

Application No.
Z-16-06-09
(Rezoning)

Applicant
Bryan Paul, Inc. /
Planned Development

Quasi-Judicial

Commission District II



Community Development

CHARLOTTE COUNTY

Location Map for Z-16-06-09



SITES

765

765

04/42/23 South-County



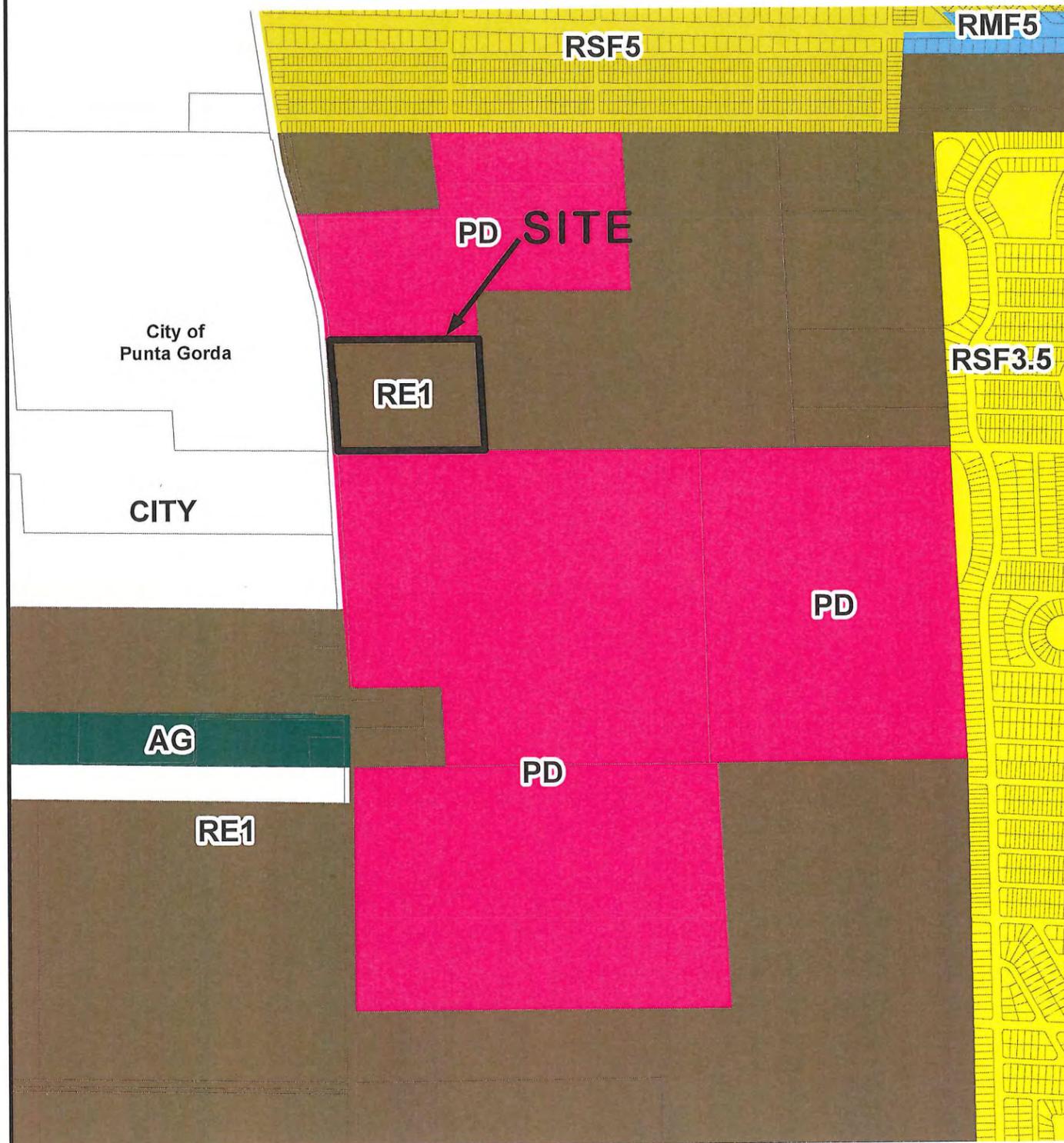
This map is a representation of compiled public information. It is believed to be an accurate and true depiction for the stated purpose, but Charlotte County and its employees make no guarantee, implied or otherwise, to the accuracy, or completeness. We therefore do not accept any responsibility as to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



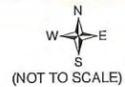
Community Development

CHARLOTTE COUNTY

Zoning Map for Z-16-06-09



04/42/23 South-County



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

© Copyright 2016 Port Charlotte, FL by Charlotte County
Date Saved: 7/13/2016 4:33:42 PM By: WHoffman-8142

M:\Departments\LIS\Projects\Petition_Maps\Comp_Planning\2016\Zoning\Z-16-06-09\PKTZoning_Z160609.mxd



Community Development

CHARLOTTE COUNTY

FLU Map for Z-16-06-09



04/42/23 South-County



(NOT TO SCALE)

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

© Copyright 2015 Port Charlotte, FL by Charlotte County
Date Saved: 7/19/2016 11:08:04 AM By: WHoffman-8142

M:\Departments\LIS\Projects\Petition_Maps\Comp_Planning\2016\Zoning\Z-16-06-09\PCCKTFLUM_Z160609.mxd



Community Development Department Staff Report for Z-16-06-09

Date: July 22, 2016

To: Honorable Board of County Commissioners
Planning and Zoning Board

From: Kenneth Quillen, Planner III, AICP

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): Bryan Paul of Bryan Paul, Inc., P.O. Box 2357, LaBelle, FL 33975

Owner(s): Same as applicant

General Location and Acreage: Subject property is located south of Punta Gorda on the east side of Burnt Store Road at 12260 Burnt Store Road.
The site contains a total of 27.34 acres, more or less.

Account Number(s): 422304400001

Staff Recommendation: The Comprehensive Planning Division recommends approval of the request to amend the Charlotte County Zoning Atlas from Residential Estate-1 (RE-1) to Planned Development (PD) based on the findings and analysis documented in the staff report dated July 22, 2016, the property owner's application (petition No. Z-16-06-09), existing and proposed land uses for subject property and the surrounding area, and Charlotte County's Comprehensive Plan, subject to a number of recommended conditions listed below.

Action by the Planning and Zoning Board (P&Z): *"Motion to forward application Z-16-06-09 to the Board of County Commissioners with a recommendation of approval based on the findings and analysis in the staff report dated July 22, 2016, the evidence presented at the public hearing, and subject to the Planning Staff's recommended conditions."*

Analysis:
Bryan Paul is requesting a rezoning from Residential Estate-1 (RE-1) to Planned Development (PD) for subject property, which is currently a citrus grove consisting of 27.34 acres. This property has a Future Land Use Map (FLUM) designation of Burnt Store Village Residential (BSVR). The purpose of this request is to amend the zoning designation from RE-1 to PD to allow development of planned future commercial uses to serve the residents in the Burnt Store area according to the Burnt Store Area Plan, which was approved by the Board of County Commissioners in 2005.

Subject property is within the boundary of the Burnt Store Area Plan, which was developed to coordinate future improvements to transportation, utilities, environmental linkages and water management, in response to the increasing growth pressures within the Burnt Store area. The property located directly to the south contains a citrus grove with a FLUM designated of BSVR and a PD zoning classification, which was

granted in 2007 (Z-07-02-10-TDU). The property located directly to the north is also a citrus grove with a FLUM designation of BSVR and a PD zoning classification, which was also granted in 2007 (Z-07-04-18-TDU). The property located directly to the east is vacant undeveloped lands, owned by the Catholic Diocese of Venice, with a FLUM designation of BSVR and a zoning classification of Residential Estate-1 (RE-1), which was assigned in 2014 (Z-14-08-10). The State of Florida's Charlotte Harbor Preserve State Park is immediately adjacent to the west, across Burnt Store Road, which is within the City limits of Punta Gorda.

Compatibility and Impacts to Adjacent Uses: This request is compatible and consistent with previous zoning map amendments granted for properties located to the north and south along Burnt Store Road. The property to the north is a 78-acre Planned Development (Z-07-04-18-TDU) to allow 392 dwelling units (350 multifamily & 42 single-family) in conformity with the Burnt Store Area Plan. Property to the south is a 330-acre Planned Development (Z-07-02-10-TDU), which allowed 999 dwelling units (300 multifamily & 699 single-family) along with 200,000 square feet of commercial space, as part of the commercial node identified in the Burnt Store Area Plan. The placement of this commercial development on subject property will have minimal impacts on the existing state park lands to the west or vacant lands to the east.

Consistency with Policies in the County's Comprehensive Plan: Subject property is located within the Burnt Store Area Plan and has a FLUM designation of Burnt Store Village Residential. According to the FLU Appendix I, in the Comprehensive Plan, this land use category is "intended for areas that are currently vacant or under active agricultural use and will transition into residential and commercial development in the Burnt Store Overlay District." This proposed 27.34-acre commercial development is consistent with this designation and will provide:

- A minimum 5.47 acres as Open Space (20 % of the total site area);
- A minimum of 1.37 acres as Habitat Space (5 % of the total site area);
- A 25-foot PD setback and landscape buffer along the property boundary; and
- Five-foot sidewalks and bicycle paths throughout the interior of the development to make the commercial uses well connected and walkable.

The applicant contacted the State Division of Historic Resources and received a reply (copy attached) dated July 11, 2016, stating that the Florida Master Site File lists no archeological sites on subject parcel. This research does not constitute a detailed review. If any archeological or historical resources are found state laws require that the applicant contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333. This proposed commercial project does appear to comply with Future Land Use Policy 6.2.13, Archeological Resource Protection.

Concurrency Issues:

- *Water and Sewer:* The proposed change would lead to an increased demand on potable water and sanitary sewer services. The Charlotte County Utilities Department's 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 is recommending that as a condition of this proposed PD the County require that the water and sanitary sewer lines be connected to all buildings or uses before any certificates of occupancy are issued.
- *Traffic:* The County Transportation Engineer has reviewed the applicant's Traffic Impact Study, dated April 4, 2016, and agrees with their analysis, which is that this proposed commercial development will not have any negative impact on the surrounding roadway network. Phases One and Three of the Burnt Store Road widening project have been completed and Phase II is planned for construction in 2017.

According to **FLU Policy 6.2.2 Development Timing Standards**; proportionate share calculations for Burnt Store Road improvements are required. Staff has initiated a text amendment to remove this FLU policy because the Burnt Store Road widening project is nearing completion and impact fees will be used in the future. However, if the proposed text amendment is not adopted, proportionate share calculations for Burnt Store Road must be submitted for approval by the County.

According to **FLU Policy 6.2.14 Multi-Modal Transportation**; developers must create an interconnected community by providing interconnected streets and pedestrian and bicycle paths. The applicant needs to work with the County to design an acceptable final detailed Site Plan and

Developer's Agreement for road and other necessary improvements. This developer's agreement must be finalized and approved prior to the Final Site Plan Review application.

The County Transportation Engineer has determined that two full access points are planned, which would serve this development. One is to be located at the southwest corner of subject property where a new street extending east from Burnt Store Road is planned and will extend along the south side of subject property. This intersection is the planned center of the Commercial Node designated in the Burnt Store Area Plan. A second full access point will be located at the northwesterly corner of subject property. This will also serve the future PD development to the north. Additional access points cannot be determined at this time, but will be determined at the time of Final Site Plan Review. This development must also include vehicular, pedestrian and bicycle connections to adjacent properties to the north, east and south.

- *Student Generation:* The proposed rezoning from residential to commercial will not affect the existing permitted residential density of two dwelling units, so student populations in the project area are not expected to increase as a result of this rezoning.

Concept Plan: The Concept Plan associated with this PD rezoning was recommended for approval with conditions during the Site Plan Review process. The approval letter, stating the conditions of Site Plan approval, is attached.

Conclusion: The proposed PD rezoning is consistent with the purpose and intent of the Burnt Store Area Plan, as well as the goals, objectives and policies set forth in the County's Comprehensive Plan and Land Development Regulations.

Recommended 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 March 15, 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 the letter dated May 5, 2016, signed by Shaun Cullinan, Charlotte County Planning and Zoning Official, are required to be met. The open space area shall be no less than 5.47 acres. Areas indicated for commercial development will be developed as such. Revisions consistent with the notes on the approved PD Concept Plan shall be permitted. Commercial development standards shall be as indicated on the PD Concept Plan, with minor modifications allowed only to increase lot sizes.
- b. Subject property shall retain two dwelling units of residential density. The applicant is authorized to develop a total of 200,000 square feet of commercial space and two dwelling units. Commercial uses shall be permitted but limited as follows:
 - i. All uses listed in the CG zoning district under *Permitted Uses* (section 3-9-42(b)) shall be permitted uses in this PD zoning district except for the use numbered (42) *Sexually Oriented Business*, which shall not be allowed.
 - ii. The use listed as item number (6) *Noncommercial vehicle rental* in the CG zoning district under *Conditional Uses* (section 3-9-42(d)) shall be the only *Conditional Use* allowed in this PD zoning district. All other uses listed as "*Conditional Uses*" in the CG zoning district shall not be allowed.
 - iii. One use that is allowed as a *Special Exception* use in the CG zoning district (section 3-9-42(f)), which is a "Farmers Market", shall also be a permitted use in this PD zoning district only if it is described and shown in detail on the approved Final Site Plan and may be subject to additional conditions. In this PD zoning district the "Farmers Market" shall only be allowed to sell food items and the sale of non-food items at the "Farmers Market" is strictly prohibited.
- c. The maximum building heights shall be limited to a maximum of 60 feet and all buildings and structures erected on subject property must comply with all Commercial Design Standards of County codes.
- d. 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.

- e. The developer must include vehicular, pedestrian and bicycle connections to adjacent properties to the north, east and south.
- f. The developer is required to provide sidewalks throughout the subject site, with a minimum width of five (5) feet along at least one side of all internal roadways.
- g. There shall be one full access point located on Burnt Store Road located at the southwest corner of subject property. The specific design and locations of additional access points shall be determined at the time of Final Site Plan Review.
- h. 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.
- i. 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 business owners and tenants within the development also use Florida Friendly landscaping. The applicant shall institute an education program for all business owners and tenants on the correct use of pesticides, herbicides, and fertilizers. Only organic or other slow release forms of fertilizers shall be utilized throughout the development.
- j. 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, community development district, or similar entity, is required to maintain all common areas within the development area.
- k. Landscaping and Buffer requirements:
 - i. At a minimum, a Type C landscape buffer must be placed within the 25-foot PD setback along the north and east property lines. The typical landscaping requirements of County Code for commercial uses in the CG zoning district, located adjacent to a public street, shall be required along the west and south property lines.
 - ii. The developer must comply with section 3-9-100: Buffers, Landscaping and Tree Requirements of the Land Development Regulations as they are typically applied to the CG zoning district.
 - iii. The developer is required to remove exotic and nuisance species from subject property.
- l. If outdoor lighting is proposed, it shall be shielded or directed in such a way that light does not shine beyond the boundaries of subject property.
- m. Subject property shall obtain Final Site Plan Review approval prior to issuance of any development permits.
- n. The developer shall minimize impervious surfaces within the development wherever practicable.
- o. In order to provide "green" features within the overall site design to the highest degree practicable, the owner shall provide that, at a minimum:
 - i. Bio-retention areas or rain gardens are required as part of landscaping features for this development; and
 - ii. Water conservation measures such as the use of low-flow plumbing fixtures and rain sensors for control of irrigation systems; and
 - iii. Parking spaces for recreation areas shall use pervious surfacing.

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:** Subject property is currently an active citrus grove.
4. **Existing Designation(s):**

FLUM:	Development Standard:
Burnt Store Village Residential (BSVR)	<p>General Range of Uses Residential, commercial, recreational, institutional uses and public services and facilities are allowed in this category. They 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 multifamily and single-family dwelling units sold either fee-simple or as condo units. Recreational vehicles may also be developed as a primary use. Each space that is to be occupied by a recreational vehicle shall count as a unit of density.</p> <p>Maximum Density/Intensity <u>Density:</u> Properties are allowed one dwelling unit per ten acres by right. Parcels 20 acres or less in size may develop one dwelling unit per acre. Parcels greater than 20 acres in size may develop five dwelling units per acre. Any density above one dwelling unit/ten acres must be transferred through a TDU. <u>Intensity:</u> 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>Mix of Uses Commercial and institutional development within this classification is limited to ten percent of the total development area for properties outside of the Commercial Node, as illustrated on the Burnt Store Area Map (SPAM Series Map #5). Residential may be developed independently of other uses; however, other uses may only be developed when integrated into a residential development plan.</p> <p>Special Provisions</p> <ol style="list-style-type: none"> 1. <u>Residential development:</u> N/A 2. <u>Commercial Node Development:</u> Properties within ¼ mile of the center point of the designated Commercial Node must be developed as follows: <ul style="list-style-type: none"> • Minimum square feet per corner; 30,000 sq. ft. • Maximum square feet per corner; 200,000 sq. ft. • Single use buildings shall be limited to 100,000 sq. ft. 3. <u>Recreational Vehicles:</u> N/A
Zoning:	Development Standard:
Residential Estate-1 (RE-1)	<p>The purpose and intent of this district is to allow low-density, large lot residential and related land uses.</p> <ul style="list-style-type: none"> • Minimum lot area is one-acre • Minimum lot width is 125 feet • Maximum lot coverage by all buildings is 20 percent • Maximum building height is 38 feet • Maximum density is one dwelling 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:
<p>Planned Development (PD)</p>	<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 25 feet or as required by section 3-9-88, "Waterfront Property", whichever is greater. If the PD abuts water, the minimum setback shall be 20 feet. However, minimum lot and yard requirements other than those contained in this section and section 3-9-88 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 3-9-88, "Waterfront Property". Maximum height limits other than those contained in section 3-9-88 may also be established through the PD review process.</p> <p><u>Open space.</u> A minimum of 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, 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> 1. In its concept plan review pursuant to subsection 3-9-45(d)(4)b.3. the board may allow a modification of the standards of section 3-9-45 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. Provisions (2.) through (8.) relating to modification of PD development standards are not applicable since no modifications have been requested.</p>

Table 2

6. Surrounding Land Uses and their Future Land Use Map and Zoning Designations:

Direction:	Existing Land Use:	FLUM Designation:	Zoning District Designation:
North:	Citrus grove and lands designated for a 392 unit PD (350 MF/42 SF) DRC-PD-06-08pp	Burnt Store Village Residential (BSVR)	Planned Development (PD)
East:	Vacant lands	Burnt Store Village Residential (BSVR)	Residential Estate-1 (RE-1)
South:	Citrus grove and lands designated for a 999 unit PD (300 MF/699 SF) DRC-PD-07-02pp	Burnt Store Village Residential (BSVR)	Planned Development (PD)
West:	Forest, parks and recreation areas owned by Florida TITF (City of Punta Gorda)	City of Punta Gorda N/A	Environmental Preserve (EP) (City of Punta Gorda)

Table 3

7. Buildout Calculations (residential density or commercial intensity sq. ft.):

Future Land Use (FLU) Policy 6.2.3, identifies what land use categories will be permitted on subject property through the Land Use Guide (FLU Appendix I). This development proposes only commercial uses, which are permitted but limited in the Burnt Store Village Residential (BSVR) portion of the Land Use Guide. The applicant's property is located on the northeast corner of the Burnt Store Commercial Node, which is centered on the intersection of Burnt Store Road and a future street extension. These provisions require that subject property must be developed with a minimum of 30,000 commercial sq. ft. up to a maximum of 200,000 sq. ft. of commercial space. As such, the applicant is proposing a commercial development of 200,000 square feet.

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

Subject property is located within the boundaries of the Burnt Store Area Plan.

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

Subject property is located on the east side of Burnt Store Road and the Charlotte Harbor State Buffer Preserve is located across the street on the west side of Burnt Store Road.

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

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

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

The applicant has submitted a letter from Florida Master Site File, dated July 11, 2016, which states that the Florida Master Site File lists no archeological or historic sites on the property.

12. Are there wetlands on the property? Yes, 2.65 acres of shrub wetland.

- a.** Number of acres of Category I: None
- b.** Number of acres of Category II: 2.65 acres

13. Natural Resources:

- a. **Significant natural resources and/or critical habitat for endangered/potentially endangered species:** A Bald Eagles nest may be in the area, please see the attached Environmental Specialist's review memo dated July 8, 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?** Subject property is located within Zone Two (2) of the Coastal Planning Area. There are no beaches, coastal wetlands, wildlife habitats or living marine resources which need to be protected.
- b. **Could the proposed changes impact beach accessibility?** No
- c. **Could the proposed change affect other waterfront access?** No
- d. **Flood Zone:** The westerly 20 acres of subject property is located within Flood Zone 9AE, which has a base flood elevation of nine feet. The remainder of subject property is located in Flood Zone D, which is an area where flood hazards are undetermined but possible.
- e. **Storm Surge Zone:** Subject property is located in Storm Surge Category "2" zone.
- f. **Coastal High Hazard Area?** Subject property is not located in 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 Court, Punta Gorda
Distance: approximately 2.2 miles to the north of subject property
- b. **Nearest Police Station:**
Name: Sherriff Station - District 3
Address: 7474 Utilities Road, Punta Gorda (near the airport)
Distance: approximately 4.7 miles to the north of subject property
- c. **Nearest Fire/EMS Station:**
Name: Charlotte County Fire Station #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 5.3 miles to the northwest of subject property
- e. **Nearest Hospital:**
Name: Bayfront Health Punta Gorda
Address: 809 East Marion Avenue, Punta Gorda
Distance: approximately 6 miles to the north of subject property

f. Nearest Potential Emergency Shelter (SPAM map 38):

Name: Friendship United Methodist Church

Address: 12275 Paramount Drive, Punta Gorda

Distance: approximately 1.75 miles to the east of subject property

g. Nearest Public Schools:

1. **Elementary:**

Name: Sallie Jones Elementary School

Address: 1230 Narranja Street, Punta Gorda

Distance: approximately 5.3 miles to the north of subject property

2. **Middle:**

Name: Punta Gorda Middle School

Address: 1001 Education Avenue, Punta Gorda

Distance: approximately 5.3 miles to the north of subject property

3. **High:**

Name: Charlotte High School

Address: 1250 Cooper Street, Punta Gorda

Distance: approximately 5.3 miles to the north of subject property

16. Concurrency:

a. Roads Level of Service: See attached review memo from Venkat Vattikuti, Transportation Engineer.

b. Potable Water Level of Service:

1. *Provider's Name:* Charlotte County Utilities - Burnt Store Facility

Permitted Facility Capacity	225 gallons per ERU per day	
	Current Facility Usage	Proposed Land Use estimated water needs
2,400,000 GPD	375,000 GPD	10,000 GPD

Table 4

2. *Analysis:* If the BCC approves this PD rezoning it will allow the developer to build a total of 200,000 square feet of commercial space. The estimated water usage would be approximately 10,000 gallons per day. Charlotte County Utilities retains enough capacity to serve the proposed commercial development.

c. Sanitary Sewage Level of Service:

1. *Provider's Name:* Charlotte County Utilities - Burnt Store Facility

Permitted Facility Capacity	190 gallons per ERU per day	
	Current Facility Usage	Proposed Land Use estimated sewer needs
500,000 GPD	222,000 GPD	8,500 GPD

Table 5

2. *Analysis:* If the BCC approves this PD rezoning it will allow the developer to build a total of 200,000 square feet of commercial space. The estimated waste water would be approximately 8,500 gallons per day. Charlotte County Utilities retains enough capacity to serve the proposed commercial development.

d. Park and Recreation Level of Service:

1. *Level of Service:* Not applicable because commercial uses do not create a need for park and recreation facilities.
2. *Analysis:* Not applicable because commercial uses do not create a need for park and recreation facilities.

e. Schools:

1. *Level of Service:* Not applicable because commercial uses do not create a need for schools.
2. *Analysis:* Not applicable because commercial uses do not create a need for schools.

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 Road 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 estimated 170 acres for future disposal cells will provide disposal capacity beyond the year 2050.

g. Drainage:

1. *Level of Service:*
 - New arterials: Must be flood free in the 100-year rainfall event.
 - New and improved collectors: Must not be 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: Must be designed and constructed with the pavement centerline at or above the design high water elevation resulting from a 5-year, 24-hour rainfall.
 - Storm-water management facilities: In all new subdivisions must 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): Must provide on-site storm-water management for a 25-year, 24-hour rainfall.
2. *Analysis:* The Southwest Florida Water Management District and the Community Development Department review storm-water 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 storm-water 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 storm-water 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 storm-water 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 storm-water drainage concerns, the County shall require a restored or created flow-way. The proposed flow-way could connect surface water management lakes and on-site wetlands. Littoral shelves shall be planted along the proposed flow-way to provide water quality treatment and foraging areas for wading birds. Road crossings may be constructed where the flow-way is proposed, so long as the hydrological integrity of the flow-way 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.

21. Standards for Rezoning Approval: For the rezoning of land, the final action of the Board of County Commissioners 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 Burnt Store Area Plan and has a designation of Burnt Store Village Residential on the County's 2030 Future Land Use Map. The proposed Planned Development (PD) rezoning for commercial uses is also consistent with FLU Objective 6.2 and its underlying policies because it makes way for future commercial development at the planned Commercial Node identified in the Burnt Store Area Plan.

b. The existing land use pattern in adjacent areas:

Finding: The site is located in South County, within the Burnt Store Area Plan, and is in an area targeted for commercial development. The property located directly to the west is owned by Florida (TIITF) and is within the city limits of Punta Gorda. Properties located immediately to north and south contain existing citrus groves, which are also designated as BSVR with a PD zoning classification for residential and commercial uses. To the east is property owned by the Catholic Diocese of Venice, which is also designated as BSVR with a Residential Estate-1 (RE-1) zoning classification for low-density residential uses.

c. The capacity of public facilities and services, including but not limited to schools, roads, recreational facilities, wastewater, water supply, and storm-water drainage facilities:

Finding: The proposed development will not include any more than two dwelling units, which is subject property's existing base density, so student populations in the project area are not expected to increase as a result of this rezoning.

There will be an increased use of public facilities, such as water and sewer utilities and a need for new or improved streets to provide interconnectivity with other developments in the area. CCU has expanded its Burnt Store water and wastewater treatment plants to create sufficient capacity to serve this area. The long planned widening of Burnt Store Road is two-thirds complete with the final Phase Three slated for construction in 2017. All development within the Burnt Store Area must follow the County's Site Plan Review process, which may include an impact fee payment. The applicant needs to work with the County to draft a Developer's Agreement for road improvements, which must be finalized and approved by BCC prior to the Final Site Plan Approval application for the first phase of development.

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

Finding: All of the properties surrounding subject property are currently vacant, and two are owned by the State of Florida or the Catholic Diocese of Venice. The proposed PD requires a 25-foot setback along the subject property boundary. The proposed zoning change should not adversely influence living conditions or property values in adjacent areas.

e. Would the proposed change affect public safety?

Finding: The proposed zoning change should not adversely affect public safety.



Charlotte County Government

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

www.CharlotteCountyFL.com

MEMORANDUM

Date: July 8, 2016
To: Ken Quillen, Planner III
From: Susie Derheimer, Environmental Specialist
Subject: Z-16-06-09
Burnt Store Village Commercial PD
Acct. # 422304400001

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 27.5± acres currently zoned Residential Estates 1 with a Future Land Use (FLU) of Burnt Store Village Residential to Planned Development for commercial uses.

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 24.85 acre improved agriculture lands with 2.65 acres of shrub wetlands, is located within the consultation area of for numerous species and within±600 feet of historically documented Bald eagle nest CH064. No evidence of listed species utilization was observed during the species survey.

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 US Fish and Wildlife Service status. The proposed Concept Plan depicts lot tracts within the state and federal 660-foot buffer. Environmental staff notes that there is currently no like

GROWTH MANAGEMENT DEPARTMENT

Zoning Division

18400 Murdock Circle | Port Charlotte, FL 33948

Phone: 941 743 1290 | Fax: 941 743 1598

development with 660-feet 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 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 with particular attention paid to the *NATURAL RESOURCES (ENV)* section with regards to wetlands), 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

Planned Development and Rezoning
Petition/ Account Number: Z-16-06-09 (Accela # Z-16-45-162)

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

FROM: Venkat Vattikuti, County Transportation Engineer

DATE: July 14, 2016

REQUESTED ACTION:

APPLICANT: Bryan Paul, Inc.

OWNER: Bryan Paul, Inc., P.O. Box 2357, LaBelle, FL 33975

GENERAL LOCATION: Property Account No: 422304400001 (Approx. 27.5 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 land use change from Residential Estate - 1 (RE-1 Zoning) to
5 Planned Development for Commercial use in the future will not have any negative
6 impact on the surrounding roadway network with the County Proposed
7 improvements.

8
9 From the transportation roadway capacity perspective, there will be a significant
10 increase in the number of new trips with the proposed Future Land Use Map
11 designation change from "Burnt Store Village Residential" to "Planned
12 Development". With the proposed land use change coupled with the County
13 planned improvements, the surrounding roadway segments (especially Burnt Store
14 Road) within the area of significance of the subject property are currently
15 operating at acceptable levels of service and would continue to operate at
16 acceptable levels of service in the analysis years 2021 and 2031.

17

1 Regarding the proposed access points, County staff will work with the developer at
2 the site plan review level to finalize the exact location of access points. Currently
3 Burnt Store Road designs will provide one full median opening to serve this property
4 and another approved planned development DRC-PD-06-08pp (Property ID
5 422304100004) to the North of this subject property. The other access points will be
6 determined at the time of site plan review with respect to the driveway spacing
7 criteria.



Charlotte County Government

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

www.CharlotteCountyFL.com

May 5, 2016

Banks Engineering
Attn: Todd Rebol, P.E.
4161 Tamiami Tr Bldg 5 Unit 501
Port Charlotte FL 33952

Re: DRC-PD-16-02 Concept Plan
Burnt Store Commercial PD
May 12, 2016 agenda

Dear Todd:

County staff has reviewed your Concept Plan for The Burnt Store Commercial PD This project consists of the rezoning of a land parcel from Residential Estates (RE-1) to Planned Development (PD) for the purpose of constructing a commercial development. This 27.5+/- acre site is located at 12260 Burnt Store Road on Parcel P-4 in Section 4, Township 42 South, Range 23 East in Punta Gorda, Florida.

It is the decision of the Zoning Official to recommend approval for this DRC-PD-16-02 Concept Plan.

The following conditions must be met:

1. Stormwater Plan approval per Charlotte County Ordinance 89-37 is required for this project prior to Final Site Plan approval. Phil Aiuto – Stormwater
2. Other than noting proposed improvements to Burnt Store Road which is included in the "Traffic Impact Study", no additional comments at this time. William Searfoss – Construction Services
3. Traffic study shows wrong pass-by trips information. Please revise and resubmit the traffic study with the right pass-by trips percentage. Venkat Vattikuti
4. Meet fire hydrant spaces when installing. Scott Morris – Fire
5. Charlotte County Utility Plans Approval Letter required with final application.
6. Utility Agreement must be executed and all applicable utility connection fees must be paid prior to construction of utilities.
7. Utility Reclaimed Water Contract must be executed for the project.

COMMUNITY DEVELOPMENT
Zoning | Current Planning

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

8. Use CCU Application for Plans Review and Utility Agreement and Minimum Technical & Drawing Standards found at these links:

http://www.charlottecountyfl.com/ccu/Engineering/Forms_Engineering/App_PlanReviewNewService.pdf
<http://www.charlottecountyfl.com/CCU/Engineering/DesignCompliance.asp>

9. A protected species assessment and FLUCCS map has been provided by Ian Vincent & Associates dated February 2016. The assessment results indicate that the site is located within ± 600 feet of historically documented Bald eagle nest CH064. The assessment does not confirm the presence or absence of the nest and did not provide any information from Florida Fish and Wildlife Conservation Commission and/or US Fish and Wildlife Service status. The proposed Concept Plan depicts lot tracts within the state and federal 330-foot/660-foot buffers. 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.
10. The FLUCCS map indicates the site contains 2.65 acres of shrub wetlands. Prior to Final Detail Plan the project must comply with the Charlotte County Smart Charlotte 2050 Comprehensive Plan with particular attention paid to the *NATURAL RESOURCES (ENV)* section with regards to wetlands.
11. 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.
12. 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 \$7,800 based on a project size of ± 25.64 acres prior to the issuance any county permit or land improvement activities.
13. Landscaping, buffers, and tree requirements must be consistent with the conditions established in the PD rezoning.
14. All trees to be preserved or removed must be in accordance with Section 3-9-100: Buffers, Landscaping, and Tree Requirements, of the County Code. Tree permits must be obtained prior to any land clearing/fill activity or the issuance of any building permits.
15. Zoning recommends that the principle permitted land uses, accessory uses and conditional uses specified in Section 3-9-42 titled Commercial General (CG) be approved for this project.

16. Zoning recommends that all development standards applicable to any development on land zoned Commercial General (CG) be applicable to any development on this property.

17. The plan does not show any development details. As a result, Zoning recommends that the Preliminary Detail Plan process followed by the Final Detail Plan process be used for any development on this property.

Concept Plans are approved by the Board of County Commissioners. Concept Plan approval is valid for 12 months calculated from the Board of County Commissioners approval date. If you wish to request a 12 month extension, you must make this request in written form a minimum of 30 days prior to the expiration date. The current fee for a time extension request is \$85.00.

Sincerely,



Shaun Cullinan
Zoning Official

cc: Bryan Paul Inc.
PO Box 2357
Labelle FL 33975



Charlotte County Government

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

www.CharlotteCountyFL.com

7/5/16

Heather Polito
Banks Engineering
hpolito@bankseng.com

Re: Potable Water, Sewer and Reclaimed Water Availability to: 12260 Burnt Store Rd
Legal Desc: 4-42-23

Utility Availability:

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

Per Bruce R Bullert – services are available and this business will have to connect.
If you have questions, please contact Bruce at 941-764-4509.

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.

July 11, 2016

Daniel DeLisi, AICP
15598 Bent Creek Rd.
Wellington, FL 33414
Phone: (239) 913-7159
E-mail: dan@delisi-inc.com



In response to your inquiry of July 11, 2016, the Florida Master Site File lists no previously recorded archaeological sites, one resource group, and no other cultural resources found in the following parcel of Charlotte County:

T42S R23E Section 04 as submitted with 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
Florida Master Site File
Eman.Vovsi@DOS.MyFlorida.com

CHI 589

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, Swisstopo, and the GIS User Community, Copyright © 2013 National Geographic Society, Daedalus





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

Cultural Resource Roster

SiteID	Type	Site Name	Address	Additional Info	SHPO Eval	NR Status
CH01589	RG	Burnt Store Road	Punta Gorda	Linear Resource - 1 Contrib Resources		



CHARLOTTE COUNTY
 COMMUNITY DEVELOPMENT DEPARTMENT

APPLICATION for
 PLANNED DEVELOPMENT REZONING

Date Received: 6/13/2016	Time Received: 4:00 PM
Date of Log-in:	Petition #: Z-16-06-09 Accela #: Z-16-45-162
Receipt #:	Amount Paid: \$ 4540.00

12260 Burnt Store Road

1. PARTIES TO THE APPLICATION

Name of Applicant: Bryan Paul, Bryan Paul, Inc.

Mailing Address: PO Box 2357

City: LaBelle	State: FL	Zip Code: 33975
---------------	-----------	-----------------

Phone Number: 863-675-4410	Fax Number:
----------------------------	-------------

Email Address: bpaul50@yahoo.com

Name of Agent: Daniel DeLisi, AICP

Mailing Address: 15598 Bent Creek Rd.

City: Wellington	State: FL	Zip Code: 33414
------------------	-----------	-----------------

Phone Number: 239-913-7159	Fax Number:
----------------------------	-------------

Email Address: dan@delisi-inc.com

Name of Engineer/Surveyor: Todd Rebol, PE

Mailing Address: 4161 Tamiami Trail, Building 5, Unit 501

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

Phone Number: (941) 625-1165	Fax Number: (941) 625-1149
------------------------------	----------------------------

Email Address: trebol@bankseng.com

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

Mailing Address: See applicant information above.

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 #: 422304400001		
Section: 04	Township: 42	Range: 23
Parcel/Lot #:	Block #:	Subdivision:
Total acreage or square feet of the property: 27.5 acres		

3. SURVEY:

- For unplatted property, provide one original boundary survey that is **signed and sealed** by a registered land surveyor and an accurate legal description (including acreage) of the property.
- For platted land, provide one original surveyor's sketch that is **signed and sealed** by a registered land surveyor and an accurate legal description (including acreage) of the property.

4. PROOF OF LAND OWNERSHIP: Provide the most current *Title Insurance Policy* or an *Ownership and Encumbrance Report* on the subject property.

5. NOTARIZED AUTHORIZATION:

- 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	27.5
Zoning District(s)	Acreage
RE-1 (Residential Estates)	27.5

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?
 Change to Planned Development for commercial uses.

9. REASON FOR PROPOSED CHANGE(S):

With the return of the residential market, the widening of Burnt Store Road and the location of

the subject property at a commercial node in the Burnt Store Plan, the timing is ripe to rezone the
property in accordance with the Burnt Store Area Plan.

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

Agriculture

11. SURROUNDING LAND USES:

North: Agriculture, Zoned PD-residential, Village Residential Future Land Use

South: Agriculture, Zoned PD-commercial & residential, Village Residential Future Land Use

East: Vacant land, zoned RE-1

West: Burnt Store Road, Charlotte Harbor State Buffer Preserve

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 along the west side of the property, future extension of Tucker's Grade

along the south side of the property.

- 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 capacity of public facilities and services, including but not limited to schools, roads, recreational facilities, wastewater treatment, water supply, and stormwater drainage facilities.
- D. Whether the proposed change will adversely influence living conditions or property values in adjacent areas.
- E. Whether the proposed change will affect public safety.

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

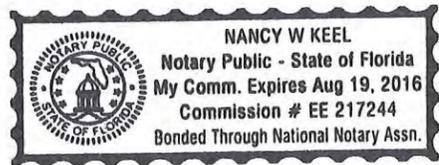
FORM A. PROPERTY OWNER AUTHORIZATION TO APPLICANT

I, the undersigned, being first duly sworn, depose and say that I am the owner of the property described and which is the subject matter of the proposed hearing.
I give authorization for Bryan Paul to be the applicant for this REZONING.

STATE OF FLORIDA, COUNTY OF HENDRY

The foregoing instrument was acknowledged before me this 13 day of May, 2016, by Bryan W. Paul who is personally known to me or has/have produced _____ as identification and who did/did not take an oath.

<u>Nancy W. Keel</u> Notary Public Signature	<u>[Signature]</u> Signature of Owner
Nancy W. Keel Notary Printed Signature	Bryan W. Paul Printed Signature of Owner
Title	P O Box 2357 Address
Commission Code	Labelle, FL 33975 City, State, Zip
	863-675-4410 Telephone Number



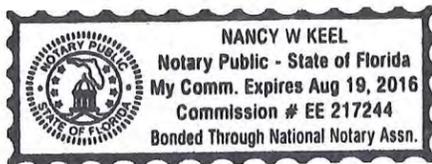
AFFIDAVIT A

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 HENDRY

The foregoing instrument was acknowledged before me this 13 day of May, 2014, by Bryan Paul who is personally known to me or has/have produced _____ as identification and who did/did not take an oath.

<u>Nancy W. Keel</u> Notary Public Signature	<u>[Signature]</u> Signature of Applicant or Agent
<u>Nancy W. Keel</u> Notary Printed Signature	<u>Bryan W. Paul</u> Printed Signature of Applicant or Agent
<u></u> Title	<u>P O Box 2357</u> Address
<u></u> Commission Code	<u>Labelle, FL 33975</u> City, State, Zip
	<u>863-675-4410</u> Telephone Number



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 Daniel DeLisi, AICP to be my agent for this application.

STATE OF FLORIDA, COUNTY OF HENDRY

The foregoing instrument was acknowledged before me this 13 day of May, 2014, by

Bryan W. Paul who is personally known to me or has/have produced _____ as identification and who did/did not take an oath.

<u>Nancy W. Keel</u> Notary Public Signature	<u>[Signature]</u> Signature of Applicant
<u>Nancy W. Keel</u> Notary Printed Signature	<u>Bryan W. Paul</u> Printed Signature of Applicant
<u></u> Title	<u>P O Box 2357</u> Address
<u></u> Commission Code	<u>Labelle, FL 33975</u> City, State, Zip
	<u>863-675-4410</u> Telephone Number



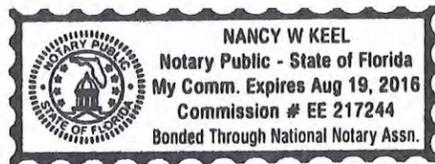
AFFIDAVIT B

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

STATE OF FLORIDA, COUNTY OF HENDRY

The foregoing instrument was acknowledged before me this 13 day of May, 2016, by Bryan Paul who is personally known to me or has/have produced _____ as identification and who did/did not take an oath.

<u>Nancy W. Keel</u> Notary Public Signature	<u>[Signature]</u> Signature of Applicant or Agent
<u>Nancy W. Keel</u> Notary Printed Signature	<u>Bryan W. Paul</u> Printed Signature of Applicant or Agent
<u></u> Title	<u>P O Box 2357</u> Address
<u></u> Commission Code	<u>Labelle, FL 33975</u> City, State, Zip
	<u>863-675-4410</u> Telephone Number





CONCEPT PLAN AND DEVELOPMENT INFORMATION

A. Include a *General Location Map*.

Please see the attached *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.

There are no important physical features on the subject property. Attached is a *zoning* and a *future land use map*.

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.

Please see the attached *PD Concept Plan*.

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.

Please see the attached *PD Concept Plan*.

E. Supply a phasing plan or general schedule of the development.

Not Applicable.

F. Supply standards for height, open space, building density, and parking area.

Open Space will be provided in accordance with the LDC Section 3-9-45 C.2.f. All other information will be provided at the time of Final Plan review.

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".

The subject property is being evaluated as a Planned Development in accordance with the intent of the Burnt Store Area Plan and the desire to initially develop commercial uses, with additional area for future residential. The Planned development process allows specific conditions and assumptions to be placed on the property, in this case with regard to access

and integration with surrounding uses. In accordance with Sec. 3-9-45, the intent of the Planned development (PD) is to

“encourage concentrated, energy-efficient land development through the use of innovative land use planning and structural design techniques. Conventional zoning requirements are replaced by flexible performance criteria intended to accomplish as many as reasonable of the following goals:”

The proposed PD is intended to be integrated with surrounding development and in accordance with the Burnt Store Overlay, provide pedestrian and bicycle connections with surrounding uses. The proposed PD will retain the existing residential units as a mixed use PD with the intent of future potential residential development, limit undesirable uses that would not fit in with the intended character for Burnt Store Road and add uses (farmer’s market) that will enhance the community.

H. Show the general façade and overall architectural design scheme; explain building orientation, if applicable.

Not applicable.

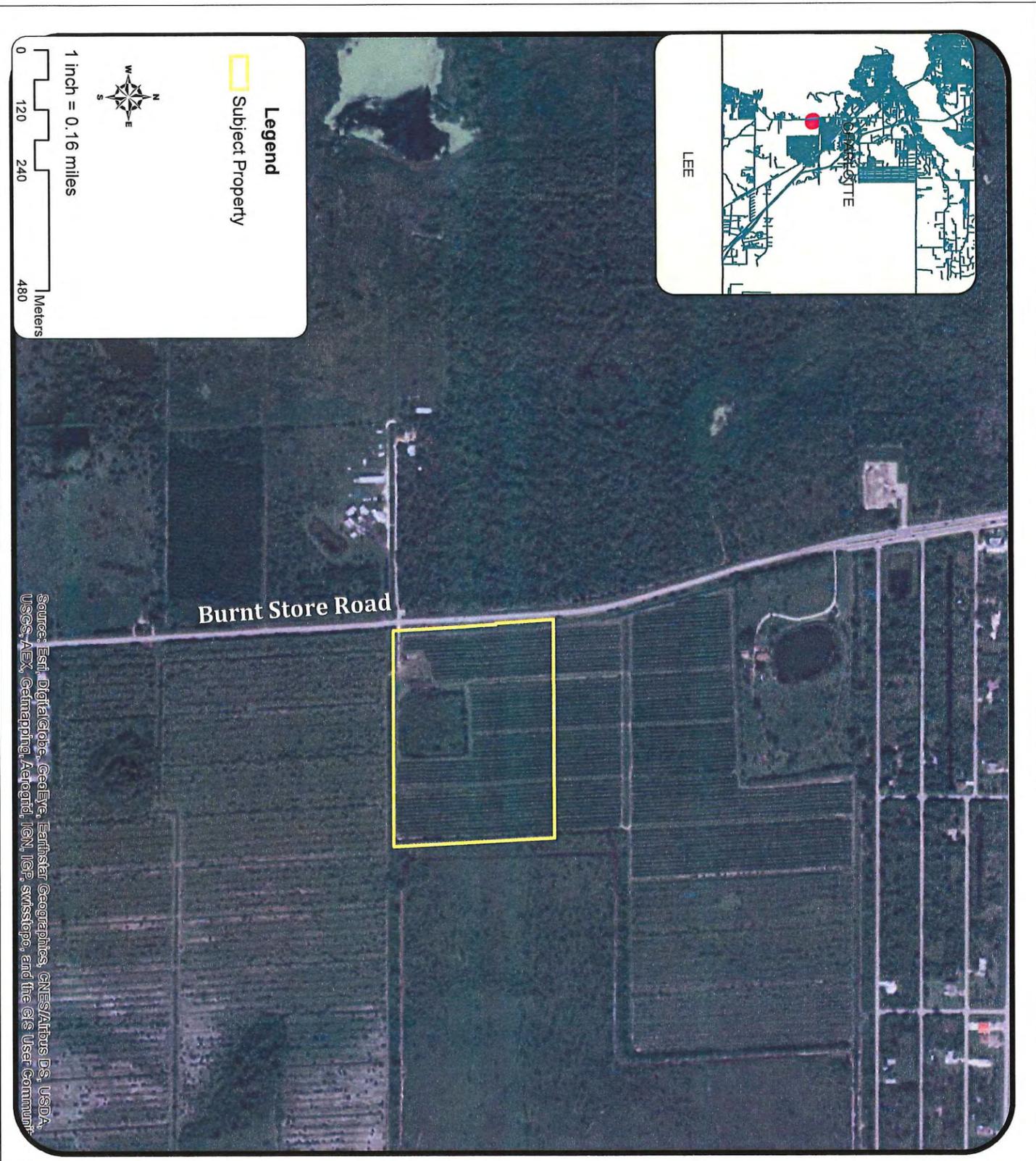
I. Describe any Green Building or Low Impact Development (LID) design techniques that will be used.

Not applicable.

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.

Not applicable.

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.



Legend
 Subject Property

1 inch = 0.16 miles
 0 120 240 480 Meters

Burnt Store Road

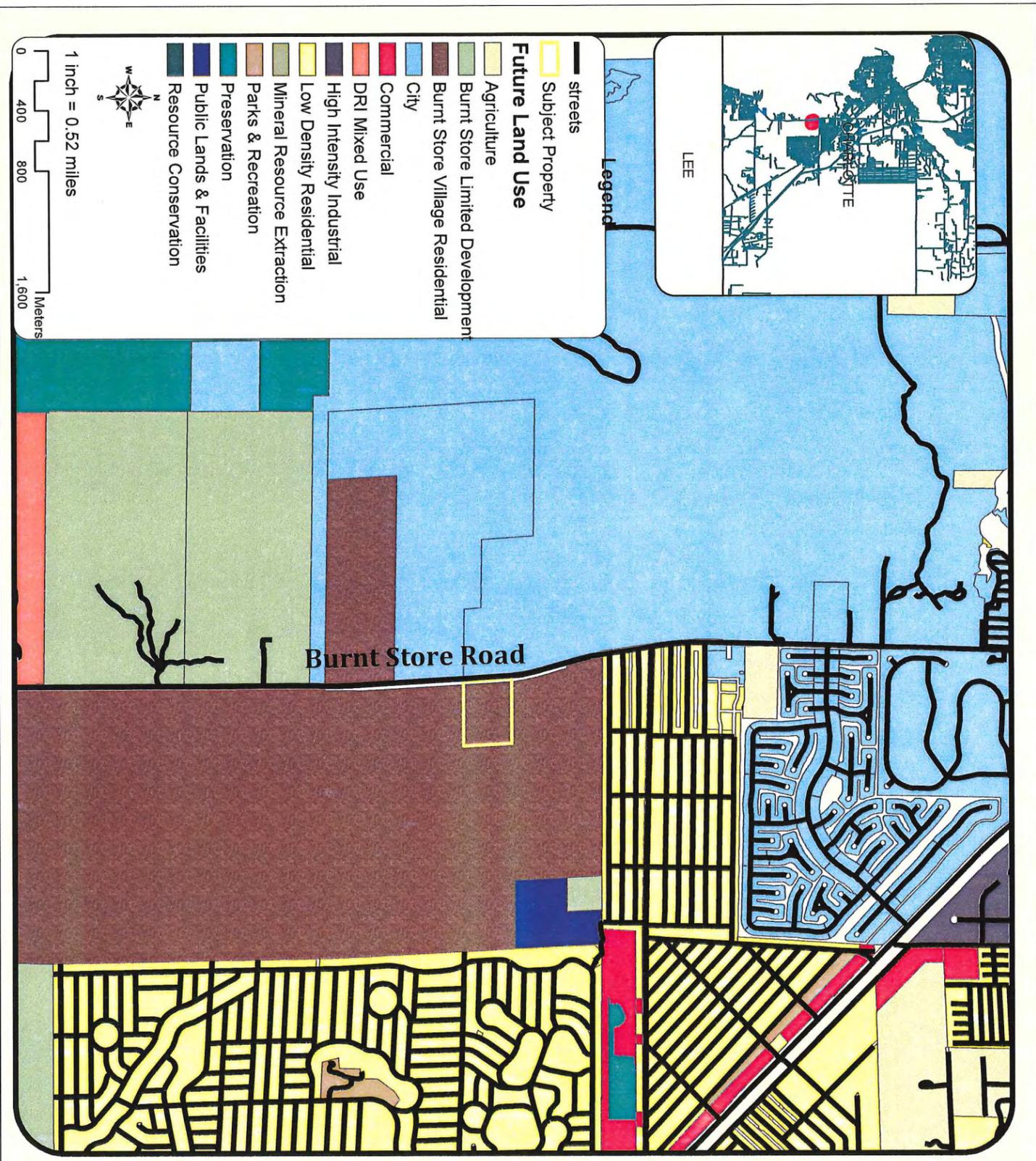
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aergrid, IGN, IGP, swisstopo, and the GIS User Community

DELISI
 Land Use Planning & Water Policy

admin@delisi-inc.com
 www.delisi-inc.com

Prepared For:
 Bryan Paul, Inc.
 PO Box 2357
 LaBelle, FL 33975

**Bryan Paul 26 Ac. PD
 Property Aerial**

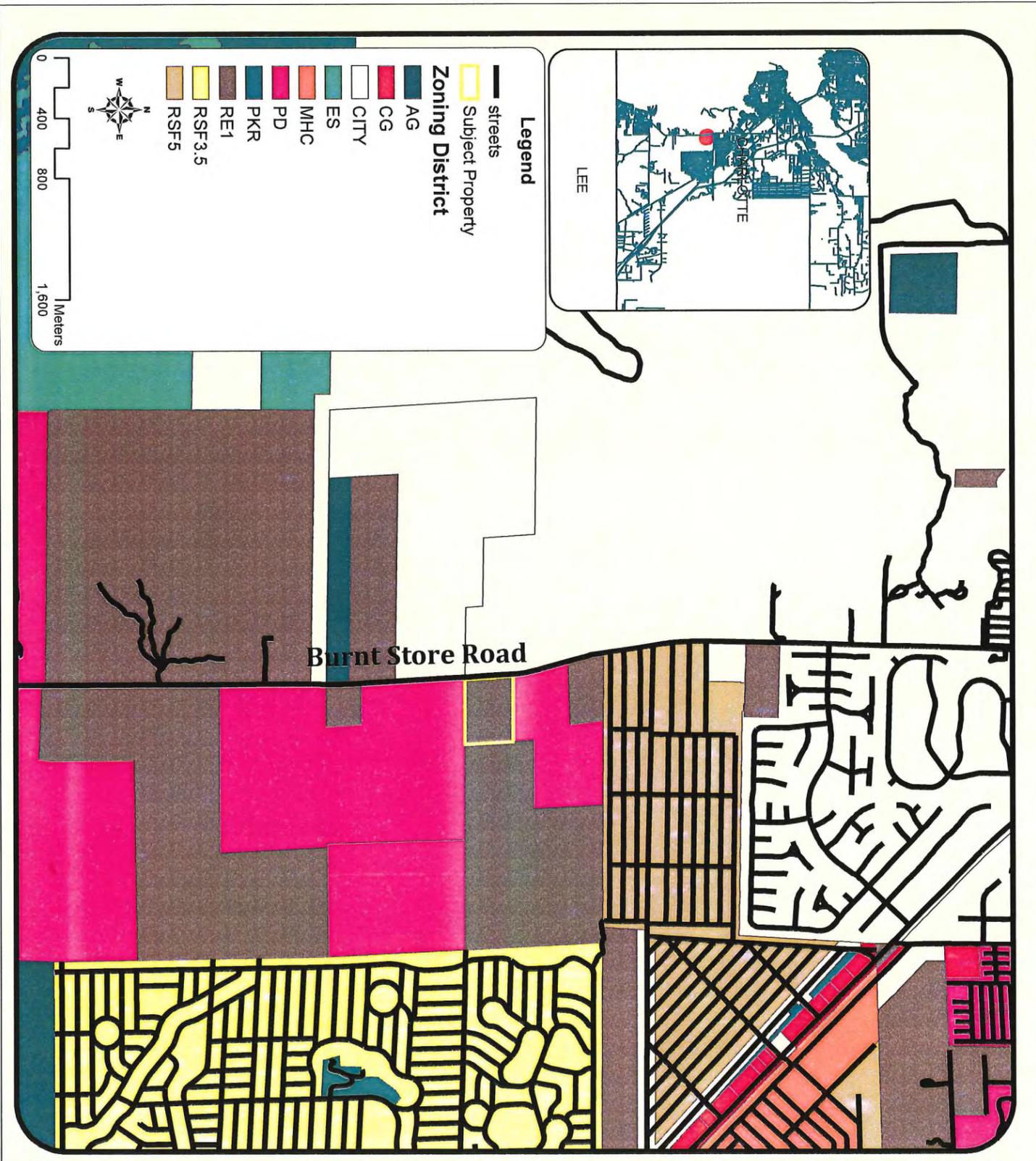


DELISI
 Land Use Planning & Water Policy

admin@delisi-inc.com
 www.delisi-inc.com

Prepared For:
 Bryan Paul, Inc.
 PO Box 2357
 LaBelle, FL 33975

Bryan Paul 26 Ac. PD Future Land Use Map



DELISI
 Land Use Planning & Water Policy

admin@delisi-inc.com
 www.delisi-inc.com

Prepared For:
 Bryan Paul, Inc.
 PO Box 2357
 LaBelle, FL 33975

Bryan Paul 26 Ac. PD Zoning Map

Legal DESCRIPTION

(AS TAKEN FROM A PORTION OF OFFICIAL RECORDS BOOK 3716, PAGE 385)

THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER
(NOTE: ASSUMED TO BE SECTION 4, TOWNSHIP 42 SOUTH, RANGE 23 EAST)

LESS AND EXCEPT:

RIGHT-OF-WAY FOR STATE ROAD NO. S-765 (BURNT STORE ROAD)
(NOTE: PORTION OF RIGHT-OF-WAY AS TAKEN FROM A DEED PROVIDED BY THE
FLORIDA DEPARTMENT OF TRANSPORTATION, PARCEL 121.1, DATED 6/19/67)

LESS AND EXCEPT:

A TRACT OR PARCEL OF LAND LYING IN THAT PORTION OF THE NORTHWEST
QUARTER (NW 1/4) OF SECTION 4, TOWNSHIP 42 SOUTH, RANGE 23 EAST,
CHARLOTTE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 4, RUN
SOUTH 89°39'48" EAST ALONG THE NORTH LINE OF SAID SECTION FOR 1016.00
FEET TO THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING CONTINUE
SOUTH 89°39'48" EAST ALONG SAID NORTH LINE, 613.86 FEET; THENCE LEAVING
SAID NORTH LINE SOUTH 02°32'20" EAST, 1,348.50 FEET; THENCE NORTH 89°49'54"
WEST, 284.82 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF
THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 4; THENCE ALONG SAID
EAST LINE SOUTH 03°08'02" EAST, 407.67 FEET; THENCE LEAVING SAID EAST LINE
SOUTH 89°57'58" WEST, 1273.56 FEET TO A POINT OF INTERSECTION WITH THE
EASTERLY RIGHT OF WAY LINE OF BURNT STORE ROAD (STATE ROAD NO. S-765);
THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE NORTH 03°49'46" WEST, 39.24
FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE; THENCE NORTHERLY
ALONG THE ARC OF A CURVE TO THE LEFT (RADIUS 1,949.86 FEET) (DELTA
13°24'49") (CHORD BEARING NORTH 10°04'25" WEST)(CHORD 455.44 FEET), FOR
456.48 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF SAID SECTION
4; THENCE ALONG SAID WEST LINE NORTH 03°11'11" WEST, 589.09 FEET TO A
POINT OF INTERSECTION WITH THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED
AS PARCEL ONE IN OFFICIAL RECORD BOOK 2133, PAGES 1639 THROUGH 1640,
CHARLOTTE COUNTY, FLORIDA, PUBLIC RECORDS; THENCE ALONG SAID SOUTHERLY
LINE NORTH 88°00'19" EAST, 1,059.08 FEET TO A POINT OF INTERSECTION WITH THE
EASTERLY LINE OF SAID PARCEL ONE; THENCE NORTH 07°08'52" WEST ALONG SAID
EASTERLY LINE, 650.20 FEET TO THE POINT OF BEGINNING.

N88°00'19"E 1059.08'(D)
N88°00'49"E 1058.97'(C)

CB=N
CB-

FD. 3/4" IRON PIPE
W/ CAP LB 642

N16°38'36"W 5.30'(C)

N03°11'11"W 589.09'(D)
N03°11'57"W 588.78'(C)

1, RANGE 23 EAST
1, RANGE 23 EAST

FD. 4"x4" CONC. MON.
W/ STATE ROAD DISK(BROKEN)

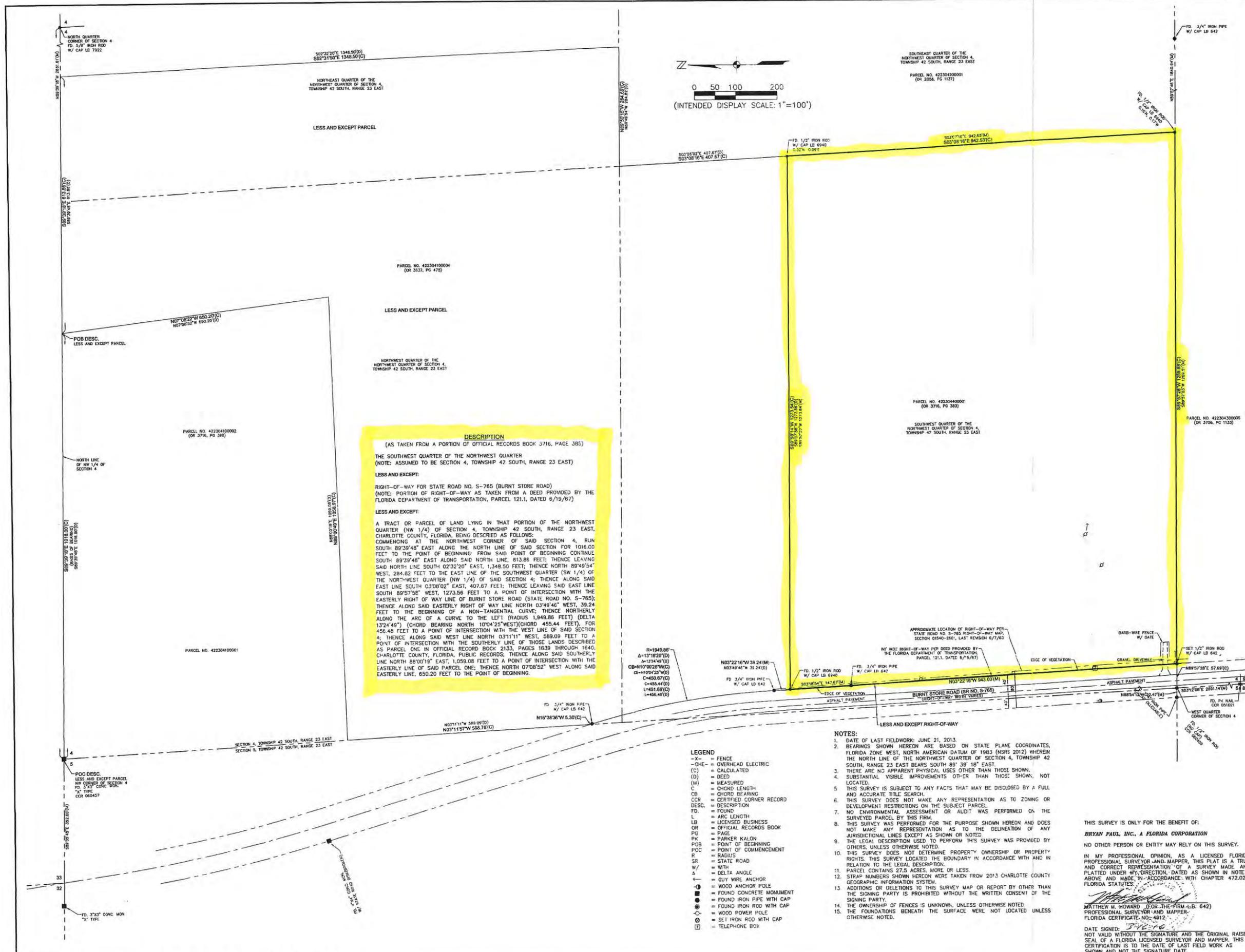
PARCEL IN
THE NORTHWEST QUARTER OF
SECTION 4, TOWNSHIP 42 SOUTH, RANGE 23 EAST
CHARLOTTE COUNTY, FLORIDA

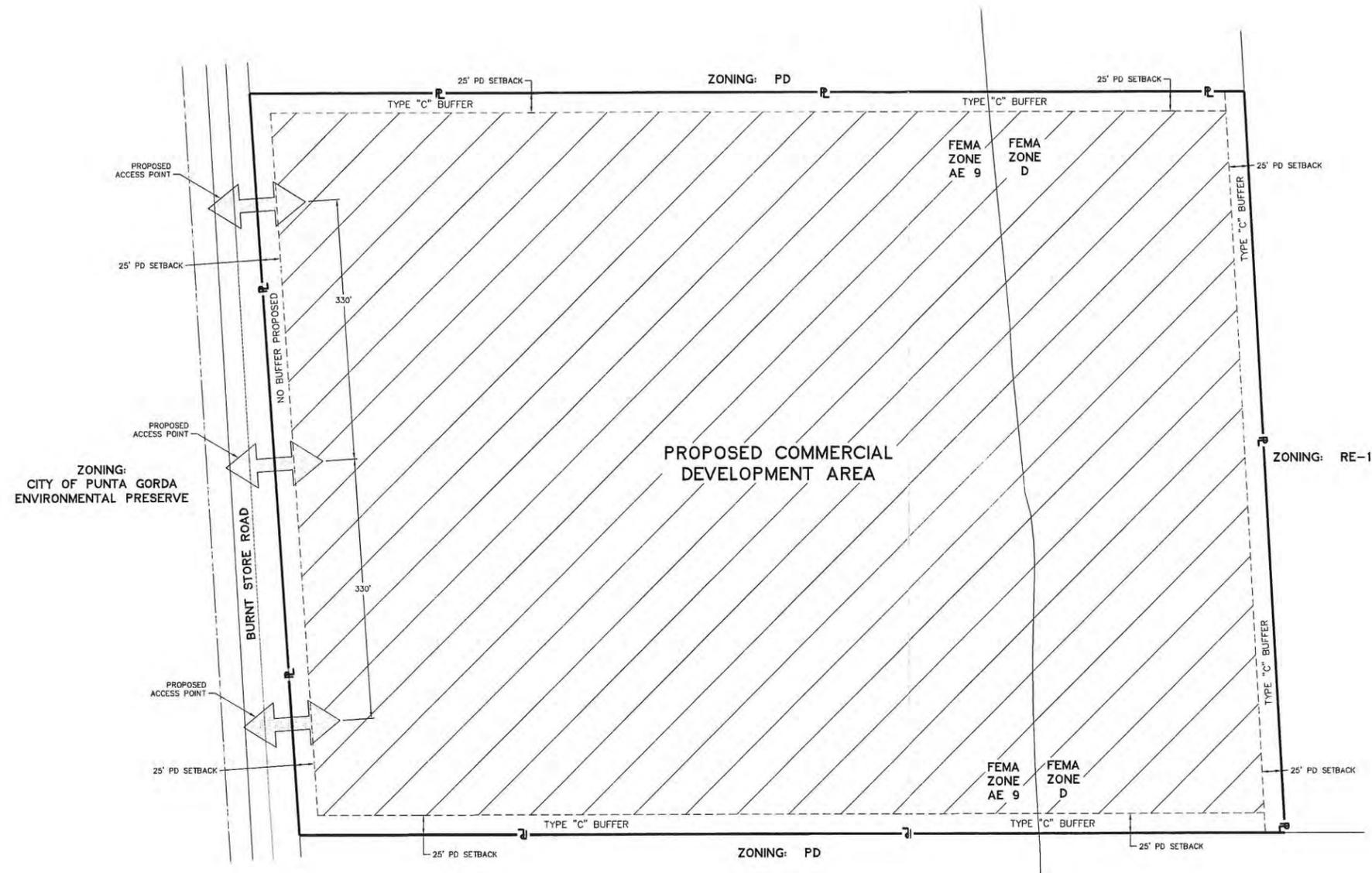
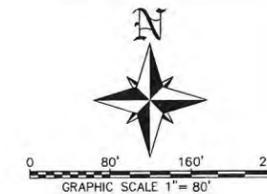
DATE	DESCRIPTION

DATE: 06/17/13
PROJECT NO.: 20139396
FILE NO.: 04-42-23
SCALE: 1"=100'

BOUNDARY SURVEY

SHEET NUMBER
1 OF 1





ZONING:
CITY OF PUNTA GORDA
ENVIRONMENTAL PRESERVE

ZONING: RE-1

SITE PLAN SUMMARY

- 1) **SITE PLAN DATA:**

PROJECT AREA: 27.34 ACRES
CURRENT ZONING AND LAND USE: RE-1 / VACANT
PROPOSED ZONING: PLANNED DEVELOPMENT
- 2) **PROJECT LAND USE**

PROJECT AREA: 27.34 AC (100%)
COMMERCIAL DEVELOPMENT AREA* 24.86 AC (90.9%)
PD SETBACK AREA: 2.48 AC (9.1%)

*THE COMMERCIAL DEVELOPMENT AREA WILL CONTAIN COMMERCIAL BUILDINGS, PARKING AREAS, STORMWATER MANAGEMENT AREAS, OPEN SPACE, AND OTHER FEATURES CONSISTENT WITH COMMERCIAL DEVELOPMENT. A DETAILED SITE PLAN DELINEATING ALL AREAS WILL BE PROVIDED AT FINAL SITE PLAN APPROVAL.
- 3) **FLOOD_ZONE**

PARCEL LIES IN FLOOD_ZONE 9AE & ZONE D
- 4) **PARKING CALCULATIONS:**

ALL PROPOSED PARKING** WILL BE IN ACCORDANCE WITH SECTION 3-9-79 OF THE CHARLOTTE COUNTY LAND DEVELOPMENT REGULATIONS (LDR)
** A DETAILED SITE PLAN DEPICTING PARKING AREAS, TRAFFIC FLOW, BUILDING LOCATION AND CODE CONFORMITY WILL BE PROVIDED AT FINAL SITE PLAN APPROVAL.
- 5) **OPEN SPACE**

PER BURNT STORE VILLAGE RESIDENTIAL (BSVR) FLUM
REQUIRED: 20% OF TOTAL SITE AREA
20% OF 27.34 ACRES = 5.47 ACRES *** OF OPEN SPACE

*** A DETAILED SITE PLAN DEPICTING THE REQUIRED OPEN SPACE AND CODE CONFORMITY WILL BE PROVIDED AT FINAL SITE PLAN APPROVAL.
- 6) **OPEN HABITAT SPACE:**

REQUIRED: 5% OF TOTAL SITE AREA
5% OF 27.34 AC. = 1.37 ACRES **** OF OPEN HABITAT SPACE

**** A DETAILED SITE PLAN DEPICTING THE REQUIRED OPEN HABITAT SPACE AND CODE CONFORMITY WILL BE PROVIDED AT FINAL SITE PLAN APPROVAL.
- 7) **DEVELOPMENT STANDARDS**

AREA	COMMERCIAL DEVELOPMENT AREA
PERMITTED USES	USES CONSISTANT WITH CC ZONING (3-9-42 LDR)
MAX SQUARE FOOT	
FLOOR AREA COMMERCIAL	200,000 SF
REQUIRED PARKING	AS REQUIRED PER SECTION 3-9-79 (LDR)
MIN. LOT REQUIREMENT (SQ. FT.)	12,000
WIDTH (FT.)	100
FRONT YARD (FT.)	15
SIDE YARD INTERIOR (FT.)	0
SIDE YARD ABUTTING A ROAD (FT.)	10
MAX. LOT COVERAGE (%)	55%
MAX. BUILDING HEIGHT (FT.)	60
MIN. REAR YARD INTERIOR (FT.)	10
MIN. REAR YARD STREET (FT.)	10

PD CONCEPT PLAN GENERAL NOTES:

1. PROPOSED PROJECT SHALL BE SERVICED BY CENTRAL WATER & SEWER.

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

PREPARED FOR:

BRYAN PAUL, INC.
P.O. BOX 2357
LABELLE, FL 33975
PHONE: (863) 675-4410

NO.	DATE	REVISION DESCRIPTION	BY

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

4161 TAMAHAM 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

PD CONCEPT PLAN
BURNT STORE COMMERCIAL PD
CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
3-15-16	4039	_PDCP	TRR	RJE	TRR	1"=150'	3

S:\2015\4039\4039\CONCEPT PLAN\4039 PD CONCEPT PLAN.dwg 4/20/2016 8:28 AM TODD VAN

4039 - BURNT STORE COMMERCIAL PD



BURNT STORE COMMERCIAL PD – REZONING NARRATIVE

BRYAN PAUL, INC.

The subject property is located at 12260 Burnt Store Road in Charlotte County, FL and is located approximately ½ mile south of Notre Dame Blvd. and about 4 miles north of Zemel Road. The property is approximately 26 acres and is in the Burnt Store Village Community future land use category in the Charlotte County Comprehensive Plan. The property has been entirely cleared and impacted by active agricultural operations, and is currently in citrus production. The 2.5 acre wetland on the property is the result of a minor fill excavation for the agricultural operations.

Since 2006, through the adoption of the Burnt Store Area Plan, the subject property has been anticipated for development. The Burnt Store Plan anticipated the extension of Tuckers Grade along the south side of the subject property and designated a “Commercial Node” for both this property and the property to the south of the Tucker’s Grade Extension. The purpose of the Commercial Node was to provide for neighborhood levels of retail development to service the expected residential growth along the Burnt Store corridor.

Following the adoption of the Burnt Store Plan, several properties in the area moved forward with rezoning to allow for residential development along the corridor. The property on the south is zoned for residential and commercial development at the node. The property to the north has also been zoned for residential development. The property to the east is owned by the Arch Diocese of Venice. Across Burnt Store Road is property located within the City of Punta Gorda, owned by the State of Florida as part of the Charlotte Harbor State Buffer Preserve.

The subject property is currently being used as an active citrus grove and has been in operation for several decades. The property has been cleared with the exception of one exotic infested wetland that was developed as a result of early excavation of the site for fill for development of the grove. A review of the State’s Map of historic resources shows that there are no know historic resources on the site. Therefore, the property is suitable to maximize the commercial potential to meet the needs of the developing Burnt Store Corridor.

Standards for Approval

Charlotte County Code Section 3-9-11(e) lists the following standards for approval, which requires a narrative stating the applicant’s justification for the rezoning based upon the following standards of approval:

A. Whether the proposed change would be contrary to the Comprehensive Plan

The proposed change is consistent with the Smart Charlotte 2050 Plan. Please see the attached Comprehensive Plan Compliance analysis for further information.

B. The existing land use pattern in adjacent areas

The subject property is located along Burnt Store Road in South Charlotte County. In 2004 Charlotte County adopted an Area Plan that looked at land uses and planned for future infrastructure along the Burnt Store Road corridor and extending east to US 41.

Over the course of the next few years, until the economic downturn in 2008, several properties along Burnt Store Road rezoned to residential uses. The properties to both the north and south are zoned for residential development as well as a property to the east, also owned by Bryan Paul, Inc. Immediately across Burnt Store Road is preservation land owned by the State and managed by the Florida Department of Environmental Protection numerous other properties have either been zoned or are under active marketing and construction, comprising of several thousand units of proposed development.

The intent of the Burnt Store Plan was to create an internally integrated community along the Burnt Store corridor. Commercial nodes were established to provide for neighborhood levels of retail and office development, ensuring that basic services and some employment opportunities could be found along the corridor. The subject property, as well as property immediately to the south, was designated as a commercial node. Therefore when Bonita Bay Group rezoned the property to the south in 2006, a similar sized parcel (24 acres) was reserved and shown on the Concept Plan for future commercial development.

With the gradual return of the residential market and the County's effort to widen Burnt Store Road, the need for commercial is and will increase. With the road widening in progress and the access management plan still yet to be determined, it is essential to plan for the proper access to allow commercial development to be successful and the Burnt Store area to succeed as a self-contained community.

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

The proposed planned development consists only of commercial development. Therefore there will be no impact on schools.

Enclosed is a traffic impact study, which demonstrates that sufficient capacity exists along Burnt Store Road for the proposed development. Additionally, it is important to note that the introduction of commercial area along the Burnt Store Road corridor will capture trips that would otherwise go farther north in to Punta Gorda. The purpose of the Commercial Nodes, as designated in the Burnt Store Plan is to provide for neighborhood levels of commercial

development, not regional levels of commercial. The goal was to create internal capture and reduce the number of trips on the County's roadways that would otherwise be produced as residential development continues along the corridor.

The subject property will be served by Charlotte County Utilities. The approval for the Preliminary DRC submittal did not indicate capacity concerns. The developer will be required to pay connection fees for service, as well as enter in to a reclaimed water agreement, if applicable, and ensure capacity at the time of final DRC approval.

Finally, any proposed development will need to apply for and receive an Environmental Resource Permit from the Southwest Florida Water Management District. In accordance with Chapter 373 of the Florida Statutes and the Water Management District's Applicant's Handbook (formerly the Basis of Review), adequate storm water facilities will need to be provided on site and the project will have to demonstrate that off-site flooding will not occur based on the impacts of this development.

D. Whether the proposed change will adversely influence living conditions or property values in adjacent areas

The proposed development integrates well with surrounding existing and proposed uses. The property to the south, also at the commercial node, is designated for similar commercial uses. The property to the north is designated for residential development. In accordance with the Burnt Store Overlay, the commercial and residential development must be integrated through strong pedestrian and bicycle linkages. Development on the subject property will be open to access from all side, with multiple forms of mobility. Through the establishment of convenience shopping opportunities along the Burnt Store corridor, living conditions for surrounding properties and areas will be greatly enhanced.

E. Whether the proposed change will affect public safety

There will be no negative affect on to public safety. The proposed development is for commercial uses and will therefore not have any effect on evacuation time and have only minimal impacts to EMS services. The existence of commercial development, closer to the residential uses along the corridor will decrease trip distances that would otherwise have to travel farther north.



SCHEDULE OF USES

The following permitted CG Uses are being requested:

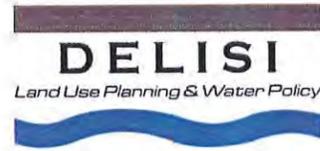
Animal hospital, boarding facility
Art, dance, music, photo studio or gallery
Assisted living facility or day care center, adult, six or less
Auditorium, convention center, performing arts center
Bank, financial services
Bar, cocktail lounge, nightclub, tavern
Business services
Clubhouse, community center
Day care center, child
Drug store, pharmacy
Dry cleaner
Elementary, middle, or high school
Emergency services
Funeral homes, crematoria
Gas station
General retail sales and services
Government uses and facilities
Homeless shelter
Hospital
Hotel, motel, inn
Laundromat
Liquor, package store
Mass transit station
Medical or dental office, clinic
Mini-warehouses or storage facilities
Model home
Motor vehicle wash
Nursing home
Paid or public parking lot, garage, structure
Park, public or not-for-profit
Personal services
Place of Worship
Post office
Printing facilities
Private club
Professional
Recreation, indoor
Recreation, outdoor
Restaurant
Telecommunications facility, 50 feet or less in height
University or college
Vocational, trade, or business school
Wholesale sales

The following CG Conditional Uses are being requestd:

Farmers Market/Outdoor market
Noncommercial vehicle rental

Additional Use

Residential dwelling unit, Single Family, limited to 2 units (existing allowable by-right density).



SMART CHARLOTTE 2050 PLAN CONSISTENCY

The subject property is located along Burnt Store Road in South Charlotte County, Florida and is within the Burnt Store Overlay as defined in the Smart Charlotte 2050 Plan. Within the overlay area, the subject property is designated at a commercial node and is at the proposed intersection of a future Tuckers Grade Extension and Burnt Store Road. The proposed Planned Development is consistent with and implements the Charlotte County comprehensive Plan. A detailed analysis is presented below.

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.

The subject property is key to implementing Policy 6.2.1 as it is at one of only two commercial nodes along Burnt Store Road. This property is unique in that it can provide the commercial needs of surrounding and nearby residents so that the neighborhoods along Burnt Store Road do not have to drive farther north of basic commercial necessities. Development of this property with commercial uses will create the integrate, self-contained community that is envisioned in Policy 6.2.1.

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.

Charlotte County has opted to not conduct an access management plan for Burnt Store Road. The applicant is showing access in accordance with sound planning principles and the need to have adequate median cuts for commercial development to be successful.

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.

During the final DRC process, the developer will include pedestrian and bicycle access in to the site. This access will link to Burnt Store Road and provide the opportunity to link to properties on all sides of the development.

ENV Policy 1.1.5: Promote Utilization of Local Food Resources

The County shall support the implementation of a sustainable agriculture program on private and publicly owned lands. The program may include but shall not be limited to the following:

1. Creating provisions for community gardens and farms as well as farmers' markets by coordinating with neighborhood planning efforts, providing comment in site plan reviews, subdivision reviews, and land use amendments encouraging the provision of adequate land to support such facilities, or, as an alternative and where appropriate, encouraging the coordination with and use of County parks or other public lands for such facilities.

The proposed planned development is requesting "Farmers Market" as one intended use. The applicant, Bryan Paul, has been a local fruit grower for several decades. The intended use will support local farmers and the local economy.

ENV GOAL 3: WETLANDS

Avoid, minimize, or mitigate impacts to wetlands by restoration, enhancement, creation or local wetland mitigation banking, when available.

ENV Policy 3.1.1: Identification and Categorization of Wetlands

The County shall require that the presence of wetlands be identified within the review processes of Developments of Regional Impact, Land Use Amendments, Rezoning applications and preliminary site plans. The type (i.e. Category I or II as defined below) of wetlands shall also be indicated by the applicant and reviewed for accuracy.

An environmental Assessment was conducted for the property by Ian Vincent. The assessment showed that there is one heavily impacted low quality wetland on site. In accordance with Goal 3, the applicant intends to mitigate for impacts to the wetland in accordance with future Environmental Resource Permitting with the Southwest Florida Water Management District.

ENV Policy 3.1.3: Wetland Categories

Category II

Category II wetlands shall mean those wetlands that consist of isolated wetlands or formerly isolated wetlands which by way of man's activities have been directly connected to other surface water drainage. Impacts within Category II wetlands shall first be avoided. Impacts that cannot be avoided may be mitigated as permitted by State and Federal permitting agencies. The County shall review the reasoning for any proposed impacts and may prohibit such if it determined to be contrary to the public interest.

The wetland on the subject property is a Category 2 wetland. It is isolated and is heavily drained through active agricultural uses. The wetland was created as an excavation for fill used in the development of the site' agricultural activities. It is currently infested with exotics.

ENV Policy 3.1.5: All Wetlands Impact Limitations

The County shall limit impacts in wetlands to the following:

1. Development of parcels of land created prior to June 15, 2010 only if adequate uplands do not exist to support the footprint of the proposed use...

The location of the man-made Category Two wetland is along the future extension of Tuckers Grade and in an area that will significantly impede the development of commercial uses along the Burnt Store corridor.

4. Activities that provide a direct benefit to the public at large that would exceed any public loss as a result of the activity, such as removal of exotic species.

There are limited commercial opportunities along the Burnt Store corridor. The subject property, at the commercial node should be maximized for development for the benefit of everyone along the corridor and to maximize the amount of internal capture of trips. There will be a greater environmental benefit by mitigating for this man-made severely impacted wetland in a location where wetlands can be part of larger more connected ecosystems.

APPENDIX

BURNT STORE VILLAGE RESIDENTIAL (BSVR)

These lands are intended for areas that are currently vacant or under active agricultural use, and will transition into residential and commercial development in the Burnt Store Overlay District.

General Range of Uses

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. Each space that is to be occupied by a recreational vehicle shall count as a unit of density and any recreational vehicle use must be developed per Special Provision (3) below.

Maximum Density/Intensity

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.

The Planned Development request is for 200,000 square feet of commercial floor area, well under the 0.25 maximum FAR for the property.

Special Provisions

2. *Commercial Node Development:* Properties within one-quarter mile of the center point of the designated Commercial Node must be developed as follows:

- Minimum square feet per Corner: 30,000 Sq. Ft.
- Maximum square feet per Corner: 200,000 Sq. Ft.
- Single use buildings shall be limited to 100,000 square feet

The Planned Development request matches the Commercial Node Special Provisions. The request is for a maximum development of 200,000 square feet of commercial floor area with no more than 100,000 square feet in any single use building.

PROTECTED SPECIES ASSESSMENT

BRYAN PAUL BURNT STORE REZONE

Charlotte County, Florida

February 2016

Prepared by:



4050 Rock Creek Drive □ Port Charlotte, FL 33948
(941) 457-0372
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 4, Township 42S, Range 23E within Charlotte County, Florida. More specifically, the property is located south of Notre Dame Boulevard along the east side of Burnt Store Road. 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 75° - 80° F, winds were calm, and skies were clear.

VEGETATIVE COMMUNITIES

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

FLUCCS ID	FLUCCS DESCRIPTION	ACREAGE
221	Citrus Grove	19.38
510D	Ditch	0.97
631	Shrub Wetland	2.65
740	Disturbed Land	2.64
TOTAL		25.64

FLUCCS 221 – Citrus Grove

This agricultural area consists of an active citrus grove with rows of planted orange trees and associated drainage and irrigation ditches. Vegetation present is comprised of the following species: Orange tree (*Citrus sp.*), Bahia grass (*Paspalum notatum*), ragweed (*Ambrosia artemisiifolia*), Caesarweed (*Urena lobata*), beggar's ticks (*Bidens alba*), knotgrass (*Paspalum distichum*), common frog-fruit (*Phyla nodiflora*), flatsedges (*Cyperus spp.*), dog fennel (*Eupatorium capillifolium*), carpetgrass (*Axonopus sp.*), buttonweed (*Spermacoce sp.*), torpedo grass (*Panicum repens*), and creeping oxeye (*Wedelia trilobata*).

FLUCCS 510D – Ditch

This man-made surface water feature consists primarily of open water. Shoreline vegetation present includes: Carolina willow (*Salix caroliniana*), cattail (*Typha sp.*), Peruvian primrose willow (*Ludwigia peruviana*),

Brazilian pepper (*Schinus terebinthifolius*), creeping seedbox (*Ludwigia repens*), flatsedges, hempvine (*Mikania scandens*), and water pennywort (*Hydrocotyle umbellata*).

FLUCCS 631 – Shrub Wetland

This wetland habitat contains a dense canopy of Carolina willow, laurel oak (*Quercus laurifolia*), and Brazilian pepper. Midstory and groundcover species present include: saltbush (*Baccharis halimifolia*), Peruvian primrose willow, leather fern (*Acrostichum danaeifolium*), swamp fern (*Blechnum serrulatum*), cattail, hempvine, smartweed (*Polygonum punctatum*), Virginia chainfern (*Woodwardia virginiana*), and wax myrtle (*Myrica cerifera*).

FLUCCS 740 – Disturbed Land

This upland habitat has had the native vegetation removed and is now comprised of opportunistic grass and weed species. Vegetative species present include: Bahia grass, common frog-fruit, beggar's ticks, ragweed, buttonweed, Mexican clover (*Richardia brasiliensis*), bluestem (*Schizachrium sp.*), flatsedges, cogongrass (*Imperata cylindrica*), and Caesarweed.

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 20-50 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 8 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 wetland impacts will likely trigger FWS review for impacts 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 permits will likely trigger FWS review for the species and roosting surveys for the species will likely be required to determine if the site is being actively utilized by Florida bonneted bats.

Search of available online resources revealed that the subject property is located within the Consultation Area of the red-cockaded woodpecker (*Picoides borealis*). The nearest documented red-cockaded woodpecker (RCW) sighting is greater than 3 miles east of the subject property. No RCW nest cavities or other evidence of utilization by the red-cockaded woodpecker was observed onsite during the site inspection. Considering the lack of RCW nesting 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, applicable environmental regulatory agencies may require a species specific survey relative to the red-cockaded woodpecker prior to development of the property.

According to the FWC Eagle Nest Locator Database, a bald eagle's nest (Nest ID CH064) is located approximately 600 feet southwest of the parcel. Survey data indicates that the nest was last observed in 2010 when it was deemed to be inactive. Subsequent surveys in 2011-2014 resulted in the nest being designated as unobserved, indicating that it is likely that the nest is no longer in existence. The nest tree is located on private property and could not be accessed from the public right-of-way to make a determination of the current status of the nest tree. While it is unlikely that nest is being utilized by the species, both the FWC and FWS may require additional coordination to ensure that the proposed project will not adversely impact nesting eagles.

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

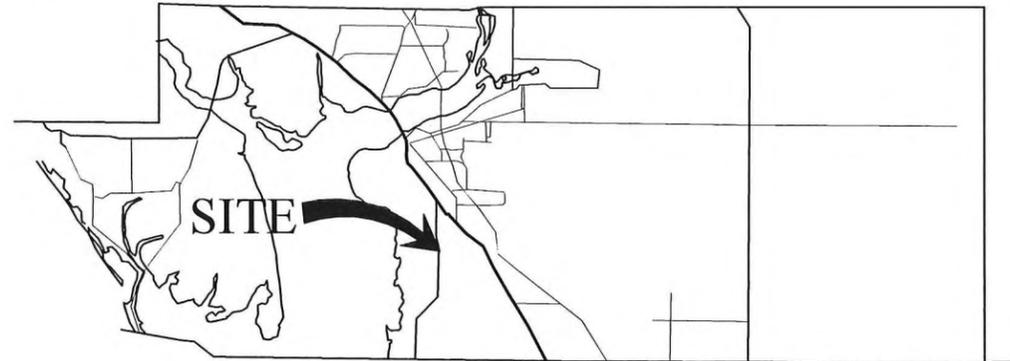
A single abandoned gopher tortoise (*Gopherus polyphemus*) burrow was observed in the FLUCCS 740 – Disturbed Land habitat. The burrow was partially collapsed and does not meet the criteria to be classified as potentially occupied by the FWC. As such, no permit relative the species should be required. However, it is recommended that an updated gopher tortoise survey be performed on the parcel prior to development to ensure that no potentially occupied burrows are located within the project limits.

No other 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 4; TOWNSHIP 42S; RANGE 23E

NOT TO SCALE



CHARLOTTE COUNTY, FLORIDA



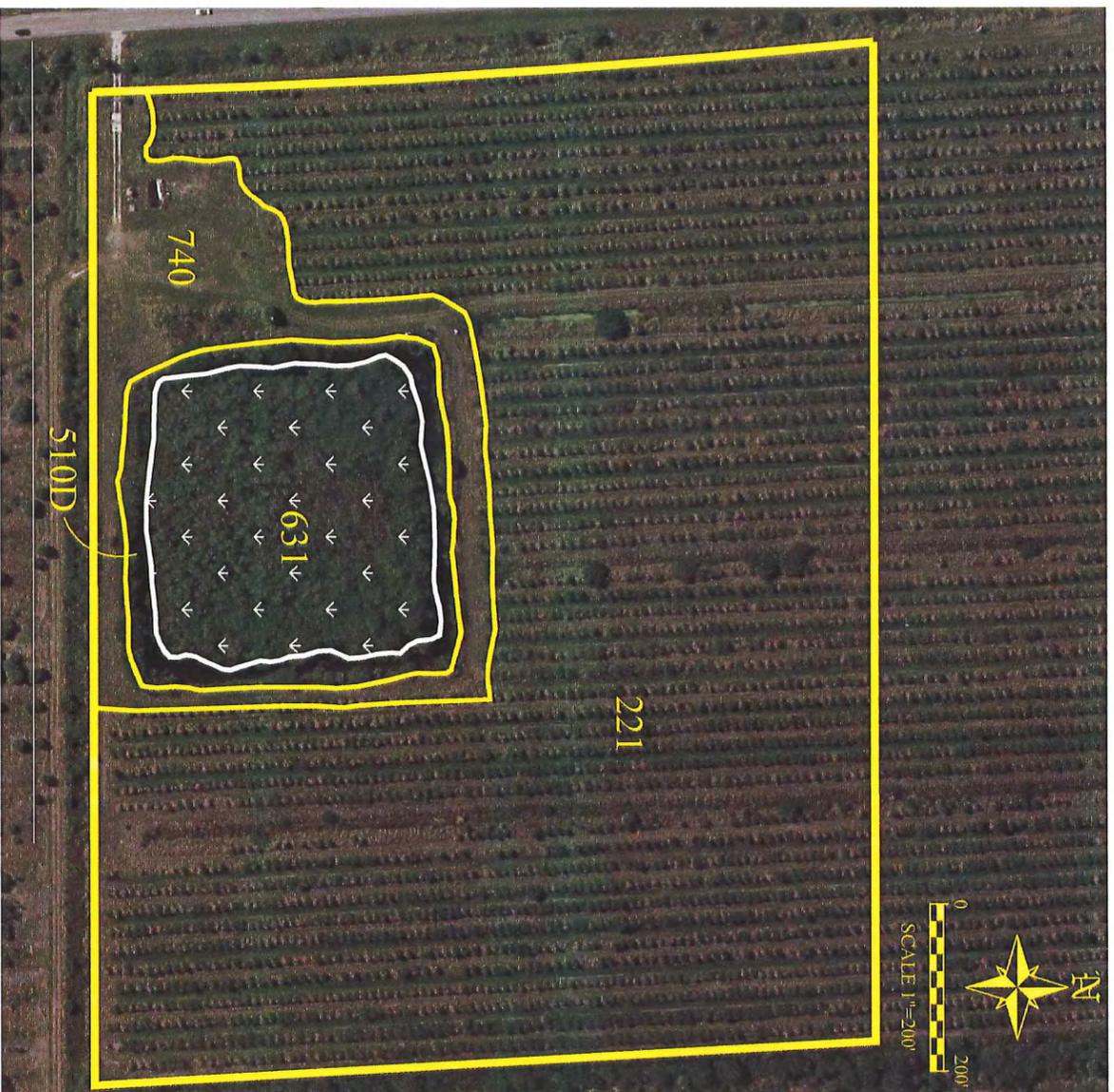
LOCATION MAP

16-004 / JANUARY 27, 2016

BRYAN PAUL
BURNT STORE COMMERCIAL PD
LOCATION MAP



SECTION 4; TOWNSHIP 42S; RANGE 23E



FLUCCS	DESCRIPTIONS	ACREAGE
221	CITRUS GROVE	19.38±
510D	DITCH	0.97±
631	SHRUB WETLAND	2.65±
740	DISTURBED LAND	2.64±
TOTAL		25.64±



WETLANDS

2.65 AC±

- NOTES:
1. FOR PERMIT USE ONLY, NOT FOR CONSTRUCTION.
 2. PROJECT BOUNDARY IS APPROXIMATE AND WAS OBTAINED FROM CHARLOTTE COUNTY GIS DATA.
 3. CHARTING APPROXIMATE AND BASED ON INTERPRETATION OF 2014 AERIAL PHOTOGRAPHS AT 1"=200' SCALE.
 4. MAPPING OF JURISDICTIONAL WETLANDS IS PRELIMINARY AND SUBJECT TO FIELD REVIEW/APPROVAL BY APPLICABLE REGULATORY AGENCIES.

16-004 / FEBRUARY 2, 2016

TRAFFIC IMPACT STUDY

BURNT STORE ROAD ZONING AMENDMENT CHARLOTTE COUNTY, FLORIDA

APRIL 4, 2016



FTE

"ENGINEERING FOR A WORLD IN MOTION"

PROFESSIONAL ENGINEER CERTIFICATE

I hereby certify that I am a registered professional engineer in the State of Florida practicing with Florida Transportation Engineering, Inc., a consulting firm in the State of Florida and that I have supervised the preparation and approve the evaluation, findings, opinions, conclusions, and technical advice hereby reported for:

PROJECT: BURNT STORE ROAD ZONING AMENDMENT
LOCATION: 12260 BURNT STORE ROAD, PUNTA GORDA
COUNTY: CHARLOTTE
STATE: FLORIDA

This report includes a summary of Trip Generation, Trip Distribution, Level of Service Analysis, and Recommendations for BURNT STORE ROAD ZONING AMENDMENT. I acknowledge that the procedures and references used to develop the results contained in this report are standard to the professional practice of transportation engineering and planning as applied through professional judgment and experience.

SIGNATURE:

Claudia Lamus

Claudia Lamus, P.E.

DATE:

4/21/16

Florida P.E. No. 72303

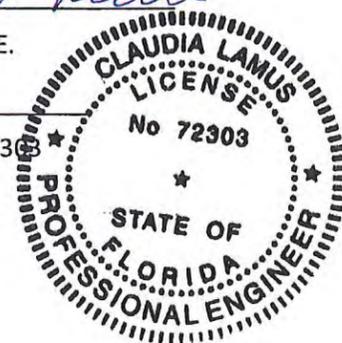


TABLE OF CONTENTS

1	EXECUTIVE SUMMARY	1
2	INTRODUCTION	3
3	TRIP GENERATION	4
4	TRIP DISTRIBUTION	5
5	EXISTING ROADWAY CONDITIONS	7
6	FUTURE ROADWAY CONDITIONS	8
7	CONCLUSION	10

LIST OF FIGURES

1	PROJECT LOCATION MAP	3
2	PROJECT TRIP DISTRIBUTION	5
3	PM PROJECT TRIP ASSIGNMENT	6

LIST OF TABLES

1	ESTIMATED TRIPS	4
2	EXISTING (2016) ROADWAY LOS ANALYSIS	7
3	2021 ROADWAY LOS ANALYSIS (PM PEAK)	8
4	ROADWAY LOS ANALYSIS - 2031 PM PEAK	9

LIST OF APPENDICES

APPENDIX A	ITE TRIP GENERATION WORKSHEET
APPENDIX B	EXCERPTS FROM CHARLOTTE COUNTY CONCURRENCY REPORT
APPENDIX C	EXCERPTS FROM CHARLOTTE COUNTY 2040 LONG RANGE TRANSPORTATION PLAN

1.0 EXECUTIVE SUMMARY

Florida Transportation Engineering, Inc. (FTE) was retained by Delisi Inc to perform a traffic impact study to evaluate the impacts of a proposed zoning amendment from Residential Estates Category 1 to Commercial Planned Development (CPD). The proposed site is located at 12260 Burnt Store Road in Punta Gorda, Florida. The site consists of 25.93 acres of vacant land currently zoned as Residential Estate Category 1. The proposed development consists of a shopping center of 200,000 square feet for which a rezoning to commercial planned development (CPD) is required.

Based on the Charlotte County Unified Land Development Code (ULDC), the maximum permissible ground coverage is 50%. Therefore, the total allowable ground coverage is 25.93 acres * 1.0 (Floor Area Ratio) * 50% of gross area * 43,460 = 564,755 square feet. However, the developer is proposing to build 200,000 square feet of the site.

Trip generation for the project was calculated using equations contained in the Institute of Transportation Engineers (ITE) Trip Generation Manual, 9th Edition. ITE Land Use Code (LUC) 820 (Shopping Center) was used. The development is expected to generate 861 new trips during the PM peak hour.

The project trips from the proposed development were distributed and assigned onto adjacent roadway network based on the Sarasota-Manatee-Charlotte (SMC) model data. The project trips from the development were distributed 89% to the north and 11% to the south onto Burnt Store Road.

A roadway level of service analysis was performed for short-range (5-Year, 2021) and long-range (2031) horizon years. The Average Annual Daily Traffic (AADT) and projected growth rates for all the roadways surrounding the project site were obtained from the Charlotte County Concurrency Report. In addition, TMC at the intersection of Burnt Store Road and Notre Dame Boulevard were collected in February 2016. The existing traffic data was projected to 2021 and 2031 using the established growth rate to obtain

background traffic. The 2021 and 2031 total traffic was calculated by adding the background traffic and the project trips.

The roadway level of service analysis indicated that Burnt Store Road is currently operating at an acceptable level of service. In the year 2021, the analysis indicates Burnt Store Road from Scham Road to Project Entrance would operate at a deficient level of service with the proposed development. 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).

The Charlotte County 2040 Cost Feasible Long Range Transportation Plan and the FDOT five year work programs were reviewed for future transportation plans which may affect the expected traffic operations. The Charlotte County 2040 Cost Feasible Long Range Transportation Plan identified the widening of Burnt Store Road from north of Zemel Road to Scham Road from a 2 lane roadway to a 4 lane roadway as part of the County's unfunded needs plan. The widening of Burnt Store Road will increase the road capacity allowing for the roadway segment to operate at acceptable LOS with the proposed zoning amendment. Therefore, the widening of Burnt Store Road as planned by the County is necessary to maintain the desired level of service.

2.0 INTRODUCTION

Florida Transportation Engineering, Inc. (FTE) was retained by Delisi Inc to perform a traffic impact study to evaluate the impacts of a proposed zoning amendment from Residential Estates Category 1 to Commercial Planned Development (CPD). The proposed site is located at 12260 Burnt Store Road in Punta Gorda, Florida. The site consists of 25.93 acres of vacant land currently zoned as Residential Estate Category 1. The proposed development consists of a shopping center of 200,000 square feet for which a rezoning to commercial planned development (CPD) is required. The project location map is provided in Figure 1.



BURNT STORE ROAD-ZONING AMENDMENT
TRAFFIC IMPACT STUDY

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.

Based on the Charlotte County Unified Land Development Code (ULDC), the maximum permissible ground coverage is 50%. Therefore, the total allowable ground coverage is 25.93 acres * 1.0 (Floor Area Ratio) * 50% of gross area * 43,460 = 564,755 square feet. However, the developer is proposing to build 200,000 square feet of the site.

Table 1 summarizes the trip generation calculations. The OTISS trip generation output worksheets are provided in Appendix A.

Based on the OTISS trip generation, a pass-by capture rate of 32% for the PM peak hour traffic was recommended for this development. However, per the FDOT Site Impact Handbook, these pass-by trips were checked and determined to be higher than the criteria of 10% of the adjacent road traffic. Therefore, an FDOT criterion was utilized to determine the pass-by trips. Table 1 summarizes the estimated new trips on the surrounding roadway network for the proposed development.

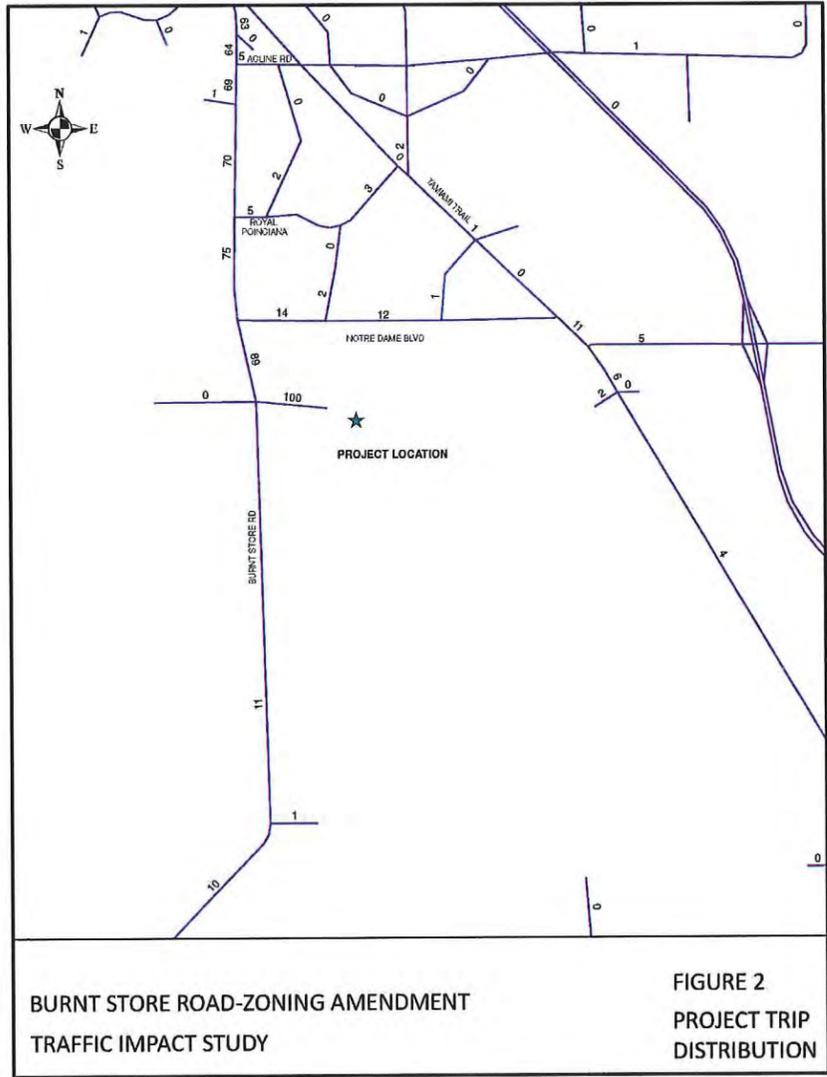
**Table 1
 Estimated Trips**

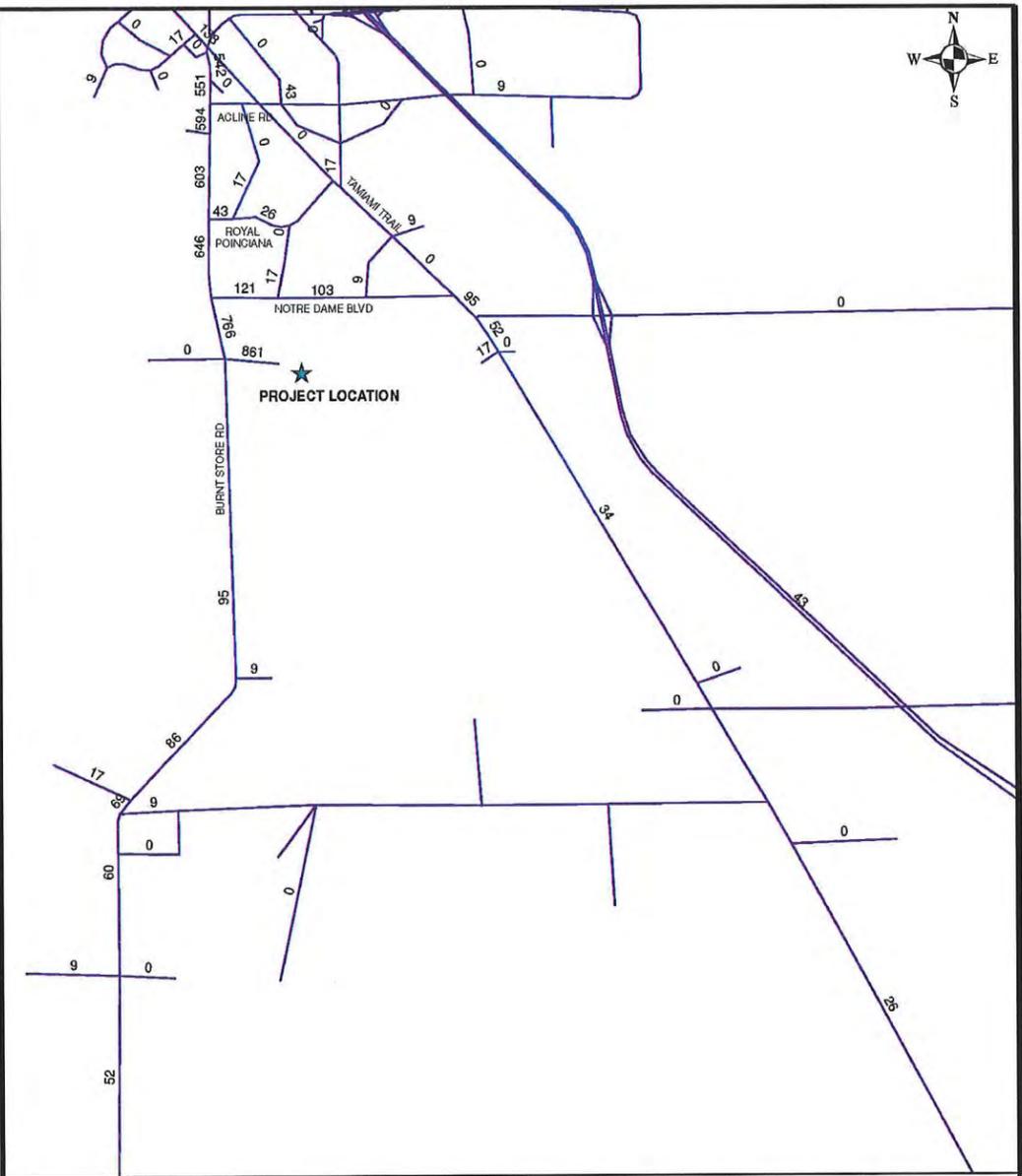
ITE Land Use	Land Use Code	Unit (1,000 Sq.Ft.)	Daily Trips	In/Out	AM Peak Hour Trips	In/Out	PM Peak Hour Trips	In/Out
Shopping Center	820	200,000	10,656	5,328/5,328	238	148/90	953	457/496
10% of Adjacent Road Traffic	924 * 10%						92	82/10
Total Non-Passby							861	375/486

4.0 TRIP DISTRIBUTION

The project trips from the proposed development were distributed and assigned onto adjacent roadway network based on the Sarasota-Manatee-Charlotte (SMC) model data. The project trips from the development were distributed 89% to the north and 11% to the south onto Burnt Store Road.

The project trip distribution map is provided in Figure 2 and project traffic assignment is provided in Figure 3.





BURNT STORE ROAD-ZONING AMENDMENT
TRAFFIC IMPACT STUDY

FIGURE 3
PM PROJECT TRIP
ASSIGNMENT

5.0 EXISTING ROADWAY CONDITIONS

The 2015 Average Annual Daily Traffic (AADT) and the expected growth rate were obtained from the Charlotte County Concurrency Report. In order to determine the PM peak hour level of service for Burnt Store Road, the AADT was adjusted to 100th hour conditions using the appropriate Charlotte County K-100 factors. Excerpts from the Charlotte County Concurrency Report are provided in Appendix B.

The peak hour data for Notre Dame Road was obtained from the turning movement count volumes collected in February 2016. The raw data is provided in Appendix B.

Table 2, summarized the roadway level of service analysis for the existing conditions. The analysis indicates that all roadways surrounding the project are currently operating at an acceptable level of service for the peak hour.

Table 2
Existing (2016) Roadway 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

Future total traffic conditions are defined as the expected traffic conditions after the opening of the project. The years of analysis are 2021 (short-range) and 2031 (long-range). Total traffic volumes considered in the analysis for this project are the sum of the background traffic volumes and the expected project trip volumes. In order to develop the expected background volumes, the 100th hour traffic volumes (shown in Table 2) were projected to year 2021 and year 2031 using the established growth rates discussed in Section 5.0.

The roadway LOS analysis for the years 2021 and 2031 are summarized in Table 3 and Table 4, respectively.

Table 3
2021 Roadway 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 to Project Entrance	924	5.00%	1,155	C	95	1,250	C
Burnt Store Road from Project Entrance to Scham Rd				C	766	1,921	E
Burnt Store Road from Scham Rd to Acline Rd				B	646	1,801	B
Notre Dame Rd, E of Burnt Store Rd	84	1.00%	88	C	121	209	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 to 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 surrounding the proposed project are expected to operate at acceptable levels of service with the proposed zoning amendment at the short-range (2021) horizon. However, Burnt Store Road from Project Entrance to Scham Road would operate at a deficient level of service.

Table 4
Roadway LOS Analysis – 2031 PM PEAK

Roadway Segment	2016 100 th hour	Growth Rate	2031 Background		PM Project Trips	2031 Total Traffic	
			Traffic	LOS*		Traffic	LOS*
Burnt Store Road from Zemel to Project Entrance	924	5.00%	1,617	E	95	1,712	E
Burnt Store Road from Project Entrance to Scham Rd				E	766	2,383	E
Burnt Store Road from Scham Rd to Acline Rd				B	646	2,263	B
Notre Dame Rd, E of Burnt Store Rd	84	1.00%	97	C	121	218	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 to 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 Burnt Store Road from Zemel Road to Scham Road is expected to operate deficiently in the year with 2031 background traffic (without the proposed project).

However, the Charlotte County 2040 Cost Feasible Long Range Transportation Plan and the FDOT five year work programs were reviewed. The documents indicate that the County plans to widen Burnt Store Road from 2-lane to 4-lane roadway from north of Zemel Road to Scham Road. The improvements are currently unfunded. A copy of the Charlotte County 2040 Long Range Transportation Plan is provided in Appendix C. The projected widening of Burnt Store Road will increase the capacity of the road from 1440 vehicles per hour to 3,204 vehicles per hour allowing for the roadway to operate efficiently with the proposed zone amendment.

7.0 CONCLUSION

The analysis has addressed traffic related impacts associated with the proposed zoning amendment. The proposed property for rezoning consists of 25.93 acres of vacant land currently zoned as a Residential Estates Category 1. The developers are proposing to build 200,000 square feet of commercial development (Shopping Center) for which a rezoning of the property is required. Based on the results of the analysis the following is concluded:

- The project is expected to generate 10,656 daily trips, 238 trips in the AM peak and 861 new trips in the PM peak.
- The roadway level of service analysis indicates that Burnt Store Road is currently operating at an acceptable level of service. In the year 2021, the analysis indicates Burnt Store Road from Scham Road to Project Entrance would operate at a deficient level of service with the proposed development. In the year 2031, the analysis indicates Burnt Store Road would operate deficiently with the background traffic (without the proposed development). However, the Charlotte County has plans to widened Burnt Store Road from a 2-lane roadway to a 4-lane roadway. These improvements will allow for Burnt Store Road to operate at acceptable LOS with the proposed 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 Rd_Shopping Center
No:	116005-01
Date:	3/22/2016
City:	Punta Gorda
State/Province:	FL
Zip/Postal Code:	33950
Country:	US
Client Name:	Delisi
Analyst's Name:	FTE
Edition:	ITE-TGM 9th Edition

Land Use	Size	Weekday		AM Peak		PM Peak	
		Entry	Exit	Entry	Exit	Entry	Exit
820 - Shopping Center	200 1000 Sq. Feet Gross Leasable Area	5328	5328	148	90	457	496
Reduction		0	0	0	0	0	0
Internal		0	0	0	0	0	0
Pass-by		0	0	0	0	146	159
Non-pass-by		5328	5328	148	90	311	337
Total		5328	5328	148	90	457	496
Total Reduction		0	0	0	0	0	0
Total Internal		0	0	0	0	0	0
Total Pass-by		0	0	0	0	146	159
Total Non-pass-by		5328	5328	148	90	311	337

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	K100	100 th Hr Vol.	Level of Service Calculations ¹					Level of Service Current	Percent (%) Capacity Used
										Level of Service Limits (Pk. Hr. Two-way Vol.)						
										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	1,466	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	2,669	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	Carmalia 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	Carmalia 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	K100	100 th Hr Vol.	Level of Service Calculations ¹						Percent (%) Capacity Used
										Level of Service Limits (Pk. Hr. Two-way Vol.)				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	Gulf Blvd.	2	1,997	Feb-15	1.00%	0.091	182	n/a	918	1,332	1,413	C	14%	
284	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-14	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	Olean Blvd	U.S. 41	Easy St.	2	12,039	Nov-14	1.00%	0.091	1,096	n/a	918	1,332	1,413	N/A	N/A	
70	Olean Blvd	Easy St.	Conway Blvd.	2	8,643	Nov-14	1.00%	0.091	787	n/a	918	1,332	1,413	D	82%	
69	Olean Blvd	Conway Blvd.	Beacon Dr.	2	7,352	Nov-14	1.98%	0.091	669	n/a	918	1,332	1,413	C	59%	
72	Olean Blvd	Beacon Dr.	Kings Highway	2	5,389	Nov-14	2.65%	0.091	490	n/a	918	1,332	1,413	C	50%	
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	37%	
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	12%	
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	26%	
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	63%	
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	52%	
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	55%	
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	56%	
111	Peachland Blvd	Loveland Blvd.	Veterans Blvd.	2	9,938	Jan-15	1.00%	0.091	904	n/a	918	1,332	1,413	C	65%	
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	CST		
Burnt Store Road	North of Zemel Road	Scham Road	2U	4.17	County	Urban	Roadway - Widening (2L to 4L)	County, Developer	\$41.77										
Airport Road	US 41	Piper Road	2U	2.62	County	Urban	Roadway - Widening (2L to 4L)	County, Local	\$12.30										\$53.05
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	\$56.00						\$0.17			\$71.12	
North Jones Loop Road	Burnt Store Road	Piper Road	4D	1.8	County	Urban	Roadway - Widening (4L to 6L)	County	\$5.83						\$3.63				
Kings Highway	North of Sandhill Boulevard	Desoto County Line	2U	0.5	County	Urban	Roadway - Widening (2L to 4L)	County	\$5.01										
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										