

Application No.
Z-16-05-08-TDU
(Unified Amendment)

Applicant
JPC Burnt Store Preserve, LLC /
Residential Planned Development

Quasi-Judicial

Commission District II



Community Development

CHARLOTTE COUNTY

Location Map for Z-16-05-08-TDU



05/42/23 South County

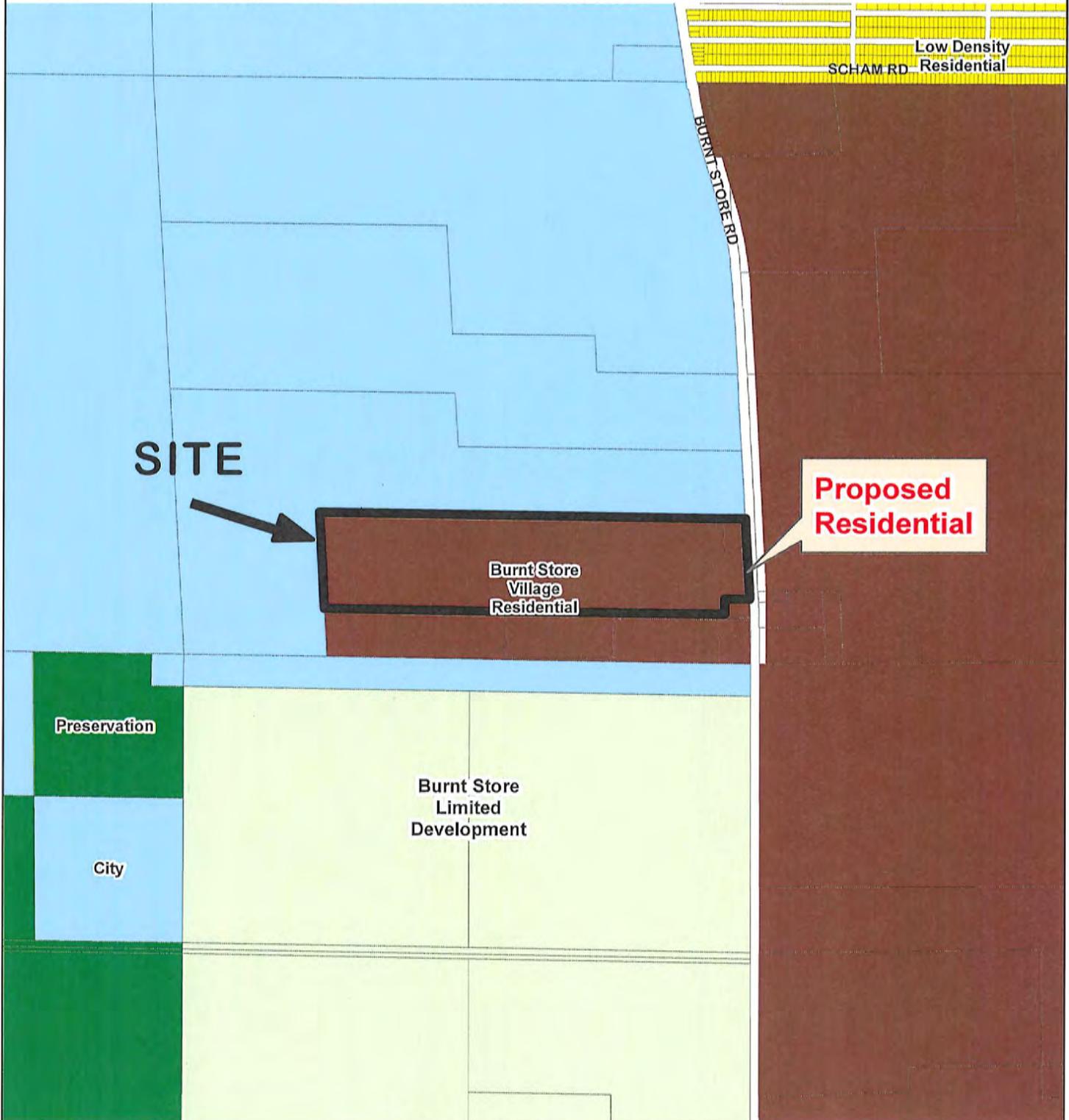


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CHARLOTTE COUNTY

Existing FLU Map for Z-16-05-08-TDU



Proposed Residential

05/42/23 South County



(NOT TO SCALE)

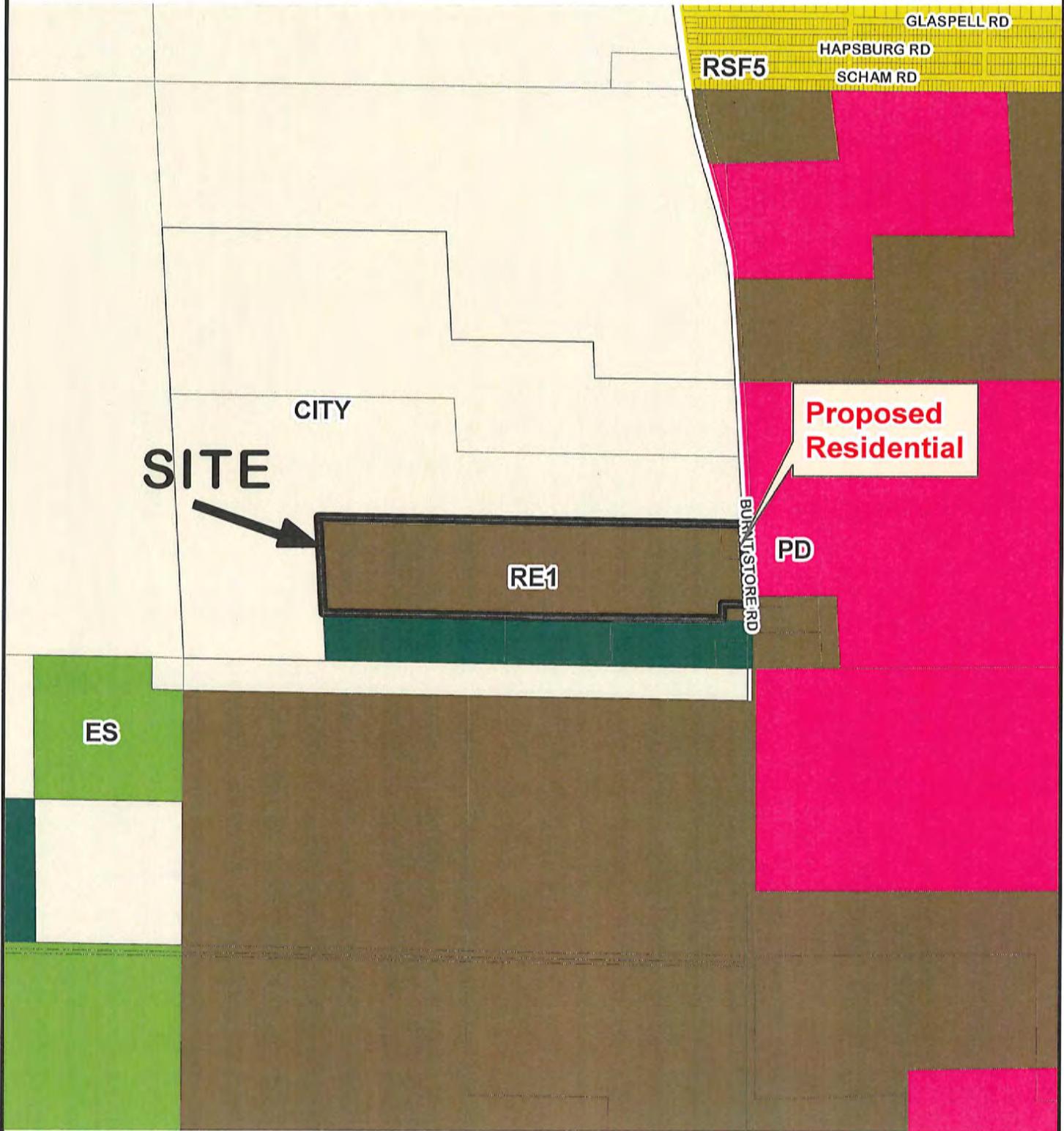
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Community Development

CHARLOTTE COUNTY

Existing Zoning Map for Z-16-05-08-TDU



05/42/23 South County



(NOT TO SCALE)

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Community Development Department Staff Report for Z-16-05-08-TDU

DATE: July 1, 2016

TO: Honorable Board of County Commissioners
Planning and Zoning Board

FROM: Jie Shao, Planner, Principal

REQUESTED ACTION(S): A privately initiated request to amend the Charlotte County Zoning Atlas from Residential Estate 1 (RE-1) to Planned Development (PD)

PART I

Applicant(s): JPC Burnt Store Preserve, LLC
2000 Webber Street
Sarasota, FL 34239

Owner(s): Same as Applicant

General Location and Acreage: The subject property is located at 12421 Burnt Store Road, in the Punta Gorda area. The site contains a total of 80.53 acres more or less.

Account Number(s): 422305400001

Staff Recommendation:

“Approve adoption of Petition No. Z-16-05-08-TDU with conditions “a” through “r” based on the findings and analysis in the Comprehensive Planning Division staff report dated July 1, 2016 and any evidence presented at the public hearing on the application.”

The Planning and Zoning Board proposed recommendations:

“Motion to forward application No. Z-16-05-08-TDU to the Board of County Commissioners with a recommendation of Approval with conditions “a” through “r”/Denial, based on the findings and analysis in the staff report dated July 1, 2016 and the evidence presented at the public hearing.”

Analysis:

The petitioner, JPC Burnt Store Preserve, LLC, is requesting a rezoning from Residential Estate (RE-1) to Planned Development (PD). The subject property is currently vacant and contains a total

of 80.53 acres. It is designated as Burnt Store Village Residential (BSVR) on the County's 2030 Future Land Use Map. The purpose of this petition is to amend the zoning designation from a low density single-family use (one unit per ten acres) to a higher density residential use that allows for a mixed residential development including single-family units (137) and duplex units (41). The average density for the project would be approximately 2.72 units per acre.

The subject property is within the geographic boundary of the Burnt Store Area Plan (Plan); the Plan serves to coordinate future improvements to transportation, utilities, environmental linkages, and water management in response to the increasing growth pressures within the area. State-owned properties are immediately adjacent to the north and west of the subject site and are located within the City of Punta Gorda boundary. The property located directly to the south contains mobile homes; this area is currently designated as Burnt Store Village Residential (BSVR) with an Agriculture zoning district. Further to south, properties are owned by the State, TIITF, and are also within the City of Punta Gorda area. Across Burnt Store Road, to the east, there are vacant lands designated for a 999-unit mixed-use single-family and multi-family subdivision (DRC-PD-07-02pp); the Future Land Use Map designation for the properties is BSVR and it was rezoned to PD in 2007.

Consistency of Policies in the County's Comprehensive Plan:

The subject site is located within the boundary of the Burnt Store Area Plan and is currently vacant. The subject property is designated as Burnt Store Village Residential. The intent of this land use category is *to provide for a mix of residential unit types and housing options including multi-family and single-family units* for properties that are currently vacant and which will transition into development of residential and commercial areas. The proposed mixture of residential development types is consistent with this designation. The proposed mixed residential development will provide:

- approximately 29.956% of the total site area as open space (23.79 acres);
- 20.94 acres of lakes;
- a 25-foot PD setback along the property boundary; and
- a 5-foot sidewalk along the interior roads of the development.

With a base density of 8 units, the proposed change will require a total of 211 units of density to be transferred onto the subject property. The designated Burnt Store Village Residential land use category allows the subject property to receive a transfer of density units and develop up to five units per acre.

The applicant contacted the State Division of Historic Resources. A letter, dated June 21, 2016, is included in the application, stating that the Florida Master Site File lists four archeological sites, one standing structure and one resource group found at the subject parcel area. While many of our records document historically significant resources, the documentation of a resource on the Florida Master Site File does not necessarily mean the resource is historically significant; Federal, state and local laws require formal environmental review for most projects. This research does not constitute such a review. If a project falls under these laws, the applicant will need to contact the Compliance and Review Section of Division of Historical Resources at 850-245-6333. The proposed residential project must comply with **FLU Policy 6.2.13: Archeological Resource Protection**.

Concurrency Issues:

- *Water and Sewer:* The proposed change would lead to an increased use of utilities. The Charlotte County Utilities Department (Burnt Store Plant) has been expanded and the permitted capacity is more than sufficient to accommodate this proposed project; however, the developer must execute a utility agreement to reserve the capacity required. Staff will place a condition on this proposed PD to require that the water and sanitary sewer lines be connected to the site before any certificates of occupancy are issued.
- *Traffic:* After reviewing the applicant's traffic impact study (dated April 7, 2016). According to **FLU Policy 6.2.2: Development Timing Standards**, proportionate share calculations for Burnt Store Road improvement are required. However, the Burnt Store Road widening project is currently underway. There are three phases for this project. Phase I and III are completed; Phase II is progressing. Therefore, there is no need to undertake a proportionate share analysis for any residential development within the area. Any development within the Burnt Store Area shall follow the County's Site Plan Review process which includes a standard impact fee payment. County Staff has initiated a text amendment to remove this FLU policy, if that text amendment is not approved, proportionate share calculations for Burnt Store Road must be submitted by the applicant and reviewed by the County's Transportation Planner. The applicant must work with the County to draft a Developer's Agreement for road improvements, and such developer's agreement must be finalized and approved prior to the Final Site Plan Approval application for the first phase of development.
- *Student Generation:* The proposed rezoning will increase the residential density from 8 to 219 units, so student populations in the project area are expected to increase as a result of this rezoning. An email from the Charlotte County School Board, dated June 16, 2016, states that at the appropriate time, prior to submitting the Final Plat application, the applicant must obtain a School Concurrency Availability Determination Letter (SCADL) from Charlotte County Public Schools indicating that sufficient capacity exists, or has been accounted for through a binding and enforceable agreement, at elementary, middle, and high school levels, as outlined in the currently approved Inter-Local Agreement.

Concept Plan:

The Concept Plan associated with this PD rezoning was recommended for approval with conditions during the Site Plan Review process. The recommendation letter outlining these conditions is attached.

Conclusion:

The proposed PD rezoning is consistent with the intent of the Burnt Store Area Plan and goals, objectives, and policies set forth in the County's Comprehensive Plan.

Conditions:

- a. Development on the subject property shall occur as generally illustrated in the PD Concept Plan submitted by the applicant, prepared by Banks Engineering, dated April 14, 2016, except for such modifications as may be required to meet the conditions of the PD zoning district. In addition, the site plan review conditions of approval, per letter dated April 28, 2016, and signed by Shaun Cullinan, Charlotte County Planning and Zoning Official, are required to be met. The open space area shall be no less than 23.79 acres. Areas indicated for residential development will be developed as such. Revisions consistent with the notes on the approved PD Concept Plan shall be permitted. Residential development standards shall be as indicated on the PD Concept Plan, with minor modifications allowed only to increase lot sizes.

- b. The subject property currently retains eight units of density. The applicant is proposing to develop a total of 219 units including 41 duplex lots and 137 single-family units. The mix of residential units may be changed consistent with the PD Concept Plan. The subject property will require 211 units of transferred density, the transfer of density units must be approved by the Board of County Commissioners prior to the applicant's Preliminary Plat application or Final Site Plan Review application, whichever shall occur first.
- c. If more than 137 single-family units are proposed, the applicant shall submit a revised Traffic Impact Statement and proportionate share analysis (if FLU Policy 6.2.2: Development Timing Standards is effective.)
- d. The maximum building heights:
 - i. For single-family development: 38 feet from the base flood elevation.
 - ii. For duplex development: 38 feet from the base flood elevation.
 - iii. For the recreation area or accessory structures: 35 feet from the base flood elevation.
- e. The roadways for this development shall be constructed to Charlotte County standards. If the roadways for this development are to be private, then following Final Site Plan Review approval, the developer, and subsequently, the homeowner's association, will be required to maintain all private roads within the development area.
- f. If FLU Policy 6.2.2: Development Timing Standards is effective, a Developers Agreement to fund the widening of Burnt Store Road shall be finalized and approved by the Board of County Commissioners prior to the Final Site Plan Review application for the first phase of development.
- g. The developer is required to provide a sidewalk throughout the subject site, with a minimum width of five (5) feet along at least one side of all internal roadways.
- h. There will be one major entrance located on Burnt Road, and one 20-foot emergency access located adjacent to the southern 25-foot PD setback.
- i. The development must use potable water and sanitary sewer utilities. The potable water and sanitary sewer lines must be connected to the site before any certificates of occupancy shall be issued. The developer must also extend reclaimed water utility lines, when available, along with the potable water and sanitary sewer lines throughout the development. A Developers Agreement with Charlotte County Utilities for the extension of potable water, sanitary sewer, and reclaimed lines must be approved by the Board of County Commissioners prior to the Final Site Plan Review application for the first phase of development.
- j. The site shall be developed with a unified landscaping theme. Only Florida Friendly landscaping shall be allowed within the common areas. The developer shall also make every effort to ensure that residential property owners within the development also use Florida Friendly landscaping. The applicant shall institute an education program for all homeowners on the correct use of pesticides, herbicides, and fertilizers. A partnership with the Cooperative Extension Service of the University of Florida to interact with the Florida Yards and Neighborhoods program is encouraged. Only organic or other slow release forms of fertilizers shall be utilized throughout the development.
- k. All landscaping must be irrigated as necessary to ensure survival. When made available by the Utility, reclaimed water shall be utilized for common area and private irrigation throughout the development. The developer is encouraged to construct reclaimed water retention basins on site if at all possible. The developer, a homeowner's association, community development district or similar entity, is required to maintain all common areas within the development area.
- l. Landscaping and Buffer requirements:
 - i. At a minimum, a Type A buffer must be placed within the 25-foot PD setback for the property.
 - ii. At a minimum, a type B buffer must be provided around the amenity area, as this area is considered to be similar to an "active use park". The applicant must comply with Section 3-9-100: Buffers, Landscaping and Tree Requirement of the County Code.

- iii. The developer is required to remove exotic/nuisance species from the subject property.
- m. At a minimum, the amenity area shall contain 1.13± acres. At a minimum, it shall include a clubhouse with a swimming pool, a playground, and a parking area. The final design of the amenity area shall be determined at Final Site Plan Review approval. If a clubhouse is proposed, it shall be built to the highest wind-bearing loads required by Charlotte County and will be made available for use as a post-storm hurricane refuge to the proposed neighborhood following a natural disaster. It is understood that the clubhouse will not be able to accommodate all residents of the community.
- n. The applicant shall work with the Charlotte County Public Schools Transportation Department to provide transportation for the community’s children. If the pick-up and drop off point is to be located at the entrance of the development, sufficient room for a parent drop-off and bus pick-up along with an adequate means for traffic circulation will be provided. This addition must be shown on the Final Site Plan for approval.
- o. If outdoor lighting is proposed, it will be shielded or directed in such a way that the light does not shine beyond the boundaries of the subject property.
- p. No development shall occur prior to Final Site Plan Review approval.
- q. The developer shall minimize impervious surfaces within the development wherever practicable.
- r. In order to provide “green” features within the overall site design to the highest degree practicable, the owner/applicant shall provide that, at a minimum:
 - i. Bioretention areas or rain gardens are required as part of landscaping features for this development;
 - ii. Water conservation measures such as use of low flow plumbing fixtures and rain sensors for control of irrigation systems; and
 - iii. Parking spaces for recreation area shall use pervious concrete.

PART II: RESEARCH AND FINDINGS

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

FLUM	Development Standard
Burnt Store Village Residential (BSVR)	<u>General Range of Uses</u>
	Residential, commercial, recreational, institutional uses and public services and facilities are allowed in this category, and may either be independently developed or integrated through a common plan of development. The Burnt Store Village Residential land use category is intended to provide for a range of housing options including multi-family and single-family dwelling units sold either fee-simple or as condo units. Recreational vehicles may also be developed as a primary use.
	<u>Maximum Density/Intensity</u>
	Density: Properties within this land use category are allowed one dwelling unit per ten acres by right. Property of more than 20 acres in size may develop up to five

	<p>dwelling units per acre and property of 20 acres or less may develop up to one dwelling unit per acre. Any density above one dwelling unit per ten acres must be transferred through a TDU.</p> <p>Intensity: Commercial uses must be developed in a compact, nodal configuration. Retail development is limited to 0.25 maximum FAR and office and institutional development is limited to 0.5 maximum FAR. Commercial developers are encouraged to work with Charlotte County, the U.S. Postal Service and other governmental service providers to locate branch facilities in commercial areas.</p> <p>Special Provisions</p> <p>1. Residential development must be clustered with a minimum common open space requirement of 20 percent of the total site area. Residential developments shall provide neighborhood or mini parks to offset the active recreational needs of their residents.</p>
Zoning	Development Standard
Residential Estate (RE-1)	<p>The purpose and intent of this district is to allow low-density, large-lot residential and related uses.</p> <ul style="list-style-type: none"> • Minimum lot area is 1 acre • Minimum width is 125 feet • Maximum lot coverage by all buildings is 20 percent • Maximum building height is 38 feet • Maximum density is one unit per ten acres for properties located within the Burnt Store Area

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> <p><u>Modification of standards.</u></p> <p>1. In its concept plan review pursuant to subsection 3-9-49(d)(4)b.3., the board may allow a modification of the standards of section 3-9-49 upon an applicant showing that the modification is necessary and will achieve innovative, creative, compatible and site-sensitive design. The applicant must demonstrate that measures for mitigating potential adverse impacts have been taken and the proposed development will be better than that required by existing and conventional zoning.</p>
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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	Forest, parks, and Recreation areas owned by TIITF	City	City
East	Burnt Store Road Vacant lands designated for a 999 unit mixed use single-family and multi-family subdivision (DRC-PD-07-02pp)	Burnt Store Village Residential (BSVR)	Planned Development (PD)
South	Mobile homes Vacant lands	Burnt Store Village Residential (BSVR) City	Agriculture (AG) City
West	Forest, parks, and Recreation areas owned by TIITF	City	City

Table 3

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

If this PD rezoning is approved by the Board of County Commissioners, the applicant can build a residential development up to 219 units of residential homes. The base density for the site is eight units and the applicant/developer must transfer 211 units of residential density on to the site. The entire site is located within a designated Emerging Neighborhood. The subject property is qualified as a Receiving Zone based on the following:

- The site meets **FLU Policy 1.2.11: TDU Receiving Zones**, which states that *Receiving zones inside the Urban Service Area include lands within the following designations of FLUM Series Map #2: 2050 Framework: 1. Maturing Neighborhoods.*
- **FLU Policy 1.2.11: Prohibited Receiving Zones**, does not apply to the subject property because the site is located within the Burnt Store Plan area, roads and utility infrastructure have been placed within this area. The policy states:

FLU Policy 1.2.12: Prohibited Receiving Zones

Density shall not be transferred into:

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

- 8. Is the subject site within a Community Planning Area or Special Plan area?** The subject property is located within the Burnt Store Area Plan area.
- 9. Is the subject site located adjacent to existing or proposed Federal, State, or County wildlife management areas, parks, preserves or reserves?** The property immediately adjacent to the north and west of the site is owned by TITF, and it is located within the City of Punta Gorda boundary.
- 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 of the boundary of the Charlotte Harbor Aquatic Preserves.
 - b. Lemon Bay Aquatic Preserve Management Plan?** The subject property is located outside of the boundary of the Lemon Bay Aquatic Preserve.
- 11. Does the subject site contain any designated archaeological site or historic structures?** A letter from Florida Master Site File TRS, dated June 21, 2016, states that the Florida Master Site File lists four archeological sites, one standing structure and one resource group found at the following parcel of charlotte County, Florida:
 - This research area may contain unrecorded archaeologist sites, historical structures or other resources even if previously surveyed for cultural resources.
 - Because vandalism and looting are common at Florida sites, we ask that you limit the distribution of location information on archaeological sites.
 - While many of our records document historically significant resources, the documentation of a resource at the Florida Master Site File does not necessarily mean the resource is historically significant.
 - Federal, state and local laws require formal environmental review for most projects. This research does not constitute such a review. If your project falls under these laws, you shall

contact the Compliance and Review Section of Division of Historical Resources at 850-245-6333.

12. Are there wetlands on the property? No

- a. **Number of acres of Category I:** No
- b. **Number of acres of Category II:** No

13. Natural Resources:

- a. **Significant natural resources and/or critical habitat for endangered/potentially endangered species:** Possible. Please see the County's Environmental Specialist Report, dated July 5, 2016.
- b. **Possible impacts to groundwater, surface water, wetlands or other significant natural resources:** No
- c. **Is the subject site within the Special Surface Water Protection Overlay District?** No
- d. **Is the subject site within the Watershed Overlay District?** No
- e. **Is the subject site within a Wellhead Protection Area?** No
- f. **Is the subject site within the Prime Aquifer Recharge Area?** No

14. Coastal Planning:

- a. **Is the subject site within the Coastal Planning Area?** The subject 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 within Flood Zone 10AE, with a determined base flood elevation at 10 feet.
- e. **Storm Surge and Excavation Zone:** The subject site is located in Storm Surge Evacuation A Zone.
- f. **Coastal High Hazard Area?** Majority of the site is located within the Coastal High Hazard Area.
- g. **Could the proposed changes impact evacuation times?** No

15. Facilities and Services

a. Nearest Park:

Name: Allapatchee Shores Park

Classification: Mini Park

Address: 3100 Hickory Ct., Punta Gorda

Distance: approximately 3.3 miles to the northeast of the subject site

b. Nearest Police Station:

Name: District 3

Address: 7474 Utilities Road, Punta Gorda

Distance: approximately 7.4 miles to the northeast of the subject site

c. Nearest Fire/EMS Station:

Name: Charlotte County Station No. 5

Address: 26287 Notre Dame Boulevard, Punta Gorda

Response Time: 4-6 minutes

d. Nearest Library:

Name: Punta Gorda Public Library

Address: 424 West Henry Street, Punta Gorda

Distance: approximately 6.2 miles to the northwest of the subject site

e. Nearest Hospital:

Name: Charlotte Regional Medical Center

Address: 809 East Marion Avenue, Punta Gorda

Distance: approximately 7.6 miles to the north of the subject site

f. Nearest Potential Emergency Shelter:

Name: Friendship United Methodist Church

Address: 12275 Paramount Drive, Punta Gorda

Distance: approximately four miles to the northeast of the subject site

g. Nearest Public Schools:

1. Elementary:

Name: Sallie Jones Elementary School

Address: 1230 Narranja Street, Punta Gorda

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

2. Middle:

Name: Punta Gorda Middle School

Address: 825 Carmalita Street, Punta Gorda

Distance: approximately 6.4 miles to the northwest of the subject site

3. High:

Name: Charlotte High School

Address: 1250 Cooper Street, Punta Gorda

Distance: approximately 6.4 miles to the northwest of the subject site

16. Concurrency

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

b. Potable Water Level of Service:

1. *Provider's Name:* Charlotte County Utilities Department, the Burnt Store Site

	225 gallons per ERU per day	
Permitted Facility Capacity	Current Facility Usage	Proposed Land Use estimated water needs
2,400,000	375,200	41,610

Table 4

2. *Analysis:* If the Board of County Commissioners approves this PD rezoning, it will allow the property owner to potentially build a total of 219 residential homes. The estimated water usage would be 41,610 gallons per day. The Charlotte County Utilities Department retains enough capacity to serve the proposed residential development.

c. Sanitary Sewage Level of Service:

1. *Provider's Name:* Charlotte County Utilities Department, the Burnt Store Site

190 gallons per ERU per day		
Permitted Facility Capacity	Current Facility Usage	Proposed Land Use estimated sewer needs
500,000	222,000	35,369

Table 5

2. *Analysis:* If the Board of County Commissioners approves this PD rezoning, it will allow the property owner to build a total of 219 single-family homes. The estimated sewer generation would be 35,369 gallons per day. The Charlotte County Utilities Department retains enough capacity to serve the proposed residential development.

d. Park and Recreation Level of Service:

1. *Level of Service*

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

2. *Analysis:*

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

e. Schools:

1. *Analysis:* An email from Charlotte County School Board, dated June 16, 2016, states that at the appropriate time, the applicant must obtain a School Concurrency Availability Determination Letter (SCADL) from the Charlotte County Public Schools indicating that sufficient capacity exists, or has been accounted for through a binding and enforceable agreement, at elementary, middle, and high school levels, prior to submitting the Final Plat application, as outlined in the currently approved Inter-Local Agreement.

f. Solid Waste:

1. *Refuse Collector:* Waste Management Inc. of Florida
2. *Solid Waste Provider:* Public Works Department - Municipal Solid Waste Management
3. *Level of Service*
 - Solid Waste (Landfill) 5.0 pounds per day per equivalent fulltime resident
 - Solid Waste (Recycle) 2.2 pounds per day per equivalent fulltime resident
 - Zemel Rd. landfill currently has capacity to dispose of 4.6 million cubic yards of waste. The landfill has a projected remaining lifespan to the year 2027. An existing estimated 170 acres for future disposal cells will provide disposal capacity beyond the year 2050.

g. Drainage:

1. *Level of Service*

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

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

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

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

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

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

2. *Analysis:*

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

17. Capital Improvements Program

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

18. Intergovernmental Coordination

a. Does this amendment require comments from or coordination with adjacent governments or other governmental agencies? The application was emailed to the City of Punta Gorda Planning Department for review and comment.

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

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

Future Land Use Element

FLU Objective 6.2: Burnt Store Area Overlay District (FLUM Series Map #8)

To implement the vision for the Burnt Store Area Plan (FLU Data and Analysis Appendix E) to create a fully serviced, integrated community.

FLU Policy 6.2.1: Burnt Store Area Overlay District Intent and Vision

The intent of the Burnt Store Area Overlay District is to provide guidance for development in the Burnt Store area. The vision for the Burnt Store Area is one where government services (such as library, park, fire/EMS, and school facilities), recreational opportunities (active and passive) and commercial needs are predominantly provided within the Area to create a fully serviced, integrated community.

FLU Policy 6.2.2: Development Timing Standards

Any permit approval for a density greater than one unit per ten acres shall undertake a proportionate share analysis that will evaluate the proposed development’s impact on Burnt Store Road. The proportionate share analysis will be evaluated and approved through the site plan or PD process by use of a Developer's Agreement. The proportionate share can be paid either in a lump sum or divided and assessed on a per-unit basis. If the proportionate share is paid in a lump sum, prior to vertical development, then the property owner shall have concurrency vesting until the build-out date identified in the traffic analysis used to establish the proportionate share. The developer shall be responsible for the difference in funding if the proportionate share amount is less than the impact fee assessment for the project.

FLU Policy 6.2.3: Burnt Store Land Use Categories

The County implements the Burnt Store Area Plan through the land use categories identified in FLU Appendix I, with the development timing standards identified in FLU Policy 6.2.2.

FLU Policy 6.2.4: Open Space Requirement for Residential

The County requires the creation and maintenance of common areas of open space and on-site recreational areas.

FLU Policy 6.2.5: Infrastructure Funding

The County shall ensure that adequate funding sources are available for the provision of infrastructure. Improvements will be funded through a variety of mechanisms that include Community Development Districts (CDDs), Municipal Services Taxing Units (MSTUs), rebate agreements, grants and impact fees. The County shall evaluate funding options, including the use of bonds and other revenues to expedite the widening of Burnt Store Road from the current time to 2015.

FLU Policy 6.2.6: Access Management Plan

The County shall assist in maintaining the level of service along Burnt Store Road. An access management plan shall be adopted by Charlotte County prior to 2017, or construction of roadway improvements and criteria shall be established for minimum separation of access points in the Code of Laws and Ordinances.

FLU Policy 6.2.7: Internal Water Management Systems

The County shall encourage, through incentives that may include impact fee credits, the provision of water storage capacity for storm water run-off from Burnt Store Road in the internal water management systems of new developments fronting Burnt Store Road. The intent is to assist the County in making the necessary improvements to Burnt Store Road in an economical and efficient manner by minimizing the amount of right-of-way necessary for widening Burnt Store Road. By 2013, the County will consult with State agencies and identify wetland mitigation projects that will improve stormwater treatment within the Burnt Store Area and which may be completed by applicants seeking environmental resource permits for development within the Burnt Store Area.

FLU Policy 6.2.8: Watershed Flood Study

The County shall utilize the Burnt Store Watershed Flood Study (FLU Data and Analysis Appendix F) to quantify water quality discharges, conveyance system capacity and adequacy, recommend improvements over and above the item specified in FLU Policy 6.2.7, and specify the LOS after improvements.

FLU Policy 6.2.9: Enhancement of Water Quality

Based on the recommendations given in the Burnt Store Watershed Study, the County shall work with developers and property owners to create rain gardens, littoral zones or other similar mechanisms along any waterways to preserve, enhance and protect the water quality and quantity.

FLU Policy 6.2.10: Low Impact Design Practices

In partnership with SWFWMD, the County shall encourage developers and property owners to provide a variety of stormwater and low impact development practices, so that each practice will provide incremental benefits and all combined practices will:

1. Preserve native landscaping and natural water flows;
2. Minimize and control runoff generation at the source;

3. Promote infiltration;
4. Promote stormwater reuse; and
5. Minimize site disturbance.

FLU Policy 6.2.11: Natural Resource Connections

The County shall coordinate with developers and property owners to create the following natural resource connections, as shown on the Burnt Store Area map (SPAM Series Map #5) which is based on input and recommendations from the Florida Fish and Wildlife Commission and the National Estuaries Program.

1. *Blueways*. To assist in alleviating stormwater drainage concerns, the County shall require a restored or created flowway. The proposed flowway could connect surface water management lakes and on-site wetlands. Littoral shelves shall be planted along the proposed flowway to provide water quality treatment and foraging areas for wading birds. Road crossings may be constructed where the flowway is proposed, so long as the hydrological integrity of the flowway is maintained through drainage crossings.

2. *Greenway*. The County shall require developers and property owners to preserve property along the greenway to link up with the proposed "Wildlife Utilization Areas" in the Tern Bay DRI. The intent is to provide for a wildlife corridor with a minimum width of 75 feet or greater, depending on existing vegetation and wildlife habitat. The greenway should include the preservation or enhancement of natural habitats. Enhancement activities can include plantings of native vegetation and removal of exotic and nuisance vegetation. Low impacting recreational uses may be incorporated into the greenway; however, the greenway is primarily to be managed for wildlife usage. The County shall incorporate a wildlife crossing into the widening of Burnt Store Road, to be constructed of a size sufficient to accommodate small to medium size animals for at least one of the greenways.

3. *Wildlife Corridor*: The County shall require the preservation and enhancement of land within and along the wildlife corridor to provide sufficient coverage for utilization of wildlife. Enhancement activities can include plantings of native vegetation and removal of exotic and nuisance vegetation. The corridor should provide sufficient cover to encourage use by wildlife through compliance with the following provisions:

a. The corridor shall be at a minimum 200 feet wide. A smaller wildlife corridor may be utilized if a wildlife corridor study is conducted and an alternative corridor is provided to provide the same or enhanced level of protection.

b. A 25 foot undeveloped buffer will be established between the corridor and proposed development activities. The buffer will consist of native vegetation where native habitats currently exist. In areas where native vegetation does not currently exist, native vegetation plantings will be conducted within the 25 foot buffer.

c. Lighting within 50 feet of the corridor will be shielded and directed away from the corridor.

d. A conservation easement (or similar binding document) will be required at time of Final Plan Approval to ensure the protection in perpetuity of the 25 foot buffer and corridor. The conservation easement will limit human access to the corridor by prohibiting uses and structures (gazebos, docks, etc.) within the 25 foot buffer, corridor, and adjacent canal. Nature trails are acceptable uses within the 25 foot buffer and corridor.

The County may coordinate with appropriate environmental agencies and will consider using funding to acquire properties along the wildlife corridor. The County shall incorporate a wildlife crossing into the widening of Burnt Store Road, to be constructed of a size sufficient to accommodate small to medium size animals.

FLU Policy 6.2.12: Hurricane Preparedness

The County shall require all new residential structures to be elevated to, at a minimum, 8 feet above sea level in order to minimize hurricane damage.

FLU Policy 6.2.13: Archeological Resource Protection

The County shall require the preservation of any archeological resources.

FLU Policy 6.2.14: Multi-Modal Transportation

The County shall work with developers within the Burnt Store Area to provide pedestrian and bicycle facilities on all new and improved public roadways and, where possible, retrofit existing roadways. Developers shall be required to create an interconnected community within the Burnt Store Area boundary through the use of roadway interconnections and pedestrian and bicycle pathways that create internal connections within each development that link to existing and future pedestrian and bicycle corridors outside of their development.

FLU Appendix III: Definitions

Open Space, Burnt Store Overlay District	Open space shall include commonly-maintained man-made water-bodies (except that the feature shall not count as more than ten percent of the total open space requirement), recreational facilities, parks, sidewalks and trails, natural preserve areas, or other commonly owned or maintained areas of pervious surface.
--	---

21. Standards for Rezoning Approval:

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

a. Would the proposed change be consistent with the Comprehensive Plan?

Finding: The site is located within the boundary of the Burnt Store Area Plan and is designated as Burnt Store Village Residential on the County’s 2030 Future Land Use Map. The proposed Planned Development (PD) rezoning is consistent with the County’s Comprehensive Plan, specifically the intent of the Burnt Store Area Plan, and FLU Objective 6.2 and its underneath policies.

b. The existing land use pattern in adjacent areas:

Finding: The site is located in the South County area, within the boundary of the Burnt Store Area Plan and is in an area targeted for increased development. The properties located directly to the north and west are owned by State, TIITF; these lands are located within the City of Punta Gorda boundary. The property located immediately to south contains mobile homes; this area is currently designated as Burnt Store Village Residential (BSVR) with an Agriculture (AG) zoning district. Further to south, properties are owned by the State, TIITF, and are within the City of Punta Gorda area. Across Burnt Store Road, to the east, there are vacant lands designated for a 999-unit mixed-use single-family and multi-family subdivision (DRC-PD-07-02pp); the Future Land Use Map designation for the site is BSVR and it was rezoned to PD in 2007.

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

Finding: There will be an increased use of public facilities, such as utilities and roads as result of this proposed development. Charlotte County Utilities Department expanded its Burnt Store Plant; therefore, Utilities Department retains enough capacity to serve the proposed project.

FLU Policy 6.2.2: Development Timing Standards, requires that proportionate share calculations for Burnt Store Road improvement be submitted by the applicant. However, the Burnt Store Road widening project is currently underway. There are three phases for this project. Phase I and III are completed; Phase II is progressing. Therefore, there is no need to undertake a proportionate share analysis for any residential development within this area. Any development within the Burnt Store Area shall follow the County's Site Plan Review process which includes a standard impact fee payment. County Staff has initiated a text amendment to remove this FLU policy. If that text amendment is not approved, proportionate share calculations for Burnt Store Road must be submitted by the applicant and reviewed by the County's Transportation Planner. The applicant must to work with the County to draft a Developer's Agreement for road improvements, and such developer's agreement must be finalized and approved prior to the Final Site Plan Approval application for the first phase of development.

The proposed rezoning will increase the residential density from 8 to 219 units, so student populations in the project area are expected to increase as a result of this rezoning. An email from the Charlotte County School Board, dated June 16, 2016, states that at the appropriate time, the applicant must obtain a School Concurrency Availability Determination Letter (SCADL) from Charlotte County Public Schools indicating that sufficient capacity exists, or has been accounted for through a binding and enforceable agreement, at elementary, middle, and high school levels, prior to submitting the Final Plat application, as outlined in the currently approved Inter-Local Agreement.

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

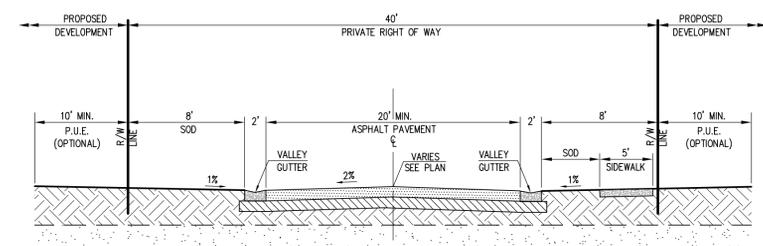
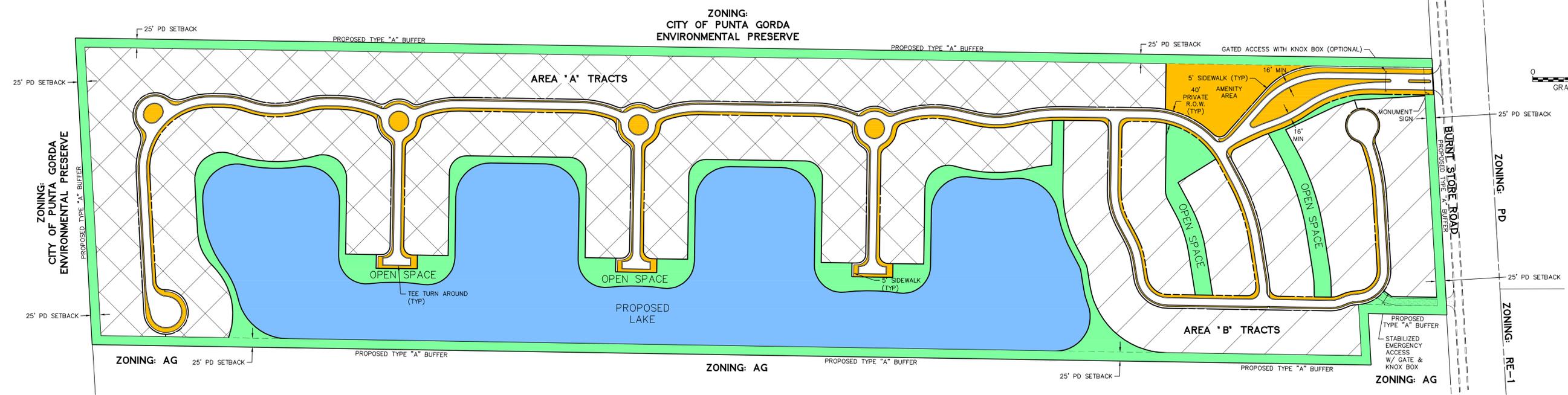
Finding: The majority of the properties surrounding the subject site are currently vacant, and are owned by the State, except for mobile homes located south of the subject site. The proposed PD requires a 25-foot setback along the subject property boundary. The proposed change would not adversely influence living conditions or property values in adjacent areas.

e. Would the proposed change affect public safety?

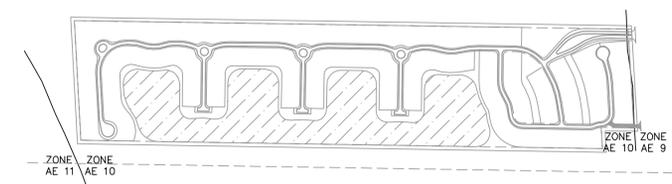
Finding: The proposed change would not adversely affect the public safety.



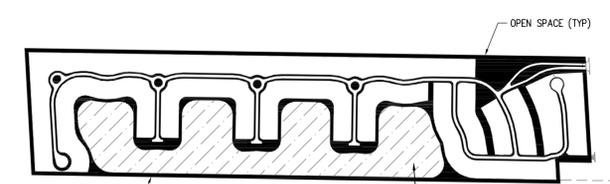
0 150' 300' 450'
GRAPHIC SCALE 1"=150'



TYPICAL ROADWAY SECTION
N.T.S.



FLOOD ZONE DETAIL
N.T.S.



OPEN SPACE DETAIL
N.T.S.

HATCH LEGEND

[Blue fill]	LAKES
[Green fill]	OPEN SPACE
[Yellow fill]	PUBLIC SPACE
[Cross-hatch]	AREA "A" TRACT
[Diagonal lines]	AREA "B" TRACT

ABBREVIATIONS

F.H. ASSY	FIRE HYDRANT ASSEMBLY
R.O.W.	RIGHT OF WAY
W/	WITH
INV.	INVERT
RCP	REINFORCED CONCRETE PIPE
ERCP	ELLIPTICAL REINFORCED CONCRETE PIPE
HDPE	HIGH DENSITY POLYETHYLENE
G.V.	GATE VALVE
WM	WATERMAIN
LF	LINEAR FOOT/FEET
SF	SQUARE FOOT/FEET
MC	MOTORCOACH
D.E.	DRAINAGE EASEMENT
WL	WETLAND
OSW	OTHER SURFACE WATER
S.W.M.A.	STORMWATER MANAGEMENT AREA
GEN	GENERATOR
TRANS	TRANSFORMER
MIN.	MINIMUM
FIN.	FINISHED
EL.	ELEVATION
ELEV.	ELEVATION
LP	LIQUID PROPANE
TYP	TYPICAL
D.H.W.L.	DESIGN HIGH WATER LEVEL
AC	ACRE
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
YR	YEAR
C.W.E.	CONTROL WATER ELEVATION
LS	LANDSCAPE
N.T.S.	NOT TO SCALE

SITE PLAN SUMMARY

- 1) SITE PLAN DATA:**
 PROJECT AREA: 80.48 ACRES
 CURRENT ZONING AND LAND USE: RE-1 / VACANT
 PROPOSED AND LAND USE: PLANNED DEVELOPMENT / RESIDENTIAL
- 2) PROJECT LAND USE**
 PROJECT AREA: 80.48 AC (100%)
 RESIDENTIAL TRACTS: 37.76 AC (46.9%)
 LAKE AREA: 20.94 AC (26.0%)
 AMENITY AREA: 1.13 AC (1.4%)
 COMMON AREAS: (GREEN SPACE) 11.34 AC (14.1%)
 PRIVATE R.O.W. AREA: 9.32 AC (11.6%)
 R.O.W. OPEN SPACE: 3.97 AC
 ROADWAY AND CURBING: 5.35 AC

3) FLOOD ZONE

PARCEL LIES IN FLOOD ZONES 9AE, 10AE
 SEE FEMA FLOOD ZONES MAP INSERT, THIS SHEET.

4) DWELLING UNIT BREAKDOWN

SINGLE FAMILY LOTS:	137	=	137 D.U.
DUPLEX LOTS:	41	=	82 D.U.
TOTAL DWELLING UNITS:			219 D.U.

5) DENSITY

EXISTING ZONING
 AREA ZONED RE-1 = 80.48 ACRES
 ZONING: RE-1 = 1 UNIT PER 10 ACRES
 EXISTING ZONING ALLOWABLE UNITS = 8 UNITS

PROPOSED ZONING
 ZONING: PLANNED DEVELOPMENT (PD)
 (BSVR) ALLOWABLE DENSITY = 5 UNITS PER ACRE
 (BSVR) ALLOWABLE DENSITY = (5 X 80.48 AC) 402 UNITS
 TOTAL PROPOSED UNITS = 219 UNITS
 DENSITY = NUMBER DWELLING UNITS / TOTAL ACREAGE
 = 219 UNITS / 80.48 AC
 = 2.72 UNITS PER ACRE

6) PARKING CALCULATIONS:

SINGLE FAMILY AND DUPLEX UNIT
 REQUIRED: 2.0 SPACES PER DWELLING UNIT
 (219 UNITS) X (2.0) = 438 SPACES
 PROVIDED: 438 SPACES (219 UNITS WITH 2 PARKING SPACES PER DRIVEWAY)

AMENITY AREA
 REQUIRED: AS REQUIRED PER USE PER SECTION 3-9-79 OFF-STREET PARKING OF THE CHARLOTTE COUNTY CODE.
 PROVIDED: AS REQUIRED PER USE PER SECTION 3-9-79 OFF-STREET PARKING OF THE CHARLOTTE COUNTY CODE. TO BE PROVIDED AT THE TIME OF FINAL SITE PLAN APPROVAL.

7) OPEN SPACE

PER BURNT STORE VILLAGE RESIDENTIAL (BSVR) FLUM
 REQUIRED: 20% OF TOTAL SITE AREA
 20% OF 80.48 ACRES
 16.10 ACRES OF OPEN SPACE REQUIRED

PROVIDED: *LAKE: 1.61 AC
 *(A MAXIMUM OF 10% OF THE TOTAL OPEN SPACE)
 R.O.W. OPEN SPACE: 3.97 AC
 COMMON OPEN AREAS: 12.47 AC

OPEN SPACE = (ALLOWABLE PORTION OF LAKE + R.O.W. OPEN SPACE + COMMON OPEN AREA) / PROJECT AREA
 = (1.61 AC + 3.97 AC + 12.47 AC) / 80.48 AC
 18.05 AC / 80.48 AC = 22.4% OPEN SPACE PROVIDED

DEVELOPMENT STANDARDS

AREA	AREA "A"	AREA "B"
	[Cross-hatch]	[Diagonal lines]
PERMITTED USES	SINGLE FAMILY DETACHED	SINGLE FAMILY ATTACHED
* PROPOSED # OF UNITS	137	82
REQUIRED PARKING	2 / UNIT	2 / UNIT
MIN. LOT REQUIREMENT (SQ. FT.)	6,000	3,500
WIDTH (FT.)	50	34
FRONT YARD (FT.)	20	20
SIDE YARD		
INTERIOR (FT.)	5	**0/5
SIDE YARD		
ABUTTING A ROAD (FT.)	15	15
MAX. LOT COVERAGE BY ALL BUILDINGS (%)	65	65
MAX. BUILDING HEIGHT (FT.)	38	38
MIN. REAR YARD ABUTTING A LOT (FT.)	10	10
MIN. REAR YARD ABUTTING WATER (FT.)	20	20
MIN. REAR YARD ABUTTING A GREENBELT (FT.)	10	10
SETBACK FOR ACCESSORY STRUCTURE FROM REAR LOT LINE (FT.)	5	5
SETBACK FOR ACCESSORY STRUCTURE FROM WATER (FT.)	15	15
SETBACK FOR ACCESSORY STRUCTURE FROM SIDE YARD (FT.)	SAME AS PRINCIPAL BUILDING	
SETBACK FOR ACCESSORY STRUCTURE ABUTTING ROAD R.O.W. (FT.)	SAME AS PRINCIPAL BUILDING	

* NOTE: TOTAL UNITS = 219
 ** SINGLE FAMILY ATTACHED UNITS WILL HAVE A 0' SETBACK ON ONE SIDE AND A 5' SETBACK ON THE OTHER SIDE.

PD CONCEPT PLAN GENERAL NOTES:

- ALL ON-SITE LAKES WILL BE A PART OF THE STORM WATER MANAGEMENT SYSTEM.
- PROPOSED PROJECT SHALL BE SERVICED BY CENTRAL WATER & SEWER.
- ALL INTERNAL STREETS ARE PROPOSED TO BE PRIVATE.

PREPARED FOR:
JPC BURNT STORE PRESERVE, LLC
 P.O. BOX 512116
 PUNTA GORDA, FLORIDA 33951
 PHONE: (941) 575-1505

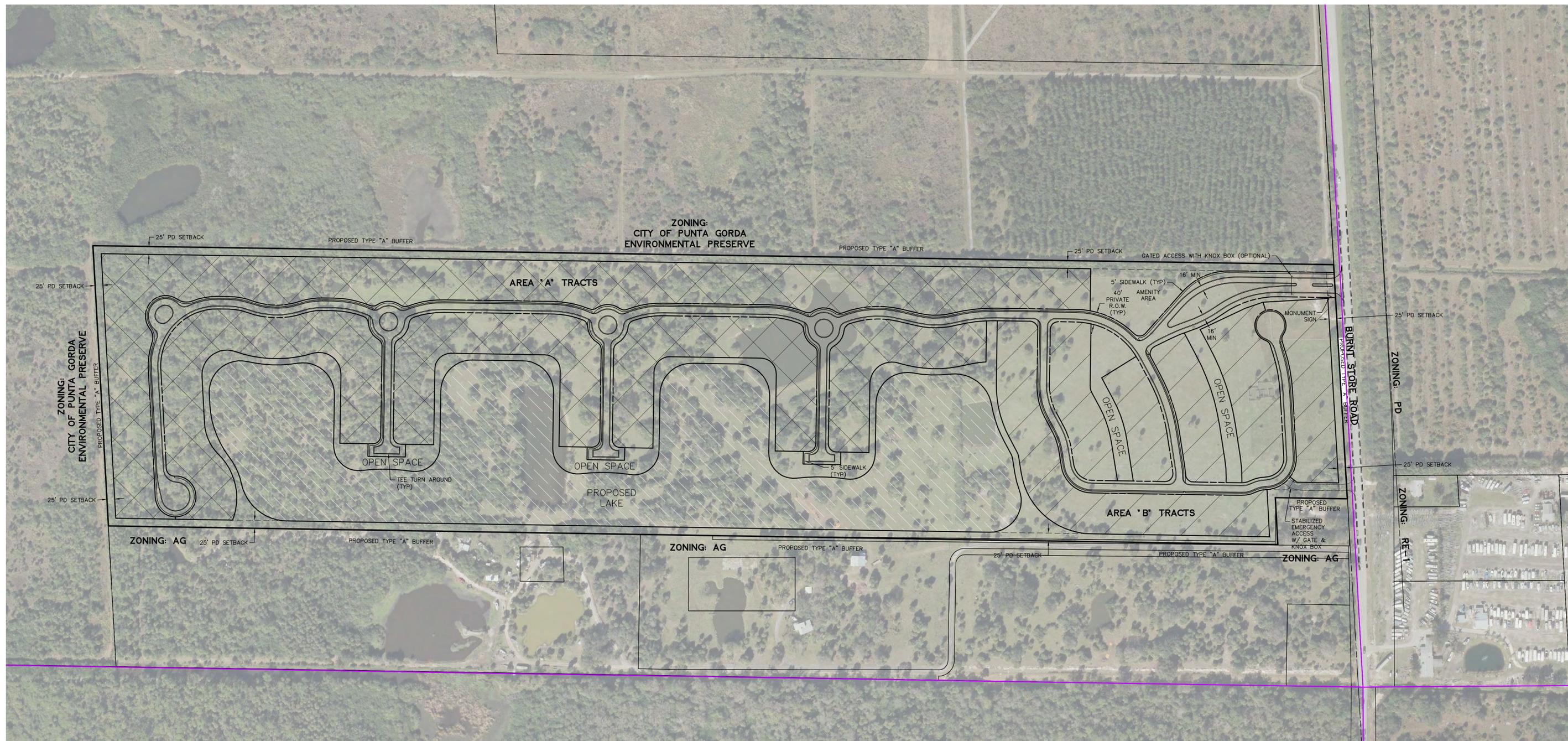
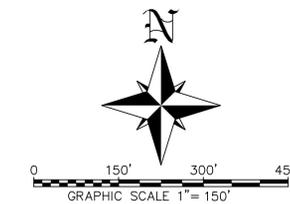
BANKS ENGINEERING
 Professional Engineers, Planners, & Land Surveyors
 Serving The State Of Florida

4161 TAMiami TRAIL - BLDG 5 UNIT 501
 PORT CHARLOTTE, FLORIDA 33952
 PHONE: (941) 625-1165 FAX: (941) 625-1149
 ENGINEERING LICENSE # EB 6469
 SURVEY LICENSE # LB 6690
 WWW.BANKSENG.COM

TODD R. REBOL, P.E. FL LIC. #64040						PD CONCEPT PLAN THE BURNT STORE PRESERVE CHARLOTTE COUNTY, FLORIDA			
DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET		
7-11-16	4024	_COLOR EXH	TRR	TBV	TRR	1"=150'	3		

S:\BANKS\4024\UNDEVELOPED CONCEPT PLANS\4024 PD CONCEPT COLOR EXHIBIT.DWG 7/11/2016 1:48 PM 1000 WAAA

4024 - THE BURNT STORE PRESERVE



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4024 - THE BURNT STORE PRESERVE

PREPARED FOR: JPC BURNT STORE PRESERVE, LLC P.O. BOX 512116 PUNTA GORDA, FLORIDA 33951 PHONE: (941) 575-1505			 BANKS ENGINEERING Professional Engineers, Planners, & Land Surveyors Serving The State Of Florida	4161 TAMAMI TRAIL - BLDG 5 UNIT 501 PORT CHARLOTTE, FLORIDA 33952 PHONE: (941) 625-1165 FAX: (941) 625-1149 ENGINEERING LICENSE # EB 6469 SURVEY LICENSE # LB 6690 WWW.BANKSENG.COM	AERIAL EXHIBIT THE BURNT STORE PRESERVE CHARLOTTE COUNTY, FLORIDA		DATE: 7-11-16 PROJECT: 4024 DRAWING: AER EXHIBIT DESIGN: TRR DRAWN: TBV CHECKED: TRR SCALE: 1"=150' SHEET: 3
NO.	DATE	REVISION DESCRIPTION	BY				



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

June 21, 2016

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

In response to your inquiry of June 21, 2016 the Florida Master Site File lists four archeological sites, one standing structure and one resource group found at the following parcel of Charlotte County, Florida

T42S R23E Section 05 as submitted with the search request

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

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

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

Sincerely,

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



MEMORANDUM

Date: July 5, 2016
To: Jie Shao, Planner III
From: Susie Derheimer, Environmental Specialist
Subject: Z-16-05-08-TDU
Burnt Store Preserve
Acct. # 422305400001

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

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

A protected species assessment and FLUCCS map has been provided by Ian Vincent & Associates dated February 2016. The assessment was submitted with the associated Planned Development Concept Plan application DRC-PD-16-02. The assessment results indicate that the site contains native and exotic uplands, is located within the consultation area of for numerous species and within±300 feet of historically documented Bald eagle nest CH037. No evidence of listed species utilization was observed during the species survey and no jurisdictional wetlands were identified on the project site.

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

1. The assessment does not confirm the presence or absence of the bald eagle nest and did not provide any information from Florida Fish and Wildlife Conservation Commission and/or

GROWTH MANAGEMENT DEPARTMENT

Zoning Division

18400 Murdock Circle | Port Charlotte, FL 33948

Phone: 941.743.1290 | Fax: 941.743.1598

US Fish and Wildlife Service status. The proposed Concept Plan depicts lot tracts within the state and federal 330-foot/660-foot buffers. Environmental staff notes that there is currently no like development with 660-foot of the historically document nest. Therefore prior to any Final Detail Plan approval the location (if present) and status of the nest must be confirmed. If present and of active/inactive status, a plan must be provided indicating how state/federal guidelines will be addressed.

The environmental assessment provided is only valid for one year therefore an updated listed species assessment may be required prior to final site plan review submittal (if over one year old). All applicable Florida Fish and Wildlife Conservation Commission (FWCC) and U.S. Fish and Wildlife Service (FWS) permits must be obtained prior to the commencement of the development (at the time of clearing permit application).

2. 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.
3. The project must comply with **Chapter 3-5, Article XVI, Open Space/Habitat Reservation Trust** requirements of the County Code. If there is 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 \$24,144 based on a project size of ±80.48 acres prior to the issuance any county permit or land improvement activities
4. The project must comply with **Chapter 3-9, Article IV. LANDSCAPING, BUFFERS and TREE REQUIREMENTS** of the County Code.
5. All Charlotte County Codes & Ordinances (including the Smart Charlotte 2050 Comprehensive Plan), State and Federal regulations & requirements will be applied and reviewed for once a development plan has been submitted.

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

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

SD

P:\ANIMAL\Planamen_Rezonings\2016\Z-16-05-08-TDU).doc

COMMUNITY DEVELOPMENT DEPARTMENT

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

Planned Development and Rezoning
Petition/ Account Number: Z-16-05-08

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

FROM: Venkat Vattikuti, County Transportation Engineer

DATE: July 25, 2016

REQUESTED ACTION:

APPLICANT: JPC Burnt Store Preserve, LLC

OWNER: JPC Burnt Store Preserve, LLC; 2000 Webber Street, Sarasota, FL 34239

GENERAL LOCATION: Property Account No: 422305400001 (Approx. 80.53 Acres)

1 ANALYSIS:

2 County staff reviewed the traffic study submitted by the Applicant (prepared by
3 their transportation consultant) and County staff agrees with the submitted analysis
4 that the proposed amendment to the existing Planned Development to allow to
5 increase the density per the Burnt Store Plan with an innovative site plan will not
6 have any negative impact on the surrounding roadway network (especially Burnt
7 Store Road) with the County Proposed improvements.

8
9 With the proposed increase in density coupled with the County planned
10 improvements, the surrounding roadway segments (especially Burnt Store Road)
11 within the area of significance of the subject property are currently operating at
12 acceptable levels of service and would continue to operate at acceptable levels
13 of service in the analysis years 2021 and 2031.

14
15 Regarding the proposed access points, County staff will work with the developer at
16 the site plan review level to finalize the exact location of access points with respect
17 to the driveway spacing criteria.

Planned Development and Rezoning
Petition/ Account Number: Z-16-05-08

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

FROM: Venkat Vattikuti, County Transportation Engineer

DATE: July 25, 2016

REQUESTED ACTION:

APPLICANT: JPC Burnt Store Preserve, LLC

OWNER: JPC Burnt Store Preserve, LLC; 2000 Webber Street, Sarasota, FL 34239

GENERAL LOCATION: Property Account No: 422305400001 (Approx. 80.53 Acres)

1 **ANALYSIS:**

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14
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17 to the driveway spacing criteria.



Charlotte County Government

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

www.CharlotteCountyFL.com

5/1816

Robert Bertsson
941-740-2384
rbertsson@biglaw.com

Re: Potable Water, Sewer and Reclaimed Water Availability to: 12421 Burnt Store Rd., Punta Gorda, FL 33955
Legal Desc: ZZZ 054223 P4

Utility Availability:

Potable Water is available.
Sewer is available
Reclaimed water is available.

Utility services availability is subject to: the execution of a Utility Agreement between the Owner/Developer and Charlotte County Utilities as per the Uniform Extension Policy; if required, the execution of a Reclaimed Water Supply Contract/Agreement between the Owner/Developer and Charlotte County Utilities; and upon fulfillment of each of the following conditions:

1. Owner/Developer shall be solely responsible for the design, funding, construction and installation of all required on-site and off-site utility facilities necessary to provide service to Owner/Developer's site location, which include up-grading or extending utility facilities in the area.
2. Owner/Developer shall secure all necessary regulatory approvals.
3. Owner/Developer will be required to extend all mains through the limits of all sides of the property.
4. All Utility plans must be reviewed and approved by Charlotte County Utilities.
5. A Utility Agreement is fully executed by both parties and all appropriate capacity/connection fees are paid prior to the commencement of construction of any utility facilities.
6. Potable water, sewer and/or reclaimed water plant capacity exists at the time of connection.
7. If required, a Reclaimed Water Supply Contract must be executed by both parties and the reclaimed water must be used for this site's non-potable water needs.
8. Use the following URLs for Utility Plans Review, Agreement Application and Design Standards, etc.:
http://www.charlottecountyfl.com/CCU/Engineering/Forms_Engineering/Availability-Commercial.pdf
http://www.charlottecountyfl.com/CCU/Engineering/Forms_Engineering/App_PlanReviewNewService.pdf
<http://www.charlottecountyfl.com/CCU/Engineering/DesignCompliance.asp>

No commitment expressed or implied shall be construed by this letter, nor shall one exist until a Utility Agreement and, if required, a Reclaimed Water Supply Contract have been fully executed by both parties, all fees paid, the necessary approvals by all of the required regulatory bodies have been obtained and all conditions stated above have been met. This letter of confirmation is valid for 3 months from the date of this letter.

UTILITIES

Administration | Business Services
Engineering Services | Operations
25550 Harbor View Road, Suite 1 | Port Charlotte, FL 33980-2503
Phone: 941.764.4300 | Fax: 941.764.4319



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

June 21, 2016

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

In response to your inquiry of June 21, 2016 the Florida Master Site File lists four archeological sites, one standing structure and one resource group found at the following parcel of Charlotte County, Florida

T42S R23E Section 05 as submitted with the search request

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

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

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

Sincerely,

A handwritten signature in black ink, appearing to read "Eman M. Vovsi".

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



AR=4
 SS=1
 CM=0
 RG=1
 BR=0
 Total=6

Cultural Resource Roster

SiteID	Type	Site Name	Address	Additional Info	SHPO Eval	NR Status
CH00480	AR	GAR TREE				
CH00481	AR	BLACK COW				
CH00482	AR	KESSEL RUN				
CH01589	RG	Burnt Store Road				
CH01726	SS	12501 Burnt Store Rd	12501 Burnt Store Rd, Punta Gorda	Linear Resource - 1 Contrib Resources c1957 Masonry Vernacular	Insufficient Info	
CH01894	AR	Garrod Lake Site				

Shao, Jie

From: Olivo, Jerry <jerry.olivo@yourcharlotteschools.net>
Sent: Thursday, June 16, 2016 2:07 PM
To: Shao, Jie; Ellis, Steven
Cc: Griner, Gregory; Milstead, Darrell; Mccarthy, Laura
Subject: Fw: Petition Cycle AUG-SEP
Attachments: Crowley PD Z-16-05-08-TDU.pdf

Hi Jie: Charlotte County Public Schools (CCPS) appreciates the opportunity for input. At this time we take no objection nor have any comments specific to amending the Charlotte County Zoning Atlas from Residential Estate 1 (RE-1) to Planned Development (PD); for property located at 12421 Burnt Store Road, in the Punta Gorda area, containing 80.53± acres; Commission District II; Petition No. Z-16-05-08-TDU; applicant: JPC Burnt Store .

At the appropriate time the applicant must obtain a School Concurrency Availability Determination Letter (SCADL) from CCPS indicating that sufficient capacity exists, or has been accounted for through a binding and enforceable agreement, at elementary, middle, and high school levels prior to submitting the Final Plat application as outlined in the currently approved Inter-Local Agreement.

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

From: Ellis, Steven <Steven.Ellis@charlottecountyfl.gov>
Sent: Monday, June 13, 2016 9:19 AM
To: Olivo, Jerry
Subject: FW: Petition Cycle AUG-SEP

Jerry,

Jie asked me to forward this to you, in case the District has any comments. It is planning level review.

Thanks,
Steven

From: Shao, Jie
Sent: Monday, June 13, 2016 9:07 AM
To: Ellis, Steven <Steven.Ellis@charlottecountyfl.gov>
Subject: FW: Petition Cycle AUG-SEP

Good afternoon, Steven,

We received a new application to rezone a piece of property located within the Burnt Store Area from RE-1 to PD in order to have 219 residential units.

Z-16-05-08-TDU

Quasi-Judicial

Commission District II

An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Residential Estate 1 (RE-1) to Planned Development (PD); for property located at 12421 Burnt Store Road, in the Punta Gorda area, containing 80.53± acres; Commission District II; Petition No. Z-16-05-08-TDU; applicant: JPC Burnt Store Preserve, LLC; providing an effective date.

I would appreciate it if you would forward this application the School Board for review and comment.

Thank you and have a nice weekend!

Jie



CHARLOTTE COUNTY
 COMMUNITY DEVELOPMENT DEPARTMENT

APPLICATION for
 PLANNED DEVELOPMENT REZONING

Date Received: 5/19/2016	Time Received: 9:00 A.M.
Date of Log-in:	Petition #: Z-16-05-08-TDU Accela #:
Receipt #:	Amount Paid: \$ 4540.00

1. PARTIES TO THE APPLICATION

Name of Applicant: JPC Burnt Store Preserve, LLC

Mailing Address: 2000 Webber Street

City: Sarasota	State: FL	Zip Code: 34239
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Phone Number: 941-575-1505	Fax Number:
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Email Address:

Name of Agent: Robert H. Berntsson

Mailing Address: 18401 Murdock Circle, Suite C

City: Port Charlotte	State: FL	Zip Code: 33948
----------------------	-----------	-----------------

Phone Number: 941-627-1000	Fax Number:
----------------------------	-------------

Email Address: rberntsson@bigwlaw.com

Name of Engineer/Surveyor: Banks Engineering

Mailing Address: 4161 Tamiami Trail, Bldg. 5, Unit 501

City: Port Charlotte	State: FL	Zip Code: 33952
----------------------	-----------	-----------------

Phone Number: 941-625-1165	Fax Number:
----------------------------	-------------

Email Address:

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

Mailing Address:

City:	State:	Zip Code:
-------	--------	-----------

Phone Number:	Fax Number:
---------------	-------------

Email Address:

2. PROPERTY INFORMATION

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

Property Account #: 4223 0540 0001		
Section: 05	Township: 42	Range: 23
Parcel/Lot #:	Block #:	Subdivision:
Total acreage or square feet of the property: 80.53+/-		

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
Burnt Store Village Residential	80.53+/-
Zoning District(s)	Acreage
RE 1	80.53+/-

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?

Amend to PD to allow increase in density per the Burnt Store Plan with an innovative site plan.

9. REASON FOR PROPOSED CHANGE(S):

To allow for increase in density within the Burnt Store Corridor.

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

Vacant

11. SURROUNDING LAND USES:

North: CITY, owned by TIITF

South: Burnt Store Village Residential

East: Burnt Store Village Residential

West: CITY, owned by TIITF

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):

Burnt Store Road

- 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*

must accompany any *Traffic Impact Analysis*.

B. Potable Water and Sanitary Sewer

- i. Submit a letter from any water or sewer utilities that will be serving the subject site stating availability of utility service to the property.
- ii. Attach an *Estimated Potable Water and Sanitary Sewer Usage Report*: provide a report showing the gallons per day that may be generated by development of the subject site at the maximum buildout

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

15. REZONING NARRATIVE

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

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

16. CONCEPT PLAN and DEVELOPMENT INFORMATION: Submit the following information regarding the proposed project.

(All maps must contain title of the project, landowner of record, names of the representatives of the landowner of record, scale, date, and north arrow)

- A. Include a *General Location Map*.
- B. Include *Existing Features Map(s)* showing all streets, curb cuts, buildings, watercourses, easements, other important physical features, zoning designations and future land use map designations in the property and on adjacent lands.
- C. Include a *Concept Design Map* showing locations of structures, acreage, density, and intensity for each proposed land use; show points of access and traffic flow and road improvements; show buffers, landscaped areas, and open space.
- D. Supply tabulations of total gross acreage in the proposed development, the percentage of total acreage to be devoted to each proposed use, height, and intensity of use identified through Floor Area Ratio calculations and/or projected number of housing units proposed by dwelling

type.

- E. Supply a phasing plan or general schedule of the development.
- F. Supply standards for height, open space, building density, and parking area.
- G. Include a narrative in which you cite specifically how this project meets the intent and goals of the Planned Development Zoning District, including any “community enhancements”.
- H. Show the general façade and overall architectural design scheme; explain building orientation, if applicable.
- I. Describe any Green Building or Low Impact Development (LID) design techniques that will be used.
- J. Supply a copy of any draft deed restrictions, protective covenants, and other statements or devices which will be used to control the use, development and maintenance of the land and improvements thereon, including those areas which are to be commonly owned and maintained.
- K. Supply any additional information identified at the preapplication conference, at concept approval, or requested by the Zoning Official or Building and Growth Management Director prior to submittal of the rezoning application.

18. ADJACENT PROPERTY OWNERS INFORMATION:

Provide an *electronic text file (.txt)* that includes the names and addresses of all property owners within 200 feet of the subject property (excluding street right-of-ways), and a map indicating which properties are included in the address list. The Adjacent Property Owner List must be based upon the latest available property records of the Property Appraiser’s Office. The list shall include property owner’s name, mailing address, and parcel(s) or lot(s) description or account number so each parcel can be referenced on the Adjacent Property Owner Map. Refer to the Geographic Information System Internet site for mapping and owner information at <http://www.ccgis.com/>. (Use a buffer of 250 feet or larger in order to account for right-of-ways, canals, etc.) Every property owner within 200 feet of every parcel of land involved will be notified of the schedule of public hearings

FORM B. APPLICANT AUTHORIZATION TO AGENT

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

STATE OF Illinois, COUNTY OF COOK

The foregoing instrument was acknowledged before me this 28 day of April, 2016 by James P. Crowley who is personally known to me or has/have produced drivers license as identification and who did/did not take an oath.

Kaitlin E Sharp
Notary Public Signature

James P. Crowley
Signature of Applicant

Kaitlin E Sharp
Notary Printed Signature

JAMES P. CROWLEY
Printed Signature of Applicant

Administrative Assistant
Title

2 N. WASHINGTON ST. RM 900
Address

816566
Commission Code

CHICAGO, ILL. 60602
City, State, Zip

312726-9161
Telephone Number



AFFIDAVIT A

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 18th day of May, 2016, by

Robert H. Bertsson who is personally known to me or has/have produced
_____ as identification and who did/did not take an oath.

Katrina Rydzenski Notary Public Signature
Robert H. Bertsson Signature of Applicant or Agent

Katrina Rydzenski Notary Printed Signature
Robert H. Bertsson Printed Signature of Applicant or Agent

_____ Title
18401 Murdock Circle, Suite C Address

EE 876668 Commission Code
Port Charlotte, Florida 33948 City, State, Zip

_____ Telephone Number
941-627-1000



AFFIDAVIT B

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

STATE OF Illinois, COUNTY OF COOK

The foregoing instrument was acknowledged before me this 28 day of April, 2016 by

James P. Crowley who is personally known to me or has/have produced
drivers license as identification and who did/did not take an oath.

Kaitlin E Sharp
Notary Public Signature

James P. Crowley
Signature of Applicant or Agent

Kaitlin E Sharp
Notary Printed Signature

JAMES P. CROWLEY
Printed Signature of Applicant or Agent

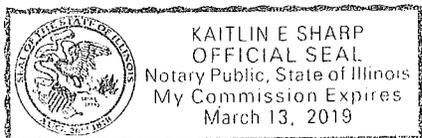
Administrative Assistant
Title

2 N. LASALLE ST. RM 900
Address

816566
Commission Code

CHICAGO, ILL 60602
City, State, Zip

3127269161
Telephone Number



Narrative to JPC Burnt Store Preserve, LLC

PD Rezoning Request

JPC Burnt Store Preserve, LLC seeks a Planned Development (PD) rezoning for approximately 80.53 acres of land on the west side of Burnt Store Road, in the Punta Gorda area. The concept is for 219 residential units with lakes and open space.

The property is currently zoned Residential Estates 1 (RE 1) with a Burnt Store Village Residential future land use designation. The base density on the site is 8 units, and the applicant intends to acquire 211 TDU units to relocate to the site. The site does not contain any known Historical or Archeological resources.

This application meets the standards of approval for a rezoning as follows:

- a. Whether the proposed change is consistent with the comprehensive plan;*

The proposal is consistent with the Comprehensive Plans for the Burnt Store Corridor.

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

Most of the surrounding lands to the north, west and south are owned by TIITF and are in preservation. The Burnt Store Corridor is envisioned for a mix of residential and commercial uses.

- c. The capacity of public facilities and services, including but not limited to schools, roads, recreational facilities, wastewater treatment, water supply, and stormwater drainage facilities;*

Public facilities and services are or will be available for the development.

- d. Whether the proposed change will adversely influence living conditions or property values in adjacent areas;*

The proposed change will not adversely influence living conditions or property values in the adjacent area.

- e. Whether the proposed change will affect public safety;*

The proposed change will not negatively affect public safety.

Based on the foregoing, it is respectfully requested the PD zoning be approved.



Robert H. Berntsson, Agent for Applicant

PROTECTED SPECIES ASSESSMENT

BURNT STORE PRESERVE Charlotte County, Florida

February 2016

Prepared by:



4050 Rock Creek Drive □ Port Charlotte, FL 33948
(941) 457-6272
www.IVAenvironmental.com

INTRODUCTION

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

The subject property is located in Section 5, Township 42S, Range 23E within Charlotte County, Florida. More specifically, the property is located on the west side of Burnt Store Road, south of Scham Road and North of Tern Bay Boulevard in southern Charlotte County. Please refer to the attached Location Map.

SITE CONDITIONS

A site inspection was conducted by qualified staff ecologists in February 2016. During the inspection, temperatures ranged from 70° - 75° F, winds were 3-5 mph, and skies were partly cloudy.

VEGETATIVE COMMUNITIES

Field observations, in conjunction with the Charlotte County Soil Survey and aerial photographs, were used to develop a map of the vegetative communities onsite. The vegetative communities were identified and classified utilizing the Florida Land Use Cover and Forms Classification System (FLUCCS). The following table displays the vegetative associations found on the subject property. A description of the communities is also included. Please refer to the attached Protected Species Assessment Map.

FLUCCS ID	FLUCCS DESCRIPTION	ACREAGE
211	Improved Pasture	27.41
213	Woodland Pasture	45.75
510D	Ditch	1.97
740	Disturbed Land	1.10
742	Borrow Area	4.25
TOTAL		80.48

FLUCCS 211 – Improved Pasture

This upland habitat consists of active cattle pasture which has had the native groundcover removed and is now vegetated primarily with grazing species and opportunistic weedy vegetation. Species present within this habitat include: Bahia grass (*Paspalum notatum*), dog fennel (*Eupatorium capillifolium*), Caesarweed (*Urena lobata*), rustweed (*Polypremum procumbens*), flatsedges (*Cyperus spp.*), blackberry (*Rubus sp.*), tropical soda apple (*Solanum viarum*), water pennywort (*Hydrocotyle umbellata*), Brazilian pepper (*Schinus terebinthifolius*), cabbage palm (*Sabal palmetto*), wax myrtle (*Myrica cerifera*), sensitive plan (*Mimosa sp.*), greenbrier (*Smilax sp.*), and bull thistle (*Cirsium vulgare*).

FLUCCS 213 – Woodland Pasture

This habitat consists of active cattle pasture which has had the native groundcover removed but still contains a mature canopy dominated by live oak (*Quercus virginiana*), laurel oak (*Quercus laurifolia*), slash pine (*Pinus elliottii*) and cabbage palm. Groundcover species present include: Bahia grass, water pennywort, Asiatic coinwort (*Centella asiatica*), creeping seedbox (*Ludwigia repens*), carpetgrass (*Axonopus furcatus*), greenbriar, rosary pea (*Abrus precatorius*), and rustweed.

FLUCCS 510D – Ditch

This surface water is comprised of Peruvian primrose willow (*Ludwigia peruviana*), smartweed (*Polygonum punctatum*), pickerelweed (*Pontederia cordata*), torpedo grass (*Panicum repens*), water pennywort, barnyard grass (*Echinochloa crusgalli*), dayflower (*Commelina diffusa*), creeping seedbox, Brazilian pepper, black mangrove (*Avicennia germinans*), white mangrove (*Laguncularia racemosa*), and hempvine (*Mikania scandens*).

FLUCCS 740 – Disturbed Land

This upland habitat consists of an abandoned single family home site that has been cleared. Vegetation present includes: Bahia grass, beggar's ticks (*Bidens alba*), dog fennel, buttonweed (*Spermacoce sp.*), common frog-fruit (*Phyla nodiflora*), Brazilian pepper, cogon grass (*Imperata cylindrica*), flatsedges, water pennywort, dayflower, finger grass (*Digitaria sp.*), and ragweed (*Ambrosia artemisiifolia*).

FLUCCS 742 – Borrow Area

These surface water features are comprised primarily of open water. Shoreline vegetation present includes: torpedo grass, water hyssop (*Bacopa monnieri*), creeping seedbox, water pennywort, Asiatic coinwort, blue flag iris (*Iris hexagona*), pickerelweed, bulrush (*Scirpus validus*), cattail (*Typha sp.*), spikerush (*Eleocharis interstincta*), and roadgrass (*Eleocharis baldwinii*).

LISTED SPECIES SURVEY METHODOLOGY

To provide approximately 80 percent coverage of the site, both linear and nonlinear overlapping transects were completed across the parcel per FWC guidelines. Transects were spaced approximately 20-40 feet apart depending on the visibility within the vegetative association being surveyed. Evidence of protected species was gathered through both direct observation and through observation of signs such as tracks, nests, burrows, and fecal material. If evidence of utilization by a protected species which may require permitting prior to development of the subject property was observed, an aerial photograph was marked depicting the approximate location. In addition, a search of available online resources was conducted to reveal the previously documented presence of listed species which may be utilizing the subject property. These resources included, but were not limited to, the following: FWC Eagle Nest Locator Database; Charlotte County Natural Resources Department Scrub Jay Territory Search Database; FWS Panther Consultation Area Map(s); and FWS Wood Stork Colony Map(s). In the event that the site contained suitable habitat for a protected species, or if the site is within close proximity to a verified sighting or consultation area for a protected species, additional scrutiny was given during the inspection relative to that specific species.

LISTED SPECIES ASSESSMENT RESULTS

Search of available online resources revealed that the subject property is located within an 18.6-mile radius designated as Core Foraging Area of several wood stork (*Mycteria americana*) nesting colonies. Each of the

documented colonies appears to be greater than 9 miles from the subject property. Under current regulations, the proximity of the off-site nesting colonies is not likely to affect the future development of the subject property. However, any impacts which require federal review could trigger additional coordination relative to the species, including suitable foraging habitat calculations and mitigation.

Search of available online resources revealed that the subject property is located within the FWS Consultation Area of the red-cockaded woodpecker (*Picoides borealis*). The nearest documented red-cockaded woodpecker (RCW) sighting is approximately 3 miles east of the subject property. No nesting cavities were observed during the site inspection. Considering the lack of optimal RCW nesting or foraging habitat within the subject property, in conjunction with no observed evidence of site utilization by the species, the red-cockaded woodpecker is not anticipated to be utilizing the subject parcel, and therefore, is not likely to affect the future development of the property. However, any impacts which require federal review could trigger additional coordination relative to the species.

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

The subject parcel is located within the Focal Area of the Florida bonneted bat (*Eumops floridanus*) FWS Consultation Area. No evidence of utilization by the Florida bonneted bat was observed onsite during the site inspection. However, any impacts which require federal review will likely trigger additional coordination for the species, including roosting and/or audio surveys to determine if Florida bonneted bats are utilizing the site.

Portions of the subject parcel lie within FWS critical habitat for the smalltooth sawfish. While it is unlikely that the species is present on-site, any impacts or alteration of the tidal ditch (FLUCCS 510D) habitat will likely require formal consultation relative to the species.

The subject parcel lies within FWS American crocodile Consultation Area. While it is unlikely that the species is present on-site, any impacts which require federal review will likely trigger additional coordination relative to the species.

According to the FWC bald eagle nest locator, a bald eagle nest (ID number CH037), has been documented approximately 300 feet north of the subject parcel. The nest was last documented as active during the 2004 nesting season and has not been observed since 2010. Although it appears that the nest is no longer in existence, it is possible that both FWC and FWC will require additional surveys to ensure that development of the parcel will not disturb nesting eagles.

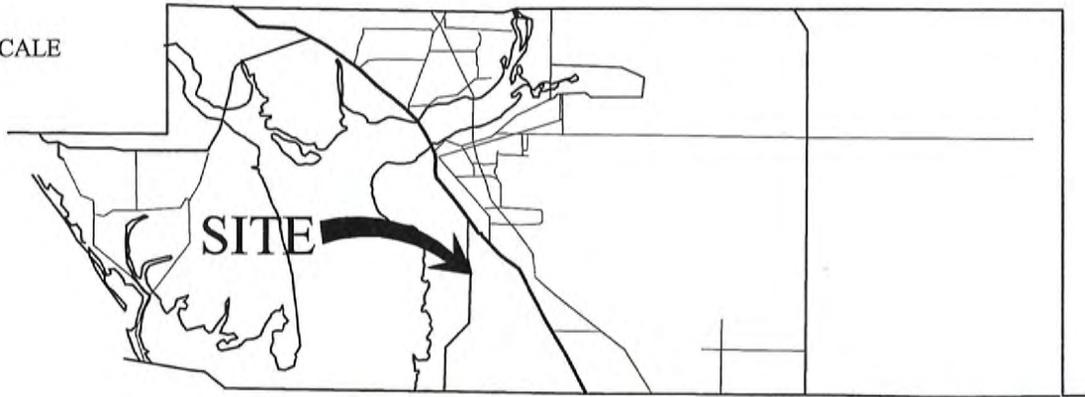
Search of available online resources did not reveal documentation of any other listed wildlife species currently utilizing the subject property.

No protected species or evidence of protected species utilization which would require permits from the FWC or FWS were observed onsite during the February 2016 site inspection.

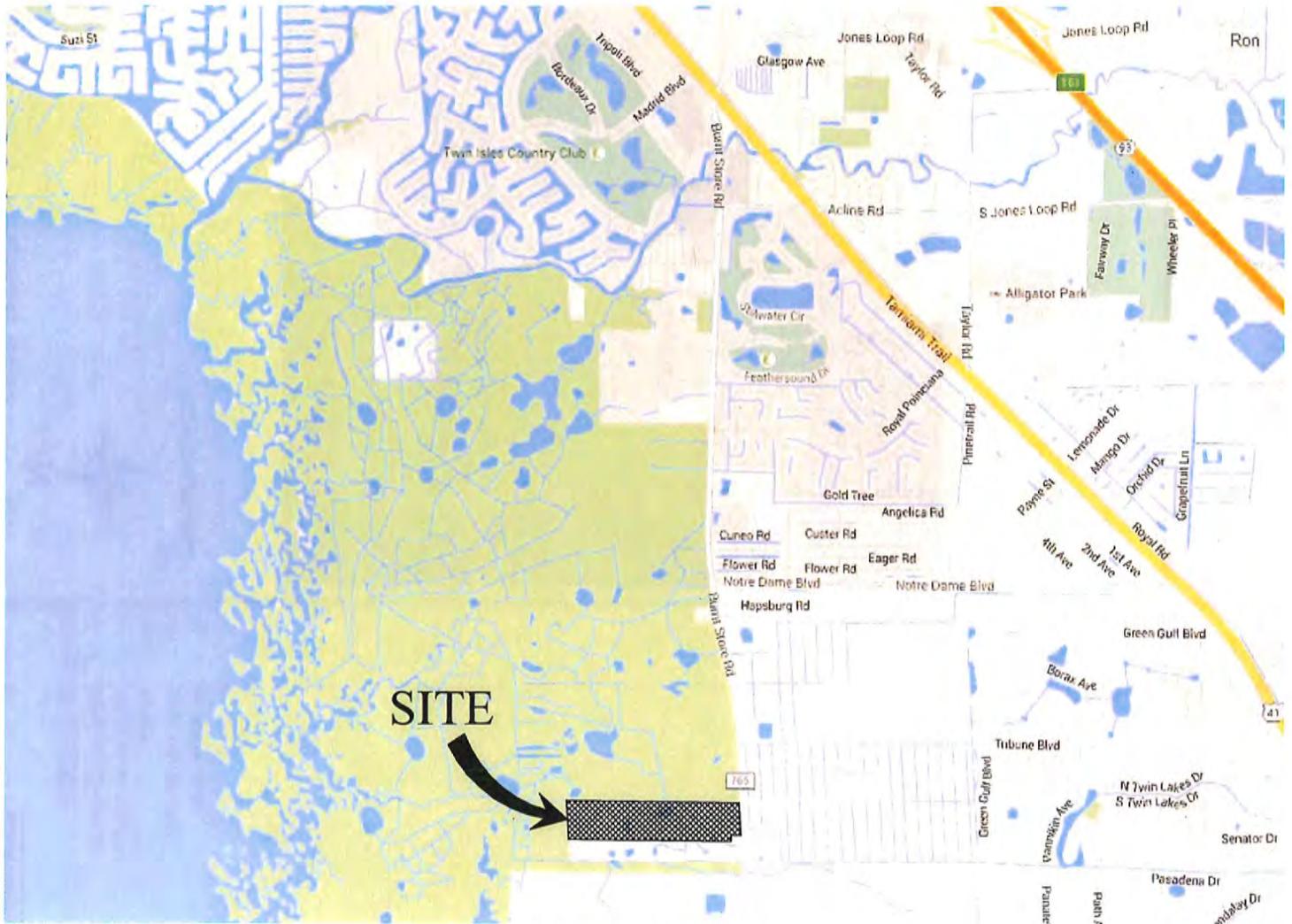
SECTION 5; TOWNSHIP 42S; RANGE 23E



NOT TO SCALE



CHARLOTTE COUNTY, FLORIDA



LOCATION MAP

16-006 / FEBRUARY 14, 2016

BURNT STORE PRESERVE
LOCATION MAP



SECTION 5; TOWNSHIP 42S; RANGE 23E



LEGEND

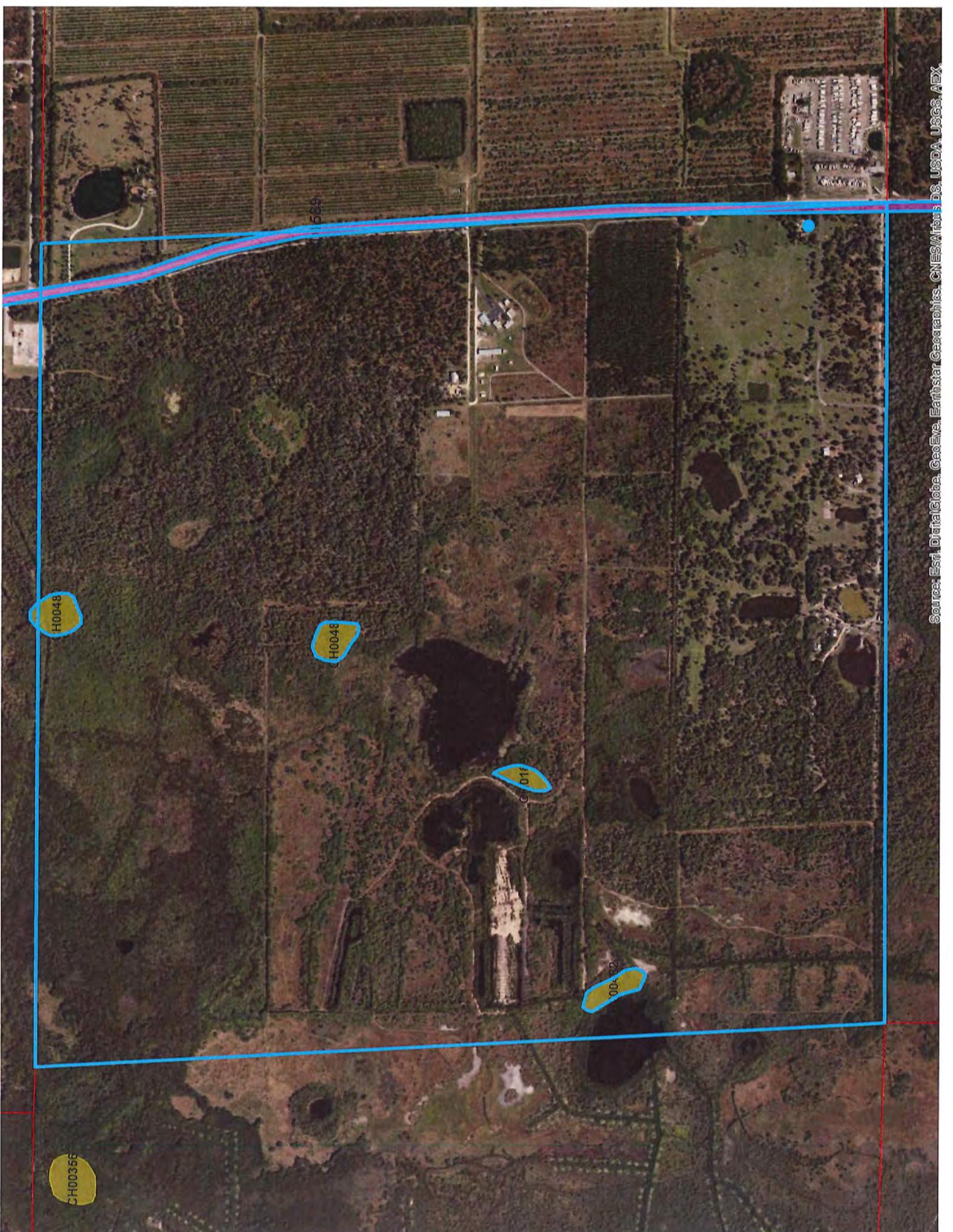
FLUCCS	DESCRIPTIONS	ACREAGE
211	IMPROVED PASTURE	27.41±
213	WOODLAND PASTURE	45.75±
510D	DITCH	1.97±
740	DISTURBED LAND	1.10±
742	BORROW AREA	4.25±
TOTAL		80.48±

- NOTES:
1. FOR PERMIT USE ONLY, NOT FOR CONSTRUCTION.
 2. PROJECT BOUNDARY IS APPROXIMATE AND WAS OBTAINED FROM CHARLOTTE COUNTY GIS DATA.
 3. CHARLOTTE COUNTY GIS DATA.
 4. MAPPING APPROXIMATE AND BASED ON INTERPRETATION OF 2014 AERIAL PHOTOGRAPHY AT 1"=700' SCALE.
 5. THE LIMITS OF ON-SITE WETLANDS AND/OR SURFACE WATERS HAVE BEEN FIELD VERIFIED AND APPROVED BY SWFWMD STAFF THROUGH THE ISSUANCE OF ERP PERMIT NUMBER 43032695.000.

16-006 / FEBRUARY 15, 2016

Ivan Vincent & Associates
Environmental Consulting Services

**BURNT STORE PRESERVE
PROTECTED SPECIES ASSESSMENT MAP**



589

H0048

H0048

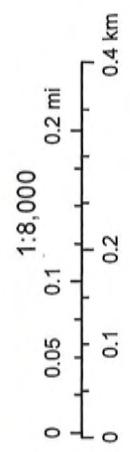
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Map Layout

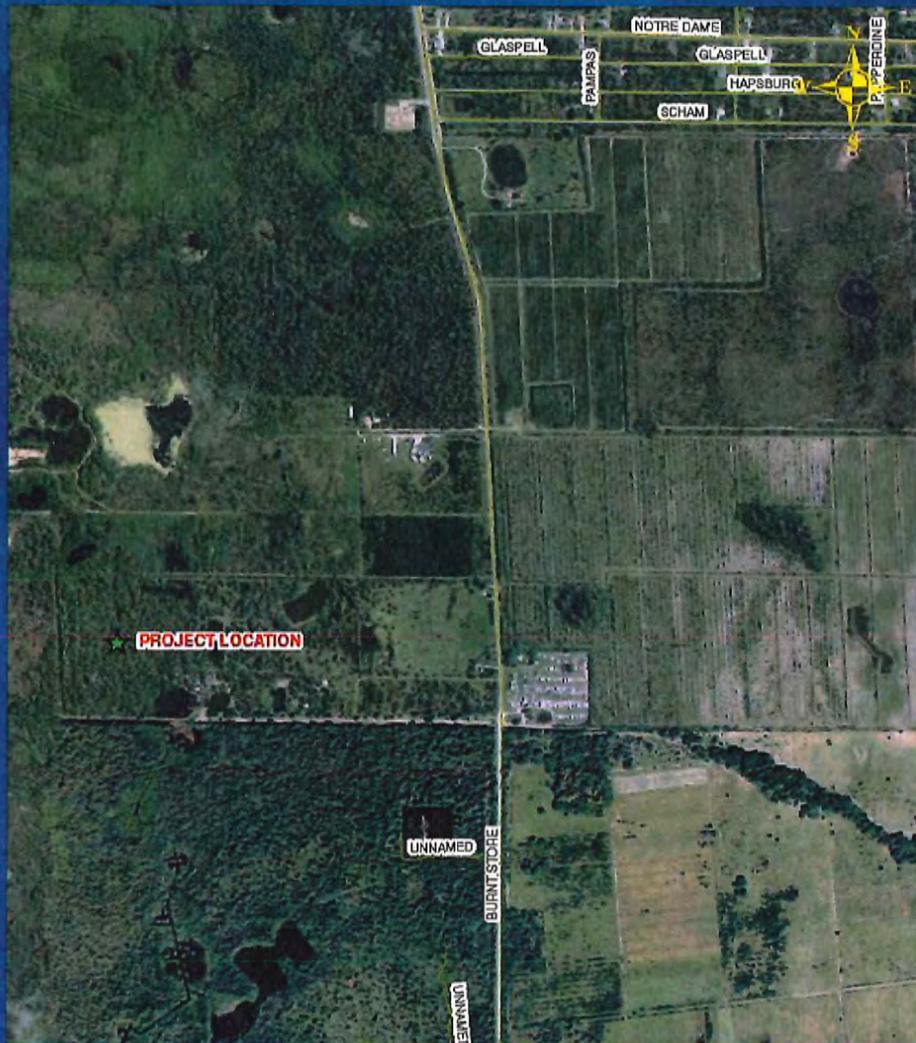


-  Buffer
-  Override 1
-  City of Punta Gorda Boundary
-  Property Ownership
-  Lots
-  Block Number

TRAFFIC IMPACT STUDY

BURNT STORE PRESERVE ZONING AMENDMENT CHARLOTTE COUNTY, FLORIDA

APRIL 7, 2016



“EXHIBIT 7-D-1”



FTE
“ENGINEERING FOR A WORLD IN MOTION”

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1.0 EXECUTIVE SUMMARY

Florida Transportation Engineering, Inc. (FTE) was retained by Banks Engineering to perform a traffic impact study in order to evaluate the impacts of the proposed zoning amendment from Residential Category 1 (RE1) to Planned Development (PD). The proposed site is located on Burnt Store Road south of Scham Road in Punta Gorda, Charlotte County. The size of the development is 80 acres.

The developer intends to build 219 Single Family dwelling units under Planned Development (PD) rezoning. This land use was considered to evaluate the impacts of the proposed zoning amendment. Based on the most conservative analysis, the proposed development would generate 2,160 trips during the weekday, 163 trips during the AM peak, and 213 trips during the PM peak hour.

The project trips from the proposed development were distributed and assigned onto adjacent roadway networks based on local knowledge and engineering judgment. The project trips from the development were distributed 83% to the north and 17% to the south onto Burnt Store Road.

A roadway link analysis was performed for short-range (5-Year, 2021) and long-range (2031) horizon years. The Average Annual Daily Traffic (AADT) and growth rate were obtained from the Charlotte County Concurrency Report. The existing data was projected to 2021 and 2031 using the growth rate. The 2021 and 2031 total traffic was calculated by adding the background traffic with the project trips.

The roadway link analysis indicated that Burnt Store Road is currently operating at an acceptable level of service and would continue to operate at acceptable levels of service at the short-range (2021) horizon. In the year 2031, the analysis indicates Burnt Store Road would operate at a deficient level of service with the background traffic (without the proposed development).

In addition, the Charlotte County 2040 Cost Feasible Long Range Transportation Plan and the FDOT five year work programs were reviewed. There were planned roadway improvements on Burnt Store Road from north of Zemel Road to Scham Road from a 2-lane to 4-lane road in the Charlotte County 2040 Cost Feasible Long Range Transportation Plan. *As mentioned in the plan, these planned improvements are unfunded. If in the future (2031) Burnt Store Road is expanded from a 2-lane roadway to a 4-lane roadway, then Burnt Store Road would operate at an acceptable level of service with or without the proposed zoning amendment.* Since Burnt Store Road is expected to operate deficiently in the year 2031 due to the areas growth, it is recommended to consider the widening of Burnt Store Road in order to maintain the desired level of service.

2.0 INTRODUCTION

Florida Transportation Engineering, Inc. (FTE) was retained by Banks Engineering to perform a traffic impact study in order to evaluate the impacts of the proposed zoning amendment from Residential Category 1 (RE1) to Planned Development (PD). The proposed site is located on Burnt Store Road south of Scham Road in Punta Gorda, Charlotte County. The size of the development is 80 acres. The project location map is provided in Figure 1.



BURNT STORE PRESERVE ZONING AMENDMENT
TRAFFIC IMPACT STATEMENT

FIGURE 1
PROJECT LOCATION MAP

3.0 TRIP GENERATION

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

The developer intends to build 219 Single Family dwelling units under Planned Development (PD) rezoning. Table 1 summarizes the trip generation calculations. The OTISS trip generation output worksheets are provided in Appendix A.

Table 1
Estimated Raw Trips

ITE Land Use	Land Use Code	Dwelling Unit	Daily Trips	In/Out	AM Peak Hour Trips	In/Out	PM Peak Hour Trips	In/Out
Single Family Detached	210	219	2,160	1,080/1,080	163	41/122	213	134/79

5.0 EXISTING ROADWAY CONDITIONS

The Average Annual Daily Traffic (AADT) and the growth rate data on Burnt Store Road were obtained from the Charlotte County Concurrency Report. The PM peak hour data on Notre Dame Road was obtained from the turning movement count data collected in February 2016 and is provided in Appendix B. Based on the trip generation, the proposed development would generate more trips during the PM peak hour. In order to determine the PM peak hour level of service for these roadway links, the AADT was adjusted to 100th hour conditions using the appropriate Charlotte County K-100 factors. The traffic data and growth rate are shown in the excerpts from the Charlotte County Concurrency Report provided in Appendix B.

As shown in Table 2, the roadway links analyzed currently operate at an acceptable level of service for the peak hour conditions based on the County's adopted service volumes.

Table 2
Existing (2016) Link LOS Analysis

Roadway Segment	2015 AADT	Growth Rate	2016 AADT	K100 Factor	100 th hour	LOS*
Burnt Store Road from Zemel to Scham Rd	9,677	5.00%	10,161	0.091	924	C
Burnt Store Road from Scham Rd to Acline Rd						B
Notre Dame Blvd, E of Burnt Store Rd					84	C

Source: Charlotte County Concurrency Report

*LOS Thresholds:

(1) Burnt Store Road (Two-Lane Undivided) from Zemel Rd to Scham Rd: "A-0", "B-837", "C-1,350", "D-1,440", "E-NA"

(2) Burnt Store Road (Four-Lane Divided) from Scham Rd at Acline Rd: "A-0", "B-2,556", "C-3,096", "D-3,204", "E-NA"

(3) Notre Dame Blvd, E of Burnt Store Rd: "A-0", "B-0", "C-918", "D-1,332", "E-1,413"

6.0 FUTURE TRAFFIC CONDITIONS

The 100th hour traffic (shown in Table 2) was projected to year 2021 and year 2031 to determine the short-range and long-range analyses using the growth rates discussed in Section 5.0. The future traffic conditions for the PM peak hour were determined after combining the future background traffic with the short-range (2021) and the long-range (2031). The project trips were determined from the trip generation and the trip distribution provided earlier in this report.

Based on the Charlotte County adopted service volumes, the roadway links were analyzed for the expected levels of service in the years 2021 and 2031. The results of the 2021 and 2031 analyses are provided in Table 3 and Table 4, respectively.

Table 3
2021 Link LOS Analysis
(PM PEAK)

Roadway Segment	2016 100 th hour	Growth Rate	2021 Background		PM Project Trips	2021 Total Traffic	
			Traffic	LOS*		Traffic	LOS*
Burnt Store Road from Zemel Rd to Project Entrance	924	5.00%	1,155	C	36	1,191	C
Burnt Store Road from Project Entrance to Scham Rd				C	177	1,332	C
Burnt Store Road from Scham Rd to Royal Poinciana				B	126	1,281	B
Burnt Store Road from Royal Poinciana to Acline Rd				B	119	1,274	B
Notre Dame Rd, E of Burnt Store Rd	84	1.00%	88	C	51	139	C

Source: Charlotte County Concurrency Report

*LOS Thresholds:

(1) Burnt Store Road (Two-Lane Undivided) from Zemel Rd to Notre Dame Rd: "A-0", "B-837", "C-1,350", "D-1,440", "E-NA"

(2) Burnt Store Road (Four-Lane Divided) from Notre Dame Rd at Acline Rd: "A-0", "B-2,556", "C-3,096", "D-3,204", "E-NA"

(3) Notre Dame Blvd, E of Burnt Store Rd: "A-0", "B-0", "C-918", "D-1,332", "E-1,413"

As shown in Tables 3, the roadway segments on Burnt Store Road from Zemel Road to Acline Road and Notre Dame Road, E of Burnt Store Road would operate at acceptable levels of service with the proposed zoning amendment at the short-range (2021) horizon.

Table 4
2031 Link LOS Analysis
(PM PEAK)

Roadway Segment	2016 100t h hour	Growth Rate	2031 Background		PM Project Trips	2031 Total Traffic	
			Traffic	LOS*		Traffic	LOS*
Burnt Store Road from Zemel Rd to Project Entrance	924	5.00%	1,617	E	36	1,653	E
Burnt Store Road from Project Entrance to Scham Rd				E	177	1,794	E
Burnt Store Road from Scham Rd to Royal Poinciana				B	126	1,743	B
Burnt Store Road from Royal Poinciana to Acline Rd				B	119	1,736	B
Notre Dame Rd, E of Burnt Store Rd	84	1.00%	97	C	51	148	C

Source: Charlotte County Concurrency Report

*LOS Thresholds:

- (1) Burnt Store Road (Two-Lane Undivided) from Zemel Rd to Notre Dame Rd: "A-0", "B-837", "C-1,350", "D-1,440", "E-NA"
- (2) Burnt Store Road (Four-Lane Divided) from Notre Dame Rd at Acline Rd: "A-0", "B-2,556", "C-3,096", "D-3,204", "E-NA"
- (3) Notre Dame Blvd, E of Burnt Store Rd: "A-0", "B-0", "C-918", "D-1,332", "E-1,413"

As shown in Tables 4, the roadway segments on Burnt Store Road from Zemel Road to Scham Road would operate at a deficient level of service with 2031 background traffic at the long-range (2031) horizon.

In addition, the Charlotte County 2040 Cost Feasible Long Range Transportation Plan and the FDOT five year work programs were reviewed. There were planned roadway improvements from 2-lane to 4-lane on Burnt Store Road from north of Zemel Road to Scham Road in the Charlotte County 2040 Cost Feasible Long Range Transportation Plan. *However, these planned improvements are unfunded as mentioned in the plan.* A copy of the Charlotte County 2040 Long Range Transportation Plan is provided in Appendix C.

7.0 CONCLUSION

The analysis has addressed traffic related impacts associated with the proposed zoning amendment consisting of 80 acres. However, developer is proposing to build 219 residential units. Based on the results of the analysis the following is concluded:

- The project is expected to generate 2,160 daily trips, 163 trips in the AM peak and 213 new trips in the PM peak.
- The roadway link analysis indicated that Burnt Store Road is currently operating at an acceptable level of service and would continue to operate at acceptable levels of service at the short-range (2021) horizon. In the year 2031, the analysis indicates Burnt Store Road would operate at a deficient level of service with the background traffic (without the proposed development). *However, if in the future (2031) Burnt Store Road is expanded from a 2-lane roadway to a 4-lane roadway, then Burnt Store Road would operate at an acceptable level of service with or without the proposed zoning amendment.*
- Since Burnt Store Road is expected to operate deficiently in the year 2031 due to the areas growth, it is recommended to consider the widening of Burnt Store Road in order to maintain the desired level of service.

APPENDIX A

ITE TRIP GENERATION WORKSHEETS

Project Information	
Project Name:	Burnt Store Preserve PD Rezoning
No:	116005-01
Date:	4/6/2016
City:	Punta Gorda
State/Province:	FL
Zip/Postal Code:	33950
Country:	US
Client Name:	Banks Engineering
Analyst's Name:	FTE
Edition:	ITE-TGM 9th Edition

Land Use	Size	Weekday		AM Peak		PM Peak	
		Entry	Exit	Entry	Exit	Entry	Exit
210 - Single-Family Detached Housing	219 Dwelling Units	1080	1080	41	122	134	79
Reduction		0	0	0	0	0	0
Internal		0	0	0	0	0	0
Pass-by		0	0	0	0	0	0
Non-pass-by		1080	1080	41	122	134	79
Total		1080	1080	41	122	134	79
Total Reduction		0	0	0	0	0	0
Total Internal		0	0	0	0	0	0
Total Pass-by		0	0	0	0	0	0
Total Non-pass-by		1080	1080	41	122	134	79

APPENDIX B

EXCERPTS FROM CHARLOTTE COUNTY CONCURRENCY REPORT

CHARLOTTE COUNTY: ROADWAY LEVEL OF SERVICE DATA (AS OF 12/31/2010)

LOS Report ID	Roadway	From	To	LOS Class	2015 AADT	Date of Last Count	Sugg. Gr. Rate	Level of Service Calculations							Percent (%) Capacity Used	
								K100	100 th Hr Vol.	Level of Service Limits (Pk. Hr. Two-way Vol.)						Level of Service Current
										B	C	D	E			
165	Acline Road	U.S. 41	Taylor Rd.	2	1,388	Dec-14	1.00%	0.091	126	n/a	918	1,332	1,413	C	9%	
189	Acline Road	Burnt Store Rd.	U.S. 41	2	1,297	Jan-15	1.00%	0.091	118	n/a	918	1,332	1,413	C	9%	
246	Airport Road	U.S. 41	Cooper St.	2	-	Jan-00	4.24%	0.091	-	n/a	918	1,332	1,413	N/A	N/A	
247	Airport Road	Cooper St.	Taylor Rd.	2	4,909	Dec-14	7.32%	0.091	447	n/a	918	1,332	1,413	C	34%	
167	Airport Road	Taylor Rd	I-75	2	4,541	Dec-14	1.00%	0.091	413	n/a	918	1,332	1,413	C	31%	
166	Airport Road	I-75	Golf Course Blvd.	2	2,522	Dec-14	1.00%	0.091	230	n/a	918	1,332	1,413	C	17%	
209	Appleton Blvd	San Cruz Waterway	C.R. 771	2	1,486	Mar-15	4.40%	0.091	133	n/a	918	1,332	1,413	C	10%	
168	Aqui Esta Drive	Bal Harbor Blvd.	U.S. 41	2	8,227	Jan-15	1.00%	0.091	749	n/a	918	1,332	1,413	C	56%	
248	Aqui Esta Drive	U.S. 41	Airport Rd.	2	3,835	Dec-14	2.36%	0.091	349	n/a	918	1,332	1,413	C	26%	
23	Atwater Street	Peachland Blvd.	Veterans Blvd.	2	2,812	Nov-14	1.00%	0.091	256	n/a	918	1,332	1,413	C	19%	
25	Bayshore Road	Sibley Bay St.	Edgewater Dr.	2	4,173	Nov-14	1.00%	0.091	380	n/a	918	1,332	1,413	C	29%	
310	Bayshore Road	Edgewater Dr.	U.S. 41	2	3,150	Nov-14	1.00%	0.091	287	n/a	918	1,332	1,413	C	22%	
26	Bayshore Road	U.S. 41	Sibley Bay St.	2	3,111	Nov-14	1.00%	0.091	283	n/a	918	1,332	1,413	C	21%	
116	Beach Road	Gulf Blvd.	S.R. 776	2	9,309	Feb-15	1.00%	0.091	847	n/a	918	1,332	1,413	C	64%	
232	Beacon Drive	Westchester Blvd.	Elmira Blvd.	2	2,689	Apr-15	1.00%	0.091	243	n/a	918	1,332	1,413	C	18%	
233	Beacon Drive	Elmira Blvd.	Olean Blvd.	2	2,768	Apr-15	1.00%	0.091	252	n/a	918	1,332	1,413	C	19%	
218	Beacon Drive	Olean Blvd.	Midway Blvd.	2	1,872	Apr-15	1.00%	0.091	170	n/a	918	1,332	1,413	C	13%	
219	Beacon Drive	Midway Blvd.	Quasar Blvd.	2	-	Jan-00	1.00%	0.091	-	n/a	918	1,332	1,413	N/A	N/A	
234	Beacon Drive	Quasar Blvd.	Peachland Blvd.	2	-	Jan-00	1.00%	0.091	-	n/a	918	1,332	1,413	N/A	N/A	
220	Beaver Lane	Hancock Ave.	Westchester Blvd.	2	3,659	Apr-15	1.14%	0.091	333	n/a	918	1,332	1,413	C	25%	
221	Birchcrest Blvd	Midway Blvd.	Strasburg Dr.	2	-	Jan-00	1.00%	0.091	-	n/a	918	1,332	1,413	N/A	N/A	
236	Birchcrest Blvd	Strasburg Dr.	Peachland Blvd.	2	-	Jan-00	1.21%	0.091	-	n/a	918	1,332	1,413	N/A	N/A	
237	Birchcrest Blvd	Peachland Blvd.	Veterans Blvd.	2	503	Apr-15	1.00%	0.091	46	n/a	918	1,332	1,413	C	3%	
1	Biscayne Drive	Cornelius Blvd.	Chancellor Blvd.	2	2,204	Mar-15	1.00%	0.091	201	n/a	918	1,332	1,413	C	15%	
3	Biscayne Drive	SR-776	Cornelius Blvd.	2	1,451	Feb-15	2.39%	0.091	132	n/a	918	1,332	1,413	C	10%	
258	Broadpoint Drive	Sunnybrook Rd.	Voyageur Dr.	2	-	Jan-00	1.00%	0.091	-	n/a	918	1,332	1,413	N/A	N/A	
259	Broadpoint Drive	Voyageur Dr.	San Marco Dr.	2	-	Jan-00	1.00%	0.091	-	n/a	918	1,332	1,413	N/A	N/A	
185	Burnt Store Road	Lee County line	Zemel Rd.	1	6,933	Dec-14	5.00%	0.091	631	2,556	3,096	3,204	n/a	B	20%	
184	Burnt Store Road	Zemel Rd.	Acline Rd.	1	9,677	Dec-14	5.00%	0.091	881	837	1,350	1,440	n/a	C	65%	
169	Burnt Store Road	Acline Rd.	U.S. 41	1	12,124	Dec-14	5.00%	0.091	1,103	2,556	3,096	3,204	n/a	B	36%	
270	Burnt Store Road	N. Jones Loop Rd.	Taylor Rd.	1	11,777	Jan-15	1.64%	0.091	1,072	837	1,350	1,440	n/a	C	74%	
202	Calumet Blvd	Ingraham Blvd.	San Domingo Blvd.	2	-	Jan-00	1.00%	0.091	-	n/a	918	1,332	1,413	N/A	N/A	
22	Campbell Street	Eisenhower Dr.	Chancellor Blvd.	2	-	Jan-00	1.00%	0.091	-	n/a	918	1,332	1,413	N/A	N/A	
159	Cape Haze Drive	Amberjack Cove Waterway	C.R. 775	2	3,530	Mar-15	1.00%	0.091	321	n/a	918	1,332	1,413	C	24%	
222	Capricorn Blvd	Rampart Blvd.	Sandhill Blvd.	2	3,202	Apr-15	1.00%	0.091	291	n/a	918	1,332	1,413	C	22%	
188	Carmalita Street	BMX Track	U.S. 41	2	1,625	Dec-14	4.41%	0.091	148	n/a	918	1,332	1,413	C	11%	
309	Carmalita Street	Florida St.	BMX Track	2	2,079	Dec-14	1.00%	0.091	189	n/a	918	1,332	1,413	C	14%	
2	Chamberlain Blvd	Cornelius Blvd.	US 41	2	1,511	Feb-15	1.00%	0.091	138	n/a	918	1,332	1,413	C	10%	
121	Chancellor Blvd	Campbell St.	Apollo Waterway	2	3,765	Mar-15	6.35%	0.091	343	n/a	918	1,332	1,413	C	26%	
122	Chancellor Blvd	Apollo Waterway	US-41	2	3,798	Mar-15	6.04%	0.091	346	n/a	918	1,332	1,413	C	26%	

CHARLOTTE COUNTY: ROADWAY LEVEL OF SERVICE DATA (AS OF 12/31/2010)

LOS Report ID	Roadway	From	To	LOS Class	2015 AADT	Date of Last Count	Sugg. Gr. Rate	100 th Hr Vol.	Level of Service Calculations ¹					Percent (%) Capacity Used		
									K100	Level of Service Limits (Pk. Hr.)					Level of Service Current	
										B	C	D	E			
67	Midway Blvd	Riviera Ln.	Lakeview Blvd.	1	5,024	Nov-14	1.00%	0.091	457	837	1,350	1,440	n/a	B	32%	
66	Midway Blvd	Lakeview Blvd.	U.S. 41	1	10,334	Nov-14	1.00%	0.091	940	2,556	3,096	3,204	n/a	B	29%	
62	Midway Blvd	U.S. 41	Elkcam Blvd.	1	14,574	Nov-14	1.00%	0.091	1,326	2,556	3,096	3,204	n/a	B	41%	
64	Midway Blvd	Elkcam Blvd.	Harbor Blvd.	1	13,716	Nov-14	1.00%	0.091	1,248	2,556	3,096	3,204	n/a	B	39%	
63	Midway Blvd	Harbor Blvd.	Orlando Blvd.	1	14,110	Nov-14	1.00%	0.091	1,284	2,556	3,096	3,204	n/a	B	40%	
65	Midway Blvd	Orlando Blvd.	Inverness St.	1	12,187	Nov-14	1.00%	0.091	1,109	2,556	3,096	3,204	n/a	B	35%	
68	Midway Blvd	Inverness St.	Kings Highway	1	10,868	Nov-14	1.00%	0.091	989	2,556	3,096	3,204	n/a	B	31%	
81	Murdock Circle	Education Way	U.S. 41	2	12,242	Apr-15	1.00%	0.091	1,114	n/a	2,178	2,898	3,060	C	38%	
85	Murdock Circle	U.S. 41	Veterans Blvd.	2	9,686	Apr-15	1.00%	0.091	881	n/a	2,178	2,898	3,060	C	30%	
271	Jones Loop Road N	U.S. 41	Taylor Rd.	1	13,241	Dec-14	1.00%	0.091	1,205	2,556	3,096	3,204	n/a	B	38%	
171	Jones Loop Road N	Taylor Rd.	I-75	1	15,363	Dec-14	1.00%	0.091	1,398	2,556	3,096	3,204	n/a	B	44%	
172	Jones Loop Road N	I-75	Alfred Blvd.	1	2,886	Dec-14	1.00%	0.091	263	2,556	3,096	3,204	n/a	B	8%	
117	Beach Road N	Sarasota Co. Line	Guif Blvd.	2	1,997	Feb-15	1.00%	0.091	182	n/a	918	1,332	1,413	C	14%	
254	Notre Dame Blvd	Burnt Store Rd.	Pine Trail Rd.	2	-	Jan-00	1.00%	0.091	-	n/a	918	1,332	1,413	N/A	N/A	
193	Oceanspray Blvd	Waterford Ave.	S.R. 776	2	-	Jan-00	1.00%	0.091	-	n/a	918	1,332	1,413	N/A	N/A	
210	Oceanspray Blvd	S.R. 776	March Waterway	2	-	Jan-00	1.00%	0.091	-	n/a	918	1,332	1,413	N/A	N/A	
241	O'Hara Drive	Collingswood Blvd.	Midway Blvd.	2	2,260	Jan-15	1.00%	0.091	206	n/a	918	1,332	1,413	C	15%	
242	O'Hara Drive	Flamingo Blvd.	Collingswood Blvd.	2	-	Jan-00	1.00%	0.091	-	n/a	918	1,332	1,413	N/A	N/A	
71	Clean Blvd	U.S. 41	Easy St.	2	12,039	Nov-14	1.00%	0.091	1,096	n/a	918	1,332	1,413	D	82%	
70	Clean Blvd	Easy St.	Conway Blvd.	2	8,643	Nov-14	1.00%	0.091	787	n/a	918	1,332	1,413	C	59%	
69	Clean Blvd	Conway Blvd.	Beacon Dr.	2	7,352	Nov-14	1.98%	0.091	669	n/a	918	1,332	1,413	C	50%	
72	Clean Blvd	Beacon Dr.	Kings Highway	2	5,389	Nov-14	2.65%	0.091	490	n/a	918	1,332	1,413	C	37%	
73	Orlando Blvd	Midway Blvd.	Quasar Blvd.	2	1,813	Nov-14	3.00%	0.091	165	n/a	918	1,332	1,413	C	12%	
227	Paulson Drive	U.S. 41	Prineville St.	2	3,878	Apr-15	1.00%	0.091	353	n/a	918	1,332	1,413	C	26%	
263	Peachland Blvd	CochranBlvd. (a.k.a. Toledo Blade)	Forrest Nelson Blvd.	2	9,175	Nov-14	1.00%	0.091	835	n/a	918	1,332	1,413	C	63%	
75	Peachland Blvd	Forrest Nelson Blvd.	Atwater St.	2	7,575	Nov-14	1.00%	0.091	689	n/a	918	1,332	1,413	C	52%	
77	Peachland Blvd	Atwater St.	Harbor Blvd.	2	8,096	Jan-15	1.00%	0.091	737	n/a	918	1,332	1,413	C	55%	
76	Peachland Blvd	Harbor Blvd.	Beacon Dr.	2	8,127	Jan-15	1.00%	0.091	740	n/a	918	1,332	1,413	C	56%	
78	Peachland Blvd	Beacon Dr.	Loveland Blvd.	2	9,485	Jan-15	1.00%	0.091	863	n/a	918	1,332	1,413	C	65%	
111	Peachland Blvd	Loveland Blvd.	Veterans Blvd.	2	9,938	Jan-15	1.00%	0.091	904	n/a	2,178	2,898	3,060	C	31%	
238	Pellam Blvd	Wintergarden Ave.	CochranBlvd. (a.k.a. Toledo Blade)	2	4,546	Apr-15	1.37%	0.091	414	n/a	918	1,332	1,413	C	31%	
239	Pellam Blvd	Edgewater Dr.	Wintergarden Ave.	2	1,618	Apr-15	1.00%	0.091	147	n/a	918	1,332	1,413	C	11%	
129	Pine Street	Sarasota Co. Line	Second St.	2	10,829	Feb-15	1.00%	0.085	920	n/a	2,178	2,898	3,060	C	32%	
130	Pine Street	Second St.	S.R. 776	2	11,724	Feb-15	1.00%	0.085	997	n/a	2,178	2,898	3,060	C	34%	
173	Piper Road	Jones Loop Rd.	Golf Course Blvd.	1	4,128	Dec-14	2.44%	0.091	376	837	1,350	1,440	n/a	B	26%	
99	Port Charlotte Blvd	Sunrise Waterway	Edgewater Dr.	2	918	Apr-15	1.00%	0.091	84	n/a	918	1,332	1,413	C	6%	
228	Prineville Street	Paulson Dr.	Hillsborough Blvd.	2	3,680	Apr-15	4.30%	0.091	335	n/a	918	1,332	1,413	C	25%	
79	Quesada Avenue	Cochran Boulevard (a.k.a. Toledo Blade)	Forrest Nelson Blvd.	2	7,162	Apr-15	1.00%	0.091	652	n/a	918	1,332	1,413	C	49%	
82	Quesada Avenue	Forrest Nelson Blvd.	Hinton St.	2	5,638	Apr-15	1.00%	0.091	513	n/a	918	1,332	1,413	C	39%	
83	Quesada Avenue	Hinton St.	Harbor Blvd.	2	3,579	Apr-15	3.00%	0.091	326	n/a	918	1,332	1,413	C	24%	

APPENDIX C

EXCERPT FROM

CHARLOTTE COUNTY

2040 LONG RANGE TRANSPORTATION PLAN

Table 7-2: Cost Feasible Plan Road Projects

Facility	From	To	# of Existing Lanes	Project Length (Miles)	Jurisdiction	Area Type	Project Description	Revenue Source	Cost (PDC)	2019-2020 (VOE)			2021-2025 (VOE)			
										PD&E	PE	ROW	CST	PD&E	PE	ROW
Burnt Store Road	North of Zemel Road	Scham Road	2U	4.17	County	Urban	Roadway - Widening (2L to 4L)	County, Developer	\$41.77							\$53.05
Airport Road	US 41	Piper Road	2U	2.62	County	Urban	Roadway - Widening (2L to 4L)	County, Local	\$12.30							
Burnt Store Road	North Jones Loop	Taylor Road	2U	0.998	County	Urban	Roadway - Widening (2L to 4L)	TRIP, County	\$13.34							
Burnt Store Road Ext.	Taylor Road	Florida Street	00	2.116	County	Urban	Roadway - New Construction (4L)	County	\$6.28							
Toledo Blade (CR 39)	US 41 (W)	Hillsborough Boulevard	4D	0.995	County	Urban	Roadway - Widening (4L to 6L)	County, Developer	\$15.54	\$0.64						
Toledo Blade (CR 39)	SR 776	Whitney Avenue	2U	0.521	County	Urban	Roadway - Widening (2L to 4L)	County, Developer	\$6.26	\$0.30						
Toledo Blade (CR 39)	SR 776	Whitney Avenue	4U	0.521	County	Urban	Roadway - Widening (4L to 6L)	County, Developer	\$6.58							
Toledo Blade (CR 39)	Whitney Avenue	US 41 (W)	4D	0.249	County	Urban	Roadway - Widening (4L to 6L)	County, Developer	\$3.89	\$0.16						
CR 771	Appleton Boulevard	Rotonda Boulevard East	2U	1.75	County	Urban	Roadway - Widening (2L to 4L)	County, Developer	\$3.51							
Edgewater Drive	Jowett Street	Collingswood Blvd	2U	0.239	County	Urban	Roadway - Widening (2L to 4L)	County	\$4.91							
Edgewater Drive	Collingswood Blvd	Pellam Blvd	2U	0.929	County	Urban	Roadway - Widening (2L to 4L)	County	\$2.16							
Edgewater Drive	Pellam Boulevard	Midway Blvd	2U	0.614	County	Urban	Roadway - Widening (2L to 4L)	County	\$1.42							
Flamingo Boulevard (Realignment)	Edgewater Drive	Como Street	0	0.557	County	Urban	Roadway - New Construction (4L)	County	\$10.21							
Flamingo Boulevard	Como Street	Wintergarden Avenue	2U	0.832	County	Urban	Roadway - Widening (2L to 4L)	County	\$8.33							
Flamingo Boulevard	Wintergarden Avenue	SR 776	2U	1.041	County	Urban	Roadway - Widening (2L to 4L)	County	\$14.06							
Flamingo Boulevard	SR 776	US 41	2U	0.98	County	Urban	Roadway - Widening (2L to 4L)	County	\$1.96							
Harbor View Road	Melbourne Street	Date Street	2U	1.12	County	Urban	Roadway - Widening (2L to 4L)	County, Developer, OA	\$14.77	\$4.17						\$14.25
Harbor View Road	Date Street	Purdy Drive	2U	0.666	County	Urban	Roadway - Widening (2L to 4L)	County, Developer, OA	\$8.78	\$2.48						\$8.47
Harbor View Road	Purdy Drive	I-75	2U	0.8209	County	Urban	Roadway - Widening (2L to 4L)	County, Developer, OA	\$10.82	\$3.06						
Hillsborough Boulevard	South Cranberry Boulevard	Toledo Blade Boulevard	2U	2.45	County	Urban	Roadway - Widening (2L to 4L)	County	\$4.91							
I-75	North Jones Loop	US 17	4D	3.3	State	Urban	Interstate - Widening (4L to 6L)	SIS	\$66.00							
North Jones Loop Road	Burnt Store Road	Piper Road	4D	1.8	County	Urban	Roadway - Widening (4L to 6L)	County	\$5.83							
Kings Highway	North of Sandhill Boulevard	Desoto County Line	2U	0.5	County	Urban	Roadway - Widening (2L to 4L)	County	\$5.01			\$5.71				
West Marion Avenue	Hibiscus Drive	Bal Harbor Boulevard	4D	0.926	County	Urban	Road Diet (4L to 2L)	Local	\$0.51				\$0.10	\$0.29		
West Marion Avenue	Bal Harbor Boulevard	West Henry Street	4U	0.425	County	Urban	Road Diet (4L to 2L)	Local	\$0.24				\$0.04	\$0.14		
East Marion Avenue	US 41	Marlympia Way	30	1.422	County	Urban	Road Diet (3L to 2L)	Local	\$0.79				\$0.15	\$0.44		
East Olympia Avenue	US 41	Marlympia Way	30	1.32	County	Urban	Road Diet (3L to 2L)	Local	\$2.70				\$0.14	\$0.41		
Peachland Boulevard	Cochran Boulevard	Harbor Boulevard	2U	2.47	County	Urban	Roadway - Widening (2L to 4L)	County	\$4.95							
Rampart Boulevard	West of I-75	Rio De Janeiro Avenue	2U	1.75	County	Urban	Roadway - Widening (2L to 4L)	County	\$3.51							