

**Application No.**  
**PA-15-10-11 / Z-15-10-12**  
**(Unified Plan Amendment and**  
**Rezoning Request)**

**Applicant**  
**Newfoundland Five, Inc. / Taylor Rd.**  
**Development**

**Legislative/Quasi-Judicial**

**Commission District II**



Community Development

# CHARLOTTE COUNTY

Location Map for  
PA-15-10-11 and Z-15-10-12

Charlotte County Government

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

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## 16/41/23 South-County



This map is a representation of compiled public information. It is believed to be an accurate and true depiction for the stated purpose, but Charlotte County and its employees make no guarantees, implied or otherwise, to the accuracy, or completeness. We therefore do not accept any responsibilities as to its use. This is not a survey or is it to be used for design. Reflected Dimensions are for informational purposes only and may have been rounded to the nearest tenth. For precise dimensions, please refer to recorded plats and related documents.

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Community Development

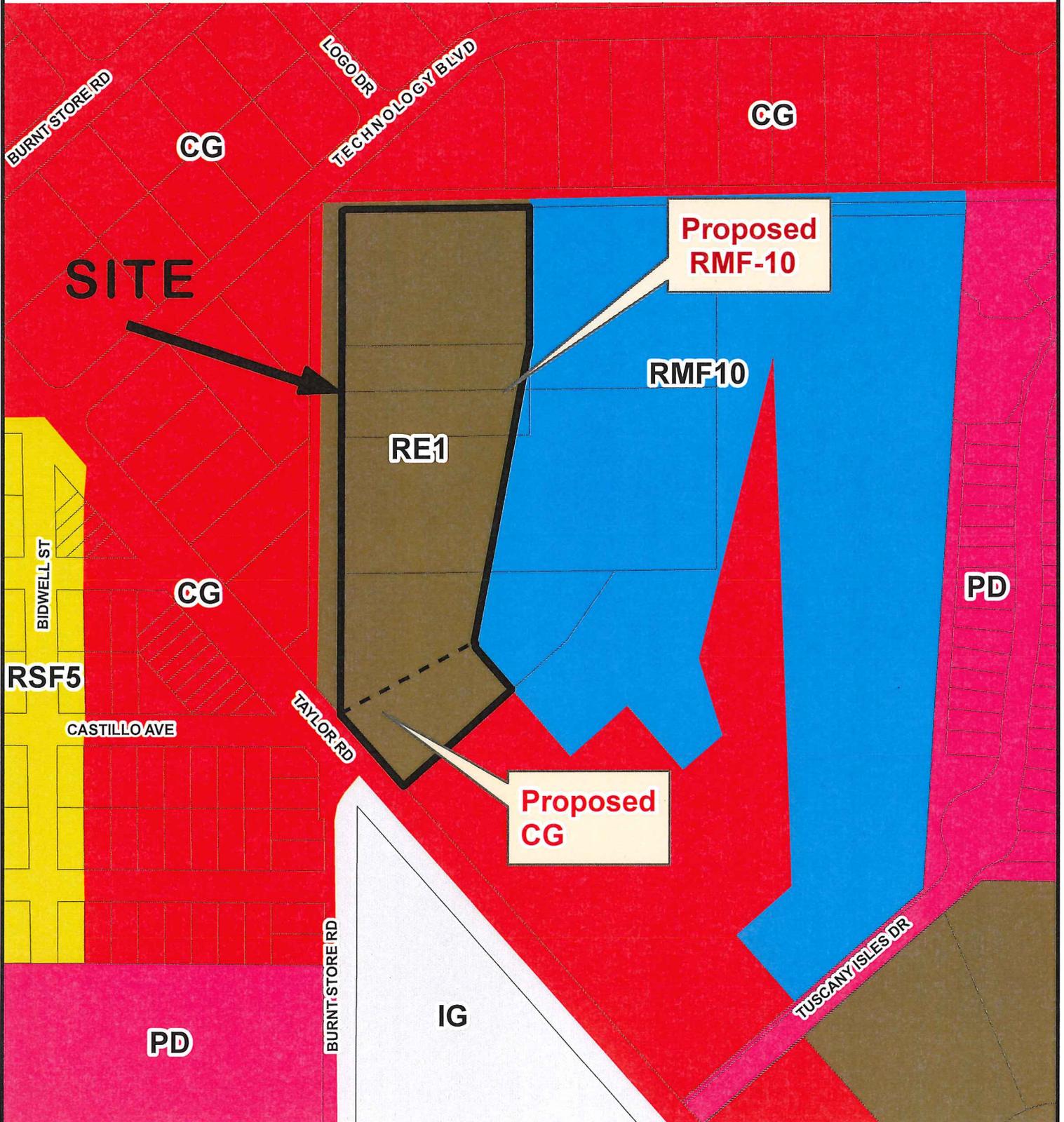
# CHARLOTTE COUNTY

Existing Zoning Map for  
PA-15-10-11 and Z-15-10-12

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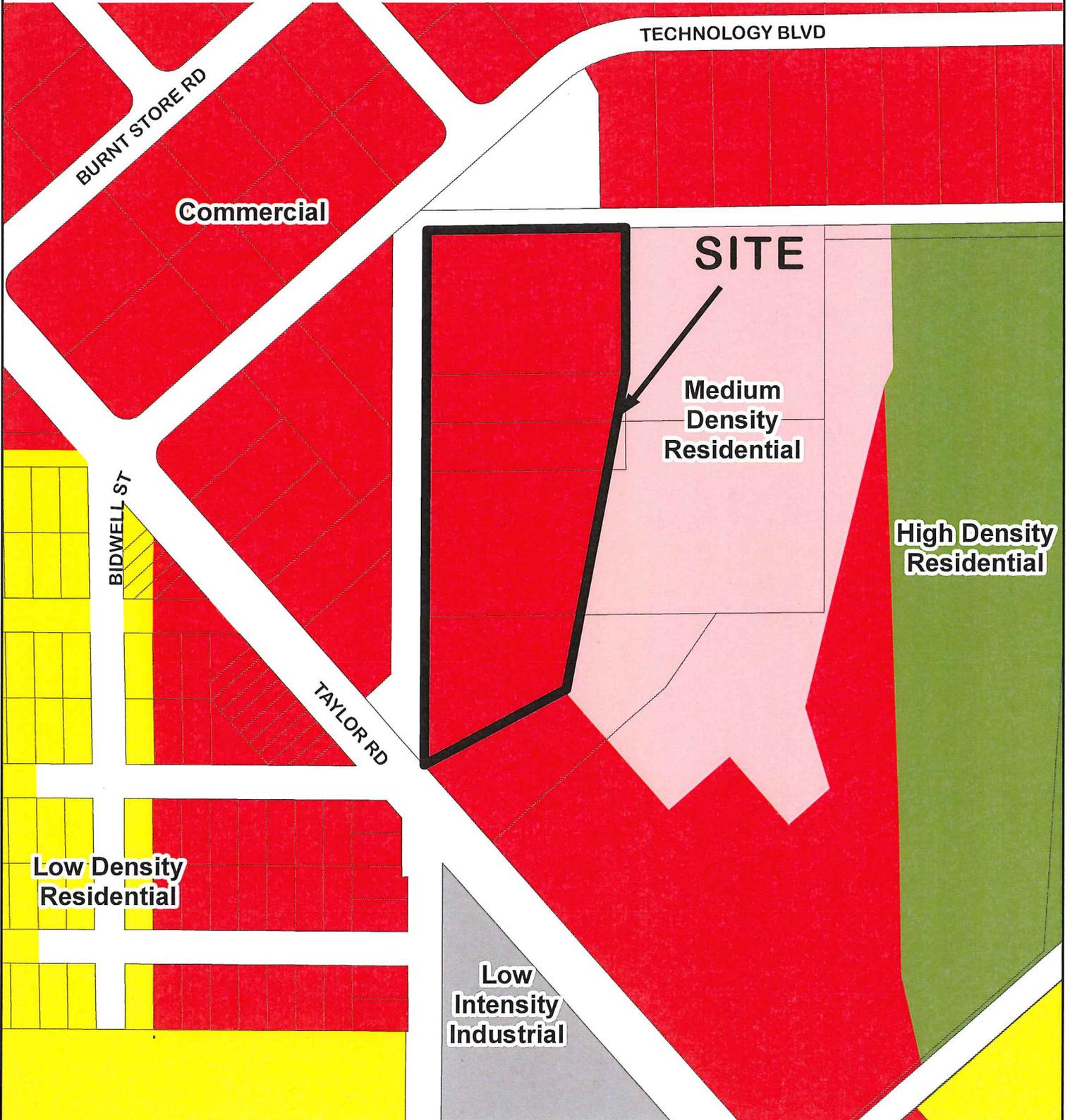
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Community Development

# CHARLOTTE COUNTY

Existing FLU Map for  
PA-15-10-11 and Z-15-10-12



## 16/41/23 South-County



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## Community Development Department Staff Report for PA-15-10-11 & Z-15-10-12

**DATE:** November 4, 2015

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

**FROM:** Matthew T. Trepal, Principal Planner

**REQUESTED**

**ACTION(S):** A privately initiated request to amend the 2030 Future Land Use Map from Commercial (COM) to Medium Density Residential (MDR) and to amend the Charlotte County Zoning Atlas from Residential Estates 1 (RE-1) to Residential Multi-family 10 (RMF-10) and Commercial General (CG).

### PART I

**Applicant(s):** Newfoundland Five, Inc.  
c/o Transmetro Properties Limited  
1240 Bay Street, Suite 306  
Toronto, ON M5R 2A7  
Canada

**Owner(s):** Same

**General Location**

**and Acreage:** 7.20± acres located at 3426, 3430, 3432, 3434, and 3436 Taylor Road, in the Punta Gorda area.

**Account Number(s):** 412316301002  
412316301003  
412316301004  
412316301005  
412316301006

**Staff Recommendation:**

“Approve adoption of petition PA-15-10-11 based on the findings and analysis in the Comprehensive Planning Division staff report dated November 4, 2015 and any evidence presented at the public hearing.”

“Approve adoption of petition Z-15-10-12 based on the findings and analysis in the Comprehensive Planning Division staff report dated November 4, 2015 and any evidence presented at the public hearing.”

**The Planning and Zoning Board proposed recommendation:**

“Motion to forward application No. PA-15-10-11 to the Board of County Commissioners with a recommendation of Approval, based on the findings and analysis in the staff report dated November 4, 2015 and the evidence presented at the public hearing.”

“Motion to forward application No. Z-15-10-12 to the Board of County Commissioners with a recommendation of Approval, based on the findings and analysis in the staff report dated November 4, 2015 and the evidence presented at the public hearing.”

**Analysis:**

The applicant is requesting a small-scale plan amendment and a companion rezoning for 7.20± acres of a larger 33.52±-acre site. The proposed plan amendment would amend 6.27 acres of the 7.20 acres from Commercial (COM) to Medium Density Residential (MDR). The proposed rezoning would amend 6.27 acres of the 7.20 acres from Residential Estates 1 (RE-1) to Residential Multi-family 10 (RMF-10) and would amend the remaining 0.93 acres from RE-1 to Commercial General (CG). The site consists of all or portions of five parcels, and is currently mostly vacant with a single single-family home located in the northern portion of the site. It is located at the northeastern corner of the intersection of Taylor Road and Burnt Store Road. The stated purpose of this unified petition is to allow the construction of a horizontally-mixed use development, with multi-family residential development behind commercial development along Taylor Road. The development will require the transfer of density units onto the 6.27 acres amended to MDR and RMF-10 to achieve the stated objective.

***Compatibility and Impacts on the Adjacent Land Uses***

The subject site is bounded by a business park to the north and west, Taylor Road to the south, and vacant multi-family land to the east. Much of the surrounding property is vacant, with some commercial uses in the business park to the north, and a vacant high-density subdivision further to the east. South across Taylor Road is vacant commercial and industrial land.

The proposed use of a horizontally-mixed use development, with retail along Taylor Road and multi-family units behind would be compatible with the land use pattern of the surrounding area.

***Consistency with Charlotte 2050***

The subject site is located within an Economic Center as depicted on Charlotte 2050 FLUM Series Map #2: 2050 Framework, which are described as “focused locations of regional commercial and employment uses” that “will be encouraged to change and redevelop over time into economically vibrant, walkable, mixed use centers with unique and identifiable character.” The future land use designation is Commercial, which allows for “nodal-style and strip-style commercial development”,

where the nodal style of development is preferred. It allows “retail and service uses, institutional, office activities, hotels, motels, restaurants, as well as public services and facilities.”

The subject site is zoned Residential Estates 1 (RE-1), which allows for large-lot residential development at one unit per acre and some rural and agricultural uses. This existing zoning is inconsistent with the adopted FLUM designation, precluding any development on the site.

By proposing a horizontally-mixed use development, the proposed project is consistent with **FLU Policy 5.3.1: Economic Centers**, which states that Economic Centers are intended to be “*focused locations of regional commercial and employment uses*”. Even though they may “*currently lack the intensity and mix of uses 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 project would be a first step towards creating just such a vibrant, unique, mixed-use place.

### ***Transfer of Density Units***

The existing combination of FLUM designation and zoning on the subject site carries no residential density. In order to develop residential units on the 6.27 acres proposed to be amended to Medium Density Residential and RMF-10, 62 density units must be transferred to the site using the County’s adopted Transfer of Density Units ordinance. According to this ordinance, “a petitioner who submits a use amendment which does not involve a planned development rezoning shall simultaneously submit” one of four types of assurance that the petitioner has density units available to transfer to the site. The current petitioner has submitted Petition No. TDU-15-10-02, transferring 62 density units to the site. If this petition is approved by the Board of County Commissioners, that TDU petition will be taken forward.

### ***Concurrency Issues***

- **Traffic:** After reviewing the application, the County’s Transportation Planner has concluded that the proposed development would not create an adverse impact on the surrounding roadway network and no additional improvements are needed.
- **Water and Sewer:** The subject site is served by the City of Punta Gorda and is proposed to contain up to 50,000 square feet of commercial space and 62 multi-family residential units. The commercial uses would generate potable water demand of up to 2,500 gallons per day (gpd) and the residential uses would generate demand of up to 9,610 gpd, for a total of 12,110 gpd. The commercial uses would generate a sanitary sewage disposal demand of up to 2,125 gpd and the residential uses would generate demand of up to 8,196 gpd, for a total of 10,294 gpd. The applicant’s estimate of demand is 18,568 gpd for both potable water and sanitary sewage disposal. According to reported figures, the City has sufficient permitted capacity to serve the proposed development, and correspondence with the utility indicates that infrastructure exists in the vicinity to serve the proposed development.
- **School Generation:** While the subject site currently contains no residential density, any transfer of density onto the site would potentially impact the public school system. If the maximum

density transfer occurred, this would result in 62 multi-family dwelling units being constructed. Using the student generation rates adopted into the Interlocal Agreement between the County and the School Board, these 62 units could result in four elementary school students, two middle school students, and three high school students, or nine students in total. A full concurrency review will not occur until site plans for development are submitted.

**Conclusion:**

Staff recommends approval of this unified petition because it is consistent with Charlotte 2050.

**PART II: RESEARCH AND FINDINGS**

1. **2050 Framework Designation:** The subject site is designated as an Economic Center.
2. **2030 Service Area Delineation:** The subject site is located completely within the Urban Service Area.
3. **Existing Land Use on the Site:** The subject site is mostly vacant, with a single single-family house in the northwestern portion of the site.

**4. Existing Designation(s):**

FLUM	Development Standard
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. Standards for strip-style commercial development are located in the Corridor sub-category, outlined in item 4 below.</p> <p><b>General Range of Uses</b>                      These lands are designated for retail and service uses, institutional, office activities, hotels, motels, restaurants, as well as public services and facilities.</p> <p><b>Sub-category Standards</b>                      1. <i>Sub-neighborhood:</i> These developments are designed to provide for the convenience needs (convenience stores and other small retailers) of neighborhoods, with a service area of up to a 1 mile radius. Such developments are generally small in size and usually contain small, stand-alone structures. These centers are characterized by “quick stop” convenience stores, many of which sell gasoline and may have more than one stand-alone tenant per site. Zoning designations consistent with this land use are Commercial Neighborhood (CN) and Planned Development (PD).  <i>Locational Standards:</i> These developments shall be located within</p>

neighborhoods that are essentially residential in character. These uses are not intended to be located along major roadways or access roads paralleling major roadways.

- *Residential Support:* 3,000 to 4,000 persons
- *Size:* 0.5 to three acres
- *Maximum Intensity:* 0.4 FAR

2. *Community:* 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.

*Locational Standards:* These developments shall be located adjacent to and with access provided by arterial or collector roadways.

- *Residential Support:* up to 40,000 persons
- *Size:* Three to 30 acres
- *Maximum Intensity:* 0.5 FAR for commercial / retail; 1.0 FAR for professional office buildings

3. *Regional:* These developments provide the greatest variety of merchandise, institutional, and professional services with a service area that is county- and region-wide. They offer shopping goods, general merchandise, apparel, home furnishings, and other commodities.

*Locational Standards:* These developments shall be located with easy access to an I-75 interstate interchange.

- *Residential Support:* minimum 80,000 persons
- *Size:* greater than 30 acres
- *Maximum Intensity:* 1.75 FAR

4. *Corridor:* Corridors provide retail, service, and office uses along major roadways.

*Locational Standards:* Corridors are located along major urban corridors within Charlotte County. These corridors are U.S. 41, U.S. 17, S.R. 776, C.R. 775, and C.R. 771.

- *Maximum Intensity:* 0.6 FAR

**Special Provisions**

1. *Vesting of Residential Uses:* A property that was designated prior to October 7, 1997 on the adopted Zoning Atlas either as Office, Medical and Institutional (OMI), Commercial Tourist (CT), Residential, multifamily (RMF), or Residential, multifamily/tourist (RMF-T), shall be allowed to develop multifamily residential not to exceed the density as specified in the Charlotte County Code of Laws and Ordinances for the Zoning Atlas designation applicable to that property. The applicable Zoning Atlas designations and their respective maximum densities are as follows: OMI - 10 units per acre; CT - 15 units per acre; RMF - 3.5 to 15 units per acre, depending on which RMF designation is applicable to the particular property; and RMF-T - 6 units per acre.

2. *Development of Non-vested Residential Uses:* A single residential dwelling may be incorporated into a commercial structure for use by a property owner, business owner, or manager or other employee of a business. The County shall allow only one dwelling unit per commercial structure, not per business. The residential dwelling unit can only account for up to 2,000 square feet or 25 percent of the structure, whichever is less.

	3. <i>LEED Certification bonus</i> : For projects meeting a LEED certification level of Gold, the project can increase FAR by 0.1; for projects meeting a LEED certification level of Platinum, the project can increase FAR by 0.4.
<b>Zoning</b>	<b>Development Standard</b>
Residential Estates 1 (RE-1)	<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"> <li>• Minimum lot size is 1 acre.</li> <li>• Minimum lot width is 125 feet</li> <li>• Maximum lot coverage is 20%.</li> <li>• Maximum structure height is 38 feet</li> <li>• Maximum density is 1 unit per acre</li> <li>• Setbacks:             <ul style="list-style-type: none"> <li>○ Front setback is 40 feet</li> <li>○ Side setback is 20 feet</li> <li>○ Rear setback is 15 feet</li> </ul> </li> </ul>

Table 1

**5. Proposed Designation(s):**

<b>FLUM</b>	<b>Development Standard</b>
Medium Density Residential (MDR)	<p><b>General Range of Uses</b> Multi-family residential, recreational vehicles, recreational facilities in association with residential development, schools, and public services and facilities.</p> <p><b>Minimum and Maximum Density</b> There is a minimum density within Medium Density Residential lands of five dwelling units per acre up to a maximum of ten dwelling units per acre. If zoned Environmentally Sensitive, the density is one dwelling unit per ten acres.</p> <p><b>Special Provision</b> <i>Recreational Vehicles</i>: same as above in Low Density Residential.</p>
<b>Zoning</b>	<b>Development Standard</b>
Residential Multi-family 10 (RMF-10)	<p>The purpose and intent of this district is to allow low- or high density residential, with emphasis on multi-family use.</p> <ul style="list-style-type: none"> <li>• Minimum lot size is 7,500 square feet.</li> <li>• Minimum lot width is 80 feet</li> <li>• Maximum lot coverage is 40%.</li> <li>• Maximum structure height is 60 feet</li> <li>• Maximum density is 10 units per acre</li> <li>• Setbacks:             <ul style="list-style-type: none"> <li>○ Front setback is 25 feet</li> <li>○ Side interior setback is half the building height but not less than 15 feet</li> <li>○ Side street setback is 15 feet</li> <li>○ Rear interior setback is half the building height but not less than 15 feet</li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>○ Rear street setback is 15 feet</li> </ul>
Commercial General (CG)	<p>The purpose and intent of this district is to allow general commercial activity.</p> <ul style="list-style-type: none"> <li>• Minimum lot size is 12,000 square feet.</li> <li>• Minimum lot width is 100 feet</li> <li>• Maximum lot coverage is 55%.</li> <li>• Maximum structure height is 60 feet</li> <li>• Setbacks:                             <ul style="list-style-type: none"> <li>○ Front setback is 15 feet</li> <li>○ Side interior setback is 0 feet</li> <li>○ Side street setback is 10 feet</li> <li>○ Rear interior setback is 10 feet</li> <li>○ Rear street setback is 10 feet</li> </ul> </li> </ul>

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	Warehousing, distribution terminals; vacant commercial	Commercial	Commercial General (CG)
East	Vacant residential; Grazingland	Medium Density Residential; High Density Residential; Commercial	Residential Multi-family 10 (RMF-10); Planned Development (PD); Commercial General (CG)
South	Vacant commercial; vacant industrial	Commercial, Low Intensity Industrial	Commercial General (CG); Industrial General (IG)
West	Vacant commercial	Commercial	Commercial General (CG)

Table 3

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

The proposed change would allow for a maximum of 50,000 square feet of commercial uses and 62 multi-family residential units.

**8. Is the subject site within a Community Planning Area or Special Plan area?**

No, the site is not located within a 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?**

No, there are no parks, preserves, or reserves located within the subject site.

**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?**

According to the Florida Master Site File, the subject property does not contain any designated archaeological or historic structures.

**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:** According to the County’s Environmental Specialist report dated November 12, 2015, the subject site is located within core foraging are for several wood stork colonies and within listed species consultation areas for the Red Cockaded Woodpecker, the Florida bonneted bat, and the Florida Scrub Jay. While no evidence of the use of this site by these species was observed, further review will occur at Final Site Plan Review.
- b. **Possible impacts to groundwater, surface water, wetlands or other significant natural resources:** None
- c. **Is the subject site within the Special 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?** No
- b. **Could the proposed changes impact beach accessibility?** No
- c. **Could the proposed change affect other waterfront access?** No
- d. **Flood Zone:** The site is located completely within the 8AE flood zone, with a determined flood zone elevation of eight feet.
- e. **Storm Surge Zone:** The site is located within the Category 3 Storm Surge zone.
- f. **Coastal High Hazard Area?** No
- g. **Could the proposed changes impact evacuation times?** No

**15. Facilities and Services**

**a. Nearest Park:**

*Name:* Allapatchee Shores Park

*Classification:* Mini-park

*Address:* 3100 Hickory Court, Punta Gorda

*Distance:* Located approximately 1.4 miles south of the subject site.

**b. Nearest Police Station:**

*Name:* District 3

*Address:* 7474 Utilities Road, Punta Gorda

*Distance:* Located approximately 1.4 miles northeast of the subject site.

**c. Nearest Fire/EMS Station:**

*Name:* Charlotte County Station No. 7  
*Address:* 27437 Mooney Street, Punta Gorda  
*Response Time:* 4-6 minutes

**d. Nearest Library:**

*Name:* Punta Gorda Public Library  
*Address:* 424 West Henry Street, Punta Gorda  
*Distance:* Located approximately 2.1 miles northwest of the subject site.

**e. Nearest Hospital:**

*Name:* Bayfront Health Punta Gorda  
*Address:* 809 East Marion Avenue, Punta Gorda  
*Distance:* Located approximately 2.3 miles northwest of the subject site.

**f. Nearest Potential Emergency Shelter:**

*Name:* Ventura Lakes clubhouse  
*Address:* 27110 Jones Loop Road, Punta Gorda  
*Distance:* Located approximately 2.2 miles southeast 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:* City of Punta Gorda

	<b>225 gallons per ERU per day</b>	
<b>Permitted Facility Capacity</b>	<b>Current Facility Usage</b>	<b>Proposed Land Use estimated water needs</b>
10,000,000	3,554,000	12,110

Table 4

2. *Analysis:* This petition proposes a maximum of 50,000 square feet of commercial uses and 62 multi-family residential units. The estimated water usage would be 12,110 gallons per day. The City of Punta Gorda retains enough capacity to serve the proposed uses.

**c. Sanitary Sewage Level of Service:**

1. *Provider's Name:* Charlotte County Utilities

	<b>190 gallons per ERU per day</b>	
<b>Permitted Facility Capacity</b>	<b>Current Facility Usage</b>	<b>Proposed Land Use estimated sewer needs</b>
12,000,000	2,634,000	8,169

Table 5

2. *Analysis:* This petition proposes a maximum of 50,000 square feet of commercial uses and 62 multi-family residential units. The estimated sanitary sewer disposal would be 8,169 gallons per day. The City of Punta Gorda retains enough capacity to serve the proposed uses.

**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:**

LOS Standard		
High	Middle	Elementary
95% of total FISH	100% of total FISH	100% of total FISH
Student Generation		
3	2	4

1. *Analysis:* The subject site currently contains no residential density, but after transfer of density, the site could result in a maximum of 62 multi-family residential units. Using the student generation rates adopted by the Interlocal Agreement between the County and the School Board, these 62 units could generate three high school students, two middle school students, and four elementary school students, or nine students in total.

**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 1.1: Smart Growth Implementation**

To create a planning framework and implementation strategy that will enhance the livability of Charlotte County; preserve or enhance its natural, cultural, and physical resources; discourage urban sprawl; promote sustainable, energy-efficient land use patterns; and reduce greenhouse gas emissions (GHG).

**FLU Policy 1.1.1: Planning Principles for Smart Growth**

The Principles of Smart Growth shall guide the creation of land use policy and development regulations within Charlotte County and shall be implemented through the policies contained in this Smart Charlotte 2050 Comprehensive Plan (Plan).

These principles shall include:

- Preserving open space, farmland, natural beauty and critical environmental areas.
- Strengthening and directing development towards existing communities.
- Taking advantage of compact building design.
- Fostering distinctive, attractive, mixed use communities with a strong sense of place.
- Creating walkable neighborhoods.
- Creating a range of housing opportunities and choices.
- Providing a variety of transportation choices.
- Encouraging community and stakeholder collaboration.
- Making development decisions predictable, fair and cost effective.

**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 1.2.3: Urban Service Area**

For lands within the Urban Service Area, this Plan:

1. Promotes infill redevelopment and compact new development that will minimize the conversion of agricultural and rural lands for urban use.
2. Maximizes the efficient use of available urban infrastructure.
3. Establishes the priority locations for the extension of that infrastructure.
4. Prohibits the expansion of Urban Service Area land use designations, identified in FLU Table A-1 of FLU Appendix I, outside the Urban Service Area.
  - a. The County shall not allow any increases in density or intensity through rezonings or plan amendments within the Rural Service Area except through amendments to Rural Community Mixed Use or Mineral Resource Extraction FLUM categories and consistent Zoning designations.

**FLU Policy 1.2.7: TDU Applicability**

The TDU program shall be used during the review and approval process for all plan amendments and rezonings that propose to increase the base density on land and street vacations that would result in an accumulation of acreage allowing development of new units of density; this requirement shall continue to apply to lands that have been annexed by the City of Punta Gorda. Density units shall only be severed in whole units; a fractional unit shall not entitle an applicant to an additional unit. All density transfers shall be on a one-for-one basis.

The following are descriptions of those situations wherein transfers of density will not be required by the County:

1. When developed consistent with a Revitalization Plan approved in accordance with FLU Policy 4.2.1 and 4.2.2, properties located in a Revitalizing Neighborhood may rezone to the maximum density allowed by their existing Future Land Use Map category. Density for this increase shall be granted by the County from RAPID density, described in FLU Policy 1.2.15. Further instances of density transfers being granted by the County in Revitalizing Neighborhoods may be explored through the creation of a neighborhood's Revitalization Plan. Density granted for increases in a Coastal High Hazard Area (CHHA) in accordance with a Revitalization Plan shall only be allowed when the RAPID density also comes from a CHHA. Notwithstanding the foregoing, any addition of density to the Placida Revitalizing Neighborhood may be implemented only through the transfer of density units (TDU Program). The boundaries of the Placida Revitalizing Neighborhood are shown on SPAM Series Map #96.
2. Any other specifically recognized area under FLU Policy 1.2.14 of this Comprehensive 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.

Receiving Zones within the Rural Service Area include lands within:

1. Rural Community Mixed Use areas.
2. The Rural Settlement Area Overlay District.

**FLU GOAL 5: SMART GROWTH CONCEPT PLAN IMPLEMENTATION - ECONOMIC DEVELOPMENT**

**Provide an Economic Development Program and Strategy that:**

- **Focuses on business creation and expansion.**
- **Aligns public investments, incentives and Future Land Use element policies to encourage and protect economic development opportunities that leverage existing economic assets.**

**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:**

For the rezoning of land, the final action of the Board shall be made after giving due consideration to:

**a. Would the proposed change be contrary to the Comprehensive Plan?**

**Finding:** The proposed petition would not be contrary to the Comprehensive Plan since the proposed use is a horizontally-mixed use development within an Economic Center, which are intended to develop into “economically vibrant, walkable, mixed use centers....” The proposed amendment to the 2030 Future Land Use Map is a logical extension of the existing adjacent Medium Density Residential FLUM designation, and the proposed rezoning will remove the current inconsistency and replace it with appropriate zoning districts that will implement the FLUM designations.

**b. The existing land use pattern in adjacent areas:**

**Finding:** The land around the subject site is mostly vacant. To the north, the site is adjacent to a business park with vacant lots and a few warehouse and distribution facilities. To the east, the site is adjacent to vacant land that is part of the larger development site and, beyond

that, a vacant high-density residential subdivision. To the south, across Taylor Road, the site is adjacent to vacant commercial land. To the west, the site is adjacent to vacant commercial land that is part of the business park.

**c. The population density pattern and possible increased load on public facilities, such as schools, utilities, and roads:**

**Finding:** The proposed petition involves a maximum of 50,000 square feet of commercial uses and 62 multi-family residential units. There will be increased demand upon all public facilities.

**d. Would changed conditions make the passage of the proposed amendments appropriate?**

**Finding:** The existing FLUM designation and zoning on the subject site are inconsistent, with a non-residential FLUM designation and a residential zoning precluding any type of development. If approved, this petition would allow the subject site to be developed, consistent with FLU Policy 5.3.1, as part of a larger site.

**e. Would the proposed change adversely influence living conditions or property values in adjacent areas?**

**Finding:** The proposed petition would increase the amount of noise, possible fumes, and traffic on the subject site relative to the mostly vacant nature of the site now. As part of a larger horizontally-mixed use development along Taylor Road, surrounded by mostly vacant commercial and industrial lands to the north, south, and west, and by vacant high-density residential lands to the east, the proposed change should not have any adverse influence on living conditions or property values in adjacent areas.

**f. Would the proposed change affect public safety?**

**Finding:** No.

**g. Would the proposed change reduce light and air to adjacent areas?**

**Finding:** The subject site is physically separated from surrounding properties by a drainage right-of-way to the north and west, and the Taylor Road right-of-way to the south. The subject site is part of a larger development proposal including land to the east, and the larger site is separated from land further east by a large lake. Development should have minimal impact upon the amount of light and air that reaches adjoining areas.

**h. Are there substantial reasons why the property cannot be used in accordance with the existing zoning?**

**Finding:** Yes. The existing zoning of the property is inconsistent with the existing FLUM designation, precluding development of any sort on the subject site. Adoption of these amendments would allow for a viable permanent use for the site.



## MEMORANDUM

**Date:** November 12, 2015

**To:** Matt Trepal, Principal Planner

**From:** Susie Derheimer, Environmental Specialist

**Subject:** PA-15-10-11 & Z-15-10-12  
Newfoundland Five, Inc./Taylor Rd Parcel  
Account #'s 412316301002, 412316301003, 412316301004, 412316301005, &  
412316301006

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  $\pm 7.20$  acres with a current FLUM designation of Commercial to Medium Density Residential on 6.27 acres and amend the current Zoning of RE-1 to RMF-10 on 6.27 acres and Commercial General (CG) on 0.93 acres.
- A protected species assessment and FLUCCS Map has been provided by Ian Vincent & Associates dated October 2015. Per the assessment a total of 1.44 acre residential, 2.98 acres hardwood/conifer, mixed and 2.78 acres disturbed land currently exists. Approximately 80% of the site was surveyed using linear and non-linear overlapping transects. The site is located within core foraging area for several wood stork nesting colonies and within several listed species consultation areas including the Red Cockaded Woodpecker, Florida bonneted bat, and Florida Scrub Jay. The assessment indicates that no evidence of utilization by these species was observed during the site inspection.

**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 3-9:

Article IV. *BUFFERS, LANDSCAPING, AND TREE REQUIREMENTS\**

\*\*All heritage trees (per Section 3-9-100) 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*,

- 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.

SD

P:\ANIMAL\Planamen\_Rezonings\2015\ PA-15-10-12(Newfoundland Five, Inc).doc

**COMMUNITY DEVELOPMENT DEPARTMENT**

Zoning Division

18400 Murdock Circle | Port Charlotte, FL 33948

Phone: 941.743.1290 | Fax: 941.743.1598

**Plan Amendment and Rezoning**  
**Petition/ Account Number: PA-15-10-11 & Z-15-10-12**

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

**FROM:** Venkat Vattikuti

**DATE:** December 7, 2015

<b>REQUESTED ACTION:</b>
--------------------------

**APPLICANT:** Newfoundland Five, Inc.

**OWNER:** Newfoundland Five, Inc., Transmetro Properties Ltd, 1240 Bay St., Ste 306  
Toronto Ontario, Canada M5R 2A7

**GENERAL LOCATION:** Property Account No: 412316301003, 412316301004,  
412316301005 & 412316301006

1 **ANALYSIS:**

2 County staff reviewed the traffic study submitted by the Applicant (prepared by  
3 their transportation consultant) and County staff agrees with the submitted analysis  
4 that the proposed land use change from Commercial to Medium Density  
5 Residential would generate a less amount of traffic from the subject site.

6  
7 From the transportation perspective, there will be a significant decrease in the  
8 number of new trips with the proposed Future Land Use Map designation change  
9 from "Commercial" to "Medium Density Residential". With the proposed changes,  
10 the surrounding roadway segments within the area of significance of the subject  
11 property are currently operating at acceptable levels of service would continue to  
12 operate at acceptable levels of service in the analysis year 2015, 2020 and 2040  
13 and offer no comments.



**CHARLOTTE COUNTY  
 BUILDING AND GROWTH MANAGEMENT DEPARTMENT**

**UNIFIED APPLICATION for  
 SMALL SCALE PLAN AMENDMENT (MAP) and REZONING**

Date Received: 10/19/2015	Time Received: 4:00 PM
Date of Log-in:	Petition #: PA-15-10-11 & Z-15-10-12 Accela #: PAS-15-0920 & Z-15-38-124
Receipt #:	Amount Paid:

**1. PARTIES TO THE APPLICATION**

**Name of Applicant:** Newfoundland Five, Inc.

Mailing Address: c/o Transmetro Properties Limited, 1240 Baystreet, Suite 306

City: Toronto Ontario State: Canada Zip Code: M5R 2A7

Phone Number: (416) 967-9146 Fax Number: (416) 967-5826

Email Address: general@transmetrolimited.com

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

Mailing Address: 309 Tamiami Trail

City: Punta Gorda State: Florida Zip Code: 33950

Phone Number: (941) 205-1122 Fax Number: (941) 205-1133

Email Address: geri@mccrorylaw.com

**Name of Engineer/Surveyor:** All Service Land Surveying, Inc.

Mailing Address: 17840 Toledo Blade Boulevard, Suite B

City: Port Charlotte State: Florida Zip Code: 33948

Phone Number: (941) 629-6801 Fax Number: (941) 627-5168

Email Address: allservicelandsurvey@comcast.net

**Name of Property Owner** (if more than one property owner, attach a separate sheet with a list of all owners):

Newfoundland Five, Inc.

Mailing Address: c/o Transmetro Properties Limited, 1240 Baystreet, Suite 306

City: Toronto Ontario State: Canada Zip Code: M5R 2A7

Phone Number: (416) 967-9146 Fax Number: (416) 967-5826

Email Address: general@transmetrolimited.com

**2. PROPERTY INFORMATION**

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

Property Account #: 412316301002, 412316301003, 412316301004, 412316301005, 412316301006		
Section: 16	Township: 41	Range: 23
Parcel/Lot #: P5-5, P5-4-1, P5-1-1, P5-1, P5-8	Block #:	Subdivision:
Total acreage or square feet of the property: 7.20 acres		

**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 the most current *Title Insurance Policy* or an *Ownership and Encumbrance Report* on the subject property.

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

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

**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
Commercial	7.20 acres
Zoning District(s)	Acreage
RE-1	7.20 acres

**8. APPLICANT'S PROPOSED CHANGE(S):**

Amending FLUM designation(s) to:  
 \_\_\_\_\_  
 Medium Density Residential on 6.27 acres  
 \_\_\_\_\_

Amending Zoning designation(s) to:  
 \_\_\_\_\_  
 RMF-10 on 6.27 acres and CG-Commercial General on 0.93 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?**  
The property is within the Urban Service Area and is proposed to be designated as Medium Density Residential

---

**9. REASON FOR PROPOSED CHANGE(S):**

Correct the inconsistent land use and zoning on the site by extending existing land use and zoning in a logical manner.

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

---

**11. SURROUNDING LAND USES:**

North: Vacant Platted Lots - Commercial /Commercial Intensive, Warehouse

---

South: Vacant Land

---

East: Tuscany Isles single family subdivision - High Density Residential/PD

---

West: Vacant Platted Lots - Commercial/Commercial Intensive with warehouses

---

**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):

Taylor Road

---

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

**B. Potable Water and Sanitary Sewer**

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

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

**15. REZONING NARRATIVE**

Charlotte County Code Section 3-9-11(e) lists the following standards for approval. A narrative stating the applicant's justification for the rezoning based upon the following standards of approval is required:

- A. Whether the proposed change would be contrary to the Comprehensive Plan
- B. The existing land use pattern in adjacent areas
- C. The population density pattern and possible increased load on public facilities such as schools, utilities, and streets
- D. Whether changed conditions make the passage of the proposed amendment appropriate
- E. Whether the proposed change will adversely influence living conditions or property values in adjacent areas
- F. Whether the proposed change will affect public safety
- G. Whether the proposed change will reduce light and air to adjacent areas
- H. Whether there are substantial reasons why the property cannot be used in accordance with existing zoning

**16. 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.

**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 FLORIDA, COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of September, 2015, by

Tom Flood, as V.P. of Newfoundland Five, Inc. who is personally known to me or has/has produced

2 drivers licence as identification and who did/did not take an oath.  
NEWFOUNDLAND FIVE, INC.

Heather Flood  
Notary Public Signature

By: [Signature]  
Signature of Applicant

Heather Flood  
Notary Printed Signature

Tom Flood, Vice President  
Printed Signature of Applicant & Title  
c/o Transmetro Properties Ltd.  
1240 Baystreet, Suite 306

Title

Address

Commission Code

Toronto Ontario, CANADA M5R 2A7

City, State, Zip

(416) 967-9146

Telephone Number

**Heather Ruth Flood, Notary Public,  
City of Toronto, limited to the  
attestation of Instruments and the  
taking of affidavits, for  
Transmetro Limited and its subsidiaries.  
Expires January 22, 2018**

**AFFIDAVIT B**

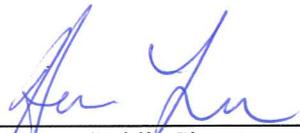
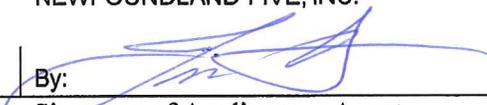
The applicant/owner hereby acknowledges and agrees that any staff discussion about conditions of approval are preliminary only, and are not final, nor are they the specific conditions or demands required to gain approval of the application, unless the conditions or demands are actually included in writing in the final development order or the final denial determination or order.

STATE OF FLORIDA, COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of September, 2015, by

Tom Flood, as V.P. of Newfoundland Five, Inc. who is personally known to me or has/have produced a drivers license as identification and who did/did not take an oath.

NEWFOUNDLAND FIVE, INC.

 Notary Public Signature	 By: Signature of Applicant or Agent
<u>Heather Flood</u> Notary Printed Signature	Tom Flood, Vice President Printed Signature of Applicant or Agent & Title c/o Transmetro Properties Ltd.
	1240 Baystreet, Suite 306 Address
	Toronto Ontario, CANADA M5R 2A7 City, State, Zip
	(416) 967-9146 Telephone Number

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Expires January 22, 2018

**FORM B. APPLICANT AUTHORIZATION TO AGENT**

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

STATE OF FLORIDA, COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this 9th day of September, 2015, by Tom Flood, as V.P. of Newfoundland Five, Inc. who is personally known to me or has/have produced

a drivers License as identification and who did/did not take an oath.  
NEWFOUNDLAND FIVE, INC.

<u>Heather Flood</u> Notary Public Signature	By: <u>[Signature]</u> Signature of Applicant
<u>Heather Flood</u> Notary Printed Signature	Tom Flood, Vice President Printed Signature of Applicant & Title c/o Transmetro Properties Ltd. 1240 Baystreet, Suite 306
Title	Address Toronto Ontario, CANADA M5R 2A7
Commission Code	City, State, Zip (416) 967-9146 Telephone Number

**Heather Ruth Flood, Notary Public,  
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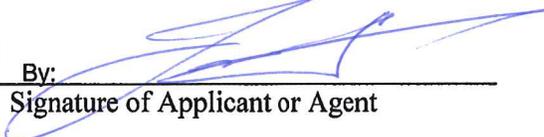
The applicant/owner hereby acknowledges and agrees that any staff discussion about conditions of approval are preliminary only, and are not final, nor are they the specific conditions or demands required to gain approval of the application, unless the conditions or demands are actually included in writing in the final development order or the final denial determination or order.

STATE OF FLORIDA, COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this 9th day of September, 2015, by

Tom Flood, as VP of Newfoundland Five, Inc. who is personally known to me or has/have produced Drivers License as identification and who did/did not take an oath.

NEWFOUNDLAND FIVE, INC.

	By: 
Notary Public Signature	Signature of Applicant or Agent
<u>Heather Flood</u>	Tom Flood, Vice President
Notary Printed Signature	Printed Signature of Applicant or Agent & Title c/o Transmetro Properties Ltd. 1240 Baystreet, Suite 306
Title	Address
	Toronto Ontario, CANADA M5R 2A7
Commission Code	City, State, Zip
	(416) 967-9146
	Telephone Number

Heather Ruth Flood, Notary Public,  
City of Toronto, limited to the  
attestation of instruments and the  
taking of affidavits, for  
Transmetro Limited and its subsidiaries.  
Expires January 22, 2018

**Application for Small Scale Plan Amendment and Rezoning  
Newfoundland Five, Inc.  
Narrative - Proposed Land Use Amendment to Medium Density Residential**

Location and History

The subject property consists of approximately 6.27± acres located on the north side of Taylor Road, east of Jones Loop Road, in Section 16, Township 41S, Range 23E in Charlotte County, Florida (the "Property").

The Property is part of a larger group of adjacent tracts, totaling 33.52 acres, all owned by the applicant.

Current Entitlements

The Property is located within the South County Planning District. It is currently designated on the Future Land Use Map as Commercial within the Urban Service Area. The property is zoned RE-1. The subject site has no existing density.

The Future Land Use Map Amendment

The applicant is requesting a small-scale FLUM amendment from Commercial to Medium Density Residential. This will extend the existing residential land use to the eastern property boundary while still leaving ample land along Taylor Road for commercial development.

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 amendment will allow for the development of a horizontal mixed use community with higher density multi-family housing in the rear of the property **and commercial development along Taylor Road. The higher density may** support future transit lines while its location also creates the ability to walk to employment areas both adjacent to the site and at Jones Loop Road.

### Surrounding Areas

The Property is bordered to the east and south by land owned by the applicant. To the west of the site is a strip of land that appears to contain a drainage canal. The GIS system provides no ownership information for this strip, which continues along the north boundary line of the subject property. Beyond this strip to the west and is a partially developed commercial park with Commercial land use and CG- Commercial General zoning.

### Environmental Impacts

A protected species assessment was conducted by Ian Vincent and Associates. A copy of the PSA is included with this application. No protected species or evidence of protected species utilization which would require permits from the Florida Fish and Wildlife Conservation Commission or the U.S. Fish and Wildlife Service were observed onsite during the site inspection. No wetlands were found on the Property.

### Infrastructure and Services

The Property will be served by water and sewer supplied by the City of Punta Gorda. Utility lines have been extended to the Tuscany Isles Subdivision east of the Property. Estimated water usage is 18,568 gallons per day. Estimated wastewater generation is 11,948 gallons per day. A detailed water and wastewater usage report is included with this application.

A traffic impact study was prepared by TR Transportation Consultants, Inc. The study concluded that the Level of Service on Taylor Road and nearby intersections will remain within adopted levels of service after factoring in the impacts of the proposed land use amendment. The proposed residential use will actually generate less traffic than under the property's existing land use.

### School Impacts

The existing land use and zoning contains no density allocation. The proposed land use amendment to Medium Density Residential will allow for up to 10 units per acre of residential density or 62 units of multi-family density.

Pursuant to the Interlocal Agreement between Charlotte County and the Charlotte County School Board, land use changes are subject only to a planning

level review. A school concurrency review is not undertaken until submission for approval of a residential site plan, subdivision plans, plat or the functional equivalent. However, the School Board is obligated to notify the County of the enrollment impacts anticipated to result from the proposed comprehensive plan amendment.

Using the adopted student generation rates, and assuming that the property will be developed entirely with multi-family uses, the subject property will generate 5 elementary students, 3 middle school students and 4 high school students.

Student Generation Multiplier Factors for Charlotte County Public Schools							
		Elementary (K-5)		Middle (6-8)		High (9-12)	
Number of units	Multiplier	Students Generated	Multiplier	Students Generated	Multiplier	Students Generated	
62	x0.065=	4.03	x0.036=	2.232	x0.051=	3.162	

**Application for Small Scale Plan Amendment and Rezoning  
Newfoundland Five, Inc.  
Narrative – Proposed Rezoning to RMF-10 and Commercial General**

**a. Whether the proposed change would be contrary to the Comprehensive Plan.**

The proposed change will correct an inconsistency between the zoning and the land use on the site. The Property is designated as Commercial in the Comprehensive Plan, but is zoned RE-1 (recently rezoned from Agriculture by County initiated-application). The applicant proposes to amend the FLUM on 6.27 acres to Medium Density Residential with a concurrent rezoning to RMF-10. Concurrently, 0.93 acres would be rezoned to CG – Commercial General. This change would extend existing multi-family entitlements across the entire northern portion of the site while also creating a consistent zoning district within the Commercial land use that is adjacent to Taylor Road.

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 amendment will allow for the development of a horizontal mixed use community with higher density multi-family housing in the rear of the property and commercial development along Taylor Road. The higher density may support future transit lines while its location also creates the ability to walk to employment areas both adjacent to the site and at Jones Loop Road.

The FLUM amendment to Medium Density Residential and rezoning to RMF-10 requires a concurrent transfer of density units. Under FLU Policy 1.2.10: TDU

Receiving Zones, Economic Centers qualify as a receiving zone, therefore the Property is a qualified Receiving Zone.

**b. The existing land use pattern in adjacent areas.**

The applicant owns the land directly east of the Property. The proposed rezoning will extend the adjacent land use and zoning to the Property. The land further east has High Density Residential land use and is zoned for a Planned Development permitting clustered single family lots. This community is currently under development. To the west and north is a strip of land, ownership unknown, which serves as a buffer to the platted commercial park with Commercial land use and CG – Commercial General zoning further west and north of the buffer strip. Some of the lots within this park are developed with warehouses, the remainder are vacant. To the south is Taylor Road.

**c. The population density pattern and possible increased load on public facilities, such as schools, utilities, and roads.**

The surrounding lands are primarily vacant with the exception of Scenic View Estates to the southeast, which contains scattered, large lot single family development and Tuscany Isles to the east which has an existing Planned Development zoning and all infrastructure in place. Tuscany Isles is being actively marketed and developed by KB Home.

The City of Punta Gorda will provide utility service to the Property. Capacity is available and lines are in place on the adjacent Tuscany Isles development. A Water and Sewer Usage Report has been provided as part of this application.

A transportation impact study was conducted to evaluate the impacts of the proposed land use change and rezoning. Level of service on Taylor Road will remain within adopted standards. The proposed change to residential from commercial actually reduces the number of trips that could be generated from this site.

School Impacts

The existing land use and zoning contains no density allocation. The proposed land use amendment to Medium Density Residential will allow for up to 10 units per acre of residential density or 62 units of multi-family density.

Pursuant to the Interlocal Agreement between Charlotte County and the Charlotte County School Board, land use changes are subject only to a planning level review. A school concurrency review is not undertaken until submission for approval of a residential site plan, subdivision plans, plat or the functional equivalent. However, the

School Board is obligated to notify the County of the enrollment impacts anticipated to result from the proposed comprehensive plan amendment.

Using the adopted student generation rates, and assuming that the property will be developed entirely with multi-family uses, the subject property will generate 5 elementary students, 3 middle school students and 4 high school students.

Student Generation Multiplier Factors for Charlotte County Public Schools						
Elementary (K-5)			Middle (6-8)		High (9-12)	
Number of units	Multiplier	Students Generated	Multiplier	Students Generated	Multiplier	Students Generated
62	x0.065=	4.03	x0.036=	2.232	x0.051=	3.162

**d. Would changed conditions make the passage of the proposed amendments appropriate?**

The proposed amendment will correct an inconsistency in the Comprehensive Plan and extend zoning from the eastern portion of the site onto the western portion of the site in a logical manner. The additional residential zoning will create a residentially-entitled area of sufficient size and dimensions to accommodate a planned residential community.

**e. Would the proposed change adversely influence living conditions or property values in adjacent areas?**

The proposed change will not adversely influence living conditions or property values in adjacent areas. Most of the surrounding property is vacant or is being developed with residential uses that are compatible with the proposed rezoning. The land to the north is a commercial park that will be unaffected by adjacent residential development.

**f. Would the proposed change affect public safety?**

The proposed change will not affect public safety. Per SPAM Map #39, the Property is almost equidistant between Stations 5 and 7 and is located within a 4 – 6 minute response time area. Traffic impacts to Taylor Road will remain within adopted levels of service.

**g. Would the proposed change reduce light and air to adjacent areas?**

The proposed change will not reduce light and air to adjacent areas. The project will be developed in compliance with Charlotte County's land development regulations which provide setbacks, buffers and height limitations designed to ensure sufficient light and air to adjacent areas.

**h. Are there substantial reasons why the property cannot be used in accordance with the existing zoning?**

The existing RE-1 zoning is inconsistent with the existing Commercial land use. Land use takes precedence over zoning. Therefore, no development can occur until the land use and zoning on the site are amended to provide consistency.

# **PROTECTED SPECIES ASSESSMENT**

## **NEWFOUNDLAND FIVE PARCEL Charlotte County, Florida**

**October 2015**

**Prepared by:**



4050 Rock Creek Drive ■ Port Charlotte, FL 33948  
(941) 457-6272  
[www.IVAenvironmental.com](http://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 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 in Section 16, Township 41S, Range 23E within Charlotte County, Florida. More specifically, the property is located on the north side of Taylor Road, south of Technology Boulevard in southern Charlotte County. Please refer to the attached Location Map.

## SITE CONDITIONS

A site inspection was conducted by qualified staff ecologists in October 2015. During the inspection, temperatures ranged from 70° - 75° F, winds were calm, and skies were clear.

## 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 vegetative communities were identified and classified utilizing the Florida Land Use Cover and Forms Classification System (FLUCCS). The following table displays the vegetative associations found on the subject property. A description of the communities is also included. Please refer to the attached Protected Species Assessment Map.

<b>FLUCCS ID</b>	<b>FLUCCS DESCRIPTION</b>	<b>ACREAGE</b>
110	Residential	1.44
434	Hardwood/Conifer, Mixed	2.98
740	Disturbed Land	2.78
<b>TOTAL</b>		<b>7.20</b>

### FLUCCS 110 – Residential

This developed area contains an occupied single family residence. Vegetation is comprised of ornamental and landscape species.

### FLUCCS 434 – Hardwood/Conifer, Mixed

This upland vegetative community contains a canopy of live oak (*Quercus virginiana*), laurel oak (*Quercus laurifolia*), cabbage palm (*Sabal palmetto*), and slash pine (*Pinus elliottii*). Midstory and groundcover species present include: Brazilian pepper (*Schinus terebinthifolius*), greenbrier (*Smilax sp.*), grapevine (*Vitis rotundifolia*), sensitive plant (*Mimosa sp.*), Caesarweed (*Urena lobata*), rosary pea (*Abrus precatorius*),

beautyberry (*Callicarpa americana*), beggar's tick (*Bidens alba*), saw palmetto (*Serenoa repens*), wax myrtle (*Myrica cerifera*), and Bahia grass (*Paspalum notatum*).

#### FLUCCS 740 – Disturbed Land

These upland areas have been previously disturbed and appear to have had much of the native vegetation removed. These areas lack a significant canopy with scattered slash pine and live oak present. Midstory and groundcover species present include: Brazilian pepper, flatsedges (*Cyperus spp.*), Bahia grass, sandspur (*Cenchrus sp.*), sensitive plant, star-rush (*Rhynchospora colorata*), foxtail grass (*Setaria sp.*), bluestem (*Schizachyrium sp.*), buttonweed (*Spermacoce sp.*), water pennywort (*Hydrocotyle umbellata*), dog fennel (*Eupatorium capillifolium*), ragweed (*Ambrosia artemisiifolia*), common frog-fruit (*Phyla nodiflora*), rustweed (*Polypremum procumbens*), and finger grass (*Digitaria sp.*).

### LISTED SPECIES SURVEY METHODOLOGY

To provide approximately 80 percent coverage of the site, both linear and nonlinear overlapping transects were completed across the parcel per FWC guidelines. Transects were spaced approximately 20-60 feet apart depending on the visibility within the vegetative association being surveyed. Evidence of protected species was gathered through both direct observation and through observation of signs such as tracks, nests, burrows, and fecal material. If evidence of utilization by a protected species which may require permitting prior to development of the subject property was observed, an aerial photograph was marked depicting the approximate location. In addition, a search of available online resources was conducted to reveal the previously documented presence of listed species which may be utilizing the subject property. These resources included, but were not limited to, the following: FWC Eagle Nest Locator Database; Charlotte County Natural Resources Department Scrub Jay Territory Search Database; FWS Panther Consultation Area Map(s); and FWS Wood Stork Colony Map(s). In the event that the site contained suitable habitat for a protected species, or if the site is within close proximity to a verified sighting or consultation area for a protected species, additional scrutiny was given during the inspection relative to that specific species.

### LISTED SPECIES ASSESSMENT RESULTS

Search of available online resources revealed that the subject property is located within an 18.6-mile radius designated as Core Foraging Area of several wood stork (*Mycteria americana*) nesting colonies. Each of the documented colonies appears to be greater than 6 miles from the subject property. Under current regulations, the proximity of the off-site nesting colonies is not likely to affect the future development of the subject property.

Search of available online resources revealed that the subject property is located within the Consultation Area of the red-cockaded woodpecker (*Picoides borealis*). The nearest documented red-cockaded woodpecker (RCW) sighting is approximately 2.5 miles southeast of the subject property. The property lacks typical RCW nesting or foraging habitat. Considering the lack of RCW nesting or foraging habitat within the subject property, in conjunction with no observed evidence of site utilization by the species, the red-cockaded woodpecker is not anticipated to be utilizing the subject parcel, and therefore, is not likely to affect the future development of the property.

Search of available online resources revealed that the subject property is located within the Consultation Area of the Florida scrub jay (*Aphelocoma coerulescens*). However, review of the Charlotte County Natural Resources Department Florida Scrub Jay Territory Search Database revealed that the subject property is not a scrub jay review area parcel, and therefore, does not require any additional review relative to the Florida scrub jay. Thus, the Florida scrub jay is not likely to affect the future development of the subject property.

The subject parcel is located within the Focal Area of the Florida bonneted bat (*Eumops floridanus*) FWS Consultation Area. No evidence of utilization by the Florida bonneted bat was observed onsite during the site inspection. However, any impacts which trigger federal review will likely result in roosting surveys for the species to determine if the site is being actively utilized by the species.

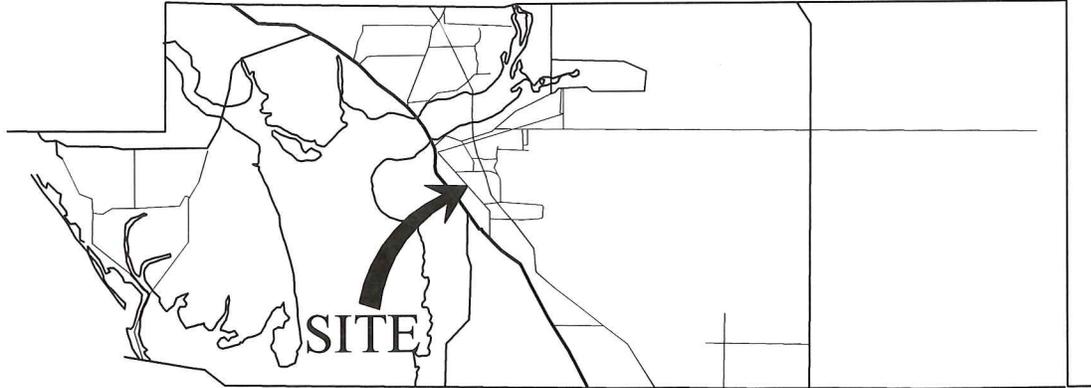
Search of available online resources did not reveal documentation of any other listed wildlife species currently utilizing the subject property.

No protected species or evidence of protected species utilization which would require permits from the FWC or FWS were observed onsite during the October 2015 site inspection.

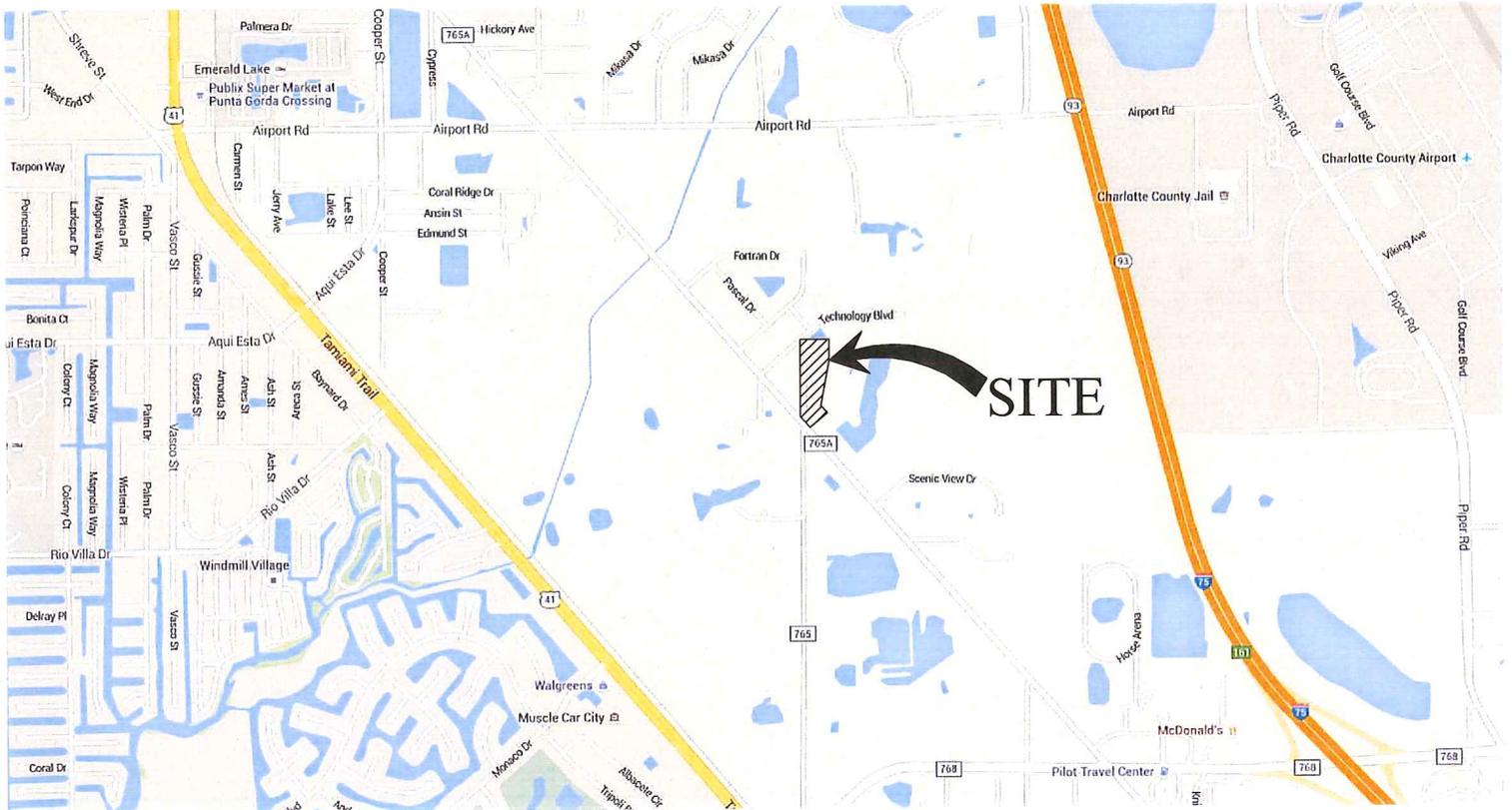


SECTION 16; TOWNSHIP 41S; RANGE 23E

NOT TO SCALE



CHARLOTTE COUNTY, FLORIDA



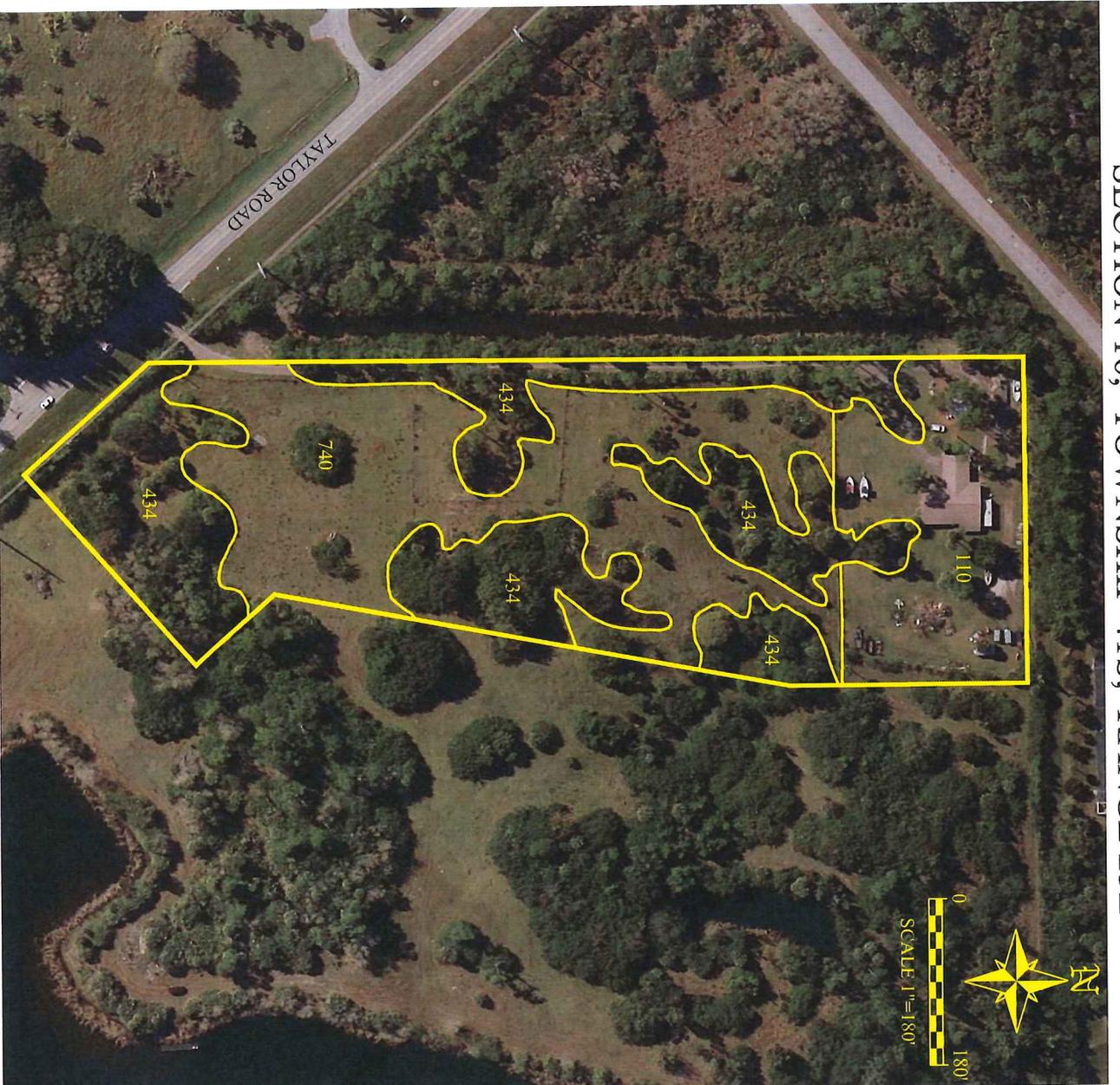
LOCATION MAP

15-044 / OCTOBER 5, 2015

NEWFOUNDLAND FIVE  
LOCATION MAP



SECTION 16; TOWNSHIP 41S; RANGE 23E



**LEGEND**

FLUCCS	DESCRIPTIONS	ACREAGE
110	RESIDENTIAL	1.44±
434	HARDWOOD/CONIFER MIXED	2.98±
740	DISTURBED LAND	2.78±
<b>TOTAL</b>		<b>7.20±</b>

- NOTES:
1. FOR PERMIT USE ONLY. NOT FOR CONSTRUCTION.
  2. PROJECT BOUNDARY IS APPROXIMATE AND WAS OBTAINED FROM ALL SERVICE LAND SURVEYING SERVICES, INC.
  3. MAPPING APPROXIMATE AND BASED ON INTERPRETATION OF 2014 AERIAL PHOTOGRAPHY AT 1"=180' SCALE.
  4. THE DELINEATION OF ANY ON-SITE WETLANDS, SURFACE WATERS, AND/OR OTHER SURFACE WATERS IS PRELIMINARY AND SUBJECT TO REVIEW/APPROVAL BY APPLICABLE REGULATORY AGENCIES.

15-044 / OCTOBER 7, 2015

**NEWFOUNDLAND FIVE  
PROTECTED SPECIES ASSESSMENT MAP**

**Ivan Vincent & Associates**  
Environmental Consulting Services

# TAYLOR ROAD COMPREHENSIVE PLAN AMENDMENT

FOR

## NEWFOUNDLANDFIVE PROPERTY

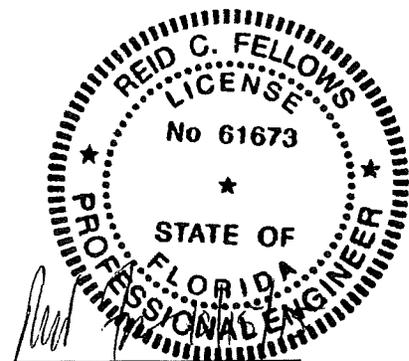
TAYLOR ROAD @ BURNT STORE ROAD  
CHARLOTTE COUNTY, FLORIDA

(PROJECT NO. 1510.02)

**PREPARED BY:**

TR Transportation Consultants, Inc.  
Certificate of Authorization Number: 27003  
2726 Oak Ridge Court, Suite 503  
Fort Myers, Florida 33901-9356  
(239) 278-3090

October 15, 2015



Reid C. Fellows, P.E.  
License No. 61673

## CONTENTS

- I. INTRODUCTION
- II. EXISTING CONDITIONS
- III. PROPOSED PLAN AMENDMENT
- IV. TRIP GENERATION
- V. TRIP DISTRIBUTION
- VI. LEVEL OF SERVICE ANALYSIS
- VII. COMPREHENSIVE PLAN AMENDMENT
- VIII. CONCLUSION

## **I. INTRODUCTION**

TR Transportation Consultants, Inc. has conducted a Comprehensive Plan Amendment traffic study to fulfill requirements set forth by the Charlotte County Department of Community Development for projects seeking a small scale amendment. The subject site is located along the north side of Taylor Road at Burnt Store Road in Charlotte County, Florida. The analysis will examine the impact of the requested land use change from Commercial to Medium Density Residential. **Figure 1** illustrates the approximate location of the subject site.

The subject property plan depicts approximately 6.27 acres to be developed as a maximum of 65 multifamily dwellings. Access to the subject site will be provided via an extension to Burnt Store Road, north of Taylor Road. Burnt Store Road currently terminates at its intersection with Taylor as an unsignalized “T” intersection.

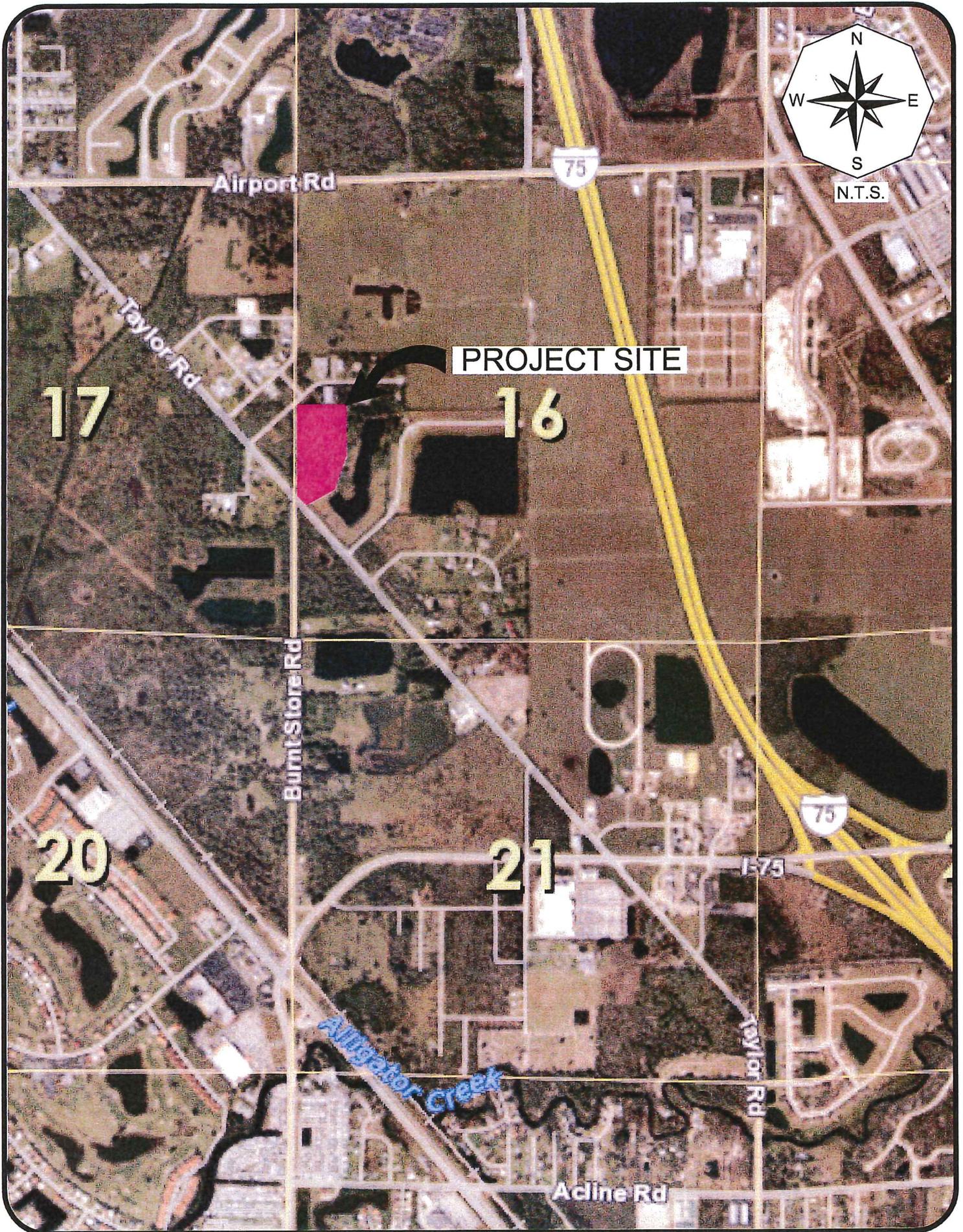
This report examines the impact of the development on the surrounding roadways and what impacts, if any, the land use change will have on the Charlotte County adopted Long Range Transportation Plan (LRTP). Trip generation and assignments to the site access drive will be completed and analysis conducted to determine the impacts of the development on the surrounding roadways.

## **II. EXISTING CONDITIONS**

The subject site is currently vacant. Taylor Road borders the subject site to the south and west, a platted subdivision to the east and a commercial business park to the north.

**Taylor Road** is a two lane undivided collector roadway in the vicinity of the subject site. Taylor Road has a posted speed limit of 45 mph in the vicinity of the subject site and is under the jurisdiction of the Charlotte County Public Works.

F1510.02



**T** TRANSPORTATION CONSULTANTS, INC. PROJECT LOCATION MAP TAYLOR ROAD RESIDENTIAL COMPREHENSIVE PLAN AMENDMENT Figure 1

**Burnt Store Road** is a two lane undivided local roadway south of Taylor Road. Burnt Store Road is under STOP sign control at the Taylor Road intersection. Burnt Store Road has a no posted speed limit and is under the jurisdiction of Charlotte County.

### III. PROPOSED PLAN AMENDMENT

The subject site is approximately 6.27 acres as the land use would change from Commercial to Medium Density Residential. This would allow for approximately 65 total multifamily units based upon a density of 10 units per acre. **Table 1** summarizes the land uses that could be constructed under the existing land use designation and the intensity of uses under the proposed land use designation

**Table 1**  
**Taylor Road/Burnt Store Road Comprehensive Plan Amendment**  
**Land Uses**

<b>Existing/ Proposed</b>	<b>Land Use Category</b>	<b>Intensity</b>
Existing	Commercial	Up to 50,000 sq. ft. of Retail
Proposed	Medium Density Residential	65 Multifamily Dwelling Units

### IV. TRIP GENERATION

The trip generation for the proposed zoning was determined by referencing the Institute of Transportation Engineer's (ITE) report, titled *Trip Generation*, 9<sup>th</sup> Edition. Land Use Code 820 (Shopping Center) and Land Use Code 230 (Residential Condominium/Townhouse) was utilized for the trip generation purposes of the proposed property. The equations for LUC 820 and LUC 230 are included in the Appendix of this report for reference. **Table 2** outlines the anticipated weekday AM and PM peak hour trip generation for both Retail and Multifamily Residential. The daily trip generation is also indicated in the table.

**Table 2**  
**Taylor Road/Burnt Store Road Comprehensive Plan Amendment**  
**Trip Generation**

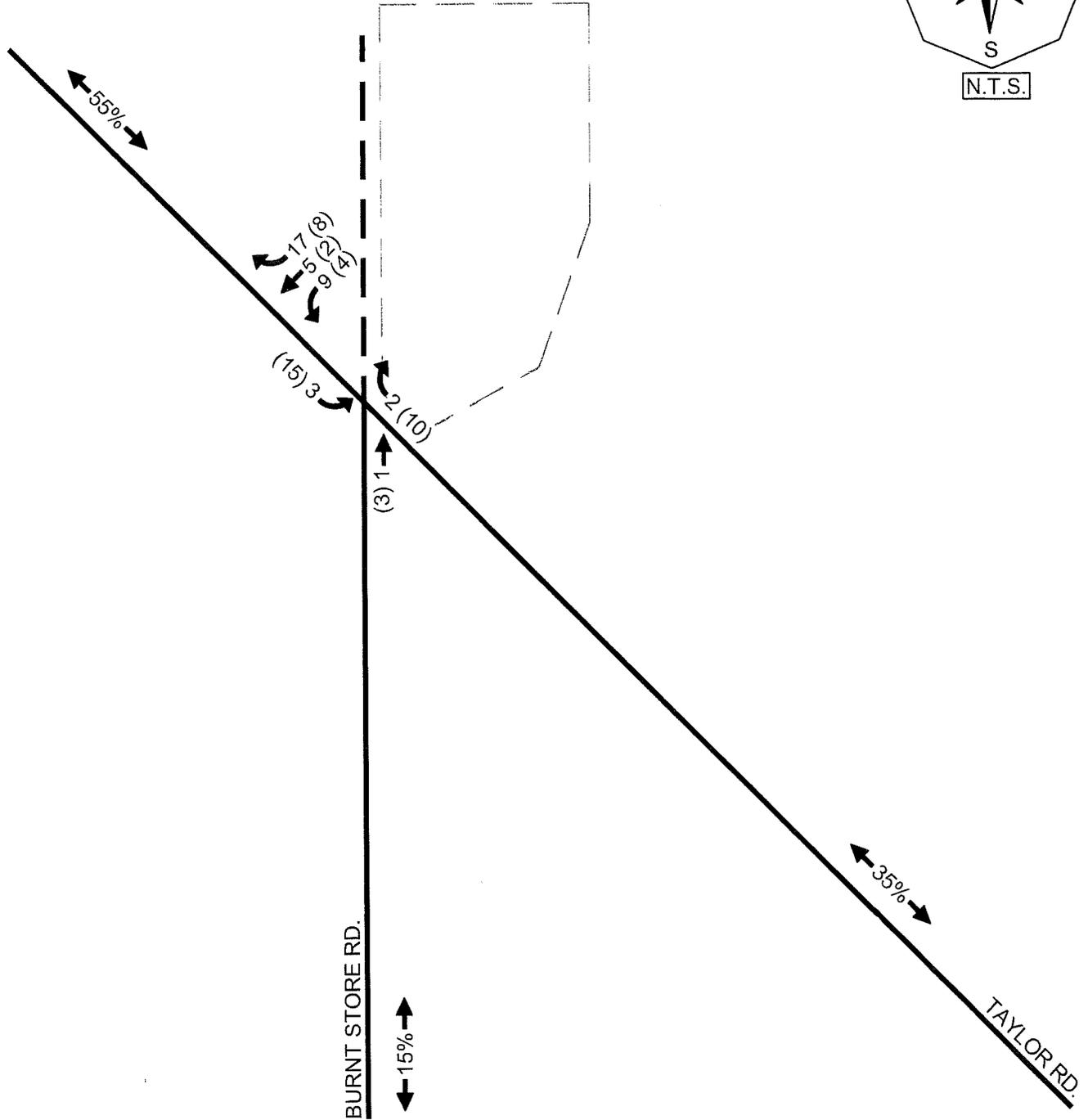
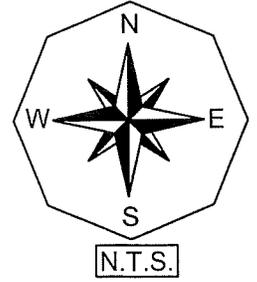
Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily
	In	Out	Total	In	Out	Total	2-way
Retail (50,000 sq. ft.)	63	39	102	181	196	377	4,328
Multifamily Housing (65 dwelling units)	6	31	37	28	14	42	442

**V. TRIP DISTRIBUTION**

As shown in **Table 2**, there are significantly less trips generated from the change in land use from commercial to residential. **Figure 2** was created to illustrate the trip distribution and site traffic assignment of project related trips if developed as a multifamily development.

In order to determine which roadway segments surrounding the site will be significantly impacted as outlined in the Charlotte County Engineering Design Manual – Part 7, **Table 1A**, contained in the Appendix, was created. This table indicates which roadway links will experience a significant impact as a result of the added development traffic. Significant impact is defined as any roadway projected to experience greater than 5% of the Peak Hour – Peak Direction Level of Service “D” volumes. The Level of Service Threshold volumes were taken from the Charlotte County Roadway Level of Service Data Tables provided by the Charlotte County Transportation Engineering Division for all roadways in the study area. Based on the information contained within Table 1A, none of the roadway segments analyzed is anticipated to be significantly impacted.

F1510.02



LEGEND

- ← 000 WEEKDAY AM PEAK HOUR SITE TRAFFIC
- ← (000) WEEKDAY PM PEAK HOUR SITE TRAFFIC
- ← 20% → PERCENT TRIP DISTRIBUTION

## **VI. LEVEL OF SERVICE ANALYSIS**

A Level of Service Analysis was conducted on Taylor Road and Burnt Store Road adjacent to the proposed development. The existing peak hour peak season volumes were obtained from the Charlotte County Roadway Level of Service Data report. In order to determine whether or not there is available capacity on the roadway links in the study area, the project traffic was added to the projected 2020 peak hour peak season traffic volumes. **Table 2A**, located in the Appendix of this report indicates the methodology utilized to conduct the Level of Service Analysis.

From the Level of Service Analysis indicated in Table 2A, there will be sufficient capacity on both Taylor Road and Burnt Store Road to accommodate the trips anticipated to be generated by the proposed development. Taylor Road was shown to operate at a Level of Service “D” north of Burnt Store Road and a Level of Service “C” south to Burnt Store. Burnt Store Road was shown to operate at Level of Service “C” with the addition of the project traffic in 2020. Therefore, no roadway capacity improvements will be required as a result of this analysis. **Figure 3** illustrates the results of the Level of Service Analysis.

## **VII. COMPREHENSIVE PLAN AMENDMENT**

The transportation related impacts of the proposed comprehensive plan amendment were evaluated pursuant to the criteria in the application document. This included an evaluation of the long range impact (20-year horizon) and short range (5-year horizon) impact the proposed amendment would have on the existing and future roadway infrastructure.

**Short Range Impacts (5-year horizon)**

The Charlotte County Capital Improvement Program for Fiscal Year 2015/216 to 2019/2020 was reviewed, as well as the FDOT Adopted Work Program for Fiscal Year 2015 - 2020 to determine the short term impacts the proposed land use change would have on the surrounding roadways.

There are no roadway capacity improvements in the FDOT Work program or the Charlotte County work program that provide additional capacity in the next five years in the area of the subject site. The Level of Service analysis shown on Figure 3 indicates there will be sufficient capacity to accommodate the land use change in the short term.

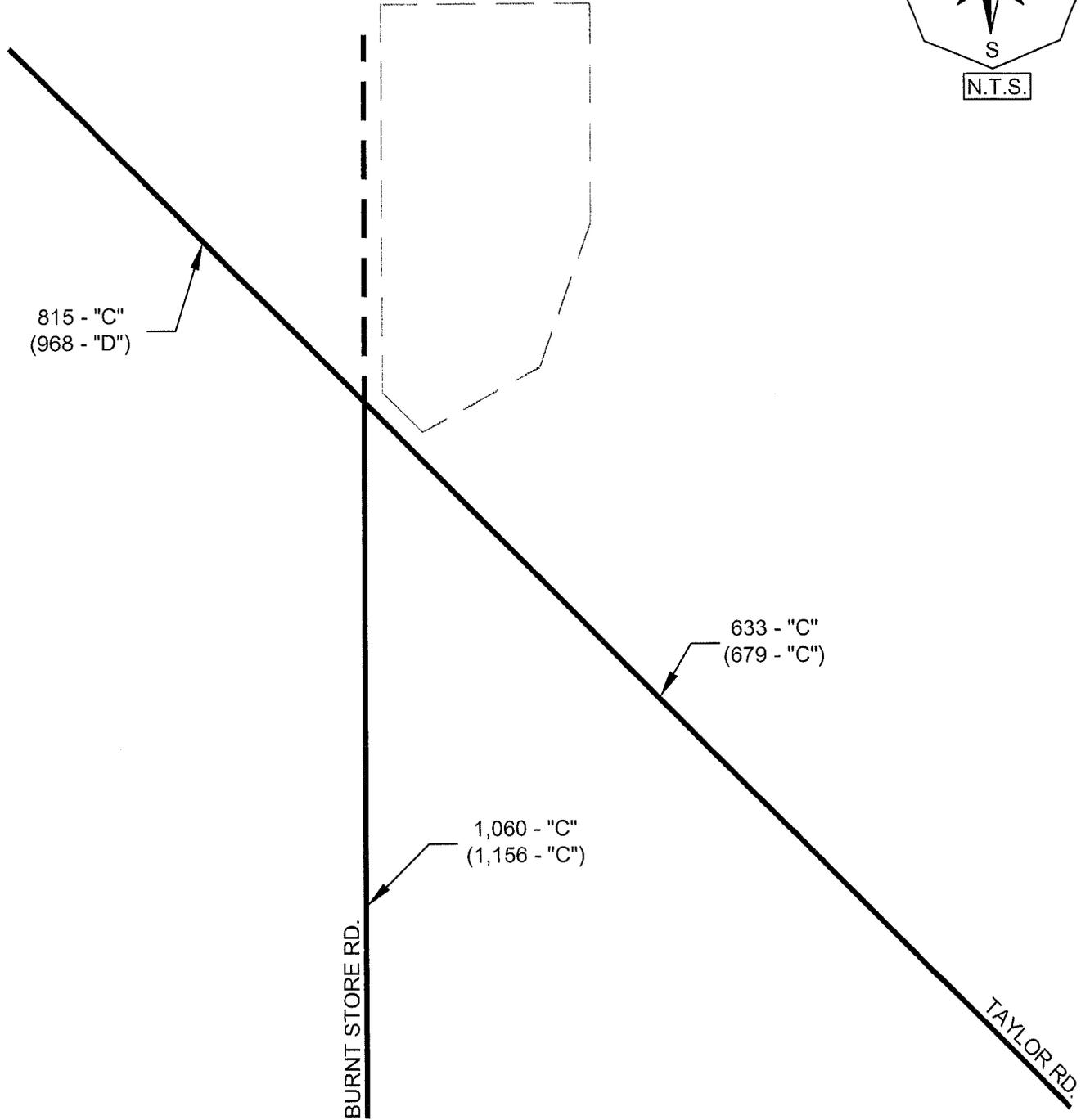
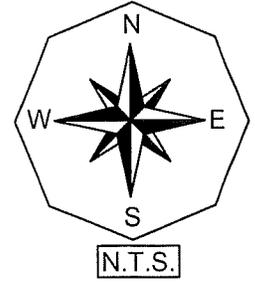
**Long Range Impacts (20-year horizon)**

The Charlotte County – Punta Gorda Metropolitan Planning Organization’s (MPO) 2035 Long Range Transportation Amendment was reviewed to determine the impacts the amendment would have on the surrounding area.

As shown on Table 2, the trip generation comparison between the current land use category and the requested land use category will actually reduce the trip generation potential of this site, thus reducing the future impacts on the Long Range Transportation Network. Therefore, the impacts to the Long Ranges Transportation Plan are actually reduced due to the requested land use change.

Burnt Store Road is identified as being improved to a six lane roadway and construction is expected to begin in year 2031 to 2035. The six lane roadway was accounted for in the long range analysis.

F1510.02



LEGEND

XXX - "C" 2015 PEAK SEASON PEAK HOUR TWO WAY EXISTING TRAFFIC AND LEVEL OF SERVICE DESIGNATION

(XXX - "C") 2020 PEAK SEASON PEAK HOUR TWO WAY PROJECTED TRAFFIC PLUS TWO WAY PROJECT TRAFFIC AND LEVEL OF SERVICE DESIGNATION

## VIII. CONCLUSION

The proposed Taylor Road Comprehensive Plan Amendment is to modify the future land use from Commercial to Medium Density Residential on approximately 6.27 acres site located on the north side of Taylor Road at the intersection of Burnt Store Road, in Charlotte County, FL. Based upon the Level of Service analysis conducted as a part of this report, the development of the subject site meets the minimum recommended Level of Service requirements set forth by Charlotte County in the Charlotte County Comprehensive Plan and Land Development Code. Therefore, no modifications to the 5-year Capital Improvement Plan or the 2035 Long Range Transportation Plan are necessary to accommodate the proposed land use change.

# APPENDIX

# **TABLES 1A & 2A**

**TABLE 1A**  
**TWO-WAY PROJECT TRAFFIC VS. LOS D LINK VOLUMES**  
**TAYLOR ROAD/BURNT STORE ROAD RESIDENTIAL COMP PLAN AMMENDMENT**

		TOTAL AM PEAK HOUR PROJECT TRAFFIC =	37 VPH	IN=	6	OUT=	31		
		TOTAL PM PEAK HOUR PROJECT TRAFFIC =	42 VPH	IN=	28	OUT=	14		
<u>ROADWAY</u>	<u>SEGMENT</u>	ID	ROADWAY	LOS A	LOS B	LOS C	LOS D	LOS E	PERCENT
		#	<u>CLASS</u>	<u>VOLUME</u>	<u>VOLUME</u>	<u>VOLUME</u>	<u>VOLUME</u>	<u>VOLUME</u>	<u>TRAFFIC</u>
Taylor Road	N. of U.S. 41	177	2LN	0	0	918	1,332	1,413	55%
	S. of U.S. 41	178	2LN	0	0	918	1,332	1,413	35%
Burnt Store Road	S. of Taylor Road	270	2LN	0	837	1,350	1,440	1,440	15%
									0%

\*Two-way peak hour Level of Service Thresholds taken from the Charlotte County Roadway Level of Service Data (6/2/15) Spreadsheet

**TABLE 2A**  
**CHARLOTTE COUNTY TRAFFIC COUNTS AND LEVEL OF SERVICE CALCULATIONS**  
**TAYLOR ROAD/BURNT STORE ROAD RESIDENTIAL COMP PLAN AMMENDMENT**

ROADWAY	SEGMENT	2015		2020		K-100 Factor <sup>3</sup>	0.09		
		PK HR	PK SEASON	PK HR	PK SEASON				
U.S. 17	N. of U.S. 41	177	9,058	815	945	55%	23	968	<b>D</b>
	S. of U.S. 41	178	7,028	633	665	35%	15	679	<b>C</b>
Burnt Store Road	S. of Taylor Road	270	11,777	1,060	1,150	15%	6	1,156	<b>C</b>

<sup>1</sup> 2% AGR used based on recommended growth rate listed in the Charlotte County Roadway Level of Service Data

<sup>2</sup> The 2013 peak hour peak season two-way traffic volume was calculated by multiplying the 2013 AADT by the K-100 Factor

<sup>3</sup> K-100 Factor obtained from FDOT Traffic Information Website for Count Station 010008 (US 17 N of Washington Loop Rd.)

**FDOT COUNT STATION DATA**  
**SITE #010016**

FLORIDA DEPARTMENT OF TRANSPORTATION  
 TRANSPORTATION STATISTICS OFFICE  
 2014 HISTORICAL AADT REPORT

COUNTY: 01 - CHARLOTTE

SITE: 0016 - SR 15/US41, 1 MI NORTH OF CR 765 @ BRIDGE CH238

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2014	24500 C	N 12000	S 12500	9.00	52.60	5.90
2013	25000 C	N 12500	S 12500	9.00	52.60	5.60
2012	24000 C	N 12000	S 12000	9.00	53.30	5.30
2011	23500 C	N 11500	S 12000	9.00	53.50	5.30
2010	25000 C	N 12000	S 13000	10.32	53.30	5.50
2009	26500 C	N 13000	S 13500	10.43	54.01	4.80
2008	25500 C	N 12500	S 13000	10.61	53.94	6.60
2007	28500 C	N 14000	S 14500	10.17	54.96	5.20
2006	28500 C	N 15000	S 13500	9.78	53.48	6.50
2005	33500 C	N 16500	S 17000	9.90	55.00	7.40
2004	29500 C	N 14000	S 15500	10.10	53.20	7.40
2003	25500 C	N 12000	S 13500	9.80	53.40	6.20
2002	30500 C	N 15000	S 15500	10.00	51.50	5.70
2001	27500 C	N 13500	S 14000	10.40	53.80	6.80
2000	27000 C	N 13500	S 13500	10.30	52.80	8.90
1999	25500 C	N 12500	S 13000	10.50	53.20	7.70

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE  
 S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; F = FOURTH YEAR ESTIMATE  
 V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN  
 \*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

**CHARLOTTE COUNTY ROADWAY  
LEVEL OF SERVICE DATA**

CHARLOTTE COUNTY: ROADWAY LEVEL OF SERVICE DATA (6/2/2015)

LOS Report ID	Roadway	From	To	Fed. Func. Class.	Lanes	2015 AADT	Date of Last Count	Sugg. Gr. Rate	Level of Service Calculations						Percent (%) Capacity Used
									Level of Service Limits (Pk. Hr. Two-way Vol.)			Level of Service			
									B	C	D	E	Current		
165	Acline Road	U.S. 41	Taylor Rd.	RJC	2	1,388	Dec-14	1.00%	n/a	918	1,332	1,413	C	9%	
189	Acline Road	Burnt Store Rd.	U.S. 41	RJC	2	1,297	Jan-15	1.00%	n/a	918	1,332	1,413	C	9%	
246	Airport Road	U.S. 41	Cooper St.	RJC	2	-	Jan-00	4.24%	n/a	918	1,332	1,413	N/A	N/A	
247	Airport Road	Cooper St.	Taylor Rd.	RJC	2	4,909	Dec-14	7.32%	n/a	918	1,332	1,413	C	34%	
167	Airport Road	Taylor Rd	I-75	RJC	2	4,541	Dec-14	1.00%	n/a	918	1,332	1,413	C	31%	
166	Airport Road	I-75	Golf Course Blvd.	RJC	2	2,522	Dec-14	1.00%	n/a	918	1,332	1,413	C	17%	
209	Appleton Blvd	San Cruz Waterway	C.R. 771	RNC	2	1,466	Mar-15	4.40%	n/a	918	1,332	1,413	C	10%	
168	Aqui Esta Drive	Bal Harbor Blvd.	U.S. 41	UC	2	8,227	Jan-15	1.00%	n/a	918	1,332	1,413	C	56%	
248	Aqui Esta Drive	U.S. 41	Airport Rd.	UC	2	3,835	Dec-14	2.36%	n/a	918	1,332	1,413	C	26%	
23	Atwater Street	Peachland Blvd.	Veterans Blvd.	RJC	2	2,812	Nov-14	1.00%	n/a	918	1,332	1,413	C	19%	
25	Bayshore Road	Sibley Bay St.	Edgewater Dr.	UC	2	4,173	Nov-14	1.00%	n/a	918	1,332	1,413	C	29%	
310	Bayshore Road	Edgewater Dr.	U.S. 41	UC	2	3,150	Nov-14	1.00%	n/a	918	1,332	1,413	C	22%	
26	Bayshore Road	U.S. 41	Sibley Bay St.	UC	2	3,111	Nov-14	1.00%	n/a	918	1,332	1,413	C	21%	
116	Beach Road	Gulf Blvd.	S.R. 776	UC	2	9,309	Feb-15	1.00%	n/a	918	1,332	1,413	C	64%	
232	Beacon Drive	Westchester Blvd.	Elmira Blvd.	L	2	2,669	Apr-15	1.00%	n/a	918	1,332	1,413	C	18%	
233	Beacon Drive	Elmira Blvd.	Ocean Blvd.	L	2	2,768	Apr-15	1.00%	n/a	918	1,332	1,413	C	19%	
218	Beacon Drive	Ocean Blvd.	Midway Blvd.	L	2	1,872	Apr-15	1.00%	n/a	918	1,332	1,413	C	13%	
219	Beacon Drive	Midway Blvd.	Quasar Blvd.	L	2	-	Jan-00	1.00%	n/a	918	1,332	1,413	N/A	N/A	
234	Beacon Drive	Quasar Blvd.	Peachland Blvd.	L	2	-	Jan-00	1.00%	n/a	918	1,332	1,413	N/A	N/A	
220	Beaver Lane	Hancock Ave.	Westchester Blvd.	L	2	3,659	Apr-15	1.14%	n/a	918	1,332	1,413	C	25%	
221	Birchcrest Blvd	Midway Blvd.	Strasburg Dr.	L	2	-	Jan-00	1.00%	n/a	918	1,332	1,413	N/A	N/A	
236	Birchcrest Blvd	Strasburg Dr.	Peachland Blvd.	L	2	-	Jan-00	1.21%	n/a	918	1,332	1,413	N/A	N/A	
237	Birchcrest Blvd	Peachland Blvd.	Veterans Blvd.	L	2	503	Apr-15	1.00%	n/a	918	1,332	1,413	C	3%	
1	Biscayne Drive	Cornelius Blvd.	Chancellor Blvd.	UC	2	2,204	Mar-15	1.00%	n/a	918	1,332	1,413	C	15%	
3	Biscayne Drive	SR-776	Cornelius Blvd.	UC	2	1,451	Feb-15	2.39%	n/a	918	1,332	1,413	C	10%	
258	Broadpoint Drive	Sunnybrook Rd.	Voyageur Dr.	L	2	-	Jan-00	1.00%	n/a	918	1,332	1,413	N/A	N/A	
259	Broadpoint Drive	Voyageur Dr.	San Marco Dr.	L	2	-	Jan-00	1.00%	n/a	918	1,332	1,413	N/A	N/A	
185	Burnt Store Road	Lee County line	Zemel Rd.	MA	4	6,933	Dec-14	5.00%	2,556	3,096	3,204	n/a	B	20%	
184	Burnt Store Road	Zemel Rd.	Acline Rd.	MA	2	9,677	Dec-14	5.00%	837	1,350	1,440	n/a	C	65%	
169	Burnt Store Road	Acline Rd.	U.S. 41	MA	4	12,124	Dec-14	5.00%	2,556	3,096	3,204	n/a	B	36%	
270	Burnt Store Road	N. Jones Loop Rd.	U.S. 41	MA	2	11,777	Jan-15	1.64%	837	1,350	1,440	n/a	C	74%	
202	Calumet Blvd	Ingraham Blvd.	San Domingo Blvd.	RNC	2	-	Jan-00	1.00%	n/a	918	1,332	1,413	N/A	N/A	
22	Campbell Street	Eisenhower Dr.	Chancellor Blvd.	RJC	2	-	Jan-00	1.00%	n/a	918	1,332	1,413	N/A	N/A	
159	Cape Haze Drive	Amberjack Cove Waterway	C.R. 775	RJC	2	3,530	Mar-15	1.00%	n/a	918	1,332	1,413	C	24%	
222	Capricorn Blvd	Rampart Blvd.	Sandhill Blvd.	L	2	3,202	Apr-15	1.00%	n/a	918	1,332	1,413	C	22%	
188	Carmalita Street	BMX Track	U.S. 41	UC	2	1,625	Dec-14	4.41%	n/a	918	1,332	1,413	C	11%	
309	Carmalita Street	Florida St.	BMX Track	UC	2	2,079	Dec-14	1.00%	n/a	918	1,332	1,413	C	14%	
2	Chamberlain Blvd	Cornelius Blvd.	US 41	RJC	2	1,511	Feb-15	1.00%	n/a	918	1,332	1,413	C	10%	
121	Chancellor Blvd	Campbell St.	Apollo Waterway	UC	2	3,765	Mar-15	6.35%	n/a	918	1,332	1,413	C	26%	

CHARLOTTE COUNTY: ROADWAY LEVEL OF SERVICE DATA (6/2/2015)

LOS Report ID	Roadway	From	To	Fed. Func. Class.	Lanes	2015 AADT	Date of Last Count	Sugg. Gr. Rate	Level of Service Calculations					Percent (%) Capacity Used	
									Level of Service Limits (Pk. Hr. Two-way Vol.)			Level of Service			
									B	C	D	E	Current		
140	SR 776	Pine St.	Orlole Blvd.	MA	4	30,826	Feb-15	2.00%	2,840	3,440	3,560	n/a	B	79%	
118	SR 776	Beach Rd.	Pine St.	MA	4	27,570	Feb-15	2.00%	2,840	3,440	3,560	n/a	B	70%	
127	SR 776	Sarasota Co Line	Beach Rd.	MA	4	21,315	Feb-15	2.00%	2,840	3,440	3,560	n/a	B	54%	
205	St. Paul Drive	Appleton Blvd.	Ingraham Blvd.	L	2	-	Jan-00	1.00%	n/a	918	1,332	1,413	N/A	N/A	N/A
206	St. Paul Drive	Ingraham Blvd.	Calumet Blvd.	L	2	-	Jan-00	1.00%	n/a	918	1,332	1,413	N/A	N/A	N/A
230	Sulstone Drive	Sunnybrook Rd.	Adams St.	L	2	-	Jan-00	1.00%	n/a	918	1,332	1,413	N/A	N/A	N/A
132	Sunnybrook Blvd	Boundary Blvd.	Rotonda Blvd. North	RJC	2	6,833	Mar-15	1.00%	n/a	918	1,332	1,413	C	47%	
131	Sunnybrook Blvd	Gulfstream Blvd.	Boundary Blvd.	RJC	2	9,440	Mar-15	1.00%	n/a	918	1,332	1,413	C	64%	
146	Sunnybrook Blvd	S.R. 776	Oceanspray Blvd.	RJC	2	6,239	Feb-15	1.00%	n/a	918	1,332	1,413	C	43%	
145	Sunnybrook Blvd	Waterford Ave.	S.R. 776	RJC	2	2,138	Feb-15	1.00%	n/a	918	1,332	1,413	C	15%	
231	Sunnybrook Road	Highlands Rd.	Broadpoint Dr.	L	2	4,539	Apr-15	1.00%	n/a	918	1,332	1,413	C	31%	
177	Taylor Road	U.S. 41 N	Burnt Store Rd.	UC	2	7,028	Dec-14	1.00%	n/a	918	1,332	1,413	C	48%	
178	Taylor Road	Burnt Store Rd.	Airport Rd.	RJC	2	9,058	Dec-14	3.00%	n/a	918	1,332	1,413	C	62%	
179	Taylor Road	Airport Rd.	Cooper St.	RJC	2	6,092	Dec-14	1.28%	n/a	918	1,332	1,413	C	42%	
91	Toledo Blade Blvd	Collingswood Blvd.	S.R. 776	MA	2	5,483	Nov-14	1.00%	837	1,350	1,440	n/a	B	35%	
194	Toledo Blade Blvd	S.R. 776	U.S. 41 N	MA	2	6,633	Feb-15	1.00%	837	1,350	1,440	n/a	B	42%	
16	Toledo Blade Blvd	U.S. 41 N	Sarasota Co Line	UC	4	13,361	Feb-15	1.00%	2,556	3,096	3,204	n/a	B	38%	
186	Tucker's Grade	U.S. 41	I-75	MA	4	9,725	Jan-15	1.00%	2,556	3,096	3,204	n/a	B	28%	
180	US Highway 17	I-75	Matlympia Way	PA	6	20,103	Dec-14	2.00%	4,370	5,200	5,360	n/a	B	34%	
181	US Highway 17	Constitution Avenue	I-75	PA	6	25,691	Dec-14	2.00%	4,370	5,200	5,360	n/a	B	45%	
282	US Highway 17	Washington Loop Rd. S	Constitutional Ave.	PA	4	19,050	Jan-15	2.00%	2,840	3,440	3,560	n/a	B	50%	
110	US Highway 17	Peace River Shores Blvd.	Washington Loop Rd. S	PA	4	12,637	Jan-15	2.00%	2,840	3,440	3,560	n/a	B	40%	
113	US Highway 17	DeSoto Co Line	Peace River Shores Blvd.	PA	4	8,970	Jan-15	2.00%	2,840	3,440	3,560	n/a	B	29%	
187	US Highway 41	Lee County Line	Zemel Rd.	PA	4	18,789	Mar-15	2.00%	2,840	3,440	3,560	n/a	B	48%	
313	US Highway 41	Zemel Rd.	Alligator Creek Bridge	PA	4	-	Jan-00	2.00%	2,840	3,440	3,560	n/a	N/A	N/A	
183	US Highway 41	Alligator Creek Bridge	Burnt Store Rd.	PA	4	16,495	Jan-15	2.00%	2,840	3,440	3,560	n/a	B	42%	
286	US Highway 41	Burnt Store Rd.	Aqui Esta Dr.	PA	4	31,124	Jan-15	2.00%	2,840	3,440	3,560	n/a	B	80%	
274	US Highway 41	Kings Highway	Bayshore Rd.	PA	6	-	Jan-00	1.25%	n/a	3,790	4,880	5,150	N/A	N/A	N/A
275	US Highway 41	Harborview Rd.	Kings Highway	PA	6	40,145	Nov-14	1.25%	n/a	3,790	4,880	5,150	D	67%	
276	US Highway 41	Hancock Ave. (Beaver Ln.)	Harborview Rd./Edgewater Dr.	PA	6	49,284	Nov-14	1.25%	n/a	3,790	4,880	5,150	D	83%	
277	US Highway 41	Gardner Dr.	Hancock Ave. (Beaver Ln.)	PA	6	-	Jan-00	1.25%	n/a	3,790	4,880	5,150	N/A	N/A	N/A
279	US Highway 41	Conway Blvd.	Gardner Dr.	PA	6	-	Jan-00	1.25%	n/a	3,790	4,880	5,150	N/A	N/A	N/A
281	US Highway 41	Easy St.	Conway Blvd.	PA	6	-	Jan-00	1.25%	n/a	3,790	4,880	5,150	N/A	N/A	N/A
283	US Highway 41	Harbor Blvd.	Easy St.	PA	6	-	Jan-00	1.25%	n/a	3,790	4,880	5,150	N/A	N/A	N/A
285	US Highway 41	Olean Blvd.	Harbor Blvd.	PA	6	-	Jan-00	1.25%	n/a	3,790	4,880	5,150	N/A	N/A	N/A
287	US Highway 41	Port Charlotte Blvd.	Olean Blvd.	PA	6	-	Jan-00	1.25%	n/a	3,790	4,880	5,150	N/A	N/A	N/A
289	US Highway 41	W Tarpon Blvd.	Port Charlotte Blvd.	PA	6	-	Jan-00	1.25%	n/a	3,790	4,880	5,150	N/A	N/A	N/A
291	US Highway 41	Midway Blvd.	W Tarpon Blvd.	PA	6	-	Jan-00	1.25%	n/a	3,790	4,880	5,150	N/A	N/A	N/A
293	US Highway 41	Forrest Nelson Blvd.	Midway Blvd.	PA	6	55,672	Nov-14	1.25%	n/a	3,790	4,880	5,150	D	94%	

**CHARLOTTE COUNTY – PUNTA  
GORDA MPO  
2035 LONG RANGE  
TRANSPORTATION PLAN**

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

ID/FPH	Facility	From	To	# of Existing Lanes	Project Length (Miles)	Project Description	POLE (FOOT)/ Planning Study (County)			PE			ROW			CST			Total Project Cost (PDC)	Total Project Cost (FOB)
							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		
C0185 1	BURNST STORE RD	ZEMEL RT	SCHAM RD	2U	4.17 Miles	CR 2U->4D	\$ 1.62	Multiple Sources	2015	\$ 4.98	Multiple Sources	2016	\$ 2.75	Multiple Sources	2016-2020	\$ 32.37	Local	2024-2030	\$ 41.91	\$ 66.96
C0185 2	BURNST STORE RD	SCHAM RD	NOTRE DAME BLVD	2U	0.474 Miles	CR 2U->4D	\$ 0.18	Multiple Sources	2015	\$ 0.56	Multiple Sources	2016-2020	\$ 0.91	Multiple Sources	2016-2020	\$ 3.89	Multiple Sources	2021-2025	\$ 4.73	\$ 9.05
C0186	BURNST STORE RD	N JONES LOOP	ISLAND RD	2U	0.888 Miles	CP 2U->4D	\$ 0.77	Multiple Sources	2016-2020	\$ 2.32	Multiple Sources	2016-2020	\$ 1.24	Multiple Sources	2021-2025	\$ 15.49	Multiple Sources	2021-2025	\$ 15.83	\$ 38.17
C0187	BURNST STORE RD	TAYLOR RD	FLORIDA ST	0D	2.118 Miles	CR 0D->6D	\$ 2.46	Multiple Sources	2016-2020	\$ 7.38	Multiple Sources	2016-2020	\$ 14.75	Multiple Sources	2016-2020	\$ 48.28	Local	2021-2025	\$ 73.68	\$ 148.01
C0188	CP 2U TO 4D	JACKSON	HILLSBOROUGH BLVD	4C	0.985 Miles	CR 4C->8D	\$ 0.38	Local	2016-2020	\$ 1.18	Local	2021-2025	\$ 10.40	Local	2021-2025	\$ 7.72	Local	2021-2025	\$ 19.57	\$ 38.49
C0189 1	CR 38 (CLODO BLADE)	SR 78	WHITNEY AVE	2U	0.521 Miles	CR 2U->6D	\$ 0.40	Local	2016-2020	\$ 1.21	Local	2021-2025	\$ 5.16	Local	2021-2025	\$ 6.09	Local	2021-2025	\$ 15.15	\$ 23.18
C0189 2	CP 2U TO 4D	WHITNEY AVE	US 41(W)	4D	0.248 Miles	CR 4D->8D	\$ 0.10	Local	2016-2020	\$ 0.29	Local	2021-2025	\$ 1.86	Local	2021-2025	\$ 1.53	Local	2021-2025	\$ 4.92	\$ 7.21
C0200 1	CR 74	US 17	URBAN AREA BOUNDARY	2U	2.670 Miles	CR 2U->4D	\$ 1.00	Developer	2021-2025	\$ 3.11	Developer	2021-2025	\$ 12.28	Developer	2026-2030	\$ 20.75	Developer	2026-2030	\$ 37.18	\$ 67.90
C0200 3	CP 74	URBAN AREA BOUNDARY	QUARTER MILE ISOLATED INT	3U	11.836 Miles	CP 2U->4D	\$ 3.72	Developer	2017-2025	\$ 11.18	Developer	2017-2025	\$ 4.05	Developer	2026-2030	\$ 74.53	Developer	2026-2030	\$ 92.46	\$ 161.27
C0200 4	CR 74	QUARTER MILE ISOLATED INT	SR 31	2U	0.277 Miles	CR 2U->4D	\$ 0.08	Developer	2021-2025	\$ 0.26	Developer	2021-2025	\$ 0.09	Developer	2026-2030	\$ 2.33	Local	2021-2025	\$ 2.79	\$ 5.21
C0220	CP 771	ROXINDA EAST	INGRAM BLVD	2U	0.187 Miles	CR 2U->4D	\$ 0.24	Local	2026-2030	\$ 0.71	Local	2021-2025	\$ 0.00	Local	2026-2030	\$ 4.71	Local	2021-2025	\$ 5.66	\$ 11.57
C0225	CP 771	SAN DOMINGO	SAN DOMINGO	2U	0.187 Miles	CP 2U->4D	\$ 0.19	Local	2026-2030	\$ 0.78	Local	2021-2025	\$ 0.00	Local	2026-2030	\$ 1.07	Local	2021-2025	\$ 2.24	\$ 3.94
C0226	CP 771	MARATHON BLVD	MARATHON BLVD	2U	1.108 Miles	CR 2U->4D	\$ 0.43	Local	2026-2030	\$ 1.28	Local	2026-2030	\$ 0.00	Local	2026-2030	\$ 8.00	Local	2026-2030	\$ 10.52	\$ 18.15
C0240	EDGEWATER CR	JACKETT ST	COLLINGSWOOD BLVD	3U	0.228 Miles	CR 2U->4D	\$ 0.48	Local	Committed	\$ 0.26	Local	Committed	\$ 0.13	Local	Committed	\$ 0.00	Local	2016-2020	\$ 1.86	\$ 2.41
C0250 1	EDGEWATER CR	COLLINGSWOOD BLVD	PELLAN BLVD	2U	0.848 Miles	CR 2U->4D	\$ 0.98	Local	2016-2020	\$ 1.06	Local	2016-2020	\$ 0.49	Local	2016-2020	\$ 7.21	Local	2016-2020	\$ 8.14	\$ 11.74
C0250 2	EDGEWATER CR	PELLAN BLVD	MEDWAY BLVD	2U	0.614 Miles	CR 2U->4D	\$ 0.24	Local	2016-2020	\$ 0.71	Local	2016-2020	\$ 0.32	Local	2016-2020	\$ 4.77	Local	2016-2020	\$ 6.03	\$ 7.76
702	FLAMINGO BLVD (REALIGNMENT)	EDGEWATER	COMO ST	2U	0.557 Miles	CR 2U->4D	\$ 0.22	Local	2016-2020	\$ 0.66	Local	2016-2020	\$ 0.86	Local	2016-2020	\$ 4.32	Local	2016-2020	\$ 6.07	\$ 7.75
C0275 2	FLAMINGO BLVD	COMO ST	WINTERBURN	2U	0.832 Miles	CR 2U->4D	\$ 0.32	Local	2015	\$ 0.97	Local	2015	\$ 1.31	Local	2015	\$ 6.46	Local	2015	\$ 9.07	\$ 11.37
C0280	FLAMINGO BLVD	WINTERBURN	SR 78	2U	1.041 Miles	CR 2U->4D	\$ 0.40	Local	2015	\$ 1.21	Local	2015	\$ 1.65	Local	2015	\$ 8.06	Local	2015	\$ 11.35	\$ 14.20
C0270	HARBORVIEW RD	MELBOURN	DATE ST	3U	1.12 Miles	CR 2U->4D	\$ 0.43	Developer	2016-2020	\$ 1.31	Developer	2016-2020	\$ 1.66	Developer	2016-2020	\$ 8.63	Developer	2021-2025	\$ 12.09	\$ 17.50
C0271 1	HARBORVIEW RD	DATE ST	PURDY CR	2U	0.668 Miles	CR 2U->4D	\$ 0.26	Developer	2016-2020	\$ 0.76	Developer	2016-2020	\$ 0.90	Developer	2016-2020	\$ 5.17	Developer	2021-2025	\$ 7.19	\$ 10.41
C0271 2	HARBORVIEW RD	PURDY CR	I-75	2U	0.6208 Miles	CR 2U->4D	\$ 0.22	Developer	2016-2020	\$ 0.96	Developer	2016-2020	\$ 1.21	Developer	2016-2020	\$ 0.37	Developer	2021-2025	\$ 9.85	\$ 12.85
C01070	N JONES LOOP	BURNST STORE RD	TAYLOR RD	4D	0.783 Miles	CR 4D->8D	\$ 0.36	Multiple Sources	2016-2020	\$ 0.66	Multiple Sources	2016-2020	\$ 0.80	Multiple Sources	2016-2020	\$ 6.82	Local	2016-2020	\$ 7.71	\$ 9.90
C01075	N JONES LOOP	TAYLOR RD	I-75	4D	0.578 Miles	CR 4D->8D	\$ 0.27	Multiple Sources	2016-2020	\$ 0.67	Multiple Sources	2016-2020	\$ 0.48	Multiple Sources	2016-2020	\$ 2.78	Local	2016-2020	\$ 3.94	\$ 4.87
C01080	N JONES LOOP	I-75	PIPER RD	4D	0.281 Miles	CR 4D->8D	\$ 0.15	Local	2016-2020	\$ 0.47	Local	2016-2020	\$ 0.20	Local	2016-2020	\$ 2.58	Local	2021-2025	\$ 10.85	\$ 16.24
C01282	N JONES LOOP EXTENSION	HENRY ST	US 41	0D	1.3082 Miles	CR 0D->4D	\$ 1.01	Local	2015	\$ 2.90	Local	Committed	\$ 0.14	Local	Committed	\$ 0.00	Local	2016-2020	\$ 28.19	\$ 35.74
C01284	RAMPART BLVD	LOVELAND	KINGS HWY	2U	0.121 Miles	CR 2U->4D	\$ 0.05	Local	Committed	\$ 0.14	Local	Committed	\$ 0.00	Local	Committed	\$ 0.00	Local	2015	\$ 0.84	\$ 1.10
C01270	RAMPART BLVD	KINGS HWY	RD DE JANEIRO	2U	2.388 Miles	CR 2U->4D	\$ 0.82	Local	Committed	\$ 2.75	Local	Committed	\$ 0.82	Local	Committed	\$ 18.37	Local	2016-2020	\$ 18.37	\$ 23.84
C01250 1	SR 31	LEE COUNTY	QUARTER MILE ISOLATED INT	2U	11.921 Miles	CR 2U->4D	\$ 4.86	Developer	2021-2025	\$ 14.47	Developer	2021-2025	\$ 0.00	Developer	2026-2030	\$ 97.15	Developer	2026-2030	\$ 110.58	\$ 201.17
C01850 1	SR 31	QUARTER MILE ISOLATED INT	CR 74	2U	0.238 Miles	CR 2U->4D	\$ 0.10	Developer	2021-2025	\$ 0.28	Developer	2021-2025	\$ 0.00	Developer	2026-2030	\$ 1.86	Developer	2026-2030	\$ 2.54	\$ 4.04



# **TRIP GENERATION EQUATIONS**

**TRIP GENERATION EQUATIONS  
TAYLOR ROAD COMPREHENSIVE PLAN  
AMMENDMENT  
ITE TRIP GENERATION REPORT, 9<sup>th</sup> EDITION**

Land Use	Weekday AM Peak Hour	Weekday PM Peak Hour	Daily (2-way)
Shopping Center (LUC 820)	$\ln(T) = 0.61 \ln(X) + 2.24$ (62% In/38% Out)	$\ln(T) = 0.67 \ln(X) + 3.31$ (48% In/52% Out)	$\ln(T) = 0.65 \ln(X) + 5.83$
T = Number of Trips, X = 1,000's of square feet of Gross Leasable Area (GLA)			
Residential Condominium/Townhouse (LUC 230)	$\ln(T) = 0.80 \ln(X) + 0.26$ (17% In/83% Out)	$\ln(X) = 0.82 \ln(X) + 0.32$ (67% In/33% Out)	$\ln(T) = 0.87 \ln(X) + 2.46$
T = Number of Trips, X = Number of dwelling units			



# City of Punta Gorda, Florida

**UTILITY DEPARTMENT**  
326 West Marion Avenue  
Punta Gorda, Florida 33950  
941-575-3339 Telephone  
941-575-5006 Fax  
[utility@pgorda.us](mailto:utility@pgorda.us)

August 13, 2015

Susan Johnson  
McCrorry Law Firm  
309 Tamiami Trail  
Punta Gorda, FL 33950  
Sent via email: [susan@mccrorrylaw.com](mailto:susan@mccrorrylaw.com)

RE: Water & Sewer Availability  
Parcel(s) 412316301002-412316301006  
3426 Taylor Vicinity

Dear Ms. Johnson:

This notice is to advise of the availability of water and/or wastewater collection service by the City of Punta Gorda Utility System. Actual Service connections are subject to policies of the Utility Department.

The subject location is in the City of Punta Gorda Utility Service Area.  Yes  No

Domestic water service availability:  Yes  No  
**\*\* Subject to condition of service**

Wastewater collection service availability:  Yes  No

Domestic water service is available to the subject parcel.

Fire protection standards have not been reviewed.

**\*\* CONDITION OF SERVICE:** Water meter must be located in Taylor Rd. Water line from the water meter to the subject parcel is customer owned and maintained. Customer is responsible to acquire easement from parcel to Taylor Rd and install water service line from meter to subject parcel.

Wastewater collection service is **NOT** available. A wastewater collection system has not been constructed in this community. Construction of a utility improvement must be funded by the benefited properties as a special assessment. A consensus from the community is needed to initiate a process to fund and construct a utility improvement. A community based effort is needed to establish the will of the residents. Should the will of the residents be expressed to the City or the County, the Utility Department will facilitate steps to fund and construct the utility improvement. We are unable to require residents to fund a utility project against their will.

Construction and operation of septic systems is under the direction of the Charlotte County Public Health Department. Should you have questions regarding use of a septic system for wastewater disposal, please contact Charlotte County Public Health at 743-1266.

Should you require additional information, please contact this office.

Sincerely,

Steve Adams  
Utility Engineering Manager



**Application for Small Scale Plan Amendment and Rezoning  
Newfoundland Five, Inc.  
Water and Sewer Usage Report**

Calculations used to determine residential usage are from the City of Punta Gorda Comprehensive Plan Infrastructure Element Policy 3.2.2.1 for water and Policy 3.2.2.2 for sewer. ERU equivalencies for non-residential uses assume 7500 square feet of development utilizing a 1" meter for water and a 2" meter for wastewater and are taken from Section 17-17(a) of the Code of Ordinances of the City of Punta Gorda. All numbers are based on gallons per day consumption.

Current condition: Conflict between land use and zoning, technically no entitlements on the site.

**Proposed land use amendment and rezoning to RMF-10:**

Water – Adopted LOS is 287 gpd per ERU

$$10 \text{ units/acre} \times 6.27 \text{ acres} \times 287 \text{ gpd} = 17,994 \text{ gpd}$$

Sewer – Adopted LOS is 169 gpd per ERU

$$10 \text{ units/acre} \times 6.27 \text{ acres} \times 169 \text{ gpd} = 10,596 \text{ gpd}$$

**Proposed rezoning to Commercial:**

Water – 1" meter = 2 ERUs

$$287 \text{ gpd/ERU} \times 2 \text{ ERU} = 574 \text{ gpd}$$

Sewer – 2" meter = 8 ERUs

$$169 \text{ gpd/ERU} \times 8 \text{ ERU} = 1,352 \text{ gpd}$$

**Total estimated water and sewer usage for the Property:**

$$\text{Water} - 17,994 \text{ gpd} + 574 \text{ gpd} = 18,568 \text{ gpd}$$

$$\text{Sewer} - 10,596 \text{ gpd} + 1,352 \text{ gpd} = 11,948 \text{ gpd}$$



**This record search is for informational purposes only and does NOT constitute a project review. This search only identifies resources recorded at the Florida Master Site File and does NOT provide project approval from the Division of Historical Resources. Contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333 for project review information.**

August 17, 2015



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In response to your inquiry of August 17, 2015, the Florida Master Site File lists no archaeological sites, one survey, two resource groups, and two standing structures, found in the following parcels of Charlotte County:

**The portions of T41S R23E Sections 16 & 17, indicated by the map submitted with search request (including a project area, and a ¼ mile buffer).**

When interpreting the results of our search, please consider the following information:

- **This search area may contain *unrecorded* archaeological sites, historical structures or other resources even if previously surveyed for cultural resources.**
- **Because vandalism and looting are common at Florida sites, we ask that you limit the distribution of location information on archaeological sites.**
- **While many of our records document historically significant resources, the documentation of a resource at the Florida Master Site File does not necessarily mean the resource is historically significant.**
- **Federal, state and local laws require formal environmental review for most projects. This search DOES NOT constitute such a review. If your project falls under these laws, you should contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333.**

Please do not hesitate to contact us if you have any questions regarding the results of this search.

Sincerely,

Gabrielle McDonnell  
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Florida Master Site File  
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