

Application No.
Z-13-07-10
(Rezoning)

Applicant
Flowbake North Port, L.L.C. /
CG to PD, US 41 at Bowman Terrace

Quasi-Judicial

Commission Dist. IV



Community Development

CHARLOTTE COUNTY

Location Map for Z-13-07-10



02, 11/40/21 Mid County

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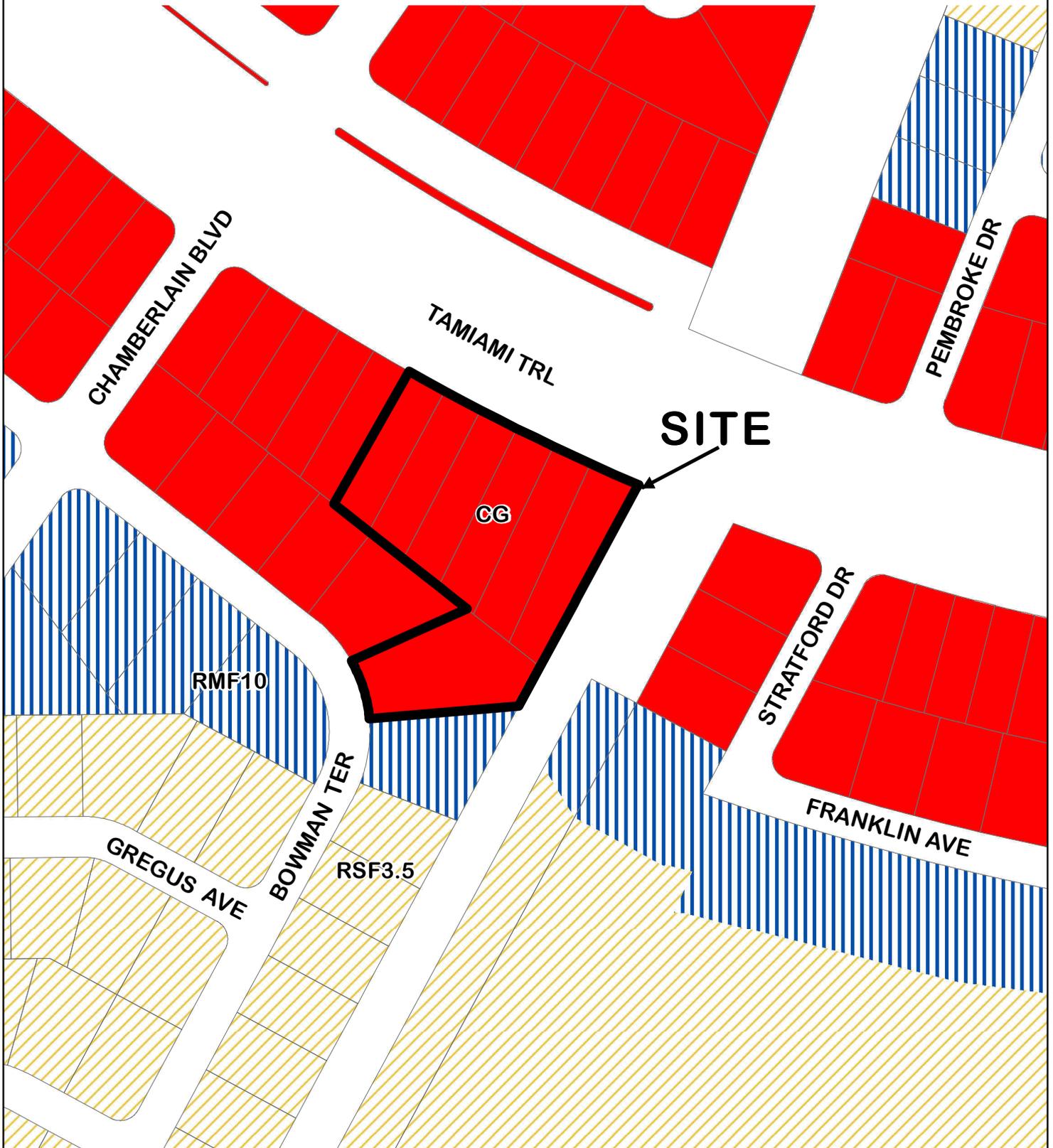
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Community Development

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Zoning Map for Z-13-07-10



02, 11/40/21 Mid County

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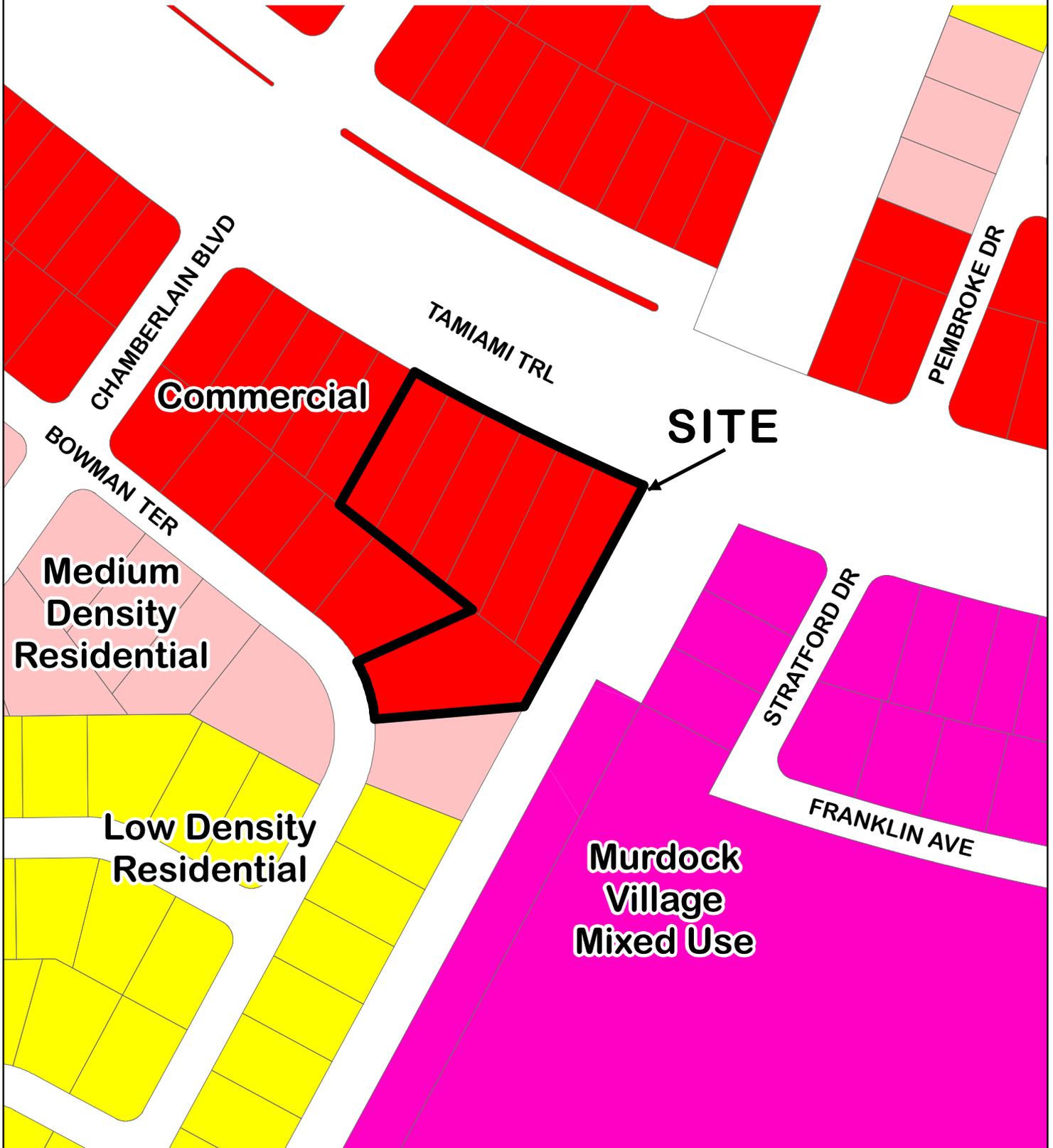
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Community Development

CHARLOTTE COUNTY

FLUM Map for Z-13-07-10



02, 11/40/21 Mid County

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Community Development Department Staff Report for Z-13-07-10

DATE: August 23, 2013

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

FROM: Jie Shao, Planner III

REQUESTED

ACTION(S): A privately initiated request to amend the Charlotte County Zoning Atlas from Commercial General (CG) to Planned Development (PD)

PART I

Applicant(s): William Shirley, Manager Flowbake North Port, L.L.C.
1180 Ponce De Leon Boulevard, #801A
Clearwater, FL 33756

Owner(s): Charlotte State Bank
1100 Tamiami Trail
Port Charlotte, FL 33953

**General Location
and Acreage:**

The subject property is located at 573, 575, 577, 579, 581 and 583 Tamiami Trail and 692 Bowman Terrace, in the Port Charlotte area. The site contains a total of 2.04 acres.

Account Number(s): 402102358004, 402102358005, 402102358006, 402102358007, 402102358008 & 402111106001

Analysis:

The applicant is requesting a rezoning from Commercial General (CG) to Planned Development (PD). The subject property is located on U.S. 41, in the U.S. 41 Zoning District Overlay (Overlay). The site is currently vacant and it is designated as Commercial (COM) on the 2030 Future Land Use Map. The stated purpose of this petition is to amend the land use in order to allow the construction of a Flowers Bakery, which will consist of a 3,200 square foot retail and administrative office building facing U.S. 41 and a 6,700 square foot warehouse/food distribution center to the rear.

Compatibility and Impacts on the Adjacent Residential Uses

The property is located on the west side of U.S. 41, in the Port Charlotte area. Crestwood Waterway is located directly to the east of the site. Further to the east and southeast, there is the Murdock Village Community Redevelopment Area, which is currently vacant and intended for a mixture of commercial and residential development. There is a duplex located immediately to the south of the site. Further to the south, across Bowman Terrace there are single-family homes and some vacant residential lots. To the west, there are vacant platted lots designated for commercial uses and existing one-story commercial buildings. To the north, across U.S. 41, there are vacant platted lots designated for commercial development. The proposed development will have enhanced landscaping and buffering requirements as well as an aesthetically pleasing building elevation, which will create an attractive business environment. In addition, in order to minimize any negative impacts on the adjacent residential uses, the Overlay code requires that, at a minimum, a type D buffer with a wall shall be placed along any rear or side property line that borders residential zoning or uses.

Consistency with the Smart Charlotte 2050 Comprehensive Plan (Smart Charlotte)

The subject property is within the Economic Corridor framework designation on the 2050 Framework map, and it is also located within the boundary of Smart Charlotte's U.S. 41 Overlay District. The area has been designated as COM on the Future Land Use Map. The COM Future Land Use category allows for commercial general or commercial intensive uses. The proposed uses are not contrary to the goals, objectives, and policies of Smart Charlotte.

Commercial Access to a Local Road

The site plan shows the development accessing Bowman Terrace to the rear of the property. This road is considered a local, residential road. FLU Policy 5.7.3: Commercial Access, states that *"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."* In addition, The U.S. 41 Overlay code states that *"...residential roads located adjacent to the expanded business shall not be utilized for ingress to or egress from said business unless an overriding need can be demonstrated."* Staff reviewed and agreed with the traffic analysis provided by the applicant's traffic engineering consultant that the driveway connection to Bowman Terrace is necessary for traffic safety reasons. The applicants have stated that the driveway will only be used as an exit from the site and not an entrance unless it is needed for emergency use. The exit will be used by the delivery truck that comes once per day to restock the store. It will contain a gate that will allow exit from but not entrance to the site. Therefore, the proposed commercial access on Bowman Terrace meets the requirement set forth in FLU Policy 5.7.3 and the Overlay code.

Consistency Issues

- Water and Sewer: The proposed retail, office, wholesale and distribution types of uses would likely result in much less use of utilities than the currently-permitted commercial general uses. Furthermore, Charlotte County Utilities has more than adequate capacity to accommodate the proposed uses. In addition, at the current time, there is no sanitary sewer service directly serves

the subject property. According to the application, a septic tank, a pump tank if required, and a septic field will be installed within the northwest corner of the site.

- Traffic: After reviewing the application, the County’s Transportation Planner has concluded that the proposed change will not cause the Level-of-Service (LOS) of U.S. 41 to drop below the adopted LOS D.

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

STAFF RECOMMENDATION:

“Approve adoption of Petition No. Z-13-07-10 with conditions “a” through “l” based on the findings and analysis in the Comprehensive Planning Division staff report dated August 23, 2013 and any evidence presented at the public hearing on the application.”

Conclusion:

Staff recommends approval of this rezoning to PD with conditions because it is consistent with the goals, objectives, and policies set forth in the County’s Comprehensive Plan and the intent of the U.S. 41 Zoning District Overlay. The proposed wholesale and food distribution uses will not have any detrimental impacts on existing or future uses, whether residential or commercial.

The Planning and Zoning Board proposed recommendations:

“Motion to forward application No. Z-13-07-10 to the Board of County Commissioners with a recommendation of Approval with conditions “a” through “l”/Denial, based on the findings and analysis in the staff report dated August 23, 2013 and the evidence presented at the public hearing on the application.”

Conditions:

- a. Development on the subject property shall occur as illustrated in the PD Concept Plan submitted by the applicant, prepared by Frontier Engineering, Inc., dated July 2, 2013, revised on August 23, 2013, except for such modifications as may be required to meet these PD conditions and the requirements of State or Federal permitting agencies.
- b. Permitted uses:
 - i. 3,200 square foot retail and administrative office building and associated parking.
 - ii. 6,700 square foot warehouse/food distribution building and associated parking.
- c. The maximum building height is 38 feet from base flood elevation.
- d. This development is subject to the provisions of Chapter 3-5, Article XXIV, Charlotte County Commercial Design Standards. At a minimum, the architectural features and elevation of this project shall meet the graphic shown on Attachment 1 of this staff report, “Flower Bakery New Facility Elevations”.
- e. The Planned Development setback requirement of 25 feet is waived.
- f. The development shall be connected to a potable water distribution system.
- g. The developer may utilize an on-site septic system, initially, but shall be required to connect to the central sanitary sewer system and remove the septic system when sanitary sewer is made available to the site.
- h. Landscaping and Buffer requirements:
 - i. The site shall be developed with a unified landscaping theme. Only Florida Friendly plantings shall be allowed for landscape plantings.

- ii. At a minimum, a Type D buffer, Chapter 3-5, Article XXII of the County Code, with a 6-foot high wall will be used along southeastern edge of the property, which is adjacent to the RMF-10 zoning district.
- iii. At a minimum, a perimeter landscaped strip eight feet wide which shall include a combination of shrubs, ornamental trees, and shade trees, must be incorporated along the edge of the property adjacent to U.S. 41.
- iv. At a minimum, a Type A buffer is required along the edge of Lots 15 and 16 adjacent to Bowman Terrace.
- v. At a minimum, a row of understory trees will be planted along the west side of the west parking lot to screen the warehouse portion of the development from view of those traveling southbound U.S. 41.
- i. Two heritage trees will be removed due to site design constraints. As mitigation for the removal of the heritage trees, the developer will replace each heritage tree with three 20-foot tall slash pines or three 20-foot tall live oak trees.
- j. A bike rack with a minimum of five parking spaces shall be provided on site.
- k. All vehicles will access and exit the site via the Tamiami Trail (U.S. 41) entrance. Only one semi tractor-trailer per day is allowed to exit the site via the Bowman Terrace connection. There will be a gate across the Bowman Terrace connection. The Bowman Terrace connection shall only be used as an entrance to the site by emergency vehicles.
- l. Redevelopment must meet all applicable development requirements set forth in the Commercial General Zoning District and the U.S. 41 Zoning District Overlay.

PART II: RESEARCH AND FINDINGS

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

FLUM	Development Standard
Commercial (COM)	<p>The Commercial category is used for properties wherein nodal-style and strip-style commercial development occurs or is projected to occur in the future. Establishing a nodal-style commercial development shall be the principal and preferred use of the Commercial category. Further strip-style commercial development is prohibited except in the specific circumstances listed in FLU Policy 5.4.2. Nodal-style commercial development is differentiated into three sub-categories based upon size, character and location. The acreage of adjacent lands designated Commercial shall be aggregated to determine the standards to which the development may occur.</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 1.0 FAR for professional office buildings</p>

Zoning	Development Standard
Commercial General (CG)	<p>The commercial, general (CG) district is intended to provide areas in which the customary and traditional conduct of trade, retail sales and commerce may be carried on without disruption by the encroachment and intrusion of incompatible residential uses and protected from the adverse effects of undesirable industrial uses.</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 25 feet. ○ Side setback is 20 feet (Abutting a road). ○ Rear setback is 10 feet (Abutting a lot).

Table 1

5. Proposed Designation(s):

FLUM	Development Standard
N/A	N/A

Zoning	Development Standard
Planned Development (PD)	<p><u>Minimum lot and yard requirements.</u> There are no minimum lot and yard requirements for this district, provided no structure shall be located closer to the peripheral property line of the PD than twenty-five (25) feet or as required by section 3-9-98, "Waterfront property," as the same may be amended, whichever is greater. If the PD abuts water, the minimum setback shall be twenty (20) feet. However, minimum lot and yard requirements other than those contained in this section and section 3-9-98 may also be established through the final site plan approval process.</p> <p><u>Maximum height of structures.</u> There is no maximum height for structures in this district, except as required by section 3-9-98, "Waterfront property," as the same may be amended. Maximum height limits other than those contained in section 3-9-98 may also be established through the PD review process.</p> <p><u>Open space.</u> A minimum of twenty (20) percent of the entire PD parcel or phase shall be open space, which may include vegetated areas unencumbered by an impervious surface.</p> <p><u>Utilities.</u> Potable water supply, sewage treatment and water management systems, utility lines and easements shall be designed in accordance with requirements of the county subdivision regulations except as modified in subsection (c) (1)e of this section, "Relation to utilities, public facilities and services."</p> <p><u>Internal circulation.</u> Streets to be dedicated to the public shall be designed and constructed in accordance with the subdivision regulations or other appropriate design standards. All streets shall be designed to provide safe, efficient and convenient access to land uses within the development and to roadways adjacent to the development. In addition to vehicular thoroughfares, functional pedestrian and bicycle-path systems are required in accordance with the master plan.</p>

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	U.S 41 Vacant lands designated for commercial uses	Commercial (COM)	Commercial General (CG)
East	Crestwood Waterway Vacant lands (part of Murdock Village)	Murdock Village Mixed Use (MVMU)	Commercial General (CG) Residential Single-family 3.5 (RSF-3.5)
South	Duplex 2 units Vacant lands designated for commercial uses Vacant platted lots designated for residential	Medium Density Residential (MDR) Low Density Residential (LDR)	Residential Multi-family 10 (RMF-10) Residential Single-family 3.5 (RSF-3.5)

	development		
West	Vacant lands designated for commercial uses One story store Duplex 2 units Vacant platted lots designated for residential uses Single-family homes	Commercial (COM) Medium Density Residential (MDR) Low Density Residential (LDR)	Commercial General (CG) Residential Multi-family 10 (RMF-10) Residential Single-family 3.5 (RSF-3.5)

Table 3

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

The subject property is located within the boundary of the U.S. 41 Zoning District Overlay. The proposed PD zoning does not include residential density. Based on the proposed PD concept plan, one story retail/office building containing 3,200 square feet and one story wholesale/warehouse/distribution center containing 6,720 square feet will be constructed on the subject site.

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. However, the site is located within the boundary of the U.S. 41 Zoning District Overlay.

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

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

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

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

11. Does the subject site contain any designated archaeological site or historic structures?

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

13. Natural Resources:

- a. Significant natural resources and/or critical habitat for endangered/potentially endangered species:** Yes, according to the County’s Environmental Specialist’s report dated August 20, 2013, the habitat on the subject site consists primarily of Live Oak hammock. Per the environmental report prepared by Armstrong Environmental Services, Inc., a total of eight Gopher Tortoise burrows were observed on site.

- 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 X, an area determined to be outside the 0.2% annual change flood plain.
- 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 2
Address: 1441 Tamiami Trail (Town Center Mall near Sears), Port Charlotte
Distance: approximately 1.4 miles to the northeast of the subject site
- c. Nearest Fire/EMS Station:**
Name: Charlotte County Station No. 1
Address: 3631 Tamiami Trail, Port Charlotte
Response Time: Approximate response time is 4-6 minutes
- d. Nearest Library:** N/A
- e. Nearest Hospital:**
Name: Peace River Regional Medical Center
Address: 2500 Harbor Boulevard, Port Charlotte
Distance: approximately 4.3 miles to the southeast 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 report from Venkat Vattikuti, Transportation Planner
- b. Potable Water Level of Service:**
 1. *Provider's Name:* Charlotte County Utilities (CCU)

Permitted Facility Capacity	225 gallons per ERU per day	
	Current Facility Usage	Proposed Land Use estimated water needs
16,100,000	9,044,000	257

Table 4

2. *Analysis:* The estimated water usage would be 257 (160+97) gallons per day. Charlotte County Utilities (CCU) retains enough capacity to serve the proposed development.

c. Sanitary Sewage Level of Service:

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

Permitted Facility Capacity	190 gallons per ERU per day	
	Current Facility Usage	Proposed Land Use estimated sewer needs
6,000,000	4,487,000	218

Table 5

2. *Analysis:* The estimated sewer generation would be 218 (136+82) gallons per day. Charlotte County Utilities (CCU) retains enough capacity to serve the proposed development. However, at the current time, there is no sanitary sewer service to the subject property. According to the application, a septic tank and a septic field, and a pump tank if required, will be installed within the northwest corner of the site.

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 2030. An existing estimated 170 acres for future disposal cells will provide disposal capacity beyond the year 2050.

g. Drainage:

1. *Level of Service*

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

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

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

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

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

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

2. *Analysis:*

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

17. Capital Improvements Program

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

18. Intergovernmental Coordination

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

19. Has a public hearing been held on this property within the last year? No, the applicant submitted a Site Plan Review application for a PD Concept Plan for the proposed project. The application number is DRC-PD-13-01. On July 19, 2013, the Site Plan Review committee recommends approve with conditions.

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

Future Land Use

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.

U.S. 41 OVERLAY DISTRICT (41OD)

Charlotte County recognizes that U.S. 41 is a major thoroughfare in the County and it is critically important. In an effort to establish meaningful, specific development standards such as commercial design standards and signage requirements, and to implement the 41MU FLUM designation for the future development and redevelopment within this area, the County established the U.S. 41 Overlay District, which is depicted on FLUM Series Map #8. The County may adopt land development regulations for this area to enhance the

aesthetics and visual environment of the Corridor and property values, and to create a more attractive economic and business climate which is in the best interests of Charlotte County and its citizens.

21. Standards for Rezoning Approval:

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

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

Finding: The subject property is designated as Commercial (COM) on the 2030 Future Land Use Map. The proposed rezoning to Planned Development (PD) to allow a commercial intensive/light industrial use would not be contrary to the Comprehensive Plan. Specifically, the existing COM Future Land Use category allows for commercial general and commercial intensive uses.

The subject property is located within the boundary of the U.S. 41 Zoning District Overlay (Overlay). U.S. 41 is the main entrance to and through the County. Due to the high visibility of developments along the U.S. 41 corridor, an intent of the Overlay is to create an improved appearance along this corridor. Due to the inherent nature of uses more intensive than Commercial General, more intensive uses are only allowed through the use of the PD rezoning. The proposed wholesale and food distribution business is a type of commercial intensive/light industrial use and the proposed rezoning to PD will allow the County to place necessary conditions on the development. Using the Planned Development option, the proposed rezoning can be made consistent with the intent of the Overlay code.

b. The existing land use pattern in adjacent areas:

Finding: The property is located on U.S. 41, in the Port Charlotte area. To the north, across U.S. 41, there are vacant platted lots designated for commercial development. To the east and southeast, across Crestwood Waterway, there are vacant lands which are part of the Murdock Village Community Redevelopment area. There is a duplex located immediately to the south of the site. Further to the south, there are single-family homes and some vacant residential platted lots. To the west, there are vacant lots designated for commercial uses and one story stores.

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

Finding: There would likely be a decreased use of water and sewer services. The proposed PD rezoning involves no residential density and so student populations are not expected to change as a result of this petition. According to the County's Transportation Planner, the proposed uses will not cause the Level-of-Service (LOS) of the County roadway (U.S. 41) to fall below the adopted LOS of D. In addition, staff agrees with the traffic analysis provided by the applicant's traffic engineering consultant regarding the driveway connection to Bowman Terrace for traffic safety reasons. Furthermore, Charlotte County Utilities retains

enough capacity to serve the proposed development. Although CCU currently does not provide sanitary sewer service to this area, the proposed project will be served by an on-site septic system. Therefore, the proposed change will not create any concurrency issues with regard to on schools, roads, or utilities.

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

Finding: Yes. Changed conditions occurred with the adoption of the U.S. 41 Zoning District Overlay. The proposed development is one of the commercial intensive uses which are only allowed through a PD rezoning.

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

Finding: There are some single-family homes and duplexes to the south and southwest of the site. The proposed use would reduce in the amount of noise and traffic volume on the subject site as compared to the currently-permitted commercial general uses of the properties. In addition, the proposed PD rezoning allows the County to place conditions to make sure that the proposed development will not adversely influence living conditions or property values adjacent areas.

f. Would the proposed change affect public safety?

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

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

Finding: The proposed retail, wholesale and food distribution business must comply with the setbacks, height limitations, landscaping and buffering requirements set forth in the PD Concept Plan and the PD conditions. Therefore, the proposed change will not reduce light and air to adjacent areas.

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

Finding: No. There are no substantial reasons why the property cannot be used in accordance with the existing CG zoning. However, the applicant wishes to use the subject parcel for a mixture of retail, office and food distribution center. This type of commercial intensive use is only allowed under the proposed PD zoning district within the boundary of U.S. 41 Overlay.

FLOWERS BAKERY - NEW FACILITY - ELEVATIONS

FLWRS - NORTHPORT CG13-045

CG CONNELLY GROUP
CONSULTING ENGINEERS
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PROJECT DATA
DESIGNER: CGC
DRAWN BY: JUC
CHECKED: CGC

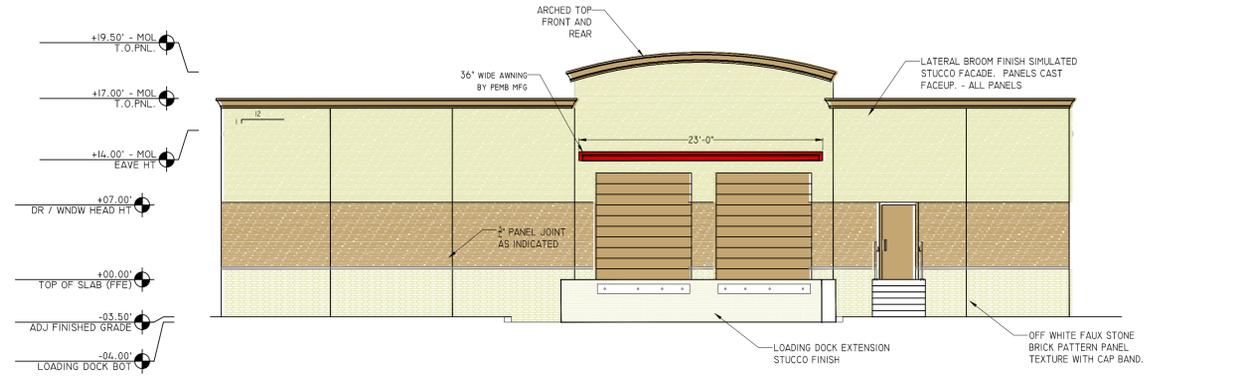


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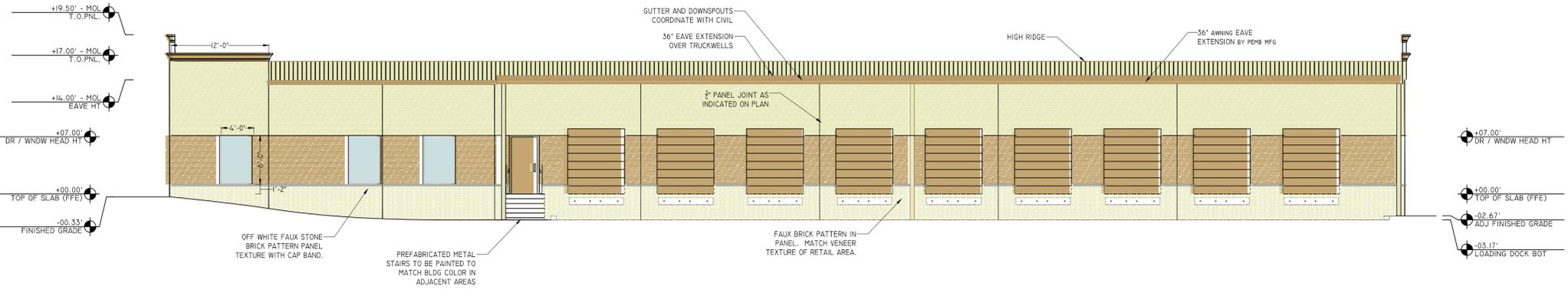
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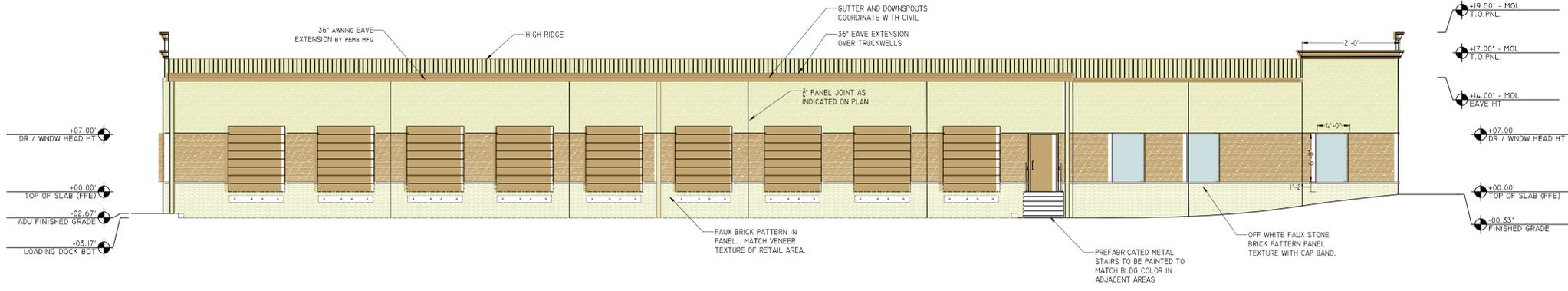
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3 NORTH ELEVATION
SCALE: 1/8"=1'-0"



4 SOUTH ELEVATION
SCALE: 1/8"=1'-0"

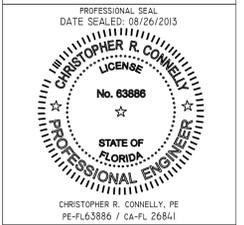


FOR CONSTRUCTION

FLOWERS BAKERY
NEW FACILITY
583 TAMiami TrL
PORT CHARLOTTE, FL 33953

DRAWING SETS

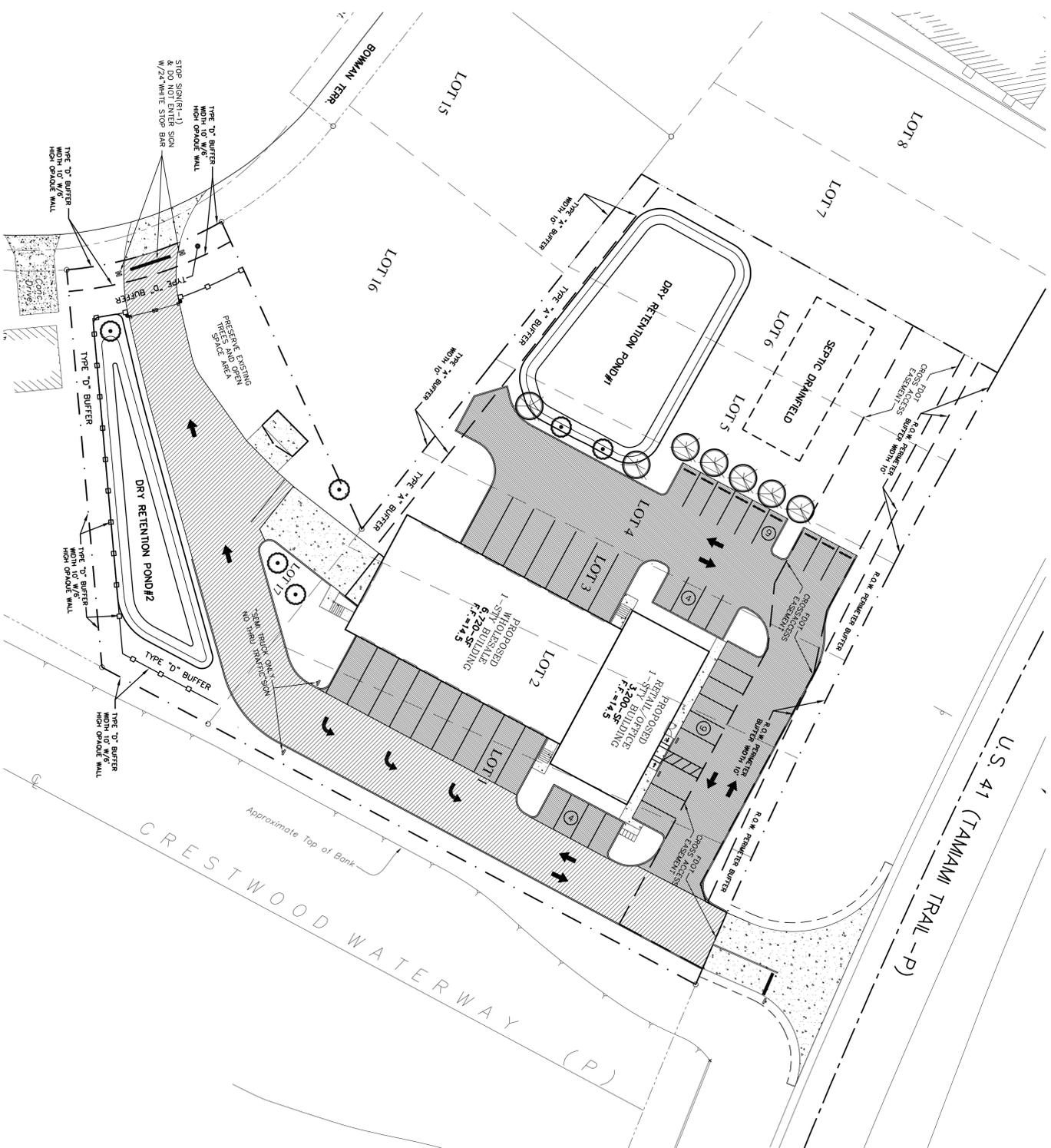
REVIEW	06.29.13
BD	06.18.13
PERMIT	07.02.13



ELEVATIONS

A600

SUBMITTAL COMPLETION: 100%-PERMIT



SITE DATA TABLE

573 - 583, S. TAMMAM TRAIL, 692 BOWMAN TERRACE
 PORT CHARLOTTE, FL 33953

Pin: 40/21/02/35/8008
 40/21/02/35/8008
 40/21/02/35/8005
 40/21/02/35/8004
 40/21/11/10/6001

FLOOD ZONE: X
 MAP NO.: 12103C0216G
 EFFECTIVE DATE: SEPTEMBER 3, 2003

PROJECT SUMMARY & SITE DATA:

	EXISTING	PROPOSED
TOTAL BUILDING AREA	0 SF (0%)	9,920 SF (11%)
TOTAL GROSS FLOOR AREA	0 SF (0%)	34,175 SF (39%)
TOTAL ASPHALT/CONC. AREA	0 SF (0%)	44,095 SF (50%)
TOTAL IMPERVIOUS AREA	0 SF (0%)	44,722 SF (50%)
TOTAL GREEN AREA	88,817 SF (100%)	88,817 SF (100%)
TOTAL SITE AREA	88,817 SF/2.04 AC.	88,817 SF/2.04 AC.

ZONING: CC LAND USE: C PROPOSED USE: RETAIL/WAREHOUSE

LOT REQUIREMENTS:

LOT AREA	REQUIRED	PROPOSED
LOT WIDTH	12,000 SF	88,817 SF
LOT DEPTH	100 FT	314 FT
SEBACK REQUIREMENTS:	- FT	308 FT
STREET FRONT (TAMMAM TRAIL)	25 FT	57 FT
SIDE (EAST)	20 FT	58 FT
SIDE (WEST)	-- FT	158 FT
REAR (S)	-- FT	12 FT
REAR (N)	-- FT	12 FT

INTERIOR GREEN SPACE:
 20% OF V.O.A.: (3,328 SF) = 6,666 SF

MAXIMUM LOT COVERAGE (LSR):
 0.50

MAXIMUM FLOOR/AREA RATIO (FAR):
 0.30

MAXIMUM BUILDING HEIGHT:
 60 FT

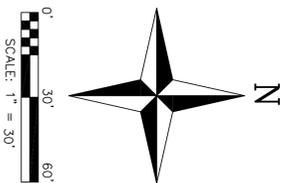
NUMBER OF PARKING SPACES:
 WHOLESALE (1SP/1,000SF) (6,720SF) = 7 SP
 + RETAIL (1SP/200SF) (3,200SF) = 16 SP
 = 23 SP

NUMBER OF H.C. PARKING SPACES: (26SP-50SP) = 2 SP

SOLID WASTE: ON-SITE DUMPSTER FOR TRASH COLLECTION
 = 2 SP

PAVING LEGEND

	PROPOSED CONCRETE
	PROPOSED LD ASPHALT
	PROPOSED ASPHALT



FRONTIER ENGINEERING, INC.
 COMMERCIAL · MUNICIPAL · RESIDENTIAL
 ST. PETERSBURG · TAMPA

**FLOWERS - CHARLOTTE COUNTY
 PD CONCEPT PLAN**

CHARLOTTE COUNTY, FLORIDA

DESIGN:	OMK
DRAWN:	OMK
CHECKED:	TJH

TIMOTHY J. HEALEY, P.E.
 FLORIDA ENGINEER'S REGISTRATION NO. 53661

P.O. BOX 4750
 TAMPA, FL 33677
 PH: (813) 251-0169
 FAX: (813) 251-0179
 frontierengineering@yahoo.com



REV.#	DATE	REVISION	BY
9			
8			
7			
6			
5			
4			
3			
2			
1	8/23/13	PD PLAN REVISIONS PER CHARLOTTE COUNTY	OMK

SCALE: 1" = 30'
 SHEET # 1 OF 1



July 19, 2013

Frontier Engineering Inc.
Attn: Timothy Headley, P.E.
PO Box 4750
Tampa FL 33677

Re: DRC-PD-13-01 Concept Plan
Flowers Bakery
July 25, 2013 agenda

Dear Timothy:

William Shirley is requesting Concept Plan approval for Flowers Bakery. This project consists of the rezoning of several land parcels from Commercial General (CG) to Planned Development (PD) for the purpose of constructing a 9,920 s.f. building to be as a retail sales outlet and wholesale distribution center. This 2.04 +/- acre site is located between Tamiami Trail and Bowman Terrace in Port Charlotte Subdivision Section 29, Block 2434, Lots 1-7 and Lot 17 in Section 2, Township 40 South, Range 21 East in Port Charlotte, Florida.

DRC-PD-13-01 Concept Plan has been approved with the following conditions.

1. An Occupation of Easement will be required for items located within the rear ten-foot (10') wide utility and drainage easement and the recorded twenty-foot (20') wide canal maintenance easement (see next paragraph) i.e.: Asphalt drives, curbing, concrete loading platform with portion of concrete walkway, and fence and wall around dry retention pond #1 and #2 (see next paragraph). The drainage pipe can be in the utility and drainage easement provided it does not conflict with any underground utilities; however, an Occupation will be required for it to cross the 20' wide canal maintenance easement. Debra Alexander – Real Estate Services
2. There is a recorded twenty-foot (20') wide canal maintenance easement adjacent to the side lot lines of Lots 1 and 17 recorded in OR Book 1591, Pages 1746-1752. Retention Pond #2 will not be allowed in this easement according to Hoyie "Chip" Hague, Plans Examiner II Flood Plain Mgr. Debra Alexander – Real Estate Services
3. The Engineer shall add the following note to the site plan in a prominent location. "A right-of-way use permit will be required for all work within the Charlotte County public right-of-way. Specific stipulations or conditions will be imposed at the time of permit application." Bill Searfoss – Construction Services

COMMUNITY DEVELOPMENT
Zoning | Current Planning

18400 Murdock Circle | Port Charlotte, FL 33948-1068
Phone: 941.743.1964 | Fax: 941.743.1598

4. The engineer shall add the following note in bold type to the drainage plan in the immediate location of the each proposed driveway: "The driveway culvert size, sump & material are subject to change as a function of design requirements, future drainage projects or field conditions as determined by Charlotte County Right-of-Way Department at the time of line & grade inspections." Bill Searfoss – Construction Services
5. Applicants Engineer shall show and identify the drainage pipe size, length and invert under the proposed entrance from Bowman Terrace. Applicant has also failed to show drainage along Bowman Terrace, parallel to the roadway. If no drainage currently exists and a pipe is not warranted, then it should be stated so. Bill Searfoss – Construction Services
6. Driveway entrance radii will have a minimum 35' radius. Bill Searfoss – Construction Services
7. Stop sign shall be shown and identified as R1-1 and the stop bars shall be 24 inches wide. Bill Searfoss – Construction Services
8. The portion of the proposed driveway within the County right-of-way will be constructed in accordance with current County standards for commercial driveway construction. Detail shown in the plans does not meet this standard. Bill Searfoss – Construction Services
9. As the boundary survey shows no topo, either the grading plan or existing conditions plan needs to show 2 Benchmarks on the site and the Datum for the improvements should be on NAVD '88 with a note stating the datum on the sheet they choose to put the benchmarks on. Reference Florida Administrative Code 5J-17.052(3) (c) All construction requiring benchmarks shall have a minimum of two (2) existent or established benchmarks for vertical control. Steve Ford – County Surveyor
10. Stop sign and stop bar need to be a maximum of 30' from the edge of the travel lanes. Gary Grossman – Transportation Engineering
11. Provide a completed Stormwater permit prior to final approval. All required Federal, State, and Local permits must be obtained prior to beginning any development.
12. Need to address the fire hydrant location; the distance is measured by the way of the fire apparatus on the roadway, therefore, the existing hydrant is more than 300 feet from the buildings.
13. The proposed wholesale, retail, office building with truck docks is to be built using septic tanks and central water provided by Charlotte County Utilities, CCU. An application for a septic system has not been made at this time. There are at least 19 loading bays and state code requires 100 gallons of wastewater per day for each overhead door. The number of employees must be counted as well as the

office space and retail space for a required amount of gallons per day of wastewater.

14. No grease trap was shown in the designs. No onsite baking of food products is indicated in the designs. The proposed irrigation well must be located at least fifty feet from the septic system and its unobstructed area. The septic tanks and pump chamber are located far from the building and will require risers and design category, perhaps engineer design of the receptacle. An operating permit for the septic system may be required. DOH and Utilities office requires more information on this project prior to approval.
15. Planning would like to see the applicant provide some landscape screening along the west side of the developed area to screen the truck bays from site of vehicles traveling from northwest to southeast on US 41. Understory species would be best so that they provide a semi-opaque screen.
16. The applicant must submit a Florida Land Use, Cover and Forms Classification System (**FLUCCS**) Map and current listed species assessment (less than one year old). All required FWS and Florida Fish and Wildlife Conservation Commission (FWCC) permits must be provided to staff prior to final DRC approval and the issuance of county permits and land clearing activities.
17. 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.
18. The project must comply with Chapter 3-5, Article XVI, Open Space/Habitat Reservation Trust requirements of the County Code. After review of the FLUCCS Map and listed species survey and given the absence of preservation of habitat for use by listed species, the applicant may need to contribute an equal amount of \$300 per acre or fraction thereof, to the Open Space/Habitat Reservation Fund for a total of \$900.00 based on a project size of ±2.04 acres prior to the issuance any county permit or land improvement activities.
19. All trees that are removed or preserved must satisfy Chapter 3-2, Article IX, Tree Requirements, of the County Code. Heritage trees may occur on site. A tree survey was provided with this Site Plan Review application; however, no heritage trees were identified on the survey. If Heritage trees occur on site, they must be identified on the tree survey, illustrate their location, and show plans for preservation of the trees on the civil plans and the landscape plans prior to Final Site Plan approval. These trees are further protected by Section 3-2-190 of the Tree code. The applicant must show that every effort has been made to incorporate these trees into the proposed development. If no Heritage trees are found to occur on site, provide information to that effect. (There are a couple of potential Heritage Trees shown on the tree survey.)

20. Heritage Trees are measured at breast height (circumference); all others are measured at 12" above grade (diameter) to get the caliper inch size.
21. Tree permits must be obtained prior to any land clearing / fill activity or the issuance of any building permits.
22. If any of the trees used are multi-trunk, at least one of the stems must be 2" caliper in order to count toward points. Provide a note on the landscape plans.
23. Per **Section 3-5-395(a)** and **Section 3-5-400**, Florida friendly design principles shall be employed in all landscape plans. Lantana camara are listed as a Category One Invasive Exotic species; therefore, shall be prohibited in Charlotte County. Please replace all of them with another species with the Final Site Plan Review Application.
24. Ensure that 10 feet of horizontal clearance between all underground utilities and the critical root zone of proposed trees is provided and make note on the landscape plan with the Final Site Plan Review Application.
25. Ensure that all easements are shown on the landscape plan. Any encroachments with walls or landscaping will require written authorization.
26. Please consider utilizing some other trees in the Perimeter Landscape Strip along Tamiami Trail so that they're not all deciduous trees. (A list of additional acceptable trees will be provided to the Landscape Architect.)
27. The following notation shall be clearly provided on the final landscape plans submitted for review: **"Alterations to landscaping and buffers require the prior written permission of Charlotte County."**
28. Indicate each segmental dimension of property and show the calculations of how it complies with the code. For instance, along Tamiami Trail from the NE property corner to the drive scales approximately 8 feet, the next segment begins at the west side of that drive to the NW property corner and measures about 276 feet. Those segments must comply with the requirements for Perimeter Landscape Strips and the numbers are always rounded up. So, the 8' segment would need one tree and 3 shrubs; the 276' segment would need 8 trees and 92 shrubs. Each segment must comply with the code whether buffering or perimeter landscaping is required.
29. The buffer segments can begin on Bowman Terrace at the SW property corner and it scales about 24' to the drive, the next segment begins at the south side of the drive to the south property corner and measures about 22'; and from there, measure eastward to the property corner about 184', then north about 55' to NE point of Lot 17. Each of these segments must meet the buffer requirements for a minimum width of 10 feet, Type D buffer with a 6' wall, according to the 41 Overlay Code.

30. Verify the square footage of the "parking area" which includes ingress and egress lanes, parking spaces, driveways, specialized vehicular use areas, walkways, and aisles.
31. A minimum of twenty percent (20%) of the parking area shall be used for planter islands and landscaping. Buffer areas may also be used to satisfy the requirements to the extent that those areas are located within 30 feet of the closest edge of a parking area. (The landscape plan indicates that 10% is required, please change to 20%.)
32. Provide square foot call-out for each landscape bed used toward minimum interior landscape calculations.
33. Every planter island must contain at least one tree and a minimum of 35% coverage with shrubs or groundcover, not including sod.
34. When the square footage is provided for the planter islands, also indicate the amount and percentage of shrubs and ground cover (excluding grass.)
35. Provide curbing on the landscape and civil plans wherever landscape abuts pavement. The plans don't show curbing at the planter islands adjacent to parking spaces for the delivery trucks, on the southern sides.
36. Graphically indicate the forty (40) foot sight triangles required at intersections of the drive with the pavement of the right of way. Include a note for maintenance of the area within site triangles (from a height of 2 - 6 feet) if planted.
37. The wall will have to be far enough back to be outside the visibility site triangle, if possible.
38. Verify that the storm-water area encroaches on the 10' wide "D" Type buffer on the southern boundary by no more than 50%.
39. All Brazilian pepper, melaleuca, Australian pine and downy rose myrtle must be removed from the site during development, according to **Section 3-5-397** of the landscaping code.
40. The applicant must supply a landscape plan that complies with **Chapter 3-5, Article XVIII, Landscaping and Buffer Requirements** and the **41 Overlay Code Requirements** of the County Code with the Final Site Plan Review Application.
41. Provide indication of how these items have been considered on both the landscape plans and in narrative form with the Final Site Plan Review Application.
42. Further review will be necessary at the time of Final Site Plan submittal.

43. All revisions made to the landscape plan should be clearly identified on the plans (by clouding the revision or other similar identification) in addition to written explanations and dated revision note in the title block.
44. The building design presented for this review does not meet the minimum requirements of Chapter 3-5; Article XXIV titled Commercial Design Standards. It is the recommendation of Zoning that the Commercial Design Ordinance be used as guidance for a base design with the final building design to include additional building enhancements that exceed the minimum requirements of Commercial Design.
45. Provide a dumpster screening design that complies with the requirements of Section 1-12-118 and Section 3-5-513(c).
46. Based on Section 3-9-52(e)(1)(B) Zoning recommends that the applicant work with staff to find a design that justifies the access from this site to Bowman Terrace.
47. At the time of Final Detail Plan application, supply the ordinance approving the PD rezoning. Supply a narrative addressing the conditions of approval of this document.

A Concept Plan approval is valid for 12 months calculated from the BCC approval date. If you wish to request a 12 month extension, you must make this request in written form a minimum of 30 days prior to the expiration date. Final Detail plan approval will not be granted until all conditions are met. No permits to build will be issued until final approval. If you have any questions regarding the review please call the listed reviewer.

Sincerely,



Shaun Cullinan
Charlotte County Zoning Director

cc: William Shirley
1180 Ponce De Leon Blvd. #801a
Clearwater, FL 33756

Application for Rezoning
Petition Number: Z -13-07-10

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

FROM: Venkat Vattikuti

DATE: August 08, 2013

REQUESTED ACTION:

APPLICANT: Flowbake North Port LLC, 1180 Ponce De Leon Blvd, Suite 801A, Clearwater, FL 33756

OWNER: Eric DeYoung, Charlotte State Bank & Trust, 1100 Tamiami Trail, Port Charlotte, FL 33948

GENERAL LOCATION: At the intersection of Cochran Blvd and Lake View Blvd.

ACCOUNT NUMBER: 40210235800 (4-8), 402111106001 in Section 02, Township 40 and Range 21, Parcel/Lot: 1-6, 17, Block: 2434, Subdivision: Port Charlotte, with a total approximate area of 2.04 +/- Acres.

1 **ANALYSIS:** From the transportation perspective, the review of the proposed re-
2 zoning request¹ of the subject property shows that the surrounding roadway
3 segments within the area of significance (mainly US Highway 41) which is currently
4 operating at acceptable levels of service would continue to operate at
5 acceptable levels of service to the year 2013/2014 (which is the estimated built-out
6 year). There wouldn't be any roadway concurrency failures with the proposed re-
7 zoning. No modifications would be required for the adopted FDOT Transportation
8 Improvement Program, 2035 Long range Transportation Plan and County's Capital
9 Improvements Program. Also, we agree with the traffic analysis provided by the
10 developer's traffic engineering consultant in regards to the driveway connection
11 to Bowman Terrace from traffic safety reasons, even though it is a local road which
12 prohibits the commercial driveway connection per the provisions set forth in the US
13 41 Overlay Code.

14
15 **RECOMMENDATION:** Approve the requested re-zoning.
16

¹ Requesting from the existing land use designation of Commercial General to Planned Development



August 5, 2013

VIA E-MAIL

Mr. Jie Shao, Planner III
Charlotte County Community Development
18500 Murdock Circle, B-208
Port Charlotte, Florida 33948-1094

Subject: Flowers - North Port, 573-583 Tamiami Trail, Charlotte County, Florida

Dear Mr. Shao,

This letter is submitted to address the proposed "Flowers - North Port" project, located at 573-583 Tamiami Trail, specifically in reference to access considerations as pertains to Section 3-9-52(e)(1)(B) of the County Code.

The subject project is proposed to consist of a 9,920 square foot building consisting of wholesale, retail, and office areas; with access connections proposed to Tamiami Trail (U.S. 41) and Bowman Terrace. Refer to Attachment "A" for the project narrative which provides a detailed description of the site and its intended operation.

Pursuant to the attached project narrative, all project traffic, except for semi tractor-trailers will access the site (inbound and outbound) via the proposed connection to Tamiami Trail; whereas one semi tractor-trailer per day is proposed to access the site (inbound) via the proposed connection to Tamiami Trail and outbound via the proposed connection to Bowman Terrace.

Pursuant to Section 3-9-52(e)(1)(B) of the County Code, "Businesses that face and are adjacent to U.S. 41 will be allowed to expand onto an adjoining rear lot(s) only if the rear lot(s) is designated with a commercial corridor or U.S. 41 overlay mixed use FLUM, CG, OMI, and PD are the preferred zoning districts. Subsequent to such expansion, residential roads located adjacent to the expanded business shall not be utilized for ingress to or egress from said business unless an overriding need can be demonstrated."

In this case, Bowman Terrace was identified by staff as a residential road located adjacent to the business. Since the project also abuts Tamiami Trail with an access connection proposed thereto, based on the referenced code section, access to Bowman Terrace is not allowed unless an "overriding need can be demonstrated", such as the creation of a traffic hazard associated with the preclusion of such access. Given the above, and in consideration that the only traffic anticipated to utilize the proposed connection to Bowman Terrace is one (outbound) semi tractor-trailer per day, the remainder of this letter will focus on the traffic circulation patterns for exiting semi tractor-trailers.

With an access connection to Bowman Terrace, the referenced outbound semi tractor-trailer would be able to exit the project site via a right-turn onto Bowman Terrace, followed by a right-turn onto Chamberlain Boulevard, to access a full median opening at Tamiami Trail which can be used by the semi tractor-trailer to make a left-turn onto Tamiami Trail allowing the vehicle to head back to the west.

In the absence of a connection to Bowman Terrace, the other potential options available for semi tractor-trailers to head back to the west would be as identified below as subsequently discussed.

- A. Make a right-turn from the site onto Tamiami Trail followed by a u-turn.
- B. Make a right-turn from the site onto Tamiami Trail, then use other roads to re-orient their direction of travel towards the west.

Mr. Jie Shao, Planner III
August 5, 2013
Page 2 of 2

OPTION A: RIGHT-TURN FOLLOWED BY U-TURN

The semi tractor-trailers anticipated for use at the site will have 53 foot trailers. Pursuant to "A Policy on Geometric Design of Highways and Streets" (American Association of State Highway and Transportation Officials, 6th edition, 2011), commonly referred to as the AASHTO "greenbook", the minimum turning radius for this vehicle is 44.8 feet, which requires a distance of 89.6 feet measured from the outside edge of the left-turn lane to the edge of pavement on the other side of the road (refer to Attachment "B"). For the adjacent section of Tamiami Trail, the distance available for a u-turn maneuver is only 70 feet, including the paved shoulder (for several miles east of the project site along Tamiami Trail); thus not providing adequate distance to complete the u-turn. Therefore, if a u-turn maneuver were attempted by a semi tractor-trailer exiting the project site destined to the west, westbound travel along Tamiami Trail would be blocked, and a safety hazard would be incurred for those vehicles traveling westbound, as an unexpected blockage could lead to rear-end crashes, or other evasive maneuvers.

In addition, if the u-turn maneuver were attempted in a manner to utilize a portion of the minor street at a given median opening, the semi tractor-trailer would need to encroach at least 20 feet into the minor street, which would not only incur the above-referenced safety hazard for those vehicles traveling westbound on Tamiami Trail, as the u-turn maneuver would not be able to be made efficiently (i.e., would not be a smooth continuous movement) and thus would take a period of time to compete, but also would incur a potential safety hazard to those vehicles on the minor street.

OPTION B: RIGHT-TURN FOLLOWED BY RE-ORIENTATION

For this option, a semi tractor-trailer would exit the site via a right-turn onto Tamiami Trail, then use other roads to re-orient their direction of travel towards the west. The first street that would be encountered to the east that is not a "residential street" is Toledo Blade Boulevard, at a distance of 1.3 miles from the project site; whereas the combination of non-residential streets (in addition to Toledo Blade Boulevard) that could be used to facilitate re-orientation to the west would result in a circuitous route. Thus, it is more likely that the several residential streets between the project site and Toledo Blade Boulevard would instead be used to facilitate re-orientation to the west, resulting in residential impacts (neighborhood intrusion) at a higher degree than would otherwise result from the proposed connection to Bowman Terrace (based on the distance of travel required along those residential streets).

In summary, the "Flowers - North Port" project is proposing a connection to Bowman Terrace, which is not in strict conformance with Section 3-9-52(e)(1)(B) of the County Code; however, not allowing that connection would have adverse impacts in regard to the creation of traffic safety hazards and a higher degree of residential impacts than would otherwise result from the proposed connection to Bowman Terrace.

Please feel free to contact me if you should have any questions regarding the material discussed herein.

Sincerely,
RAYSOR Transportation Consulting, LLC.



Michael D. Raysor, P.E., PTOE
President

Attachments: A - Project Narrative
B - Excerpt from AASHTO Greenbook

ATTACHMENT A

FLOWERS – NORTH PORT

DETAILED NARRATIVE

1.0 GENERAL PROJECT DESCRIPTION

The proposed “Flowers – North Port” project is located at 573 – 583 Tamiami Trail (US#41) in Charlotte County, Florida. The scope of this project consists of the construction of a 9,920-SF building consisting of 6,720-SF of wholesale area, 1,500-SF of specialty retail, and 1,700-SF of administrative office with associative parking/paving (34,271-SF) on a 88,817-SF (2.04-acre) site.

2.0 PARKING DESCRIPTION

The proposed Flowers – North Port project will incorporate twenty seven (27) general parking spaces that will be located north, west and east of the front portion of the building where the general retail and administrative offices are located. Of the twenty seven spaces, two (2) will be handicap stalls that are adjacent to an accessible aisle that will be connected to the front main entrance. All FBC Chapter 11 codes will be met with regarding HC parking, signage, and accessibility.

Also, a 5-space bike rack with a concrete pad will be installed northeast of the main building entrance with an accessible route to the building entrance.

3.0 TRAFFIC FLOW

A. Semi-Tractor Trailer

At 8:00 am, a semi tractor-trailer (WB-55) will enter the Flowers site by making a right-turn into the site from Tamiami Trail (US#41) and drive to the truck dock at the south end of the building to unload bakery product. The semi-driver will park and unhook the fifty three foot (53’) foot trailer to be left for pick up the next morning.

The semi-driver will then hook the semi-tractor up to an empty fifty three foot (53’) trailer that was deposited the day before. He will exit the site by driving south to the emergency access gate adjacent to Bowman Terrace. He will unlock the gate and exit the site via a right turn onto Bowman Terrace. Once clear of the gate, the driver will lock the gate and then continue westward toward Chamberlain Boulevard. At Chamberlain Boulevard the semi-driver will turn right and then enter Tamiami Trail.

B. Box Trucks and Miscellaneous Bulk Customers

At 9:00 am general bulk retail customers will arrive at Flowers with <30 FT box trucks and regular duty pick-up trucks. Bulk Retail customers will load from the rear building area along the overhead door positions located along the east and west sides of the retail warehouse from 9:00am until 12:00 pm.

Note! All bulk retail customers that load product from the rear warehouse portion of the building will enter and exit the site from Tamiami Trail (US Hwy#41).

C. General Retail Customers

From 8:00 am to 5:00 pm general retail customers will arrive at the site and park within the twenty seven (27) regular duty parking stalls available for customers and employees.

Note! All general retail customers and employees that arrive at the Flowers site will enter and exit the site from Tamiami Trail (US Hwy#41).

ATTACHMENT A

4.0 UTILITIES

Potable Water (Charlotte County Provider)

The water design proposes a 1-inch commercial meter to supply projected flows around 1,400 GPD or a peak hourly flow of 7 gpm. There is an existing 16" watermain approximately five feet north of the northern boundary within the Tamiami Trail (US Hwy#41) southern R/W.

(See attached atlas) A (16"x1")tapping saddle is proposed with a 1"meter and 1"B.F.P.D. to meet potable needs.

Fire Protection

The proposed building will not be fire sprinkled. There is an existing 6" fire hydrant assembly (F.H.A.) located adjacent to the northwest property corner within the Tamiami Trail (US Hwy#41) southern R/W. The 6" F.H.A. is located approximately 184 feet from the northwest corner of the proposed building.

Irrigation

The proposed irrigation will be by an onsite 4"well with a 3 HP pump located within a landscaped area between the truck dock loading area and the proposed dumpster location south of the proposed building.

Sanitary Sewer

There is currently no availability for a sanitary sewer service tie in with Charlotte County Utilities at this time. A septic tank, pump tank (if required), and a septic field will be installed within the northwest corner of the site. The system will be designed, installed, and permitted by an approved septic contractor per Charlotte County Health Department.

5.0 SOLID WASTE

The proposed project will incorporate a double dumpster located within the rear of the property south of the truck dock area. The (10'x20') concrete dumpster pad will be enclosed by a six foot high enclosure.

Note! The dumpster has been positioned so that large type solid waste haulers can enter, pick up the trash dumpsters (head on), back up and turn around heading north exiting the site from Tamiami Trail (US Hwy#41). (See attached truck templates)

6.0 PERIMETER WALLS / FENCING / GATES

- The proposed project will incorporate a six foot tall wall along the entire LOT 17 adjacent to the Multifamily dwelling located on LOT 18 to provide a buffer for visual, light and noise from the subject property.
- A manual roll gate will be installed along with a low wall along the south end of LOT 17. This roll gate will be locked during the day and only unlocked during the right-out exit of the semi tractor- trailer once during the morning hours.
- All retention areas will be incorporate 6 foot high chain link fencing for pedestrian protection for the proposed (2.5:1) pond side slopes.

7.0 LANDSCAPING & IRRIGATION

All proposed landscape and irrigation to conform to Charlotte County Land Development regulations and codes.

ATTACHMENT A

8.0 STORMWATER MANAGEMENT SYSTEM

The total impacted net drainage basin area for the proposed project is 88,817-SF (2.04-acres). Upon completion of the proposed project, the construction will result in an increase of impervious surface area by 44,191-SF (9,920-SF building / +34,271-SF paving). **NOTE! The onsite stormwater management system has been designed to accommodate the maximum permitted impervious surface ratio (50%) for the 2.04-acre site that is zoned "CG".** The stormwater management system will be constructed to treat and attenuate the proposed impact. The method of stormwater treatment will be by dry retention with natural percolation.

Water quality treatment and attenuation will be accomplished via two dry retention ponds located within the southeast and southwest corners of the property. The two retention ponds are hydraulically connected via a (14"x23")ERCP. and will be modeled as one node for the "Ponds" drainage program. The proposed stormwater management system will be comprised of two sub-basins.

Basin#1 Post (45,920-SF) includes: the west half of the proposed building; the western truck docks; all parking/drive aisles west of the centerline of the building, and miscellaneous green areas. Runoff from the proposed building roof will be directed via roof grades to a gutter along the western edge of roof and to a series of 8"downpout pipes. These downspouts will route stormwater down to the surface grades and out into the drive aisles for stormwater collection. Runoff from the western portion of the northern drive aisle and northwest parking will be directed toward the outside edge of the drive aisle where the flowline is located. The drive aisle flowline is graded to direct water westward and then southward to the terminus of the drive aisle within the truck turn-out area. A grate inlet is located within the curbline of the terminus area. The inlet is connected into the proposed (14"x23")RCP equalizer pipe that flows westerly into Retention Pond#1 and Retention Pond#2 for treatment and attenuation.

Basin#2 Post (42,887-SF) includes: the east half of the proposed building; the eastern truck docks; the southern truck dock; all parking/drive aisles west of the centerline of the building, and miscellaneous green areas. Runoff from the proposed building roof will be directed via roof grades to a gutter along the western edge of roof and to a series of 8"downpout pipes. These downspouts will route stormwater down to the surface grades and out into the drive aisles for stormwater collection. Runoff from the eastern portion of the northern drive aisle and northeast parking will be directed toward the outside edge of the drive aisle where the flowline is located. The drive aisle flowline is graded to direct water eastward and then southward along the eastern drive aisle curbline to a point southeast of the southeast corner of the building. A grate inlet is located within the curbline of the terminus area. The inlet is connected into the proposed (14"x23")RCP equalizer pipe that flows into Retention Pond#1 and Retention Pond#2 for treatment and attenuation.

The interconnected onsite retention ponds are 2.25 feet deep with (2:5:1) side slopes. A 6'high chain link fence will be installed around the ponds for pedestrian protection. Retention pond overflow will discharge through a weir/skimmer outfall control structure located in Retention Pond#2 and into an 18"RCP culvert that will discharge out within the sidebank of the Crestwood Waterway.



MEMORANDUM

Date: August 20, 2013

To: Jie Shao, Planner III

From: Jamie Scudera, Environmental Specialist

Subject: Z-13-07-10
Flowers Bakery
573, 575, 577, 579, 581/583 Tamiami Trail & 692 Bowman Terrace

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 the current zoning designation (Commercial General (CG)) and the current FLUM designation (Commercial), to Planned Development (PD).
- An environmental assessment report was provided by Armstrong Environmental Services, Inc. dated June 28, 2013. The habitat on site consists primarily of Live Oak hammock. Per the environmental report, a total of eight Gopher Tortoise burrows were observed on site.
- The environmental assessment provided is only valid for one year. If a clearing/building permit has not been issued prior to the one year time frame, an updated listed species assessment will be required. Verification of successful Gopher Tortoise relocation must be provided to staff prior to the issuance of any county permits and land clearing activities.

If this petition is approved, the following conditions will be reviewed for compliance prior to the issuance of any county permits or land improvement activities.

- All applicable county, state and federal authorization/permits, and mitigation (if necessary) will be required.

COMMUNITY DEVELOPMENT DEPARTMENT

Zoning Division

18500 Murdock Circle | Port Charlotte, FL 33948

Phone: 941.743.1290 | Fax: 941.743.1598

- If this proposal moves forward, it will be reviewed for compliance with:

Chapter 3-2:

Article IX. *TREE REQUIREMENTS**

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

Chapter 3-5:

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

- The project must comply with the Charlotte County Smart Charlotte 2050 Comprehensive Plan with particular attention paid to the *NATURAL RESOURCES (ENV) & COASTAL PLANNING (CST) – GOALS, OBJECTIVES AND POLICIES* sections.

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

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

JS

P:\ANIMAL\Planamen_Rezonings\2013\Z-13-07-10(FlowersBakery).doc

COMMUNITY DEVELOPMENT DEPARTMENT

Planning and Zoning Division
18500 Murdock Circle | Port Charlotte, FL 33948
Phone: 941.743.1242 | Fax: 941.743.1292



CHARLOTTE COUNTY
 COMMUNITY DEVELOPMENT DEPARTMENT

APPLICATION for
 PLANNED DEVELOPMENT REZONING

Date Received: 7/9/2013 @ 4:00PM	Time Received: 4:00PM
Date of Log-in: July 18, 2013	Petition #: 2-13-07-10 Accela #: RZ-13-00006
Receipt #: 117646	Amount Paid: \$4,540.00

1. PARTIES TO THE APPLICATION

Name of Applicant: William Shirley, Mgr. Flowbake North Port, L.L.C.

Mailing Address: 1180 Ponce De Leon Blvd. #801A

City: Clearwater

State: FL

Zip Code: 33756

Phone Number: (727) 584-6405

Fax Number: (727) 581-9295

Email Address: bradshirley@gmail.com

Name of Agent: Timothy J. Healey P.E. Frontier Engineering, Inc.

Mailing Address: P.O. Box 4750

City: Tampa

State: FL

Zip Code: 33677

Phone Number: (813) 251-0169

Fax Number: (813) 251-0169

Email Address: frontierengineering@yahoo.com

Name of Engineer/Surveyor: Timothy J. Healey P.E. Frontier Engineering, Inc.

Mailing Address: P.O. Box 4750

City: Tampa

State: FL

Zip Code: 33677

Phone Number: (813) 251-0169

Fax Number: (813) 251-0169

Email Address: frontierengineering@yahoo.com

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

Eric DeYoung, VP of Lending Charlotte State Bank & Trust

Mailing Address: 1100 Tamiami Trail

City: Port Charlotte

State: FL

Zip Code: 33953

Phone Number: (941) 205-2771 EX111

Fax Number: (941) 639-2207

Email Address: edeyoung@csbtfl.com

2. PROPERTY INFORMATION

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

Property Account #: 40210235800(4-8), 402111106001		
Section: 02	Township: 40	Range: 21
Parcel/Lot #: 1-6, 17	Block #: 2434	Subdivision: Port Charlotte
Total acreage or square feet of the property: 2.04		

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:

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

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

7. EXISTING LAND USE DESIGNATIONS

Future Land Use Map (FLUM) designation(s)	Acreage
Commercial	2.04

Zoning District(s)	Acreage
Commercial General	2.04

8. APPLICANT'S PROPOSED CHANGE(S):

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 establish a wholesale business on subject site.

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

11. SURROUNDING LAND USES:

North: Commercial

South: Medium Density Residential

East: Murdock Village Mixed Use, Medium Density Residential

West: Commercial

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):

Tamiami Trail (U.S. 41)

- ii. *Traffic Impact Analysis*: This study must be authored by a registered professional engineer in the State of Florida. Provide a study showing the impacts development of the subject site would have on the surrounding roadway network. Where traffic impacts reduce LOS below 'D' provide a proportionate fair share assessment for impacted roadways.
 - *Hurricane Evacuation Study*: For any property that is even partially located in a Coastal High Hazard Area, or which generates trips wherein the majority of those trips would utilize a roadway that runs through a Coastal High Hazard Area, a *Hurricane Evacuation Study*

PD Rezoning Narrative
w/ Exhibits

&

Detailed Project Narrative

FLOWERS – NORTH PORT

PD REZONING NARRATIVE

- A. Whether the proposed change would be contrary to the Comprehensive Plan
- ***The 2.04-AC property is located within the Future Land Use Map Designation “Commercial”. The Flowers – North Port project involves the construction of a Flowers Bakery with 3,200-SF of standard retail and administrative offices with bulk retail out the rear warehouse portion of the building (6,720-SF). The Flowers Bakery retails “day old” bread and miscellaneous bakery products. The comprehensive plan for the immediate area focuses on the commercial use and this project has a mixture of C-1 & C-2 uses that would seem to adhere to the comprehensive planning goals of Charlotte County.***
 - ***Note! It is important that the product “point of sale” occurs at the Flowers Bakery site. Flowers does not own or operate trucks that distribute and sale product to stores and end users offsite. Customers come in to the retail store and either by product in light or bulk quantities. If they buy in bulk than they will load the product into their vehicles via the rear portion of the building.***
- B. The existing land use pattern in adjacent areas
- The landuse pattern within the adjacent areas contains a mixture of different uses. At present the majority of the surrounding properties immediately north, south, east, and west are vacant but there are some existing developments along Tamiami Trail (US Hwy#41) within the area. (Attached are the Charlotte County Zoning and Future Land Use Maps and a Google Map)
 - 100 FT to the west at the southeast corner of Tamiami Trial and Chamberlain Blvd. is a approximate 5,000-SF commercial center with offices.
 - Within a ¼ mile to the west along Tamiami Trail (US Hwy#41) there is located the following businesses
 - 1) A general commercial strip mall
 - 2) Superior Pools of Florida (Sales / Service)
 - 3) Landscape / Nursery store
 - 4) Jeff’s Auto Sales and Service
 - 5) Health Club
 - 6) Doctors Office
 - 7) Mini Storage
 - Across US#41 and just east of the Crestwood Waterway is a carpet retail store.
 - Note! The Jeff’s Auto Sales and Service mentioned above is located on a assemblage of parcels has a “C1 Zoning” which is the zoning that would have been sufficient to allow for the Flowers – North Port use and operations.

Thus we believe that due to factors such as limited hours of operation, low traffic counts, and low impervious surface area the Flowers project would blend in well with the surrounding commercial land use patterns and mixed zoning along Tamiami Trail (US Hwy#41).

- C. The population density pattern and possible increased load on public facilities such as schools, utilities, and streets.
- ***The population density pattern will not be altered by this proposed use. The proposed project has a very low 11% GFA ratio and is providing 27 parking spaces which is average for a commercial development of this size.***
 - ***The load on public utilities will be minor. The proposed building operations should only require a 1-meter for potable water supply and the proposed building will not be fire sprinkled. Landscape irrigation will be by offline well located within the rear of the property. Sanitary sewer service will be accomplished by an offline septic tank and drainfield.***
 - ***School facilities will not be impacted by this project.***
 - ***The project has been designed so that all daily traffic excluding 1 trip (exit) will enter and exit the site via the proposed (right-in / right-out) driveway entrance off of Tamiami Trail (US#41). Currently the Level of Service for Tamiami Trail is a Level of Service "D"; however, this project is a low trip generation center and may not require any extra entrance improvements along the US Hwy#41 roadway.***
- D. Whether changed conditions make the passage of the proposed amendment appropriate
- ***The conditions of the proposed PD with respect to interior traffic flow and buffering will make the proposed amendment appropriate. Note! All retail operations including all loading of retail product will occur within Lots 1-4 of the property along Tamiami Trail which will provide ample buffering from the surrounding uses.***

South

The Flowers building and operations will be buffered from the vacant "RMF-10" zoned Lots 15-18, Block 2435 located south of Bowman Terrace by "CG" zoned Lots 15 & 16 and Lot 17 of the subject property. Lot 17 will only be used by one single semi-tractor trailer truck to drop off a full trailer and pick up an empty trailer and exit onto Bowman Terrace once a day. (See detailed narrative).

Also, a low wall with fencing and an emergency gate will be installed along the exit onto Bowman

Southwest

The Flowers operations will be buffered from existing duplex "RMF" zoned Lot 18, Block 2434 by a six foot high block wall along the Lot 17 / Lot 18 shared property line. Also, the southeastern stormwater management pond cell is located along the proposed wall within the subject property. The pond area averages around thirty five (35') of green space between the wall and the interior drive aisle. Also, the area will be landscaped in accordance to Charlotte County codes.

West

The Flowers operations will be buffered from the vacant "CG" zoned Lots 1-3, Block 1187 located east of the site by the Crestwood Waterway. The width of Crestwood Waterway Right-of-Way is approximately 100 feet. Also, a 7.5' wide landscaped strip will be located along the east property line that will be landscaped in accordance to Charlotte County codes.

North

Operations will be buffered from the vacant "CG" zoned Lots 1-6, Block 1180 located north of the site by Tamiami Trail (US Hwy#41). The R/W width of Tamiami Trail is approximately 200 feet. Also, a 10'-15' wide landscaped strip will be located along the north property line that will be landscaped in accordance to Charlotte County codes.

West

Operations will be buffered from the vacant “CG” zoned Lots 7, Block 1180 located west of the site by the onsite retention pond and septic field that is located on Lots 5 & 6 of the subject property. There is approximately 100ft of green area including the retention area and septic field that buffers Lot 7 to the west.

Building Design

*Additionally the building will be designed to reflect a contemporary retail building that is aesthetically pleasing to customers and surrounding neighbors alike.
(See attached pictures)*

- E. Whether the proposed change will adversely influence living conditions or property values in adjacent areas.
- *The proposed change should positively affect the living conditions and property values around the area. The Flowers project will provide the surrounding community with a retail center that offers a wide variety of bakery products at an affordable price.*
 - *Additionally, the Flowers retail business operates from Monday-Friday (8:00am to 5:00pm) with most of all loading operations completed by noon.*
- F. Whether the proposed change will affect public safety.
- *The proposed project should have a positive affect on public safety by developing a vacant lot that in its existing state may encourage unwanted inhabitants to dwell.*
- G. Whether the proposed change will reduce light and air to adjacent areas
- *The positioning proposed project building will be located within Lots 2 & Lot 3 of the total 2.04-acre parcel. Thus, the building will have substantial light and air buffers from all of the surrounding lots by a combination of distance, landscaped green areas, retention ponds and some perimeter walls.*
 - *Also, the proposed building height will be only 20 feet high and equipped with minimal wall lighting (wall-packs) placed intermittently around the building with downward light position and sconces.*
- H. Whether there are substantial reasons why the property cannot be used in accordance with existing zoning.
- *The rear retail operations portion of the building which is the majority of the building square footage have been considered as meeting the definition of “wholesale or warehouse” use and is not permitted within the “CG” zoning.*

FLOWERS – NORTH PORT

DETAILED NARRATIVE

1.0 GENERAL PROJECT DESCRIPTION

The proposed “Flowers – North Port” project is located at 573 – 583 Tamiami Trail (US#41) in Charlotte County, Florida. The scope of this project consists of the construction of a 9,920-SF building consisting of 6,720-SF of wholesale area, 1,500-SF of specialty retail, and 1,700-SF of administrative office with associative parking/paving (34,271-SF) on a 88,817-SF (2.04-acre) site.

2.0 PARKING DESCRIPTION

The proposed Flowers – North Port project will incorporate twenty seven (27) general parking spaces that will be located north, west and east of the front portion of the building where the general retail and administrative offices are located. Of the twenty seven spaces, two (2) will be handicap stalls that are adjacent to an accessible aisle that will be connected to the front main entrance. All FBC Chapter 11 codes will be met with regarding HC parking, signage, and accessibility.

Also, a 5-space bike rack with a concrete pad will be installed northeast of the main building entrance with an accessible route to the building entrance.

3.0 TRAFFIC FLOW

A. Semi-Tractor Trailer

At 7:00 am, a semi tractor-trailer (WB-55) will enter the Flowers site by making a right-turn into the site from Tamiami Trail (US#41) and drive to the truck dock at the south end of the building to unload bakery product. The semi-driver will park and unhook the fifty three foot (53’) foot trailer to be left for pick up the next morning.

The semi-driver will than hook the semi-tractor up to an empty fifty three foot (53’) trailer that was deposited the day before. He will exit the site by driving south to the emergency access gate adjacent to Bowman Terrace. He will unlock the gate and exit the site via a right turn onto Bowman Terrace. Once clear of the gate, the driver will lock the gate and then continue westward toward Chamberlain Boulevard. At Chamberlain Boulevard the semi-driver will turn right and then enter Tamiami Trail.

B. Box Trucks and Miscellaneous Bulk Customers

At 7:00 am general bulk retail customers will arrive at Flowers with <30 FT box trucks and regular duty pick-up trucks. Bulk Retail customers will load from the rear building area along the overhead door positions located along the east and west sides of the retail warehouse from 7:00am until 12:00 pm.

Note! All bulk retail customers that load product from the rear warehouse portion of the building will enter and exit the site from Tamiami Trail (US Hwy#41).

C. General Retail Customers

From 8:00 am to 5:00 pm general retail customers will arrive at the site and park within the twenty seven (27) regular duty parking stalls available for customers and employees.

Note! All general retail customers and employees that arrive at the Flowers site will enter and exit the site from Tamiami Trail (US Hwy#41).

4.0 UTILITIES

Potable Water (Charlotte County Provider)

The water design proposes a 1-inch commercial meter to supply projected flows around 1,400 GPD or a peak hourly flow of 7 gpm. There is an existing 16" watermain approximately five feet north of the northern boundary within the Tamiami Trail (US Hwy#41) southern R/W.

(See attached atlas) A (16"x1") tapping saddle is proposed with a 1" meter and 1" B.F.P.D. to meet potable needs.

Fire Protection

The proposed building will not be fire sprinkled. There is an existing 6" fire hydrant assembly (F.H.A.) located adjacent to the northwest property corner within the Tamiami Trail (US Hwy#41) southern R/W. The 6" F.H.A. is located approximately 184 feet from the northwest corner of the proposed building.

Irrigation

The proposed irrigation will be by an onsite 4" well with a 3 HP pump located within a landscaped area between the truck dock loading area and the proposed dumpster location south of the proposed building.

Sanitary Sewer

There is currently no availability for a sanitary sewer service tie in with Charlotte County Utilities at this time. A septic tank, pump tank (if required), and a septic field will be installed within the northwest corner of the site. The system will be designed, installed, and permitted by an approved septic contractor per Charlotte County Health Department.

5.0 SOLID WASTE

The proposed project will incorporate a double dumpster located within the rear of the property south of the truck dock area. The (10'x20') concrete dumpster pad will be enclosed by a six foot high enclosure.

Note! The dumpster has been positioned so that large type solid waste haulers can enter, pick up the trash dumpsters (head on), back up and turn around heading north exiting the site from Tamiami Trail (US Hwy#41). (See attached truck templates)

6.0 PERIMETER WALLS / FENCING / GATES

- The proposed project will incorporate a six foot tall wall along the entire LOT 17 adjacent to the Multifamily dwelling located on LOT 18 to provide a buffer for visual, light and noise from the subject property.
- A manual roll gate will be installed along with a low wall along the south end of LOT 17. This roll gate will be locked during the day and only unlocked during the right-out exit of the semi tractor- trailer once during the morning hours.
- All retention areas will be incorporate 6 foot high chain link fencing for pedestrian protection for the proposed (2.5:1) pond side slopes.

7.0 LANDSCAPING & IRRIGATION

All proposed landscape and irrigation to conform to Charlotte County Land Development regulations and codes.

8.0 STORMWATER MANAGEMENT SYSTEM

The total impacted net drainage basin area for the proposed project is 88,817-SF (2.04-acres). Upon completion of the proposed project, the construction will result in an increase of impervious surface area by 44,191-SF (9,920-SF building / +34,271-SF paving). **NOTE! The onsite stormwater management system has been designed to accommodate the maximum permitted impervious surface ratio (50%) for the 2.04-acre site that is zoned "CG".** The stormwater management system will be constructed to treat and attenuate the proposed impact. The method of stormwater treatment will be by dry retention with natural percolation.

Water quality treatment and attenuation will be accomplished via two dry retention ponds located within the southeast and southwest corners of the property. The two retention ponds are hydraulically connected via a (14"x23")ERCP. and will be modeled as one node for the "Ponds" drainage program. The proposed stormwater management system will be comprised of two sub-basins.

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Basin#2 Post (42,887-SF) includes: the east half of the proposed building; the eastern truck docks; the southern truck dock; all parking/drive aisles west of the centerline of the building, and miscellaneous green areas. Runoff from the proposed building roof will be directed via roof grades to a gutter along the western edge of roof and to a series of 8"downpout pipes. These downspouts will route stormwater down to the surface grades and out into the drive aisles for stormwater collection. Runoff from the eastern portion of the northern drive aisle and northeast parking will be directed toward the outside edge of the drive aisle where the flowline is located. The drive aisle flowline is graded to direct water eastward and then southward along the eastern drive aisle curbline to a point southeast of the southeast corner of the building. A grate inlet is located within the curbline of the terminus area. The inlet is connected into the proposed (14"x23")RCP equalizer pipe that flows into Retention Pond#1 and Retention Pond#2 for treatment and attenuation.

The interconnected onsite retention ponds are 2.25 feet deep with (2:5:1) side slopes. A 6'high chain link fence will be installed around the ponds for pedestrian protection. Retention pond overflow will discharge through a weir/skimmer outfall control structure located in Retention Pond#2 and into an 18"RCP culvert that will discharge out within the sidebank of the Crestwood Waterway.

Estimated Potable Water and Sewer Usage Report

SEWER CALCULATIONS

CHAPTER 64E-6.008, V.10, PG 999

1. WAREHOUSE/STORAGE

DEMAND = 15 GPD/EMPLOYEE @ 8HR SHIFT
= 3 EMP x 15 GPD = 45 GPD

2. LOADING BAY (AM LOADING ONLY)

DEMAND = 50 GPD/LOADING BAY
= 18 LOADING BAY x 50 GPD = 900 GPD

3. RETAIL

DEMAND = 10 GPD/(100SF RETAIL)
= 10 GPD x (1,500GFA RETAIL/100SF) = 150 GPD

TOTAL AVERAGE DAILY DEMAND: = 1,095 GPD

MAX. DAILY FLOW = (1,095 GPD x 1.5) = 1,643 GPD

PEAK HOURLY FLOW = (1,095 GPD/8HR/60MIN) x 3.0 = 7 GPM
(WATER) AVERAGE DAILY DEMAND: = 1,095 GPD/0.8 = 1,369 GPD

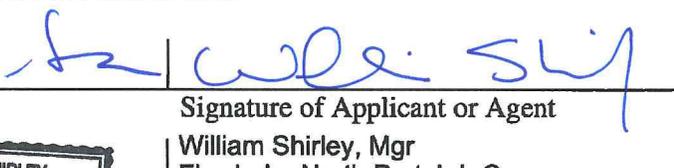
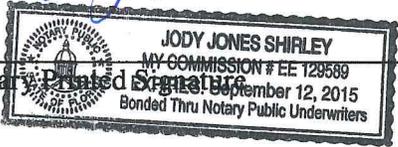
AFFIDAVIT

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

STATE OF Florida, COUNTY OF Charlotte

The foregoing instrument was acknowledged before me this 8th day of July, 2013, by
who is personally known to me or has/have produced

as identification and who did/did not take an oath.

	
Notary Public Signature	Signature of Applicant or Agent
	William Shirley, Mgr Flowbake North Port, L.L.C.
Notary Printed Signature	Printed Signature of Applicant or Agent
	1180 Ponce De Leon #801A
Title	Address
	Clearwater, FL 33756
Commission Code	City, State, Zip
	(727) 584-6405
	Telephone Number

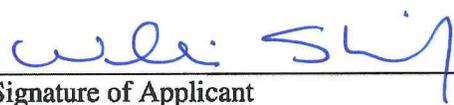
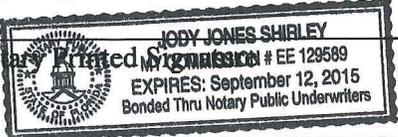
Community Development Department
Comprehensive Planning Section
Room 205
18500 Murdock Circle
Port Charlotte, FL, 33948

FORM B. APPLICANT AUTHORIZATION TO AGENT

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

STATE OF FL, COUNTY OF Charlotte

The foregoing instrument was acknowledged before me this 8th day of July, 2013, by
who is personally known to me or has/have produced
as identification and who did/did not take an oath.

 Notary Public Signature	 Signature of Applicant
 Notary Public Signature	William Shirley, Mgr. Flowbake North Port, L.L.C. Printed Signature of Applicant
Title	1180 Ponce De Leon Address
Commission Code	Clearwater, FL, 33756 City, State, Zip
	(727) 584-6405 Telephone Number

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

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 William Shirley, Mgr Flowbake North Port, L.L.C. to be the applicant for this REZONING.

STATE OF FL, COUNTY OF Charlotte

The foregoing instrument was acknowledged before me this 8 day of July, 2013, by

who is personally known to me or has/have produced

as identification and who did/did not take an oath.

<u>Faith L. Schreiber</u> Notary Public Signature	<u>[Signature]</u> Signature of Owner
<u>Faith L. Schreiber</u> Notary Printed Signature	<u>Eric DeYoung, VR of Lending</u> Printed Signature of Owner
<u>Personal Banker</u> Title	<u>1100 Tamiami Trl.</u> Address
<u>EE 869615</u> Commission Code	<u>Port Charlotte, FL 33953</u> City, State, Zip
	<u>(941) 205-2771 Ex 111</u> Telephone Number

