

Application No.
PA-16-03-02 / Z-16-03-03
(Unified Amendment)

Applicant
Patrick McGinnis / Commercial
Development

Legislative / Quasi-Judicial

Commission District II



Community Development

CHARLOTTE COUNTY

Location Map for

PA-16-03-02 and Z-16-03-03

Charlotte County Government

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

www.CharlotteCountyFL.gov



09/41/23 South County



(NOT TO SCALE)

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 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.

© Copyright 2016 Port Charlotte, FL by Charlotte County
Date Saved: 4/28/2016 11:31:58 AM By: Jie Shao

M:\Departments\GIS\Projects\Petition_Maps\Comp_Planning\2016\PlanAmendments\PA-16-03-02 & Z-16-03-03\PKT_Location_PA160302_Z160303.r



Community Development

CHARLOTTE COUNTY

Existing FLU Map for PA-16-03-02 and Z-16-03-03

Charlotte County Government

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

www.CharlotteCountyFL.gov



09/41/23 South County



(NOT TO SCALE)

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. Referenced 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.

© Copyright 2016 Port Charlotte, FL by Charlotte County

Date Saved: 4/27/2016 8:58:43 AM By: Jie Shao

M:\Departments\GIS\Projects\Petition_Maps\Comp_Planning\2016\PlanAmendments\PA-16-03-02 & Z-16-03-03\PCCKTEExisting_Flum_PA-160302_Z160303.mxd



Community Development

CHARLOTTE COUNTY

Existing Zoning Map for
PA-16-03-02 and Z-16-03-03

Charlotte County Government

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

www.CharlotteCountyFL.gov



09/41/23 South County



(NOT TO SCALE)

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 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.

© Copyright 2016 Port Charlotte, FL by Charlotte County
Date Saved: 4/27/2016 8:55:24 AM By: Jie Shao

M:\Departments\US\Projects\Petition_Maps\Comp_Planning\2016\PlanAmendments\PA-16-03-02 & Z-16-03-03\PCKT_ExistingZoning_PA160302_Z160303.mxd



Community Development Department Unified Staff Report for PA-16-03-02 & Z-16-03-03

DATE: July 1, 2016

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

FROM: Jie Shao, Planner, Principal

REQUESTED

ACTION(S): A privately initiated request to amend:

- Charlotte County FLUM Series Map #1: 2030 Future Land Use, from Agriculture (AG) to Commercial (COM); and
- Charlotte County Zoning Atlas from Residential Estate 1 (RE-1) to Commercial General (CG).

PART I

Applicant(s): Patrick McGinnis
26501 Airport Road
Punta Gorda, FL 33982

Owner(s): Mc Ginnis Enterprises, Inc.
26501 Airport Road
Punta Gorda, FL 33982
&
The Southeastern District of the Christian and Missionary Alliance
First Alliance Church of Punta Gorda
7500 Florida Street
Punta Gorda, FL 33982

General Location and Acreage: The subject property is located at 7300 and 7500 Florida Street, in the Punta Gorda area. The site contains a total of 8.72± acres.

Account Number(s): 412309400002 & 412309400001

STAFF RECOMMENDATION:

“Approve adoption of Petition No. PA-16-03-02 based on the findings and analysis in the Comprehensive Planning Division staff report dated July 1, 2016 and any evidence presented at the public hearing on the application.”

“Approve adoption of Petition No. Z-16-03-03 based on the findings and analysis in the Comprehensive Planning Division staff report dated July 1, 2016 and any evidence presented at the public hearing on the application.”

The Planning and Zoning Board proposed recommendations:

“Motion to forward application No. PA-16-03-02 to the Board of County Commissioners with a recommendation of Approval/Denial, based on the findings and analysis in the staff report dated July 1, 2016 and the evidence presented at the public hearing on the application.”

“Motion to forward application No. Z-16-03-03 to the Board of County Commissioners with a recommendation of Approval/Denial, based on the findings and analysis in the staff report dated July 1, 2016 and the evidence presented at the public hearing on the application.”

Analysis:

The subject property, consisting of two parcels, is located on the east side of Florida Street, in the Punta Gorda area, and contains a total of 8.72 acres. The petitioner, Patrick McGinnis, is requesting a small scale Future Land Use Amendment from Agriculture (AG) to Commercial (COM) and a companion rezoning from Residential Estate 1 (RE-1) to Commercial General (CG). The stated purpose of this unified petition is to allow for commercial development on northern parcel with the church remaining on the southern parcel.

The northern parcel is currently vacant and owned by McGinnis Enterprises, Inc., and the church is owned by the Southeastern District of the Christian and Missionary Alliance, First Alliance Church of Punta Gorda. I-75 is located directly to the northeast of the subject site. Further to the east, there are vacant properties, which are designated as Enterprise Charlotte Airport Park with an ECAP zoning district. Across Florida Street, to the west, there is the Florida Southwestern State College (f.k.a. Edison Community College); this area is designated as Public lands and Facilities with a RE-1 zoning district. To the south, across Airport Road, there are some vacant lands; this area is designated as Commercial on the County’s 2030 Future Land Use Map with a RE-1 zoning district.

Consistency with the County’s Comprehensive Plan

The subject property is located within an Emerging Neighborhood on the 2050 Framework Map. According to the County’s Comprehensive Plan, “Emerging Neighborhoods” include large areas of undeveloped lots or other undeveloped lands in locations that are appropriate for residential and mixed use development. Emerging Neighborhoods are generally near regional transportation corridors, typically have central water and sewer infrastructure, and are in the path of future urban development. These neighborhoods have the opportunity to create a sense of identity for the community and to introduce Planning Principles supporting more sustainable neighborhoods prior to further development. The site’s Future Land Use designation is Agriculture and was zoned AE prior to November 25, 2014, which allows for agricultural uses. The proposed commercial use will convert this agricultural land which is located within the Urban Service Area to a more appropriate urban use. Therefore, the proposed change is supported by the County’s Comprehensive Plan.

Compatibility and Impacts on the Adjacent Land Uses

The subject property is triangular in shape and is located on the east side of Florida Street and the west side of I-75. The property located to the west is Florida Southwestern State College. Across Airport Road, to the south, there are some vacant properties designated for commercial uses. The proposed CG zoning requires a type C buffer, at a minimum, to be placed along the property boundary adjacent to RE-zoned properties. Furthermore, because the subject property is located inside the Urban Service Area and immediately adjacent to a major interstate highway, it is no longer an appropriate location for agricultural uses, nor for a very low-density type of residential development. It is staff’s determination that the proposed land use change and rezoning will not create any detrimental impacts on surrounding properties.

Concurrency issues

- **Water and Sewer:** The proposed commercial general uses would lead to an increased use of utilities. However, the City of Punta Gorda Utility Department has more than sufficient capacity to accommodate the proposed commercial general uses.
- **Traffic:** After reviewing the application, the County Transportation Planner has concluded that the proposed commercial uses will not cause the Level of Service (LOS) of the County roadway, such as Florida Street, to fall below the adopted LOS D.

Therefore, the proposed development will not raise any concurrency issues.

Conclusion:

Staff recommends approval of this unified application. It is consistent with the County’s Comprehensive Plan, and it will not create any detrimental impacts on the surrounding properties.

PART II: RESEARCH AND FINDINGS

1. **2050 Framework Designation:** Emerging Neighborhood
2. **2030 Service Area Delineation:** Urban Service Area
3. **Existing Land Use on the Site:** According to the application, the northern parcel (Parcel ID number 412309400001) is currently vacant; and the southern parcel contains a church (Parcel ID number 412309400002).
4. **Existing Designation(s):**

FLUM	Development Standard
Agriculture (AG)	General Range of Uses
	Ranching, crop farming including citriculture, silviculture, aquaculture, and row crops, as well as rural residential, rural recreational uses, rural industrial uses and public services and facilities.
	Maximum Density/Intensity

	<p>Density: Agricultural lands may not exceed a maximum residential density of one dwelling unit per ten acres when developing under an Agriculture zoning or one dwelling unit per five acres when developing in accordance with FLU Policy 3.1.2 and Conservation Subdivision zoning.</p> <p>Intensity: The maximum FAR is 0.10.</p> <p>Special Provision Remnant Agriculture within the Urban Service Area: Properties within the Urban Service Area that continue to retain an Agriculture land use designation shall retain their established density of one dwelling unit per acre. No further lands shall be designated Agriculture within the Urban Service Area.</p>
Zoning	Development Standard
<p>Residential Estate (RE-1) (The property was rezoned from AE to RE-1 on November 25, 2014)</p>	<p>The purpose and intent of this district is to allow low-density, large-lot residential and related uses.</p> <ul style="list-style-type: none"> • Minimum lot area is one acre. • Minimum width is 125 feet. • Setbacks: <ul style="list-style-type: none"> ○ Front setback is 40 feet. ○ Side setback is 20 feet. ○ Rear setback is 15 feet. ○ Rear setback for all accessory buildings is 10 feet. ○ Setback abutting water is 20 feet. • Maximum lot coverage by all buildings is 20 percent. • Maximum building height is 38 feet. • The maximum density is one unit per acre.

Table 1

5. Proposed Designation(s):

FLUM	Development Standard
<p>Commercial (COM)</p>	<p>The Commercial category is used for properties wherein nodal-style and strip-style commercial development occurs or is projected to occur in the future. Establishing a nodal-style commercial development shall be the principal and preferred use of the Commercial category. Further strip-style commercial development is prohibited except in the specific circumstances listed in FLU Policy 5.4.2. Nodal-style commercial development is differentiated into three sub-categories based upon size, character and location. The acreage of adjacent lands designated Commercial shall be aggregated to determine the standards to which the development may occur.</p> <p>General Range of Uses These lands are designated for retail and service uses, institutional, office activities, hotels, motels, restaurants, as well as public services and facilities.</p> <p>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.</p> <p>Locational Standards: These developments shall be located adjacent to and with access provided by arterial or collector roadways.</p> <p>Residential Support: up to 40,000 persons</p> <p>Size: Three to 30 acres</p> <p>Maximum Intensity: 0.5 FAR for commercial / retail</p>

	1.0 FAR for professional office buildings
Zoning	Development Standard
Commercial General (CG)	<p>The purpose and intent of this district is to allow general commercial activity.</p> <ul style="list-style-type: none"> • Minimum lot size is 12,000 square feet. • Minimum lot width is 100 feet. • Maximum structure height is 60 feet. • Setbacks: <ul style="list-style-type: none"> ○ Front setback is 15 feet. ○ Side setback is 10 feet (Abutting a road). ○ Rear setback is 10 feet (Abutting a lot).

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	I-75 Vacant lands	Enterprise Charlotte Airport Park (ECAP) Public Lands and Facilities (PL)	Enterprise Charlotte Airport Park (ECAP)
East	I-75	Enterprise Charlotte Airport Park (ECAP)	Enterprise Charlotte Airport Park (ECAP)
South	Vacant lands	Commercial (COM)	Residential Estate 1 (RE-1)
West	Edison State College	Public Lands and Facilities (PL)	Residential Estate 1 (RE-1)

Table 3

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

The proposed commercial general uses involve no residential density. Based on the proposed commercial FLUM designation and the CG zoning district, the maximum Floor Area Ratio is 1 and the maximum building height is 60 feet; therefore, the maximum buildout of the subject site could be 379,843 square feet of commercial uses.

8. Is the subject site within a Community Planning Area or Special Plan area? The site is not located within any Community Planning Area or Special Plan area.

9. Is the subject site located adjacent to existing or proposed Federal, State, or County wildlife management areas, parks, preserves or reserves?

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

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

a. Charlotte Harbor Aquatic Preserves Management Plan? The subject property is located outside the boundary of the Charlotte Harbor Aquatic Preserves.

- b. Lemon Bay Aquatic Preserve Management Plan?** The subject property is will not be used for uses that could impact 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 site does not contain any historic structures nor is it designated as an archaeological site.

12. Are there wetlands on the property? No

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

13. Natural Resources:

- a. Significant natural resources and/or critical habitat for endangered/potentially endangered species:** No, according to the Environmental Assessment/Protected Species Survey report, dated November 2015 and prepared by Boylan Environmental Consultants, Inc., the site is fully developed with no environmental resources present. Please see the County's Environmental Specialist report, dated May 13, 2016.
- b. Possible impacts to groundwater, surface water, wetlands or other significant natural resources:** No
- 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?** The site is located within the Coastal Planning Area.
- b. Could the proposed changes impact beach accessibility?** No.
- c. Could the proposed change affect other waterfront access?** No.
- d. Flood Zone:** The entire site is located in Flood Zone 11 AE, an area with a determined base flood elevation of 11 feet.
- e. Storm Surge Evacuation Zone:** The site is located within Evacuation Zone B.
- f. Coastal High Hazard Area?** No
- g. Could the proposed changes impact evacuation times?** No

15. Facilities and Services

- a. Nearest Park:** N/A
- b. Nearest Police Station:**
Name: District 3
Address: 7474 Utilities Road, Punta Gorda
Distance: approximately 1.5 miles to the northeast of the subject site
- c. Nearest Fire/EMS Station:**
Name: Charlotte County Station No. 5
Address: 26287 Notre Dame Boulevard, Punta Gorda

Response Time: Approximate response time is 4-6 minutes

d. Nearest Library: N/A

e. Nearest Hospital:

Name: Charlotte Regional Medical Center

Address: 809 East Marion Avenue, Punta Gorda

Distance: approximately 2.9 miles to the northwest of the subject site

f. Nearest Potential Emergency Shelter: N/A

g. Nearest Public Schools: N/A

16. Concurrency

a. Roads Level of Service: See attached email dated June 24, 2016 from Venkat Vattikuti, Transportation Planner

b. Potable Water Level of Service:

1. *Provider's Name:* City of Punta Gorda Utility Department

	225 gallons per ERU per day	
Permitted Facility Capacity	Current Facility Usage	Proposed Land Use estimated water needs
10,000,000	4,737,000	18,992

Table 4

2. *Analysis:* If the Board approves this unified application, it will allow the property owner to have a maximum of 379,843 square feet of commercial general uses. The estimated water usage would be 18,992 gallons per day. The City of Punta Gorda Utility Department retains enough capacity to serve the proposed commercial general development.

c. Sanitary Sewage Level of Service:

1. *Provider's Name:* City of Punta Gorda utility Department

	190 gallons per ERU per day	
Permitted Facility Capacity	Current Facility Usage	Proposed Land Use estimated sewer needs
12,000,000	2,191,000	16,143

Table 5

2. *Analysis:* If the Board approves this unified petition, it will allow the property owner to have a maximum of 379,843 square feet of commercial general uses. The estimated sewer generation would be 16,143 gallons per day. The City of Punta Gorda Utility Department retains enough capacity to serve the proposed commercial general development.

d. Park and Recreation Level of Service:

1. *Level of Service*

Adopted Level of Service is 16 Park, Recreation and Open Space (PROS) point per 1,000 populations

2. *Analysis:*

A 2009 analysis shows that the County currently has 17.2 PROS points per 1,000 populations.

e. Schools: N/A

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?** The application was emailed to the City of Punta Gorda Planning Department for review and comment.

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

FLU Policy 4.1.5: Adequate Support Services

The County shall support plan amendments to the sub-neighborhood Commercial category or the Office and Institutional category, when appropriate, within Maturing Neighborhoods, Revitalizing Neighborhoods, or Emerging Neighborhoods as one method to ensure that there are adequate commercial neighborhood support services in close proximity to these predominantly residential areas.

FLU Policy 5.4.2: Limit Expansion of Strip Commercial

The County shall deny FLUM amendments to the Commercial category that will allow new strip commercial development. An exception to this policy may be made in the case of infill development where a property is located between two properties already designated Commercial, or in order to increase the depth of an existing Commercial lot(s) where:

1. The proposed development is required to have joint, interconnected access and is under the same ownership, or under unified control, with the existing lot(s), and the proposed development is required to submit a unified development proposal; or
2. The proposed development is required to have joint, interconnected access and is under the same ownership, or under unified control, with the existing lot(s), and the proposed development is part of a Planned Development rezoning that includes both the existing and proposed properties.

FLU Policy 5.7.3: Commercial Access

The County shall require that commercial land uses that request to have access to local roads, but which have frontage on and access to an arterial or collector roadway, provide an analysis that provides the reasons why it is necessary. Joint access with adjacent commercial sites and safety issues must be included as part of the analysis. The commercial access may be approved by the County as part of the Site Plan Review process should the need for the access be proven to improve the health, safety, and welfare of the public. Should the commercial land use be located within an area that has an adopted Revitalization Plan, Emerging Area Plan or Special Area Plan that provides standards for local road access, a statement referring to these standards is adequate support material.

FLU Policy 5.7.4: Commercial Landscaping and Buffering

The County shall enforce its landscaping and buffer regulations on all new commercial developments to protect the aesthetic qualities of commercial lands; to provide shady, well-landscaped parking lots in all commercial areas; and to provide buffering in order to protect adjacent, less intensive land uses from adverse impacts such as noise, lighting, and traffic. Alternate urban design standards shall be required for areas that are developed under a Revitalization Plan, an Emerging Area Plan or a Special Area Plan.

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 consistent the Comprehensive Plan?

Finding: The proposed rezoning to Commercial General (CG) would be consistent with the County's Comprehensive Plan if the Board of County Commissioners finds the requested Plan Amendment to Commercial (COM) appropriate.

b. The existing land use pattern in adjacent areas:

Finding: The subject site contains two parcels located on Florida Street, in the Punta Gorda area, which is an area designated as part of the Emerging Neighborhoods. The northern parcel is currently vacant and owned by McGinnis Enterprises, Inc., and the southern parcel is developed with a church. I-75 is located directly to the northeast of the site. Further east, there are vacant properties, which are designated as Enterprise Charlotte Airport Park with an ECAP zoning district. Across Florida Street, to the west, there is Florida Southwestern State College. To the south, across Airport Road, there are some vacant lands; this area is designated as Commercial on the County's 2030 Future Land Use Map with a RE-1 zoning district.

c. The capacity of public facilities and services, including but not limited to schools, roads, recreational facilities. Wastewater treatment, water supply, and stormwater drainage facilities:

Finding: The proposed CG rezoning involves no residential density and so student populations are not expected to change as a result of this rezoning.

The County's Transportation Planner reviewed the Rezoning Traffic Impact Statement report, dated June 2016 and prepared by Johnson Engineering, and agreed with the conclusions, which are that all roadway segments within the area of influence are anticipated to operate at an acceptable Level of Service at maximum build-out of the subject site. No additional roadway capacity improvements are recommended.

The use of potable water and sanitary sewer could increase compared to the existing residential zoning district. The subject site is located within the City of Punta Gorda utility Department service area, and the department retains enough capacity to serve the proposed commercial general development.

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

Finding: The proposed commercial uses would create a slight increase in the amount of noise, possible fumes, traffic volume, and light on the subject site as compared to the current residential zoning of the property. However, the subject property is located immediately adjacent to I-75. Florida Southwestern State College is located to the west. The proposed change should not have any adverse influence on living conditions or property values in adjacent areas.

e. Would the proposed change affect public safety?

Finding: Public safety should not be affected by this proposed change.



MEMORANDUM

Date: May 13, 2016
To: Jie Shao, Planner III
From: Susie Derheimer, Environmental Specialist
Subject: PA-16-03-02 & Z-16-03-03
Patrick McGinnis/Florida Street Commercial
Acct. #'s 412309400001 & 412309400002

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 8.72± acres currently zoned Residential Estates 1 with a Future Land Use (FLU) of Agriculture to a Commercial Zoning and FLU. The applicant proposes to develop the 4.68± acre north parcel (P10-2) to a commercial development and for the 4.04± acre south parcel (P10-1) to remain as the existing church development.

A protected species assessment and FLUCCS map has been provided by Boylan Environmental Consultants dated November 2015 for the 4.68± north parcel. The assessment results indicate that the site contains native and exotic upland habitats and is located within the consultation area of the Florida Bonneted Bat (*Eumops floridanus*). No evidence of listed species utilization was observed during the species survey and no jurisdictional wetland were identified on the project site.

Environmental staff notes that a protected species assessment and FLUCCS map was not provide for the 4.04± acre P10-1 parcel. An aerial review of this property reveals the site has been previously cleared and developed through Site Plan Review DRC-F-96-15.

If this petition is approved, the following conditions will be reviewed for compliance upon Site Plan Review Committee (DRC) and the issuance of any county permits or land improvement activities.

GROWTH MANAGEMENT DEPARTMENT

Zoning Division

18400 Murdock Circle | Port Charlotte, FL 33948

Phone: 941.743.1290 | Fax: 941.743.1598

1. The applicant must submit a current (less than one year old) listed species assessment that follows all survey protocol set by the U.S Fish and Wildlife Service (USFWS) and Florida Fish and Wildlife Conservation Commission (FWCC). Any required FWS and FWCC permits and mitigation must be provided to staff prior to and the issuance of county permits and land clearing activities.
2. The project must comply with the Charlotte County Smart Charlotte 2050 Comprehensive Plan with particular attention paid to the *NATURAL RESOURCES (ENV)* section.
3. The project must comply with **Chapter 3-5, Article IV, Clearing, Filling and Soil Conservation** requirements of the County Code. Best Use Management Plans must be documented on final site plans and utilized during all land clearing and development activities.
4. The project must comply with **Chapter 3-5, Article XVI, Open Space/Habitat Reservation Trust** requirements of the County Code. Final site and landscape plans must label the preservation areas as preserved, in perpetuity with calculations shown to meet the development order requirements OR in the absence of preservation of habitat for use by listed species the applicant will need to contribute an equal amount of \$300 per acre, or fraction thereof, to the Open Space/Habitat Reservation Fund prior to the issuance any county permit or land improvement activities.
5. The project must comply with **Chapter 3-9, Article IV. LANDSCAPING, BUFFERS and TREE REQUIREMENTS** of the County Code.
6. All Charlotte County Codes & Ordinances (including the Smart Charlotte 2050 Comprehensive Plan), State and Federal regulations & requirements will be applied and reviewed for once a development plan has been submitted.

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\2016\PA-16-03-02 & Z-16-03-03(FloridaStreetCommercial).doc

COMMUNITY DEVELOPMENT DEPARTMENT

Planning and Zoning Division
18400 Murdock Circle | Port Charlotte, FL 33948
Phone: 941.743.1290 | Fax: 941.743.1598

Shao, Jie

From: Grossman, Gary
Sent: Friday, June 24, 2016 3:06 PM
To: rberntsson@bigwlaw.com
Cc: Vattikuti, Venkat; Shao, Jie
Subject: Patrick McGinnis Traffic Impact Statement

Rob,

We have reviewed the TIS submitted for the proposed rezoning at 7300 Florida Street and based on this, have no objections to the information as provided, or to the conclusions reached. As part of this review, site related improvements were not considered (i.e. Driveways, turn lanes, intersection analysis, etc.). A more detailed Traffic Impact Statement containing these components will need to be submitted and reviewed during the Site Plan Review Process.

If you have any questions, or need any additional information, please feel free to contact me.

Sincerely,

Gary Grossman, P.E.
Assistant Transportation Engineer
Charlotte County Public Works
Transportation Engineering Division
7000 Florida Street
Punta Gorda, FL 33950
941.575.3675
Gary.grossman@charlottecountyfl.gov



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.

June 21, 2016

Robert H. Berntsson, Esq., B.C.S.
Berntsson, Ittersagen, Gunderson & Wideikis, L.L.P
The BIG W Law Firm
18401 Murdock Circle, Suite C
Port Charlotte, Florida 33948
(941) 627-1000, ext. 331-Office; (941) 255-5483-Fax
E-mail: rberntsson@bigwlaw.com

In response to your inquiry of June 21, 2016 the Florida Master Site File lists no archeological sites and no other cultural resources found at the following parcels of Charlotte County, Florida

T41S R23E Sections 09 as submitted with the search request

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

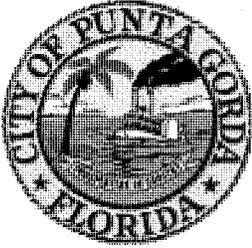
- **This search area may contain *unrecorded* archaeological sites, historical structures or other resources even if previously surveyed for cultural resources.**
- **Because vandalism and looting are common at Florida sites, we ask that you limit the distribution of location information on archaeological 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,

A handwritten signature in black ink that reads "Eman M. Vovsi".

Eman M. Vovsi
Historical Data Analyst, FMSF
EMVovsi@DOS.MyFlorida.com



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

March 1, 2016

Robert Berntsson
Big W Law Firm
18401 Murdock Circle Suite C
Port Charlotte, FL. 33948
Sent via email: rberntsson@bigwlaw.com

RE: Water and Wastewater Service Availability
7300 Florida Street PID 412309400001

Mr. Berntsson:

This letter is issued to identify the procedure to determine the availability of water and sewer services to the above referenced property. The subject location is in the City Utility Service Area. Utility availability means, the subject parcel has the ability to connect to the existing water system and the existing gravity sewer system, and obtain water and sewer capacity required by the subject parcel. Parcels which are un-developed, or planned for re-development, or planned for change of use, will require site specific information to evaluate utility availability status. In the event utility service is not available at the capacity required by the subject parcel, off-site utility line extensions or improvements from the City utility system to the subject location will be required to obtain utility availability. Off-site utility improvements necessary to obtain utility availability are the responsibility of the specially benefitted properties, property owner, or developer.

A preliminary review based on viewing the subject parcel(s) on the Charlotte County GIS site, ccgis.com, indicates the property located at 7300 Florida Street is undeveloped. The City has a 12" water main in Florida Street available to provide water service to the property. This area of Charlotte County does not have a gravity sewer system. The City has an 8" force main located on the south side of Airport Road. A customer owner and maintained on-site gravity sewer and pump station is required to connect to a force main facility. An off-site force main extension is required to connect to the existing force main in Airport Road.

The following conditions apply to owner/developer constructed utility system improvements.

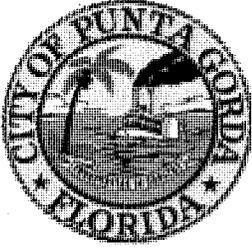
1. Owner/Developer shall be responsible for the design, funding, construction of all on-site and off-site water and sewer facilities necessary to provide service which may include up-grading of existing off-site utility facilities.
2. All utility construction plans, permits, and shop drawings must be reviewed and approved by the City of Punta Gorda Utility Department.
3. Owner/Developer shall obtain all necessary regulatory approvals, including Florida Department of Environmental Protection, City of Punta Gorda, Charlotte County, and FDOT.

4. All off-site utility improvements must be contributed to the City as a developer contributed asset prior to approval to place in service.
5. Service is contingent upon sufficient water and sewer plant capacity at time of connection. (Capacity is based on a first come-first serve basis at time of connection and impact fee payments).

Please call our office at 575 3339 if you would like to schedule a utility availability meeting. If you should have any questions, please do not hesitate to call this office.

Sincerely,

Steve Adams
Utility Engineering Manager



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

March 1, 2016

Robert Berntsson
Big W Law Firm
18401 Murdock Circle Suite C
Port Charlotte, FL. 33948
Sent via email: rberntsson@bigwlaw.com

RE: Water and Wastewater Service Availability
7500 Florida Street PID 412309400002

Mr. Berntsson:

This letter is issued to identify the procedure to determine the availability of water and sewer services to the above referenced property. The subject location is in the City Utility Service Area. Utility availability means, the subject parcel has the ability to connect to the existing water system and the existing gravity sewer system, and obtain water and sewer capacity required by the subject parcel. Parcels which are un-developed, or planned for re-development, or planned for change of use, will require site specific information to evaluate utility availability status. In the event utility service is not available at the capacity required by the subject parcel, off-site utility line extensions or improvements from the City utility system to the subject location will be required to obtain utility availability. Off-site utility improvements necessary to obtain utility availability are the responsibility of the specially benefitted properties, property owner, or developer.

A preliminary review based on viewing the subject parcel(s) on the Charlotte County GIS site, ccgis.com, indicates the property located at 7500 Florida Street is First Alliance Church of Punta Gorda. This property is currently a water only customer. The City has a 12" water main in Florida Street available to provide water service to the property. This area of Charlotte County does not have a gravity sewer system. The City has an 8" force main located on the south side of Airport Road. A customer owner and maintained on-site gravity sewer and pump station is required to connect to a force main facility. An off-site force main extension is required to connect to the existing force main in Airport Road.

The following conditions apply to owner/developer constructed utility system improvements.

1. Owner/Developer shall be responsible for the design, funding, construction of all on-site and off-site water and sewer facilities necessary to provide service which may include up-grading of existing off-site utility facilities.
2. All utility construction plans, permits, and shop drawings must be reviewed and approved by the City of Punta Gorda Utility Department.
3. Owner/Developer shall obtain all necessary regulatory approvals, including Florida Department of Environmental Protection, City of Punta Gorda, Charlotte County, and FDOT.

4. All off-site utility improvements must be contributed to the City as a developer contributed asset prior to approval to place in service.
5. Service is contingent upon sufficient water and sewer plant capacity at time of connection. (Capacity is based on a first come-first serve basis at time of connection and impact fee payments).

Please call our office at 575 3339 if you would like to schedule a utility availability meeting. If you should have any questions, please do not hesitate to call this office.

Sincerely,

Steve Adams
Utility Engineering Manager



**CHARLOTTE COUNTY
 BUILDING AND GROWTH MANAGEMENT DEPARTMENT**

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

Date Received: 3/17/2016	Time Received: 1:19 PM
Date of Log-in:	Petition #: PA-16-03-02 & Z-16-03-03 Accela #: PAS-16-0000 & Z-16-17-82
Receipt #: 205611	Amount Paid: \$2,490.00

1. PARTIES TO THE APPLICATION

Name of Applicant: Patrick McGinnis

Mailing Address: 26501 Airport Road

City: Punta Gorda	State: Florida	Zip Code: 33982
Phone Number: 941-815-1161	Fax Number:	

Email Address: mcginnisbb@yahoo.com

Name of Agent: Robert H. Berntsson

Mailing Address: 18401 Murdock Circle, Suite C

City: Port Charlotte	State: Florida	Zip Code: 33948
Phone Number: 941-627-1000	Fax Number: 941-255-0684	

Email Address: rberntsson@bigwlaw.com

Name of Engineer/Surveyor: N/A

Mailing Address:

City:	State:	Zip Code:
Phone Number:	Fax Number:	

Email Address:

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

Mailing Address:

City:	State:	Zip Code:
Phone Number:	Fax Number:	

Email Address:

2. PROPERTY INFORMATION

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

Property Account #:	See attached list	
Section:	Township:	Range:
Parcel/Lot #:	Block #:	Subdivision:
Total acreage or square feet of the property:		

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
Agricultural	8.72+/-
<hr/>	
Zoning District(s)	Acreage
RE1	8.72+/-

8. APPLICANT'S PROPOSED CHANGE(S):

Amending FLUM designation(s) to: Commercial

Amending Zoning designation(s) to: Commercial

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?

N/A

9. REASON FOR PROPOSED CHANGE(S):

To allow for commercial development on northern parcel, church to remain in place.

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

Northern parcel vacant, southern parcel church

11. SURROUNDING LAND USES:

North: Enterprise Charlotte Airport Park

South: Commercial

East: Enterprise Charlotte Airport Park

West: Public Lands and Facilities

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):

Florida Street, Airport 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 Archeological 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 A. PROPERTY OWNER AUTHORIZATION TO APPLICANT

I, the undersigned, being first duly sworn, depose and say that I am the owner of the property described and which is the subject matter of the proposed hearing.

I give authorization for Patrick McGinnis to be the applicant for this PLAN AMENDMENT.

STATE OF Florida, COUNTY OF Charlotte

The foregoing instrument was acknowledged before me this 14th day of March, 2016, by

Clint John Stasney who is personally known to me or has/have produced Florida Drivers License as identification and who did/did not take an oath.

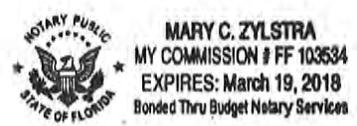
Mary C. Zylstra Notary Public Signature | Clint John Stasney Signature of Owner

Mary C. Zylstra Notary Printed Signature | for First Alliance Church of Punta Gorda Printed Signature of Owner

Notary Public Title | 7500 Florida Street Address

FF 103534 Commission Code | Punta Gorda, Florida 33982 City, State, Zip

941-637-6444 Telephone Number



FORM A. PROPERTY OWNER AUTHORIZATION TO APPLICANT

I, the undersigned, being first duly sworn, depose and say that I am the owner of the property described and which is the subject matter of the proposed hearing.

I give authorization for Patrick McGinnis to be the applicant for this PLAN AMENDMENT.

STATE OF Florida, COUNTY OF Charlotte

The foregoing instrument was acknowledged before me this 14th day of March, 20 16, by Patrick McGinnis who is personally known to me or has/have produced _____ as identification and who did/did not take an oath.

Mary C. Zylstra
Notary Public Signature

Patrick McGinnis
Signature of Owner

Mary C. Zylstra
Notary Printed Signature

Patrick McGinnis, for McGinnis Enterprises, Inc.
Printed Signature of Owner

Notary Public
Title

26501 Airport Road
Address

FF 103534
Commission Code

Punta Gorda, Florida 33982
City, State, Zip

941-815-1161
Telephone Number



MARY C. ZYLSTRA
MY COMMISSION # FF 103534
EXPIRES: March 19, 2018
Bonded Thru Budget Notary Services

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 for the property described and which is the subject matter of the proposed hearing. I give authorization for Robert H Berntsson to be my agent for this application.

STATE OF Florida, COUNTY OF Charlotte

The foregoing instrument was acknowledged before me this 14th day of March, 2016, by Patrick McGinnis who is personally known to me or has/have produced _____ as identification and who did/did not take an oath.

<u>Mary C. Zylstra</u> Notary Public Signature	<u>Patrick McGinnis</u> Signature of Applicant
<u>Mary C. Zylstra</u> Notary Printed Signature	<u>Patrick McGinnis</u> Printed Signature of Applicant
<u>Notary Public</u> Title	<u>26501 Airport Road</u> Address
<u>FF 103534</u> Commission Code	<u>Punta Gorda, Florida 33982</u> City, State, Zip
	<u>941-815-1161</u> Telephone Number



MARY C. ZYLSTRA
MY COMMISSION # FF 103534
EXPIRES: March 19, 2018
Bonded Thru Budget Notary Services

Narrative for McGinnis Enterprises, Inc. Small Scale Comprehensive Plan Amendment and Rezoning

McGinnis Enterprises, Inc., joined by First Alliance Church of Punta Gorda, seeks a small scale plan amendment and rezoning on a parcel of land which is 8.72 acres in size. McGinnis Enterprises owns the northern portion of the subject property, which is currently vacant, and the church owns the southern portion which is developed with the church.

The properties are currently zoned Residential Estates 1 (RE1), with a future land use designation of Agricultural. The property is triangular in shape, with Florida Street to the west, Airport Road to the south, and I-75 to the northeast. Given its proximity to I-75, it is not appropriate for estate type development, nor for agricultural use.

The applicant seeks a Commercial Land Use and Zoning designation on the property. It is intended that the church will remain on their portion of the property. McGinnis Enterprises intends to develop and relocate its existing business which is currently located on Airport Road, east of I-75, to the northern portion of the property.

The application meets the criteria for a rezoning as follows:

- a. The proposed change will be consistent with the comprehensive plan with the approval of the small scale plan amendment that is requested as part of this application.
- b. The existing land use pattern in the area indicates commercial is an appropriate designation for the subject properties. To the west, across Florida Street, is Florida Southwestern State College and the County former fire training facility. To the east is I-75 and then lands of

Enterprise Charlotte Airport Park. To the south are lands with a Commercial Future Land Use designation.

- c. The change will have no negative effect on the capacity of public facilities and services.
- d. The proposed change will have no negative effect on property values, and will not adversely influence living conditions.
- e. The proposed change will not affect public safety.

Based on the foregoing, it is respectfully requested that the comprehensive plan amendment and rezoning be approved.

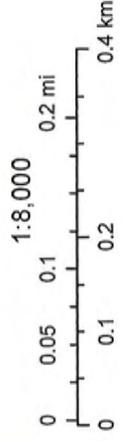
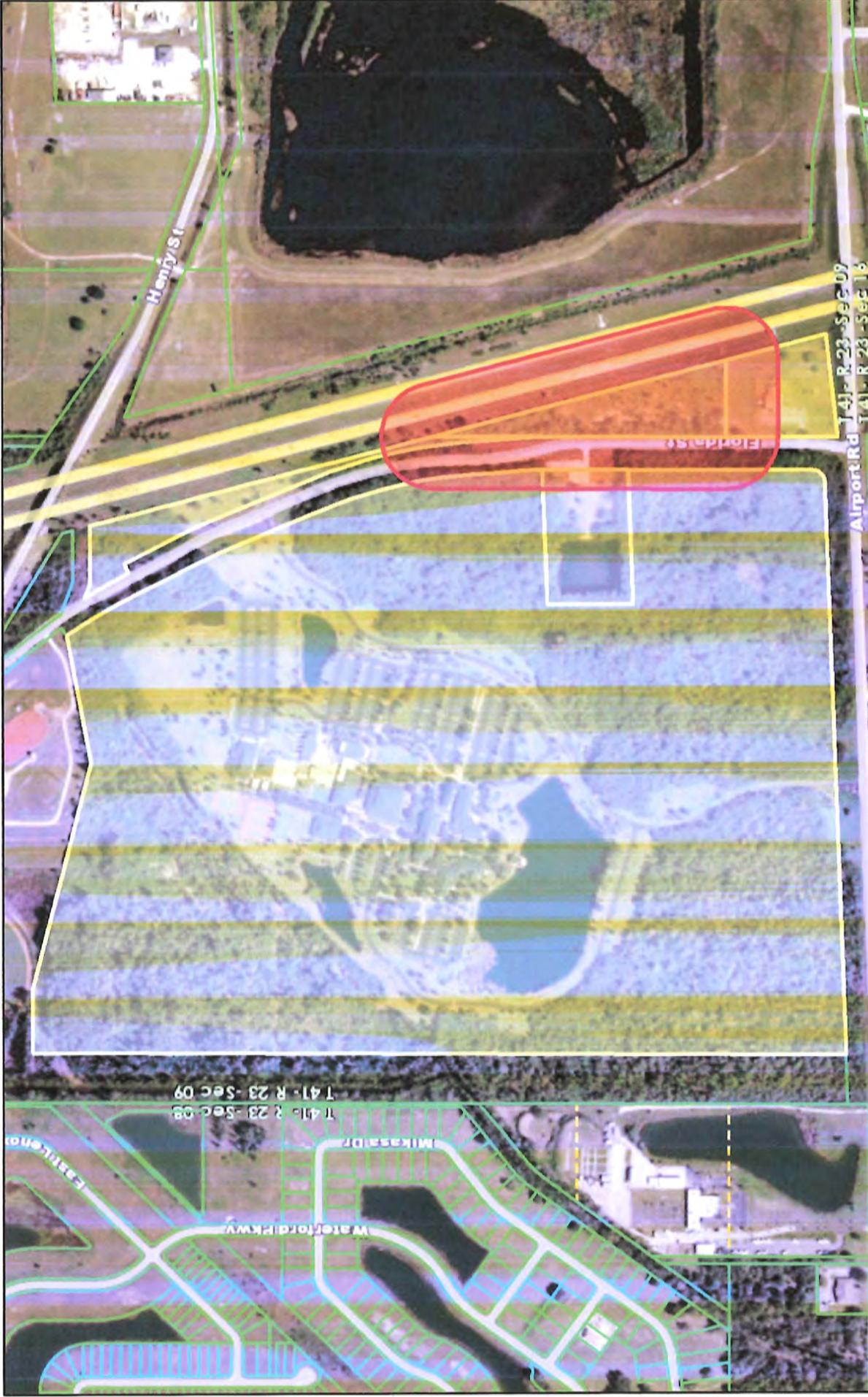
Respectfully submitted this 3rd day of March, 2016



Robert H. Berntsson



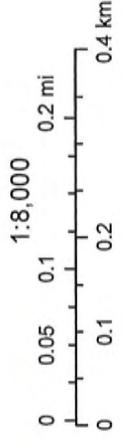
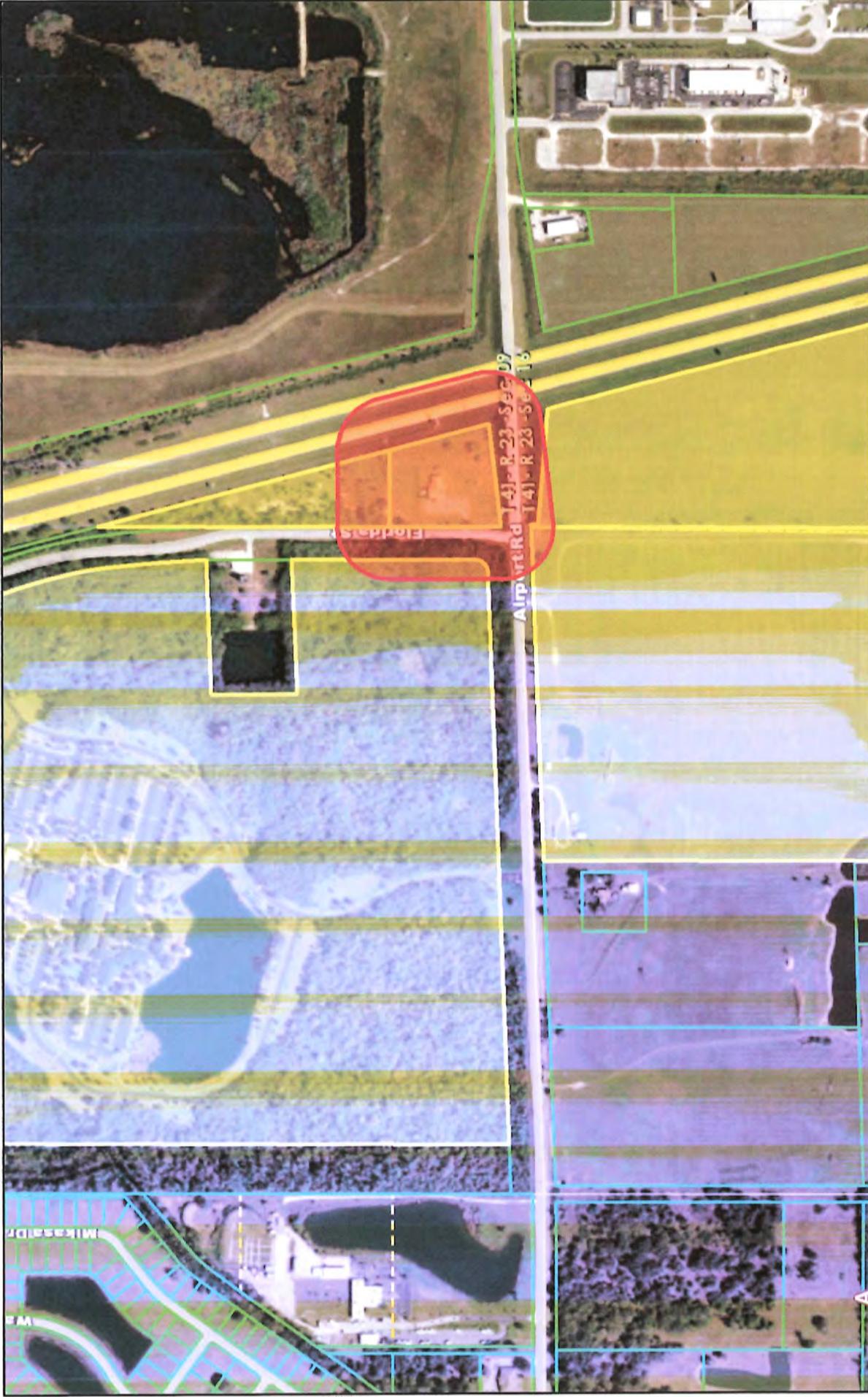
Map Layout



- Buffer
- Override 1
- City of Punta Gorda Boundary
- Property Ownership
- Lots
- Block Number



Map Layout



- Buffer
- Override 1
- City of Punta Gorda Boundary
- Property Ownership
- Lots
- Block Number

Property Owner List

Mc Ginnis Enterprises, Inc.
26501 Airport Road
Punta Gorda, Florida 33982
941-815-1161
mcginnisbb@yahoo.com

The Southeastern District of the Christian and Missionary Alliance
First Alliance Church of Punta Gorda
7500 Florida Street
Punta Gorda, Florida 33982
941-637-6444



7300 Florida Street
Section 9; Township 41 South; Range 23 East
Charlotte County, Florida

Environmental Assessment/Protected Species Survey

November 2015

Project No. 2015-43

11000 Metro Parkway Suite 4
Fort Myers, Florida 33966
(239) 418-0671 phone / (239) 418-0672 fax

INTRODUCTION

An environmental scientist from Boylan Environmental Consultants, Inc. conducted a field investigation on the 4.68± acre property on November 6, 2015. The site is located in portions of Section 9, Township 41 South, and Range 23 East in Charlotte County, Florida. Specifically, it is situated on Florida Street approximately 0.18 miles north of Airport Road. Please see the attached Project Location Map (**Exhibit A**).

This report is for the exclusive use of Patrick McGinnis and his consultants. No other person or agency may rely upon the information, analysis, or conclusions contained herein without their consent.

The purpose of the field investigation was to identify the potential for either U.S. Army Corps of Engineers (Corps) and/or South Florida Water Management District (SFWMD) jurisdictional wetlands. The field investigation was also conducted to identify and document the presence of any listed species and any potential listed (endangered, threatened, etc.) species inhabiting the site that are regulated by the U.S. Fish & Wildlife Service (USFWS) and the Florida Fish & Wildlife Conservation Commission (FWC).

The survey was conducted in the afternoon with temperatures in the upper 80's with a light breeze and partly cloudy skies.

BACKGROUND

The Corps and the SFWMD are the agencies that regulate development activities in wetlands. In general, to be considered wetlands by the Corps and/or SFWMD, the area should exhibit wetland hydrology, wetland vegetation, and hydric soils. Because hydric soils, wetland hydrology, and wetland vegetation should be present for an area to be considered wetlands, the property was reviewed for indicators of these parameters. Hydric soils are identified by certain characteristics that are unique to wetland soils. Wetland hydrology is normally present if the soil is saturated or inundated for duration typically from May through November which consists of the rainy season in Southwest Florida. In the absence of visual signs of saturation or inundation, the regulating agencies use hydrologic indicators such as adventitious rooting, lichen lines, or algal matting. Wetland vegetation is present if the majority of the plants that are present are those that are adapted to saturated soil conditions.

Generally, the Corps does not regulate isolated wetlands or excavation in wetlands. They regulate navigable waters and adjacent wetlands. In making the determination on whether wetlands are isolated, they look at how water leaves the wetland (i.e. sheet flow or a ditch connection). The Corps would not make this determination until a Joint Environmental Resource Permit (ERP) and Dredge & Fill Permit (D&F) application is received.

The USFWS and FWC are the primary agencies that review potential impacts to listed species. The USFWS reviews potential impacts and provides comments to the Corps during the permitting process, while the FWC provides comments to the SFWMD. In general, the wildlife agency concerns need to be addressed in order for the permits to be authorized by the Corps and the SFWMD.

METHODOLOGY

The survey method consisted of overlapping belt transects performed for all FLUCFCS communities onsite. This survey is comprised of a several step process. First, vegetation communities or land-uses on the study area are delineated using the Florida Land Use, Cover and Forms Classification System (FLUCFCS). Please see the attached FLUCFCS Map (**Exhibit B**) and FLUCFCS Map with Aerial (**Exhibit C**). Next, the FLUCFCS codes are cross-referenced with the Protected Species List. This protected species list names the species which have a probability of occurring in any particular FLUCFCS community.

An intensive pedestrian survey is conducted using parallel belt transects that are approximately 10-40 feet apart as a means of searching for listed species. The distance between transects depends upon both the thickness of vegetation and line of sight visibility. In addition, periodic “stop-look-listen” and quiet stalking methods are conducted for animals. Signs or sightings of these species are then geo-located via a hand held GPS unit and marked in the field with flagging tape. The table at end of the report lists the FLUCFCS communities found on the parcel and the corresponding species which have a probability of occurring in them.

Transects were walked approximately as shown on the attached Protected Species Survey Map (**Exhibit D**) and Protected Species Survey Map with Aerial (**Exhibit E**). Specific attention was placed on locating any potential fox squirrel (*Sciurus niger shermani*) nests, locating red-cockaded woodpecker (*Picoides borealis*) cavity trees, and Florida bonneted bat (*Eumops floridanus*) roosting cavities.

TABLE 1: SURVEY DATE AND WEATHER CONDITIONS

Survey Date	Survey Time	Weather Conditions
6-Nov-2015	1:30 PM – 4:30 PM	Partly cloudy with light winds and temperatures in the upper 80's

EXISTING SITE CONDITIONS

Site Details – The boundary is approximate and based upon Charlotte County GIS and assumed to be 4.68± acres. In general, the property is composed of pine flatwoods

along with shrub and brushland habitats. The site is bordered by roadways and undeveloped lands.

Soil Type - The soils on the property have been mapped by the National Resource Conservation Service (NRCS, formerly the Soil Conservation Service). Please see the attached NRCS Soils Map (**Exhibit F**). These mappings are general in nature but can provide a certain level of information about the site as to the possible extent of wetland area. According to these mappings, the parcel is underlain by Immokalee Sand (28, non-hydric) and Wabasso Sand, Limestone Substratum (42; non-hydric).

Vegetation Communities – Each community was mapped in the field according to the system in use by the agencies, the Florida Land Use Cover and Forms Classification System (FLUCFCS). Listed below are the vegetation communities or land-uses identified on the site. Vegetation is one parameter used in determining the presence of a wetland; the other parameters include the presence of wetland hydrology and hydric soils. These community mappings will generally reflect whether an area could be considered as wetlands. No potential jurisdictional wetland communities were identified on the site. The following descriptions correspond to the mappings on the attached FLUCFCS map. See Florida Land Use, Cover and Forms Classification System (Department of Transportation 1999) for definitions.

FLUCFCS CODES/DESCRIPTION

320E1 Shrub and Brushland (1-24% Exotics) (1.96± acres)

This upland community type occupies 1.96± acres of the property. The canopy is open. The sub-canopy consists of wax myrtle (*Morella cerifera*), gallberry (*Ilex coriacea*), tar flower (*Bejaria racemosa*), and saltbush (*Baccharis halimifolia*). Vegetation in the groundcover includes saw palmetto (*Serenoa repens*), reindeer moss (*Cladonia spp.*), wiregrass (*Aristida stricta*), bahia grass (*Paspalum notatum*), grapevine (*Vitis rotundifolia*), love vine (*Cassytha filiformis*), and goldenrod (*Solidago spp.*).

411E1 Pine Flatwoods (1-24% Exotics) (2.30± acres)

This upland habitat type occupies 2.30± acres of the property. Canopy vegetation is slash pine (*Pinus elliotii*), laurel oak (*Quercus laurifolia*), and cabbage palm (*Sabal palmetto*). The sub-canopy includes Brazilian pepper (*Schinus terebinthifolius*), melaleuca (*Melaleuca quinquenervia*), laurel oak, wax myrtle, and tropical almond (*Terminalia catappa*). Groundcover includes love grass (*Eragrostis spp.*), fingergrass (*Eustachys floridana*), blackberry (*Rubus argutus*), grapevine, natal grass (*Melinis repens*), bushy bluestem (*Andropogon glomeratus*), false buttonweed (*Spermacoce verticillata*), reindeer moss, ragweed (*Ambrosia artemisiifolia*), smilax (*Smilax spp.*), muscadine grape (*Vitis*

7300 Florida Street
Environmental Assessment/Protected Species Survey

rotundifolia), creeping cucumber (*Melothria pendula*), saw palmetto, bahia grass, and bracken fern (*Pteridium aquilinum*).

422 Brazilian Pepper 0.42 ± ac.

This community type occupies approximately 0.42 ± acres of the property. Vegetation in the canopy and sub-canopy are dominated by Brazilian pepper. The groundcover consists of bahia grass, grapevine, and smilax.

TABLE 2: FLUCFCS COMMUNITY TABLE

FLUCFCS Code	Community Description	Acreage
320 E1	Shrub and Brushland (1-24% Exotics)	1.96 ± ac.
411 E1	Pine Flatwoods (1-24% Exotics)	2.30 ± ac.
422	Brazilian Pepper	0.42 ± ac.
Total		4.68 ± ac.

SPECIES PRESENCE

During the field survey for protected species on the property, no protected species or signs thereof were observed on-site. No nest-like structures or tree cavities were noted. No gopher tortoise burrows were identified.

The property was cross referenced with the Florida Natural Areas Inventory (FNAI) Biodiversity Matrix. Please see the FNAI Biodiversity Matrix attached as **Exhibit G**. In general, the following listed species have the potential to occur onsite or may affect the potential development of the parcel due to their proximity to the site.

Florida Bonneted Bat (*Eumops floridanus*)

This area is located within the Florida Bonneted at consultation area. The Florida Bonneted Bat was listed as endangered by the USFWS in October of 2013. A draft protocol has been issued by the agency in which bat surveys are recommended using peeping and acoustic methods. This survey along with coordination with the federal authorities would require additional time and cost to the project.

The various listed species that may occur in the FLUCFCS communities have been tabulated on the attached table. In general, this site contains both native and disturbed community types in which protected species could potentially inhabit.

DISCUSSION

No jurisdictional wetlands were identified on the project site. Within the forested areas of the property, no cavities or nests were observed; in addition, no gopher tortoise burrows were noted.

7300 Florida Street
Environmental Assessment/Protected Species Survey

It is unlikely that this site supports or would provide suitable habitat for protected species due to the disturbed nature of the site and the historic land-use of the adjacent areas. The lack of gopher tortoise burrows may be attributed to the surrounding roadways around the site.

The Florida bonneted bat and red-cockaded woodpeckers are not anticipated to use the site as no cavities were observed in the forested areas onsite. In addition, due to the lack of corridors or contiguous habitat of the property with off-site areas, it is not expected that other listed species would occupy the property. The nearby roads also create a barrier and a hazard to other animals.

CAVEAT

The determination of ecological system classifications, functions, values, and boundaries, is an inexact science, and different individuals and agencies may reach different conclusions. It is not possible for Boylan Environmental Consultants, Inc. to guarantee the outcome of such determinations. Therefore, the conclusions of this report are preliminary in nature and would require a full review by the appropriate regulatory agencies.

The information contained and the work performed as part of this initial assessment, conforms to the standards and generally accepted practices in the environmental field, and was prepared substantially in accordance with then-current technical guidelines and criteria. The conclusions of this report represent the results of our analysis of the information provided by the client and their consultants, together with information gathered in the course of the study. No other guarantee, expressed or implied, is made.

Community locations were estimated and drawn by using a non-rectified aerial with approximate property boundaries hence, their location, aerial extent, and acreage is approximate.

TABLE 3: LISTED SPECIES BY HABITAT WITH CURRENT STATUS

FLUCFCS Code	FLUCFCS Description	Common Name	Scientific Name	Percent Coverage	Observed	USDA	FDA&CS	FWS	FWC
320	Shrubs and Brushland	Audubon's crested caracara	<i>Polyborus plancus audubonii</i>	--	--	--	--	T	T
		Beautiful paw-paw	<i>Deeringothamnus pulchellus</i>	--	--	E	E	E	--
		Curtis milkweed	<i>Asclepias curtissii</i>	--	--	--	E	--	--
		Fakahatchee burmannia	<i>Burmannia flava</i>	--	--	--	E	--	--
		Florida black bear	<i>Ursus americanus floridanus</i>	--	--	--	--	SAT	T
		Eastern indigo snake	<i>Drymarchon corais couperi</i>	--	--	--	--	T	T
		Gopher frog	<i>Rana areolata</i>	--	--	--	--	--	SSC
		Gopher tortoise	<i>Gopherus polyphemus</i>	--	--	--	--	T	T
		Florida black bear	<i>Ursus americanus floridanus</i>	--	--	--	--	SAT	T
		Florida coontie	<i>Zamia floridana</i>	--	--	--	C	--	--
		Florida sandhill crane	<i>Grus canadensis pratensis</i>	--	--	--	--	--	T
		Southeastern American kestrel	<i>Falco sparverius paulus</i>	--	--	--	--	--	T
		Beautiful paw-paw	<i>Deeringothamnus pulchellus</i>	--	--	E	E	E	--
		Big cypress fox squirrel	<i>Sciurus niger avicennia</i>	--	--	--	--	--	SSC
411	Pine Flatwoods	Eastern indigo snake	<i>Drymarchon corais couperi</i>	--	--	--	--	T	T
		Fakahatchee burmannia	<i>Burmannia flava</i>	--	--	--	E	--	--
		Florida black bear	<i>Ursus americanus floridanus</i>	--	--	--	--	SAT	T
		Florida coontie	<i>Zamia floridana</i>	--	--	--	C	--	--
		Gopher frog	<i>Rana areolata</i>	--	--	--	--	--	SSC
		Gopher tortoise	<i>Gopherus polyphemus</i>	--	--	--	--	T	T
		Red-cockaded woodpecker	<i>Picoides borealis</i>	--	--	--	--	E	SSC
		Satinleaf	<i>Chrysophyllum olivaeforme</i>	--	--	--	T	--	--
		Southeastern American Kestrel	<i>Falco sparverius paulus</i>	--	--	--	--	--	T
		422	Brazilian Pepper	N/A	--	--	--	--	--

C = Commercially Exploited, SAT = Similarity of Appearance Threatened, SSC = Species of Special Concern, T = Threatened, E = Endangered

Table designates listed species with potential to occur in each FLUCFCS community as listed in Appendix H of the Lee County Land Development Code.

7300 Florida Street
Environmental Assessment/Protected Species Survey

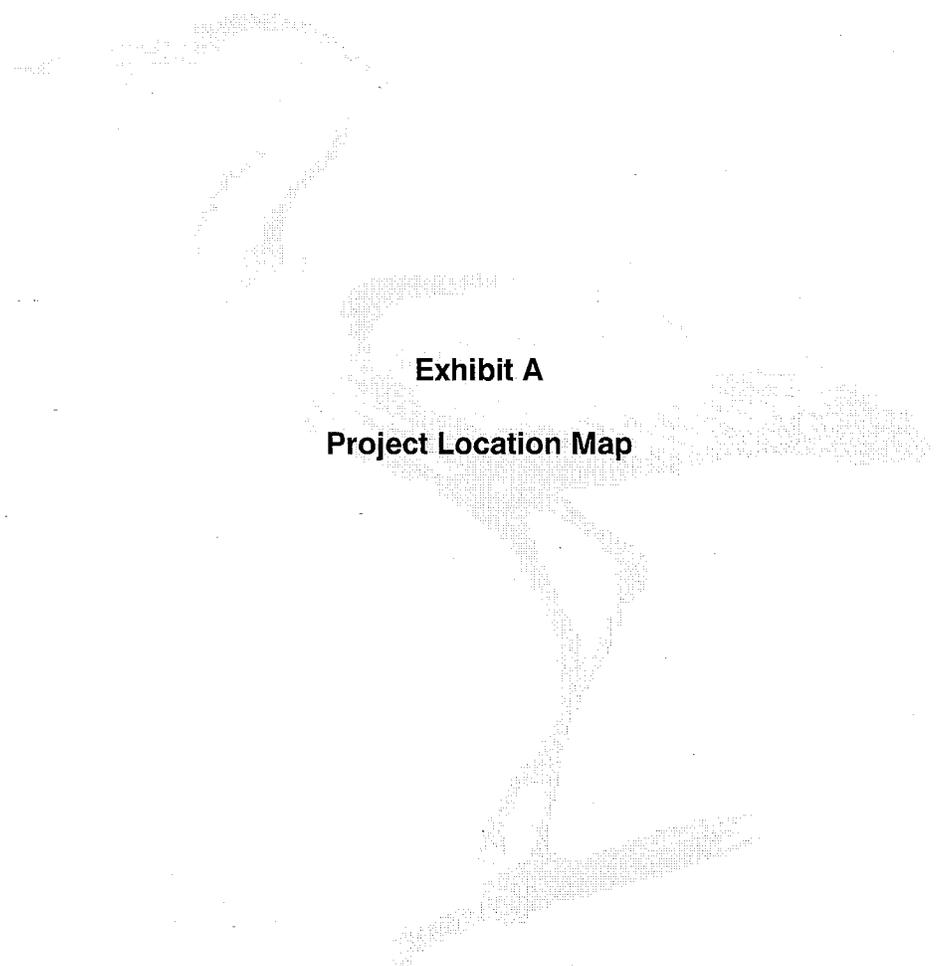
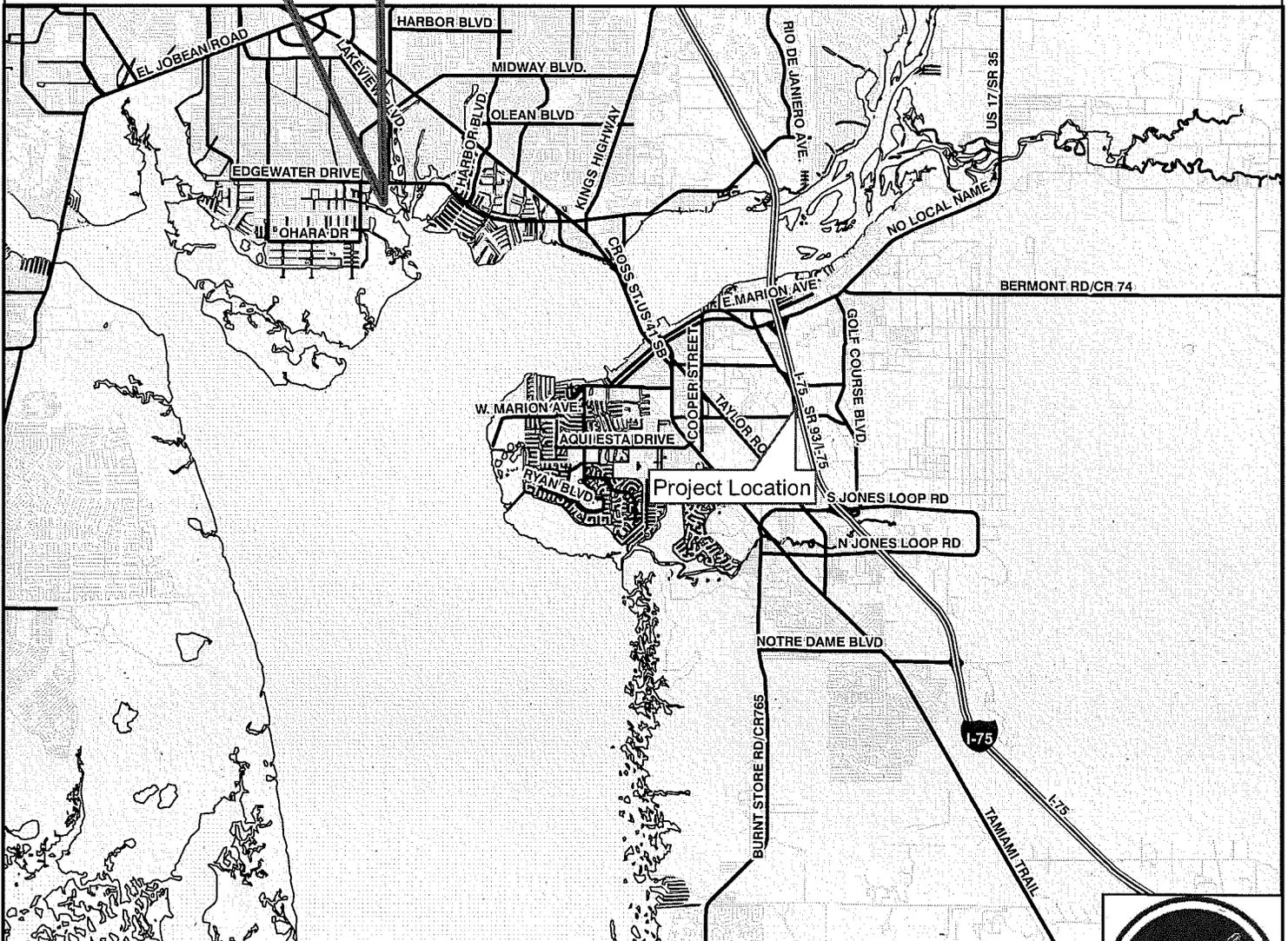
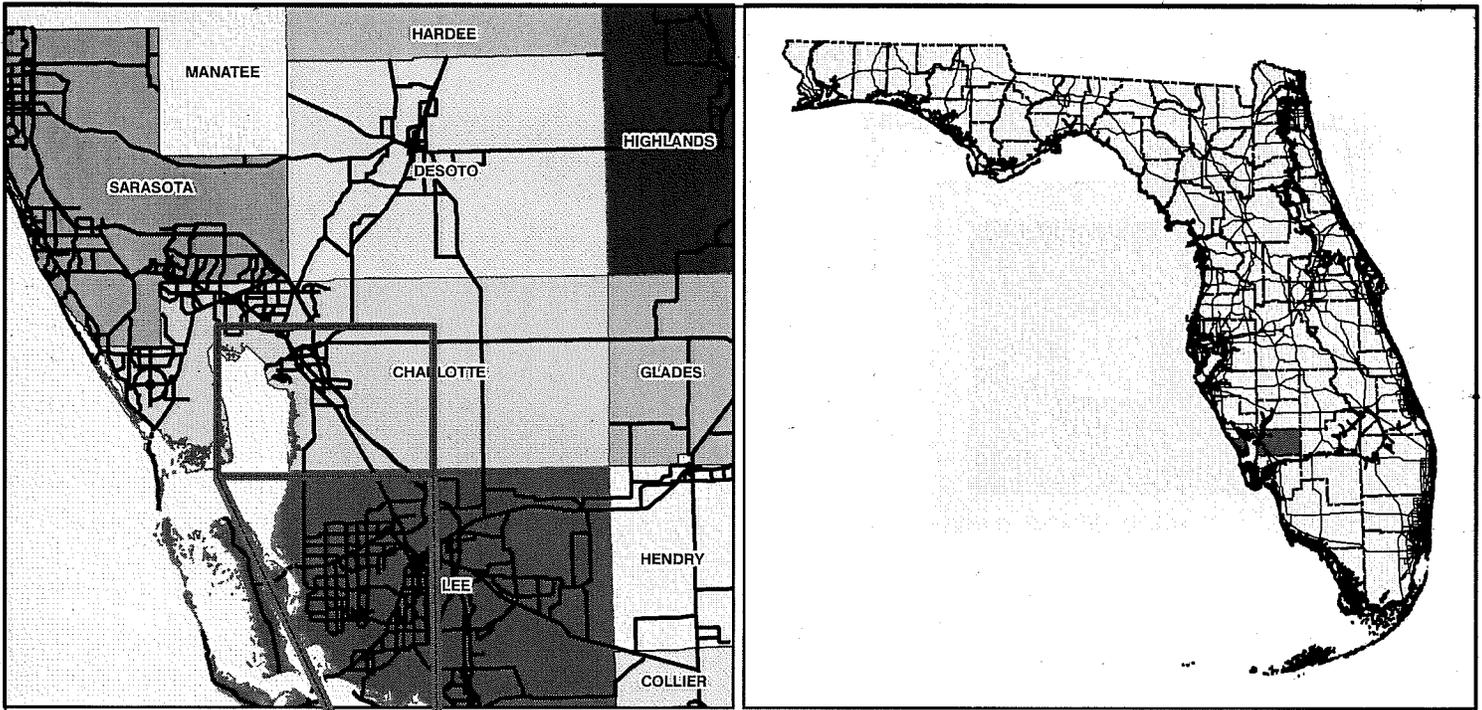


Exhibit A
Project Location Map



Category	Created by:	Date:
Location Map	BKM	11/3/15
Agency	Project Number	County
-	2015-43	Charlotte
Application/Permit Number	SEC/TWP/RNG	
-	9/41S/23E	

7300 Florida Street

Location Map

11000 Metro Pkwy
 Suite 4
 Fort Myers, FL 33966
 Phone: (239)418-0671
 Fax: (239)418-0672
 www.boylanenv.com



7300 Florida Street
Environmental Assessment/Protected Species Survey

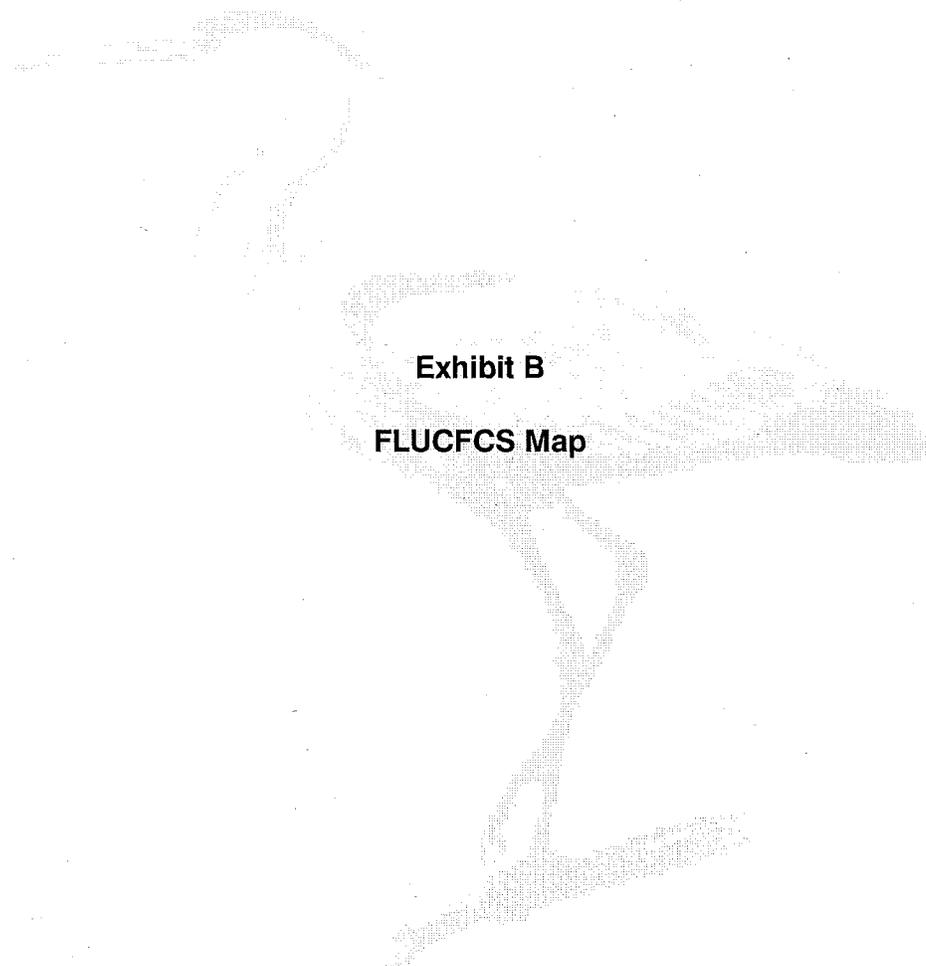
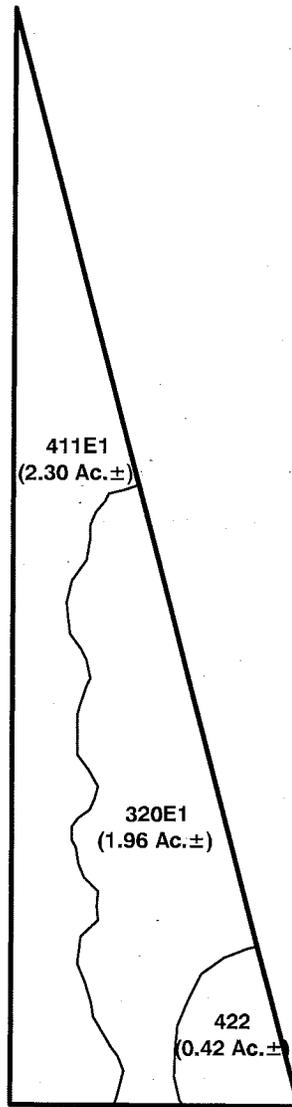
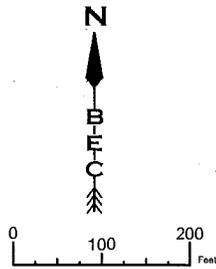


Exhibit B
FLUCFCS Map

C:\Users\Briann\AppData\local\temp\AcPublish_541617300 Florida St Base Maps.dwg Tab: FLUCFCS Map Nov 11, 2015 - 7:46am Plotted by: Briann



FLUCFCS Legend			
FLUCFCS Code	Community	Total	%
320 E1	Shrub and Brushland(1-24% Exotics)	1.96± Ac	41.88%
411 E1	Pine Flatwoods (1-24% Exotics)	2.30± Ac	49.15%
422	Brazilian Pepper	0.42± Ac	8.97%
Total		4.68± Ac	100%

NOTES:

FLUCFCS lines estimated from 1"=200' aerial photographs and locations approximated.

FLUCFCS per Florida Land Use, Cover and Forms Classification System (FLUCFCS) (FDOT 1999).

Category	Drawn By:	Date:	Scale:
FLUCFCS	B.K.M.	11/3/15	1" = 200'
Agency	Job Number	County	
---	2015-43	Charlotte	
App/Permit No.	Revision	S/T/R	
***		9/41S/23E	

7300 Florida Street
FLUCFCS Map

11000 Metro Parkway
Suite 4,
Ft. Myers, FL 33966
Phone: (239) 418-0671
Fax: (239) 418-0672
www.boylanenv.com



7300 Florida Street
Environmental Assessment/Protected Species Survey

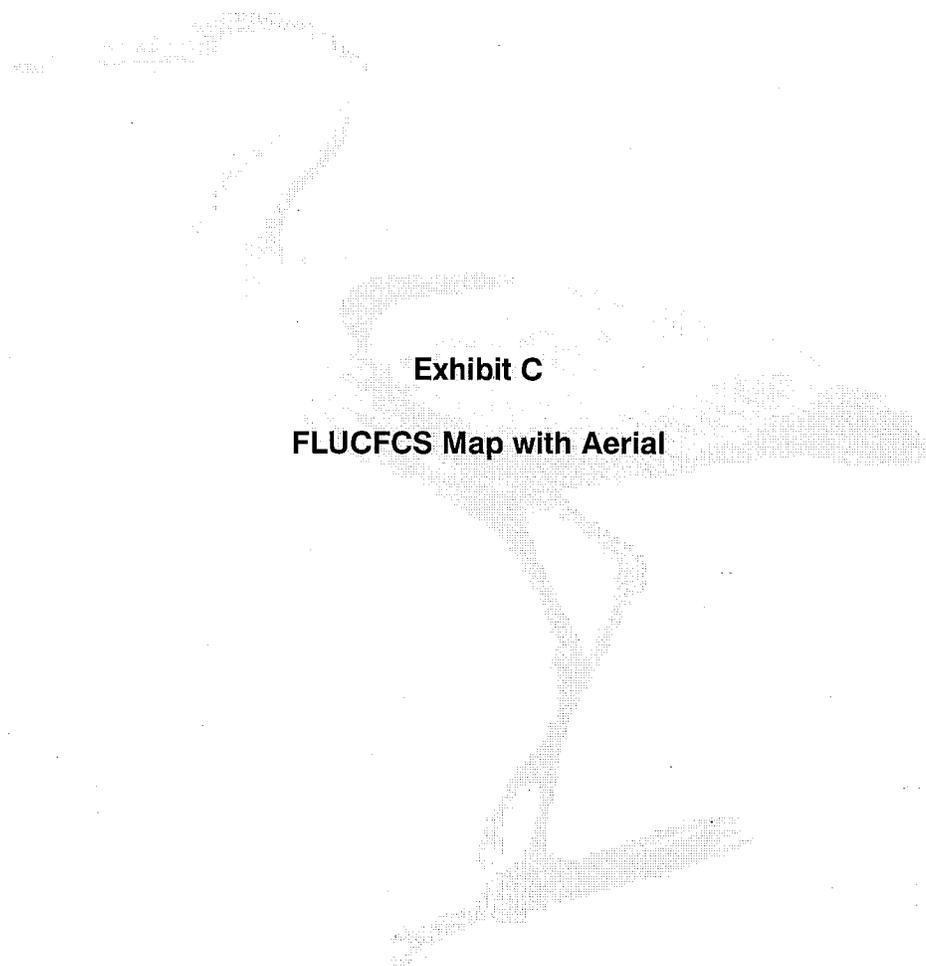


Exhibit C

FLUCFCS Map with Aerial

C:\Users\Bhansing\appdata\local\Temp\AcPublish\0411171330 Florida St Area Mapping\Map Ac Aerial FLUCFCS Map Nov 10, 2015 - Tutorials Project\env\Boylant



FLUCFCS Legend			
FLUCFCS Code	Community	Total	%
320 E1	Shrub and Brushland (1-24% Exotic)	1.96± Ac	41.56%
411 E1	Pine Flatwoods (1-24% Exotic)	2.30± Ac	48.15%
422	Brazilian Pepper	0.42± Ac	8.87%
Total		4.68± Ac	100%

NOTES:

FLUCFCS lines estimated from 1"-200' aerial photographs and locations approximated.

FLUCFCS per Florida Land Use, Cover and Form Classification System (FLUCFCS) (FDOT 1999).

Aerial photographs were acquired through FDOT with a flight date of January, 2014.

Category	Drawn By:	Date:	Scale:
FLUCFCS	B.K.M.	11/3/15	1" = 200'
Agency	Job Number		County
---	2015-43		Charlotte
App/Permit No.	Revision:		S/T/R
***			9/41S/23E

7300 Florida Street
Aerial FLUCFCS Map

11000 Metro Parkway
Suite 4,
FL Myers, FL 33896
Phone: (239) 418-0671
Fax: (239) 418-0672
www.boylantenv.com



7300 Florida Street
Environmental Assessment/Protected Species Survey

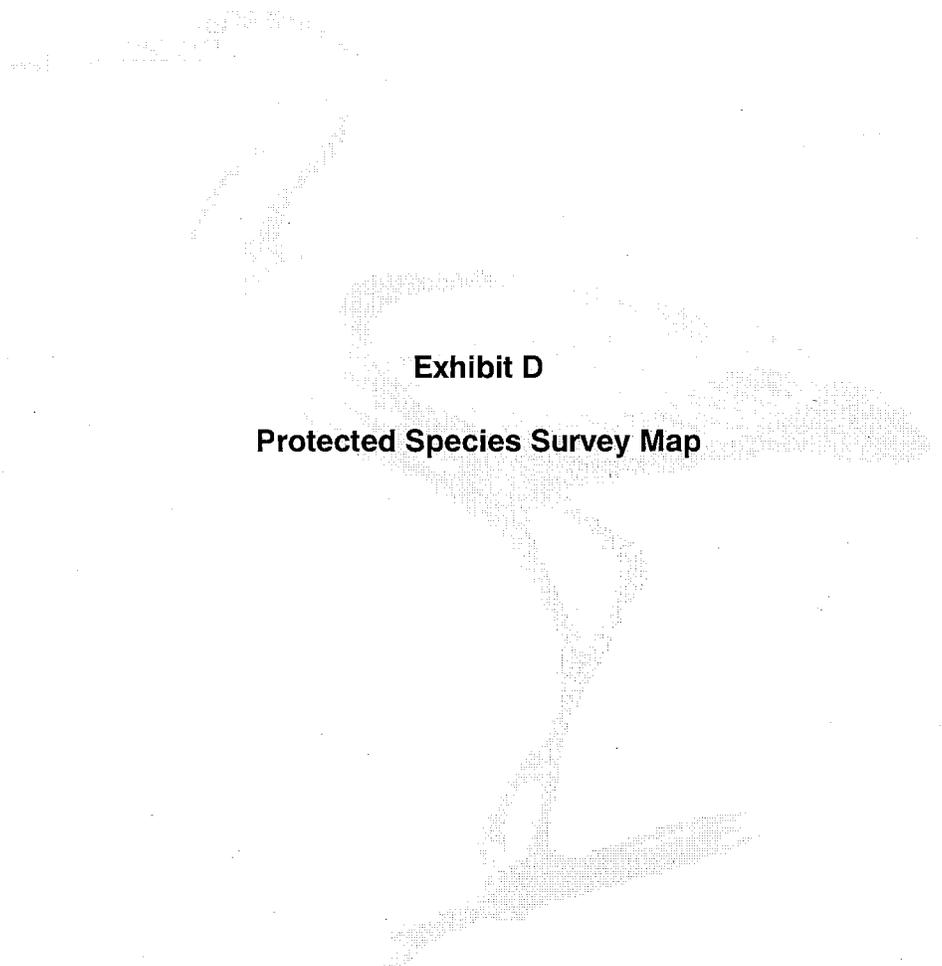
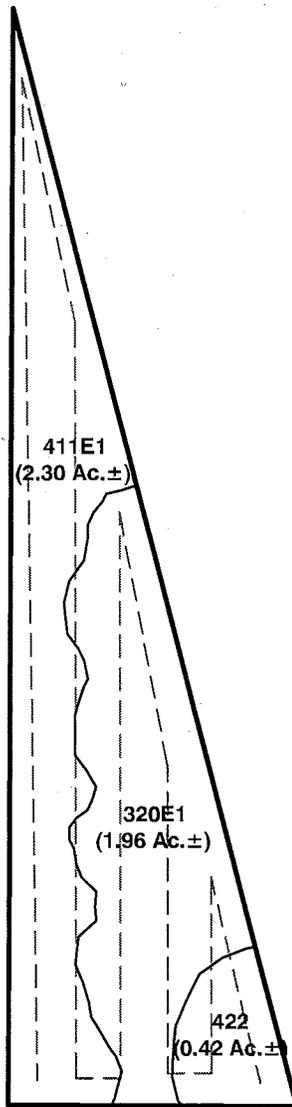
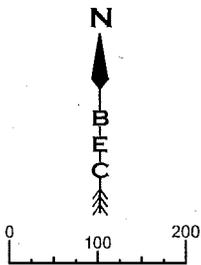


Exhibit D
Protected Species Survey Map

C:\Users\Briann\AppData\Local\Temp\AcPublish_541617300 Florida St Base Maps.dwg Tab: PSS Map Nov 11, 2015 - 7:49am Plotted by: Briann



FLUCFCS Legend			
FLUCFCS Code	Community	Total	%
320 E1	Shrub and Brushland(1-24% Exotics)	1.96± Ac	41.88%
411 E1	Pine Flatwoods (1-24% Exotics)	2.30± Ac	49.15%
422	Brazilian Pepper	0.42± Ac	8.97%
Total		4.68± Ac	100%

LEGEND
 PSS Survey Transects

NOTES:
 FLUCFCS lines estimated from 1"=200' aerial photographs and locations approximated.
 FLUCFCS per Florida Land Use, Cover and Forms Classification System (FLUCFCS) (FDOT 1999).



Category	Drawn By:	Date:	Scale:
PSS	B.K.M.	11/3/15	1" = 200'
Agency	Job Number		County
---	2015-43		Charlotte
App/Permit No.	Revision		S/T/R
***			9/41S/23E

7300 Florida Street
 PSS Map

11000 Metro Parkway
 Suite 4,
 Ft. Myers, FL 33966
 Phone: (239) 418-0671
 Fax: (239) 418-0672
 www.boylanenv.com

7300 Florida Street
Environmental Assessment/Protected Species Survey

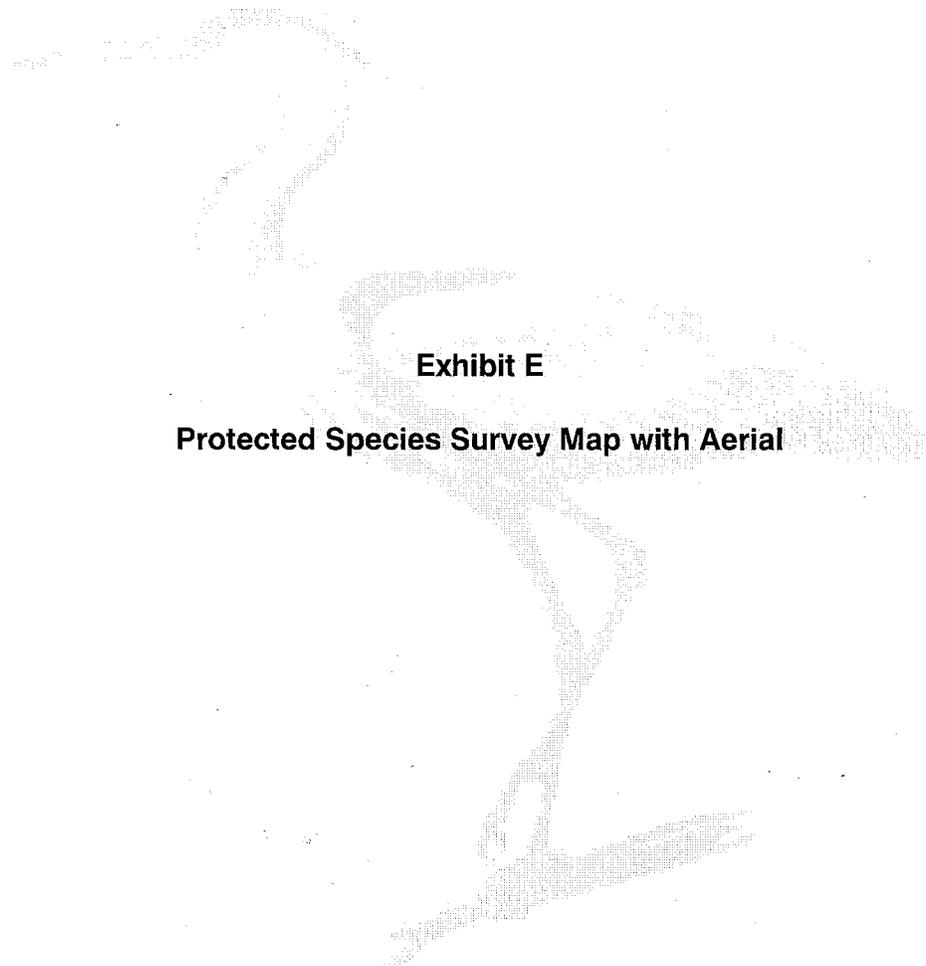
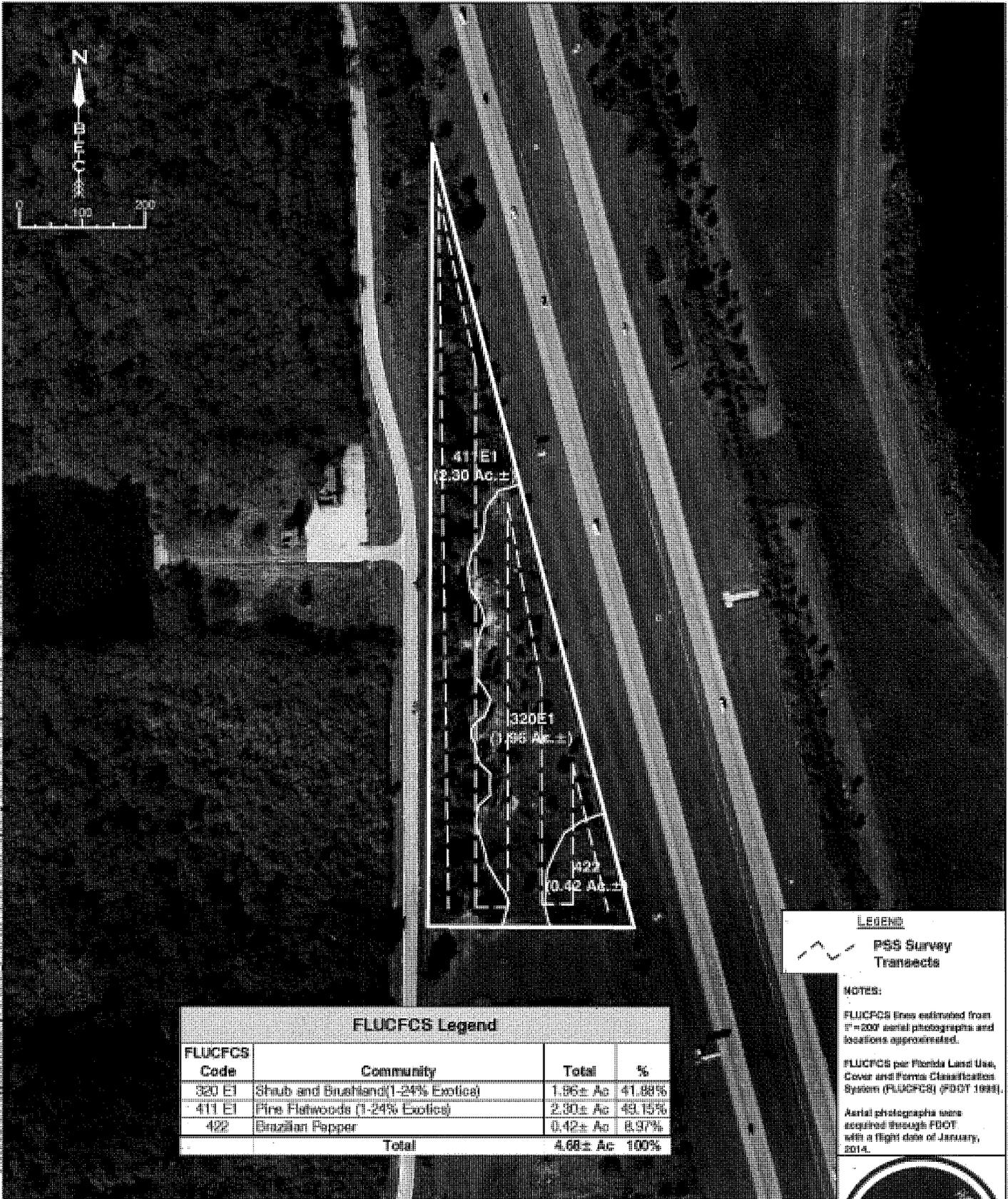


Exhibit E

Protected Species Survey Map with Aerial

C:\Users\B.K.M.\Desktop\7300 Florida Street\7300 Florida Street PSS Map 11.2015 - 7300 Florida Street PSS Map



LEGEND

PSS Survey Transects

NOTES:

FLUCFCS Area estimated from 1" = 200' aerial photographs and locations approximated.

FLUCFCS per Florida Land Use, Cover and Form Classification System (FLUCFCS) (FDOT 1998).

Aerial photographs were acquired through FDOT with a flight date of January, 2014.

FLUCFCS Legend			
FLUCFCS Code	Community	Total	%
320 E1	Shrub and Brushland (1-24% Exotic)	1.86 ± Ac	41.88%
411 E1	Fire Flatwoods (1-24% Exotic)	2.30 ± Ac	49.15%
422	Brazilian Pepper	0.42 ± Ac	8.97%
Total		4.68 ± Ac	100%

Category	Drawn By:	Date:	Scale:
PSS	B.K.M.	11/03/15	1" = 200'
Agency	Job Number		County
---	2015-43		Charlotte
App/Permit No.	Revision		01/01
---			0415/23E

7300 Florida Street

Aerial PSS Map

11000 Metro Parkway
Suite 4,
Ft. Myers, FL 33906
Phone: (239) 418-0671
Fax: (239) 418-0672
www.boylanenv.com



7300 Florida Street
Environmental Assessment/Protected Species Survey

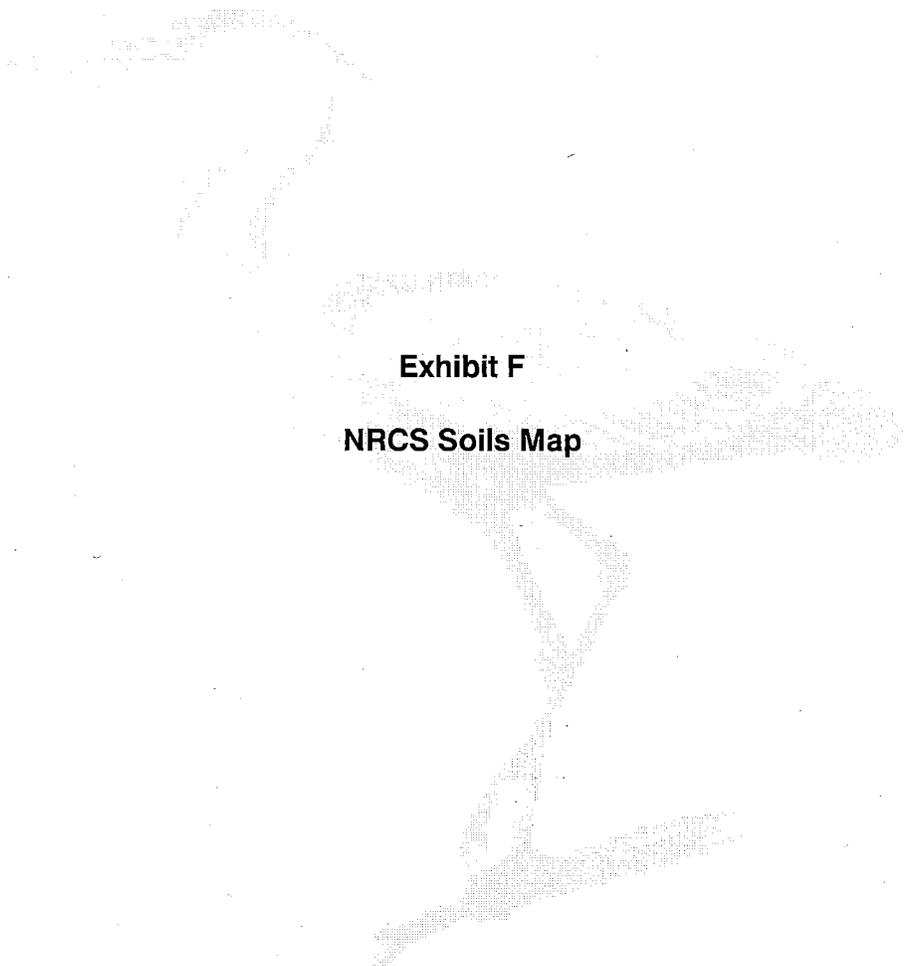
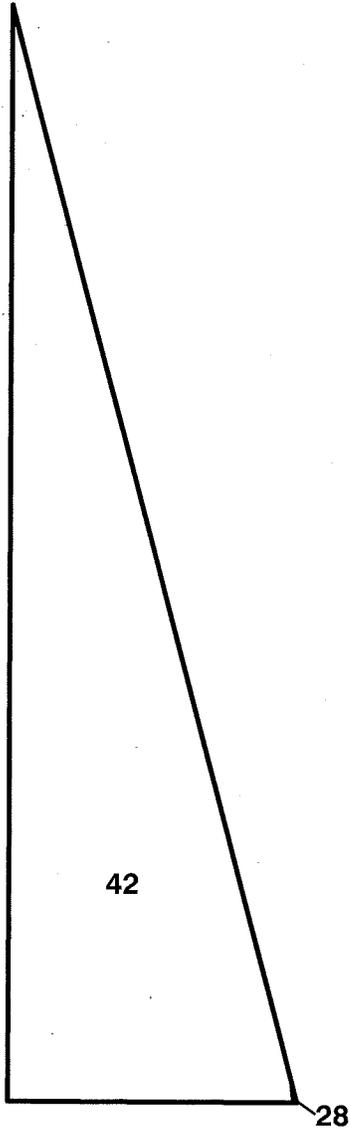
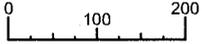


Exhibit F
NRCS Soils Map



C:\Users\Briann\appdata\local\temp\AcPublish\541617300 Florida St Base Maps.dwg Tab: Soils Map Nov 11, 2015 - 7:50am Plotted by: Briann

NRCS Soils Legend		
Soil No	Description	Status
28	Immokalee Sand	Non-Hydric
42	Wabasso Sand, Limestone Substratum	Non-Hydric

NOTES:

Soils were acquired from the FGDL and are from the NRCS Soils Maps.

Category	Drawn By:	Date:	Scale:
Soils	B.K.M.	11/3/15	1" = 200'
Agency	Job Number	County	
---	2015-43	Charlotte	
App/Permit No.	Revision	S/T/R	
***		9/41S/23E	

7300 Florida Street
NRCS Soils Map

11000 Metro Parkway
Suite 4,
Ft. Myers, FL 33966
Phone: (239) 418-0671
Fax: (239) 418-0672
www.boylanenv.com



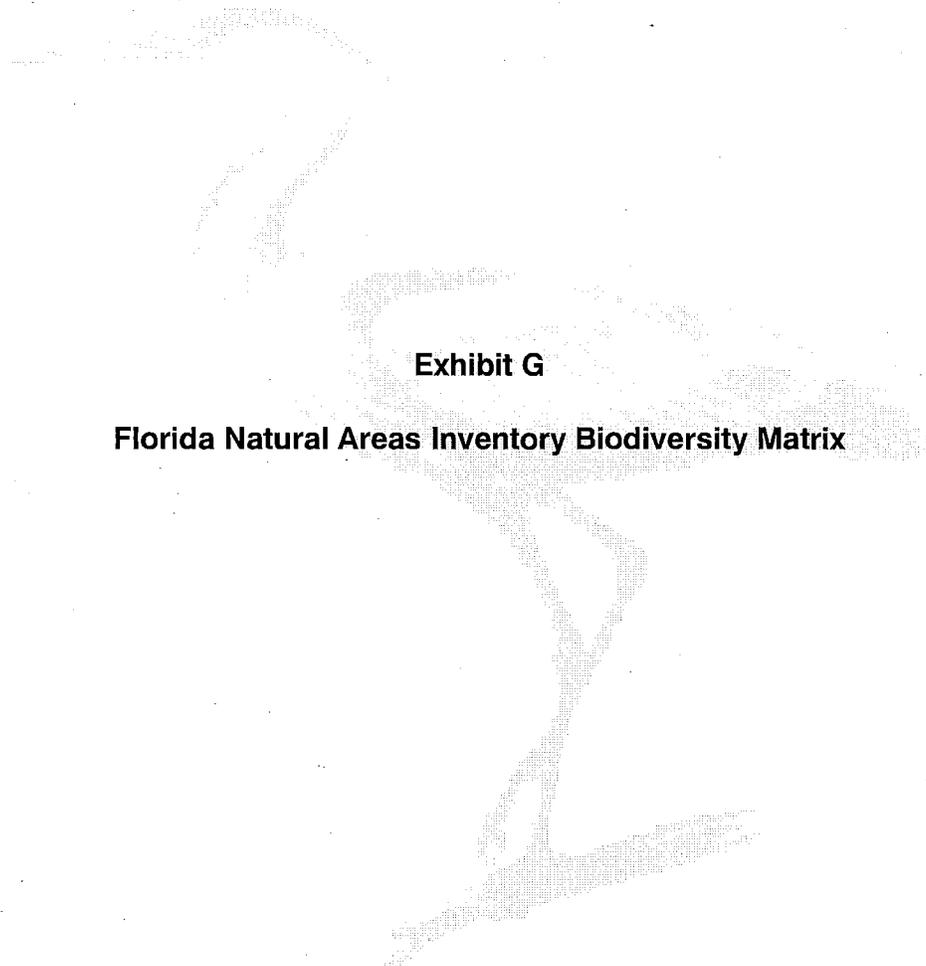
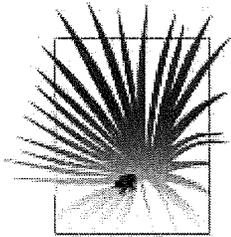


Exhibit G

Florida Natural Areas Inventory Biodiversity Matrix



1018 Thomasville Road
 Suite 200-C
 Tallahassee, FL 32303
 850-224-8207
 850-681-9364 fax
 www.fnai.org

FLORIDA
Natural Areas
 INVENTORY

Florida Natural Areas Inventory Biodiversity Matrix Query Results

UNOFFICIAL REPORT

Created 11/10/2015

(Contact the FNAI Data Services Coordinator at 850.224.8207 for information on an official Standard Data Report)

NOTE: The Biodiversity Matrix includes only rare species and natural communities tracked by FNAI.

Report for 1 Matrix Unit: 33968

	<p>Descriptions</p> <p>DOCUMENTED - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit.</p> <p>DOCUMENTED-HISTORIC - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit; however the occurrence has not been observed/reported within the last twenty years.</p> <p>LIKELY - The species or community is <i>known</i> to occur in this vicinity, and is considered likely within this Matrix Unit because:</p> <ol style="list-style-type: none"> 1. documented occurrence overlaps this and adjacent Matrix Units, but the documentation isn't precise enough to indicate which of those Units the species or community is actually located in; <i>or</i> 2. there is a documented occurrence in the vicinity and there is suitable habitat for that species or community within this Matrix Unit. <p>POTENTIAL - This Matrix Unit lies within the known or predicted range of the species or community based on expert knowledge and environmental variables such as climate, soils, topography, and landcover.</p>
--	--

Matrix Unit ID: 33968

0 Documented Elements Found

0 Documented-Historic Elements Found

3 Likely Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Drymarchon couperi</i> Eastern Indigo Snake	G3	S3	LT	FT
<i>Eumops floridanus</i>				

Florida bonneted bat	G1	S1	LE	FE
<i>Mesic flatwoods</i>	G4	S4	N	N

Matrix Unit ID: 33968**21 Potential Elements for Matrix Unit 33968**

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Ataenius wenzelii</i> An Ataenius Beetle	G3G5	S2S3	N	N
<i>Athene cunicularia floridana</i> Florida Burrowing Owl	G4T3	S3	N	SSC
<i>Calopogon multiflorus</i> Many-flowered Grass-pink	G2G3	S2S3	N	T
<i>Centrosema arenicola</i> Sand Butterfly Pea	G2Q	S2	N	E
<i>Deeringothamnus pulchellus</i> Beautiful Pawpaw	G1	S1	LE	E
<i>Gopherus polyphemus</i> Gopher Tortoise	G3	S3	C	ST
<i>Grus canadensis pratensis</i> Florida Sandhill Crane	G5T2T3	S2S3	N	ST
<i>Lechea cernua</i> Nodding Pinweed	G3	S3	N	T
<i>Linum carteri var. smallii</i> Small's Flax	G2T2	S2	N	E
<i>Lithobates capito</i> Gopher Frog	G3	S3	N	SSC
<i>Matelea floridana</i> Florida Spiny-pod	G2	S2	N	E
<i>Mustela frenata peninsulæ</i> Florida Long-tailed Weasel	G5T3	S3	N	N
<i>Mycotrupes pedester</i> Southwest Florida Mycotrupes Beetle	G1G2	S1S2	N	N
<i>Nemastylis floridana</i> Celestial Lily	G2	S2	N	E
<i>Neovison vison pop. 1</i> Southern Mink, Southern Florida Pop	G5T2Q	S2	N	ST
<i>Nolina atopocarpa</i> Florida Beargrass	G3	S3	N	T
<i>Picoides borealis</i> Red-cockaded Woodpecker	G3	S2	LE	FE
<i>Platanthera integra</i> Yellow Fringeless Orchid	G3G4	S3	N	E
<i>Podomys floridanus</i> Florida Mouse	G3	S3	N	SSC
<i>Sciurus niger shermani</i> Sherman's Fox Squirrel	G5T3	S3	N	SSC
<i>Ursus americanus floridanus</i> Florida Black Bear	G5T2	S2	N	N

Disclaimer

The data maintained by the Florida Natural Areas Inventory represent the single most comprehensive source of information available on the locations of rare species and other significant ecological resources statewide. However, the data are not always based on comprehensive or site-specific field surveys. Therefore, this information should not be regarded as a final statement on the biological resources of the site being considered, nor should it be substituted for on-site surveys. FNAI shall not be held liable for the accuracy and completeness of these data, or opinions or conclusions drawn from these data. FNAI is not inviting reliance on these data. Inventory data are designed for the purposes of conservation planning and scientific research and are not intended for use as the primary criteria for

regulatory decisions.

Unofficial Report

These results are considered unofficial. FNAI offers a [Standard Data Request](#) option for those needing certifiable data.

REZONING TRAFFIC IMPACT STATEMENT
FOR
7300 FLORIDA STREET

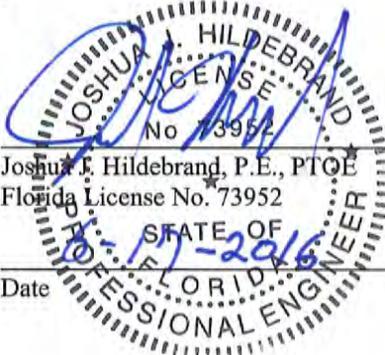
JUNE 2016

Prepared for:

Patrick McGinnis
26501 Airport Road
Punta Gorda, Florida 33982

Prepared by:

JOHNSON
ENGINEERING
2122 Johnson Street
Fort Myers, Florida 33901
(239) 334-0046



Joshua F. Hildebrand, P.E., PTQE
Florida License No. 73952

Date **6-17-2016**
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

TABLE OF CONTENTS

1.0	INTRODUCTION	1
2.0	DEVELOPMENT PARAMETERS.....	1
2.1	Site Access	1
3.0	ROADWAY NETWORK.....	3
4.0	TRIP GENERATION	3
5.0	TRAFFIC DATA	4
5.1	Charlotte County Traffic Data.....	4
6.0	TRIP DISTRIBUTION AND TRIP ASSIGNMENT.....	4
7.0	LEVEL OF SERVICE ANALYSIS	7
7.1	Area of Influence.....	7
7.2	Level of Service Analysis.....	7
8.0	CONCLUSIONS.....	8

APPENDICES

Appendix A	ITE Trip Generation
Appendix B	Charlotte County Roadway Level of Service Data Table

FIGURES

Figure 2-1	Project Location Map
Figure 6-1	Estimated P.M. Peak Hour % Trip Assignment
Figure 6-2	Estimated P.M. Peak Hour Project Generated Net New Trips

TABLES

Table 2-1	7300 Florida Street Parameters
Table 4-1	ITE Trip Generation Summary
Table 5-1	Existing Roadway Conditions
Table 7-1	Area of Influence Determination
Table 7-2	Future (2020) Roadway Level of Service Analysis

1.0 INTRODUCTION

This Traffic Impact Statement is intended to serve as supporting documentation for the request to rezone the property located at 7300 Florida Street in Charlotte County, Florida (see Figure 2-1). The property is currently zoned residential estate and is proposed to be rezoned as commercial. As a conservative approach, the build-out scenario analyzed assumes the Community Commercial Future Land Use MAXIMUM FLOOR AREA RATIO (FAR) of 0.5 for Retail Commercial found in the Comprehensive Plan for the 7300 Florida Street parcel. The purpose of this traffic assessment is to analyze the potential transportation impacts to the adjacent roadway network associated with the proposed development to the property in the maximum buildout scenario of the site.

2.0 DEVELOPMENT PARAMETERS

The property subject to this traffic analysis is located within Section 9, Township 41 South, and Range 23 East within Charlotte County. The 7300 Florida Street property boundary is approximately 4.72 acres with accessible frontage on the east side of Florida Street between Airport Road and East Henry Street. The parcel is directly adjacent to the I-75 western right-of-way line. The property is currently a vacant parcel. The proposed changes for the property is the addition of 102,800 square feet of Shopping Center, Land Use Code (LUC) 820 (see Table 2-1).

Table 2-1: 7300 Florida Street Parameters

Description	Gross Floor Area (ft ²)
LUC 820 - Shopping Center	102,800

2.1 Site Access

At project build-out, the site access will be available on the east side of Florida Street between Airport Road and East Henry Street.



JOHNSON ENGINEERING	7300 FLORIDA STREET	PROJECT LOCATION MAP	FIGURE 2-1
-------------------------------	------------------------	-------------------------	---------------

Figure 2-1: Project Location Map

3.0 ROADWAY NETWORK

Located west of the project site, Florida Street is a rural major collector which terminates at Airport Road to the south and merges with East Hendry Street to the north. Florida Street is a two lane undivided rural major collector with a posted speed limit of 40 mph.

Located south of the project site, Airport Road is classified as a two lane undivided rural major collector with a posted speed limit of 55 mph.

Located north of the project site, East Hendry Street is classified as a two lane urban collector, and Marion Avenue is a local roadway with a posted speed limit of 45 mph.

4.0 TRIP GENERATION

The trip generation provided herein is for the maximum anticipated build-out of the site. Existing and future A.M. peak hour, P.M. peak hour, and daily trip generations for the project were estimated using trip generation standard rates, obtained from the ITE *Trip Generation (Ninth Edition)*. Standard rates were utilized for LUC 820 Shopping Center. The ITE trip generation estimates are summarized in Table 4-1 and included in Appendix A. Internal capture was not taken into account as part of this analysis. Pass-by capture was included in the analysis and provided by ITE *Trip Generation (Ninth Edition)*.

Table 4-1: ITE Trip Generation Summary

Land Use	Parcel	Square Footage	A.M. Peak Hour			P.M. Peak Hour			Daily
			In	Out	Total	In	Out	Total	
Vacant Parcel	7300 Florida Street	-	-	-	-	-	-	-	-
Total Background Trips			0	0	0	0	0	0	0
Commercial Retail ⁽¹⁾	7300 Florida Street	102,800 ft ²	61	38	99	183	198	381	4390
Total Estimated Maximum Trips			61	38	99	183	198	381	4,390
Pass-by Commercial Retail ⁽¹⁾	7300 Florida Street	102,800 ft ²	-	-	-	62	67	129	-
Total Pass-By			-	-	-	62	67	129	-
Net New Total			61	38	99	121	131	252	4,390

Footnote:

(1) ITE LUC 820 Shopping Center Standard Rates.

5.0 TRAFFIC DATA

To establish base traffic conditions and estimate trip assignments, data was obtained from the sources listed herein.

5.1 Charlotte County Traffic Data

Data for the roadways included in this analysis was obtained from the *Charlotte County: Roadway Level of Service Data (6/2/2015)* table. This data was used for the purpose of obtaining existing traffic data, estimating peak hour two-way volumes, and determining suggested growth rates. The *Charlotte County: Roadway Level of Service Data (6/2/2015)* table is provided in Appendix B. The existing level of service conditions are summarized in Table 5-1.

Table 5-1: Existing Roadway Conditions

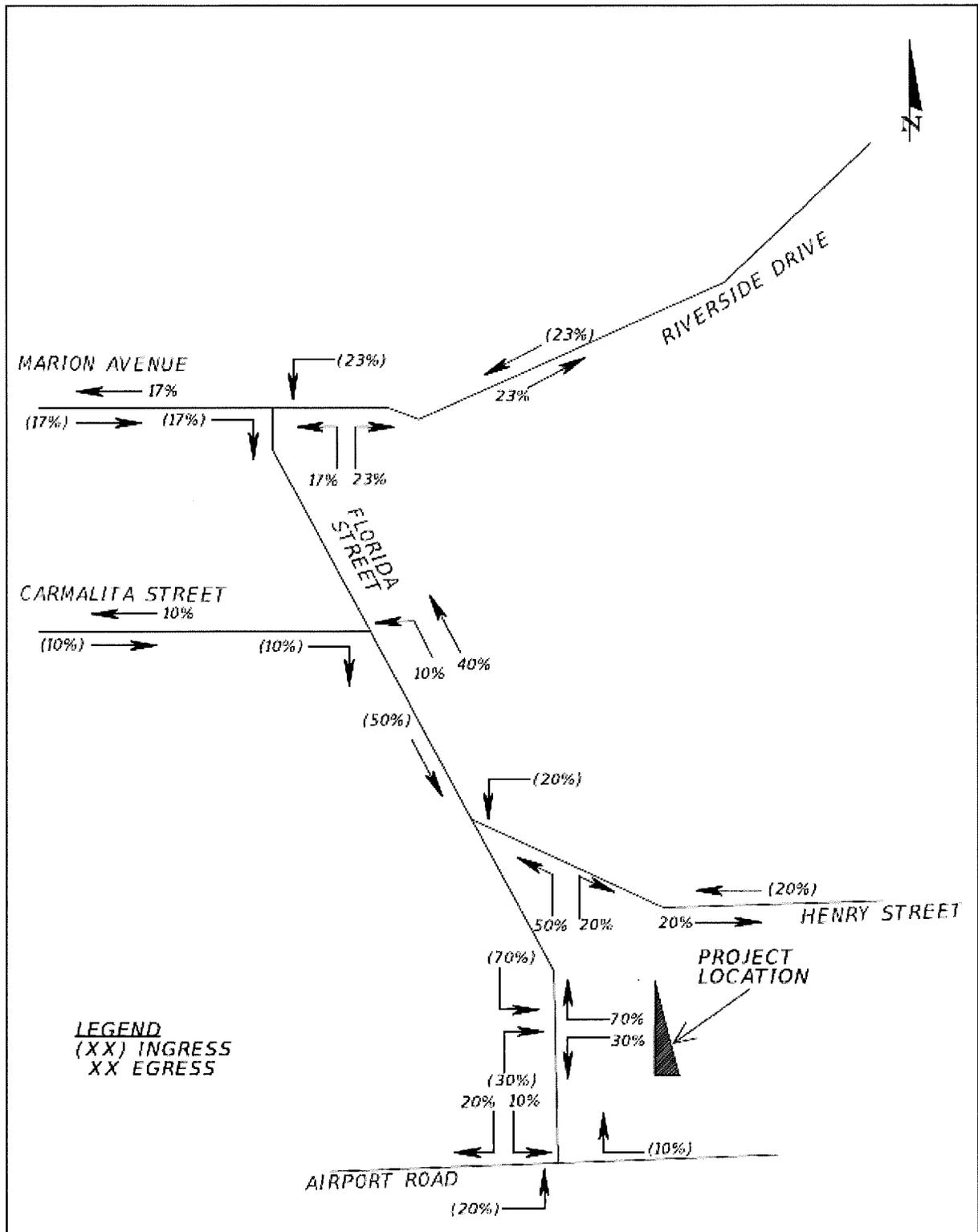
Roadway	Number of Lanes	Level of Service	2015 AADT ⁽¹⁾	% Capacity Used
Florida Street (Carmalita Street to La Villa Road)	2	C	2,246	15%
Florida Street (Airport Road to Henry Street)	2	C	907	6%
Henry Street	2	C	1,274	9%
Airport Road	2	C	4,541	31%
Marion Avenue (Florida Street to I-75)	2	C	2,342	16%
Marion Avenue (Marlympia Way to Florida Street)	2	C	2,775	19%
Carmalita Street (Florida Street to BMX Track)	2	C	2,079	14%

Footnote:

(1) Obtained from *Charlotte County: Roadway Level of Service Data (6/2/2015)* table.

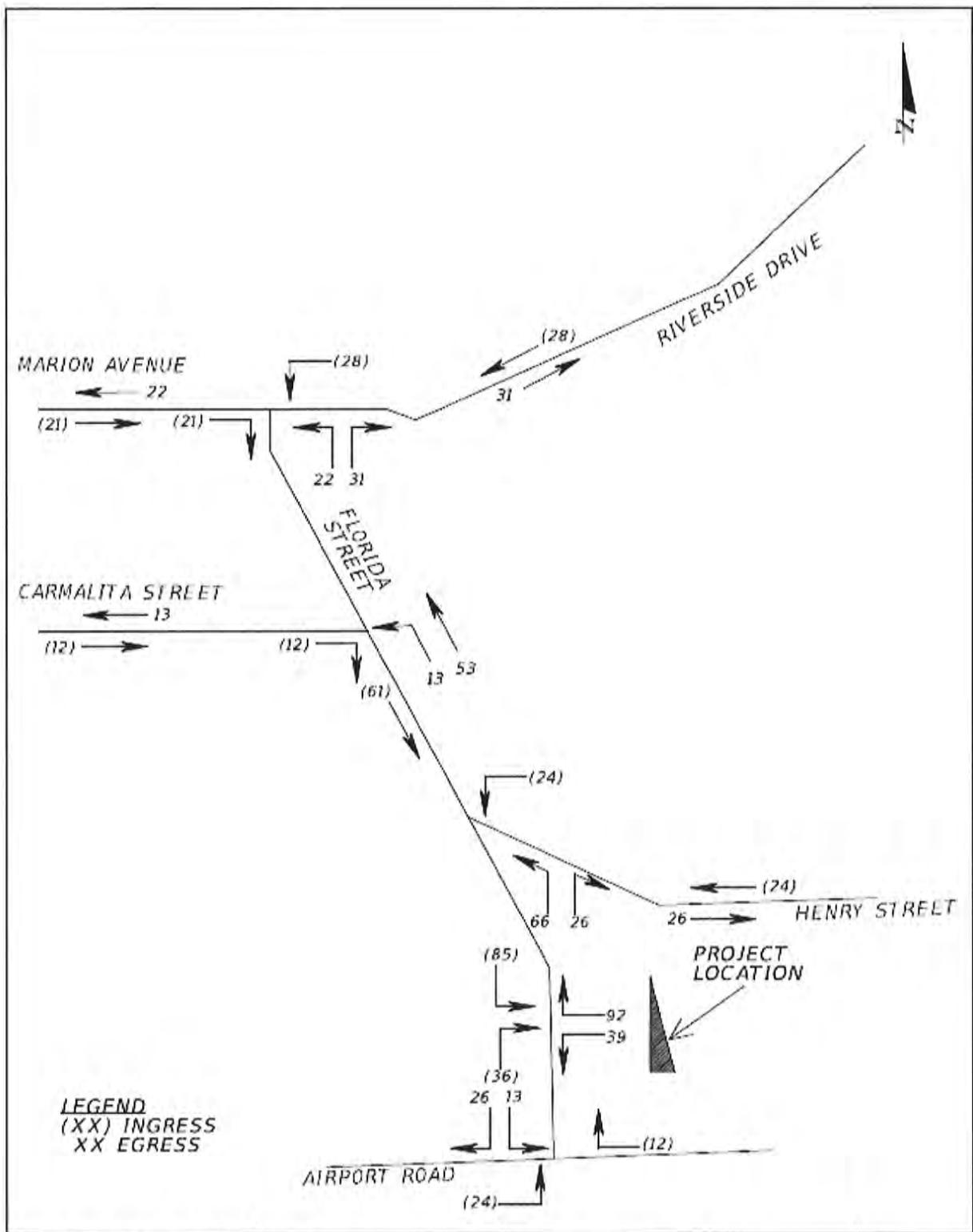
6.0 TRIP DISTRIBUTION AND TRIP ASSIGNMENT

The P.M. peak hour trip distributions were estimated from historical data and traffic patterns provided in the *Charlotte County: Roadway Level of Service Data (6/2/2015)* (see Figure 6-1). The project P.M. peak hour trips were assigned to the distributions and the resulting added traffic is shown in Figure 6-2.



	7300 FLORIDA STREET	ESTIMATED PM PEAK HOUR % TRIP ASSIGNMENT	FIGURE 6-1
--	---------------------	--	------------

Figure 6-1: Estimated P.M. Peak Hour % Trip Assignment



JOHNSON ENGINEERING	7300 FLORIDA STREET	ESTIMATED PM PEAK HOUR PROJECT GENERATED NET NEW TRIPS	FIGURE 6-2
-------------------------------	------------------------	---	---------------

Figure 6-2: Estimated P.M. Peak Hour Project Generated Net New Trips

7.0 LEVEL OF SERVICE ANALYSIS

This section evaluates the future (2020) roadway Level of Service (LOS) of the corridors within the project area of influence. No intersections within the project impact area were analyzed as none are anticipated to be significantly impacted by the development.

7.1 Area of Influence

The area of influence as defined by Charlotte County, is the roadway segments where the project traffic impacts the roadway by 5% of the existing or committed two-way peak hour service flow rate. Table 7-1 illustrates the roadway links accessed by the project site, their LOS C volume standard, 5% of this volume, and the project generated trips impacting each link.

Table 7-1: Area of Influence Determination

Roadway	LOS C Volume ⁽¹⁾	5% LOS C	Project Trips	Impacted?
Florida Street (Carmalita Street to La Villa Road)	918	46	74	Yes
Florida Street (Airport Road to Henry Street)	918	46	177	Yes
Marion Avenue (Florida Street to I-75 Overpass)	918	46	59	Yes
Riverside Drive (I-75 Overpass to U.S. 17)	918	46	35	No
Marion Avenue (Marlympia Way to Florida Street)	918	46	43	No
Henry Street (Golf Course Boulevard to Florida Street)	918	46	50	Yes
Golf Course Boulevard	918	46	38	No
Airport Road (Taylor Road to I-75)	918	46	50	Yes
Piper Rd (Jones Loop Road to Golf Course Boulevard)	1,350	68	25	No
Airport Road (I-75 to Golf Course Boulevard)	918	46	25	No
Carmalita Street (Florida Street to BMX Track)	918	46	25	No

Footnote:

(1) Obtained from *Charlotte County: Roadway Level of Service Data (6/2/2015)* table.

7.2 Level of Service Analysis

A LOS analysis was conducted for the roadways in the impact area under future operating conditions of the project at built-out (see Table 7-1). The LOS analysis herein is based on the adopted LOS performance standard obtained from the *Charlotte County: Roadway Level of Service Data (6/2/2015)* table in Appendix B. Projected traffic volumes for 2020 were estimated from growth rates that were provided in the *Charlotte County: Roadway Level of Service Data (6/2/2015)* table. These growth rates were applied to the 2015 two-way peak hour volumes for each impacted roadway segment. The 2015 two-way peak hour volumes were estimated from the 2015 AADT obtained from the *Charlotte County: Roadway Level of Service Data (6/2/2015)* for each impacted roadway segment, utilizing a standard K factor of 0.1.

Table 7-2: Future (2020) Roadway Level of Service Analysis

Location	Lanes	Performance Standard ⁽¹⁾		2020 Estimated Roadway Two-way Peak Hour		2020 Estimated Roadway + Project Two-way Peak Hour		Less than 90% of Capacity?
		LOS	Capacity	LOS	Volume	LOS	Volume	
Florida Street (Carmalita Street to La Villa Road)	2	C	918	C	236	C	310	Yes
Florida Street (Airport Road to Henry Street)	2	C	918	C	133	C	310	Yes
Marion Avenue (Florida Street to I-75 Overpass)	2	C	918	C	246	C	305	Yes
Marion Avenue (Marlympia Way to Florida Street)	2	C	918	C	292	C	335	Yes
Henry Street (Golf Course Boulevard to Florida Street)	2	C	918	C	133	C	183	Yes
Airport Road (Taylor Road to I-75)	2	C	918	C	477	C	527	Yes

Footnote:

(1) Obtained from Charlotte County: Roadway Level of Service Data (6/2/2015) table.

Per Charlotte County Engineering Design Manual, Part 7 - Traffic Impact Statement, the concurrency is satisfied if the build-out future condition traffic is less than or equal to 90% of the two-way peak hour maximum service volume at the adopted LOS standard. Based on the results of the roadway LOS analysis herein, all roadways are anticipated to operate within the adopted LOS performance standard under future 2020 conditions with the project in the maximum allowable buildout scenario. No additional roadway capacity improvements are recommended.

8.0 CONCLUSIONS

The following conclusions are based on the analyses in this traffic study:

1. The property subject to this rezoning request is estimated to generate 99 A.M. peak hour trips, 252 P.M. peak hour trips, and 4,390 daily trips at maximum build-out of the site.
2. All roadway segments within the area of influence are anticipated to operate at an acceptable LOS at maximum build-out of the site. No additional roadway capacity improvements are recommended.

APPENDIX A

ITE TRIP GENERATION

Trip Generation Summary - Alternative 1

Project: 7300
 Alternative: Alternative 1

Open Date: 6/8/2016
 Analysis Date: 6/8/2016

ITE	Land Use	Average Daily Trips			AM Peak Hour of Adjacent Street Traffic			PM Peak Hour of Adjacent Street Traffic		
		Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
820	CENTERSHOPPING 1 102.8 Gross Leasable Area 1000 SF	2195	2195	4390	61	38	99	183	198	381
Unadjusted Volume		0	0	0	0	0	0	0	0	0
Internal Capture Trips		0	0	0	0	0	0	0	0	0
Pass-By Trips		0	0	0	0	0	0	62	67	129
Volume Added to Adjacent Streets		0	0	0	0	0	0	-62	-67	-129

Total AM Peak Hour Internal Capture = 0 Percent

Total PM Peak Hour Internal Capture = 0 Percent

Detailed Land Use Data
For 102.8 Gross Leasable Area 1000 SF of CENTERSHOPPING 1
(820) Shopping Center

Project: 7300
Phase: Phase 1
Description:

Open Date: 6/8/2016
Analysis Date: 6/8/2016

Day / Period	Total Trips	Pass-By Trips	Avg Rate	Min Rate	Max Rate	Std Dev	Avg Size	% Enter	% Exit	Use Eq.	Equation	R2
Christmas Weekday Peak Hour of Adjacent Street T	387	0	3.76	2.16	10.01	2.3	459	50	50	False	$T = 2.76(X) + 457.28$	0.68
Christmas Saturday Peak Hour of Generator	604	0	5.88	4.33	7.57	2.58	526	51	49	False	$T = 4.90(X) + 515.88$	0.77
Weekday Average Daily Trips	4390	0	42.7	12.5	270.89	21.25	331	50	50	False	$\ln(T) = 0.65 \ln(X) + 5.83$	0.79
Weekday AM Peak Hour of Adjacent Street Traffic	99	0	0.96	0.1	9.05	1.31	310	62	38	False	$\ln(T) = 0.61 \ln(X) + 2.24$	0.56
Weekday PM Peak Hour of Adjacent Street Traffic	381	130	3.71	0.68	29.27	2.74	376	48	52	False	$\ln(T) = 0.67 \ln(X) + 3.31$	0.81
Saturday Average Daily Trips	5137	0	49.97	16.7	227.5	22.62	450	50	50	False	$\ln(T) = 0.63 \ln(X) + 6.23$	0.82
Saturday Peak Hour of Generator	495	0	4.82	1.46	18.32	3.1	458	52	48	False	$\ln(T) = 0.65 \ln(X) + 3.78$	0.83
Sunday Average Daily Trips	2595	0	25.24	4.15	148.15	17.23	439	50	50	False	$T = 15.63(X) + 4214.46$	0.52
Sunday Peak Hour of Generator	321	0	3.12	0.39	12.4	2.78	369	49	51	False		

APPENDIX B

**CHARLOTTE COUNTY ROADWAY
LEVEL OF SERVICE DATA TABLE**

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 ¹						
									Level of Service Limits (Pk. Hr. Two-way Vol.)			Level of Service		Percent (%) Capacity Used	
									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.	Olean Blvd.	L	2	2,768	Apr-15	1.00%	n/a	918	1,332	1,413	C	19%	
218	Beacon Drive	Olean 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	1.4%	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.	Taylor Rd.	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		
208	David Blvd	Lafitte Waterway	Wilmington Blvd.	UC	2	2,248	Mar-15	1.00%	n/a	918	1,332	1,413	C	15%	
223	Deep Creek Blvd	Rio De Janeiro Ave.	Sandhill Blvd.	UC	2	5,564	Jan-15	1.00%	n/a	918	1,332	1,413	C	38%	
262	Deep Creek Blvd	Rio De Janeiro Ave.	Seasons Dr.	UC	2	1,775	Jan-15	1.00%	n/a	918	1,332	1,413	C	12%	
27	Easy Street	U.S. 41	Olean Blvd.	L	2	1,720	Apr-15	1.00%	n/a	918	1,332	1,413	C	12%	
28	Easy Street	Olean Blvd.	Gibraltar Dr.	L	2	1,745	Apr-15	1.00%	n/a	918	1,332	1,413	C	12%	
7	Edgewater Drive	Fleming Blvd.	Pellam Blvd.	MA	2	1,520	Mar-15	1.00%	837	1,350	1,440	n/a	B	10%	
38	Edgewater Drive	Pellam Blvd.	Midway Blvd.	MA	2	7,632	Nov-14	1.00%	837	1,350	1,440	n/a	B	48%	
37	Edgewater Drive	Midway Blvd.	Lakeview Blvd.	MA	4	9,319	Nov-14	1.00%	2,556	3,096	3,204	n/a	B	26%	
36	Edgewater Drive	Lakeview Blvd.	W Tarpon Blvd.	MA	4	11,789	Nov-14	1.00%	2,556	3,096	3,204	n/a	B	33%	
39	Edgewater Drive	W Tarpon Blvd.	Port Charlotte Blvd.	MA	4	11,757	Nov-14	1.00%	2,556	3,096	3,204	n/a	B	33%	
35	Edgewater Drive	Port Charlotte Blvd	Harbor Blvd.	MA	4	11,263	Nov-14	1.00%	2,556	3,096	3,204	n/a	B	32%	
34	Edgewater Drive	Harbor Blvd	Cousley Dr.	MA	4	11,941	Nov-14	1.00%	2,556	3,096	3,204	n/a	B	34%	
32	Edgewater Drive	Cousley Dr.	Gardner Dr.	MA	4	12,287	Nov-14	1.00%	2,556	3,096	3,204	n/a	B	35%	
33	Edgewater Drive	Gardner Dr.	U.S. 41	MA	4	13,010	Nov-14	1.00%	2,556	3,096	3,204	n/a	B	37%	
86	Education Way	Toledo Blede Blvd.	Murdock Circle	L	2	4,884	Apr-15	1.00%	n/a	918	1,332	1,413	C	33%	
74	Eisenhower Drive	Campbell St.	Biscayne Dr.	L	2	-	Jan-00	1.00%	n/a	918	1,332	1,413	N/A	N/A	
41	Elkcam Blvd	U.S. 41	Midway Blvd.	L	2	-	Jan-00	1.00%	n/a	918	1,332	1,413	N/A	N/A	
88	Elmira Blvd	Conway Blvd.	Beacon Dr.	L	2	-	Jan-00	1.00%	n/a	918	1,332	1,413	N/A	N/A	
89	Elmira Blvd	Beacon Dr.	Kings Highway	L	2	1,128	Apr-15	1.00%	n/a	918	1,332	1,413	C	8%	
90	Elmira Blvd	Kings Highway	Loveland Blvd.	L	2	-	Jan-00	1.00%	n/a	918	1,332	1,413	N/A	N/A	
8	Flamingo Blvd	Edgewater Dr.	Christopher Waterway	MA	2	1,632	Mar-15	1.00%	837	1,350	1,440	n/a	B	10%	
9	Flamingo Blvd	Christopher Waterway	SR-776	MA	2	1,571	Mar-15	1.00%	837	1,350	1,440	n/a	B	10%	
170	Florida Street	Carmalia St.	La Villa Rd.	RJC	2	2,246	Dec-14	1.00%	n/a	918	1,332	1,413	C	15%	
151	Florida Street	Airport Rd	Henry St.	RJC	2	907	Dec-14	1.62%	n/a	918	1,332	1,413	C	6%	
80	Forrest Nelson Blvd	U.S. 41	Peachland Blvd.	L	2	4,564	Apr-15	1.00%	n/a	918	1,332	1,413	C	31%	
160	Gasparilla Road	Boca Grande Causeway	C.R. 775	RJC	2	7,385	Mar-15	1.00%	n/a	918	1,332	1,413	C	50%	
10	Gilott Blvd	Bluestone St.	S.R. 776	RJC	2	2,444	Feb-15	1.00%	n/a	918	1,332	1,413	C	17%	
251	Golf Course Blvd	Henry St.	Airport Rd.	RJC	2	925	Dec-14	1.00%	n/a	918	1,332	1,413	C	6%	
250	Golf Course Blvd	Tribune Blvd.	U.S. 41	L	2	-	Jan-00	1.02%	n/a	918	1,332	1,413	N/A	N/A	
119	Gulf Blvd	Terminus	Beach Rd.	UC	2	2,967	Feb-15	1.00%	n/a	918	1,332	1,413	C	20%	
128	Gulfstream Blvd	Sunnybrook Blvd.	S.R. 776 (E)	UC	2	5,131	Feb-15	1.00%	n/a	918	1,332	1,413	C	35%	
197	Gulfstream Blvd	S.R. 776 (W)	Sunnybrook Blvd.	RJC	2	3,958	Mar-15	3.00%	n/a	918	1,332	1,413	C	27%	
43	Harbor Blvd	Colleen St.	Edgewater Dr.	UC	2	2,264	Nov-14	1.00%	n/a	918	1,332	1,413	C	15%	
42	Harbor Blvd	Edgewater Dr.	U.S. 41	UC	2	4,098	Nov-14	1.00%	n/a	918	1,332	1,413	C	28%	
46	Harbor Blvd	U.S. 41	Olean Blvd.	UC	4	12,126	Nov-14	1.00%	n/a	2,178	2,898	3,060	C	38%	
45	Harbor Blvd	Olean Blvd.	Midway Blvd.	UC	4	12,800	Nov-14	1.00%	n/a	2,178	2,898	3,060	C	40%	
44	Harbor Blvd	Midway Blvd.	Burkhart Dr.	UC	2	7,885	Nov-14	1.00%	n/a	918	1,332	1,413	C	54%	
49	Harbor Blvd	Burkhart Dr.	Quesada Ave.	UC	2	7,019	Jan-15	1.00%	n/a	918	1,332	1,413	C	48%	
48	Harbor Blvd	Quesada Ave.	Peachland Blvd.	UC	2	4,967	Jan-15	1.00%	n/a	918	1,332	1,413	C	34%	

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 ¹						
									Level of Service Limits (Pk. Hr. Two-way Vol.)			Level of Service		Percent (%) Capacity Used	
									B	C	D	E	Current		
47	Harbor Blvd	Peachland Blvd.	Veterans Blvd.	UC	2	2,483	Jan-15	1.00%	n/a	918	1,332	1,413	C	17%	
272	Harborview Road	US-41	Kings Highway	MA	4	11,126	Jan-15	1.00%	2,556	3,096	3,204	n/a	B	32%	
50	Harborview Road	Kings Highway	Melbourne St.	MA	4	11,672	Jan-15	1.00%	2,556	3,096	3,204	n/a	B	33%	
51	Harborview Road	Melbourne St.	Date St.	MA	2	8,512	Jan-15	1.00%	837	1,350	1,440	n/a	B	54%	
102	Harborview Road	Date St.	I-75	MA	2	7,838	Jan-15	1.00%	837	1,350	1,440	n/a	B	50%	
101	Harborview Road	I-75	Rio De Janiero Ave.	MA	2	10,170	Jan-15	1.00%	837	1,350	1,440	n/a	C	64%	
100	Harborview Road	Rio De Janiero Ave.	Highlands Rd.	MA	2	4,927	Jan-15	1.00%	837	1,350	1,440	n/a	B	31%	
211	Harness Road	Brig Circle	C.R. 771	RNC	2	-	Jan-00	1.25%	n/a	918	1,332	1,413	N/A	N/A	
252	Henry Street	Golf Course Blvd.	Florida St.	UC	2	1,274	Dec-14	1.00%	n/a	918	1,332	1,413	C	9%	
11	Hillsborough Blvd	Veterans Blvd.	Toledo Blade Blvd.	RJC	2	4,842	Feb-15	3.00%	n/a	918	1,332	1,413	C	33%	
12	Hillsborough Blvd	Toledo Blade Blvd.	Crandberry Blvd.	RJC	2	6,007	Feb-15	3.00%	n/a	918	1,332	1,413	C	41%	
314	I-75	Lee Co. Line	Jones Loop Rd. N	I	4	-	Jan-00	2.00%	4,000	5,500	6,770	7,300	N/A	N/A	
319	I-75	Jones Loop Rd. N	U.S. 17	I	4	-	Jan-00	2.00%	4,000	5,500	6,770	7,300	N/A	N/A	
315	I-75	U.S. 17	Harborview Rd.	I	6	-	Jan-00	2.00%	6,000	8,320	10,150	11,290	N/A	N/A	
316	I-75	U.S. 17	Harborview Rd.	I	6	-	Jan-00	2.00%	6,000	8,320	10,150	11,290	N/A	N/A	
317	I-75	Harborview Rd.	Kings Highway	I	4	-	Jan-00	2.00%	4,000	5,500	6,770	7,300	N/A	N/A	
318	I-75	Kings Highway	Desoto Co. Line	I	4	-	Jan-00	2.00%	4,000	5,500	6,770	7,300	N/A	N/A	
200	Ingraham Blvd	San Cruz Waterway	C.R. 771	RNC	2	2,439	Mar-15	3.00%	n/a	918	1,332	1,413	C	17%	
201	Ingraham Blvd	C.R. 771	Amis Dr.	RNC	2	-	Jan-00	3.00%	n/a	918	1,332	1,413	N/A	N/A	
216	Jacobs Street	Eleanor Ave.	Chamberlain Blvd.	RJC	2	2,220	Mar-15	1.61%	n/a	918	1,332	1,413	C	15%	
217	Jacobs Street	S.R. 776	Eleanor Ave.	RJC	2	1,891	Mar-15	1.00%	n/a	918	1,332	1,413	C	13%	
224	Kenilworth Blvd	Ravenswood Blvd.	Yorkshire St.	L	2	1,043	Apr-15	1.00%	n/a	918	1,332	1,413	C	7%	
273	Kings Highway	U.S. 41	Harborview Rd.	MA	4	11,179	Jan-15	1.00%	2,556	3,096	3,204	n/a	B	32%	
52	Kings Highway	Harborview Rd.	Westchester Blvd.	MA	4	16,017	Jan-15	1.00%	2,556	3,096	3,204	n/a	B	45%	
112	Kings Highway	Westchester Blvd.	Veterans Blvd.	MA	4	21,759	Jan-15	1.00%	2,556	3,096	3,204	n/a	B	62%	
307	Kings Highway	Veterans Blvd.	Sandhill Blvd.	MA	4	20,473	Jan-15	1.50%	2,556	3,096	3,204	n/a	B	58%	
103	Kings Highway	Sandhill Blvd.	DeSoto Co. Line	MA	2	14,968	Jan-15	1.00%	837	1,350	1,440	n/a	D	95%	
253	La Villa Road	Cooper St.	Florida St.	L	2	-	Jan-00	1.00%	n/a	918	1,332	1,413	N/A	N/A	
53	Lakeview Blvd	Edgewater Dr.	Springview Ave.	UC	2	2,267	Nov-14	1.00%	n/a	918	1,332	1,413	C	15%	
55	Lakeview Blvd	Springview Ave.	Midway Blvd.	UC	2	2,914	Nov-14	1.00%	n/a	918	1,332	1,413	C	20%	
54	Lakeview Blvd	Midway Blvd.	Chevy Chase St.	UC	2	7,069	Nov-14	1.00%	n/a	918	1,332	1,413	C	48%	
56	Lakeview Blvd	Chevy Chase St.	Cochran Blvd. (a.k.a. Toledo Blade Blvd.)	UC	2	9,552	Nov-14	1.00%	n/a	918	1,332	1,413	C	65%	
225	Loveland Blvd	Westchester Blvd.	Midway Blvd.	UC	2	2,001	Jan-15	1.00%	n/a	918	1,332	1,413	C	14%	
57	Loveland Blvd	Midway Blvd.	Peachland Blvd.	UC	2	3,132	Nov-14	1.00%	n/a	918	1,332	1,413	C	21%	
58	Loveland Blvd	Peachland Blvd.	Veterans Blvd.	UC	2	1,915	Apr-15	2.87%	n/a	918	1,332	1,413	C	13%	
311	Manor Road	C.R. 775	S.R. 776	L	2	-	Jan-00	1.00%	n/a	918	1,332	1,413	N/A	N/A	
198	Marathon Blvd	Terminus	C.R. 771	RNC	2	1,452	Mar-15	1.00%	n/a	918	1,332	1,413	C	10%	
199	Marathon Blvd	Gulfstream Blvd.	C.R. 771	RNC	2	2,066	Mar-15	6.40%	n/a	918	1,332	1,413	C	14%	
175	Marion Avenue	Florida St.	I-75 Overpass	L	2	2,342	Dec-14	1.00%	n/a	918	1,332	1,413	C	16%	

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					Level of Service	Percent Capacity Used
									Level of Service Limits (Pk. Hr. Two-way Vol.)						
									B	C	D	E	Current		
176	Marion Avenue	Marylympia Way	Florida St.	L	2	2,775	Dec-14	1.00%	n/a	918	1,332	1,413	1,413	C	19%
59	Melbourne Street	Harper Ave.	Harbournview Rd.	UC	2	2,223	Jan-15	1.00%	n/a	918	1,332	1,413	1,413	C	15%
61	Midway Blvd	O'Hara Dr.	Edgewater Dr.	MA	2	4,765	Nov-14	1.00%	837	1,350	1,440	n/a	n/a	B	30%
60	Midway Blvd	Edgewater Dr.	Riviera Ln.	MA	2	3,644	Nov-14	1.00%	837	1,350	1,440	n/a	n/a	B	23%
67	Midway Blvd	Riviera Ln.	Lakeview Blvd.	MA	2	5,024	Nov-14	1.00%	837	1,350	1,440	n/a	n/a	B	32%
66	Midway Blvd	Lakeview Blvd.	U.S. 41	MA	4	10,334	Nov-14	1.00%	2,556	3,096	3,204	n/a	n/a	B	29%
62	Midway Blvd	U.S. 41	Elkcam Blvd.	MA	4	14,574	Nov-14	1.00%	2,556	3,096	3,204	n/a	n/a	B	41%
64	Midway Blvd	Elkcam Blvd.	Harbor Blvd.	MA	4	13,716	Nov-14	1.00%	2,556	3,096	3,204	n/a	n/a	B	39%
63	Midway Blvd	Harbor Blvd.	Oriando Blvd.	MA	4	14,110	Nov-14	1.00%	2,556	3,096	3,204	n/a	n/a	B	40%
65	Midway Blvd	Oriando Blvd.	Inverness St.	MA	4	12,187	Nov-14	1.00%	2,556	3,096	3,204	n/a	n/a	B	35%
68	Midway Blvd	Inverness St.	Kings Highway	MA	4	10,868	Nov-14	1.00%	2,556	3,096	3,204	n/a	n/a	B	31%
81	Murdock Circle	Education Way	U.S. 41	L	4	12,242	Apr-15	1.00%	n/a	2,178	2,898	3,060	3,060	C	38%
85	Murdock Circle	U.S. 41	Veterans Blvd.	L	4	9,686	Apr-15	1.00%	n/a	2,178	2,898	3,060	3,060	C	30%
271	Jones Loop Road N	U.S. 41	Taylor Rd.	MA	4	13,241	Dec-14	1.00%	2,556	3,096	3,204	n/a	n/a	B	38%
171	Jones Loop Road N	Taylor Rd.	I-75	MA	4	15,363	Dec-14	1.00%	2,556	3,096	3,204	n/a	n/a	B	44%
172	Jones Loop Road N	I-75	Alfred Blvd.	MA	4	2,886	Dec-14	1.00%	2,556	3,096	3,204	n/a	n/a	B	8%
117	Beach Road N	Sarasota Co. Line	Gulf Blvd.	UC	2	1,997	Feb-15	1.00%	n/a	918	1,332	1,413	1,413	C	14%
254	Notre Dame Blvd	Burnt Store Rd.	Pine Trail Rd.	L	2	-	Jan-00	1.00%	n/a	918	1,332	1,413	1,413	N/A	N/A
193	Oceanspray Blvd	Waterford Ave.	S.R. 776	L	2	-	Jan-00	1.00%	n/a	918	1,332	1,413	1,413	N/A	N/A
210	Oceanspray Blvd	S.R. 776	March Waterway	L	2	-	Jan-00	1.00%	n/a	918	1,332	1,413	1,413	N/A	N/A
241	O'Hara Drive	Collingswood Blvd.	Midway Blvd.	L	2	2,260	Jan-15	1.00%	n/a	918	1,332	1,413	1,413	C	15%
242	O'Hara Drive	Flamingo Blvd.	Collingswood Blvd.	L	2	-	Jan-00	1.00%	n/a	918	1,332	1,413	1,413	N/A	N/A
71	Olean Blvd	U.S. 41	Easy St.	UC	2	12,039	Nov-14	1.00%	n/a	918	1,332	1,413	1,413	D	82%
70	Olean Blvd	Easy St.	Conway Blvd.	UC	2	8,643	Nov-14	1.00%	n/a	918	1,332	1,413	1,413	C	59%
69	Olean Blvd	Conway Blvd.	Beacon Dr.	UC	2	7,352	Nov-14	1.98%	n/a	918	1,332	1,413	1,413	C	50%
72	Olean Blvd	Beacon Dr.	Kings Highway	UC	2	5,389	Nov-14	2.65%	n/a	918	1,332	1,413	1,413	C	37%
73	Oriando Blvd	Midway Blvd.	Quasar Blvd.	UC	2	1,813	Nov-14	3.00%	n/a	918	1,332	1,413	1,413	C	12%
227	Paulson Drive	U.S. 41	Primeville St.	L	2	3,878	Apr-15	1.00%	n/a	918	1,332	1,413	1,413	C	26%
263	Peachland Blvd	Cochran Blvd. (a.k.a. Toledo Blade)	Forrest Nelson Blvd.	UC	2	9,175	Nov-14	1.00%	n/a	918	1,332	1,413	1,413	C	63%
75	Peachland Blvd	Forrest Nelson Blvd.	Atwater St.	UC	2	7,575	Nov-14	1.00%	n/a	918	1,332	1,413	1,413	C	52%
77	Peachland Blvd	Atwater St.	Harbor Blvd.	UC	2	8,096	Jan-15	1.00%	n/a	918	1,332	1,413	1,413	C	55%
76	Peachland Blvd	Harbor Blvd.	Beacon Dr.	UC	2	8,127	Jan-15	1.00%	n/a	918	1,332	1,413	1,413	C	56%
78	Peachland Blvd	Beacon Dr.	Loveland Blvd.	UC	2	9,485	Jan-15	1.00%	n/a	918	1,332	1,413	1,413	C	65%
111	Peachland Blvd	Loveland Blvd.	Veterans Blvd.	UC	4	9,938	Jan-15	1.00%	n/a	2,178	2,898	3,060	3,060	C	31%
238	Pelliam Blvd	Wintergarden Ave.	Cochran Blvd. (a.k.a. Toledo Blade)	L	2	4,546	Apr-15	1.37%	n/a	918	1,332	1,413	1,413	C	31%
239	Pelliam Blvd	Edgewater Dr.	Wintergarden Ave.	L	2	1,618	Apr-15	1.00%	n/a	918	1,332	1,413	1,413	C	11%
129	Pine Street	Sarasota Co. Line	Second St.	UC	4	10,829	Feb-15	1.00%	n/a	2,178	2,898	3,060	3,060	C	32%
130	Pine Street	Second St.	S.R. 776	UC	4	11,724	Feb-15	1.00%	n/a	2,178	2,898	3,060	3,060	C	34%
173	Piper Road	Jones Loop Rd.	Golf Course Blvd.	MA	2	4,128	Dec-14	2.44%	837	1,350	1,440	n/a	n/a	B	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 ¹						
									Level of Service Limits (Pk. Hr. Two-way Vol.)			Level of Service			
									B	C	D	E	Current	Percent Capacity Used	
99	Port Charlotte Blvd	Sunrise Waterway	Edgewater Dr.	L	2	918	Apr-15	1.00%	n/a	918	1,332	1,413		C	6%
228	Prineville Street	Paulson Dr.	Hillsborough Blvd.	L	2	3,680	Apr-15	4.30%	n/a	918	1,332	1,413		C	25%
79	Quesada Avenue	Cochran Boulevard (a.k.a. Toledo Blade)	Forrest Nelson Blvd.	L	2	7,162	Apr-15	1.00%	n/a	918	1,332	1,413		C	49%
82	Quesada Avenue	Forrest Nelson Blvd.	Hinton St.	L	2	5,638	Apr-15	1.00%	n/a	918	1,332	1,413		C	39%
83	Quesada Avenue	Hinton St.	Harbor Blvd.	L	2	3,579	Apr-15	3.00%	n/a	918	1,332	1,413		C	24%
190	Rampart Blvd	Kings Highway	I-75	L	2	11,319	Apr-15	1.00%	n/a	918	1,332	1,413		D	77%
104	Rio De Janeiro Avenue	Harborview Rd.	Rampart Blvd.	RJC	2	7,296	Jan-15	1.00%	n/a	918	1,332	1,413		C	50%
105	Rio De Janeiro Avenue	Rampart Blvd.	Sandhill Blvd.	RJC	2	4,072	Jan-15	1.00%	n/a	918	1,332	1,413		C	28%
174	Rio Villa Drive	Deltona Dr.	U.S. 41	L	2	2,919	Dec-14	1.00%	n/a	918	1,332	1,413		C	20%
106	Riverside Drive	I-75 Overpass	U.S. 17	L	2	-	Jan-00	1.00%	n/a	918	1,332	1,413		N/A	N/A
204	Robin Road	C.R. 771	Yellowhammer Dr.	L	2	-	Jan-00	1.00%	n/a	918	1,332	1,413		N/A	N/A
152	Rotonda Blvd E	Boundary Blvd.	C.R. 771	UC	2	2,917	Mar-15	1.00%	n/a	918	1,332	1,413		C	20%
120	Rotonda Blvd N	Parade Cir.	Rotonda Cir.	RJC	2	2,182	Mar-15	1.26%	n/a	918	1,332	1,413		C	15%
135	Rotonda Blvd W	C.R. 775	Normandy Way	RJC	4	7,146	Mar-15	1.00%	n/a	2,178	2,898	3,060		C	22%
133	Rotonda Blvd W	Normandy Way	Boundary Blvd.	RJC	4	7,214	Mar-15	1.00%	n/a	2,178	2,898	3,060		C	23%
134	Rotonda Blvd W	Boundary Blvd.	Parade Cir.	RJC	4	2,430	Mar-15	1.00%	n/a	2,178	2,898	3,060		C	8%
191	Jones Loop Road S	Taylor Rd.	I-75	RJC	2	2,029	Dec-14	1.00%	n/a	918	1,332	1,413		C	14%
136	San Casa Drive	Worth Ave.	C.R. 775	RJC	2	8,000	Mar-15	1.00%	n/a	918	1,332	1,413		C	55%
137	San Casa Drive	S.R. 776	Worth Ave.	RJC	2	8,881	Feb-15	1.00%	n/a	918	1,332	1,413		C	61%
203	San Domingo Blvd	San Cruz Waterway	CR 771	L	2	-	Jan-00	3.00%	n/a	918	1,332	1,413		N/A	N/A
107	Sandhill Blvd	Kings Highway	Deep Creek Blvd.	UC	2	13,745	Jan-15	1.50%	n/a	918	1,332	1,413		D	94%
108	Sandhill Blvd	Deep Creek Blvd.	Rio De Janeiro Ave.	UC	2	5,372	Jan-15	1.50%	n/a	918	1,332	1,413		C	37%
229	Sheehan Blvd	Midway Blvd.	Alton Rd.	L	2	1,837	Apr-15	3.21%	n/a	918	1,332	1,413		C	13%
235	Sheehan Blvd	Alton Ad.	Peachland Blvd.	L	2	-	Jan-00	1.00%	n/a	918	1,332	1,413		N/A	N/A
148	Shreve Street	Henry St.	Pompano Ter.	L	2	6,141	Jan-15	1.00%	n/a	918	1,332	1,413		C	42%
213	Spinnaker Blvd	Cougar Way	Gulfstream Blvd.	RJC	2	4,420	Mar-15	1.00%	n/a	918	1,332	1,413		C	30%
212	Spinnaker Blvd	Gulfstream Blvd.	S.R. 776	RJC	2	2,253	Mar-15	1.00%	n/a	918	1,332	1,413		C	15%
147	Spinnaker Blvd	S.R. 776	Wilmington Blvd.	RJC	2	957	Feb-15	1.00%	n/a	918	1,332	1,413		C	7%
320	SR 31	C.R. 74	DeSoto Co Line	MA	2	-	Jan-00	2.00%	930	1,500	1,600	n/a		N/A	N/A
304	SR 776	Murdoch Cir./Enterprise Dr.	U.S. 41	MA	4	19,932	Feb-15	2.00%	2,840	3,440	3,560	n/a		B	51%
84	SR 776	Biscayne Dr.	Murdoch Cir/Enterprise Dr.	MA	4	25,062	Feb-15	2.00%	2,840	3,440	3,560	n/a		B	64%
14	SR 776	El Jobean Bridge	Biscayne Dr.	MA	4	26,526	Feb-15	2.00%	2,840	3,440	3,560	n/a		B	68%
13	SR 776	C.R. 771	El Jobean Bridge	MA	4	28,130	Feb-15	2.00%	2,840	3,440	3,560	n/a		B	72%
158	SR 776	Coliseum Blvd.	C.R. 771	MA	4	21,630	Feb-15	2.00%	2,840	3,440	3,560	n/a		B	55%
192	SR 776	Oceanspray Blvd.	Coliseum Blvd.	MA	4	20,691	Feb-15	2.00%	2,840	3,440	3,560	n/a		B	53%
143	SR 776	Sunnybrook Blvd.	Oceanspray Blvd.	MA	4	21,376	Feb-15	2.00%	2,840	3,440	3,560	n/a		B	55%
144	SR 776	Spinnaker Blvd.	Sunnybrook Blvd.	MA	4	22,556	Feb-15	2.00%	2,840	3,440	3,560	n/a		B	58%
141	SR 776	Gulfstream Blvd.	Spinnaker Blvd.	MA	4	26,434	Feb-15	2.00%	2,840	3,440	3,560	n/a		B	68%
142	SR 776	Oricle Blvd.	Gulfstream Blvd.	MA	4	32,731	Feb-15	2.00%	2,840	3,440	3,560	n/a		C	84%