools, Level of Service (LOS).

Therefore, if the applicant intends to move forward with this project, the applicant must meet with representatives from the school district to discuss solutions available to mitigate for the significant increase in student population that will be generated by this development as identified in the Interlocal Agreement (ILA).

Furthermore, in accordance with Section 11 of the ILA, when an applicant submits an application for a site plan, subdivision plan, or the functional equivalent for a new residential development, then the applicant is required to prepare and submit to the local government its School Impact Analysis (SIA). Once the SIA has been submitted, the school concurrency review process begins.

Jerry Olivo/District Support Services
Student Success Begins and Ends With Us

From: Shao, Jie <Jie.Shao@charlottecountyfl.gov>

Sent: Tuesday, December 2, 2014 5:05 PM

To: Olivo, Jerry

Cc: Ellis, Steven; Cullinan, Shaun

Subject: A Large Scale Plan Amendment From Preservation and High Intensity Industrial to Low Density Residential

Good afternoon, Jerry,

The Community Development Department has received a new large scale plan amendment from Preservation and High Intensity Industrial to Low Density Residential.

Attached is the application. We would appreciate your comments regarding this petition. This petition is scheduled to be heard by the Planning and Zoning Board on January 12, 2015 and by the Board of County Commissioners on February 24, 2015 for transmittal hearing. If you have any questions, please feel free to let us know.

PA-14-11-16-LS Legislative Commission District II

Pursuant to Section 163.3184(3), Florida Statutes, transmit a Large Scale Plan Amendment to the Department of Economic Opportunity for review and comments; the amendment request is to change Charlotte County FLUM Series Map #1: 2030 Future Land Use, from High Intensity Industrial (HII) (357.70± acres) and Preservation (PR) (12.88± acres) to Low Density Residential (LDR); for property located at the northwest portion of the interchange of I-75 and Tuckers Grade, in the Punta Gorda area, containing 370.58± acres; Commission District II; Petition No. PA-14-11-16-LS; Applicant: Crimson Tamiami Trail Holdings LLC; providing an effective date.

Thanks,

Jie

Jie Shao

Planner III

Charlotte County Community Development Department

18400 Murdock Circle

Port Charlotte, FL 33948-1094

(941) 743-1272

Please visit our [Smart Charlotte 2050 website](#) to view the adopted Comprehensive Plan

Please click on www.CharlotteCountyFL.com to visit the Charlotte County Homepage

"To Exceed Expectations in the Delivery of Public Services"



MEMORANDUM

Date: March 30, 2015
To: Jie Shao, Planner III
From: Jamie Scudera, Environmental Specialist
Subject: PA-15-02-01-LS
Crimson Trail Holdings, LLC
Account #'s 412335300001 & 412335400001

The Current Planning and Zoning Environmental Review Section reviewed the above referenced petition for **environmental, landscaping and tree compliance** and offer the following comments:

- The applicant is proposing to amend ± 415.93 acres with a current FLUM designation of High Intensity Industrial (HII) ($357.7\pm$ acres), Preservation (PR) ($12.87\pm$ acres), and Commercial (COM) ($45.36\pm$ acres) to Low Density Residential (LDR) with an annotation to the 2030 Future Land Use Map to limit the overall density of the site to 999 units.
- A protected species assessment and FLUCCS Map has been provided by Ian Vincent & Associates dated September 2014. Per the assessment a total of ± 126.37 acres of wetlands, ± 13.25 acres of other surface waters and ± 426.12 acres of upland habitats occur throughout site. Approximately 80% of the site was surveyed using linear and non-linear overlapping transects. The site is located within several listed species consultation areas including the Red Cockaded Woodpecker, Florida Scrub Jay and Crested Caracara. The site also contains habitat that may be utilized by the Florida bonneted bat, Sandhill Crane and various wading bird species. A total of 44 Gopher Tortoise burrows were located throughout the site.
- Staff recommends that all jurisdictional wetlands located on site (including upland buffers) remain preserved in perpetuity and placed into a conservation easement. Also, per Charlotte County Smart Charlotte 2050 Comprehensive Plan ENV Policy 3.1.1 *Identification and Categorization of Wetlands* the wetland categories have not been provided to staff.

If this petition is approved, the following conditions will be reviewed for compliance prior to final Site Plan Review Committee approval and the issuance of any county permits or land improvement activities.

- All applicable county, state and federal authorization/permits, and mitigation (if necessary) will be required.
- The environmental assessment provided is only valid for one year therefore an updated listed species assessment may be required prior to final site plan review submittal (if over one year old). All applicable Florida Fish and Wildlife Conservation Commission (FWCC) and U.S. Fish and Wildlife Service (FWS) permits must be obtained prior to the commencement of the development (at the time of clearing permit application).
- If this proposal moves forward, it will be reviewed for compliance with:

Chapter 3-2:

Article IX. *TREE REQUIREMENTS**

**All heritage trees (per Section 3-2-190) must remain preserved.

Chapter 3-5:

Article IV, *CLEARING, FILLING AND SOIL CONSERVATION*,
Article XV, *SURFACE WATER AND WETLAND PROTECTION*,
Article XVI, *OPEN SPACE / HABITAT RESERVATION TRUST*,
Article XVIII, *LANDSCAPING AND BUFFERS*.

- The project must comply with the Charlotte County Smart Charlotte 2050 Comprehensive Plan with particular attention paid to the *NATURAL RESOURCES (ENV)* section.

The applicant is advised that the Charlotte County site review is cursory, additional wildlife or environmental reviews may be required by state and federal agencies.

Please contact me if you have any questions or need additional information (941) 743-1290.

JS

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COMMUNITY DEVELOPMENT DEPARTMENT

Zoning Division

18400 Murdock Circle | Port Charlotte, FL 33948

Phone: 941.743.1290 | Fax: 941.743.1598

LARGE SCALE PLAN AMENDMENT
Petition/ Account Number: PA-15-02-01-LS

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

FROM: Venkat Vattikuti

DATE: March 31, 2015

REQUESTED ACTION:

APPLICANT: Crimson Tamiami Trail Holdings LLC

OWNER: Crimson Tamiami Trail Holdings LLC,
4675 MacArthur Ct, Suite 1550, Newport Beach, CA 92660

GENERAL LOCATION: Northwest portion of the interchange of I-75 and Tuckers Grade Road (approximately 415.93 acres) with 412335300001 & 412335400001 (portion of this property)

- 1 **ANALYSIS:**
- 2 The traffic study provided as a part of the application has been reviewed and the
- 3 County staff agree with the findings of the analysis. As mentioned in the report, the
- 4 applicant is proposing a land use change from High and Low Intensity Industrial to
- 5 a Low Density Residential on approximately 357 acres of land. From the
- 6 transportation perspective, there will be a net increase of approximately 200 PM
- 7 Peak Hour trips with this proposed land use change. With this net increase, the
- 8 surrounding roadway segments within the area of significance of the subject
- 9 property would continue to operate at acceptable levels of service in the analysis
- 10 years 2015, 2020 and 2040; however the applicant is still responsible for any site
- 11 related improvements at the time of the development.



September 30, 2014

Mr. Todd Rebol
Banks Engineering
12653 SW County Road 769, Suite B
Lake Suzy, FL 34269

**RE: TUCKERS GRADE 500
PROTECTED SPECIES ASSESSMENT REPORT**

Mr. Rebol:

Attached is the Protected Species Assessment for the above referenced parcel. If you have any questions or require additional information, please do not hesitate to contact me at (941) 457-6200. In my absence, Ian Vincent may also be contacted at (941) 457-6272.

Sincerely,

Ian Vincent and Associates

Jason D. Perryman
Principal Ecologist

Enclosure

PROTECTED SPECIES ASSESSMENT

TUCKERS GRADE 500 Charlotte County, Florida

September 2014

Prepared by:



4050 Rock Creek Drive ■ Port Charlotte, FL 33948
(941) 457-6273
www.IVAenvironmental.com

INTRODUCTION

The following assessment has been prepared to identify on-site vegetative communities and address wildlife species listed by the Florida Fish and Wildlife Conservation Commission (FWC) and/or U.S. Fish and Wildlife Service (FWS) as endangered, threatened, or species of special concern which may be utilizing the subject property.

The subject property is located within Section 35, Township 41 South, Range 23 East, within Charlotte County, Florida. More specifically, the property is located east of U.S. Highway 41 and west of Interstate 75, along the north side of Tuckers Grade. Please refer to the attached LOCATION MAP.

SITE CONDITIONS

A series of site inspections were performed by qualified staff ecologists in September, 2014. During the inspections, temperatures ranged from 75° - 95° F, winds were 0 - 10 mph, and skies were clear to overcast.

VEGETATIVE COMMUNITIES

Field observations, in conjunction with the Charlotte County Soil Survey and aerial photographs, were used to develop a map of the vegetative communities onsite. The following table displays the vegetative associations found on the subject property. The vegetative communities were identified and classified utilizing the Florida Land Use Cover and Forms Classification System (FLUCCS). A description of the communities is also provided. The limits of historic on-site jurisdictional waters (wetlands, surface waters, and other surface waters) were previously approved by the Southwest Florida Water Management District (SWFWMD) through permit nos. 4328355.001 and 4333567.000, and were preliminarily approved by the U.S. Army Corps of Engineers (USACE) through proffered permit nos. SAJ-2005-1614 and SAJ-2007-6472. The limits of any current jurisdictional waters are potentially subject to additional review by applicable regulatory agencies. Please refer to the attached PROTECTED SPECIES ASSESSMENT MAP.

FLUCCS ID	FLUCCS DESCRIPTION	ACREAGE
212	Unimproved Pasture	95.88
321	Palmetto Prairie	27.39
321E	Palmetto Prairie, Invaded by Exotics	59.57
411	Pine Flatwoods	107.61
411E	Pine Flatwoods, Invaded by Exotics	134.40
510D	Ditch	13.20
525	Cattle Pond	0.05
619	Hydric Melaleuca	7.15
625E	Hydric Pine Flatwoods, Invaded by Exotics	42.26
641E	Freshwater Marsh, Invaded by Exotics	62.73
643E	Wet Prairie, Invaded by Exotics	14.23
814	Road	1.27
TOTAL		565.74

FLUCCS 212 – Unimproved Pasture

These upland areas were historically cleared and improved for crop production. Based on review of historic aerials and current site conditions, these agricultural fields have been fallow for a prolonged period of time allowing for substantial dense growth of opportunistic vegetation. These agricultural areas are now utilized as Unimproved Pasture (FLUCCS 212) for cattle grazing operations. These upland areas lack any significant canopy cover, and are characterized by a dense midstory of shrub species and groundcover of various grasses, sedges, and weeds. The dominant midstory species within this association include: wax myrtle (*Myrica cerifera*), Brazilian pepper (*Schinus terebinthifolius*), and melaleuca (*Melaleuca quinquenervia*). The dominant groundcover species within this association include: bahia grass (*Paspalum notatum*), carpetgrass (*Axonopus sp.*), dogfennel (*Eupatorium capillifolium*), flattop goldenrod (*Euthamia caroliniana*), ragweed (*Ambrosia artemisiifolia*), broomsedge (*Andropogon spp.*), bluestem (*Schizachyrium sp.*), false buttonweed (*Spermacoce sp.*), roadgrass (*Eleocharis baldwinii*), beggartick (*Bidens alba*), and various other species of opportunistic grasses and weeds. Scattered saw palmetto (*Serenoa repens*) is also present.

FLUCCS 321 – Palmetto Prairie

These upland areas are characterized by dense groundcover of saw palmetto with sparse midstory and canopy cover. The dominant canopy and midstory vegetative species within this association include: slash pine (*Pinus elliottii*), wax myrtle, staggerbush (*Lyonia spp.*), and gallberry (*Ilex glabra*). The dominant groundcover species within this association include: saw palmetto, wiregrass (*Aristida stricta*), rustweed (*Polypremum procumbens*), roadgrass, shiny blueberry (*Vaccinium myrsinites*), gopher apple (*Licania michauxii*), pennyroyal (*Mentha pulegium*), broomsedge, pawpaw (*Asimina reticulata*), and grapevine (*Vitis sp.*).

FLUCCS 321E – Palmetto Prairie, Invaded by Exotics

These upland areas are similar in vegetative composition to the on-site Palmetto Prairie (FLUCCS 321) habitat, but also exhibit substantial cover of exotic vegetative species ranging from approximately 10% to 70% total cover. Dominant exotic vegetative species within this association include: melaleuca, rose myrtle (*Rhodomyrtus tomentosa*), and Brazilian pepper.

FLUCCS 411 – Pine Flatwoods

These upland areas are characterized by a canopy of slash pine, sparse midstory of wax myrtle, and dense groundcover of saw palmetto. The dominant canopy and midstory vegetative species within this association include: slash pine, wax myrtle, staggerbush, and gallberry. The dominant groundcover species within this association include: saw palmetto, wiregrass, rustweed, roadgrass, shiny blueberry, gopher apple, blackroot (*Pterocaulon pycnostachyum*), broomsedge, bluestem, pawpaw, bog-button (*Lachnocaulon anceps*), and grapevine.

FLUCCS 411E – Pine Flatwoods, Invaded by Exotics

These upland areas are similar in vegetative composition to the on-site Pine Flatwoods (FLUCCS 411) habitat, but also exhibit substantial cover of exotic vegetative species ranging from approximately 10% to 70% total cover. Dominant exotic vegetative species within this association include: melaleuca, rose myrtle, Brazilian pepper, and Australian pine (*Casuarina sp.*). Notable cover of cabbage palm (*Sabal palmetto*) is also present within these exotic infested upland areas within the northwestern-most corner of the subject property.

FLUCCS 510D – Ditch

A system of man-made freshwater agricultural/drainage ditches, including both upland-cut and hydric-cut ditches, is located throughout the eastern portion of the subject property. These other surface waters display steep banks/side-slopes, water depths which vary greatly depending on seasonal precipitation patterns, and substantial infestation by exotic vegetative species. Dominant vegetative species within this association include: melaleuca, Brazilian pepper, wax myrtle, creeping seedbox (*Ludwigia repens*), water-hyssop (*Bacopa monnieri*), smartweed (*Polygonum*

punctatum), pickerelweed (*Pontederia cordata*), floating heart (*Nymphoides aquatic*), maidencane (*Panicum hemitomon*), and alligatorweed (*Alternanthera philoxeroides*).

FLUCCS 525 – Cattle Pond

This other surface water is centrally located within the Unimproved Pasture (FLUCCS 212) community and is characterized as a small man-made pond utilized for watering of the on-site cattle. This other surface water is primarily comprised of open water, displays steep side-slopes, and has a narrow vegetated littoral fringe along the edges of the side-slopes. Sparsely distributed vegetation identified along the side-slopes consists primarily of torpedo grass (*Panicum repens*).

FLUCCS 619M – Hydric Melaleuca

These wetland areas are dominated by a dense canopy and midstory of the exotic vegetative species melaleuca. Sparsely distributed groundcover species present include swamp fern (*Blechnum serrulatum*), soft rush (*Juncus effusus*), flatsedge (*Cyperus spp.*), beaksedge (*Rhynchospora spp.*), and yellow-eyed grass (*Xyris sp.*).

FLUCCS 625E – Hydric Pine Flatwoods, Invaded by Exotics

These wetland areas are characterized by a canopy of slash pine, sparse mid-story of wax myrtle and gallberry, and dense groundcover of various hydrophytic grasses and sedges. Dominant native vegetative species within this association include: slash pine, wax myrtle, gallberry, saw palmetto, wiregrass, blue maidencane (*Amphicarpum muhlenbergianum*), roadgrass, bluestem, broomsedge, yellow-eyed grass, beaksedge, panicgrass (*Panicum sp.*), creeping seedbox, St. John's wort (*Hypericum fasciculatum*), sundew (*Drosera sp.*), redroot (*Lachnanthes caroliana*), false buttonweed, bog-button, hat-pins (*Syngonanthus sp.*), and coinwort (*Centella asiatica*). These wetland areas also exhibit substantial cover of exotic vegetative species ranging from approximately 10% to 70% total cover. Dominant exotic vegetative species within this association include: melaleuca, rose myrtle, and Brazilian pepper.

FLUCCS 641E – Freshwater Marsh, Invaded by Exotics

These wetland areas lack any significant native canopy or mid-story, and are characterized by a dense groundcover of various hydrophytic and emergent herbaceous vegetative species. The dominant native vegetative species within the interior deep-water zones of this association include: maidencane, pickerelweed, duck potato (*Sagittaria lancifolia*), spatterdock (*Nuphar advena*), water-hyssop, coinwort, and floating heart. The dominant native vegetative species within the exterior shallow-water zones of this association include: creeping seedbox, yellow-eyed grass, beaksedge, flatsedge, roadgrass, blue maidencane, St. John's wort, sundew, water-hyssop, bog-button, pipewort (*Eriocaulon sp.*), bluestem, buttonweed (*Diodia virginiana*), and rose gentian (*Sabatia sp.*). These wetland areas also exhibit substantial cover of exotic vegetative species ranging from approximately 10% to 70% total cover. Dominant exotic vegetative species within this association include: melaleuca, rose myrtle, and Brazilian pepper.

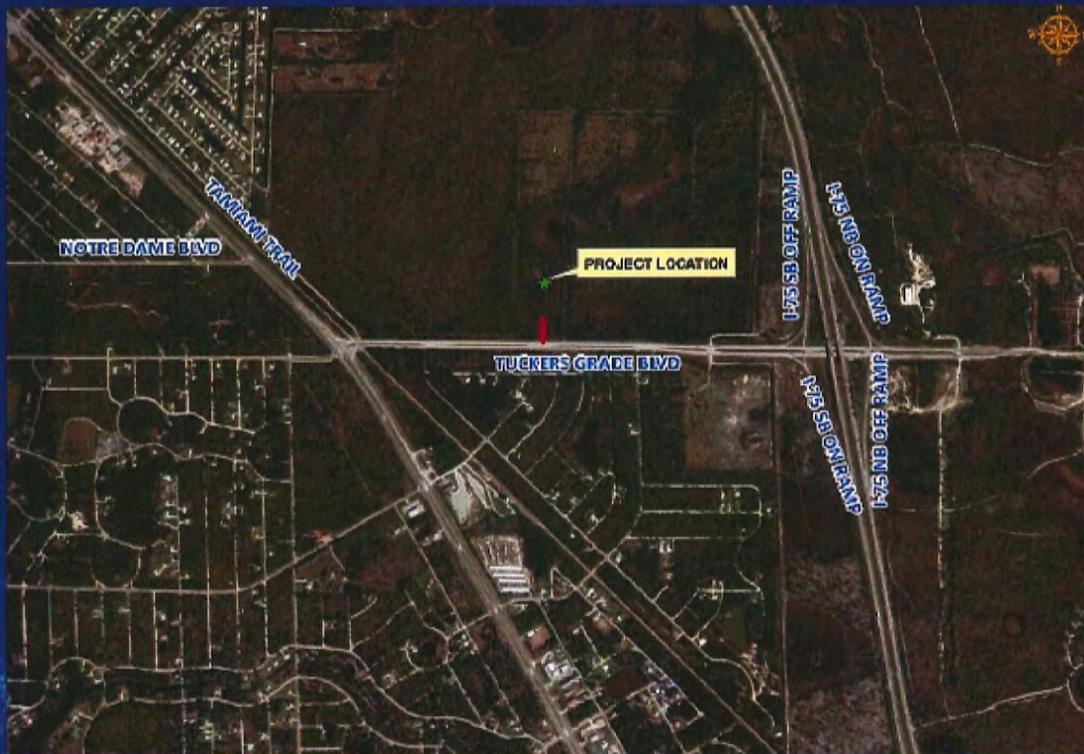
FLUCCS 643E – Wet Prairie, Invaded by Exotics

These wetland areas lack any significant native canopy or mid-story, and are characterized by a dense groundcover of various hydrophytic grasses and sedges. The dominant native vegetative species within this association include: wiregrass, yellow-eyed grass, beaksedge, St. John's Wort, sundew, creeping seedbox, mermaidweed (*Proserpinaca sp.*), redroot, bog-button, pipewort, and bluestem. These wetland areas also exhibit substantial cover of exotic vegetative species ranging from approximately 10% to 70% total cover. Dominant exotic vegetative species within this association include: melaleuca and rose myrtle.

FLUCCS 814 – Road

This partially developed upland area consists of a previously cleared linear roadway alignment. The improved roadway is comprised of dirt and aggregate, and is relatively devoid of vegetation. The portions of this association

TRAFFIC IMPACT STUDY
TUCKERS GRADE DEVELOPMENT
LAND USE AMENDMENT
CHARLOTTE COUNTY, FLORIDA
FEBRUARY 2015



FTE

"ENGINEERING FOR A WORLD IN MOTION"

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1.0 EXECUTIVE SUMMARY

Florida Transportation Engineering, Inc. (FTE) was retained to perform a traffic impact analysis in order to evaluate the impacts of the proposed land use amendment from High Intensity Industrial, Commercial, and Preservation to Low Density Residential for the property owned by Crimson Tamiami Trail Holdings, LLC. The proposed site is located on Tuckers Grade Boulevard between US 41 and I-75.

Based on the Charlotte County land use category, currently, the existing site is designated as four different land use categories: High Intensity Industrial, High Density Residential, Commercial, and Preservation. The developer proposes to change the existing 357.06 acres of High Intensity Industrial, 45.36 acres of existing commercial and 12.87 acres of Preservation Land to Low Density Residential category. Therefore, traffic analysis was prepared to address the roadway concurrency within the project vicinity.

In order to evaluate the impact of the proposed land use change, analysis was performed for the Low Density Residential land use category.

In order to determine the worst case impact of the proposed land use changes, a total of 999 Single Family Detached Housing were considered in the analysis. Based on the most conservative analysis, the proposed development would generate 8,727 vehicles during the Weekday, 709 vehicles during AM peak hour, and **834** vehicles during the PM peak hour.

The project trips from the development were distributed and assigned to the adjacent roadway network based on local knowledge, existing land uses, and future land uses in Charlotte County. The project trips from the development were distributed 30% to the west and 70% to the east onto Tuckers Grade Boulevard.

A roadway link analysis was performed for short-range (5-Year, 2019) and long-range (2030) horizon years. The Average Annual Daily Traffic (AADT) and growth rate were obtained from the Charlotte County Concurrency Report. The existing data was projected to 2019 and 2030 using the growth rate. The 2019 and 2030 total traffic was calculated by adding the background traffic with the project trips.

Based on existing conditions, the roadway links on US 41, Tuckers Grade Boulevard, and I-75 currently operate at acceptable levels of service and would continue to operate at acceptable levels of service with the proposed land use amendment at the short-range (2019) horizon and long-range (2030) horizon.

In addition, the Charlotte County 2035 Cost Feasible Long Range Transportation Plan and the FDOT five year work programs were reviewed. Based on the review, the following roadway improvements are included in the cost feasible portion of the plan:

- Tuckers Grade Boulevard from US 41 to I-75 from 4-lanes to 6-lanes
- US 41 from Tuckers Grade Boulevard to US 41 Split from 4-lanes to 6-lanes
- I-75 from Lee County Line to US 17 from 4-lanes to 6-lanes

There were no planned roadway improvements in the project vicinity in the FDOT five year work program. Based on the analysis, no additional modifications would be required for the Charlotte County 2035 Cost Feasible Long Range Transportation Plan and the FDOT five year work programs.

2.0 INTRODUCTION

Florida Transportation Engineering, Inc. (FTE) was retained to perform a traffic impact analysis in order to evaluate the impacts of the proposed land use amendment from High Intensity Industrial, Commercial, and Preservation to Low Density Residential for the property owned by Crimson Tamiami Trail Holdings, LLC. The proposed site is located on Tuckers Grade Boulevard between US 41 and I-75.

Based on the Charlotte County land use category, currently, the existing site is designated as four different land use categories: High Intensity Industrial, High Density Residential, Commercial, and Preservation. The developer proposes to change the existing 357.06 acres of High Intensity Industrial, 45.36 acres of existing Commercial and 12.87 acres of Preservation Land to Low Density Residential Land Use category. Therefore, traffic analysis was prepared to address the roadway concurrency within the project vicinity. The proposed project site has an access onto Tuckers Grade Boulevard between US 41 and I-75. The project location map is provided in Figure 1.



3.0 TRIP GENERATION

A Trip Generation analysis was performed using the Online Traffic Impact Study Software (OTISS). The software was developed based on the Institute of Transportation Engineers (ITE) Trip Generation, 9th Edition.

The proposed land use amendment changes 415.29 acre property from High Intensity Industrial, Commercial, and Preservation land to Low Density Residential.

Table 1 summarizes the estimated raw trip generation calculations with respect to the appropriate Land Use Code (units per square feet). The appropriate worksheets from the ITE Trip Generation Manual are provided in Appendix A.

Table 1
Estimated Raw Trips

ITE Land Use	Land Use Code	Scale	Daily Trips	In/Out	AM Peak Hour Trips	In/Out	PM Peak Hour Trips	In/Out
Single Family Detached Housing	210	999 DU	8,727	4,364/4,363	709	177/532	834	525/309

4.0 TRIP DISTRIBUTION

The project trips from the development were distributed and assigned to the adjacent roadway network based on local knowledge, existing land uses and future land uses in Charlotte County. The project trips from the development were distributed 30% to the west and 70% to the east onto Tuckers Grade Boulevard.

The project trip distribution map is provided in Figure 2 and project traffic assignment is provided in Figure 3.



TUCKERS GRADE DEVELOPMENT LAND USE AMENDMENT
 TRAFFIC IMPACT STUDY

FIGURE 2
 PROJECT TRIP
 DISTRIBUTION



TUCKERS GRADE DEVELOPMENT LAND USE AMENDMENT
 TRAFFIC IMPACT STUDY

FIGURE 3
 PROJECT TRIPS
 (PM PEAK HOUR)

5.0 EXISTING ROADWAY CONDITIONS

The Average Annual Daily Traffic data (AADT) on US 41 and Tuckers Grade Boulevard were obtained from the Charlotte County Concurrency Report and the AADT on I-75 was obtained from Florida Department of Transportation (FDOT) traffic data online (Site No. 010055 and 010034). In order to determine a PM peak hour level of service for the roadway links, the AADT was adjusted to peak hour conditions using the appropriate Charlotte County K100 factor.

A copy of the Traffic Count (AADT) is provided in Appendix B. As shown in Table 2, currently, the roadway links providing access to the development operate at LOS "B" for peak hour conditions based on the Charlotte County adopted service volume tables. The Charlotte County Level of Service Table is provided in Appendix B.

Table 2
Existing (2014) Link LOS Analysis

Roadway Segment	2013 AADT	Growth Rate	2014 AADT	K100 Factor	2014 100 th Hour	LOS
US 41 from Burnt Store Road to Tuckers Grade Boulevard	15,541	2.00%	15,852	0.091	1,443	B
US 41 from Tuckers Grade Boulevard to Lee County Line	15,741		16,056	0.091	1,461	B
Tuckers Grade Boulevard from US 41 to Project Entrance	7,349	1.00%	7,422	0.091	675	B
Tuckers Grade Boulevard from Project Entrance to I-75	7,349		7,422	0.091	675	B
I-75 from Jones Loop Road to Tuckers Grade Boulevard	44,500	2.00%	45,390	0.091	4,130	B
I-75 from Tuckers Grade Boulevard to Lee County Line	39,500		40,290	0.091	3,666	B

Source: Charlotte County Concurrency Report

*LOS Thresholds:

- (1) US 41 (Four-Lane Divided) : LOS"A"=0, LOS"B"=2,840, LOS"C"=3,440, LOS"D"=3,560
- (2) Tuckers Grade Blvd (Two-Lane Undivided): LOS"A"=0, LOS"B"=2,556, LOS"C"=3,096, LOS"D"=3,204
- (3) I-75 (Tuckers Grade Blvd to Lee County Line) (Four-Lane Divided): LOS"A"=0, LOS"B"=4,000, LOS"C"=5,500, LOS"D"=6,770, LOS"E"=7,300
- (4) I-75 (Jones Loop Road to Tuckers Grade Blvd) (Six-Lane Divided): LOS"A"=0, LOS"B"=6,000, LOS"C"=8,320, LOS"D"=10,150, LOS"E"=11,290

6.0 FUTURE ROADWAY CONDITIONS

The 100th hour traffic (shown in Table 2) was projected to year 2019 and year 2030 to determine the short-range and long-range analyses using the growth rates provided in the Charlotte County Concurrency Report. The 2019 and 2030 total traffic were determined by adding projected 2019 and 2030 future background traffic with the project trips. The project trips were determined from the trip generation and the trip distribution provided earlier in this report.

Based on the Charlotte County adopted service volumes, the roadway links were analyzed for the expected levels of service in the years 2019 and 2030. The results of the 2019 and 2030 analyses are provided in Table 3 and Table 4, respectively.

Table 3
2019 Link LOS Analysis (PM Peak Hour)

Roadway Segment	2014 100 th Hour	Growth Rate	2019 Background		PM Project Trips	2019 Total Traffic	
			Traffic	LOS		Traffic	LOS
US 41 from Burnt Store Road to Tuckers Grade Boulevard	1,443	2.00%	1,587	B	167	1,754	B
US 41 from Tuckers Grade Boulevard to Lee County Line	1,461		1,607	B	83	1,690	B
Tuckers Grade Boulevard from US 41 to Project Entrance	675	1.00%	709	B	250	959	B
Tuckers Grade Boulevard from Project Entrance to I-75	675		709	B	584	1,293	B
I-75 from Jones Loop Road to Tuckers Grade Boulevard	4,130	2.00%	4,543	B	250	4,793	C
I-75 from Tuckers Grade Boulevard to Lee County Line	3,666		4,033	C	334	4,367	C

Source: Charlotte County Concurrency Report

*LOS Thresholds:

- (1) US 41 (Four-Lane Divided) : LOS"A"=0, LOS"B"=2,840, LOS"C"=3,440, LOS"D"=3,560
- (2) Tuckers Grade Blvd (Two-Lane Undivided): LOS"A"=0, LOS"B"=2,556, LOS"C"=3,096, LOS"D"=3,204
- (3) I-75 (Tuckers Grade Blvd to Lee County Line) (Four-Lane Divided): LOS"A"=0, LOS"B"=4,000, LOS"C"=5,500, LOS"D"=6,770, LOS"E"=7,300
- (4) I-75 (Jones Loop Road to Tuckers Grade Blvd) (Six-Lane Divided): LOS"A"=0, LOS"B"=6,000, LOS"C"=8,320, LOS"D"=10,150, LOS"E"=11,290

As shown in Table 3, the roadway segments on US 41, Tuckers Grade Boulevard, and I-75 would operate at acceptable levels of service with the proposed zoning amendment at the short-range (2019) horizon.

Table 4
2030 Link LOS Analysis (PM Peak Hour)

Roadway Segment	2014 100 th Hour	Growth Rate	2030 Background		PM Project Trips	2030 Total Traffic	
			Traffic	LOS		Traffic	LOS
US 41 from Burnt Store Road to Tuckers Grade Boulevard	1,443	2.00%	1,905	B	167	2,072	B
US 41 from Tuckers Grade Boulevard to Lee County Line	1,461		1,929	B	83	2,012	B
Tuckers Grade Boulevard from US 41 to Project Entrance	675	1.00%	783	B	250	1,033	B
Tuckers Grade Boulevard from Project Entrance to I-75	675		783	B	584	1,367	B
I-75 from Jones Loop Road to Tuckers Grade Boulevard	4,130	2.00%	5,452	B	250	5,702	B
I-75 from Tuckers Grade Boulevard to Lee County Line	3,666		4,839	C	334	5,173	C

Source: Charlotte County Concurrency Report

*LOS Thresholds:

- (1) US 41 (Four-Lane Divided) : LOS"A"=0, LOS"B"=2,840, LOS"C"=3,440, LOS"D"=3,560
- (2) Tuckers Grade Blvd (Two-Lane Undivided): LOS"A"=0, LOS"B"=2,556, LOS"C"=3,096, LOS"D"=3,204
- (3) I-75 (Tuckers Grade Blvd to Lee County Line) (Four-Lane Divided): LOS"A"=0, LOS"B"=4,000, LOS"C"=5,500, LOS"D"=6,770, LOS"E"=7,300
- (4) I-75 (Jones Loop Road to Tuckers Grade Blvd) (Six-Lane Divided): LOS"A"=0, LOS"B"=6,000, LOS"C"=8,320, LOS"D"=10,150, LOS"E"=11,290

As shown in Table 4, the roadway segments on US 41, Tuckers Grade Boulevard, and I-75 would operate at acceptable levels of service with the proposed zoning amendment at the long-range (2030) horizon.

In addition to the future analysis, the Charlotte County 2035 Cost Feasible Cost Feasible Long Range Transportation Plan and the FDOT five year work programs were reviewed. An excerpt from the Charlotte County 2035 Cost Feasible Long Range Transportation Plan is

provided in Appendix C. Based on the review, the following roadway improvements are included in the cost feasible portion of the plan:

- Tuckers Grade Boulevard from US 41 to I-75 from 4-lanes to 6-lanes
- US 41 from Tuckers Grade Boulevard to US 41 Split from 4-lanes to 6-lanes
- I-75 from Lee County Line to US 17 from 4-lanes to 6-lanes

There were no planned roadway improvements in the project vicinity in the FDOT five year work program.

With the proposed land use change from High Intensity Industrial to Low Density Residential and Commercial land uses, no additional modifications would be required for the FDOT 5-year Capital Improvement Plan or the Charlotte County 2035 Cost Feasible Long Range Transportation Plan.

7.0 CONCLUSION

The analysis has addressed traffic related impacts associated with the proposed land use amendment consisting of 370.58 acres. Based on the results of the analysis the following is concluded:

- The project is expected to generate 13,449 daily trips and 1,110 trips in the PM peak hours.
- The roadway link analysis indicated that US 41, Tuckers Grade Boulevard, and I-75 are currently operating at an acceptable level of service and would continue to operate at an acceptable level of service with the proposed development in the short-range (2019) and long-range (2030).

APPENDIX A

ITE TRIP GENERATION WORKSHEETS

Period Setting

Analysis Name: WEEKDAY
Project Name: TUCKERS GRADES DEVELOPMENT **No:** 114027-01
Date: 2/5/2015 **City:** CHARLOTTE
State/Province: FL **Zip/Postal Code:** 33950
Country: US **Client Name:**
Analyst's Name: FTE **Edition:** ITE-TGM 9th Edition

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
210 - Single-Family Detached Housing	Dwelling Units	999	Weekday	Best Fit (LOG)	4364	4363	8727

Traffic Reductions

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
210 - Single-Family Detached Housing	0 %	4364	0 %	4363

External Trips

Land Use	External Trips	Pass-by%	Pass-by Trips	Non-pass-by Trips
210 - Single-Family Detached Housing	8727	0 %	0	8727

ITE Deviation Details

Weekday	Landuse	Methods	External Trips
	Landuse	No deviations from ITE.	
	Methods	No deviations from ITE.	
	External Trips	210 - Single-Family Detached Housing ITE does not recommend a particular pass-by% for this case.	

Summary

Total Entering	4364
Total Exiting	4363
Total Entering Reduction	0
Total Exiting Reduction	0
Total Entering Internal Capture Reduction	0
Total Exiting Internal Capture Reduction	0
Total Entering Pass-by Reduction	0
Total Exiting Pass-by Reduction	0
Total Entering Non-Pass-by Trips	4364
Total Exiting Non-Pass-by Trips	4363

Period Setting

Analysis Name: AM PEAK
Project Name: TUCKERS GRADES DEVELOPMENT
Date: 2/5/2015
State/Province: FL
Country: US
Analyst's Name: FTE

No: 114027-01
City: CHARLOTTE
Zip/Postal Code: 33950
Client Name:
Edition: ITE-TGM 9th Edition

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
210 - Single-Family Detached Housing	Dwelling Units	999	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Best Fit (LIN)	177	532	709

Traffic Reductions

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
210 - Single-Family Detached Housing	0 %	177	0 %	532

External Trips

Land Use	External Trips	Pass-by%	Pass-by Trips	Non-pass-by Trips
210 - Single-Family Detached Housing	709	0 %	0	709

ITE Deviation Details

Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.

Landuse No deviations from ITE.
Methods No deviations from ITE.
External Trips 210 - Single-Family Detached Housing
 ITE does not recommend a particular pass-by% for this case.

Summary

Total Entering	177
Total Exiting	532
Total Entering Reduction	0
Total Exiting Reduction	0
Total Entering Internal Capture Reduction	0
Total Exiting Internal Capture Reduction	0
Total Entering Pass-by Reduction	0
Total Exiting Pass-by Reduction	0
Total Entering Non-Pass-by Trips	177
Total Exiting Non-Pass-by Trips	532

Period Setting

Analysis Name: PM PEAK
Project Name: TUCKERS GRADES DEVELOPMENT
Date: 2/5/2015
State/Province: FL
Country: US
Analyst's Name: FTE

No: 114027-01
City: CHARLOTTE
Zip/Postal Code: 33950
Client Name:
Edition: ITE-TGM 9th Edition

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
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210 - Single-Family Detached Housing	Dwelling Units	999	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LOG)	525	309	834
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Traffic Reductions

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
210 - Single-Family Detached Housing	0 %	525	0 %	309

External Trips

Land Use	External Trips	Pass-by%	Pass-by Trips	Non-pass-by Trips
210 - Single-Family Detached Housing	834	0 %	0	834

ITE Deviation Details

Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.

Landuse No deviations from ITE.

Methods No deviations from ITE.

External Trips 210 - Single-Family Detached Housing
ITE does not recommend a particular pass-by% for this case.

Summary

Total Entering	525
Total Exiting	309
Total Entering Reduction	0
Total Exiting Reduction	0
Total Entering Internal Capture Reduction	0
Total Exiting Internal Capture Reduction	0
Total Entering Pass-by Reduction	0
Total Exiting Pass-by Reduction	0
Total Entering Non-Pass-by Trips	525
Total Exiting Non-Pass-by Trips	309

APPENDIX B
EXCERPTS FROM CHARLOTTE COUNTY CONCURRENCY REPORT and
FDOT TRAFFIC DATA ONLINE

CHARLOTTE COUNTY: ROADWAY LEVEL OF SERVICE DATA (AS OF 05/15/2013) - DRAFT

LOS Report ID	Roadway	From	To	Fed. Func. Class.	Lanes	Config	2013 AADT	Date of Last Count	Sugg. Gr. Rate	K100	100 th Hr Vol.	Level of Service Calculations					Level of Service Current	Percent (%) Capacity Used
												Level of Service Limits (Pk. Hr. Two-way Vol.)						
												B	C	D	E			
314	I-75	Lee Co. Line	Jones Loop Rd./N	I	4	D	40,000	Jan-00	2.00%	0.091	3,640	5,500	6,770	7,300	C	B	66%	
319	I-75	Jones Loop Rd. N	U.S. 17	I	4	D	46,398	Jan-00	2.00%	0.091	4,222	5,500	6,770	7,300	C	C	77%	
315	I-75	U.S. 17	Harborview Rd.	I	6	D	49,500	Jan-00	2.00%	0.091	4,505	6,000	8,320	10,150	C	B	54%	
316	I-75	U.S. 17	Harborview Rd.	I	6	D	49,500	Jan-00	2.00%	0.091	4,505	6,000	8,320	10,150	C	B	54%	
16	Toledo Blade Blvd	U.S. 41 N	Sarasota Co Line	UC	4	D	10,867	Feb-13	1.00%	0.091	989	2,556	3,096	3,204	D	B	31%	
186	Tucker's Grade	U.S. 41	I-75	MA	4	D	7,349	Jan-13	1.00%	0.091	669	2,556	3,096	n/a	D	B	21%	
187	US Highway 41	Lee County Line	Zemel Rd.	PA	4	D	15,741	Mar-13	2.00%	0.091	1,432	2,840	3,440	n/a	D	B	40%	
313	US Highway 41	Zemel Rd.	Alligator Creek Bridge	PA	4	D	19,071	Jan-00	2.00%	0.091	1,735	2,840	3,440	n/a	D	B	49%	
183	US Highway 41	Alligator Creek Bridge	Burnt Store Rd.	PA	4	D	15,541	Jan-13	2.00%	0.091	1,414	2,840	3,440	n/a	D	B	40%	

Notes and Assumptions for the LOS Computations:

- LOS Calculations are based on 2009 FDOT Generalized LOS Tables (TABLE 4) with the assumptions listed in the 2009 FDOT QUALITY/LEVEL OF SERVICE HANDBOOK
- For Roadway Segments with Level of Service "N/A", Please call Venkat Vatikuti @ (941) 623-1064 or email at venkat.vatikuti@charlottefl.com

Site Information	
Feature	1
Site	010055
Description	SR-93/I-75, S OF TUCKERS GRADE BLVD
Section	01075000
Milepoint	8.04
AADT	39500
Site Type	Portable
Class Data	Yes
K Factor	10.5
D Factor	55.1
T Factor	12.8
TRAFFIC REPORTS (provided in  format)	
Charlotte County	Annual Average Daily Traffic
	Annual Vehicle Classification
	Historical AADT Data
	Synopsis 010055CL-20130619
	Synopsis 010055CL-20131023
	Vehicle Class History

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Site Information	
Feature	1
Site	010034
Description	SR 93/I 75, SOUTHEAST OF NORTH JONES L OOP RD/CR 768
Section	01075000
Milepoint	11.216
AADT	44500
Site Type	Portable
Class Data	Yes
K Factor	9
D Factor	55.1
T Factor	12.5
TRAFFIC REPORTS (provided in  format)	
Charlotte County	Annual Average Daily Traffic
	Annual Vehicle Classification
	Historical AADT Data
	Synopsis 010034CL-20130619
	Synopsis 010034CL-20131017
	Vehicle Class History

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APPENDIX C
EXCERPT FROM
CHARLOTTE COUNTY
2035 LONG RANGE TRANSPORTATION PLAN
AND
FDOT FIVE YEAR WORK PROGRAM

Table 7-2: 2015-2035 Cost Feasible Capital Improvements See Legend on page 7-11

ID/FPA	Facility	From	To	# of Existing Lanes	Project Length (Miles)	PDAE (FPOD)		FE		ROW		CST		Total Project Cost (PDC)	Total Project Cost (WDE)
						Cost (PDC)	Year of Expenditure	Cost (PDC)	Year of Expenditure	Cost (PDC)	Year of Expenditure	Cost (PDC)	Year of Expenditure		
C00165.1	BURN STORE RD	ZEMEL RD	SCHAM RD	2U	4.17 Miles	CR 2U->4D	\$ 1.62	2015	\$ 4.86	2016-2020	\$ 2.74	2016-2020	\$ 32.37	\$ 41.60	\$ 68.96
C00165.2	BURN STORE RD	SCHAM RD	NOTRE DAME BLVD	2U	0.74 Miles	CR 2U->4D	\$ 0.16	2015	\$ 0.55	2016-2020	\$ 0.31	2016-2020	\$ 3.68	\$ 4.79	\$ 6.05
C00180	BURN STORE RD	N JONES LOOP	TAYLOR RD	2U	0.88 Miles	CR 2U->4D	\$ 0.77	2016-2020	\$ 2.32	2016-2020	\$ 1.24	2016-2020	\$ 15.49	\$ 19.83	\$ 38.47
C00192	BURN STORE RD	TAYLOR RD	FLORIDA ST	00	2.11 Miles	CR 00->4D	\$ 2.46	2016-2020	\$ 7.39	2016-2020	\$ 14.78	2016-2020	\$ 48.28	\$ 73.86	\$ 146.01
C01640.1	CR 39 (TOLEDO BLADE)	US 41 (W)	HILSDOROUGH BLVD	4D	0.95 Miles	CR 4D->8D	\$ 0.39	2016-2020	\$ 1.16	2016-2020	\$ 10.40	2016-2020	\$ 7.72	\$ 19.67	\$ 39.49
C01640.2	CR 39 (TOLEDO BLADE)	SR 776	WHITNEY AVE	4D	0.92 Miles	CR 2U->8D	\$ 0.40	2016-2020	\$ 1.21	2016-2020	\$ 5.43	2016-2020	\$ 8.09	\$ 15.15	\$ 23.16
C0200.1	CR 74	US 17	WHITNEY AVE	4D	0.24 Miles	CR 2U->4D	\$ 0.10	2016-2020	\$ 0.28	2016-2020	\$ 2.60	2016-2020	\$ 1.93	\$ 4.92	\$ 7.61
C0200.2	CR 74	US 17	URBAN AREA BOUNDARY	2U	2.67 Miles	CR 2U->4D	\$ 1.04	2021-2025	\$ 3.11	2021-2025	\$ 12.28	2021-2025	\$ 20.75	\$ 37.45	\$ 67.50
C0200.3	CR 74	URBAN AREA BOUNDARY	QUARTER MILE ISOLATED INT	2U	11.93 Miles	CR 2U->4D	\$ 3.73	2021-2025	\$ 11.18	2021-2025	\$ 4.03	2021-2025	\$ 74.53	\$ 93.46	\$ 161.27
C0200.4	CR 74	QUARTER MILE ISOLATED INT	SR 31	2U	0.27 Miles	CR 2U->4D	\$ 0.09	2021-2025	\$ 0.28	2021-2025	\$ 0.69	2021-2025	\$ 1.73	\$ 2.17	\$ 3.74
C0202	CR 771	ROTUNDA EAST	INGRAHAM BLVD	2U	0.3 Miles	CR 2U->4D	\$ 0.12	2025-2030	\$ 0.39	2025-2030	\$ -	2025-2030	\$ 2.33	\$ 2.78	\$ 3.72
C0203	CR 771	INGRAHAM BLVD	SAN DOMINGO	2U	0.60 Miles	CR 2U->4D	\$ 0.24	2025-2030	\$ 0.71	2025-2030	\$ -	2025-2030	\$ 4.71	\$ 5.65	\$ 11.57
C0205	CR 771	SAN DOMINGO	MARATHON BLVD	2U	0.24 Miles	CR 2U->4D	\$ 0.09	2025-2030	\$ 0.28	2025-2030	\$ -	2025-2030	\$ 1.87	\$ 2.24	\$ 3.94
C0206	CR 771	MARATHON BLVD	SR 776	2U	1.08 Miles	CR 2U->4D	\$ 0.43	2025-2030	\$ 1.29	2025-2030	\$ -	2025-2030	\$ 8.60	\$ 10.32	\$ 18.13
C0495.2	EDGEWATER DR	JOWETT ST	COLLINGSWOOD BLVD	2U	0.29 Miles	CR 2U->4D	\$ 0.09	Committed	\$ 0.28	Committed	\$ 0.13	Committed	\$ 1.86	\$ 1.86	\$ 2.41
C0500	EDGEWATER DR	PELLAM BLVD	PELLAM BLVD	2U	0.29 Miles	CR 2U->4D	\$ 0.38	2016-2020	\$ 1.08	2016-2020	\$ 0.49	2016-2020	\$ 7.21	\$ 9.14	\$ 11.74
C0505	FLAMINGO BLVD (REALIGNMENT)	PELLAM BLVD	MIDWAY BLVD	2U	0.14 Miles	CR 2U->4D	\$ 0.24	2016-2020	\$ 0.71	2016-2020	\$ 0.32	2016-2020	\$ 4.77	\$ 6.04	\$ 7.78
C0575.2	FLAMINGO BLVD	COMO ST	COMO ST	2U	0.57 Miles	CR 2U->4D	\$ 0.22	2016-2020	\$ 0.69	2016-2020	\$ 0.69	2016-2020	\$ 4.32	\$ 6.07	\$ 7.75
C0580	FLAMINGO BLVD	WINTERGARDEN AV	WINTERGARDEN AV	2U	0.82 Miles	CR 2U->4D	\$ 0.32	2015	\$ 0.97	2015	\$ 1.32	2015	\$ 6.46	\$ 6.07	\$ 11.37
C0720	HARBORVIEW RD	MELBOURN	DATE ST	2U	1.12 Miles	CR 2U->4D	\$ 0.43	2016-2020	\$ 1.36	2016-2020	\$ 1.65	2016-2020	\$ 8.65	\$ 11.35	\$ 14.23
C0721.1	HARBORVIEW RD	DATE ST	PURDY DR	2U	0.66 Miles	CR 2U->4D	\$ 0.26	2016-2020	\$ 0.74	2016-2020	\$ 0.90	2016-2020	\$ 5.17	\$ 7.19	\$ 10.41
C0721.2	HARBORVIEW RD	PURDY DR	I75	2U	0.62 Miles	CR 2U->4D	\$ 0.32	2016-2020	\$ 0.96	2016-2020	\$ 1.21	2016-2020	\$ 6.37	\$ 8.66	\$ 12.83
C0722	N JONES LOOP	BURN STORE RD	TAYLOR RD	4D	0.78 Miles	CR 4D->8D	\$ 0.30	2016-2020	\$ 0.96	2016-2020	\$ 0.60	2016-2020	\$ 5.92	\$ 7.71	\$ 9.80
C0725	N JONES LOOP	TAYLOR RD	I75	4D	0.79 Miles	CR 4D->8D	\$ 0.21	2016-2020	\$ 0.67	2016-2020	\$ 0.48	2016-2020	\$ 4.49	\$ 5.85	\$ 7.51
C0732	N JONES LOOP EXTENSION	HENRY ST	US 41	0	1.36 Miles	CR 00->4D	\$ 0.14	2016-2020	\$ 0.43	2016-2020	\$ 0.28	2016-2020	\$ 2.78	\$ 3.64	\$ 4.67
C0736	RAMPART BLVD	LOVELAND	KINGS HWY	2U	0.12 Miles	CR 2U->4D	\$ 0.05	2015	\$ 0.14	2015	\$ 3.04	2015	\$ 20.28	\$ 28.13	\$ 35.74
C07270	RAMPART BLVD	KINGS HWY	RIO DE JANEIRO	2U	2.86 Miles	CR 2U->4D	\$ 0.67	Committed	\$ 2.75	Committed	\$ 0.62	Committed	\$ 18.37	\$ 18.37	\$ 23.84
C01350.1	SR 31	LEE COUNTY	QUARTER MILE ISOLATED INT	2U	11.92 Miles	Shoulder Paved (includes milling and resurfacing of existing pavement)	\$ 4.86	2021-2025	\$ 14.57	2021-2025	\$ -	2021-2025	\$ 87.15	\$ 116.58	\$ 201.27
C01350.2	SR 31	QUARTER MILE ISOLATED INT	CR 74	2U	0.25 Miles	Shoulder Paved (includes milling and resurfacing of existing pavement)	\$ 0.10	2021-2025	\$ 0.29	2021-2025	\$ -	2021-2025	\$ 1.95	\$ 2.34	\$ 4.04



Table 7-2: 2015-2035 Cost Feasible Capital Improvements, Continued See Legend on page 7-11

ID/FN	Facility	From	To	# of Existing Lanes	Project Length (Miles)	Project Description	POE (POD3) / Planning Study (County)			PE			ROW			CST						
							Cost (POC)	Ending Source	Year of Expenditure	Cost (POC)	Ending Source	Year of Expenditure	Cost (POC)	Ending Source	Year of Expenditure	Cost (POC)	Ending Source	Year of Expenditure	Cost (POC)	Ending Source	Year of Expenditure	
C01365	SR 776	CRESTVIEW DR	CR 775	4D	0.338 Miles	4-Lane Roadway to 6 Lanes (45 mph Design Speed) with 5' Sidewalk, 4' Bike Lane, and Curb & Gutter (includes milling and resurfacing of existing pavement)	\$ 0.45	OA	2024-2025	\$ 1.34	OA	2021-2025	\$ 0.79	OA	2021-2025	\$ 8.96	OA	2021-2025	\$ 11.54	OA	2021-2025	\$ 17.41
C01370	SR 776	CR 775	SAN CASA DR	4D	1.557 Miles	4-Lane Roadway to 8 Lanes (45 mph Design Speed) with 5' Sidewalk, 4' Bike Lane, and Curb & Gutter (includes milling and resurfacing of existing pavement)	\$ 0.59	Other	Committed	\$ 2.50	OA	2016-2020	\$ 0.92	OA	2021-2025	\$ 16.86	OA	2021-2025	\$ 20.01	OA	2021-2025	\$ 28.83
C01375	SR 776	SAN CASA DR	ORIOLE BLVD	4D	0.154 Miles	4-Lane Roadway to 6 Lanes (45 mph Design Speed) with 5' Sidewalk, 4' Bike Lane, and Curb & Gutter (includes milling and resurfacing of existing pavement)	\$ 0.07	Other	Committed	\$ 0.31	OA	2016-2020	\$ 0.10	OA	2026-2030	\$ 2.08	OA	2026-2030	\$ 2.49	OA	2026-2030	\$ 4.32
C01380	SR 776	ORIOLE BLVD	WINCHESTER BLVD	4D	0.303 Miles	4-Lane Roadway to 6 Lanes (45 mph Design Speed) with 5' Sidewalk, 4' Bike Lane, and Curb & Gutter (includes milling and resurfacing of existing pavement)	\$ 0.11	Other	Committed	\$ 0.49	OA	2016-2020	\$ 0.15	OA	2026-2030	\$ 3.25	OA	2026-2030	\$ 3.89	OA	2026-2030	\$ 6.75
C01381	SR 776	WINCHESTER BLVD	WILMINGTON BLVD	4D	0.184 Miles	4-Lane Roadway to 6 Lanes (45 mph Design Speed) with 5' Sidewalk, 4' Bike Lane, and Curb & Gutter (includes milling and resurfacing of existing pavement)	\$ 0.07	Other	Committed	\$ 0.30	OA	2016-2020	\$ -	OA	2021-2025	\$ 1.97	OA	2026-2030	\$ 2.27	OA	2026-2030	\$ 3.90
C01385	SR 776	WILMINGTON BLVD	SPINNAKER BLVD	4D	0.835 Miles	4-Lane Roadway to 6 Lanes (45 mph Design Speed) with 5' Sidewalk, 4' Bike Lane, and Curb & Gutter (includes milling and resurfacing of existing pavement)	\$ 0.30	Other	Committed	\$ 1.34	OA	2016-2020	\$ -	OA	2021-2025	\$ 8.95	OA	2026-2030	\$ 10.20	OA	2026-2030	\$ 17.92
C01390	SR 776	SPINNAKER BLVD	SUNNYBROOK BLVD	4D	1.017 Miles	4-Lane Roadway to 6 Lanes (45 mph Design Speed) with 5' Sidewalk, 4' Bike Lane, and Curb & Gutter (includes milling and resurfacing of existing pavement)	\$ 0.54	OA	2021-2025	\$ 1.63	OA	2026-2030	\$ -	OA	2021-2025	\$ 10.50	OA	2021-2025	\$ 13.06	OA	2021-2025	\$ 26.32
C01455	SR 776	US 41	MURDOCK CREEK	4D	0.314 Miles	4-Lane Roadway to 6 Lanes (45 mph Design Speed) with 5' Sidewalk, 4' Bike Lane, and Curb & Gutter (includes milling and resurfacing of existing pavement)	\$ 0.17	Local	2019-2020	\$ 0.50	Local	2016-2020	\$ -	Local	2021-2025	\$ 3.36	Local	2021-2025	\$ 4.04	Local	2021-2025	\$ 5.86
C01645	TUCKER'S GRADE	US 41	J25	4D	1.068 Miles	CR ID-40 4-Lane Roadway to 6 Lanes (50mph Design Speed) with 5' Sidewalk, 6.5' Bike Lane, and Curb & Gutter with 4' Inside Shoulder Paved (includes milling and resurfacing of existing pavement)	\$ 0.33	Local	2015	\$ 1.00	Local	2015	\$ -	Local	2015	\$ 6.65	Local	2015	\$ 7.98	Local	2015	\$ 9.33
C01655.2	US 17	COPLEY AVE	REGENT RD	4D	0.308 Miles	4-Lane Roadway to 6 Lanes (50mph Design Speed) with 5' Sidewalk, 6.5' Bike Lane, and Curb & Gutter with 4' Inside Shoulder Paved (includes milling and resurfacing of existing pavement)	\$ 0.16	Multiple Sources	2026-2030	\$ 0.53	Multiple Sources	2026-2030	\$ -	OA	2026-2030	\$ 3.94	Multiple Sources	2026-2030	\$ 4.24	Multiple Sources	2026-2030	\$ 7.49
C01660.1	US 17	REGENT RD	GOLF COURSE BLVD	4D	0.46 Miles	4-Lane Roadway to 6 Lanes (50mph Design Speed) with 5' Sidewalk, 6.5' Bike Lane, and Curb & Gutter with 4' Inside Shoulder Paved (includes milling and resurfacing of existing pavement)	\$ 0.27	Multiple Sources	2026-2030	\$ 0.82	Multiple Sources	2026-2030	\$ -	OA	2026-2030	\$ 5.46	Multiple Sources	2026-2030	\$ 6.59	Multiple Sources	2026-2030	\$ 11.58
C01660.2	US 17	GOLF COURSE BLVD	CR 74	4D	0.193 Miles	4-Lane Roadway to 6 Lanes (50mph Design Speed) with 5' Sidewalk, 6.5' Bike Lane, and Curb & Gutter with 4' Inside Shoulder Paved (includes milling and resurfacing of existing pavement)	\$ 0.11	Multiple Sources	2026-2030	\$ 0.33	Multiple Sources	2026-2030	\$ -	OA	2026-2030	\$ 2.21	Multiple Sources	2026-2030	\$ 2.65	Multiple Sources	2026-2030	\$ 5.35



Table 7-2: 2015-2035 Cost Feasible Capital Improvements, Continued See Legend on page 7-11

ID/FPN	Facility	From	To	# of Existing Lanes	Project Length (Miles)	Project Description	PD&E (FROOT) Planning Study (County)			PE			ROW			CST			Total Project Cost (PDC)	Total Project Cost (VOE)
							Cost (PDC)	Funding Source	Year of Expenditure	Cost (PDC)	Funding Source	Year of Expenditure	Cost (PDC)	Funding Source	Year of Expenditure	Cost (PDC)	Funding Source	Year of Expenditure		
C01890	US 41	NOTRE DAME BLVD	TAYLOR RD	4D	1.305 Miles	4-Lane Roadway to 6 Lanes (50mph Design Speed) with 5' Sidewalk, 6.5' Bike Lane, and Curb & Gutter with 4' Inside Shoulder Paved (Includes milling and resurfacing of existing pavement)	\$ 0.75	<Multiple Sources>	2021-2025	\$ 2.24	<Multiple Sources>	2021-2025	\$ -	OA	2021-2025	\$ 9.06	<Multiple Sources>	2021-2025	\$ 12.06	\$ 17.95
C01890	US 41	NOTRE DAME BLVD	TAYLOR RD	4D	1.305 Miles	4-Lane Roadway to 6 Lanes (50mph Design Speed) with 5' Sidewalk, 6.5' Bike Lane, and Curb & Gutter with 4' Inside Shoulder Paved (Includes milling and resurfacing of existing pavement)	\$ 0.75	<Multiple Sources>	2021-2025	\$ 2.24	<Multiple Sources>	2021-2025	\$ -	-	2028-2030	\$ 5.88	<Multiple Sources>	2028-2030	\$ 5.88	\$ 10.55
C01885	US 41	TAYLOR RD	BURNY STORE RD	4D	1.591 Miles	4-Lane Roadway to 6 Lanes (50mph Design Speed) with 5' Sidewalk, 6.5' Bike Lane, and Curb & Gutter with 4' Inside Shoulder Paved (Includes milling and resurfacing of existing pavement)	\$ 0.91	<Multiple Sources>	2021-2025	\$ 2.73	<Multiple Sources>	2021-2025	\$ -	OA	2021-2025	\$ 1.24	<Multiple Sources>	2028-2030	\$ 4.88	\$ 7.25
C01885	US 41	TAYLOR RD	BURNY STORE RD	4D	1.591 Miles	4-Lane Roadway to 6 Lanes (50mph Design Speed) with 5' Sidewalk, 6.5' Bike Lane, and Curb & Gutter with 4' Inside Shoulder Paved (Includes milling and resurfacing of existing pavement)	\$ 0.91	<Multiple Sources>	2021-2025	\$ 2.73	<Multiple Sources>	2021-2025	\$ -	-	2021-2025	\$ 18.97	<Multiple Sources>	2021-2025	\$ 18.97	\$ 35.84
C01860	VETERANS BLVD	MURDOCK CREEK	TOLEDO BLADE	4D	0.489 Miles	CR 4D-340	\$ 0.53	Local	2016-2020	\$ 1.60	Local	2016-2020	\$ -	Local	2021-2025	\$ 10.69	Local	2021-2025	\$ 12.83	\$ 18.93
C01861	VETERANS BLVD	TOLEDO BLADE	ATWATER ST	4D	1.377 Miles	CR 4D-340	\$ 0.28	Local	2016-2020	\$ 0.77	Local	2016-2020	\$ -	Local	2021-2025	\$ 5.11	Local	2021-2025	\$ 6.13	\$ 9.04
C00075	VETERANS BLVD	ATWATER ST	YORKSHIRE ST	4D	0.658 Miles	CR 4D-340														
C00080	VETERANS BLVD	YORKSHIRE ST	HILLSBOROUGH BLVD	4D	0.867 Miles	CR 4D-340														
C00000	I-75	LEE COUNTY	TUCKERS GRADE	4F		(Widen) 4-Lane Interstates to 6 lanes with 10' Inside and Outside Shoulders Paved (Includes milling and resurfacing of existing pavement)(40 ft depressed median, 4 1/2 lanes, 12' outside shoulders (5' paved) (Exhibit 2)	\$ 1.55	OA	2013	\$ 3.45	OA	2013	\$ -	-	2013	\$ 37.84	OA	2014	\$ 43.84	\$ 43.84
C00000	I-75	N JONES LOOP	US 17	4F		(Widen) 4-Lane Interstates to 6 lanes with 10' Inside and Outside Shoulders Paved (Includes milling and resurfacing of existing pavement)(40 ft depressed median, 4 1/2 lanes, 12' outside shoulders (5' paved) (Exhibit 2)				\$ 8.9	OA	2021	\$ -	-	2021	\$ 51.8	OA	2021-2025	\$ 58.7	\$ 58.83
C00000	I-75	HARBOR VIEW	KINGS HWY	4F		(Widen) 4-Lane Interstates to 6 lanes with 10' Inside and Outside Shoulders Paved (Includes milling and resurfacing of existing pavement)(40 ft depressed median, 4 1/2 lanes, 12' outside shoulders (5' paved) (Exhibit 2)	\$.87	OA	2013	\$ 2.88	OA	2012	\$ -	-	2012	\$ 30.1	OA	2015	\$ 33.75	\$ 33.75

FDOT FY15-19 ADOPTED WORK PROGRAM as of 07/01/14

Excludes Department Building & Grounds Projects, as well as Debt Service, Incubator, Bridged & Non-Bridged Items

District	County	DISTRICT-WIDE	Item Description	Item	Work Mix Description	Phase	Phase Description	B.E.	Budget Code	Budget Category Description	Funding Source	2015	2016	2017	2018	2019	Grand Total
00			MAINTENANCE ON AUTOMATED FUEL DISPENSING & ACCOUNTING EQUIPMENT	429013-1	ROUTINE MAINTENANCE	72	MAINT CONSULTANT	55150200	088772	HIGHWAY MAINTENANCE CONTR	State 100%	13,224	13,224	13,224	13,224	52,900	
			STANWIEE DOC CONTRA DEPARTMENT OF CORRECTION	428417-1	D.O.C. CONTRACT	78	MAINT OTHER AGENCY	55150200	088810	CONTRACT MAINTENANCE WITH DEPT	State 100%	134,244	134,244	134,244	134,244	530,976	
01	CHARLOTTE		CHARLOTTE COUNTY - PUNTA GORDA MPO TRANSIT PLANNING 30350D	410114-1	MODAL SYSTEMS PLANNING	14	PLANNING GRANT	55100100	088774	PUBLIC TRANSIT DEVGMENTS	Federal	19,146,000	19,146,000	19,146,000	19,146,000	76,584,000	
			CHARLOTTE COUNTY AIRPORT	429010-1	AVIATION SAFETY PROJECT	94	CAPITAL GRANT	55100100	088719	AVIATION DEVGMENTS	State 100%	5,831	5,831	5,831	5,831	23,493	
			CHARLOTTE COUNTY AIRPORT CAPITAL IMPROVEMENTS	429010-1	AVIATION PRESERVATION PROJECT	94	CAPITAL GRANT	55100100	088719	AVIATION DEVGMENTS	State 100%	2,625,000	2,625,000	2,625,000	2,625,000	10,500,000	
			CHARLOTTE COUNTY AIRPORT CAPITAL IMPROVEMENTS	429010-1	AVIATION PRESERVATION PROJECT	94	CAPITAL GRANT	55100100	088719	AVIATION DEVGMENTS	State 100%	1,000,000	1,000,000	1,000,000	1,000,000	4,000,000	
			CHARLOTTE COUNTY AIRPORT CAPITAL IMPROVEMENTS	429010-1	AVIATION PRESERVATION PROJECT	94	CAPITAL GRANT	55100100	088719	AVIATION DEVGMENTS	State 100%	2,000,000	2,000,000	2,000,000	2,000,000	8,000,000	
			CHARLOTTE COUNTY ASSET MAINTENANCE	429010-1	ROUTINE MAINTENANCE	72	MAINT CONSULTANT	55150200	088772	HIGHWAY MAINTENANCE CONTR	State 100%	770,000	770,000	770,000	770,000	3,080,000	
			CHARLOTTE COUNTY BRIDGE REPAIR AT VARIOUS LOCATIONS	410118-1	ROUTINE MAINTENANCE	72	PE CONSULTANT	55100100	088849	PRELIMINARY ENGR CONSULT	State 100%	2,460,000	2,460,000	2,460,000	2,460,000	9,840,000	
			CHARLOTTE COUNTY HIGHWAY LIGHTING	410123-1	ROUTINE MAINTENANCE	72	MAINT OTHER AGENCY	55150200	088772	HIGHWAY MAINTENANCE CONTR	State 100%	1,704,100	1,704,100	1,704,100	1,704,100	6,816,400	
			CHARLOTTE COUNTY STATE TRANSIT BLOCK GRANT	410124-1	OPERATIONS FOR FIXED ROUTE	84	OPERATIONS GRANT	55100100	088774	NOT STATE BUDGET	State 100%	1,704,100	1,704,100	1,704,100	1,704,100	6,816,400	
			CHARLOTTE COUNTY TRAFFIC SIGNALS REIMBURSEMENT	410125-1	TRAFFIC SIGNALS	88	OPERATIONS OTHER AGENCY	55150200	088888	TRAFFIC ENGR CONSULTANTS	State 100%	76,000	76,000	76,000	76,000	304,000	
			CHARLOTTE COUNTY TRANSPORTATION ASSISTANCE	410134-1	OPERATING/ADMIN. ASSISTANCE	84	OPERATIONS GRANT	55100100	088774	NOT STATE BUDGET	Federal	81,000	81,000	81,000	81,000	324,000	
			CHARLOTTE COUNTY PUNTA GORDA MPO FY 2018/2019 UPWP	410134-1	OPERATING/ADMIN. ASSISTANCE	84	OPERATIONS GRANT	55100100	088774	NOT STATE BUDGET	Federal	81,000	81,000	81,000	81,000	324,000	
			CHARLOTTE COUNTY-CCT FFA 3.97	410134-1	OPERATING/ADMIN. ASSISTANCE	84	OPERATIONS GRANT	55100100	088774	NOT STATE BUDGET	Federal	81,000	81,000	81,000	81,000	324,000	
			CHARLOTTE MPO IDENTIFIED OPERATIONAL IMPROVEMENTS FUNDING	410464-1	TRANSPORTATION PLANNING	14	PLANNING GRANT	55100100	088954	TRANSPORT PLANNING GRANTS	Federal	1,441,093	1,441,093	1,441,093	1,441,093	5,764,372	
			CHARLOTTE/PUNTA FY 2017/2018 UPWP	410464-1	TRANSPORTATION PLANNING	14	PLANNING GRANT	55100100	088954	TRANSPORT PLANNING GRANTS	Federal	360,273	360,273	360,273	360,273	1,441,093	
			CHARLOTTE/PUNTA GORDA MPO FY 2015/2016 UPWP	410464-1	TRANSPORTATION PLANNING	14	PLANNING GRANT	55100100	088954	TRANSPORT PLANNING GRANTS	Federal	1,801,386	1,801,386	1,801,386	1,801,386	7,205,665	
			HARBORVIEW ROAD FROM MELBOURNE RD TO I-76	413062-1	POWERS STUDY	22	POKE CONSULTANT	55100100	088949	PRELIMINARY ENGR CONSULT	Federal	1,687,383	1,687,383	1,687,383	1,687,383	6,749,532	
			HARBORVIEW AT OLCHREST	41320-1	BIKE PATH/TRAIL	58	CONST OTHER AGENCY	55150200	088717	ARTERIAL HIGHWAY CONSTR	Federal	2,001,610	2,001,610	2,001,610	2,001,610	8,006,440	
			I-76 (SR 50) BRIDGE PAINTING AT VARIOUS LOCATIONS	41171-1	BRIDGE - PAINTING	32	PE CONSULTANT	55100100	088949	PRELIMINARY ENGR CONSULT	State 100%	200,000	200,000	200,000	200,000	800,000	
			I-76 (SR 50) FROM LEE C/L TO S TUCKERS GRADE	413042-2	ADD LANES & RECONSTRUCT	58	CONST OTHER AGENCY	55150200	088716	INTRASTATE HIGHWAY CONSTR	State 100%	900,000	900,000	900,000	900,000	3,600,000	
			I-76 FROM S OF HARBORVIEW ROAD TO NORTH OF KINGS HWY	413042-2	ADD LANES & RECONSTRUCT	58	CONST OTHER AGENCY	55150200	088716	INTRASTATE HIGHWAY CONSTR	State 100%	42,246	42,246	42,246	42,246	168,984	
			ITS DEVICES ELECTRIC	413042-2	OTHER ITS	72	MAINT CONSULTANT	55150200	088712	HIGHWAY MAINTENANCE CONTR	State 100%	30,000	30,000	30,000	30,000	120,000	
			KINGSWAY ELEMENTARY SCHOOL SRTS SIDEWALK SAFETY	413042-1	SIDEWALK	32	PE CONSULTANT	55100100	088949	PRELIMINARY ENGR CONSULT	Federal	104,845	104,845	104,845	104,845	419,380	
			MPCS M64 STORMWATER AGREEMENT	413042-1	ROUTINE MAINTENANCE	72	MAINT CONSULTANT	55150200	088712	HIGHWAY MAINTENANCE CONTR	State 100%	3,000	3,000	3,000	3,000	12,000	
			PEACHLAND BLVD FROM BACHMAN BLVD TO ATWATER STREET	413042-2	SIDEWALK	32	CONST SUP CONSULTANT	55100100	088949	PRELIMINARY ENGR CONSULT	Federal	78,567	78,567	78,567	78,567	314,268	
			PUNTA GORDA AIRPORT	413042-2	SIDEWALK	32	CONST SUP CONSULTANT	55100100	088949	PRELIMINARY ENGR CONSULT	Federal	194,845	194,845	194,845	194,845	779,380	
				413042-2	SIDEWALK	32	CONST SUP CONSULTANT	55100100	088949	PRELIMINARY ENGR CONSULT	Federal	1,000	1,000	1,000	1,000	4,000	
				413042-2	SIDEWALK	32	CONST SUP CONSULTANT	55100100	088949	PRELIMINARY ENGR CONSULT	Federal	6,336	6,336	6,336	6,336	25,344	
				413042-2	SIDEWALK	32	CONST SUP CONSULTANT	55100100	088949	PRELIMINARY ENGR CONSULT	Federal	361,128	361,128	361,128	361,128	1,444,512	
				413042-2	SIDEWALK	32	CONST SUP CONSULTANT	55100100	088949	PRELIMINARY ENGR CONSULT	Federal	375,000	375,000	375,000	375,000	1,500,000	
				413042-1	AVIATION REVIEW/OPERATIONAL	94	CAPITAL GRANT	55100100	088719	AVIATION DEVGMENTS	State 100%	760,000	760,000	760,000	760,000	3,040,000	
				413042-1	AVIATION REVIEW/OPERATIONAL	94	CAPITAL GRANT	55100100	088719	AVIATION DEVGMENTS	State 100%	345,000	345,000	345,000	345,000	1,380,000	
				413042-1	AVIATION REVIEW/OPERATIONAL	94	CAPITAL GRANT	55100100	088719	AVIATION DEVGMENTS	State 100%	890,000	890,000	890,000	890,000	3,560,000	

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CHARLOTTE COUNTY
 COMMUNITY DEVELOPMENT DEPARTMENT

APPLICATION for
 LARGE SCALE PLAN AMENDMENT (MAP)

Date Received: 2/17/2015	Time Received: 3:30 PM.
Date of Log-in: 2/24/2015	Petition #: PA-15-02-01-LS Accela #: PAL-15-00023
Receipt #: 168282	Amount Paid: \$2640.00

1. PARTIES TO THE APPLICATION

Name of Applicant: Crimson Tamiami Trail Holdings LLC

Mailing Address: 4675 Macarthur Court, Suite 1550

City: Newport Beach	State: CA	Zip Code: 92660
Phone Number:	Fax Number:	

Email Address:

Name of Agent: Geri L. Waksler; McCrory Law Firm, PL

Mailing Address: 309 Tamiami Trail

City: Punta Gorda	State: FL	Zip Code: 33950
Phone Number: (941) 205-1122	Fax Number: (941) 205-113	

Email Address: geri@mccrorylaw.com

Name of Engineer/Surveyor: Todd Rebol; Banks Engineering

Mailing Address: 12653 SW County Rd. 769, Suite B

City: Lake Suzy	State: FL	Zip Code: 34269
Phone Number: (941) 625-1165	Fax Number: (941) 625-1149	

Email Address: TRebol@bankseng.com

Name of Property Owner (if more than one property owner, attach a separate sheet with a list of all owners):
 Crimson Tamiami Trail Holdings, LLC

Mailing Address: 4675 Macarthur Court, Suite 1550

City: Newport Beach	State: FL	Zip Code: 92660
Phone Number:	Fax Number:	

Email Address:

2. PROPERTY INFORMATION

If more than one account number exists, attach a separate sheet listing all information required by this section

Property Account #: 412335300001 and 412335400001		
Section: 35	Township: 41	Range: 23
Parcel/Lot #: P1 and P3	Block #:	Subdivision: ZZZ
Total acreage or square feet of the property: 565.74 <i>415.93 ± acres</i>		

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.

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

5. NOTARIZED AUTHORIZATION:

- 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.

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

7. EXISTING LAND USE DESIGNATIONS

Future Land Use Map (FLUM) designation(s)	Acreage
High Intensity Industrial	357.70
Preservation	142.97
Commercial	63.38
Zoning District(s)	
PD	370.58 +/-
RE-1	193.57
RMF-5	1.59

8. APPLICANT'S PROPOSED CHANGE(S):

High Intensity Industrial to Low Density Residential - 357.70 acres

Commercial to Low Density Residential - 45.36 acres

Preservation to Low Density Residential - 12.87 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?
Economic Center located within the USA, changing to Low Density Residential, no historical or archeological resources and not located within the CHHA

9. REASON FOR PROPOSED CHANGE(S) (attach additional sheets if necessary):

The land use on the site was changed to High Intensity Industrial in 2007. It has been actively marketed but there has been no interest in industrial use. The property was acquired by the current owner through foreclosure. The current owner envisions a mix of residential and commercial uses on the site.

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

Vacant Land

11. SURROUNDING LAND USES:

North: Vacant Low Density Residential land, I-75

South: Platted Low Density Residential lots with scattered single family development

East: I-75, Vacant Conservation Land

West: Platted Low Density Residential Lots with scattered single family and mobile homes

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.

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):

Tuckers Grade, U.S. 41, I-75

- ii. *Traffic Impact Analysis*: This study must be authored by a registered professional engineer in the State of Florida. Provide a study showing the impacts development of the subject site, at

the maximum buildout allowed, under the proposed FLUM designation(s) would have on the surrounding roadway network. Where traffic impacts reduce LOS below 'D', provide a proportionate fair share assessment for those impacted roadways. If buildout is voluntarily restricted by the applicant, the report may utilize the restricted buildout numbers.

- *Hurricane Evacuation Study*: For any property that is even partially located in a Coastal High Hazard Area, or which generates trips wherein the majority of those trips would utilize a roadway that runs through a Coastal High Hazard Area, a *Hurricane Evacuation Study* must accompany any *Traffic Impact Analysis*.

B. Potable Water and Sanitary Sewer and other Utility Services

- i. Submit a letter from any water or sewer utilities that will be serving the subject site stating availability of utility service to the property.
- ii. Attach an *Estimated Potable Water and Sanitary Sewer Usage Report*: provide a report showing the gallons per day that may be generated by development of the subject site at the maximum buildout allowed under the proposed FLUM designation(s). If buildout is voluntarily restricted by the applicant, the report may utilize the restricted buildout numbers.

14. HISTORICAL OR ARCHEOLOGICAL SITES: 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.

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

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

FORM B. APPLICANT AUTHORIZATION TO AGENT

I, the undersigned, being first duly sworn, depose and say that I am the applicant for the REZONING of the property described and which is the subject matter of the proposed hearing. I give authorization for Gerri L. Waksler, McCrory Law Firm, PL to be my agent for this application.

STATE OF _____, COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____ who is personally known to me or has/have produced

_____ as identification and who did/did not take an oath.
Crimson Tamiami Trail Holdings, LLC

By: [Signature]
Signature of Applicant

Notary Public Signature

Notary Printed Signature

Printed Signature of Applicant

Title

4675 Macarthur Court, Suite 1550
Address

Commission Code

Newport Beach, CA 92660
City, State, Zip

Telephone Number

See Attached

(STATE OF CALIFORNIA)
COUNTY OF ORANGE)

On August 5, 2014, before me, Jaclyn Mary Lanning, Notary Public, personally appeared Mark E. Foster, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she~~/~~they~~ executed the same in his/~~her~~/~~their~~ authorized capacity(ies), and that by his/~~her~~/~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature _____ (SEAL)

Signature of Notary Public

AFFIDAVIT

I, the undersigned, being first duly sworn, depose and say that I am the owner or agent of the property described and which is the subject matter of the proposed hearing; that all answers to the questions in this application, and all sketches, data and other supplementary matter attached to and made a part of the application are honest and true to the best of my knowledge and belief. I understand this application must be complete and accurate before the hearing can be advertised, and that if I am not the owner of the property I have attached a notarized authorization from the owner(s) to submit this application. I acknowledge that all items listed in the application must be submitted concurrent at the time the County accepts the application. I swear that the attached list of adjacent property owners is complete, including all property owners within 200 feet of the subject properties (excluding right-of-ways), that it is correct, providing addresses as listed in the County Tax Roll.

STATE OF FLORIDA, COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me this 17th day of February, 2015, by

Gerri L. Waksler who is personally known to me, or has/have produced

[Signature] as identification and who did/did not take an oath.

<u>[Signature]</u> Notary Public Signature	<u>[Signature]</u> Signature of Applicant or Agent
<u>Susan C. Johnson</u> Notary Printed Signature	<u>Gerri L. Waksler</u> Printed Signature of Applicant or Agent
	<u>McCrory Law Firm, PL</u> 309 Tamiami Trail Address
<u>[Notary Seal]</u> Title	<u>Punta Gorda, FL 33950</u> City, State, Zip
<u>[Notary Seal]</u> Commission Code	<u>(941) 205-1122</u> Telephone Number

LARGE SCALE PLAN AMENDMENT

Crimson Tamiami Trail Holdings, LLC Narrative in Support of Application

Requested Amendment

Crimson Tamiami Trail Holdings, LLC is requesting a Large Scale Future Land Use Map Amendment on 415.93 acres of a 565.74 parcel located at the intersection of U.S. 41 and Tucker's Grade (the "Property"). The majority of the Property extends from I-75 to U.S. 41 with a 1.59 acre parcel located east of I-75. The requested amendment will change 357.07 acres from High Intensity Industrial to Low Density Residential, 12.87 acres from Preservation to Low Density Residential and 45.36 acres of Commercial to Low Density Residential. The applicant requests a notation on the Future Land Use Map limiting this site to 999 units.

History

In 2004, Charlotte County approved an amendment that changed the Future Land Use on a portion of the Property from Agriculture to Low Density Residential and Commercial Center. Concurrently, the Property was rezoned from Agriculture Estate (AE) to Planned Development (PD). The Planned Development approved 999 residential units and 13.92 acres of commercial development.

In early 2008, the land use on the remainder of the Property was amended from Agriculture to Commercial and Low Density Residential. The zoning remained Agriculture Estate (AE).

In late 2008, the entire Property was again submitted for a land use amendment. Charlotte County approved the request to re-designate approximately 500 acres with a combination of High Intensity Industrial and Preservation land uses. Subsequent to this most recent land use amendment, the Property was actively marketed for industrial use without success. Ultimately, the Property went into foreclosure and was acquired by Crimson Tamiami Trail Holdings, LLC ("Crimson"). After researching the market, Crimson has determined that the best use of the site is mixed use residential/commercial project.

Consistency with the Comprehensive Plan

The Property is designated as part of an Economic Center on the 2050 Framework Map. According to FLU Objective 5.3: Economic Centers and CRAs, the intent of Economic Centers is to "create distinctive places of unique character and identity, maximize their economic benefit, and create more walkable and transit supportive places." More specifically FLU Policy 5.3.1: Economic Centers states:

Economic Centers are focused locations of regional commercial and employment uses. Although these Centers have yet to fully develop and lack the intensity and mix of use that would maximize their economic benefit and create more walkable and transit supportive places, these areas will be encouraged to change and redevelop over time into economically vibrant, walkable, mixed use centers with unique and identifiable character.

The proposed commercial use will add to the existing 63.38 acres of approved commercial use, providing job opportunities within the County. The proposed residential uses are at a density that would support a transit stop. The combination of commercial and residential uses creates a mixed use community wherein residential, retail, employment and recreational opportunities will co-exist, all within walking distance of one another. Additionally, the Property is part of a larger Economic Center that includes the Enterprise Charlotte Airport Park. The proposed residential use will provide convenient housing opportunities for workers within this larger Economic Center. For these reasons, the proposed change is supported by the County's Comprehensive Plan.

Compatibility and Impacts on the Residential Uses

The lands to the north, south and west are all designated Low Density Residential. To the north is vacant land. To the south is Tropical Gulf Acres comprised of a few scattered single family homes and vacant lots. To the west is a platted mobile home community. The majority of the lots are occupied, though there are scattered vacant lots. I-75 borders the Property to the east. The proposed residential community is compatible with the surrounding uses. The proposed commercial use is compatible with the surrounding residential community. The site will meet the retail shopping needs of the surrounding communities as they continue to build out. Furthermore, landscaping, buffering, and setback requirements contained within the Land Development Regulations will minimize any impacts on the residential neighborhoods.

Concurrency Issues

Water and Sewer: The site is not currently served by water or sewer. As indicated in the letter from Charlotte County Utilities, the project was directed to make inquiry to the City of Punta Gorda. However, the site is not within the City's service area. Charlotte County's Burnt Store Road facility has capacity to serve the site but no infrastructure in place to provide the service. It is intended that the site will be served by central water and sewer facilities by extending lines either from Charlotte County's or the City of Punta Gorda's water and sewer plants. Alternatively, central water and sewer service will be provided by an onsite facility.

Traffic: A transportation impact study was conducted by Florida Transportation Engineering, Inc. Based on the results of the study, the additional traffic impacts generated from the Property when developed with the maximum residential and commercial uses will not cause any impairment to transportation facilities. U.S. 41, Tuckers Grade and I-75 will all operate within adopted levels of service in both the near and far term.

Schools: The Property will be served by Sallie Jones Elementary School, Punta Gorda Middle School and Charlotte High School. Utilizing the maximum number of units requested for the site (999), the project is anticipated to generate 51 high school students, 36 middle school students and 65 elementary students. At this stage of the entitlement process, the analysis is conducted for planning purposes only. The applicant acknowledges that a School Impact Analysis must be submitted at the time of platting or final development approval and that mitigation measures may be required if there is insufficient capacity to serve the students generated by the development.

Garbage Collection: Projections for the Zemel Road landfill estimate that the landfill has capacity to serve Charlotte County to the 2030 planning horizon.

Fire/EMS Protection: Charlotte County Station No. 5 located at 26287 Notre Dame Boulevard, Punta Gorda will serve the site. It is approximately 8 – 10 minutes from the Property.

Environmental Considerations: The Property contains no wetlands. Wetlands are located within the overall development parcel, but are designated as Preservation. A Protected Species Assessment was conducted by Ian Vincent and Associates, Inc. According to the PSA, the Property is within the Core Foraging Area of several wood stork nesting colonies, in the consultation areas for the red-cockaded woodpecker, the crested caracara and the Florida scrub jay and has suitable habitat for the Florida bonneted bat, wading bird species and Sandhill cranes. However, no utilization of the site by any of these species was found. The site inspection did identify 44 potentially occupied gopher tortoise burrows, primarily in berms along the property boundaries. The appropriate permit relative to the gopher tortoise will be required from the Florida Fish and Wildlife Commission prior to development if the gopher tortoise burrows cannot be avoided during construction.

Potential for Natural Disasters: The site is not located within Coastal High Hazard Area.

Stormwater Management: During the permitting stage for any proposed development on the Property, the applicant will need to obtain permits for construction and operation of stormwater management facilities. Permits will be required prior to development commencing on the site. The stormwater management facility will be reviewed through the Environmental Resource Permit process by the Southwest Florida Water Management District and will be required to meet adopted level of service requirements and water quality standards.