

Application No.
PP-16-03-02
(Preliminary Plat)

Applicant
Maronda Homes, Inc. of Florida /
Villa Milano Phase 3

Quasi-Judicial

Commission Dist. IV



MEMORANDUM

Date: April 25, 2016

To: Charlotte County Board of County Commissioners,
Planning and Zoning Board

From: Steven A. Ellis, Planner II *SAE*
Community Development / Zoning

Subject: PP-16-03-02, Villa Milano Phase 3

Maronda Homes, Inc. of Florida is requesting Preliminary Plat approval for a 21-lot residential subdivision to be named, Villa Milano Phase 3. The property is 4.35 acres, more or less, and is located east of Applegate Drive, west of Gramercy Street, south of Mille Fiore Boulevard, and north of Tivoli Avenue, in Section 15, Township 40S, Range 21E, in Commission District IV.

The site is located within the boundaries of the Urban Service Area. The Future Land Use Map designation is Low Density Residential. The Zoning District is Residential Single-family 3.5 (RSF-3.5). The project lies in Flood Zone 8 AE, and in Storm Surge Evacuation Zone B.

This project is the third phase of an established subdivision. Phases 1 and 2, totaling 138 lots, were platted in 2006.

During the review period, the County Surveyor called out several minor errors on the plat document that need to be corrected prior to Final Plat. His comments translated into a condition of approval. Zoning/Environmental and CCU also added conditions, for a total of three.

CHARLOTTE COUNTY COMMUNITY DEVELOPMENT
Zoning Division

18400 Murdock Circle, Port Charlotte, FL 33948
Phone: 941-764-4954 | Fax: 941-743-1598



Overview of Project Area

Departmental Review –

Addressing has reviewed the application and had the following comment:

In review of the engineering drawings the street names of La Palma Avenue has been verified, approved and reserved.

CCU has reviewed the application and had the following comment:

The Utility is approving the subject project w/condition that easements for all utility mains must be provided.

Charlotte County Public Schools has reviewed the application and had the following comments:

I've looked at the proposal, and see no issues. I did note the roads will be private, so there will be no school transportation services within the proposed community. While the public roads around the proposed community are low traffic, it might be beneficial for the students who may reside in the community to have sidewalks in place to the nearest corner.

Comprehensive Planning has reviewed the application and had no comments.

Engineering has reviewed the application and had the following comment:

There are a couple of things to adjust: 1) in the "Certificate of Ownership and Dedication" the years in the dates shown need to be updated to 2016. 2) I think the notes should cite the Vertical Datum corresponding to the Benchmarks shown on the plat-by 2022 we are supposed to have a 3rd datum available for use and we as surveyors are going to need to be the stewards of the correct datum shown on all our work, 3) need to add "P.B." to the abbreviations legend.

Stormwater has no objections to the subject application.

Environmental Health has reviewed the application and had no comments.

GIS has reviewed the application and had the following comments:

I do not see any issues with the Preliminary Plat of Villa Milano Phase 3.

LIS has reviewed the application and had no comments.

Land Development has reviewed the application and had no comments.

Property Appraiser's Office has reviewed the application and had no comments.

Real Estate Services has reviewed the application and had no comments.

Transportation has reviewed the application and had no comments.

Zoning/Current Planning has reviewed the application and had the following comments:

This property has an existing zoning classification of Residential Single-family-3.5 (RSF-3.5). The minimum lot size requirement in this zoning district is 10,000 square feet with a minimum lot width of 80 feet. However, the Land Development Regulations allow reduced lot standards for cluster housing developments if a special exception is approved by the Board of Zoning Appeals (BZA). The BZA approved a special exception on October 8, 2003 allowing a 136-unit cluster housing development. A modification of this special exception was approved by the BZA on November 10, 2004 to allow two additional units for a total of 138 units in this cluster housing development.

Current Planning Staff finds that the proposed 21-lot preliminary subdivision plat does comply with the concept plans for the approved special exception allowing this cluster housing development and therefore has no objection to the proposed Preliminary Plat.

Zoning/Environmental has reviewed the application and had the following comments:

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.

RECOMMENDATION

Community Development recommends approval of Petition #PP-16-03-02 with the following three (3) conditions:

1. Prior to Final Plat approval, applicant must correct both date lines in the CERTIFICATE OF OWNERSHIP AND DEDICATION section on Page 1 of the plat document to reflect the appropriate dates, shall add "P.B. – PLAT BOOK" to the ABBREVIATIONS section on Page 2, and shall cite the vertical datum corresponding to the benchmarks shown on the plat within the Notes section on Page 2.
2. Applicant must provide easements for all utility mains.
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.



Community Development

CHARLOTTE COUNTY

Location Map for PP-16-03-02

Charlotte County Government

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

www.CharlotteCountyFL.gov



15/40/21 Mid-County

This map is a representation of compiled public information. It is believed to be an accurate and true depiction for the stated purpose, but Charlotte County and its employees make no guarantees, implied or otherwise, to the accuracy, or completeness. We therefore do not accept any responsibilities as to its use. This is not a survey or is it to be used for design. Reflected Dimensions are for informational purposes only and may have been rounded to the nearest tenth. For precise dimensions, please refer to recorded plats and related documents. Created By: Land Information-D. Vance 7735 Date Saved: 3/15/2016 9:11:08 AM

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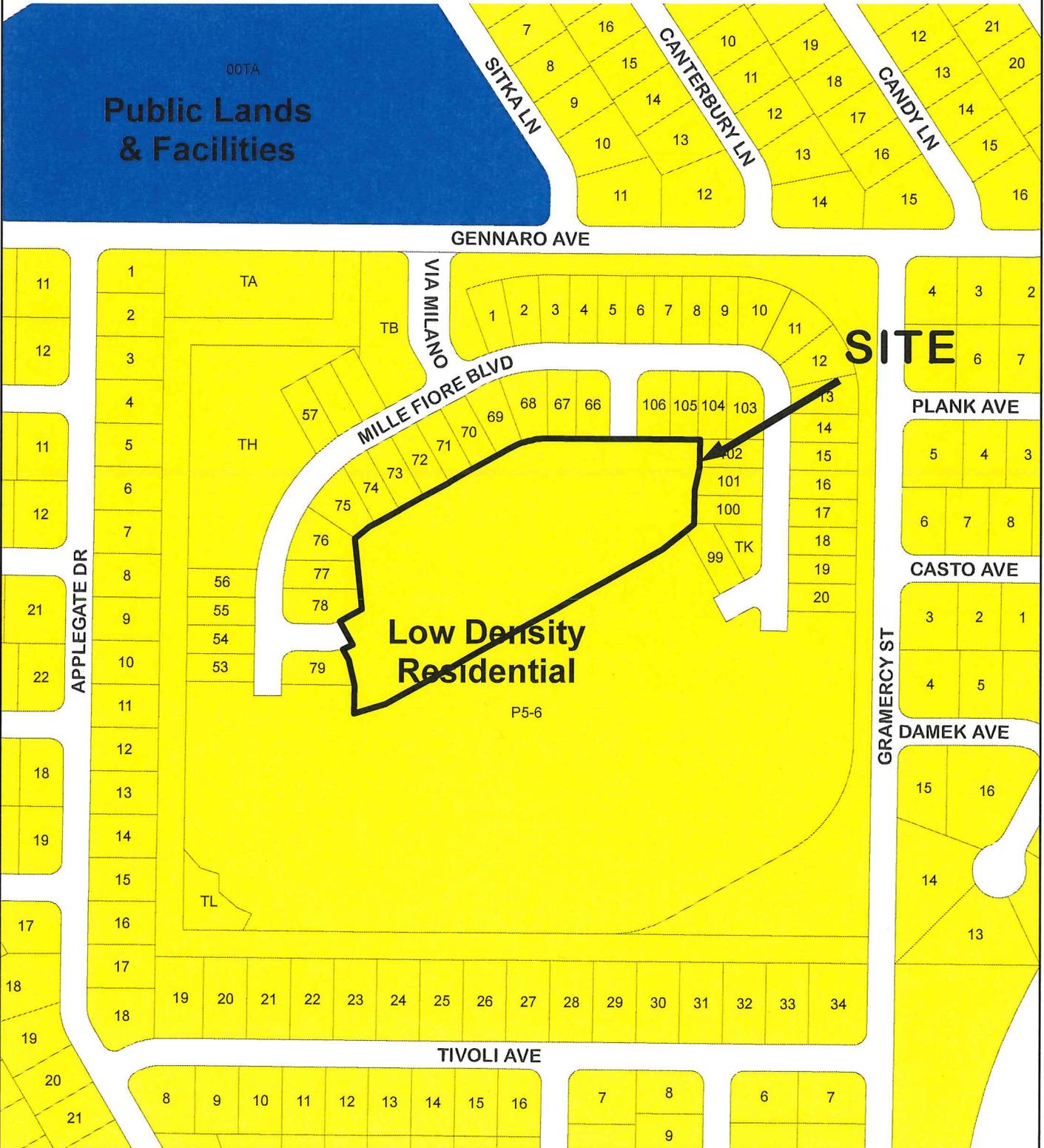
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CHARLOTTE COUNTY

Future Land Use Map for PP-16-03-02

Community Development



15/40/21 Mid-County

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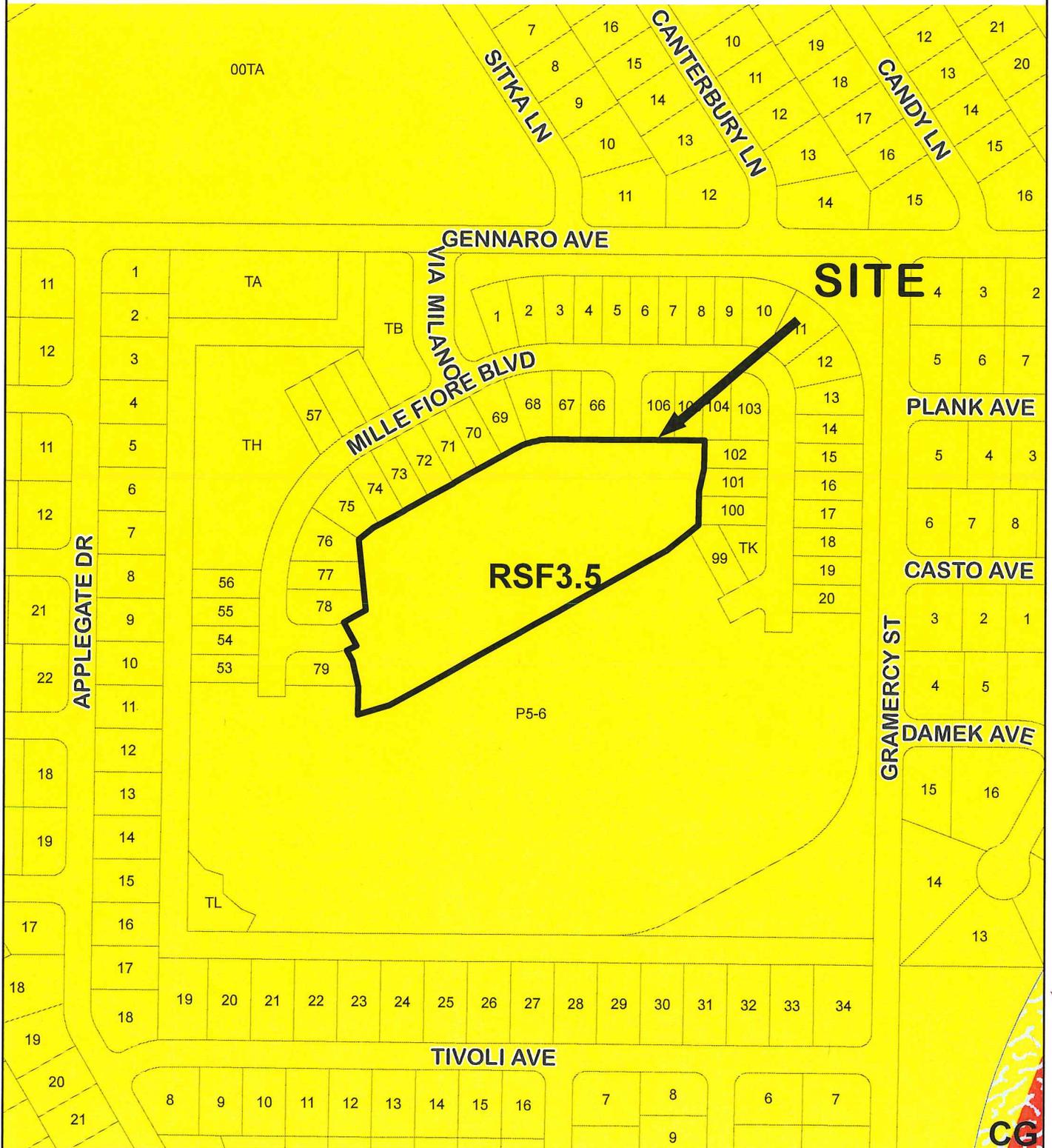


CHARLOTTE COUNTY Zoning Map for PP-16-03-02

Charlotte County Government

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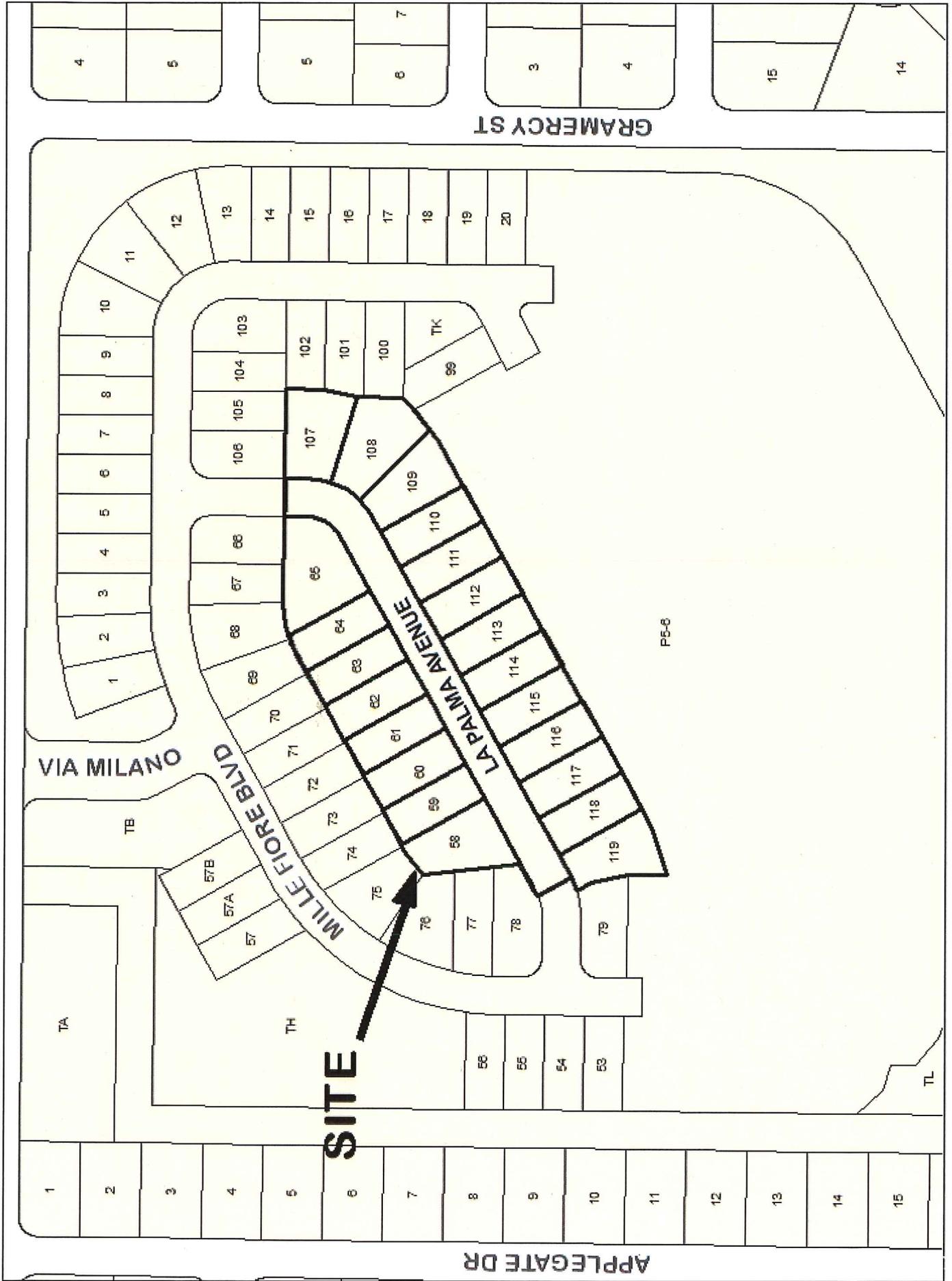
154/40/21 Mid County

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PV-16-03-02 - Proposed Changes



CHARLOTTE COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT

PRELIMINARY PLAT APPLICATION

Date Received: 3/8/16	Log-in Date: 3/8/16
Petition #: PP-16-03-02	CAP# PPX-16-00002
Receipt #: 203740	Amount Paid: \$2,082.00

1. Name of proposed subdivision: VELLA MILANO PHASE 3

2. Parties involved in the application:

A. Name of Applicant: Maronda Homes, INC of Florida
Mailing Address: 3999 W. 1st St.
City: Sanford State: FL Zip Code: 32771
Phone Number: _____ Fax Number: _____
Email Address: _____

B. Name of Agent: Scott Howard
Mailing Address: 3999 W. 1st Street
City: Sanford State: FL Zip Code: 32771
Phone Number: _____ Fax Number: _____
Email Address: howards@maronda.com

C. Owner of Record*: Ronald W Wolf
Mailing Address: 1383 ST. Route 30
City: Clinton State: PA Zip Code: 15026
Phone Number: _____ Fax Number: _____
Email Address: wolf@maronda.com

* The name and address of every person having a beneficial interest in this property, however small, in the form of a partnership, limited partnership, corporation, trust, or in any form of representative capacity whatsoever for others, shall be disclosed and a list attached to this application, with no exceptions.

Russell P. Hyatt, PSM #5303
 D. Name of Surveyor: Hyatt Survey Services, Inc.
 Mailing Address: 11007 8th Ave East
 City: BRADENTON State: FL Zip Code: 34212
 Phone Number: 941-748-4693 Fax Number: 941-744-1643
 Email Address: RUSSELLO@HYATT SURVEY.COM

E. Name of Engineer: Cavoli Engineering, Inc
 Mailing Address: 5824 Bee R. Use Rd. #325
 City: Sarasota State: FL Zip Code: 34233-5065
 Phone Number: 941-927-3647 Fax Number: 941-927-3646
 Email Address: John.Cavoli@cavoli-engineering.com

F. Name of Attorney: James McNeil, Esq. at Aherman LLP
 Mailing Address: 420 South Orange Ave Suite 1200
 City: Orlando State: FL Zip Code: 32801
 Phone Number: 407.419.8543 Fax Number: 407.843.6610
 Email Address: jim.mcneil@aherman.com

3. Property Location

Section: 15 Township: 40S Range: 21E

Property ID # ~~0970-19-3336~~ 402115131002

Commission District: 4

4. Total acreage: 189,278 sq. ft. / 4.35 ac.

5. Has the property ever been the subject of a public hearing?

? Yes No

If yes,

Hearing Held by:	Date:	Petition #:
<input type="checkbox"/> Board of County Commissioners	_____	_____
<input type="checkbox"/> Planning and Zoning Board	_____	_____
<input type="checkbox"/> Board of Zoning Appeals	_____	_____
<input type="checkbox"/> Other (Describe) _____	_____	_____

ATTACH ALL DEPARTMENT COMMENTS AND DECISION LETTERS

6. Has an administrative interpretation ever been applied for or received for the subject property?

Yes No

If yes, Date: _____ Type: _____

PROVIDE A COPY OF THIS INTERPRETATION.

7. Has this property been platted before?

Yes No

If yes, in what name? _____

Date recorded: _____

Has the previous plat been vacated? Yes No

8. *Zoning designation(s): RSF3.5

*Future Land Use Map designation(s): _____

*if more than one, provide acreage of each

Number of lots allowed: 21 (Phase 3) Number of lots proposed: 21 (Phase 3)

Minimum lot size: 6,084 S.F. Minimum lot dimension: 52' x 126'

Total density: 138

9. Type of proposed development:

Single-family Mobile home Institutional
 Multi-family Commercial
 Industrial Mixed Use

10. Is any variance from the subdivision requirements anticipated or requested per Article II, Section 3-7-21, of the County Code?

Yes No

If yes, attach a description of the variance request..

11. Is this proposed plat part of a Development of Regional Impact (DRI)?

Yes No

12. Is the proposed subdivision located within a flood hazard zone as established by F.E.M.A.?
 Yes No

If yes, please specify: _____

13. What is the proposed minimum elevation of road crown and of the lots?

Road: 8.57 feet above sea level Lots: 8.10 feet above sea level

Existing elevation ranges from an average low of 8.10 to an average high of 9.05 feet above sea level.

Elevations based on: NGVD - 1929 NGVD - 1988

14. What type of potable water and sanitary sewer facilities will service this plat?

Wells Septic Tanks
 Central Water Central Sewer

Attach:

- Utility letters proving service is available,
- or
- Health Dept. letter verifying that the septic systems are acceptable based on the proposed subdivision

15. Is development of utility infrastructure proposed prior to final plat?

Yes No

16. Rights-of-way for this proposed subdivision are intended to be:

dedicated private existing dedicated roads

17. Is any excavation activity proposed as part of this subdivision? Yes No

If yes, indicate the type (canal, lake, etc.) and proposed use (navigable, drainage, scenic, etc.):

18. Is the subdivision to be developed prior to the filing of the final plat? Yes No

If no, bonding of the infrastructure is required in a form that is acceptable to the Charlotte County

If constructing new roads, and they are to be dedicated to the County, all paperwork shall be in accordance with Article VII of Charlotte County Code 3-7.

ALL ROADS SHALL BE CONSTRUCTED TO COUNTY STANDARDS.

19. Will the subdivision be constructed in phases? Yes No

If yes, please specify: Phase 3 first and 4,5,6 to follow.

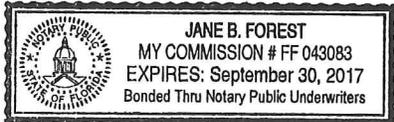
AFFIDAVIT

I, the undersigned, being first duly sworn, depose and say that I am the applicant or agent of the property described and that is the subject matter of the proposed Preliminary Plat request, that data and other supplementary matter attached to and made part of the application, are honest and true to the best of my knowledge.

STATE OF Florida, COUNTY OF Seminole

The foregoing instrument was acknowledged before me this 15th day of January, 2016, by Scott C. Howard who is personally known to me or has/have produced _____ as identification and who did/did not take an oath.

<u>Jane B. Forest</u> Notary Public Signature	<u>[Signature]</u> Signature of Applicant/Agent
<u>Jane B. Forest</u> Notary Printed Signature	<u>Scott C. Howard</u> Printed Signature of Applicant/Agent
<u>Notary Public</u> Title	<u>3999 West First Street</u> Address
<u>FF 043083</u> Commission Code	<u>Sanford, FL 32771</u> City, State, Zip
	<u>407. 302. 7800</u> Telephone Number



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 _____ to be the applicant for this Preliminary Plat.

STATE OF Pennsylvania COUNTY OF Allegheny

The foregoing instrument was acknowledged before me this 15th day of January, 2016, by Ronald W. Wolf who is personally known to me or has/have produced _____ as identification and who did/did not take an oath.

Kelly A. Campbell
Notary Public Signature

Ronald W. Wolf
Signature of Owner

Kelly A. Campbell
Notary Printed Signature

Printed Signature of Owner

Title

Ronald W. Wolf Manager
Address

Commission Code

City, State, Zip

Telephone Number

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Kelly A. Campbell, Notary Public
Findlay Twp., Allegheny County
My Commission Expires Jan. 20, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

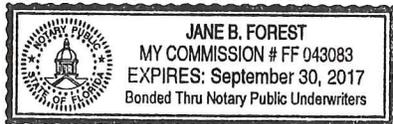
APPLICANT AUTHORIZATION TO AGENT

I, the undersigned, being first duly sworn, depose and say that I am the applicant for the Preliminary Plat of the property described and which is the subject matter of the proposed hearing. I give authorization for William Berryhill to be my agent for this application.

STATE OF Florida, COUNTY OF Seminole

The foregoing instrument was acknowledged before me this 15th day of January, 2016, by Scott C. Howard who is personally known to me or has/have produced _____ as identification and who did/did not take an oath.

<u>Jane B. Forest</u> Notary Public Signature	<u>[Signature]</u> Signature of Applicant
<u>Jane B. Forest</u> Notary Printed Signature	<u>Scott C. Howard</u> Printed Signature of Applicant
<u>Notary Public</u> Title	<u>3999 West First Street</u> Address
<u>FF043083</u> Commission Code	<u>Sanford, FL 32771</u> City, State, Zip
	<u>407.302.7800</u> Telephone Number



2015 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L12000098293

Entity Name: VM PROPERTY HOLDINGS, LLC

Current Principal Place of Business:

3999 W. FIRST ST.
SANFORD, FL 32771

Current Mailing Address:

3999 W. FIRST ST.
SANFORD, FL 32771 US

FEI Number: 46-1997651

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

SCOTT, HOWARD
3999 W. FIRST ST.
SANFORD, FL 32771 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: SCOTT HOWARD

04/23/2015

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail :

Title MGR
Name WOLF, RONALD W
Address 1383 ST. ROUTE 30
City-State-Zip: CLINTON PA 15026

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: RONALD W. WOLF

MANAGER

04/23/2015

Electronic Signature of Signing Authorized Person(s) Detail

Date

**UNANIMOUS WRITTEN CONSENT
OF THE BOARD OF DIRECTORS
OF
MARONDA HOMES, INC. OF FLORIDA**

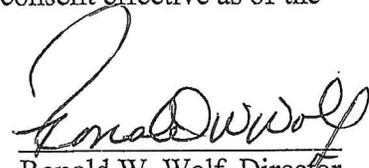
The undersigned, constituent the entire Board of Directors of Maronda Homes, Inc. of Florida (the "Corporation") and waiving all requirements of notice, consents to the corporate actions specified below and adopts the following resolutions by written consent, without a meeting, pursuant to the Florida Business Corporation Act:

RESOLVED, that the following persons be and are hereby authorized, empowered, and designated to enter into agreements to buy and sell individual lots and houses to individual purchases, to execute deeds to effectuate the buying or selling of individual lots, and to enter into short-term leases not to exceed two (2) years for such individual houses.

I FURTHER CERTIFY, that the following persons hold the following offices with the Corporation:

Scott C. Howard	President
Ronald W. Wolf	Vice President, Treasurer, Secretary
Kelly A. Campbell	Assistant Secretary
George Friedman	Vice President
P. Thomas Prior	Vice President
Robert George Intille	Vice President
Steven R. Hogg	Vice President
Peter Chun	Vice President
William Berryhill	Vice President
Thomas Greenawalt	Vice President

IN WITNESS WHEREOF, the undersigned has executed this consent effective as of the 21st day of October, 2014.


Ronald W. Wolf, Director

Vegetation Community Mapping and Listed Species Assessment

**Villa Milano
Phase III
PID 402115131002
Port Charlotte, Florida**

Prepared For:
Maronda Homes

Prepared by:

Natural Resources Associates

&

JV Environmental LLC

Joe Vidulich
Env. Consultant
JV Environmental LLC
941-268-5462
JVEnvio@gamil.com

Phillip Brouse
Sr. Ecologist
Natural Resources Associates
941-626-7027
Phillip@Nat-Res.com

Feb, 2016

1 Executive Summary

At the request of Charlotte County, the subject property (Site), located near Gennaro Av and Gramercy Ave, Port Charlotte FL, PID 402115131002, was investigated and assessed by JV Environmental LLC in partnership with Natural Resources Associates to 1) determine and delineate the land cover or ecosystem types found on the property according to the Florida Land Use and Forms Cover Classification System (FLUCCS), 2) to assess the presence and potential presence of state and federally listed species, and 3) to identify any Grand Trees that may be present. A portion of the Site (Phases I and II) was already assessed and permitted, prior to the investigation by JV Environmental and Natural Resources Associates, and is under development. This site assessment treats the remaining undeveloped portion in 2 parts. This first report covers the 4 acre portion designated as Phase III, while a second report will cover the remaining 14 acres.

The Site had been cleared in 2006 and is now covered in grass and brush. Phase III is comprised of a single FLUCCS cover, designated as “Open Land,” according to the South West Florida Water Management District (SWFWMD), as well as our field assessment. It is considered disturbed, rather than one of the natural ecosystem communities or cover types. The Site has a Future Land Use designation of Medium Density Residential.

In spite of the disturbed condition, there are various potential listed species that could be found on the property. These possibilities were investigated by conducting on-site visits and research. Research included obtaining USDA soil data, species data from SWFWMD, US Fish and Wildlife Service, Florida Fish and Wildlife Commission (FWC), and from Florida Natural Areas Inventory (FNAI).

The Site is not within the Florida scrub-jay buffer for development permitting and does not include any scrub-jay habitat. A list of potential protected plant and animal species was comprised based on the research; however, no protected species were observed. A gopher tortoise survey was done with negative results.

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2 Site Description

Phase III is 4 acres of an 18 acre project site and is located on Gennaro Av., Port Charlotte, in Charlotte County Florida in a medium density residential area (Appendix II: Maps & Historical Imagery; Map 1). The Site takes up most of the area between Gennaro Av on the north and Tivoli Av on the south, Gramercy St on the east and Applegate Dr on the west, except for a row of lots on the Applegate and on Tivoli. Phase III is surrounded by newer homes and new construction of Phases I and II of the same development on the north, east,

and west. The remainder of the project site is 16 acres adjacent on the south side of Phase III. Phase III itself is divided by La Palma Ave (currently unpaved), which runs generally northeast to southwest, and is comprised of the lots, 120 ft deep, that line either side of this road.

The entire project site had been cleared for construction in 2006 by the previous landowner, Appendix II: Image 1. Most of the existing homes appear to have been built at this time, though there are currently several more currently being built, as part of Phases I and II. The remaining land has become grown over with grasses and brush, primarily salt bush (*Atriplex canescens*) and wax myrtle (*Myrica cerifera*). The northern portion of Phase III, between La Palma Ave and the existing homes, has been maintained by frequent and regular mowing.

There are two retention ponds on the south edge of the Site, but none on Phase III. There is a shallow drainage near and parallel to the northwest edge of Phase III which appears to be an artifact of the previous construction activities of 2006 and not a natural feature. This drainage does not often hold water and is mowed on a regular basis, precluding the establishment of a new wetland feature.

3 FLUCCS Vegetation Delineation

3.1 Delineation

The Florida Land Use and Forms Cover Classification System (known both as FLUCCS and FLUCS) was developed by the Florida Department of Transportation and is used frequently to classify lands by general ecosystem types and land usage. The classifications are not as well defined ecologically as some other common systems, but FLUCCS was designed with development, land usage, and land impacts in mind, therefore it provides additional land use classifications which are not related to biological or ecological descriptions, and is commonly used for development planning permitting.

An important part of determining both, the FLUCCS designation and the wildlife habitat, is plant identification. A table of representative plant species observed is found in 3.2 Table 1.

FLUCCS was last updated in 1999, and has been adapted in its near identical form in “FLUCCS Codes Modified for SFWMD 5/30/02.” The definitions of which are also found at a broad level in “Southwest Florida Water Management District Photo Interpretation Key for Land Use Classification, updated Jan 15, 2010.”

The Site, is classified as “CLASSIFICATION CODE: 1900 “Open Land,” according to large scale FLUCCS mapping by the South West Florida Water Management District (SFWMD), and most of the adjacent and surrounding land is classified as such. Our investigation is in agreement with SFWMD’s designation. (Appendix II: Map 4).

3.1.1 CLASSIFICATION CODE: 1900

Level I: Urban and Built Up. Level II: Open Land. The site may appear similar to Code 3100: Herbaceous (Dry Prairie), however it is the regeneration of pioneer species becoming establish on a disturbed landscape, and is lacking elements of the natural dry prairie system. Because it is disturbed land within an urban area, and it also has a Future Land Use designation of Residential Medium Density, the Open Land designation is most appropriate. Historic aerials indicate that the site had been mesic or scrubby flatwoods (Classification Code: 4110 or 4120)

As defined by FLUCCS: “This category includes undeveloped land within urban areas and inactive land with street patterns but without structures. Open Land normally does not exhibit any structures or any indication of intended use. Often, urban inactive land may be in a transitional state and ultimately will be developed into one of the typical urban land uses. Although at the time of the inventory, the intended use may be impossible to determine from aerial photo interpretation alone.”

3.2 Table 1: Dominant Plants Observed

Common Name	Scientific Name
Salt Bush	<i>Atriplex canescens</i>
Spanish Needle	<i>Bidens alba</i>
Broom Sedge	<i>Carex tribuloides</i>
Button Weed	<i>Diodia virginiana</i>
Dog Fennel	<i>Eupatorium capillifolium</i>
Cogan Grass (Exotic)	<i>Imperata cylindrica</i>
Wax Myrtle	<i>Myrica cerifera</i>
Brazilian Pepper (Exotic)	<i>Schinus terebinthifolia</i>
Grass	<i>Paspalum sp.</i>

4 Soils

The soil profile of the Site is an important part of determining both, the vegetation cover classification and the potential listed species that may be found on the Site. Several different, but similar, soil designations are documented and mapped in the vicinity of this site by SWFWMD and by the US Department of Agriculture Natural Resources Conservation Service (NRCS). However, only “Wabasso sand, limestone substratum” has been mapped for the site. According to NRCS, this soil is “poorly drained” and supports “South Florida Flatwoods, sandy soils on flats of mesic or hydric lowlands.”

Natural Resources Associates has used SWFWMD and NRCS data to map the soils (Appendix II: Map 3) and has had a report generated from NRCS, included as Attachment I, which provides further detail on soil characteristics. These findings support the premise that the site was historically mesic flatwoods.

5 Protected Species Assessment

Listed species are those plant and animal species which have been designated by the state or federal legislature as endangered, threatened, or in some other need of legal protection. State listed species are regulated by the Florida fish and Wildlife Conservation Commission (FWC) and federally listed species are regulated by the US Fish and Wildlife Service (FWS).

The Site was investigated for the potential presence of all listed species which could reasonably occur on the Site. A complete field survey was not conducted for any specific species, except for gopher tortoise (*Gopherus polyphemus*). Standard survey methods were employed, using visual and auditory detection, habitat identification and research. Research included information gathered from FWC and the Florida Natural Areas Inventory (FNAI) for the status and local distribution of potentially present listed species. Appendix III shows the listed species which may be found in Charlotte County, according to the FNAI database, and the potential of being found on the Site.

5.1 Species of Particular Interest

The following potential species are of special interest because they are known to be in the general area of the Site, and / or they are more commonly impacted by development, and are more heavily regulated..

5.1.1 Florida Scrub-jay (*Aphelocoma coerulescens*)

Low Potential. The Florida scrub-jay inhabits areas of scrub and scrubby flatwoods, which are very xeric habitats with few, if any trees, low (4-9 ft) oak shrubs and open patches of ground (typically 10 – 50%). The habitat requirements are specific, and scrub-jay habitat may cease to be scrub-jay habitat with unchecked vegetation growth. However, the scrub-jay may roam during the non-nesting season and may be observed passing through most other types of habitat.

The site does not have appropriate scrub-jay habitat and Florida scrub-jays have not been documented on this site. No scrub-jays were observed on or near the Site and it is not

expected to be utilized by scrub-jays. A Florida scrub-jay survey was not done and is not required.

Florida scrub-jay sightings have been recorded near the site during a County-wide survey of scrub-jays and scrub-jay habitat in 2009. A 850 ft buffer was placed around the sighting locations as a regulatory zone. None of these buffers cross onto the Site. The nearest documented scrub-jays occurred approx. 0.6 miles west and southwest of the site, and 1 mile southeast of the site.

5.1.2 Gopher Tortoise (*Gopherus polyphemus*)

Negative Survey/ Low Potential. The gopher tortoise is protected because its habitat is also the land which is best suited for development and it has a high potential to become endangered through development. It is also a key species in the protection of other wildlife, including other threatened and endangered species, that use the gopher tortoise's burrows for shelter and denning.

The site is potential, though poor, gopher tortoise habitat and a gopher tortoise survey was done of Phase III. No gopher tortoises or gopher tortoise burrows were found (see Appendix IV: Gopher Tortoise Survey).

5.1.3 Eastern Indigo Snake (*Drymarchon corais coupen*)

Moderate Potential. This large snake is listed as Threatened by USFWS, and if seen, they are to be protected and avoided. Indigo snakes require large tracts of relatively undisturbed natural for foraging. They winter in stumps and, especially, gopher tortoise burrows. Chances of Eastern indigo snakes occurring on the Site are moderate because of the surrounding area and the indigo's tendency to range over long distances, though none were observed. The site itself provides moderate foraging opportunities and the possibility of an Eastern indigo snake traversing the Site can not be ruled out, although it is not expected.

These snakes are large, but very docile and harmless. They are known for eating other snakes, including venomous snakes, of which rattlesnakes seem to be favored. Eastern indigo snakes are not harmed by the bite of venomous snakes.

5.1.4 Southeastern American Kestrel (*Falco sparverius paulus*)

Low Potential. This is a protected subspecies of the American kestrel, which is not protected. While the American kestrel is migratory and commonly seen throughout the area during the winter, the Southeastern subspecies is not migratory and is a year-round resident of Florida.

This subspecies is increasingly rare and is unlikely to be found at any particular location where they are not already known to be established, even though habitat may seem abundant. Its habitat is open or semi-open lands, with dead trees providing cavities, which are used for nesting. Some conservation success has been had by providing nest boxes.

Portions of this site would be suitable hunting habitat, with nesting habitat nearby. Because of small numbers and lack of observations in the area, Southeastern American kestrels are not expected to occur on this site. The nearly indistinguishable American kestrel may be expected to utilize the site during the winter months, however, and any such sightings need to be verified. Neither subspecies was observed during our investigations.

5.1.5 Bald Eagle (*Haliaeetus leucocephalus*)

Not Present. Even though the bald eagle has been delisted and is no longer considered endangered, it is still under protection as a recently listed species as it is being monitored for long term success from the endangered species program. Additionally, the bald eagle and its nests are protected by various other laws and international treaties.

Under the current regulations, there are limitations to the work that can be done within 650 ft an eagle nest. However, no bald eagle nests have been documented within the immediate area of the Site. The closest nest site is 0.7 miles to the southeast on Charlotte County's Tippecanoe Environmental Park, well outside of the protective buffer.

5.1.6 Gopher Frog (*Lithobates capito*)

Low Potential. The gopher frog is a protected species in Florida, which is so named because it most often lives in gopher tortoise burrows.

Surveys can be done during the breeding season to determine whether or not the nearby retention ponds are being used as a breeding location, however this is unrelated to the presence of adult gopher frogs living on the Site since they will travel from pond to pond over a relatively long distance to breed. If the pond is being used, it will be considered sensitive habitat for breeding, as a nest site for the eggs, and as habitat for the tadpoles.

Surveys to determine if adult gopher frogs are living on site are limited and unreliable, as they can be difficult to detect within the gopher tortoise burrows. This adds to the reasoning of protecting the burrows as refuge for multiple species. In most cases, gopher frogs are simply considered to be "potentially present" with gopher tortoise burrows unless they are confirmed. Protective measures typically include protection of gopher tortoises and their burrows. No gopher frogs were documented during this assessment, and they are not expected because of the absence of gopher tortoise burrows.

5.1.7 Florida mouse (*Podomys floridanus*)

Low Potential. Florida mouse is another commensal species of the gopher tortoise, making its home in the tortoise burrow and is a Florida state protected species. It is a difficult species to survey for and they are generally considered to be "potentially present" with gopher tortoise burrows unless there is a clear indication of their occurrence. Protection measures typically include the protection and management of gopher tortoises.

The potential of the Florida mouse being present on this site is low because of the lack of gopher tortoise burrows, although they are not restricted to living in the burrows.

5.2 Other Listed Wildlife

Other listed species may not have specific permitting requirements, but still do require similar permitting steps, depending on whether they are listed by the state or federal government, including a Habitat Conservation Plan (HCP) and/ or mitigation.

The many of Florida's wading birds (cranes, egrets and herons) are listed as threatened or endangered. However, because these birds come and go in nearly all areas and habitats, only the nesting locations are protected. No nesting colonies or rookeries are documented near the Site.

5.3 Plants

Key plant species are important for wildlife habitat and partly define what animals may live in a given area; they also partly define the ecosystem. Additionally, plants are essential to a functioning and healthy ecosystem and affect both water quality and air quality, therefor affecting our own health and quality of life. Some species have greater ecological importance than others and many species are threatened or endangered. Some plants, such as Heritage trees, are also valued for their effect on our emotional and mental wellbeing, as well as for aesthetics.

5.3.1 Heritage Trees

Because of the social value placed on large and old trees, and for the recognized ecological importance these trees have, trees that meet specific criteria in size and health are protected by the County as Heritage Trees. No Heritage Trees, or other mature trees, are present on the Site.

5.3.2 Listed Plants

No listed plant species were observed, and they are not expected because of the recent disturbed condition of the site. A list of the dominant plants is found in 3.2: Table of Dominant Plants Observed.

6 Conclusion

The Site is located within a sparsely developed residential area. The vegetation cover predominantly grass and open shrub and brush established on disturbed land that was cleared for development 10 years ago (2006). There are no Heritage Trees on the Site, nor any other trees. The FLUCCS Code designation assigned by SWFWMD of Open Land is found to be correct and appropriate for the entire site. No Listed Species were found during the site visits, including a gopher tortoise survey; and, based on habitat and research of Listed Species occurrences, none are expected.

The environmental investigator(s), this report, conclusions, and any other comments made, verbally or in writing, do not guarantee the issuance of any permits sought for impacts to the project site.

7 Appendices

- Appendix I Representative Photographs
- Appendix II Site Maps and Historical Imagery
- Appendix III List of State and Federal Protected Species
 With Potential Occurrence On Site
- Appendix IV NRCS Soils Report

Appendix I

Representative Photographs

Representative Photographs

Photo 1.

Northern half of Phase III. Grasses recruited over an area previously disturbed for a project in 2006.



Photo 2

La Palma Blvd, dividing Phase III in half, showing the mowed area behind the existing homes on the north side.



Photo 3.
Phase III on the south
side of La Palma Blvd

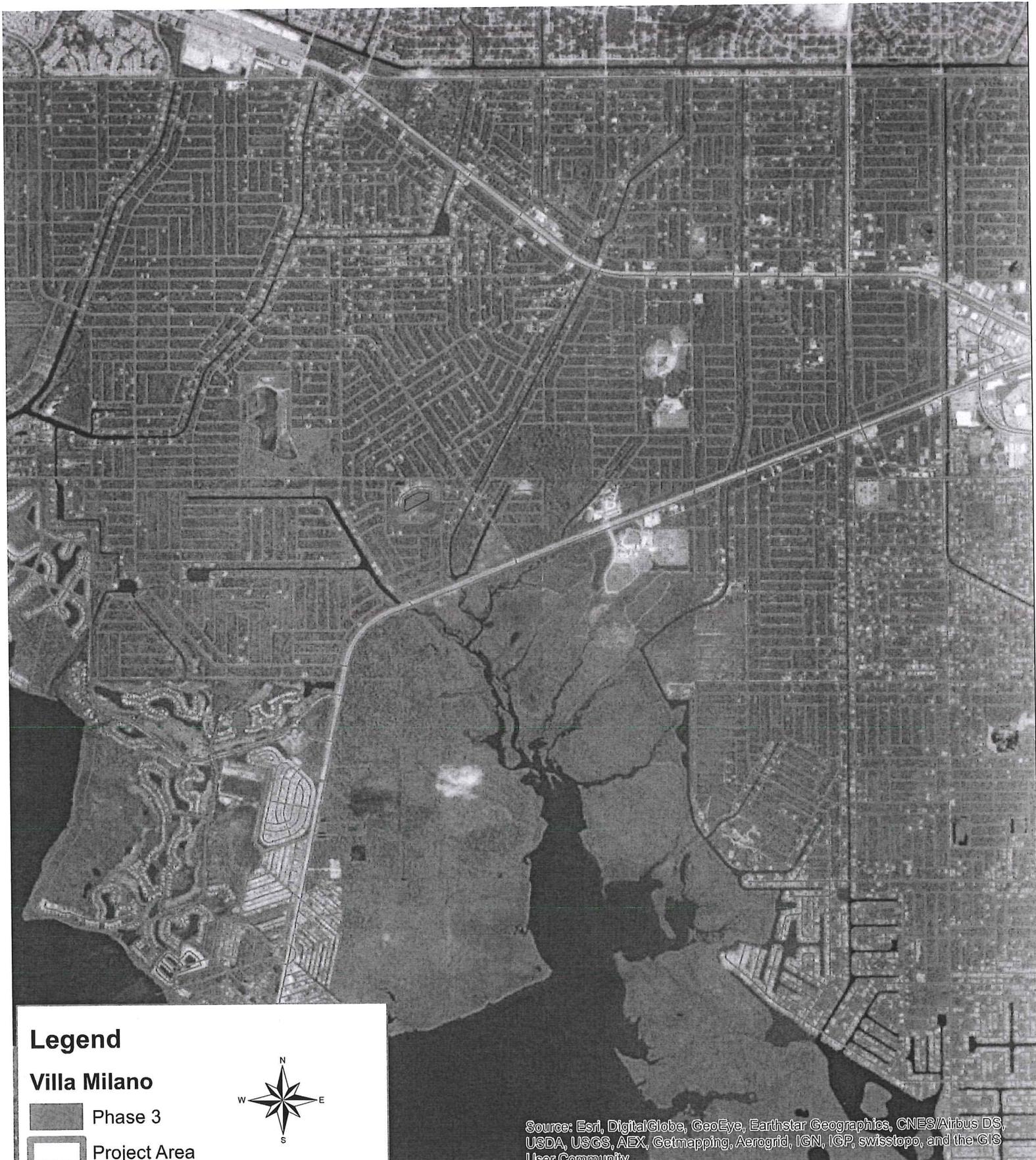


Photo 4
Grasses and other
herbaceous plants
found on site.



Appendix II

Site Maps and Historical Imagery



Legend

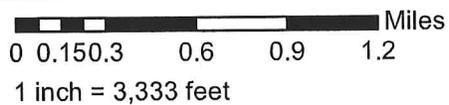
Villa Milano

 Phase 3

 Project Area



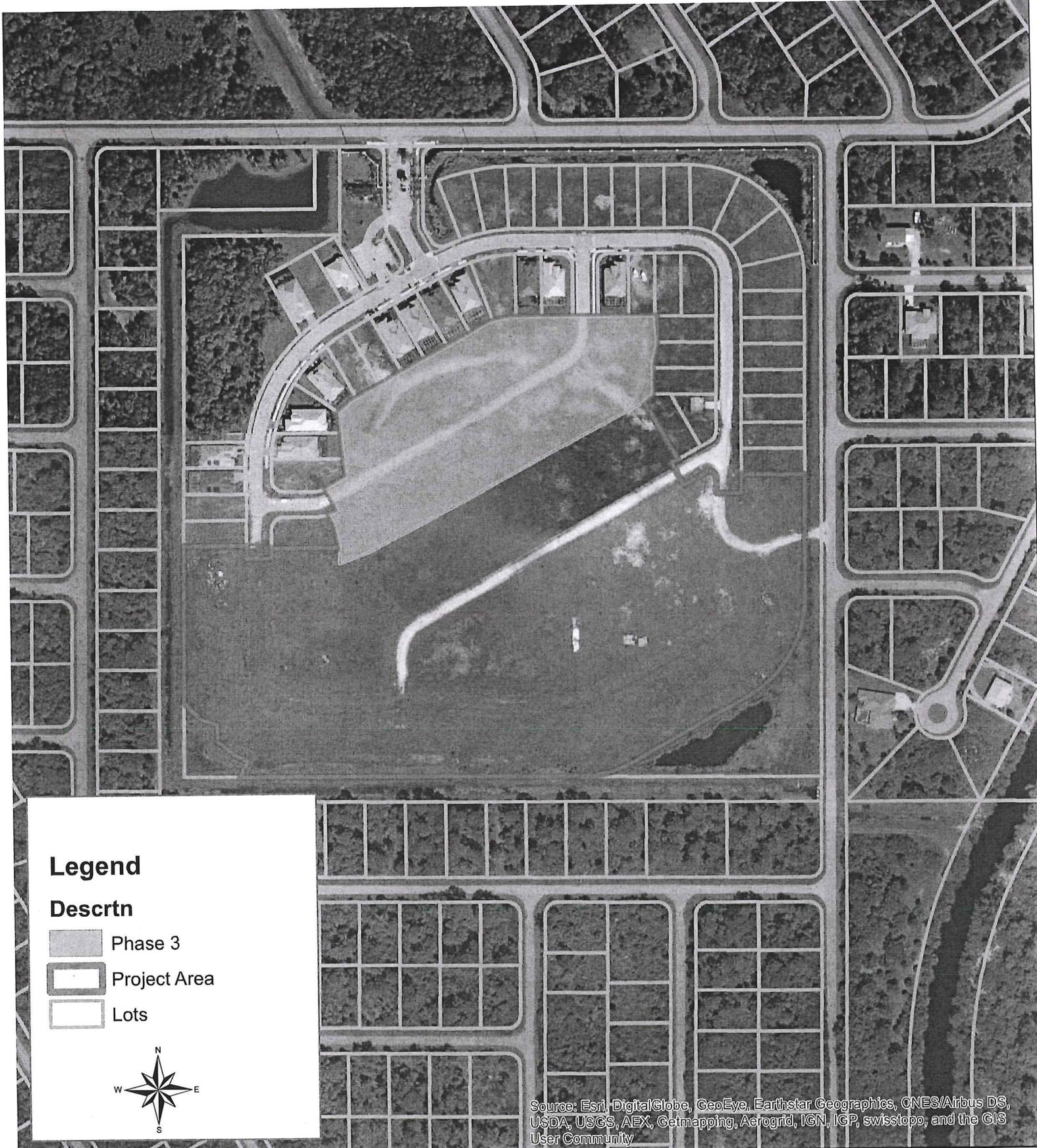
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



Natural Resources Associates

Map 1: Location

Villa Milano Development, Port Charlotte, FL



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

Legend

Descrtn

- Phase 3
- Project Area
- Lots

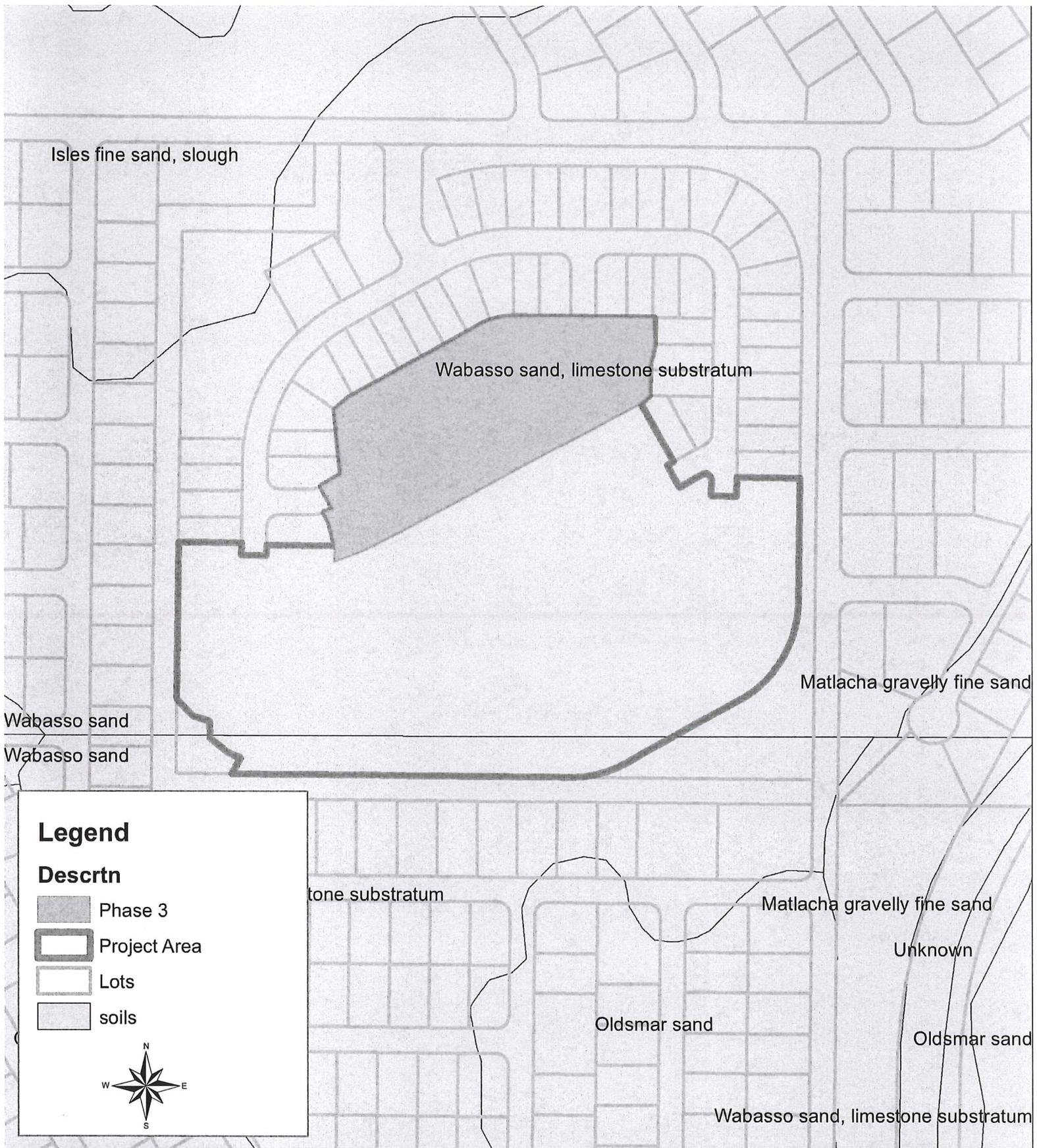


0 80 160 320 480 640 Feet
1 inch = 250 feet

Natural Resources Associates

Map 2: Project Area

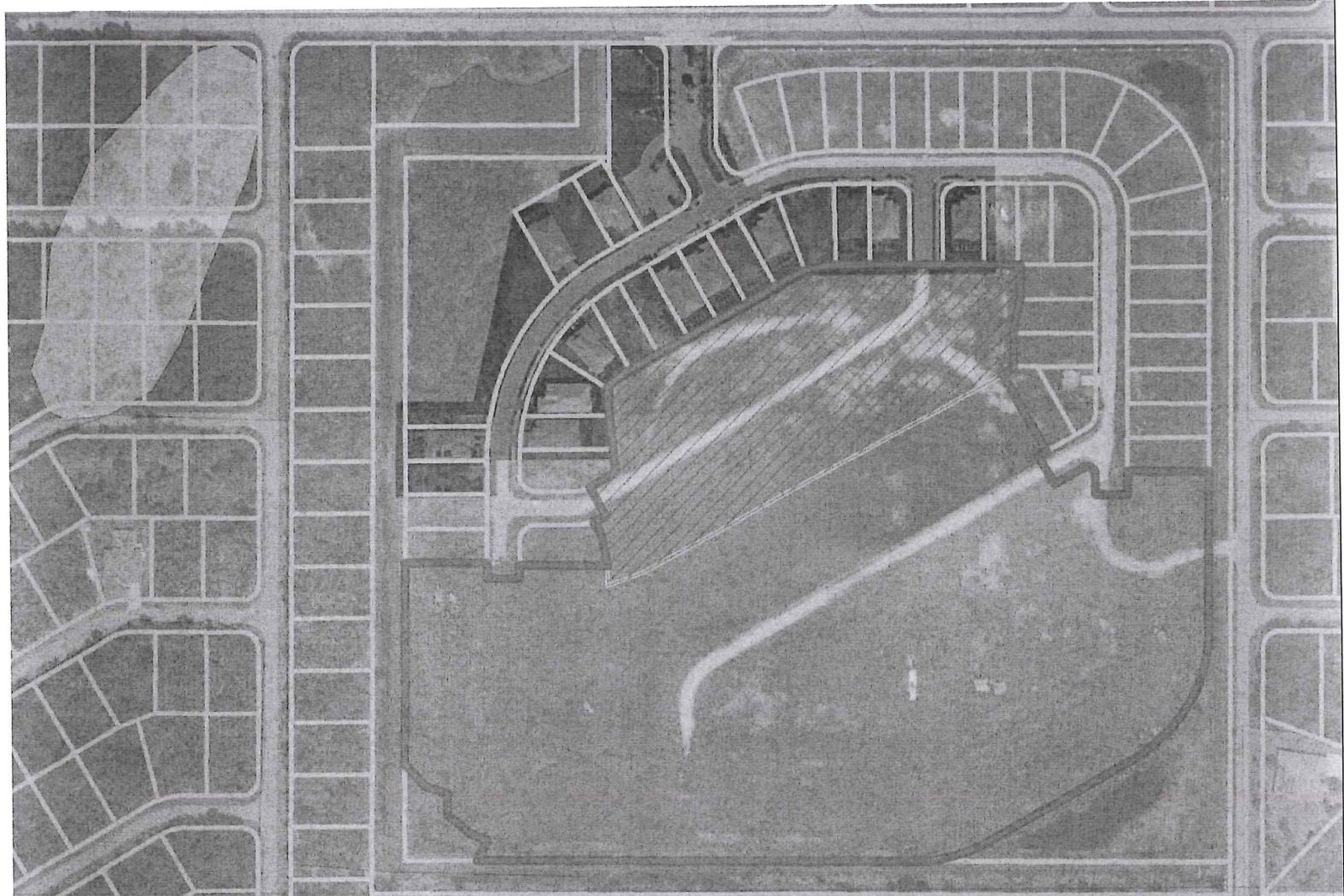
Villa Milano Development, Port Charlotte, FL



Natural Resources Associates

Map 3 Soils

Villa Milano Development, Port Charlotte, FL



Legend

Descrtn

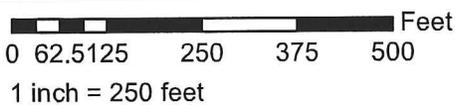
-  Phase 3
-  Project Area
-  Lots



FLUCSDESC

-  HARDWOOD CONIFER MIXED
-  OPEN LAND
-  RESERVOIRS
-  RESIDENTIAL LOW DENSITY < 2 DWELLING UNITS
-  RESIDENTIAL MED DENSITY 2->5 DWELLING UNIT
-  STREAMS AND WATERWAYS
-  WET PRAIRIES

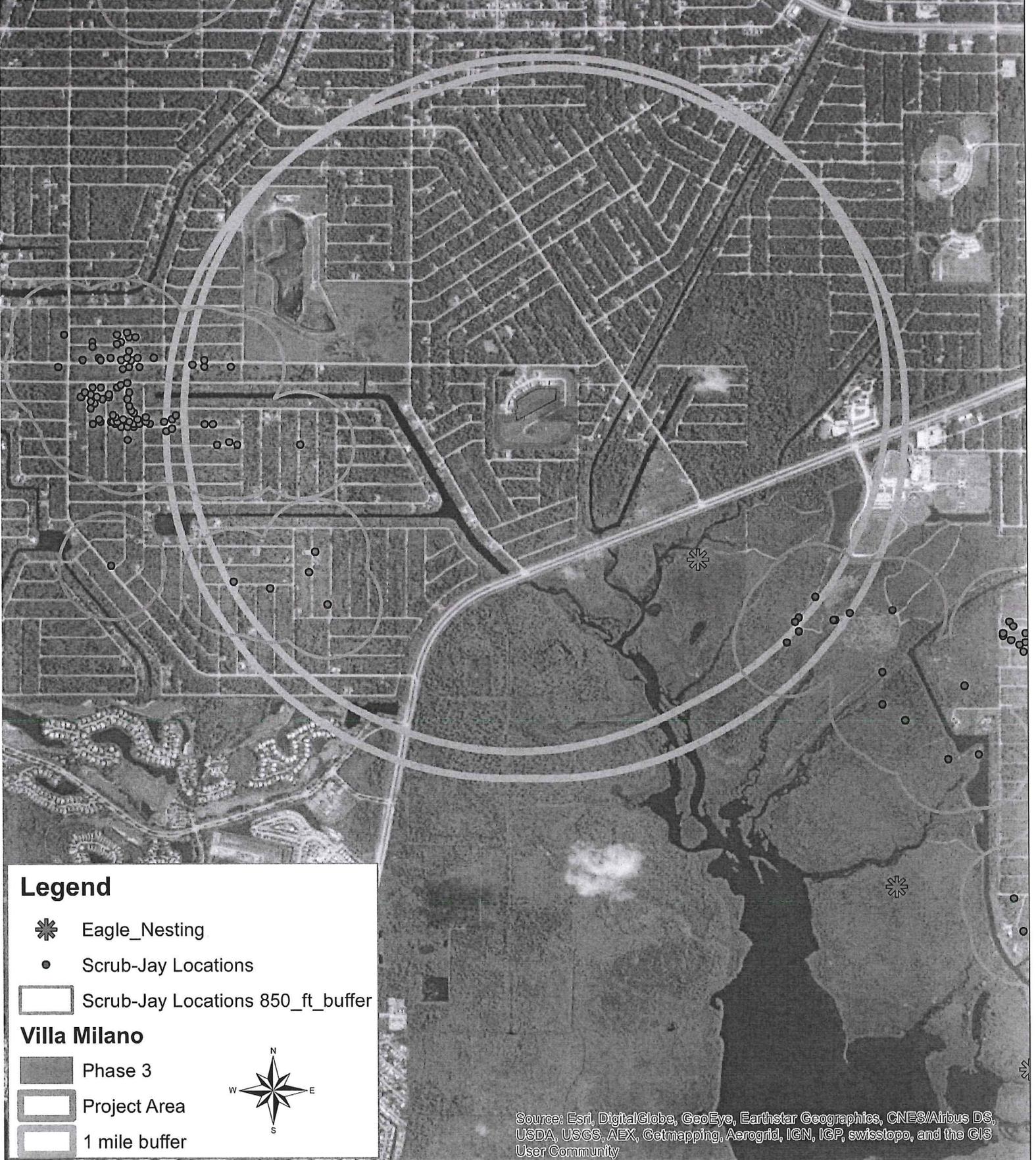
Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS community



Natural Resources Associates

Map 4 FLUCCS

Villa Milano Development, Port Charlotte, FL



Legend

✱ Eagle_Nesting

• Scrub-Jay Locations

▭ Scrub-Jay Locations 850_ft_buffer

Villa Milano

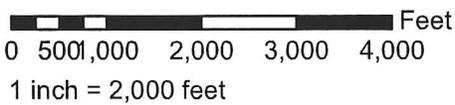
▭ Phase 3

▭ Project Area

▭ 1 mile buffer



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



Natural Resources Associates

Map 5: Listed Species

Villa Milano Development, Port Charlotte, FL

Millano Villas Site History

1994 Aerial
Site appears to be Scrubby Flatwoods

Natural Resources Associates

Mile Fiore Blvd

Romilly Cir

Gramercy St

Damek Ave

Casto A

PI

Legend



600 ft

ce

Google earth

Image U.S. Geological Survey
Image NASA

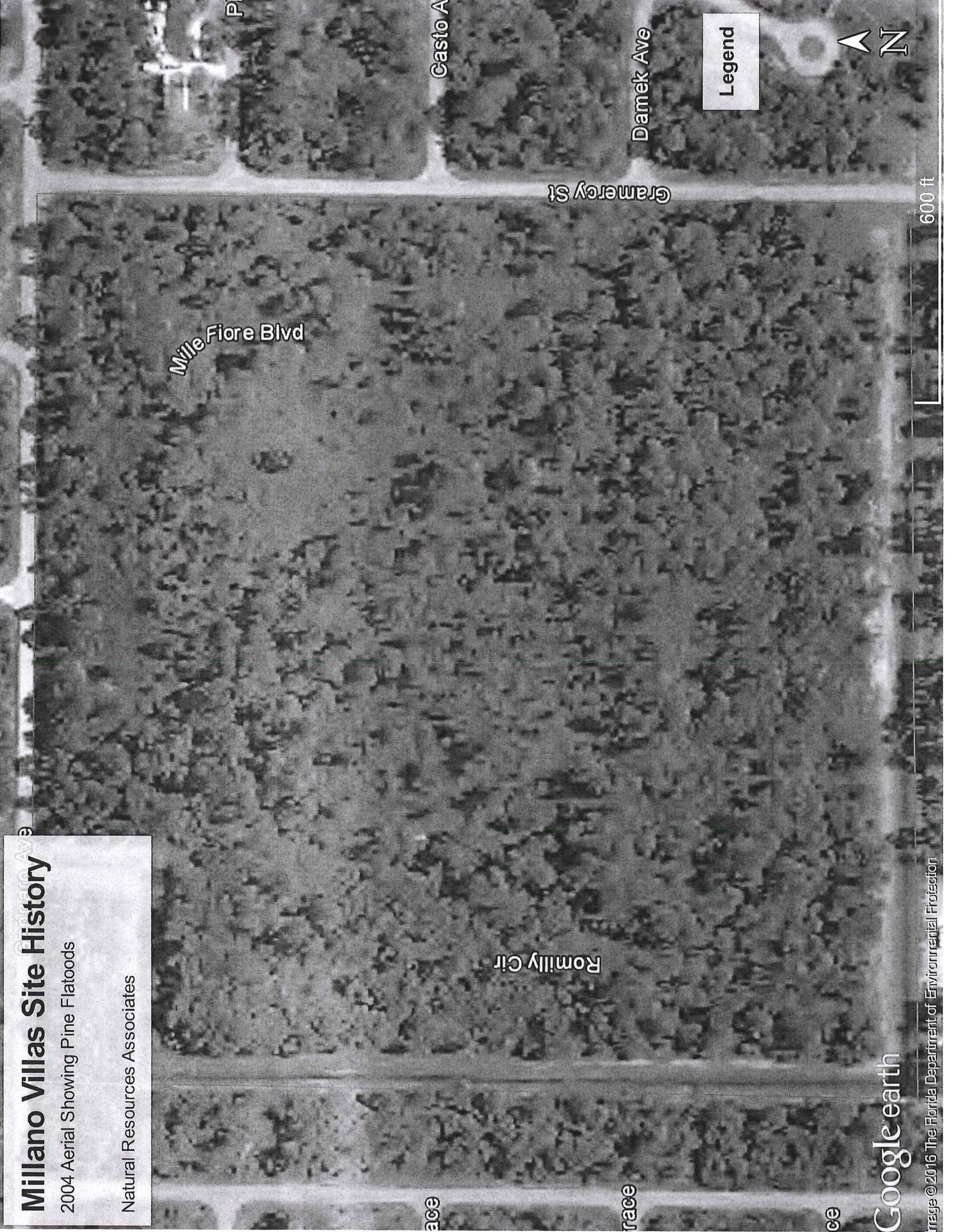
Applegate Dr

ace

Millano Villas Site History

2004 Aerial Showing Pine Flatwoods

Natural Resources Associates



600 ft

Google earth

Image © 2016 The Florida Department of Environmental Protection

Millano Villas Site History

2006 Cleared for new construction

Natural Resources Associates



Legend



600 ft

Google earth

Millano Villas Site History

2010

Natural Resources Associates



Google earth

Appendix III

Charlotte County Area

List of State and Federal Protected Species

Potential of Occurring on Site

Federal and State Protected Wildlife Species and Probability of Occurrence Onsite

Fishes					
Scientific Name	Common Name	Federal Status	State Status	Habitat on Site	Pobability of Occurance
<i>Acipenser oxyrinchus desotoi</i>	Gulf Sturgeon	LT	FT	No	None
Amphibians					
Scientific Name	Common Name	Federal Status	State Status	Habitat on Site	Pobability of Occurance
<i>Lithobates capito</i>	Gopher Frog	N	SSC	No	Low
Reptiles					
Scientific Name	Common Name	Federal Status	State Status	Habitat on Site	Pobability of Occurance
<i>Alligator mississippiensis</i>	American Alligator	SAT	FT(S/A)	Yes	None
<i>Caretta caretta</i>	Loggerhead Sea Turtle	T	FT	No	None
<i>Chelonia mydas</i>	Green Sea Turtle	LE	FE	No	None
<i>Dermochelys coriacea</i>	Leatherback Sea Turtle	LE	FE	No	None
<i>Drymarchon couperi</i>	Eastern Indigo Snake	LT	FT	Yes	Moderate
<i>Gopherus polyphemus</i>	Gopher Tortoise	C	ST	No	None
<i>Lepidochelys kempii</i>	Kemp's Ridley Sea Turtle	LE	FE	No	None
<i>Pituophis melanoleucus mugitus</i>	Florida Pine Snake	N	SSC	No	Low

Birds		Federal Status	State Status	Habitat on Site	Pobability of Occurance
Scientific Name	Common Name				
<i>Aphelocoma coerulescens</i>	Florida Scrub-Jay	LT	FT	No	Low
<i>Aramus guarauna</i>	Limpkin	N	SSC	No	Low
<i>Athene cunicularia floridana</i>	Florida Burrowing Owl	N	SSC	No	Low
<i>Caracara cheriway</i>	Crested Caracara	LT	FT	No	Low
<i>Charadrius melodus</i>	Piping Plover	LT	FT	No	Low
<i>Charadrius nivosus</i>	Snowy Plover	N	ST	No	Low
<i>Egretta caerulea</i>	Little Blue Heron	N	SSC	No	Low
<i>Egretta thula</i>	Snowy Egret	N	SSC	No	Low
<i>Egretta tricolor</i>	Tricolored Heron	N	SSC	No	Low
<i>Eudocimus albus</i>	White Ibis	N	SSC	No	Low
<i>Falco sparverius paulus</i>	Southeastern American Kestrel	N	ST	Yes	Low
<i>Grus canadensis pratensis</i>	Florida Sandhill Crane	N	ST	No	Low
<i>Haematopus palliatus</i>	American Oystercatcher	N	SSC	No	Low
<i>Mycteria americana</i>	Wood Stork	LT	FT	No	Low
<i>Pandion haliaetus</i>	Osprey	N	SSC*	No	Low
<i>Pelecanus occidentalis</i>	Brown Pelican	N	SSC	No	Low
<i>Picoides borealis</i>	Red-cockaded Woodpecker	LE	FE	No	Low

<i>Platalea ajaja</i>	Roseate Spoonbill	N	SSC	No	Low
<i>Rostrhamus sociabilis plumbeus</i>	Snail Kite	LE	FE	No	Low
<i>Rynchops niger</i>	Black Skimmer	N	SSC	No	Low
<i>Sternula antillarum</i>	Least Tern	N	ST	No	Low
Mammals					
Scientific Name	Common Name	Federal Status	State Status	Habitat on Site	Pobability of Occurance
<i>Eumops floridanus</i>	Florida bonneted bat	LE	FE	Yes	Low
<i>Neovison vison pop. 1</i>	Southern Mink, Southern Florida Pop	N	ST	No	Low
<i>Podomys floridanus</i>	Florida Mouse	N	SSC	No	Low
<i>Puma concolor coryi</i>	Florida Panther	LE	FE	No	Low
<i>Sciurus niger avicennia</i>	Mangrove Fox Squirrel	N	ST	No	Low
<i>Sciurus niger shermani</i>	Sherman's Fox Squirrel	N	SSC	No	Low
<i>Trichechus manatus</i>	West Indian Manatee	LE	FE	No	None

Codes Used in Table of Federal and State Protected Wildlife Species:

FEDERAL LEGAL STATUS

Definitions derived from U.S. Endangered Species Act of 1973, Sec. 3. Note that the federal status given by FNAI refers only to Florida populations and that federal status may differ elsewhere.

C = Candidate species for which federal listing agencies have sufficient information on biological vulnerability and threats to support proposing to list the species as Endangered or Threatened.

E = Endangered: species in danger of extinction throughout all or a significant portion of its range.

E, T = Species currently listed endangered in a portion of its range but only listed as threatened in other areas
E, PDL = Species currently listed endangered but has been proposed for delisting.
E, PT = Species currently listed endangered but has been proposed for listing as threatened.
E, XN = Species currently listed endangered but tracked population is a non-essential experimental population.

T = Threatened: species likely to become Endangered within the foreseeable future throughout all or a significant portion of its range.

PE = Species proposed for listing as endangered

PS = Partial status: some but not all of the species' infraspecific taxa have federal status

PT = Species proposed for listing as threatened

SAT = Treated as threatened due to similarity of appearance to a species which is federally listed such that enforcement personnel have difficulty in attempting to differentiate between the listed and unlisted species.

SC = Not currently listed, but considered a "species of concern" to USFWS.

STATE LEGAL STATUS

Provided by FNAI for information only. For official definitions and lists of protected species, consult the relevant state agency.

Animals: Definitions derived from "Florida's Endangered Species and Species of Special Concern, Official Lists" published by Florida Fish and Wildlife Conservation Commission, 1 August 1997, and subsequent updates.

C = Candidate for listing at the Federal level by the U. S. Fish and Wildlife Service

FE = Listed as Endangered Species at the Federal level by the U. S. Fish and Wildlife Service

FT = Listed as Threatened Species at the Federal level by the U. S. Fish and Wildlife Service

FXN = Federal listed as an experimental population in Florida

FT(S/A) = Federal Threatened due to similarity of appearance

ST = State population listed as Threatened by the FFWCC. Defined as a species, subspecies, or isolated population which is acutely vulnerable to environmental alteration, declining in number at a rapid rate, or whose range or habitat is decreasing in area at a rapid rate and as a consequence is destined or very likely to become an endangered species within the foreseeable future.

SSC = Listed as Species of Special Concern by the FFWCC. Defined as a population which warrants special protection, recognition, or consideration because it has an inherent significant vulnerability to habitat modification, environmental alteration, human disturbance, or substantial human exploitation which, in the foreseeable future, may result in its becoming a threatened species. (SSC* for *Pandion haliaetus* (Osprey) indicates that this status applies in Monroe county only.)

N = Not currently listed, nor currently being considered for listing.

Appendix IV

Gopher Tortoise Survey for

Villa Milano Phase III
Port Charlotte, FL

Villa Milano: Phase III

This area is open and flat, with low grass and few or no obstructions to the view. The Site was surveyed for gopher tortoises with 100% survey coverage of potential habitat. No gopher tortoises or gopher tortoise burrows were found.

Table of Transect Data

Transect	Start Point	End Point	Length (feet)	Width (feet)	Active / Inactive Burrows	Abandoned Burrows
1	27 00' 07.34" 82 12' 00.58"	27 00' 09.21' 82 11' 56.82"	346	20	0	0
2	27 00' 07.09" 82 12' 00.57"	27 00' 09.15" 82 11' 56.47"	418	20	0	0
3	27 00' 06.85" 82 12' 00.57"	27 00' 09.15" 82 11' 56.16"	504	20	0	0
4	27 00' 06.61" 82 12' 00.57"	27 00' 09.15" 82 11' 55.11"	536	20	0	0
5	27 00' 06.37" 82 12' 00.59"	27 00' 09.17" 82 11' 54.59"	611	20	0	0
6	27 00' 05.59" 82 12' 01.31"	27 00' 08.76" 82 11' 54.30"	732	20	0	0
7	27 00' 05.41" 82 12' 01.24"	27 00' 08.53" 82 11' 54.31"	720	20	0	0
8	27 00' 05.19" 82 12' 01.16"	27 00' 08.27" 82 11' 28.54"	701	20	0	0
9	27 00' 04.97" 82 12' 01.05"	27 00' 08.06" 82 11' 54.29"	686	20	0	0
10	27 00' 04.75" 82 12' 00.91"	27 00' 07.82" 82 11' 54.30"	679	20	0	0

Survey Transects



Attachment I

NRCS Soils Report for

Villa Milano
Port Charlotte, FL

USDA United States
Department of
Agriculture
NRCS
Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for **Charlotte County, Florida**

Villa Milano



February 9, 2016

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soil/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<http://offices.sc.ers.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs141p_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require alternative means

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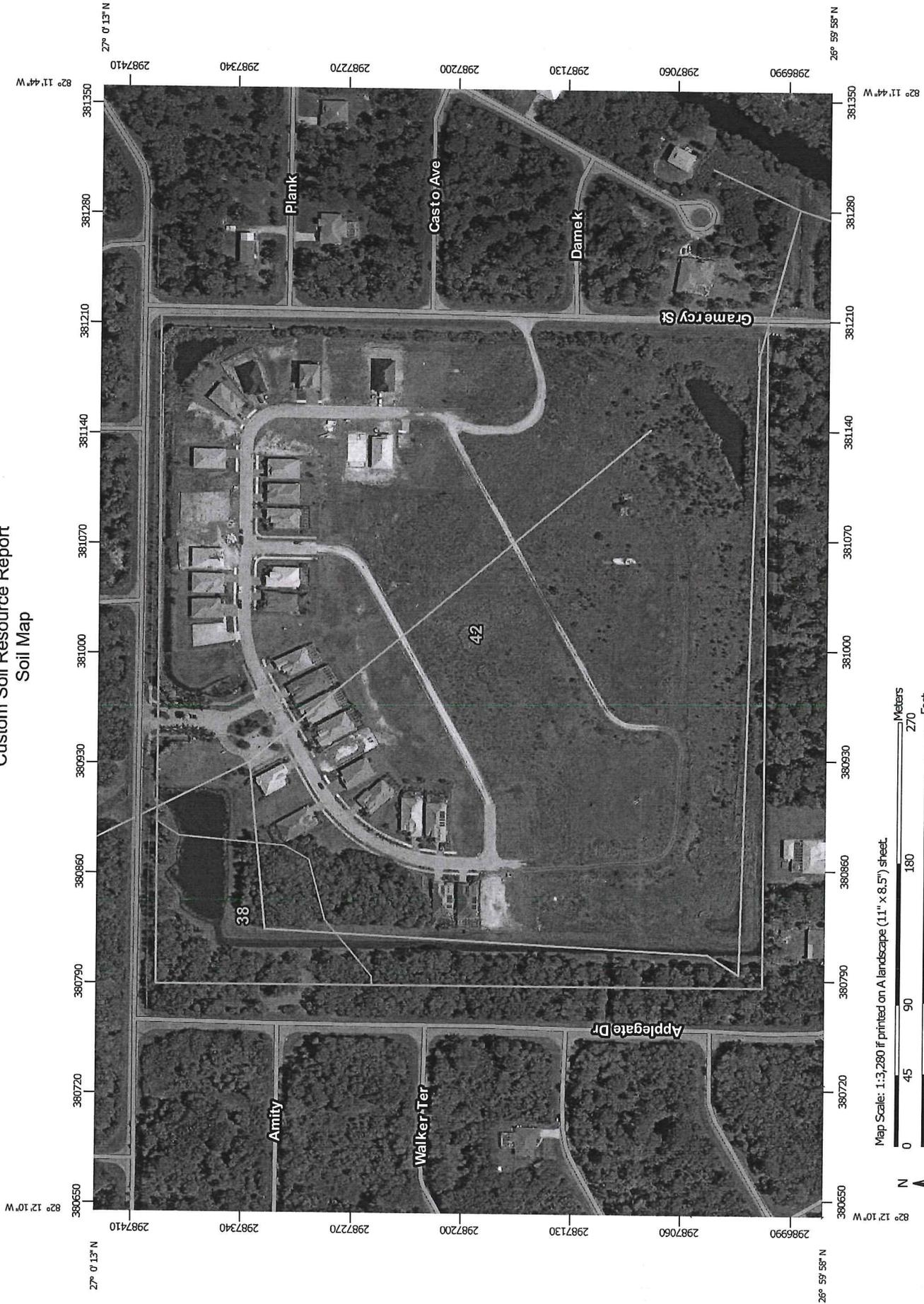
Contents

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 - 38—Isles fine sand, slough.....10
 - 42—Wabasso sand, limestone substratum, 0 to 2 percent slopes.....12
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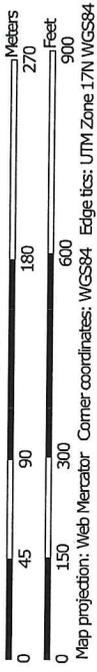
Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map



Map Scale: 1:3,280 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

MAP LEGEND

- Area of Interest (AOI)
- Area of Interest (AOI)
- Soils**
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points
- Special Point Features**
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features**
- Water Features**
- Streams and Canals
- Transportation**
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads
- Background**
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Charlotte County, Florida
 Survey Area Data: Version 13, Nov 19, 2015

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Feb 13, 2015—Mar 14, 2015

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Charlotte County, Florida (FL015)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
38	Isles fine sand, slough	2.5	6.2%
42	Wabasso sand, limestone substratum, 0 to 2 percent slopes	38.1	93.8%
Totals for Area of Interest		40.7	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If

Custom Soil Resource Report

intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Charlotte County, Florida

38—Isles fine sand, slough

Map Unit Setting

National map unit symbol: 1ksfm
Elevation: 20 to 100 feet
Mean annual precipitation: 46 to 54 inches
Mean annual air temperature: 70 to 77 degrees F
Frost-free period: 358 to 365 days
Farmland classification: Not prime farmland

Map Unit Composition

Isles and similar soils: 83 percent
Minor components: 17 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Isles

Setting

Landform: Drainageways on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Linear
Across-slope shape: Concave
Parent material: Loamy marine deposits over limestone

Typical profile

A - 0 to 6 inches: fine sand
E - 6 to 33 inches: fine sand
Btg - 33 to 51 inches: fine sandy loam
2R - 51 to 53 inches: unweathered bedrock

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: 40 to 72 inches to lithic bedrock
Natural drainage class: Poorly drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: About 0 to 12 inches
Frequency of flooding: None
Frequency of ponding: None
Salinity, maximum in profile: Moderately saline to strongly saline (8.0 to 16.0 mmhos/cm)
Sodium adsorption ratio, maximum in profile: 80.0
Available water storage in profile: Low (about 5.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: B/D
Other vegetative classification: Slough (R155XY011FL), Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)

Minor Components

Malabar

Percent of map unit: 4 percent

Landform: Drainageways on marine terraces

Landform position (three-dimensional): Dip

Down-slope shape: Linear

Across-slope shape: Concave

Other vegetative classification: Slough (R155XY011FL), Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)

Boca

Percent of map unit: 4 percent

Landform: Drainageways on marine terraces

Landform position (three-dimensional): Talf, dip

Down-slope shape: Concave

Across-slope shape: Linear

Other vegetative classification: Slough (R155XY011FL), Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)

Oldsmar

Percent of map unit: 3 percent

Landform: Flatwoods on marine terraces

Landform position (three-dimensional): Talf

Down-slope shape: Convex

Across-slope shape: Linear

Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)

Pineda

Percent of map unit: 3 percent

Landform: Drainageways on marine terraces

Landform position (three-dimensional): Dip

Down-slope shape: Linear

Across-slope shape: Concave

Other vegetative classification: Slough (R155XY011FL), Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)

Wabasso

Percent of map unit: 3 percent

Landform: Flatwoods on marine terraces

Landform position (three-dimensional): Talf

Down-slope shape: Convex

Across-slope shape: Linear

Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)

42—Wabasso sand, limestone substratum, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2tzws
Elevation: 0 to 50 feet
Mean annual precipitation: 46 to 54 inches
Mean annual air temperature: 70 to 77 degrees F
Frost-free period: 358 to 365 days
Farmland classification: Farmland of unique importance

Map Unit Composition

Wabasso, limestone substratum, and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Wabasso, Limestone Substratum

Setting

Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Sandy and loamy marine deposits over limestone

Typical profile

A - 0 to 6 inches: sand
E - 6 to 25 inches: sand
Bh - 25 to 35 inches: sand
Btg - 35 to 45 inches: sandy clay loam
2R - 45 to 54 inches: bedrock

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: 7 to 46 inches to strongly contrasting textural stratification; 13 to 54 inches to lithic bedrock
Natural drainage class: Poorly drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum in profile: 4.0
Available water storage in profile: Very low (about 1.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: C/D

Custom Soil Resource Report

Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)

Minor Components

Boca

Percent of map unit: 6 percent

Landform: Flatwoods on marine terraces

Landform position (three-dimensional): Tread, talf

Down-slope shape: Concave

Across-slope shape: Linear

Other vegetative classification: Slough (R155XY011FL), Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)

Hallandale

Percent of map unit: 3 percent

Landform: Flatwoods on marine terraces

Landform position (three-dimensional): Tread, talf

Down-slope shape: Concave

Across-slope shape: Linear

Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)

Gentry

Percent of map unit: 3 percent

Landform: Depressions on marine terraces

Landform position (three-dimensional): Tread, dip

Down-slope shape: Concave

Across-slope shape: Concave

Other vegetative classification: Freshwater Marshes and Ponds (R155XY010FL), Sandy over loamy soils on stream terraces, flood plains, or in depressions (G155XB245FL)

Gator

Percent of map unit: 3 percent

Landform: Depressions on marine terraces

Landform position (three-dimensional): Tread, dip

Down-slope shape: Concave

Across-slope shape: Concave

Other vegetative classification: Freshwater Marshes and Ponds (R155XY010FL), Organic soils in depressions and on flood plains (G155XB645FL)

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INTEROFFICE MEMORANDUM
Development Review Division

To: Steven Ellis

From: Gerry M. Collins
Design Technician - Addressing

Date: March 10, 2016

RE: Addressing Comments
May 9, 2016, P&Z / June 28, 2016, BCC

PP-16-03-02 – Villa Milano Phase 3 – Maronda Homes, Inc. of Florida

In review of the engineering drawings the street name of **La Palma Avenue** has been verified, approved and reserved.

I have no other comments on this application.

Ellis, Steven

From: Duckworth, Richard <richard.duckworth@yourcharlotteschools.net>
Sent: Tuesday, March 22, 2016 11:28 AM
To: Ellis, Steven
Cc: Olivo, Jerry; Mccarthy, Laura
Subject: Re: PP-16-03-02, Villa Milano Phase 3

Good morning Mr. Ellis:

I've looked at the proposal, and see no issues. I did note the roads will be private, so there will be no school transportation services within the proposed community. While the public roads around the proposed community are low traffic, it might be beneficial for the students who may reside in the community to have sidewalks in place to the nearest corner.

Richard

From: Ellis, Steven <Steven.Ellis@charlottecountyfl.gov>
Sent: Tuesday, March 22, 2016 11:09 AM
To: Olivo, Jerry; Duckworth, Richard
Cc: Mccarthy, Laura
Subject: PP-16-03-02, Villa Milano Phase 3

Sent as zip file, per your request.

Steven A. Ellis, Planner II
Community Development Department
Zoning Division
18400 Murdock Circle
Port Charlotte, FL 33948
Voice: 941-764-4954
Fax: 941-743-1598
www.charlottecountyfl.gov



Charlotte County BCC

www.charlottecountyfl.gov

Under Florida Law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send ...

Ellis, Steven

From: Pederzoli, Gary
Sent: Friday, March 25, 2016 1:52 PM
To: Ellis, Steven
Subject: RE: PP-16-03-02, Villa Milano Phase 3

Steven,
I do not see any issues with the Preliminary Plat of Villa Milano Phase 3.

Gary M. Pederzoli
GIS Programmer
Information Technology Department
Budget & Administrative Services Department
Charlotte County Government
18500 Murdock Circle
Port Charlotte, FL 33948

Office: (941) 764-5512
Fax: (941) 743-1957
Gary.Pederzoli@charlottecountyfl.gov
www.CharlotteCountyFl.gov
"To Exceed Expectations in the Delivery of Public Services"

From: Ellis, Steven
Sent: Wednesday, March 09, 2016 2:32 PM
To: Matarese, Monte <Monte.Matarese@charlottecountyfl.gov>; Vattikuti, Venkat <Venkat.Vattikuti@charlottecountyfl.gov>; Pederzoli, Gary <Gary.Pederzoli@charlottecountyfl.gov>; Duckworth, Richard (richard.duckworth@yourcharlotteschools.net) <richard.duckworth@yourcharlotteschools.net>; Quillen, Ken <Ken.Quillen@charlottecountyfl.gov>; Derheimer, Suzanne <Suzanne.Derheimer@charlottecountyfl.gov>; Gilbreath, Gina <Gina.Gilbreath@charlottecountyfl.gov>; MacDonald, John <John.MacDonald@charlottecountyfl.gov>; Vance, David <David.Vance@charlottecountyfl.gov>; Collins, Gerry <Gerry.Collins@charlottecountyfl.gov>; Alexander, Debbie <Debbie.Alexander@charlottecountyfl.gov>; DUrso, Chris <Chris.DUrso@charlottecountyfl.gov>; Hunter, Judy <Judy.Hunter@charlottecountyfl.gov>; Nocheck, Elizabeth <Elizabeth.Nocheck@charlottecountyfl.gov>; Anspach, Dawn <Dawn.Anspach@charlottecountyfl.gov>
Cc: Cullinan, Shaun <Shaun.Cullinan@charlottecountyfl.gov>; Clim, Diane <Diane.Clim@charlottecountyfl.gov>
Subject: PP-16-03-02, Villa Milano Phase 3

Please review the attachments.

Steven A. Ellis, Planner II
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www.charlottecountyfl.gov

Ellis, Steven

From: Alexander, Debbie
Sent: Friday, March 11, 2016 9:24 AM
To: Ouimet, Sherri; Grossman, Gary; Vattikuti, Venkat; Searfoss, Bill; Aiuto, Phil; Bliss, Karen; Ford, Steven; Carson, Robert; Ouimet, Jason; Amendola, Andy
Cc: Payette, Paul; Walter, Bradford; Stefan, Patricia; Peruyera, Carlos; Ellis, Steven
Subject: P&Z - Preliminary Plat - Villa Milano, Phase 3

PP-16-03-02 Maronda Homes of Florida – Prel. Plat – Villa Milano PH 3

No comments at this time.

Debra F. Alexander

Real Estate Specialist I

Real Estate Services Division

Budget and Administrative Services Department

Charlotte County Government

(941) 764-5589

(941) 764 5591 (Fax)

www.Debbie.Alexander@CharlotteCountyFL.gov

“To Exceed Expectations in the Delivery of
Public Services”

Ellis, Steven

From: Ford, Steven
Sent: Monday, March 21, 2016 7:47 AM
To: Ellis, Steven
Subject: Preliminary Plat for Villa Milano-Phase 3

At this time we have no reservations about the Preliminary Plat as mentioned above. There are a couple of things to adjust: 1) in the "Certificate of Ownership and Dedication" the years in the dates shown need to be updated to 2016. 2) I think the notes should cite the Vertical Datum corresponding to the Benchmarks shown on the plat-by 2022 we are supposed to have a 3rd datum available for use and we as surveyors are going to need to be the stewards of the correct datum shown on all our work, 3) need to add "P.B." to the abbreviations legend.

Thanks,

Steven L. Ford, PSM

County Surveyor
Public Works
South County Annex
410 Taylor Rd., Unit 104
Punta Gorda, FL 33950
Phone (941) 575-3616
FAX (941) 637-9265
Steven.ford@charlottefl.com

Ellis, Steven

From: Aiuto, Phil
Sent: Tuesday, March 22, 2016 7:40 AM
To: Ellis, Steven
Subject: Preliminary Plat Application

Steven,

PP-16-03-02, Villa Milano, Phase 3

Stormwater has no objections to the subject application.

Thanks,

R. Phil Aiuto, P.E.

Charlotte County
Stormwater Projects Engineer
Public Works - Engineering
Phone: 941-575-3650
Phil.aiuto@charlottecountyfl.gov

Ellis, Steven

From: Olivo, Jerry <jerry.olivo@yourcharlotteschools.net>
Sent: Tuesday, March 22, 2016 2:23 PM
To: Ellis, Steven
Cc: Mccarthy, Laura; Duckworth, Richard
Subject: Re: PP-16-03-02, Villa Milano Phase 3

Thanks Steve. Since this is a preliminary platt and no request was made for a planning level review with respect to available capacity in accordance with the recorded ILA 2013 I offer no comment on this issue.

Below as Mr. Duckworth pointed out since this is a "private" road no school transportation services will be provided within the community. The applicant should be made aware.

Thanks again for the opportunity to review.

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

From: Duckworth, Richard
Sent: Tuesday, March 22, 2016 11:28 AM
To: Ellis, Steven
Cc: Olivo, Jerry; Mccarthy, Laura
Subject: Re: PP-16-03-02, Villa Milano Phase 3

Good morning Mr. Ellis:

I've looked at the proposal, and see no issues. I did note the roads will be private, so there will be no school transportation services within the proposed community. While the public roads around the proposed community are low traffic, it might be beneficial for the students who may reside in the community to have sidewalks in place to the nearest corner.

Richard

From: Ellis, Steven <Steven.Ellis@charlottecountyfl.gov>
Sent: Tuesday, March 22, 2016 11:09 AM
To: Olivo, Jerry; Duckworth, Richard
Cc: Mccarthy, Laura
Subject: PP-16-03-02, Villa Milano Phase 3



MEMORANDUM

Date: April 15, 2016
To: Steven Ellis, Planner II
From: Ken Quillen, AICP, Planner III
Subject: Review of proposed Preliminary Plat; file number: PP-16-03-02

The Zoning Division has the following comments regarding the proposed preliminary subdivision plat called "**Villa Milano Phase 3**" located at 15251 Gennaro Avenue, Port Charlotte, in Section 15, Township 40 South, Range 21 East.

Project Summary: This Preliminary Plat proposes dividing 4.35 acres into 21 lots based on the approved special exception (file number SE-03-020), which allowed a cluster housing development in the Residential Single-family-3.5 (RSF-3.5) zoning district.

FLUM: This property lies within the "Urban Service Area" and has a Future Land Use Map (FLUM) designation of Low Density Residential. The proposed subdivision complies with this designation.

Flood Zone: This property has a Flood Zone classification of "**8AE**", which means the land has a base flood elevation of eight feet. This property is also located in Zone "B" of the Storm Surge Evacuation Zones.

Zoning: This property has an existing zoning classification of Residential Single-family-3.5 (RSF-3.5). The minimum lot size requirement in this zoning district is 10,000 square feet with a minimum lot width of 80 feet. However, the Land Development Regulations allows reduced lot standards for cluster housing developments if a special exception is approved by the Board of Zoning Appeals (BZA). The BZA approved a special exception on October 8, 2003 allowing a 136-unit cluster housing development. A modification of this special exception was approved by the BZA on November 10, 2004 to allow two additional units for a total of 138 units in this cluster housing development.

Finding: Staff finds that the proposed 21-lot preliminary subdivision plat does comply with the concept plans for the approved special exception allowing this cluster housing development and therefore has no objection to the proposed Preliminary Plat.

cc: Shaun Cullinan, Zoning Official
Zoning File, FP-16-03-02

Ellis, Steven

From: Hunter, Judy
Sent: Monday, April 18, 2016 4:15 PM
To: Ellis, Steven
Subject: RE: PP-16-03-02, Villa Milano Phase 3

The Utility is approving the subject project w/condition that easements for all utility mains must be provided.

Judy Hunter, AA
Charlotte County Utilities
Engineering Dept
25550 Harbor View Rd, Suite #1
Port Charlotte, FL 33980
941.764.4539
Judy.hunter@charlottecountyfl.gov

From: Ellis, Steven
Sent: Wednesday, March 09, 2016 2:32 PM
To: Matarese, Monte <Monte.Matarese@charlottecountyfl.gov>; Vattikuti, Venkat <Venkat.Vattikuti@charlottecountyfl.gov>; Pederzolli, Gary <Gary.Pederzolli@charlottecountyfl.gov>; Duckworth, Richard (richard.duckworth@yourcharlotteschools.net) <richard.duckworth@yourcharlotteschools.net>; Quillen, Ken <Ken.Quillen@charlottecountyfl.gov>; Derheimer, Suzanne <Suzanne.Derheimer@charlottecountyfl.gov>; Gilbreath, Gina <Gina.Gilbreath@charlottecountyfl.gov>; MacDonald, John <John.MacDonald@charlottecountyfl.gov>; Vance, David <David.Vance@charlottecountyfl.gov>; Collins, Gerry <Gerry.Collins@charlottecountyfl.gov>; Alexander, Debbie <Debbie.Alexander@charlottecountyfl.gov>; DUrso, Chris <Chris.DUrso@charlottecountyfl.gov>; Hunter, Judy <Judy.Hunter@charlottecountyfl.gov>; Nocheck, Elizabeth <Elizabeth.Nocheck@charlottecountyfl.gov>; Anspach, Dawn <Dawn.Anspach@charlottecountyfl.gov>
Cc: Cullinan, Shaun <Shaun.Cullinan@charlottecountyfl.gov>; Clim, Diane <Diane.Clim@charlottecountyfl.gov>
Subject: PP-16-03-02, Villa Milano Phase 3

Please review the attachments.

Steven A. Ellis, Planner II
Community Development Department
Zoning Division
18400 Murdock Circle
Port Charlotte, FL 33948
Voice: 941-764-4954
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www.charlottecountyfl.gov



MEMORANDUM

Date: April 24, 2016
To: Steven Ellis, Planner II
From: Susie Derheimer, Environmental Specialist
Subject: PP-16-03-02
Villa Milano Phase 3 a 4.35 acre portion of Parcel ID 402115131002

The Current Planning and Zoning (Environmental Review) Section has reviewed the above referenced petition for **Environmental and Landscape and Tree compliance** and offers the following comments:

The applicant has submitted a Florida Land Use, Cover and Forms Classification System (**FLUCCS**) Map and current protected species assessment by Natural Resources Associates and JV Environmental LLC documenting no listed species or sensitive habitat within the 4.35 acre site. Environmental staff notes that the entire ±39 acre project site plan was review and approved through DRC-F-05-04pp. The entire site except for required preserve was cleared between 2005-2006. Phase 3 is within the previously cleared area.

The Current Planning and Zoning (Environmental Review) Section recommends **approval** of application **PP-16-03-02 Preliminary Plat** with the following condition:

1. 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.

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. Thank you for giving the Environmental Review Section an opportunity to review this Preliminary Plat application. If there are any questions please contact me at (941) 743-1290.

SD P: animal/PLATS-2016/PP-16-03-02(VillaMilanoPhase3).doc