Community Development Department Comprehensive Planning Section 18400 Murdock Circle Port Charlotte, FL, 33948



LARGE SCALE* PLAN AMENDMENT (MAP) Application Information

Application Submittal Requirements

- Supply one unbound copy of the Application Materials (see checklist below). Staff will have up to 5 working days following the application deadline day to review the application for completeness. If incomplete, the application will be returned with a description of the reasons why the application is incomplete. The applicant may resubmit the application any time prior to the next application deadline day.
- Once deemed complete, the applicant will be notified that the application has been logged-in.
 The applicant is then required to supply one electronic copy, in PDF format, of all
 documents. Additional copies of certain items will be required prior to the public hearing dates.
 Do not submit the additional copies to the Building and Growth Management Department until
 requested by a staff member of the department.
- If deemed complete, the application will be logged in and assigned to a P&Z and BCC hearing cycle (see attached Application Schedule). Staff will commence review.
 - The applicant is responsible for promptly providing any information that needs to be updated, modified, or newly submitted as part of the review; otherwise the petition may be continued to a later cycle or a recommendation of denial will be necessary.
- No additional changes may be made to any information in an application subsequent to one week before the hearing packet is due to be compiled for the Planning and Zoning Board members or the NOVUS Agenda item deadline for the Board of County Commissioners. The planner in charge of the petition will be able to inform the applicant of the final date.

Consistency with the Comprehensive Plan

The changes proposed by this application will be reviewed with regard to consistency with the Goals, Objectives, and Policies (GOPs) of the Smart Charlotte 2050 comprehensive plan. Inconsistency with Smart Charlotte will be a basis for a recommendation of denial by Staff.

The review will also be concerned with impacts to infrastructure (i.e. roads, water and sewer facilities, libraries, public buildings, parks, and schools), services (i.e. garbage collection, police protection, and fire/EMS service), the environment (i.e. impact to listed plant and animals species, soil content, erosion, generation of hazardous waste, water quality), and the potential for natural disasters (i.e. hurricanes and flooding).

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^{*}Large Scale means any petition that involves a site with greater than 10 acres.

Application Materials

- ✓ Completed Application Form
- ✓ Survey and accurate legal description (including acreage), signed and sealed by a registered land surveyor
 - For unplatted property, one original boundary survey one hard copy and one copy in AutoCAD format
 - For platted land, one original surveyor's sketch
- ✓ Most current *Title Insurance Policy* or an *Ownership and Encumbrance Report* for subject property
- ✓ Notarized authorization from each owner, as applicable (Form A)
- ✓ Notarized authorization for agent to submit petition, as applicable (Form B)
- ✓ A copy of any covenants, easements or restrictions that have been recorded for the subject site
- ✓ Environmental Assessment Report
- ✓ Traffic Impact Analysis
 - Hurricane Evacuation Study, as applicable
- ✓ Letters of availability of utility service from sanitary sewer and potable water utilities that would provide service to the site and Estimated Potable Water and Sanitary Sewer Usage Report
- ✓ Archeological/Historical Memo indicating whether or not listed objects are located on the subject site
 - Archeological/Historical Survey, as applicable
- ✓ Adjacent property owners map and an electronic copy of the adjacent property owners list in text format (txt file) provided on disc
- ✓ Affidavits A & B, signed and notarized
- ✓ Filing fee of \$2,640.00, with check made payable to the Charlotte County Board of County Commissioners or CCBCC

Additional Copies for Hearing Packet

10 copies each of the following when requested by department staff:

- any bound items
- any maps or other graphics sized larger than 11 X 17 (except surveys)
- any items in color

ATTENTION

If you are submitting an application that, if approved, will increase the amount of density allowed to be developed on your property, read this notice.

FLU Policy 1.2.7 of Smart Charlotte County outlines those situations wherein the Transfer of Density Units program is applicable.

"The TDU program shall be used during the review and approval process for all plan amendments and rezonings that propose to increase the base density on land and street vacations that would result in an accumulation of acreage allowing development of new units of density; this requirement shall continue to apply to lands that have been annexed by the City of Punta Gorda."

Property may be exempted from the TDU program if located within a Revitalizing Neighborhood with an adopted Revitalization Plan. The exemption would need to be consistent with policies adopted into Smart Charlotte.

If not exempted, property must meet one of these requirements in order to be an acceptable Receiving Zone:

FLU Policy 1.2.10 TDU Receiving Zones

Receiving zones inside the Urban Service Area include lands within the following designations of FLUM Series Map #2: 2050 Framework:

- 1. Emerging Neighborhoods.
- 2. Maturing Neighborhoods.
- 3. Economic Corridors and Centers.
- 4. CRAs
- 5. Revitalizing Neighborhoods prior to adoption of a Revitalization Plan and also what may be required in accordance with a Revitalization Plan.

Receiving Zones within the Rural Service Area include lands within:

- 1. Rural Community Mixed Use areas.
- 2. The Rural Settlement Area Overlay District.

AND

Must not be in a prohibited Receiving Zone:

FLU Policy 1.2.11 Prohibited Receiving Zones

Density shall not be transferred into:

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

Community Development Department Comprehensive Planning Section 18400 Murdock Circle Port Charlotte, FL, 33948



CHARLOTTE COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

APPLICATION for LARGE SCALE PLAN AMENDMENT (MAP)

Date Received:		Time Received:			
Date of Log-in:		Petition #	‡:		
Date of Log-III.		Accela#	<u>:</u>		
Receipt #:		Amount	Amount Paid:		
1. PARTIES TO THE APPLIC	CATION				
	front Village LLC				
Mailing Address:	2200 Kings Hig Suite 3L-100	ghway,			
City: Port Charlotte	State: F	L Zi	ip Code: 33	3980	
Phone Number: 610-715-7745		Fa	ax Number	:	
Email Address: jdilaura@dilau	ıradevelopment.	com			
Name of Agent: Ben Smith, AICP &					
Mailing Address:	2914 Cleveland	Ave.			
City: Fort Myers	State: FL	Zi	ip Code:	33901	
Phone Number: 239-337-3993			ax Number	:	
Email Address: BSmith@m-da.com	& michael@mph	aymans.com	1		
Name of Engineer/Surveyor:	Ryan Shi	ute			
Mailing Address: 2914 Cleveland A	ve.				
City: Fort Myers	State: F	L	Zip Code	: 33901	
Phone Number: 239-337-3993			Fax Number:		
Email Address: rshute@m-da.com					
Name of Property Owner (if more Jeffrey DiLaura, Managing Partner	than one property	owner, atta	ch a separate	e sheet with a list of all owners):	
Mailing Address:	2200 Kings Hig	ghway, Suite	e 3L-100		
City: Port Charlotte	State: FL			Zip Code: 33980	
Phone Number: 610-715-7745				Fax Number:	

Email Address: jdilaura@dilauradevelopment.com

2. PROPERTY INFORMATION

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

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

3. SURVEY:

- For unplatted property, provide one original boundary survey that is **signed and sealed** by a registered land surveyor and an accurate legal description (including acreage) of the property.
- For platted land, provide one original surveyor's sketch that is **signed and sealed** by a registered land surveyor and an accurate legal description (including acreage) of the property.
- **4. PROOF OF LAND OWNERSHIP:** Provide a recent *Ownership and Encumbrance Report* or *Title Insurance Policy* 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
One official	

See attached.

Zoning District(s)	Acreage

See attached.

8. APPLICANT'S PROPOSED CHANGE(S):

1) To change Charlotte County FLUM Series Map #3: 2030 Service Area Delineation, to extend the Urban Service Area boundary to include a portion of the subject property containing approximately 14.52 acres; and 2) To amend Charlotte County FLUM Series Map #2: 2050 Framework, from Agricultural/Rural to Revitalizing Neighborhood and Managed Neighborhood.

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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? Please see attached narrative

Please see atta	ached narrative.
. CURRENT	LAND USE OF SUBJECT PROPERTY (example: house, vacant land, barn, etc.):
Vacant.	
. SURROUNI	DING LAND USES:
	DING LAND USES: vater Village, a multi-family residential community.
	vater Village, a multi-family residential community.
North: Edgev	vater Village, a multi-family residential community.

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
 - o Locations of listed flora and fauna species, if present.
 - o 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.
 - o 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):

Edgewater Drive	e provides access to	Lister Street, which	ch provides direct ac	cess to the subject proper

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, at

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the maximum buildout allowed, under the proposed FLUM designation(s) would have on the surrounding roadway network. Where traffic impacts reduce LOS below 'D', provide a proportionate fair share assessment for those impacted roadways. If buildout is voluntarily restricted by the applicant, the report may utilize the restricted buildout numbers.

• *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 and other Utility Services

- 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 allowed under the proposed FLUM designation(s). If buildout is voluntarily restricted by the applicant, the report may utilize the restricted buildout numbers.
- **14. HISTORICAL OR ARCHEOLOGICAL SITES:** 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. ADJACENT PROPERTY OWNERS INFORMATION:

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

FORM B. APPLICANT AUTHORIZATION TO AGENT

the property described and which is the subjection	pose and say that I am the applicant for the REZONING of ect matter of the proposed hearing. ael Haymans, Esq. to be my agent for this
STATE OF COUNTY O	
The foregoing instrument was acknowledged	before me this day of MM Ch, 2024, by
Jeff Rey Slawa	who is personally known to me or has/have produced
0	as identification/and who did/did not take an oath.
Wayne Savallay	
Notary Public Signature	Signature of Applicant
LORAYNES. CAVALLARO	W-TEFFEED DILAURA
Notary Printed Signature	Printed Signature of Applicant
Title	Address
	Port Charlotte FL 33980
Commission Code	City, State, Zip
	1610 715 7745
Notary Public State of Florida Lorayne S. Cavallaro My Commission HH 084221 Expires 03/14/2025	Telephone Number

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FORM A. PROPERTY OWNER AUTHORIZATION TO APPLICANT

I, the undersigned, being first duly sworn, de and which is the subject matter of the propos	epose and say that I am the owner of the property described
I give authorization for Ben Smith, AICP & Mich REZONING.	C C
STATE OF LOVICE, COUNTY C	of Charlotte I before me this 14 day of March, 2024, by
JEFFREY To Lawra	who is personally known to me or has/have produced
	as identification and who did/did not take an oath.
Notary Public Signature LORAYNES. CAVALLARO	Signature of Owner CHICA DI AUGA
Notary Printed Signature	Printed Signature of Owner
Title	Address they 3L. 100
Commission Code	City, State, Zip
Notary Public State of Florida Lorayne S. Cavallaro My Commission HH 084221 Expires 03/14/2025	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 LOUNTY O	of Charlette
The foregoing instrument was acknowledged	الا مرموالا
JEFFREY Dilawa	who is personally known to me or has/have produced
	as identification and who did/did not take an oath.
lovagne sawallan	
Notary Public Signature	Signature of Applicant or Agent
ORAYNE S. CAVALLARO	CALLEGERED. LANCA
Notary Printed Signature	Printed Signature of Applicant or Agent
Tival.	2200 Kings Huy 3L-100
Title	Address
Commission Code	Port Charlete FL 32590 City, State, Zip
Commission Code	City, State, Zip
	Telephone Number
Notary Public State of Florida Lorayne S. Cavallaro My Commission HH 084221 Expires 03/14/2025	

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 COUNTY C	of Charlotte
The foregoing instrument was acknowledged	before me this day of March, 2024, by
JEHRLY BLANK	who is personally known to me or has/have produced
	as identification and who did/did not take an oath.
logne sovallan	
Notary Public Signature	Signature of Applicant or Agent
LORAYNE S. CAVALLAR	Herry DiLavas
Notary Printed Signature	Printed Signature of Applicant or Agent
Title	2200 Kings Huy 3L-100
Tiue	
Commission Code	City, State, Zip
Notary Public State of Fiorida Lorayna S. Cavallaro My Commission HH 084221 Expires 03/14/2025	610 715 7745 Telephone Number



Phone (239) 337-3993 | Toll Free (866) 337-7341 www.morris-depew.com

TARPON WATERFRONT VILLAGE CURRENT FLU/ZONING ACREAGES

EXISTING FLUCS:

PRESERVATION: 11.01+\- AC

PARKS & RECREATION: 8.57+\- AC

LOW DENSITY RES: 0.75+\- AC

TOTAL: 20.33+\- AC

EXISTING ZONING DISTRICTS:

ENVIRONMENTALLY SENSITIVE (ES): 9.71+\- AC

PKR: 3.53+\- AC

RMF5: 1.28+\- AC

CT: 5.06+\- AC

RSF3.5: 0.75+\- AC

TOTAL: 20.33+\- AC

PROPOSED FLUCS:

PRESERVATION: 9.28 AC

HIGH DENSITY RES: 11.05 AC

TOTAL: 20.33+\- AC



Phone (239) 337-3993 | Toll Free (866) 337-7341 www.morris-depew.com

Subject Property Information Tarpon Waterfront Village

Current Zoning: ES	Current FLU:	TOTAL Acreage: 3.01
Parcel/Lot #: 25-1	Block #: 4022	Subdivision: ZZZ
Section: 26	Township: 40	Range: 22
Property Account #: 40222640100	07	



Property A	Account #: 402226401005
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Current Zoning: ES, PKR, RMF5	Current FLU: Parks &	TOTAL Acreage: 5.01 ac
Parcel/Lot #: 18	Block #: 4022	Subdivision: ZZZ
Section: 26	Township: 40	Range: 22
Troporty recognition routing		



Property Account #: 402226401001		
Section: 26	Township: 40	Range: 22
Parcel/Lot #: 17	Block #: 4022	Subdivision: ZZZ
Current Zoning: ES	Current FLU: Preservation	TOTAL Acreage: 6.50 ac



Total acreage or square feet of the property: 6.50 acres

Property Account #: 402226451001

Current Zoning: CT	Current FLU: Parks &	TOTAL Acreage: 5.06
Parcel/Lot #: 23	Block #: 4022	Subdivision: ZZZ
Section: 26	Township: 40	Range: 22
- 1 7		



Current Zoning: RSF3.5	Current FLU: Low Density Residential	TOTAL Acreage: 0.75
Parcel/Lot #: 1	Block #: 4022	Subdivision: ZZZ
Section: 26	Township: 40	Range: 22
Property Account #: 402226380001		





Phone (239) 337-3993 | Toll Free (866) 337-7341 www.morris-depew.com

Subject Property Information

Tarpon Waterfront Village

Property Account #: 402226401	007	
Section: 26	Township: 40	Range: 22
Parcel/Lot #: 25-1	Block #: 4022	Subdivision: ZZZ
Total acreage or square feet of	the property: 3.00 acres	
Property Account #: 402226401	005	
Section: 26	Township: 40	Range: 22
Parcel/Lot #: 18	Block #: 4022	Subdivision: ZZZ
Total acreage or square feet of	the property: 5.01 acres	
Property Account #: 402226401	001	
Section: 26	Township: 40	Range: 22
Parcel/Lot #: 17	Block #: 4022	Subdivision: ZZZ
Total acreage or square feet of	the property: 6.50 acres	



ALTA COMMITMENT FOR TITLE INSURANCE issued by FIDELITY NATIONAL TITLE INSURANCE COMPANY

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, Fidelity National Title Insurance Company, a Florida Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within 180 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Fidelity National Title Insurance Company

Michael J. Nola President

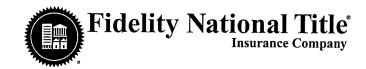
Marjorie Nemzur

Secretary

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions[; and a counter-signature by the Company or its issuing agent that may be in electronic form].

27C170B09





COMMITMENT CONDITIONS

1. DEFINITIONS

- a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
- c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
- e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
- g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
- i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
- j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.
- 2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.
- 3. The Company's liability and obligation is limited by and this Commitment is not valid without:
 - a. the Notice;
 - b. the Commitment to Issue Policy;
 - c. the Commitment Conditions;
 - d. Schedule A;
 - e. Schedule B, Part I-Requirements; and
 - f. Schedule B, Part II—Exceptions; and
 - g. a counter-signature by the Company or its issuing agent that may be in electronic form.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions[; and a counter-signature by the Company or its issuing agent that may be in electronic form].

27C170B09





4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - comply with the Schedule B, Part I—Requirements;
 - ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - iii. acquire the Title or create the Mortgage covered by this Commitment.
- b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
- e. The Company is not liable for the content of the Transaction Identification Data, if any.
- f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

- a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
- c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- d. The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; [and] Schedule B, Part II—Exceptions[; and a counter-signature by the Company or its issuing agent that may be in electronic form].

27C170B09





7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the proforma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. ARBITRATION

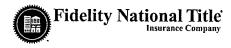
The Policy contains an arbitration clause as follows:

- a. All claims and disputes arising out of or relating to this policy, including any service or other matter in connection with issuing this policy, any breach of a policy provision, or any other claim or dispute arising out of or relating to the transaction giving rise to this policy, may be submitted to binding arbitration only when agreed to by both the Company and the Insured. Arbitration must be conducted pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("ALTA Rules"). The ALTA Rules are available online at www.alta.org/arbitration. The ALTA Rules incorporate, as appropriate to a particular dispute, the Consumer Arbitration Rules and Commercial Arbitration Rules of the American Arbitration Association ("AAA Rules"). The AAA Rules are available online at www.adr.org.
- b. If there is a final judicial determination that a request for particular relief cannot be arbitrated in accordance with this Condition 18 (Condition 17 of the Loan Policy), then only that request for particular relief may be brought in court. All other requests for relief remain subject to this Condition 18 (Condition 17 of the Loan Policy).
- c. Fees will be allocated in accordance with the applicable AAA Rules. The results of arbitration will be binding upon the parties. The arbitrator may consider, but is not bound by, rulings in prior arbitrations involving different parties. The arbitrator is bound by rulings in prior arbitrations involving the same parties to the extent required by law. The arbitrator must issue a written decision sufficient to explain the findings and conclusions on which the award is based. Judgment upon the award rendered by the arbitrator may be entered in any State or federal court having jurisdiction.

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27C170B09





Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent: FLORIDA ABSTRACT & SECURITY TITLE CORPORATION

Issuing Office: 2575 Tamiami Trail, Port Charlotte, FL 33952,

Issuing Office's ALTA® Registry ID: None

Loan ID Number: None

Commitment Number: 27C165C09-229009134

Issuing Office File Number: H22-3196

Property Address: 4336 Lister Street, Port Charlotte, FL 33980

Revision Number: None

SCHEDULE A

1. Commitment Date: March 30, 2023 @ 5:00PM

2. Policy to be issued:

a. 2021 ALTA® Owner's Policy with Florida Modifications

Proposed Insured:

Proposed Amount of Insurance:

The estate or interest to be insured: Fee Simple

b. 2021 ALTA® Loan Policy with Florida Modifications

Proposed Insured: Nationwide Lending Direct, LLC ISAOA ATIMA, its successors and/or

assigns as their interest may appear

Proposed Amount of Insurance: \$2,100,000.00
The estate or interest to be insured: Fee Simple

- 3. The estate or interest in the Land at the Commitment Date is: Fee Simple
- 4. The Title is, at the Commitment Date, vested in: DILAURA DEVELOPMENT, LLC, a Florida Limited Liability Co and, as disclosed in the Public Records, has been since July 8, 2020
- 5. The Land is described as follows: SEE ATTACHED EXHIBIT A

FLORIDA ABSTRACT & SECURITY TITLE CORPORATION

Anthorized Signatory

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THE TELEPHONE NUMBER TO PRESENT INQUIRIES OR OBTAIN INFORMATION ABOUT COVERAGE AND TO PROVIDE ASSISTANCE IS 1-800-669-7450

27C170B09



Exhibit "A"

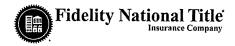
Legal Description for File No.: H22-3196

(AMALGAM DESCRIPTION PER OFFICIAL RECORDS BOOK 4611, PAGE 1972 AND OFFICIAL RECORDS BOOK 4988, PAGE 1505, CHARLOTTE COUNTY, FLORIDA)

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 40 SOUTH, RANGE 22 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

BEGIN AT THE SOUTHWEST CORNER OF EDGEWATER VILLAGE CONDOMINIUM, AS RECORDED IN OFFICIAL RECORDS BOOK 463, PAGES 980 THROUGH 1030, CHARLOTTE COUNTY, FLORIDA, SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF LISTER STREET (50' RIGHT-OF-WAY); THENCE RUN S 89°58'03" E, ALONG THE SOUTH LINE OF SAID EDGEWATER VILLAGE, A DISTANCE OF 626.73 FEET TO THE NORTHEAST CORNER OF PARCEL 17 AS RECORDED IN OFFICIAL RECORDS BOOK 2044, PAGE 587, CHARLOTEE COUNTY, FLORIDA; THENCE RUN THE FOLLOWING THREE (3) COURSES ALONG THE EASTERLY BOUNDARY OF SAID PARCEL 17, (1) S 00°34'23" E, 173.81 FEET: (2) S 89°20'45" E, 33.56 FEET; (3) S 00°39'15" E, 329.34 FEET TO THE NORTHEAST CORNER OF PARCEL 18, AS RECORDED IN SAID OFFICIAL RECORDS BOOK 4611, PAGE 1972; THENCE RUN 00°39'15" E, ALONG THE EAST LINE OF SAID PARCEL 18, A DISTANCE OF 331.73 FEET, TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF AFOREMENTIONED SECTION 26; THENCE RUN N 89°55'17" W, ALONG SAID NORTH LINE, A DISTANCE OF 374 FEET MORE OR LESS TO THE WESTERLY BANK OF A CREEK, SAID POINT ALSO BEING THE NORTHEAST CORNER OF A PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 4988, PAGE 1505, CHARLOTTE COUNTY, FLORIDA; THENCE RUN SOUTHEASTERLY AND SOUTHWESTERLY ALONG SAID WESTERLY BANK, A DISTANCE OF 565 FEET, MORE OR LESS , TO THE MEAN HIGH WATER LINE OF PEACE RIVER; THENCE RUN SOUTHWESTERLY ALONG SAID MEAN HIGH WATER LINE, A DISTANCE OF 400 FEET MORE OF LESS, TO THE SOUTHWESTERLY CORNER OF SAID PARCEL IN OFFICIAL RECORDS BOOK 4988, PAGE 1505; THENCE RUN N 00° 39'15" W. ALONG THE WESTERLY LINE OF SAID PARCEL, A DISTANCE OF 733 FEET, MORE OR LESS, TO THE AFOREMENTIONED NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, SAID POINT ALSO BEING ON THE SOUTHERLY LINE OF THE LESS PORTION OF AFOREMENTIONED PARCEL 18; THENCE RUN S 89°55'17" E. ALONG SAID SOUTHERLY LINE AND SAID NORTH LINE, A DISTANCE OF 8.73 FEET, TO THE SOUTHEAST CORNER OF SAID LESS PORTION; THENCE RUN N 00°39'15" W, ALONG THE EASTERLY LINE OF SAID LESS PORTION, A DISTANCE OF 208.81 FEET, TO THE NORTHEAST CORNER OF SAID LESS PORTION; THENCE RUN N 89°55'07" W, ALONG THE NORTHERLY LINE OF SAID LESS PORTION, 209.07 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF AFOREMENTIONED LISTER STREET, SAID LINE ALSO BEING THE WEST LINE OF SOUTHWEST QUARTER OF SAID SECTION 26; THENCE RUN N 00°37'30" E, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 625.13 FEET, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 14.5 ACRES, MORE OR LESS.



SCHEDULE B, PART I—Requirements

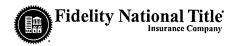
All of the following Requirements must be met:

- 1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
- 2. Pay the agreed amount for the estate or interest to be insured.
- 3. Pay the premiums, fees, and charges for the Policy to the Company.
- 4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
 - (a) Mortgage from DILAURA DEVELOPMENT, LLC, a Florida Limited Liability Co to Nationwide Lending Direct, LLC ISAOA ATIMA given to secure the principal sum of \$2,100,000.00.
- 5. (a) Mortgage from DILAURA DEVELOPMENT, LLC, a Florida Limited Liability Co to Nationwide Lending Direct, LLC ISAOA ATIMA, given to secure the sum of \$2,100,000.00.
- 6. (b) Proof of payment of taxes for the year 2022 which are now due and payable.

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SCHEDULE B, PART II—Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

- Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I Requirements are met.
- 2. Taxes and assessments for the year 2023 and subsequent years, which are not yet due and payable.
- 3. Standard Exceptions:
 - Easements, claims of easements, boundary line disputes, overlaps, encroachments or other
 matters not shown by the public records which would be disclosed by an accurate survey of the
 land.
 - b. Rights or claims of parties in possession not shown by the public records.
 - c. Any lien, or right to a lien, for services, labor, or materials heretofore or hereafter furnished, imposed by law and not shown by the public records.
 - d. Taxes or assessments which are not shown as existing liens in the public records.
- Any claim that any portion of the insured land is sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to such land.
- 5. Any lien provided by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas system supplying the insured land.

NOTE: The Company reserves the right to make further requirements and/or exceptions upon its review of the proposed documents creating the estate or interest to be insured or otherwise ascertaining details of the transaction.

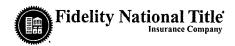
NOTE: Exception 1 above shall be deemed deleted as of the time the settlement funds or proceeds of the loan to be secured by the insured mortgage, as applicable, are disbursed by the Company or its authorized agent. Neither the Company nor its agent shall, however, be under any duty to disburse any sum except upon a determination that no such adverse intervening matters have appeared of record or occurred.

- 6. Taxes and assessments for the year2023 and all subsequent years, which are not yet due and payable. NOTE: 2022 Taxes in the amount of \$4, 230.22 are now due and payable for #402226401001; \$1,593.21 are now due and payable for #402226401005 and \$1,820.15 are now due and payable for #402226401007.
- 7. Access easement as filed in Official Records Book 2486, Page 806, of the Public Records of Charlotte County, Florida.

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- 8. Riparian rights not guaranteed or insured. Title to no portion of the herein described property lying below ordinary high water marks is hereby insured.
- 9. The right or interest of the Public, if any, to use any part of the land sea-ward and/or lake-ward of the most inland of either the natural lines of vegetation or the most extreme high-water line.

10.

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27C170B09





Phone (239) 337-3993 | Toll Free (866) 337-7341 www.morris-depew.com

Tarpon Waterfront Village PAL-23-00004

Large-Scale Future Land Use Map Amendment

Request Narrative

REVISED MARCH 2024

I. PROPERTY INFORMATION

The subject property ("Property") is 19+/- acres and is located on the Charlotte Harbor, west of Tamiami Trail and south of Edgewater Drive in unincorporated Charlotte County, Florida (see Figure 1).



Figure 1: Subject Property Boundary

The overall project area consists of the existing Charlotte Harbor Yacht and Tennis Club (Yacht Club) and the vacant Property (see Figure 1-A). The project shall be known as Tarpon Waterfront Village. The Charlotte County Future Land Use Map (FLUM) currently designates the Yacht Club as Parks & Recreation and the zoning is Commercial Tourist (CT). The Charlotte County Future Land Use Map (FLUM) designates the Property as Parks & Recreation and Preservation, Low-Density Residential, in addition to being partially within the Conservation Overlay (see Figure 2). The Property is zoned Parks & Recreation, Environmentally Sensitive, and Residential Multi-Family-5. The Applicant is filing a companion rezoning application to rezone the Property and the Yacht

Fort Myers | Tallahassee | Destin LC260003

Club to Residential Planned Unit Development, and a small-scale comprehensive plan amendment to designate the Property as High Density Residential and Preservation on the Charlotte County FLUM.

II. REQUEST

The applicant is requesting approval of a large-scale comprehensive plan map amendment to allow for two (2) map changes: 1) locate the Property in the Urban Service Area boundary and 2) designate the Property as Revitalizing Neighborhood.

III. BACKGROUND

The Property consists of six (6) vacant parcels. In 2008, a FLUM amendment was approved for a portion of the subject property via PA-07-11-08, which amended the FLUM from Medium Density Residential to Parks and Recreation on 3.0-acres and to Preservation on 3.3-acres. The former designation of Medium Density Residential would have allowed for three (3) acres of the Property to be developed at a density of 10 dwelling units per acre (10 du/ac) (should these 3 acres have overlapped with the Environmentally Sensitive zoning district, the density would have been 1 du/ 10 ac – or zero dwelling units). No additional FLUM amendments have been approved for the Property.



Figure 2: Existing Future Land Use Map

IV. SURROUNDING LAND USES

Directly north of the Property is Edgewater Village, a multi-family residential community located within the High Density Residential Future Land Use designation and zoned Residential Multi-Family-15. This combination of future land use and zoning allowed for the development of the property at a density of 15 dwelling units per acre.

The property to the east was originally the former Dotzler YMCA Outdoor Center. Several comprehensive plan amendments were recently approved for the property, including a FLUM amendment designating the majority as Charlotte Harbor Commercial and the wetland areas as Preservation (PAS-21-00008). Future Land Use Map amendments were also approved to place the property in the Urban Service Area and designate the property as Revitalizing Neighborhood. A planned development rezoning was also approved which will allow for the site to be developed with a restaurant and shopping center known as Harpoon Harry's (PD-21-00014).

To the west is Lister Road, Crews Court and single-family residential. A single-family dwelling occupies a small parcel on the east side of Lister Street designated Medium Density Residential on the FLUM and zoned Environmentally Sensitive. West of Lister is a residential subdivision designated Low Density Residential on the FLUM and zoned Residential Single-Family 3.5.



Figure 3: Surrounding Land Use

Table 1 below outlines the zoning, future land use and existing land uses of the surrounding properties.

Table 1: Surrounding Properties

	Zoning	Future Land Use	Existing Land Use
North	RMF-15	High Density Residential	Multi-Family Residential (Edgewater Village)
East	PD; ES	Charlotte Harbor Commercial; Preservation	Harpoon Harry's Commercial Site
South	N/A	N/A	Charlotte Harbor
West	RSF-3.5; ES	Medium Density Residential; Low Density Residential	Single-Family Residential; Lister Street; Crews Ct.

V. REQUEST

Amend Future Land Use Map #3 2030 Service Area Delineation to incorporate 14.51-acres of the Property from Rural Service Area to Urban Service Area.

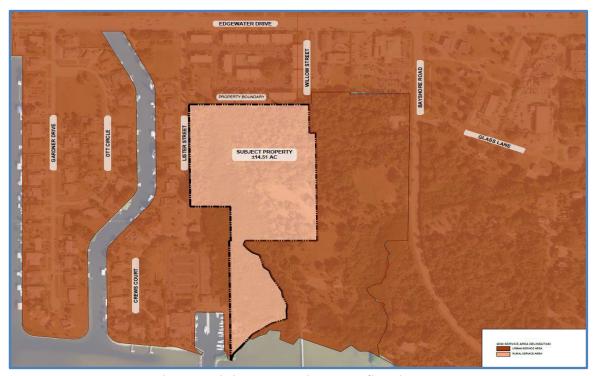


Figure 4: Existing 2030 Service Area Delineation

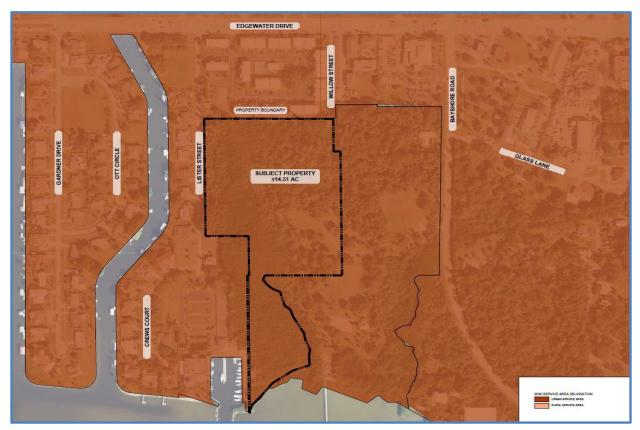


Figure 5: Proposed Service Area Delineation

Amend Future Land Use Map #2 2050 Framework to designate 14.51-acres of the subject property from Agricultural/Rural to Revitalizing Neighborhood.

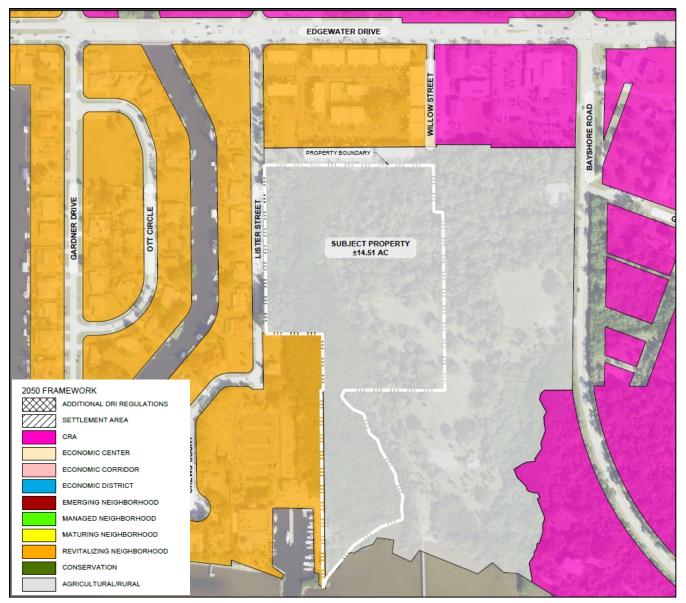


Figure 6: Existing 2050 Framework

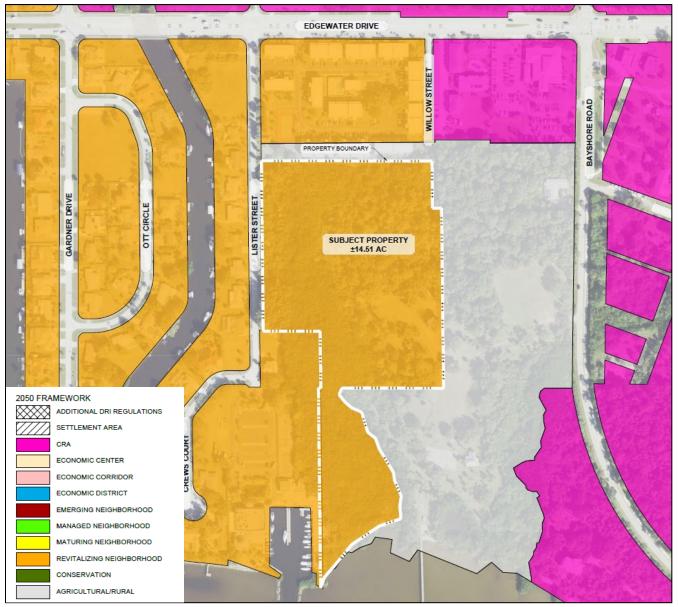


Figure 7: Proposed 2050 Framework

VI. CONSISTENCY WITH COMPREHENSIVE PLAN

The following provides an analysis of the requested amendments and their consistency with the Charlotte County Comprehensive Plan. Policies are listed in **bold.**

FLUE Policy 1.2.3: Service Area Delineation: The County designates two distinct service areas, an Urban Service Area and a Rural Service Area (FLUM Series Map #3) that reinforce the preferred land use patterns of Charlotte County through policies that are designed to effectively discourage urban sprawl pursuant to Section 163.3177 F.S. (2018). Amendments to the Service Area Delineation map will be reviewed based upon the standards provided in FLU Policy 1.2.5.

A portion of the subject property is currently designated Rural Service Area on the 2030 Service Area Delineation Map, though it is surrounded entirely by the Urban Service Area. The County's intentions for the Rural Service Area designation are described in FLU Policy 1.2.5. In direct compliance with this policy, the Applicant is proposing to designate the Property within the Service Area to reinforce the preferred land use pattern in this area of the County, which is not rural. As demonstrated by the surrounding land uses, the Property is an infill property surrounded by commercial and residential development and is located in proximity to major roadways in Charlotte County that provide direct access to urban services. The request is appropriate and provides realistic expectations for development of the Property. As noted below, the descriptions provided in this policy do not fit the current character of this area or the Property.

FLUE Policy 1.2.5: Rural Service Area For lands within the Rural Service Area, this Plan:

1. Protects the existing rural character of the area and acknowledge that a certain portion of the County's population will desire to live in a rural setting.

The existing character of the area, as evidenced by the commercial and residential uses and major roadways surrounding the Property, is not rural and is not likely to satisfy those in the County's population desiring to live in a rural setting. Large-lot single-family residential and the Yacht Club are located to the west, multifamily residential is located directly to the north, and plans for a restaurant and commercial retail development were recently approved for the property located directly to the east. The Property is located approximately three (3) blocks from US-41, a major commercial corridor with a multitude of major retail and service commercial centers in the vicinity. Sunseeker Resort, an 800+/- unit resort with dining and shopping amenities, is located less than a mile east along the shore of the harbor. The surrounding development pattern as described indicates the area is not rural in nature and the proposed amendment represents a logical inclusion of the Property in the Urban Service Area. Further, urban services are available in this area of the County and including the Property in the Urban Service Area ensures the existing and available public infrastructure will not be underutilized.

2. Promotes lower densities in outlying rural areas which have infrastructure limitations.

The area is accommodated with a full suite of available urban services and there are no infrastructure limitations that necessitate lower densities. The surrounding area is no longer characterized by infrastructure limitations and low-density residential.

3. Establishes a framework for future opportunities and development options, including standards that address the timing of future development.

The surrounding area is entirely developed, with the exception of the property to the east, which was the subject of recent future land use map amendments and site plans for commercial development. As outlined in the request, the Applicant is seeking approval to bring the property into compliance with the existing conditions of the area.

4. Creates a focused strategy for the regulation of mining and resource extraction activity.

Resource extraction is not contemplated for the subject property.

Alternatively, approval of this request will fulfill the County's intentions for the Urban Service Area, which surrounds the subject property on all sides.

FLU Policy 1.2.4: Urban Service Area For lands within the Urban Service Area, this Plan:

1. Promotes infill redevelopment and compact new development that will minimize the conversion of agricultural and rural lands for urban use.

As evidenced by the surrounding existing and proposed development, including the recently approved Harpoon Harry's site located directly to the east, the requested amendment to include the Property in the Urban Service Area represents an opportunity for true infill development.

2. Maximizes the efficient use of available urban infrastructure.

Urban infrastructure is available and in place in the surrounding area in this location of the County. Encouragement of infill development reduces the need to expand infrastructure facilities which provides for a more efficient use of County resources and discourages underutilization of publicly funded available infrastructure.

3. Establishes the priority locations for the extension of that infrastructure.

No major infrastructure extensions will be necessary as a result of this request.

- 4. Prohibits the expansion of Urban Service Area land use designations, identified in FLU Table A-1 of FLU Appendix I, outside the Urban Service Area.
 - a. The County shall not allow any increases in density or intensity through rezonings or plan amendments within the Rural Service Area except through amendments to Rural Community Mixed Use or Mineral Resource Extraction FLUM categories and consistent Zoning designations.

This request seeks to include the entire Property in the Urban Service Area and will allow for approval of the companion application to designate the entire project area as High Density Residential and Preservation on the Charlotte County FLUM.

Future Land Use Element Policy 1.2.6 offers additional guidance regarding expansion of the Urban Service Area and provides that requests to expand the Urban Service Area should be evaluated based on the standards of Florida Statute 163.3177(6)(a)9.

FLUE Policy 1.2.6: Expansion of the Urban Service Area Review of the Urban Service Area boundary will occur during the Evaluation and Appraisal Report (EAR) process and may occur outside the EAR process if there is a need to evaluate the boundary. Any such review shall include an assessment of the adequacy of the existing development rights and forms within the Urban Service Area as well as appropriate locations of the existing development rights within the County. While the expansion of the Urban Service Area is generally discouraged, should the County desire to expand the Urban Service Area or receives a private request to expand the Urban Service Area, the standards in Section 163.3177 F.S. (6)(a)9. (2018) shall apply.

The aforementioned statute mandates that the Future Land Use Element shall discourage the proliferation of urban sprawl and provides a number of indicators which should be evaluated to determine if an amendment does not discourage the proliferation of urban sprawl. The intention of the service area map amendment is to create the opportunity for a concurrent proposed amendment to the existing FLUM designation, allowing for the addition of residential infill to the existing Yacht Club, better utilizing the exiting and available Charlotte County urban services, infrastructure, and also the subject property, which is consistent with 163.3177(6)(a)9 F.S. as follows:

1. Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.

The companion small-scale comprehensive plan application to this request is for an amendment to designate the entire project area as High Density Residential and Preservation future land uses. The existing marina will be preserved and incorporated into the project, to create a mixed-use development.

2. Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.

The surrounding area is far from rural. It contains urban and suburban development. The subject property is surrounded by existing and planned development and is the definition of infill development.

3. Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.

The surrounding area is not an isolated pocket in a rural area. It is nearly entirely developed.

4. Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

Wetland areas will be preserved in accordance with the policies of the County's Comprehensive Plan, the County's Land Development Code, the South West Florida Water Management District (SWFWMD) standards and applicable federal regulations. Furthermore, the Applicant is placing the wetlands in the Preservation FLUC pursuant to the companion SSCPA petition.

5. Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.

No agricultural uses exist on the subject property.

6. Fails to maximize use of existing public facilities and services.

The subject property is entirely bounded by the Urban Service Area and a full suite of public facilities and services are existing and available. Approval of this request maximizes use of the surrounding existing facilities and services.

7. Fails to maximize use of future public facilities and services.

There is no need to plan for future public facilities and services at this location, as they are already existing and available to support development of the Property.

8. Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

There is no expectation that development of the subject property would be delayed based on the timing of facility and service availability.

9. Fails to provide a clear separation between rural and urban uses.

There are no rural uses in this area that would require any separation from the existing urban uses.

10. Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

Approval of this request encourages infill development.

11. Fails to encourage a functional mix of uses.

The surrounding area is a mix of uses and the proposed development is a mixed use project. The residential component of the proposed project will support the existing and planned commercial development in the area.

12. Results in poor accessibility among linked or related land uses.

The subject property is highly accessible to the surrounding land uses by multiple modes of transportation.

13. Results in the loss of significant amounts of functional open space.

The property is vacant, though it is not utilized for any specific functional open space purposes.

The subject property is located in an area of Charlotte County that supports residential density as evidenced by the surrounding land use pattern. According to the University of Florida's Bureau of Economic and Business Research (BEBR) population study conducted in February 2022, the estimated population of Charlotte County in 2021 was 190,570. By 2025, BEBR estimates that the population will grow by as much as 26,630 to 217,200 residents. To sustain the projected population growth, it

is necessary to increase residential development, consistent with Florida Statute 163.3177(1)(f)(3) which mandates accommodation of the permanent and seasonal population projections. The proposed project presents a unique expansion opportunity for Charlotte County of under-utilized water-front property, which will provide new living opportunities to the surrounding community.

The Urban Service Area surrounds the property to the north, the west, and the east. The 14.51-acre portion of the Property is within the Rural Service Area, which is not consistent with the surrounding development pattern or existing overlay designations. Supporting Policy and Analysis Map (SPAM) Map #12 identifies that the entire property was within the 1997-2010 Urban Service Area, although it was not included in the subsequent service area map series. The proposed amendment will allow for a more compatible designation that supports consistency and cohesiveness with the surrounding community.

FLUE Objective 1.3: Protection of Historic Resources

To ensure that natural, historic, archaeological and cultural resources are protected for the enjoyment of all citizens through provisions of the Charlotte County Code of Laws and Ordinances and this Plan.

FLUE Policy 1.3.2: Protection of Historical and Archaeological Resources

The County shall protect designated historic districts (SPAM Series Map #2), areas surrounding identified archaeological sites, and historic structures listed on the National Register of Historic Places, Florida Master Site File, or Local Historic Register by identifying these resources for additional review. The County will also manage publicly- owned lands in cooperation with various agencies or groups to ensure that historic and archaeological resources, including the County's historic cemeteries and burial places, are protected.

The subject property is within an area determined to contain potential historic and archeological resources by the Archaeological Predictive Model, SPAM Map #3. To assist the County in identifying and preserving historical sites and resources, a comprehensive historical analysis was completed for the subject property. A Master Site File review was completed for this site and concluded that there are no current or former historical resources located on the subject project site. The subject property is not located within a county designated historical district, as depicted on SPAM Map #2. Additionally, no archaeological sites or historic structures are recorded within the boundaries or abutting the site. Consistent with the objectives and policy of the Charlotte County Comprehensive Plan, no historically significant site or structures documented on the National Register of Historical Places, Florida Master Site File, or Local Historical Register are recorded on the subject property.

FLU Objective 2.1: Protect Natural Lands

To create, protect and manage systems of green infrastructure including open spaces within developments, conservation lands, areas protected by easement or covenant, parks, wetlands, and floodplains.

The subject property contains FLUCCS code 612E, further described in the Environmental Assessment included with this application as high-quality mangroves. The mangrove wetlands will be preserved as required by Charlotte County and the SWFWMD while still allowing for compact residential development onsite. The area will remain preserved as it will be placed into the Preservation Future Land Use category.

FLUE Policy 4.1.1: 2050 Framework – Neighborhoods

1. "Revitalizing" Neighborhoods. These neighborhoods include areas that are predominately built-out, generally 50 percent or greater, and where the housing and commercial stock is aging and in general need of reinvestment and revitalization. Some of these areas are possible candidates to receive a Community Redevelopment Area designation in the future. Strengthening the residential and commercial base of these neighborhoods is critical for maintaining long-term stability and economic value. Revitalizing Neighborhoods are considered infill locations within the County. Revitalizing Neighborhoods will be encouraged to create Revitalization Plans to outline the redevelopment goals for that neighborhood.

The Applicant is proposing to add 14.51-acres of the Property to the Revitalizing Neighborhood on the 2050 Framework future land use map. As described above, the Property is an infill property surrounded by adjacent Revitalizing Neighborhood areas and in proximity to CRA lands, indicating that the Property is critical for maintaining long-term stability and economic value. Consolidating the entire Property to the Revitalizing Neighborhood 2050 framework represents a logical extension of the Revitalizing Neighborhood and provides for continuity of development expectations in an area of the County where reinvestment and revitalization are needed.

FLU Policy 6.2.9: Low Impact Design Practices

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

- Preserve native landscaping and natural water flows;
- 2. Minimize and control runoff generation at the source;
- 3. Promote infiltration;
- 4. Promote stormwater reuse; and
- 5. Minimize site disturbance.

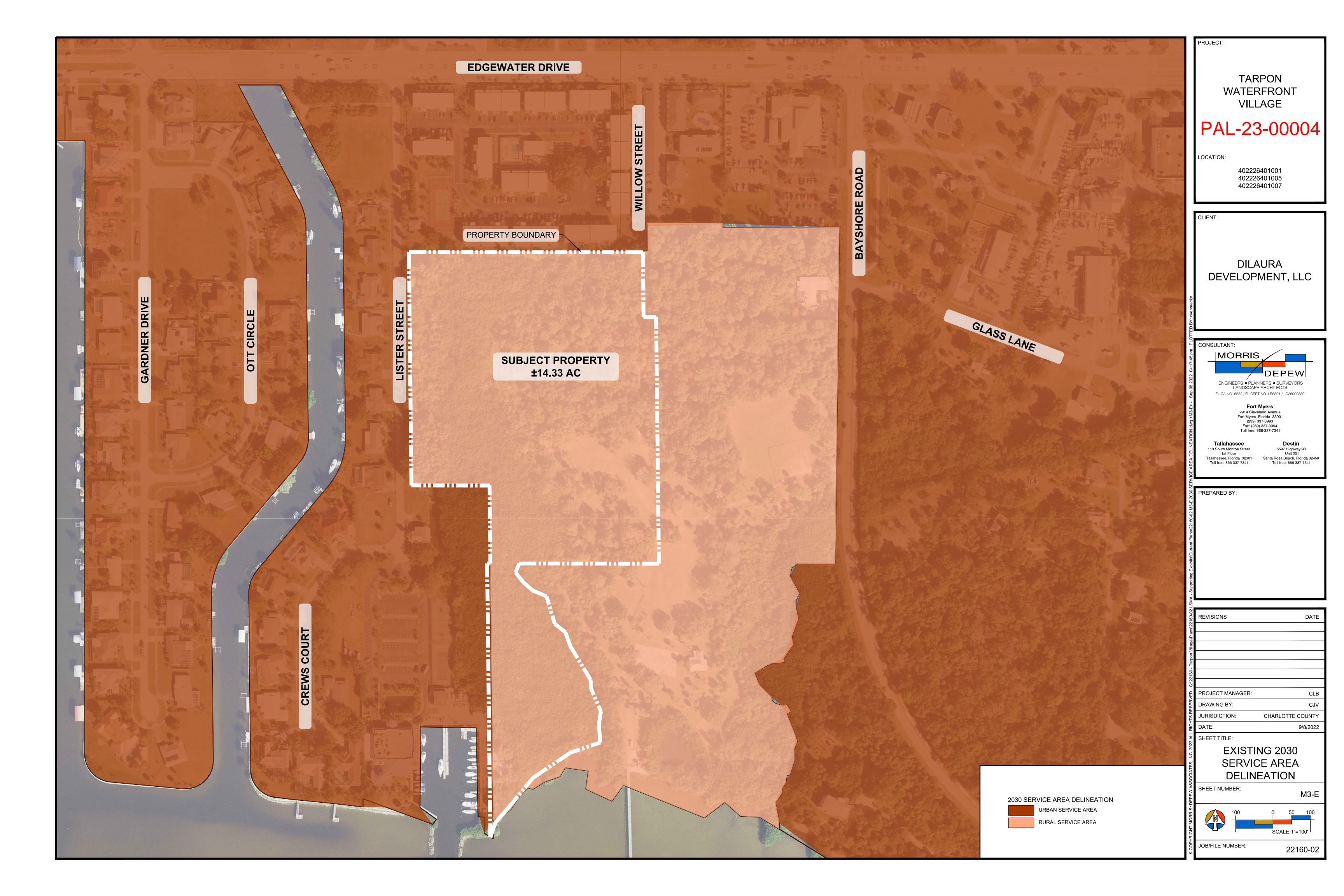
The Applicant is proposing a residential development and corresponding improvements to the subject property. The proposed residential dwelling units would be concentrated away from the existing native vegetation located on the subject property to minimize site disturbance. Stormwater management requirements will be complied with at the time of site development.

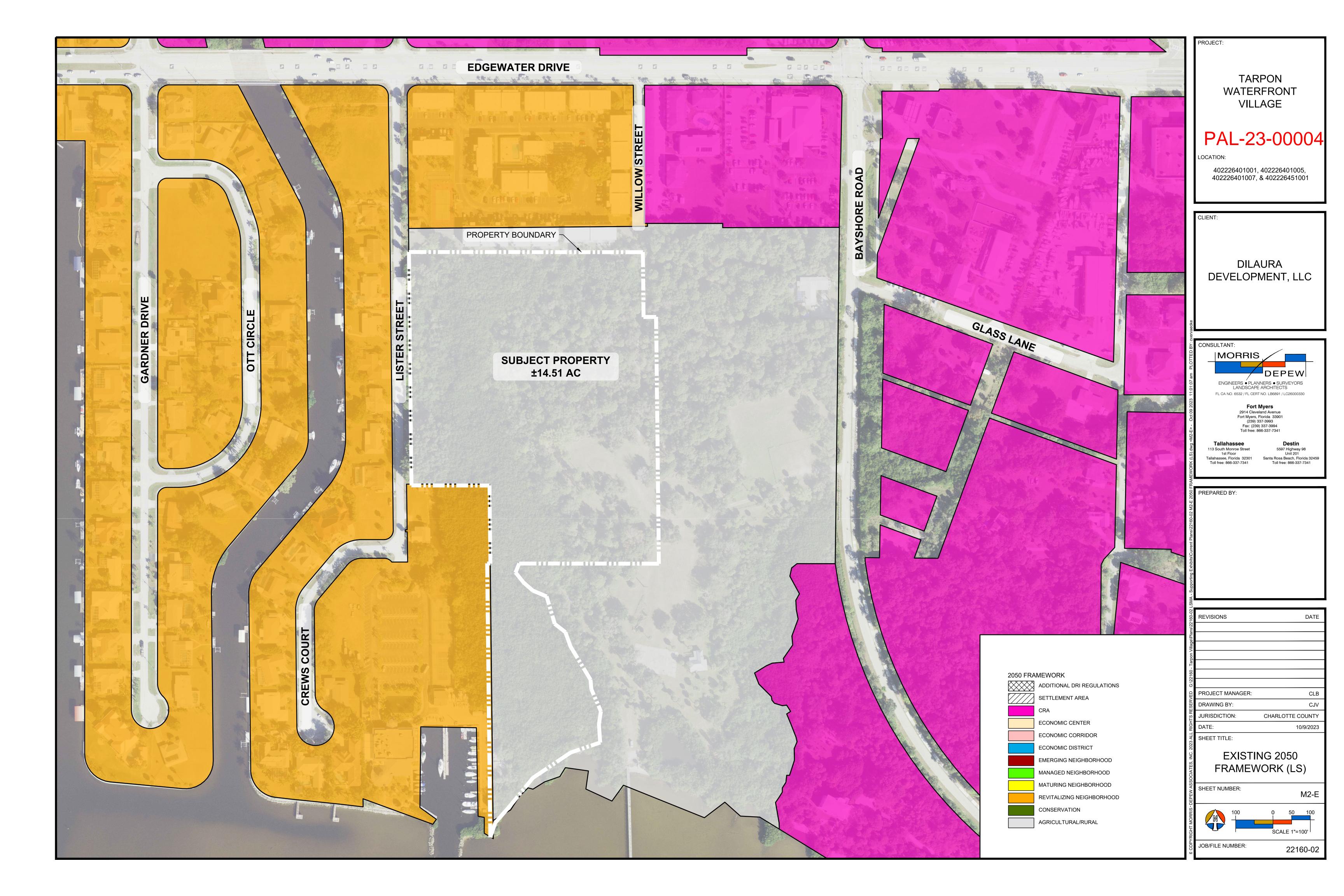
VII. CONCLUSION

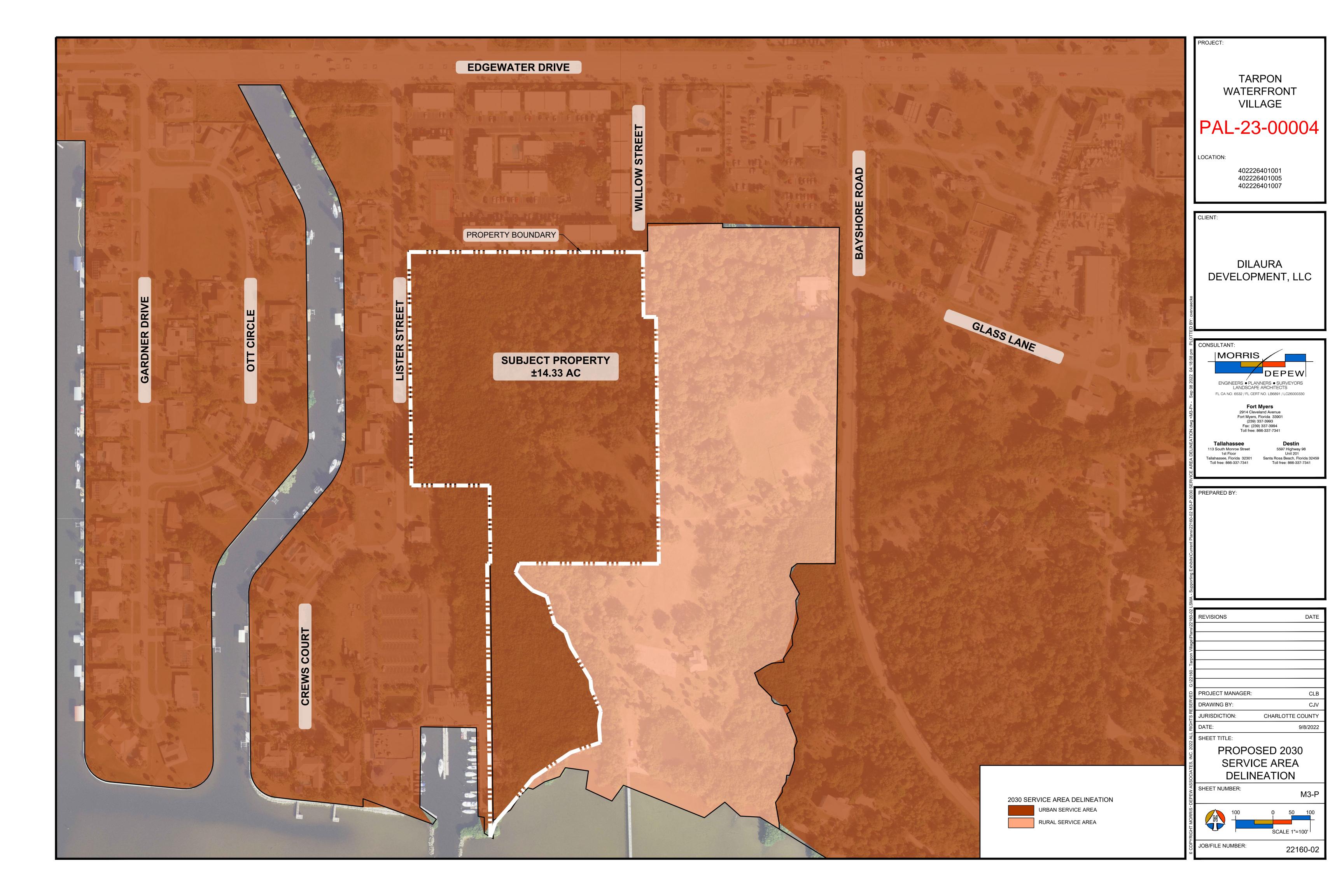
The subject property is located with frontage along Charlotte Harbor and remains one of the few vacant water-front properties north of the river. Currently, the subject property is partially located within a series of FLUM designations that are not characteristic of the surrounding development pattern and prevent the addition of infill development which will complement the existing Charlotte Harbor Yacht Club and support the surrounding commercial and residential uses. The proposed map amendments will provide the property with the ability to develop and revitalize this area of the county and receive urban services, creating development opportunities for the Charlotte Harbor Yacht Club, as well as the vacant parcels, consistent with the adjacent development pattern. Charlotte County has grown from a population of 159,978 in 2010

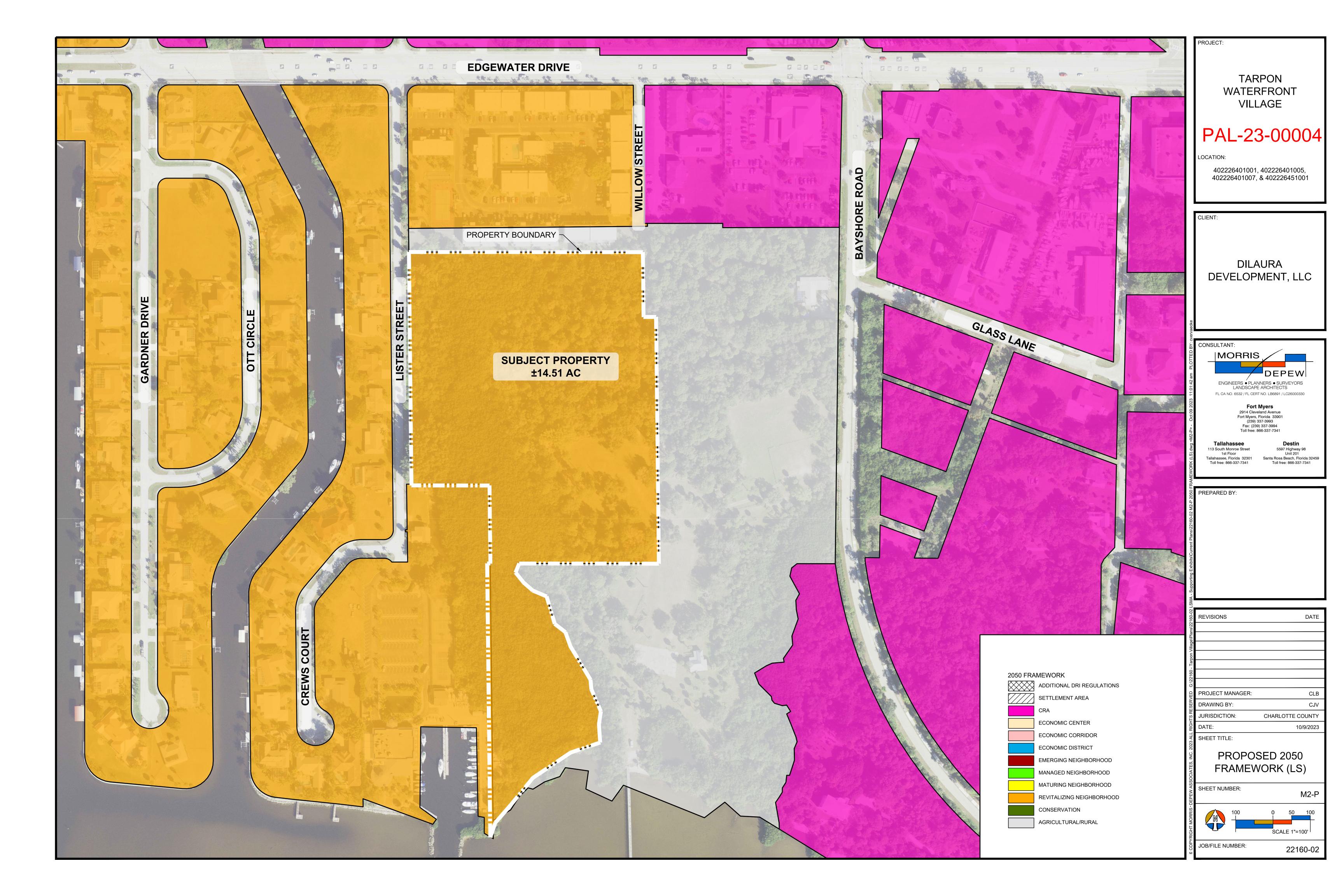
Tarpon Village Large-Scale CPA Comprehensive Plan Consistency March 2024

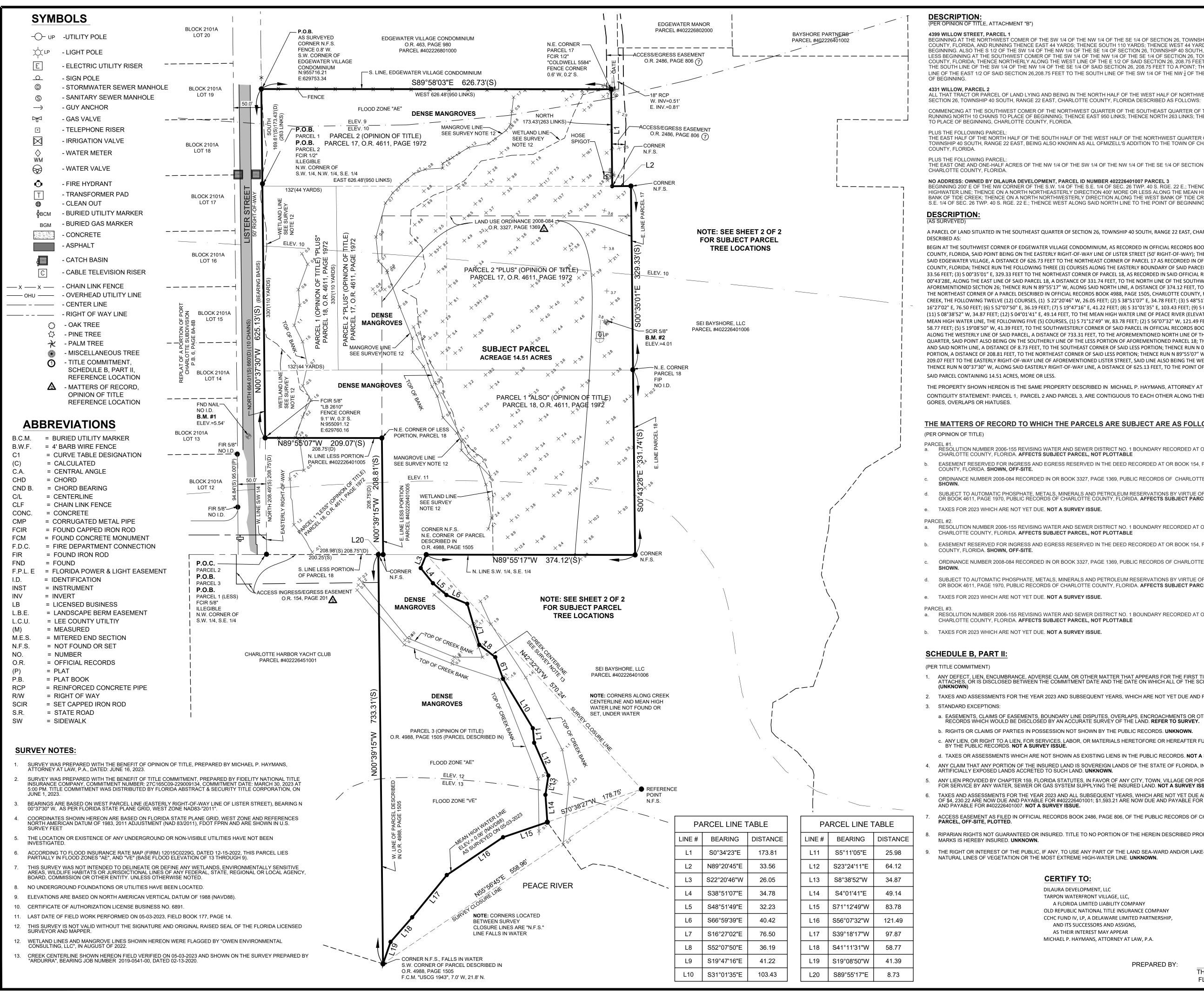
to 190,570 in 2021, per the BEBR Florida Estimates of Population 2021. By 2025, it is estimated that the Charlotte Population could grow to as many as 217,200. To accommodate the rapid growth in Charlotte County, it is important to provide new and revitalized residential living opportunities and new areas to recreate. For these reasons, the Applicant respectfully requests a recommendation of approval.











PER OPINION OF TITLE, ATTACHMENT "B"

BEGINNING AT THE NORTHWEST COMER OF THE SW 1/4 OF THE NW 1/4 OF THE SE 1/4 OF SECTION 26, TOWNSHIP 40 SOUTH, RANGE 22 EAST, CHARLOTTE COUNTY FLORIDA, AND RUNNING THENCE FAST 44 YARDS, THENCE SOUTH 110 YARDS, THENCE WEST 44 YARDS, THENCE NORTH 110 YARDS TO A PLACE OF SEGINNING. ALSO THE S 1/2 OF THE SW 1/4 OF THE NW 1/4 OF THE SE 1/4 OF SECTION 26, TOWNSHIP 40 SOUTH, RANGE 22 EAST, CHARLOTTE COUNTY, FLORIDA, LESS BEGINNING AT THE SOUTHWEST COMER OF THE SW 1/4 OF THE NW 1/4 OF THE SE 1/4 OF SECTION 26, TOWNSHIP 40 SOUTH, RANGE 22 EAST, CHARLOTTE OUNTY, FLORIDA; THENCE NORTHERLY ALONG THE WEST LINE OF THE E 1/2 OF SAID SECTION 26, 208.75 FEET TO A POINT; THENCE EASTERLY PARALLEL WITH THE SOUTH LINE OF THE SW 1/4 OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 26, 208.75 FEET TO A POINT; THENCE SOUTHERLY PARALLEL WITH THE WEST LINE OF THE EAST 1/2 OF SAID SECTION 26,208.75 FEET TO THE SOUTH LINE OF THE SW 1/4 OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 26; THENCE TO POINT

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE NORTH HALF OF THE WEST HALF OF NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 40 SOUTH, RANGE 22 EAST, CHARLOTTE COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST COMER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SAID SECTION, TOWNSHIP AND RANGE, AND RUNNING NORTH 10 CHAINS TO PLACE OF BEGINNING; THENCE EAST 950 LINKS; THENCE NORTH 263 LINKS; THENCE WEST 950 LINKS; THENCE SOUTH 263 LINKS TO PLACE OF BEGINNING, CHARLOTTE COUNTY, FLORIDA.

PLUS THE FOLLOWING PARCEL THE EAST HALF OF THE NORTH HALF OF THE SOUTH HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26. TOWNSHIP 40 SOUTH, RANGE 22 EAST, BEING ALSO KNOWN AS ALL OFMIZELL'S ADDITION TO THE TOWN OF CHARLOTTE HARBOR, FLORIDA, CHARLOTTE

THE EAST ONE AND ONE-HALF ACRES OF THE NW 1/4 OF THE SW 1/4 OF THE NW 1/4 OF THE SE 1/4 OF SECTION 26, TOWNSHIP 40 SOUTH, RANGE 22 EAST, CHARLOTTE COUNTY, FLORIDA.

NO ADDRESS: OWNED BY DILAURA DEVELOPMENT, PARCEL ID NUMBER 402226401007 PARCEL 3 BEGINNING 200' F OF THE NW CORNER OF THE S.W. 1/4 OF THE S.E. 1/4 OF SEC. 26 TWP. 40 S. RGE. 22 F. THENCE RUN SOUTH 733' MORE OR LESS TO THE MEAN HIGHWATER LINE THENCE ON A NORTH NORTHEASTERLY DIRECTION 400' MORE OR LESS ALONG THE MEAN HIGH WATER LINE OF PEACE RIVER TO THE WEST BANK OF TIDE CREEK; THENCE ON A NORTH NORTHWESTERLY DIRECTION ALONG THE WEST BANK OF TIDE CREEK TO THE NORTH LINE OF THE S.W. 1/4 OF THE

DESCRIPTION:

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 40 SOUTH, RANGE 22 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY

BEGIN AT THE SOUTHWEST CORNER OF EDGEWATER VILLAGE CONDOMINIUM, AS RECORDED IN OFFICIAL RECORDS BOOK 463, PAGES 980 THROUGH 1030, CHARLOTTE COUNTY, FLORIDA, SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF LISTER STREET (50' RIGHT-OF-WAY): THENCE RUN S 89°58'03" E. ALONG THE SOUTH LINE OF SAID EDGEWATER VILLAGE, A DISTANCE OF 626,73 FEET TO THE NORTHEAST CORNER OF PARCEL 17 AS RECORDED IN OFFICIAL RECORDS BOOK 2044, PAGE 587, CHARLOTTE COUNTY, FLORIDA; THENCE RUN THE FOLLOWING THREE (3) COURSES ALONG THE EASTERLY BOUNDARY OF SAID PARCEL 17, (1) S 00°34'23" E, 173.81 FEET: (2) N 89°20'45" E. 33.56 FEET; (3) S 00°35'01" E, 329.33 FEET TO THE NORTHEAST CORNER OF PARCEL 18, AS RECORDED IN SAID OFFICIAL RECORDS BOOK 4611, PAGE 1972; THENCE RUN S 00°43'28E, ALONG THE EAST LINE OF SAID PARCEL 18, A DISTANCE OF 331.74 FEET, TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF AFOREMENTIONED SECTION 26: THENCE RUN N 89°55'17" W. ALONG SAID NORTH LINE. A DISTANCE OF 374.12 FEET. TO THE CENTERLINE OF A CREEK. SAID POINT ALSO BEING HE NORTHEAST CORNER OF A PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 4988. PAGE 1505. CHARLOTTE COUNTY, FLORIDA: THENCE RUN ALONG SAID CENTERLINE OF CREEK, THE FOLLOWING TWELVE (12) COURSES, (1) S 22°20'46" W, 26.05 FEET; (2) S 38°51'07" E, 34.78 FEET; (3) S 48°51'49" E, 32.23 FEET; (4) S 66°59'39" E, 40.42 FEET; (5) S 16°27'02" E. 76.50 FEET: (6) S 52°07'50" E. 36.19 FEET: (7) S 19°47'16" E. 41.22 FEET: (8) S 31°01'35" E. 103.43 FEET: (9) S 05°11'05" E. 25.98 FEET: (10) S 23°24'11" E. 64.12 FEET (11) S 08°38'52" W, 34.87 FEET; (12) S 04°01'41" E, 49.14 FEET, TO THE MEAN HIGH WATER LINE OF PEACE RIVER (ELEVATION 0.06'); THENCE RUN SOUTHWESTERLY ALONG SAID 58.77 FFFT: (5) S 19°08'50" W. 41.39 FFFT. TO THE SOUTHWESTERLY CORNER OF SAID PARCEL IN OFFICIAL RECORDS BOOK 4988. PAGE 1505: THENCE RUN N 00°39'15" W. ALONG THE WESTERLY LINE OF SAID PARCEL, A DISTANCE OF 733.31 FEET, TO THE AFOREMENTIONED NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER. SAID POINT ALSO BEING ON THE SOUTHERLY LINE OF THE LESS PORTION OF AFOREMENTIONED PARCEL 18: THENCE RUN S 89°55'17" E. ALONG SAID SOUTHERLY LINE PORTION. A DISTANCE OF 208.81 FEFT. TO THE NORTHEAST CORNER OF SAID LESS PORTION: THENCE RUN N 89°55'07" W. ALONG THE NORTHERLY LINE OF SAID LESS PORTION 209.07 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF AFOREMENTIONED LISTER STREET. SAID LINE ALSO BEING THE WEST LINE OF SOUTHWEST QUARTER OF SAID SECTION 26: THENCE RUN N 00°37'30" W, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 625.13 FEET, TO THE POINT OF BEGINNING SAID PARCEL CONTAINING 14.51 ACRES, MORE OR LESS.

THE PROPERTY SHOWN HEREON IS THE SAME PROPERTY DESCRIBED IN MICHAEL P. HAYMANS, ATTORNEY AT LAW, P.A., OPINION OF TITLE, DATED JUNE 16, 2023. CONTIGUITY STATEMENT: PARCEL 1, PARCEL 2 AND PARCEL 3, ARE CONTIGUOUS TO EACH OTHER ALONG THEIR COMMON BOUNDARY LINES WITHOUT GAPS, GORES, OVERLAPS OR HIATUSES.

THE MATTERS OF RECORD TO WHICH THE PARCELS ARE SUBJECT ARE AS FOLLOWS

(PER OPINION OF TITLE)

- a. RESOLUTION NUMBER 2006-155 REVISING WATER AND SEWER DISTRICT NO. 1 BOUNDARY RECORDED AT OR BOOK 3026, PAGE 1305 PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. AFFECTS SUBJECT PARCEL, NOT PLOTTABLE
- EASEMENT RESERVED FOR INGRESS AND EGRESS RESERVED IN THE DEED RECORDED AT OR BOOK 154, PAGE 201 PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. SHOWN, OFF-SITE.
- ORDINANCE NUMBER 2008-084 RECORDED IN OR BOOK 3327, PAGE 1369, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. AFFECTS SUBJECT PARCEL,
- SUBJECT TO AUTOMATIC PHOSPHATE, METALS, MINERALS AND PETROLEUM RESERVATIONS BY VIRTUE OF SEC. 270.11(1), F.S., UNDER DEED RECORDED IN OR BOOK 4611, PAGE 1970, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. AFFECTS SUBJECT PARCEL, NOT PLOTTABLE.
- e. TAXES FOR 2023 WHICH ARE NOT YET DUE. NOT A SURVEY ISSUE.
- a. RESOLUTION NUMBER 2006-155 REVISING WATER AND SEWER DISTRICT NO. 1 BOUNDARY RECORDED AT OR BOOK 3026, PAGE 1305 PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. AFFECTS SUBJECT PARCEL, NOT PLOTTABLE
- EASEMENT RESERVED FOR INGRESS AND EGRESS RESERVED IN THE DEED RECORDED AT OR BOOK 154, PAGE 201 PUBLIC RECORDS OF CHARLOTTE
- ORDINANCE NUMBER 2008-084 RECORDED IN OR BOOK 3327, PAGE 1369, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. AFFECTS SUBJECT PARCEL,
- SUBJECT TO AUTOMATIC PHOSPHATE, METALS, MINERALS AND PETROLEUM RESERVATIONS BY VIRTUE OF SEC. 270.11(1), F.S., UNDER DEED RECORDED IN OR BOOK 4611, PAGE 1970, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. AFFECTS SUBJECT PARCEL, NOT PLOTTABLE.
- e. TAXES FOR 2023 WHICH ARE NOT YET DUE. NOT A SURVEY ISSUE.
- a. RESOLUTION NUMBER 2006-155 REVISING WATER AND SEWER DISTRICT NO. 1 BOUNDARY RECORDED AT OR BOOK 3026, PAGE 1305 PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. AFFECTS SUBJECT PARCEL, NOT PLOTTABLE
- b. TAXES FOR 2023 WHICH ARE NOT YET DUE. NOT A SURVEY ISSUE.

SCHEDULE B, PART II:

- ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I REQUIREMENTS ARE MET.
- 2. TAXES AND ASSESSMENTS FOR THE YEAR 2023 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE. NOT A SURVEY ISSUE.
- STANDARD EXCEPTIONS:
- a. EASEMENTS, CLAIMS OF EASEMENTS, BOUNDARY LINE DISPUTES, OVERLAPS, ENCROACHMENTS OR OTHER MATTERS NOT SHOWN BY THE PUBLIC RECORDS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY OF THE LAND. **REFER TO SURVEY.** b. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. UNKNOWN
- c. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIALS HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN
- BY THE PUBLIC RECORDS. NOT A SURVEY ISSUE.
- d. TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS IN THE PUBLIC RECORDS. NOT A SURVEY ISSUE. ANY CLAIM THAT ANY PORTION OF THE INSURED LAND IS SOVEREIGN LANDS OF THE STATE OF FLORIDA, INCLUDING SUBMERGED, FILLED OR
- ARTIFICIALLY EXPOSED LANDS ACCRETED TO SUCH LAND. UNKNOWN. ANY LIEN PROVIDED BY CHAPTER 159, FLORIDA STATUTES, IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY FOR UNPAID SERVICE CHARGES FOR SERVICE BY ANY WATER, SEWER OR GAS SYSTEM SUPPLYING THE INSURED LAND. **NOT A SURVEY ISSUE.**
- TAXES AND ASSESSMENTS FOR THE YEAR 2023 AND ALL SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE. NOTE: 2022 TAXES IN THE AMOUNT OF \$4, 230.22 ARE NOW DUE AND PAYABLE FOR #402226401001; \$1,593.21 ARE NOW DUE AND PAYABLE FOR #402226401005 AND \$1,820.15 ARE NOW DUE
- ACCESS EASEMENT AS FILED IN OFFICIAL RECORDS BOOK 2486, PAGE 806, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. BENEFITS SUBJECT
- RIPARIAN RIGHTS NOT GUARANTEED OR INSURED. TITLE TO NO PORTION OF THE HEREIN DESCRIBED PROPERTY LYING BELOW ORDINARY HIGH WATER
- THE RIGHT OR INTEREST OF THE PUBLIC, IF ANY, TO USE ANY PART OF THE LAND SEA-WARD AND/OR LAKE-WARD OF THE MOST INLAND OF EITHER THE NATURAL LINES OF VEGETATION OR THE MOST EXTREME HIGH-WATER LINE. UNKNOWN.

CERTIFY TO:

DILAURA DEVELOPMENT, LLC

- TARPON WATERFRONT VILLAGE, LLC,
- A FLORIDA LIMITED LIABILITY COMPANY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
- CCHC FUND IV, LP, A DELAWARE LIMITED PARTNERSHIP, AND ITS SUCCESSORS AND ASSIGNS,
- AS THEIR INTEREST MAY APPEAR MICHAEL P. HAYMANS, ATTORNEY AT LAW, P.A.

PREPARED BY

THOMAS M. ROOKS JR. P.S.M. DATE FLORIDA CERTIFICATE NO. 6347

PROJECT: **TARPON VILLAGE**

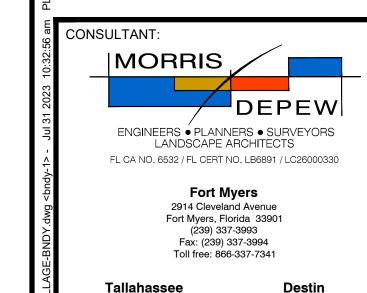
LOCATION:

PORT CHARLOTTE, FLORIDA, 33980 CLIENT:

SECTION 26-40-22

4331 & 4399 WILLOW STREET

DILAURA DEVELOPMENT, LLC



113 South Monroe Street

Tallahassee, Florida 32301

1st Floor

Toll free: 866-337-7341

PREPARED BY:

5597 Highway 98

Unit 201

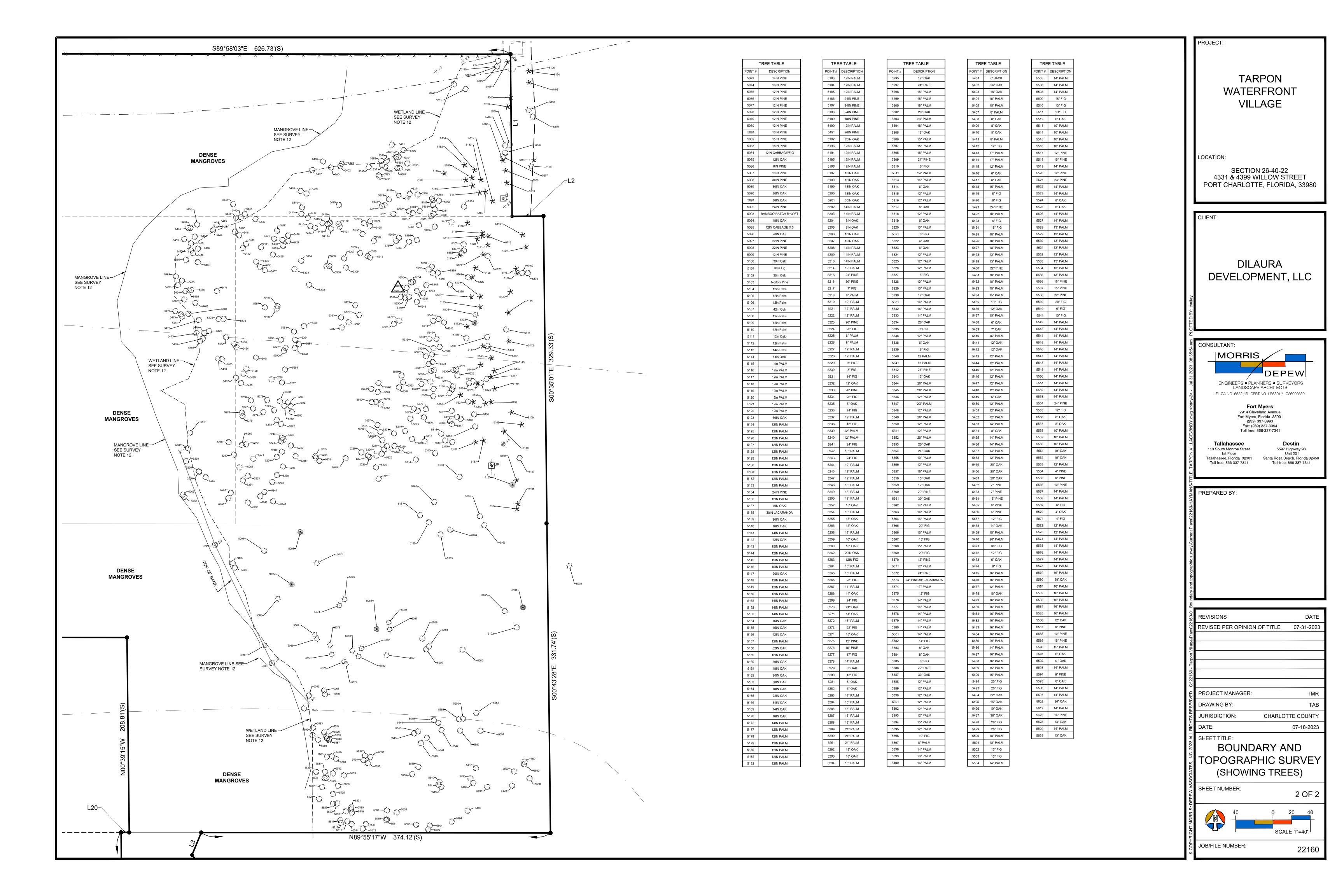
Toll free: 866-337-7341

Santa Rosa Beach, Florida 3245

REVISIONS REVISED PER OPINION OF TITLE 07-31-2023 PROJECT MANAGER DRAWING BY: JURISDICTION: CHARLOTTE COUNTY 07-18-2023 SHEET TITLE: **BOUNDARY AND** TOPOGRAPHIC SURVEY (SHOWING TREES)

SHEET NUMBER:

JOB/FILE NUMBER: 22160



Tarpon Village

Sections 26, Township 40 South, Range 22 East Charlotte County, Florida

Environmental Assessment Report

June 2023 Revised May 2024

Prepared for:

Dilaura Development, LLC 2200 Kings Highway, Suite 3L-100 Port Charlotte, FL 33980

Prepared by:



ENVIRONMENTAL CONSULTING, LLC 15957 Tropical Breeze Drive, Fort Myers, FL 33908 (239) 994-9007

Introduction

The 20.11± acre property consists of Parcel ID Numbers 402226401007, 402226451001, 402226401005 and 402226401001. The property is located in Port Charlotte within a portion of Section 26, Township 40 South, Range 22 East, Charlotte County, Florida (Exhibit A). The site consists of live oak, mangrove swamp, and mixed wetland hardwoods, all invaded by multiple exotic tree species to various degrees, as well as disturbed land, fill areas, and a marina.

The proposed multifamily residential development would be located on uplands and exotic infested wetlands. The proposed boardwalk and observation deck for the use of the residents only would be located on the applicant's state sovereign submerged lands. The applicant owns up to the mean high water line and therefore has riparian rights to Charlotte Harbor.

The analysis below addresses the character of the proposed project for multifamily residential use in light of the proposed enhancement and preservation onsite.

Vegetation

The predominant upland and wetland vegetation associations were mapped in the field on 2021 digital color 1" = 120' scale aerial photography. Nine vegetation associations were identified using the Florida Land Use, Cover and Forms Classification System (FLUCCS). Exhibit B depicts the approximate location and configuration of these vegetation associations and Table 1 summarizes the acreages by property and FLUCCS Code. A brief description of each FLUCCS Code is provided below.

Table 1. Acreage Summary by FLUCCS Code

FLUCCS CODE	DESCRIPTION	ACREAGE
184	Marinas	3.81
184W**	Marinas, Water	0.99
427E3	Live Oak, Invaded by Exotics (51-75%)	4.60
437	Australian Pine	0.24
612E*	Mangrove Swamp, Invaded by Exotics (5-9%)	7.46
617E3*	Mixed Wetland Hardwoods, Invaded by Exotics (51-75%)	0.57
619*	Exotic Wetland Hardwoods	1.25
740	Disturbed Land	1.17
744	Fill Areas	0.02
	9.84	
	9.28	
	0.99	
	Total	20.11 Ac.±

^{*} Potential Jurisdictional Wetlands

^{**} Potential Jurisdictional Other Surface Waters

Hurricane Ian has caused extensive damage to all of the vegetative communities onsite, especially where mature exotic trees were present. The native communities are expected to recover within a few years.

Surrounding Land

Based on a review of the Charlotte County Property Appraiser's website the property is bordered to the west by Lister Street, to the north by multifamily housing, to the east by undeveloped disturbed land, and to the south by Charlotte Harbor. See Exhibit C for the Surrounding Land Map.

Soils

The Soil Survey of Charlotte County, Florida depicts three soil types as occurring on the property (Figure 2). One of the soil types, wulfert muck, is considered to be hydric (wetland) soils by the Hydric Soils of Florida Handbook. A hydric soil is defined as a soil that, in its natural condition, is saturated, ponded, or flooded for a sufficient period during the growing season to develop anaerobic conditions that favor growth and regeneration of hydrophytic (wetland) vegetation. This soil is generally located in the mangrove FLUCCS area on the site. Under native conditions the soil survey describe this soil as typically occurring in mangrove and salt marsh wetlands. The remaining soil types, generally located in the eastern and western portion of the site, are considered to be non-hydric (upland) soils. This soil information is provided for general informational purposes and the accuracy of the soils mapping contained in the Soil Survey of Charlotte County, Florida has not been confirmed.

23. Wulfert muck – This is a hydric, nearly level, and very poorly drained soil on broad tidal swamps. Slopes are smooth and range from 0 to 1 percent. Typically, the surface layer is muck that is dark reddish brown to a depth of 12 inches and dark brown to a depth of 36 inches. Beneath the muck is gray fine sand with light gray streaks and about 10 percent shell fragments. Included with this soil in mapping, and making up about 15 percent of the map unit, are small areas of Kesson soils and soils similar to Wulfert soils but with limestone at a depth of 20 to 40 inches. The water table fluctuates with the tide. Areas are subject to tidal flooding. The available water capacity is high in the organic horizons and low in the horizons below. Natural fertility is medium. Permeability is rapid. Natural vegetation consists of American mangrove, black mangrove, and needlegrass. This soil has moderate potential for range plant production. Saltwater marshes are on level sites where tidal flow of saltwater and brackish water have a significant effect on plant composition. When in good or excellent condition, the saltwater marsh is dominated by smooth cordgrass, marshhay cordgrass, seashore saltgrass, and numerous other grasses and forbs. These grasses and forbs provide high levels of palatable forage for livestock grazing. Good grazing and burning management is required to maintain these sites in their most desirable condition. This Wulfert soil is in the Salt Water Marsh range site. This soil has severe limitations for urban development and recreational uses. It is not suitable for cultivated crops, pasture grasses, citrus, or woodland. The flood hazard and high salt and sulfur content are limitations to these uses.

36. Immokalee sand – The Immokalee series consists of very deep, very poorly and poorly drained soils that formed in sandy marine sediments. Immokalee soils are on flatwoods and low broad flats on marine terraces. Slopes range from 0 to 2 percent. Mean annual precipitation is about 1397 millimeters (55 inches) and the mean annual temperature is about 22 degrees C (72 degrees F). Under natural conditions Immokalee soils are used for water quality, forestry, and wildlife habitat. Large areas with adequate water management are used for citrus, truck crops, pastureland, and range. Potential native vegetation consists of longleaf and slash pine with an undergrowth of saw palmetto, gallberry, waxmyrtle and pineland threeawn. In depressions, water tolerant plants such as cypress, loblollybay gorodonia, red maple, sweetbay, maidencane, blue maidencane, chalky bluestem, sand cordgrass and bluejoint panicum are more common.

127. Orsino fine sand - The Orsino series consists of very deep, moderately well drained, very rapidly permeable soils that formed in thick beds of sandy marine or aeolian deposits. They are on moderately high ridges in the Coastal Plain. Slopes range from 0 to 8 percent. Orsino soils have slow surface runoff and very rapid permeability. A water table is between 48 and 60 inches for more than 6 months during most years but recedes to depths greater than 60 inches during droughty periods. Most of this soil is used for forest. Native vegetation consists primarily of scrub vegetation with sand live oak, Chapman oak, myrtle oak, and scrub hickory. Scattered sand, slash, and longleaf pines and scattered bluejack, turkey, and post oak are found with a sparse understory.

Please see Exhibit D for the Soils Map.

FEMA

Please see Exhibit E for the FEMA Map.

Wetlands

Areas mapped as FLUCCS Codes 612E, 617E3, and 619 are likely to be claimed as jurisdictional wetland by the COE and/or SFWMD (Exhibit F). It appears that the potential wetlands and other surface waters are connected to waters of the United States and therefore subject to COE regulation.

The wetland areas on site range from moderate quality (FLUCCS Codes 612E) to very low quality (FLUCCS Codes 617E3, and 619). The short term effects of Hurricane Ian on the communities includes loss of trees and shrubs and stripping of leaves. Long term it is expected that invasive exotic vegetation will spread further across these habitats.

Wetland Classification Report

The onsite wetlands were reviewed with respect to the County's criteria for Wetland Categories.

The mangrove swamp, invaded by exotics (5-9%) (FLUCCS 612E) is the only wetland onsite that meets the criteria to be classified as a Category I wetland. This wetland meets criteria 1 as it has a permanent surface water connection to Charlotte Harbour which is an Outstanding Florida Water Aquatic Preserve. This wetland also meets criteria 2 as its hydroperiod is tidally connected via a direct natural surface water connection to the state-owned Charlotte Harbour Buffer Preserve. This wetland has coverage by exotic vegetation, primarily Brazilian pepper, of approximately 5-9%.

The other wetlands onsite include the mixed wetland hardwoods, invaded by exotics (51-75%) (FLUCCS 617E3), and the exotic wetland hardwoods (FLUCCS 619). These wetlands meet the criteria to be considered Category II wetlands as they do not have a permanent surface water connection to Charlotte Harbour, do not provide critical habitat for listed species, and they are not connected via a direct natural surface water connection to the state-owned Charlotte Harbour Buffer Preserve or any other park or conservation land. Additionally, the mixed wetland hardwoods, invaded by exotics (51-75%) (FLUCCS 617E3), and the exotic wetland hardwoods (FLUCCS 619) communities include approximately 51-75% and more than 90% coverage by exotic vegetation, respectively.

Listed Species

The Florida Fish and Wildlife Conservation Commission species occurrence data base (updated June 2022) was reviewed to determine the known occurrences of species listed by the FWC and/or U.S. Fish and Wildlife Service (FWS) as threatened, endangered, or species of special concern or regulated by FWS in the project area. According to those data bases, the only known listed species sighting on the subject property is one bald eagle (*Haliaeetus leucocephalus*) nest that has been lost. (Exhibit G). The wildlife habitat onsite has been significantly altered by Hurricane Ian and will take years to recover.

This assessment focuses on identifying the federal and state listed species that potentially could be found within the various vegetative habitats on the project site (Table 2).

Table 2. Listed Species That Could Potentially Occur Onsite

FLUCCS CODE	Species Name	Status
184, 184W	None	

FLUCCS CODE	Species Name				
427	427 Eastern Indigo Snake (<i>Drymarchon corais couperi</i>)				
	Gopher Tortoise (Gopherus polyphemus)	ST			
	Florida Panther (<i>Felis concolor coryi</i>)	FE			
	Hand Adder's Tongue Fern (<i>Ophioglossum palmatum</i>)	FE			
	Simpson's Stopper (Myrcianthes frangrans var. simpsonii)	ST			
	Twisted Air Plant (Tillandsia flexuosa)	ST			
	Florida Bonneted Bat (<i>Eumops floridanus</i>)	FE			
437	none				
612	Little Blue Heron (<i>Egretta caerulea</i>)	ST			
	Roseate Spoonbill (<i>Ajaia ajaja</i>)	ST			
	Tricolored Heron (Egretta tricolor)	ST			
617	Limpkin (<i>Aramus guarauna</i>)	ST			
	Little Blue Heron (<i>Egretta caerulea</i>)	SE			
	Snowy Egret (<i>Egretta thula</i>)	ST			
	Tricolored Heron (Egretta tricolor)	FE			
	Florida Black Bear (<i>Ursus americanus floridanus</i>)	ST			
	Florida Panther (Felis concolor coryi)	FE			
619	None				
740	None				
744	Gopher Tortoise (Gopherus polyphemus)	ST			

ST – State designated Threatened

SE – State designated Endangered

FT – Federally designated Threatened

FE - Federally designated Endangered

Two gopher tortoise burrows (*Gopherus polyphemus*), which are listed as threatened by the FWC but not listed by the FWS, were observed in the live oak, invaded by exotics (FLUCCS code 427E3) in the central portion of the site (Exhibit G). It is possible that other gopher tortoise burrows may be scattered throughout the live oak community onsite. A permit from the FWC will be required if gopher tortoise burrows are found to be located within or immediately adjacent (25 feet or less) to proposed development areas.

Given the habitats on-site and the presence of gopher tortoise burrows, the eastern indigo snake (*Drymarchon corais couperi*) may also be present on the property. The eastern indigo snake is listed as threatened by the FWC and FWS. The FWS uses a model that focuses on the size of contiguous potential habitat (both on and off the site) as well as the habitat types and proximity to reported eastern indigo snake sightings to determine if they believe this species is likely to be present on-site.

The FWC database shows bald eagle nest CH-029 occurring in the middle of the site. This database lists this bald eagle nest as last active in 2003 and that it was last surveyed

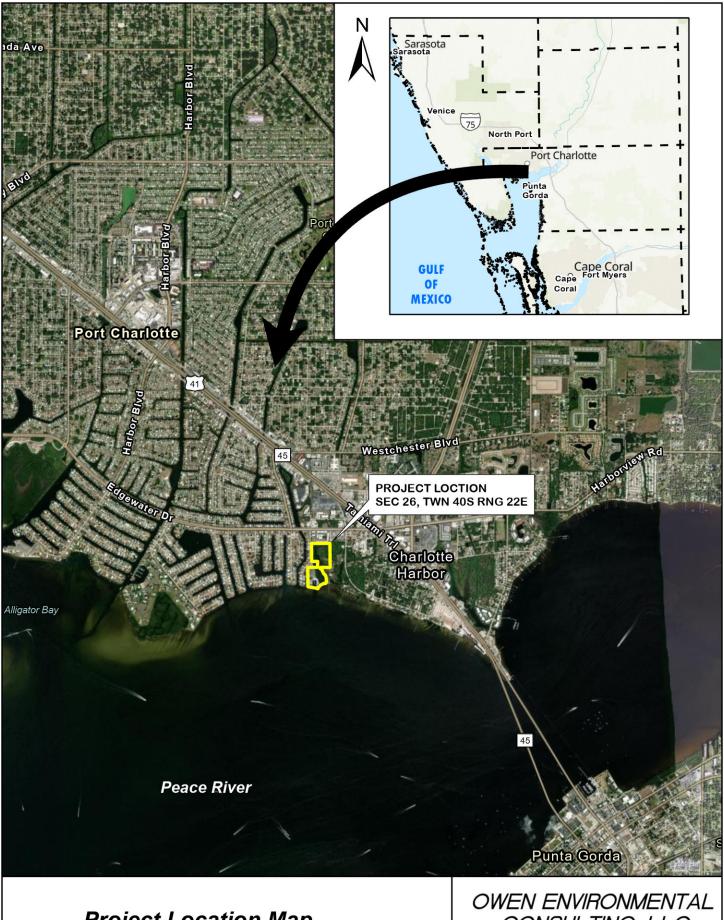
in 2013. Currently there is no nest present onsite, and the potential nest tree has been dead for several years. A search of the FWC species database (updated in June 2022) revealed no additional known protected species within or immediately adjacent to the project limits. The bald eagle was removed from the Endangered Species Act (delisted) by the U.S. Fish and Wildlife Service (FWS) in August 2007. The Florida Fish and Wildlife Conservation Commission (FWC) also delisted the bald eagle at the state level in April 2008. However, the FWS continues to regulate development activities in the vicinity of bald eagle nests under the Bald and Golden Eagle Protection Act.

According to the FWC listed species occurrence data base the property is located within the FWS designated Core Foraging Area of a wood stork colony. The wood stork (*Myrcteria americana*) is listed as threatened by both the FWC and the FWS. In the event that a COE permit is required for the development of this project, the FWS will require that the quality of wood stork foraging habitat to be impacted is evaluated using their evaluation matrix and that suitable in-kind compensation is provided.

The Florida bonneted bat (*Eumpos floridanus*) is listed as endangered by the FWS and the FWC. The FWS has established a Consultation Area and Focal Area for this species. The subject parcel is located within the overall Consultation Area and Focal Area. This bat typically roosts in cavities within large live or dead trees but may also roost in abandoned buildings and under bridges. Scattered dead trees containing potential cavities entrances were observed during our cursory inspection. The vast majority of these trees consist of pine tree snags in advanced stages of decay. These potential cavity entrances are primarily less than approximately two inches in diameter and are likely very shallow not penetrating the heartwood of the snag. No evidence of bat utilization (bat vocalization/chatter from within the potential cavities or guano on or around the snags) was observed. Therefore, the Florida bonneted bat is not likely to be a significant issue for this project. However, the FWS will likely require that a cavity tree roost survey and/or multi-night acoustic survey be conducted to verify the absence of this species on-site.

The wetlands onsite may provide opportunistic foraging habitat for a variety of listed and non-listed wading birds. Periodic foraging by these species on-site is not likely to be a significant issue in the future potential development of the property.

Exhibit A Location Map



Project Location Map

CONSULTING, LLC. FORT MYERS 239-994-9007

Exhibit B Vegetation Map

Tarpon Village

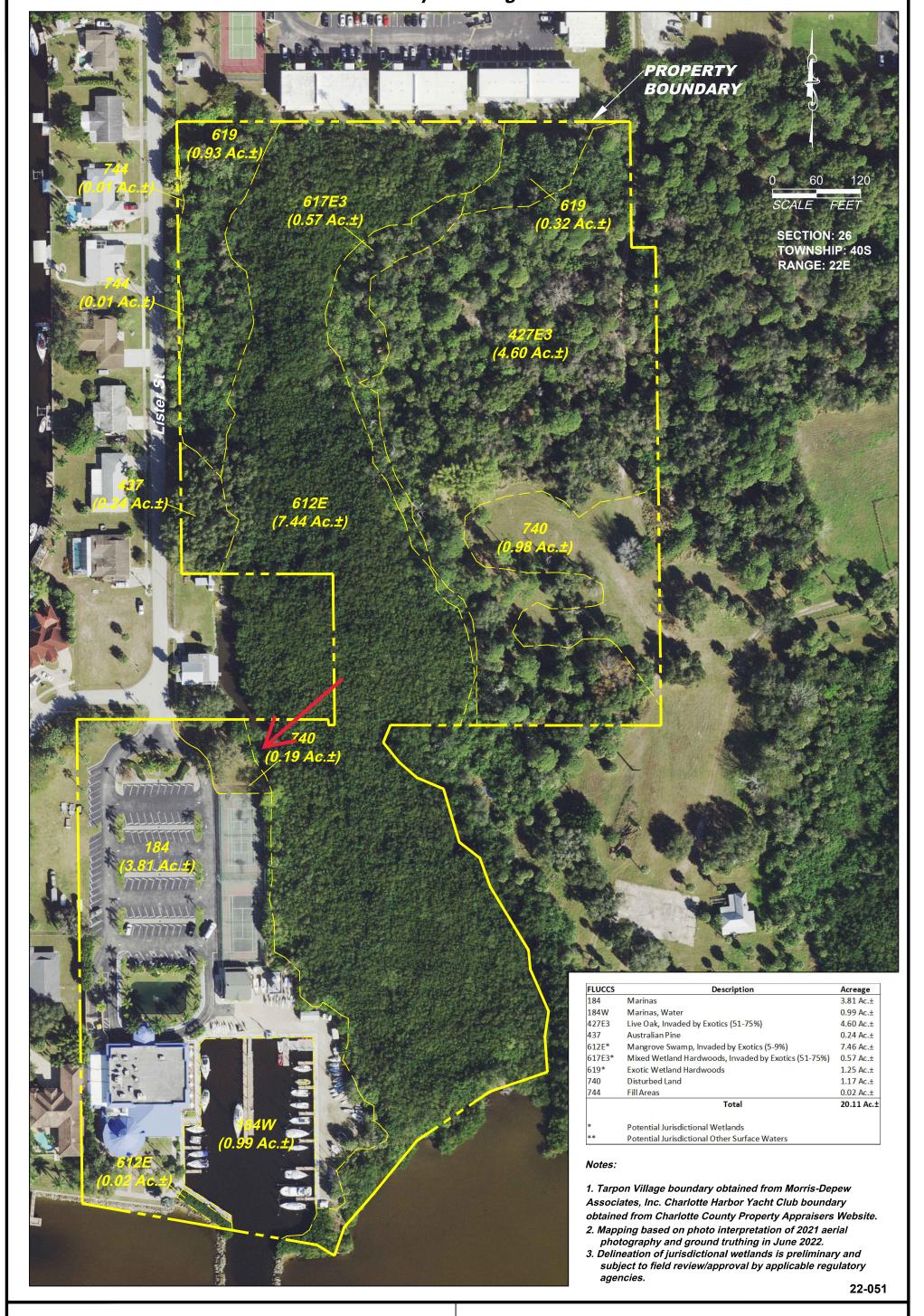


Exhibit C Surrounding Land Map

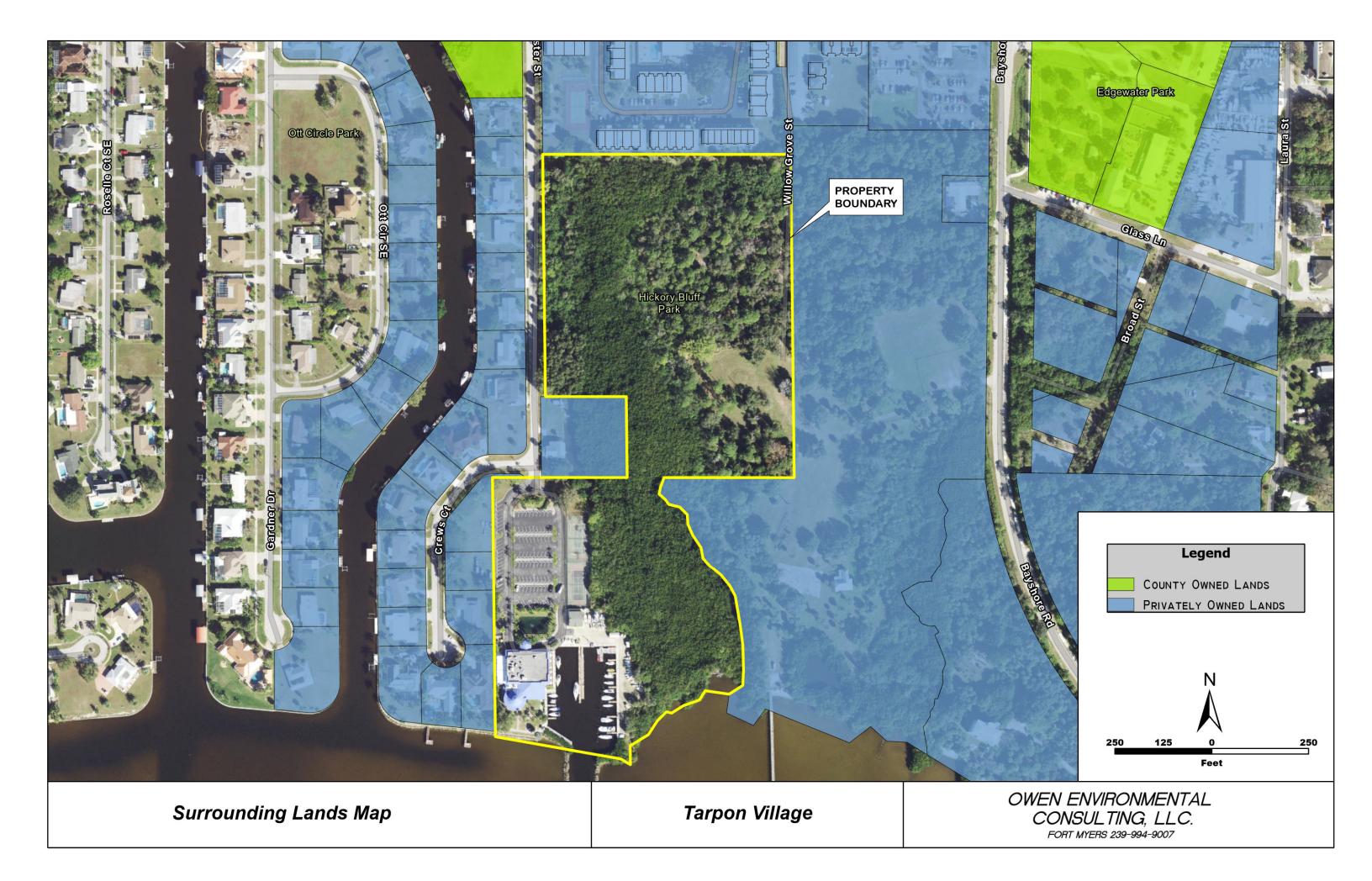


Exhibit D Soils Map

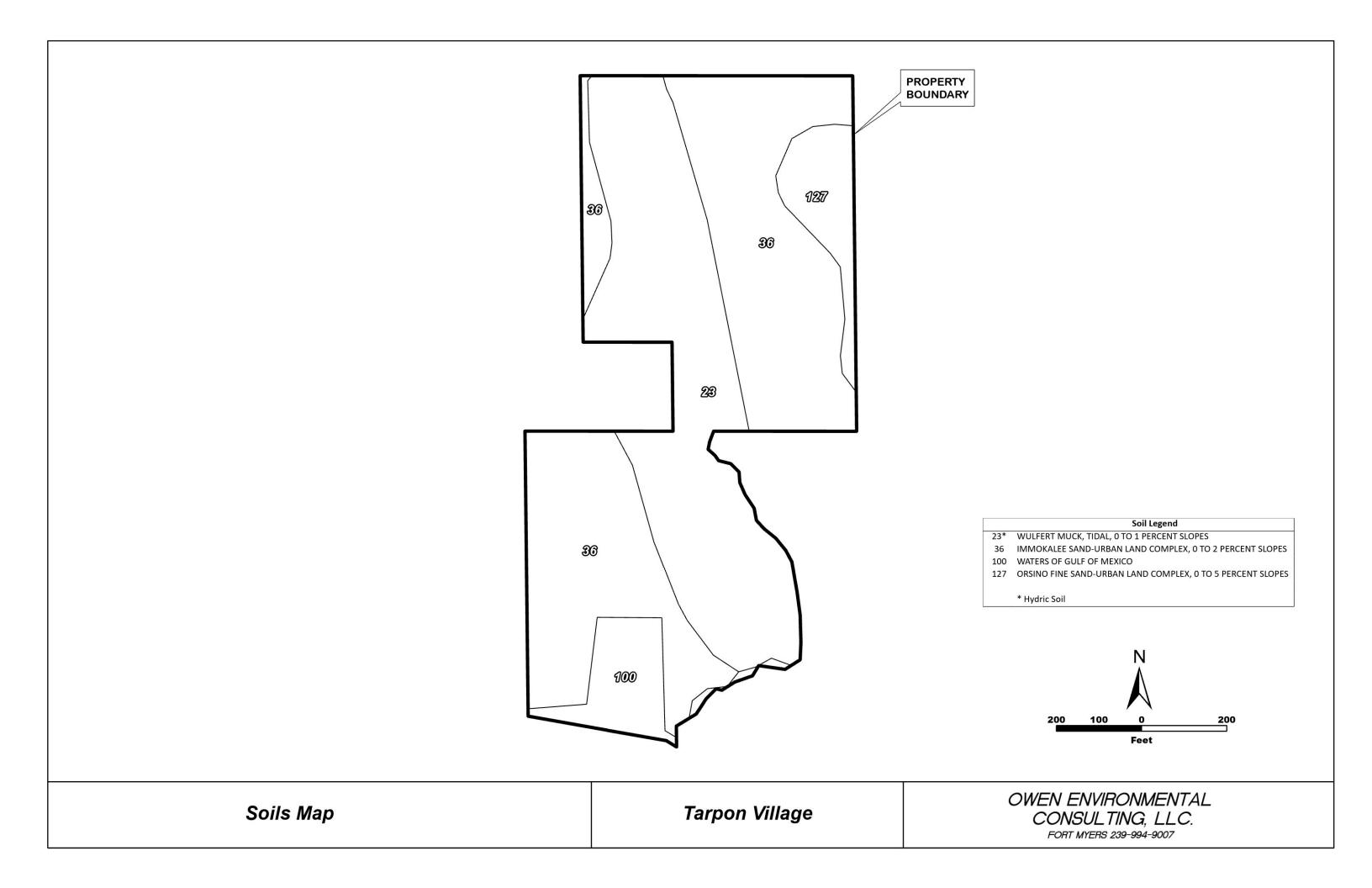


Exhibit E FEMA Map

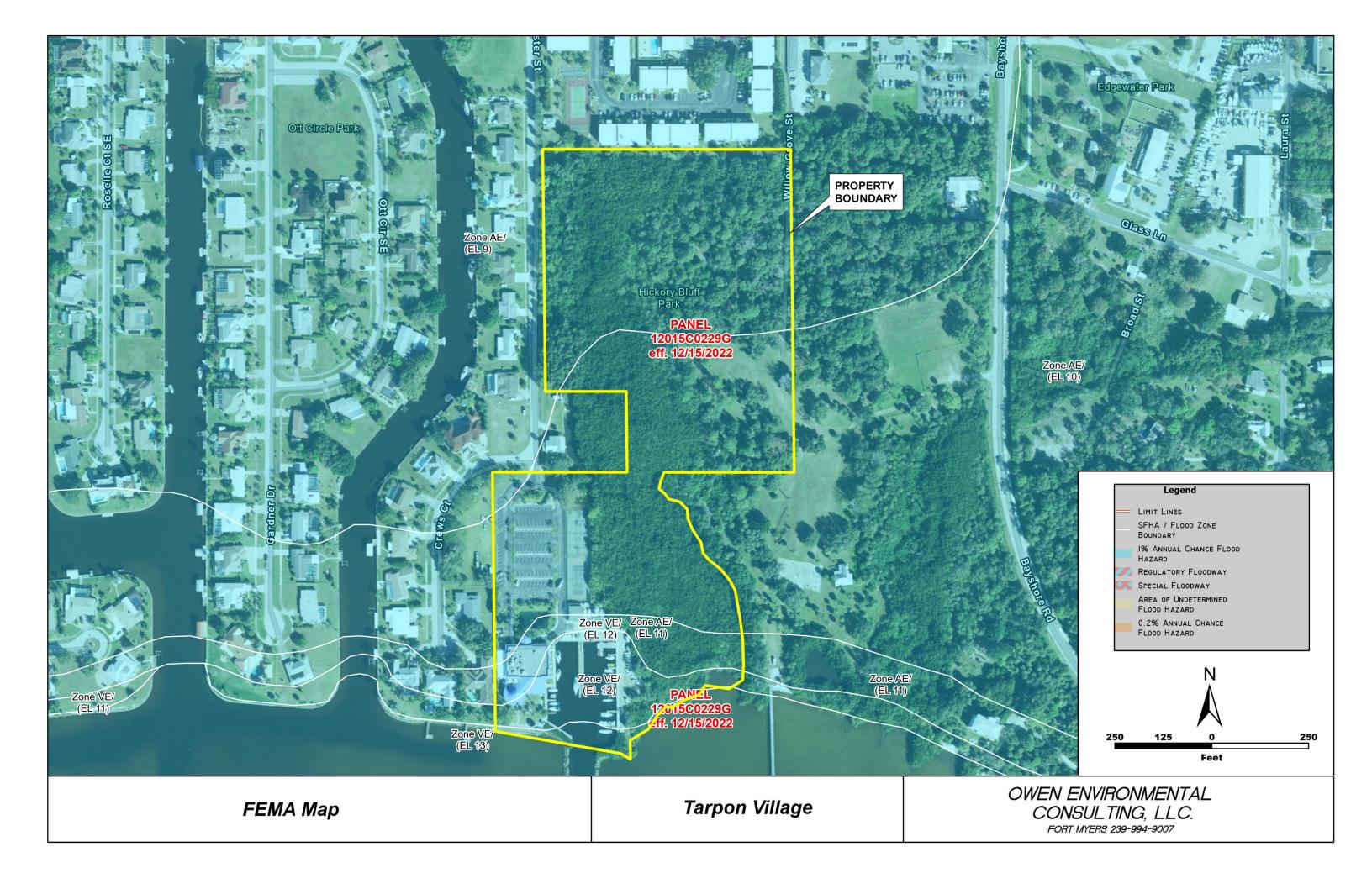
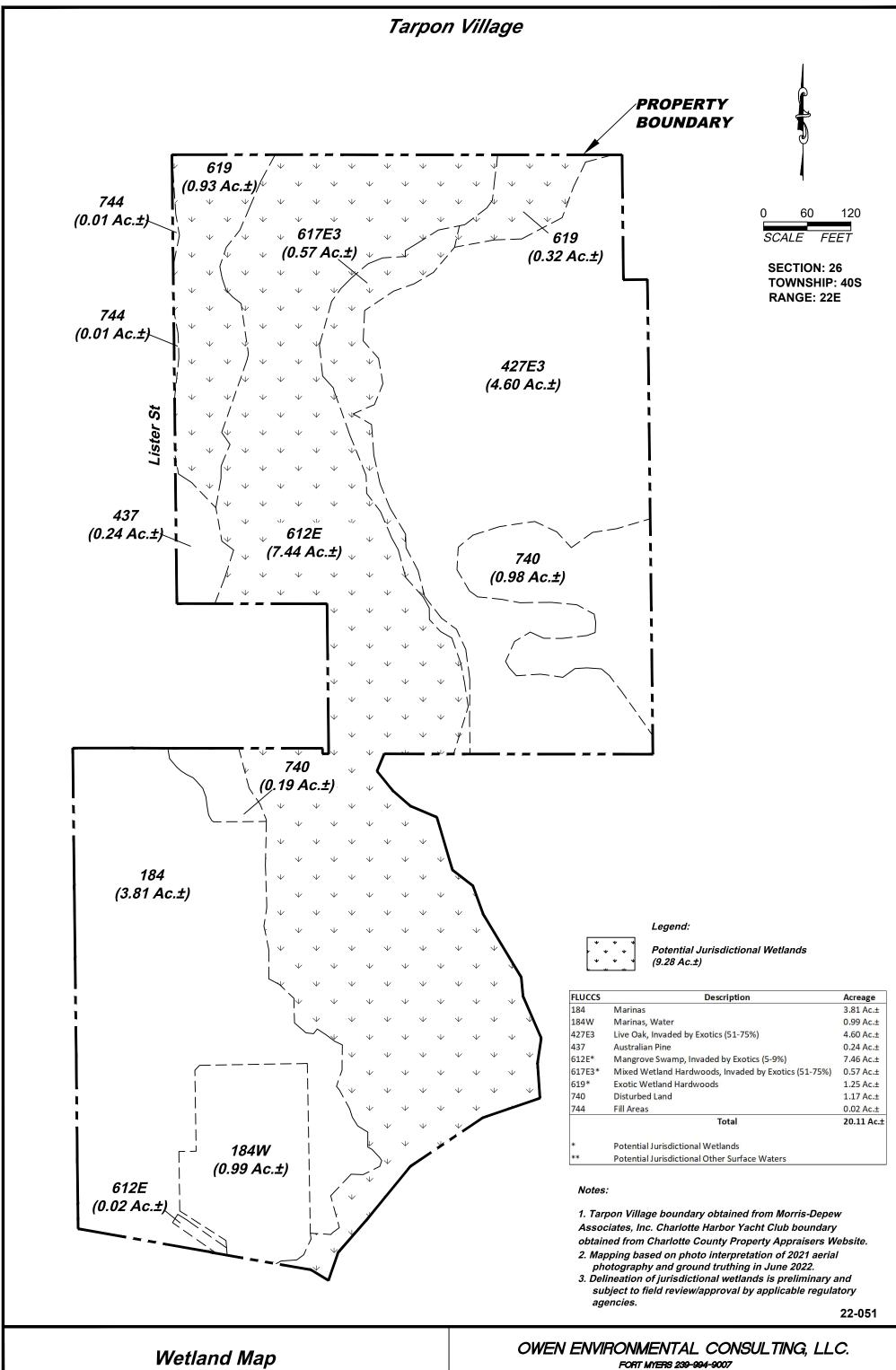
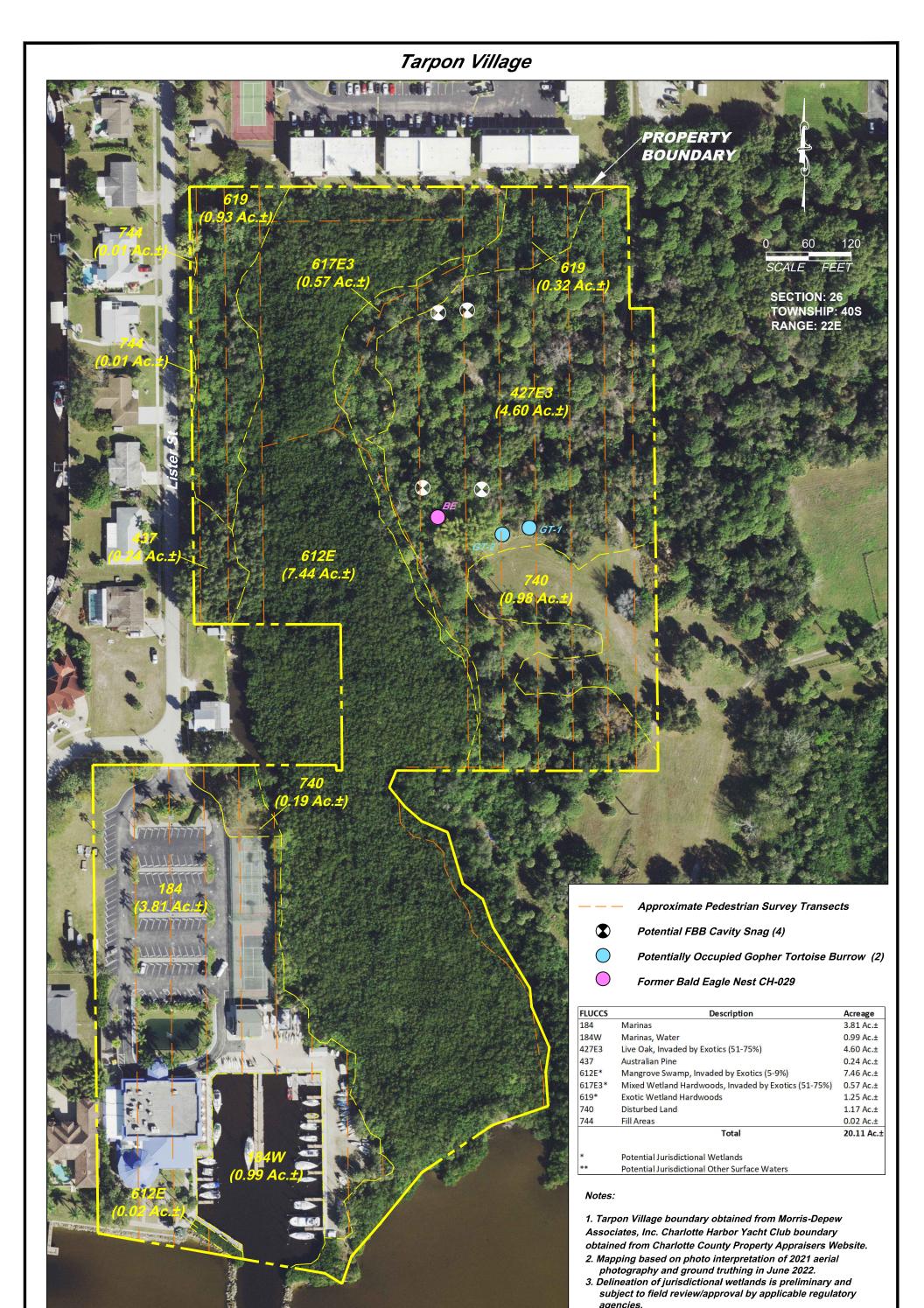


Exhibit F Wetland Map



FORT MYERS 239-994-9007

Exhibit G Protected Species Map



22-051



2726 OAK RIDGE COURT, SUITE 503 FORT MYERS, FL 33901-9356 OFFICE 239.278.3990 FAX 239.278.1906

License No. 61673

TRAFFIC ENGINEERING TRANSPORTATION PLANNING SIGNAL SYSTEMS/DESIGN

MEMORANDUM

TO:

Mr. Jeffrey DiLaura

DiLaura Development, LLC.

FROM:

Reid C. Fellows, P.E.

Vice President

DATE:

REVISED:

February 28, 2025

RE:

Tarpon Waterfront Village

Comprehensive Plan Amendment

Charlotte County, Florida

TR Transportation Consultants, Inc. has completed a traffic impact analysis for the proposed Future Land Use/Comprehensive Plan Amendment for approximately 14.33 acres of property located along the east side of Lister Street, south of Edgewater Drive pursuant to the requirements outlined within the application document for Comprehensive Plan Amendments. This analysis will determine the impacts of the change in land use from Conservation Overlay, Preservation and Parks & Recreation to High Density Residential and a zoning amendment to permit a Planned Development of a residential use.

The transportation related impacts of the proposed Comprehensive Plan Amendment were evaluated pursuant to the criteria in the application document. This included an evaluation of the long range impact (20-year horizon) and short range impact (5-year horizon) the proposed amendment would have on the existing and future roadway infrastructure.

The proposed Map Amendment would change the future land use designation on the property from Conservation Overlay, Preservation and Parks & Recreation to High Density Residential. It is the desire of the applicant to create a development that will have residential apartment dwelling units.



Mr. Jeffrey DiLaura Tarpon Waterfront Village Revised: February 18, 2025

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For the future land use change, it was assumed that there would be up to 216 apartment dwelling units. **Table 1** summarizes the uses that would to be developed based on the requested Comprehensive Plan Amendment and PD Rezoning Amendment.

Table 1 summarizes the land uses that were analyzed as part of this cumulative transportation analysis.

Table 1 Land Uses Tarpon Waterfront Village

Land Uses	Intensity			
Proposed Use	216 Apartments			

The trip generation for the property was determined by referencing the Institute of Transportation Engineer's (ITE) report, titled *Trip Generation*, 11th Edition. Land Use Code 220 (Multi-Family Housing Low-Rise) was utilized for the development. **Table 2** indicates the trip generation assumptions of the subject parcel based on the requested land use change.

Table 2
Trip Generation
Tarpon Waterfront Village

Londillo	A.M. Peak Hour		P.M. Peak Hour			Daily	
Land Use	In	Out	Total	In	Out	Total	(2-way)
Multi-Family Housing Low-Rise (216 dwelling units.)	22	68	90	71	42	113	730

Note: The proposed indoor recreational facility and pool are designated exclusively for the use of residents and will not be accessible to the general public.

Long Range Transportation Impacts

The Charlotte County – Punta Gorda Metropolitan Planning Organization's (MPO) Long Range Transportation Plan was reviewed to determine if any future roadway improvements were planned in the vicinity of the subject site. Based on the review, major roadway improvements in the vicinity of the site include the widening of Harbor View Road to four lanes (east of Melbourne Street). A graphical depiction of the Charlotte County-Punta Gorda MPO Long Range Transportation Plan is attached to this memorandum for reference.

The MPO's adopted long range transportation travel model was also reviewed to determine what the future traffic volumes and Level of Service will be in 2045 (date of most recent model update) on the roadways in the vicinity of the site. The trips from the



Mr. Jeffrey DiLaura Tarpon Waterfront Village Revised: February 18, 2025

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proposed projects as identified in Table 1 were distributed to the surrounding roadway network based on an assumed trip distribution.

Table 1A attached to this memorandum identifies the Level of Service Thresholds and the impact area for the project. The Level of Service Thresholds for each roadway segment were taken from the Charlotte County 2021 Roadway Level of Service Data as provided by the Charlotte County Department of Public Works. The determination if the proposed land use change would have a significant impact (Project Trips > %5 of Adopted Level of Service Volume) on a roadway segment was determined by dividing the number of project trips anticipated to travel on that segment (two-way peak hour) by the adopted Level Service Volume Threshold. The adopted Level of Service for all roadways in the vicinity of the project is Level of Service (LOS) "D" pursuant to the Charlotte County Comprehensive Plan.

Table 2A attached to this memorandum indicates the projected peak hour two-way traffic volumes and corresponding Levels of Service on the roadways in the vicinity of the site based on the volumes taken from the FDOT District One Travel Model file (FSUTMS). The traffic volumes as reported in the travel model were utilized to determine the 2045 AADT volume for each roadway segment. The AADT was then multiplied by the K-100 factor as provided by Charlotte County in the 2021 Charlotte County Level of Service Report to determine the peak hour two-way traffic volume for each roadway segment. The projected Level of Service was then determined by referencing the volume to the Level of Service Thresholds as contained in Table 1A. The peak hour two-way project trips were then added to the projected 2045 peak hour two-way volumes to determine the projected 2045 peak hour two-way volume and Level of Service with the proposed comprehensive plan amendment.

All roadway segments in the study area are shown to operate at an acceptable Level of Service in 2045 with the traffic from the proposed developments.

Short Range Impacts (5-year horizon)

A short term build-out analysis was also conducted as part of the transportation analysis for this amendment. The year 2027 was selected as the future horizon year analysis period. **Table 3A** was created based upon data from the existing 2021 Charlotte County Level of Service Report. The Level of Service thresholds for the roadway segments under study remained consistent with those illustrated in Table 1A as previously referenced. The existing 2021 peak hour two-way volumes for each roadway link were taken from the Charlotte County Level of Service Report. The 2021 volume was then increased by an Annual Growth Rate (AGR) to estimate the projected 2027 background traffic volume on each roadway segment. The AGR was computed based on the recommended growth rates as contained in the Charlotte County 2021 Roadway Level of Service Report.



Mr. Jeffrey DiLaura Tarpon Waterfront Village Revised: February 18, 2025

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Based on the data from Table 3A, no roadway segments will be significantly impacted (Project Trips > 5% of the adopted Level of Service "D") will continue to operate at LOS "C" and "D" in 2027 with the full proposed development.

Conclusion

The proposed Comprehensive Plan Amendment to High Density Residential on approximately 14.33 acres of property located along the east side of Lister Street, south of Edgewater Drive will not require any modifications to the Long Range Transportation plan to support the proposed Comprehensive Plan Amendment. The trip generation and link Level of Service analysis indicates that as part of the amendment of the subject parcel, the intensity of uses on the parcel will not cause any roadway links to operate below their adopted Level of Service Thresholds.

The projected volumes on the adjacent roadways in 2027 also reflect an acceptable Level of Service with the full development of the project. All roadways are projected to operate at LOS "D" or better in 2027 with the project.

Attachments

APPENDIX

FIGURE 1 SITE LOCATION



TABLES 1A & 2A TARPON WATERFRONT VILLAGE 2045 LEVEL OF SERVICE EVALUATION

TWO-WAY PROJECT TRAFFIC VS. LOS D LINK VOLUMES TARPON WATERFRONT VILLAGES **TABLE 1A**

		₽	ROADWAY	LOS A	TOS B	COSC	TOS D	LOSE
ROADWAY	SEGMENT	#	CLASS	VOLUME	VOLUME	VOLUME	VOLUME	VOLUME
US 41	N. of Harbor View Rd	278	QT9	0	0	5,250	5,390	5,390
	N. of Kings Highway	277	QT9	0	0	5,250	5,390	5,390
	at Gilcrest Bridge	290	4LD	0	0	3,078	3,222	3,222
Edgewater Drive	W. of US 41	35	4LD	0	0	1,179	2,628	2,736
	W. of Gardner Dr.	34	4LD	0	0	1,179	2,628	2,736
Harborview Rd	E. of US 41	274	4LD	0	0	3,078	3,222	3,222
	E. of Kings Highway	52	4LD	0	0	3,078	3,222	3,222

*Two-way peak hour Level of Service Thesholds taken from the 2021 Charlotte County Roadway Level of Service Data Spreadsheet

CHARLOTTE COUNTY TRAFFIC COUNTS AND LEVEL OF SERVICE CALCULATIONS TARPON WATERFRONT VILLAGES **TABLE 2A**

	ROUND	SASON	Ϋ́	SO7	O	O	O	Ω	O	O	O
	2045 BACKGROUND + PM PRO:	PK HR PK SEASON	TWO-WAY	TRAFFIC	4,123	4,170	2,372	1,394	1,078	1,279	1,236
	GROUND	SEASON	NAY	<u>ros</u>	O	O	O	٥	O	O	O
	2045 BACKGROUND + AM PRO.I	PK HR PK SEASON	TWO-WAY	TRAFFIC	4,116	4,163	2,365	1,378	1,071	1,277	1,234
			PM PROJ	TRAFFIC	34	34	34	62	8	7	7
0.091			AM PROJ	TRAFFIC	27	27	27	63	27	တ	თ
K-100 ³ =		PERCENT	PROJECT	TRAFFIC	30%	30%	30%	%02	30%	10%	10%
	GROUND	SEASON	VAY	<u>FOS</u>	O	O	O	۵	O	O	O
	2045 BACKGROUND	PK HR PK SEASON	TWO WAY	VOLUME ²	4,089	4,136	2,338	1,315	1,044	1,268	1,225
		2045	AADT	TWO WAY1	44,937	45,453	25,690	14,447	11,470	13,929	13,459
				의	278	277	290	35	34	274	52
N = 90 N = 113				SEGMENT	N. of Harbor View Rd	N. of Kings Highway	at Gilcrest Bridge	W. of US 41	W. of Gardner Dr.	E. of US 41	E. of Kings Highway
TOTAL PROJECT TRAFFIC AM = TOTAL PROJECT TRAFFIC PM =				ROADWAY	US 41			Edgewater Drive		Harborview Rd	

¹ 2045 Annual Average Daily Two Way Traffic obtained fomr the adopted 2045 Financially Feasilbe Travel Model (FSUTMS)

² Peak Hour Peak Season Two Way Traffic Volume was calculated by multiplying the peak season weekday daily traffic volume by the K-100 Factor

 $^{\rm 3}$ K-100 Factor obtained from the Charlotte County Roadway Level of Service Data

TABLES 3A & 4A TARPON WATERFRONT VILLAGE 5-YEAR LOS ANALYSIS

TABLE 3A TWO-WAY PROJECT TRAFFIC VS. LOS D LINK VOLUMES TARPON WATERFRONT VILLAGE

TOTAL AM PEAK	TOTAL AM PEAK HOUR PROJECT TRAFFIC =	06	90 VPH	<u>=</u>	22	OUT=	89				
TOTAL PM PEAK	TOTAL PM PEAK HOUR PROJECT TRAFFIC =	113	113 VPH	<u>=</u>	71	=LNO	42				
									PERCENT	TWO-WAY	% PROJ
		₽	ROADWAY	LOS A	LOS B	TOS C	TOS D	LOS E	PROJECT	PROJECT	NEW TRIPS
ROADWAY	SEGMENT	#	CLASS	VOLUME	VOLUME	VOLUME	VOLUME	VOLUME	TRAFFIC	TRAFFIC	of LOS "D"
US 41	N. of Harbor View Rd	278	ОТ9	0	0	5,250	5,390	5,390	30%	34	%9.0
	N. of Kings Highway	277	QT9	0	0	5,250	5,390	5,390	30%	34	%9.0
	at Gilcrest Bridge	290	4LD	0	0	3,078	3,222	3,222	30%	34	1.1%
Edgewater Drive	W. of US 41	35	4LD	0	0	1,179	2,628	2,736	%02	79	3.0%
	W. of Gardner Dr.	34	4LD	0	0	1,179	2,628	2,736	30%	34	1.3%
Harborview Rd	E. of US 41	274	4LD	0	0	3,078	3,222	3,222	10%	1	0.4%
	E. of Kings Highway	52	4LD	0	0	3,078	3,222	3,222	10%	1	0.4%
Kings Hwy	N. of Harbor View Rd.	24	4LD	0	0	3,078	3,222	3,222	2%	9	0.2%

*Two-way peak hour Level of Service Thesholds taken from the 2021 Charlotte County Roadway Level of Service Data Spreadsheet

CHARLOTTE COUNTY TRAFFIC COUNTS AND LEVEL OF SERVICE CALCULATIONS **TARPON WATERFRONT VILLAGE TABLE 4A**

		2027	ဂ္ဂ	ပ	ပ	۵	Ω	ပ	O	C
	2027 COMBINED	TWO-WAY	3,961	4,379	2,667	1,654	1,568	1,017	1,144	1,668
0.091	MAX PROJ.	TWO-WAY	34 34	34	34	79	34	7	£	Θ
K-100 Factor ³	PERCENT	PROJECT	30%	30%	30%	%02	30%	10%	10%	2%
	2027 PK HR	PK SEASON	3,927	4,345	2,633	1,575	1,534	1,006	1,132	1,662
68	2021 PK HR	PK SEASON	3,487	3,859	2,338	1,175	1,145	893	1,005	1,392
OUT=		ANNUAL PATE ¹	2.00%	2.00%	2.00%	5.00%	2.00%	2.00%	2.00%	3.00%
22 = 71		2021	38,316	42,402	25,690	12,914	12,582	9,812	11,048	15,293
" " Z Z										
VPH			278	277	290	35	34	274	52	54
90		MORE	N. of Harbor View Rd	N. of Kings Highway	at Gilcrest Bridge	W. of US 41	W. of Gardner Dr.	E. of US 41	E. of Kings Highway	N. of Harbor View Rd.
TOTAL PROJECT TRAFFIC AM = TOTAL PROJECT TRAFFIC PM =		> NO A CALCA		z	at	Edgewater Drive W.	.W	Harborview Rd E. (ш́	Kings Hwy

¹ The AGR used based on recommended growth rate listed in the Charlotte County Roadway Level of Service Data

² The 2020 peak hour peak season two-way traffic volume was calculated by multiplying the 2021 AADT by the K-100 Factor

 $^{^{3}}$ K-100 Factor obtained from the Charlotte County Roadway Level of Service Data

CHARLOTTE COUNTY LEVEL OF SERVICE DATA

CHARLOTTE COUNTY: 2021 ROADWAY LEVEL OF SERVICE DATA

Roadway Station												Level	I Servi	ce Calcu	llations		
	ation	From	٥	Speed	Fed. Func. Class.	Lanes	2021 AADT	Sugg. Gr. Rate	K100	100 th Hr	Level	of Serv Ir. Two-	l of Service Limits Hr. Two-way Vol.)	Level of Service Limits (Pk. Hr. Two-way Vol.) Level o	Level of Service	Service	Percent (%)
	\dashv								3	Vol.	ω	o	_	ш	Adopted	Current	Used
9	<u></u>	SR-776	Biscayne Dr.	40	RMC	20	3,752	2.00%	0.091	341		1359	1440		٥	O	24%
263	23	Biscayne Dr.	U.S. 41	40	RMC	20	4,729	2.00%	0.091	430		1359	1440	*	٥	O	30%
Ξ	_	U.S. 17	County Line	22	RMC	2U	8,455	2.00%	0.091	692	1050	1620	2180	2990	٥	O	35%
158	100	Appleton Blvd	Rotonda Blvd E	20	On	4D	11,282	2.00%	0.091	1,027		3078	3222	*	٥	O	32%
157	7 1	Rotonda Blvd E	Ingraham Blvd	20	2)	9 5	14,075	5.00%	0.091	1,281		3078	3222		۵	O	40%
159	3 6	Marathon Blvd	SR 776	2 2	3 =	4	10 504	5.00%	0.091	1,972		3078	3222		۵	0	%19
163	200		E of Boca Grande Causeway	35	RMC	202	6.874	3.00%	0.09	1,103	٠ ٠	507.8	3222	1269	ء اد	ט כ	25%
164	4	Boca Grande Causeway	Gaspar Dr	45	RMC	200	6.613	3 00%	0 001	020		1350	1440	*		۵ (400/
165	35	Gaspar Dr.	Cape Haze Dr.	45	RMC	20	7,749	3.00%	0.091	705	١,	1359	1440	*		o C	46%
166	9,	Cape Haze Dr.	Esther St.	45	RMC	20	8,257	3.00%	0.091	751		1359	1440	*		0	52%
141	11	Esther St.	Rotonda Blvd. W	45	RMC	20	9,458	3.00%	0.091	861	١.	1359	1440	*	٥	O	%09
140	0,	Rotonda Blvd. W	Short St.	45	On	40	13,443	3.00%	0.091	1.223		3078	3222		٥	O	38%
128	8:	Short St.	San Casa Dr.	45	On	40	12,536	3.00%	0.091	1.141		3078	3222	*	٥	O	35%
125	35	Mississippi Ave.	Pinebay Blvd	45	on	40	13,544	3.00%	0.091	1 233		3078	3222		٥	C	38%
126	9;	Pine Bay Blvd	S.R. 776	45	nc	4D	14,112	3.00%	0.091	1,284		3078	3222			0	40%
217	_	U.S. 41	Hillsborough Blvd.	40	7	20	12,954	2.00%	0.091	1,179	,	1359	1440	*	Ω	O	82%
210	_	Foresman Blvd	Willmington Blvd.	30	On	20	2,471	3.00%	0.091	225		594	1197	1269	D	S	19%
225	55	Rio De Janeiro Ave.	Sandhill Blvd.	35	OC	20	5,981	3.00%	0.091	544	-	594	1197	1269	۵	O	45%
264	4	Rio De Janiero Ave.	Seasons Dr.	35	nc	20	2,459	4.00%	0.091	224		594	1197	1269	۵	O	19%
59	0	U.S. 41	Olean Blvd.	30	٦	20	2,119	2.00%	0.091	193		594	1197	1269	٥	O	16%
30	0	Olean Blvd.	Gibralter Dr.	30	Γ	20	2,676	4.00%	0.091	244	,	594	1197	1269	٥	O	20%
7		Flamingo Blvd.	Pellam Blvd.	40	MA	2U	4,805	2.00%	0.091	437	,	1359	1440		٥	O	30%
9		Pellam Blvd.	Midway Blvd.	40	, MA	70	8,831	2.00%	0.091	804		1359	1440	*	О	O	26%
တ္တ ဇ	- A	Midway Blvd.	Lakeview Blvd.	35	MA	4	10,164	5.00%	0.091	925		1179	2628	2736	۵	O	35%
8 4	-	W Tarbon Blvd.	Port Charlotte Blvd	35	MA	4 P	11,858	5.00%	0.091	1,079		1179	2628	2736	٥	O	41%
37	7	Port Charlotte Blvd	Harbor Blvd.	35	MA	40	11,954	5.00%	0.091	1,088		1179	2628	2736) C	41%
36	9	Harbor Blvd	Cousley Dr.	35	MA	4D	13,196	2.00%	0.091	1,201	,	1179	2628	2736			46%
34	4	Cousley Dr.	Gardner Dr.	35	MA	40	12,582	5.00%	0.091	1,145		1179	2628	2736	0	0	44%
88	~	Toledo Blade Blvd.	Murdock Circle	30		20	4.739	5.00%	0.091	431		594	1197	1269		0	36%
43	3	U.S. 41	Midway Blvd.	35	7	20	2,461	3.00%	0.091	224		594	1197	1269	۵	O	19%
6		Conway Blvd.	Beacon Dr.	30	L	20	3,252	2.00%	0.091	596	,	594	1197	1269	۵	O	25%
9	+	Beacon Dr.	Kings Highway	30	L	2N	2,348	2.00%	0.091	214		594	1197	1269	۵	O	18%
ω	+	Edgewater Dr.	Christopher St	45	MA	20	4,582	5.00%	0.091	417		1359	1440		٥	O	29%
တ		Christopher St	SR-776	45	MA	20	4,949	2.00%	0.091	450		1359	1440	*	۵	O	31%
172	Ŗ	Carmalita St.	Marion Ave	40	RMC	ΠZ	1,673	2.00%	0.091	152		1359	1440	*	٥	O	11%
153	က	Airport Rd	Carmalita St	40	RMC	72	902	4.00%	0.091	64		1359	1440	*	٥	O	4%
82		U.S. 41	Peachland Blvd.	35	L	20	5,424	2.00%	0.091	494		594	1197	1269	٥	O	41%
162	2		S of Placida Rd	45	RMC	20	6,883	3.00%	0.091	626		1359	1440		۵	O	43%
10		Bluestone St.	S.R. 776	40	RMC	20	3,091	3.00%	0.091	281		1359	1440		٥	O	20%
121	_	Terminus	Beach Bd	26	CI -	- 10	0000	2 000	700		Ī			ł			

Page 2 of 6

CHARLOTTE COUNTY: 2021 ROADWAY LEVEL OF SERVICE DATA

												-	avel of	Service	level of Service Calculations	tione		
> 8	Roadway	Station	From	To	Speed	Fed. Func. Class.	Lanes	2021 AADT	Sugg. Gr.		100th Hr	evel o	of Service Limits	Level of Service Limits (PK.	<u>-</u>	l evel of Service		ercent (%)
2									uale	K100	Vol.		O	D 401.)	E A	Adopted C	T	Capacity Used
98	Gulfstream Blvd	130	Sunnybrook Blvd.	S.R. 776 (E)	45	OUC	2U	3,255	2.00%	0.091	296		1359 1	1440		٥	O	21%
87	Gulfstream Blvd	199	S.R. 776 (W)	Sunnybrook Blvd.	35	RMC	20	4,291	2.00%	0.091	391		594	1197	1269	٥	O	33%
88	Harbor Blvd	45	Colleen St.	Edgewater Dr.	35	UC	2U	2,451	2.00%	0.091	223		594	1197 1	1269	٥	O	19%
68	Harbor Blvd	44	Edgewater Dr.	U.S. 41	35	nc	20	3,468	2.00%	0.091	316		594	1197 1	1269	۵	O	56%
91	Harbor Blvd	47	Olean Blvd.	Midway Blvd.	35	UC	4D	13,455	3.00%	0.091	1,224	,	1179 2	2628 2	2736	٥	٥	47%
95	Harbor Blvd	46	Midway Blvd.	Burkhart Dr.	35	nc	20	7,865	3.00%	0.091	716		594	1197	1269	٥	٥	%09
93	Harbor Blvd	51	Burkhart Dr.	Quesada Ave.	35	On	20	6,505	5.00%	0.091	592		594	+	269	٥	O	49%
94	Harbor Blvd	20	Quesada Ave.	Peachland Blvd.	35	nc	20	4,138	2.00%	0.091	377	П	Н	Н	1269	О	O	31%
92	Harbor Blvd	49	Peachland Blvd.	Veterans Blvd.	40	Sn	20	2,197	2.00%	0.091	200	,	1359 1	1440	*	D	C	14%
96	Harborview Road	274	US-41	Kings Highway	45	MA	4D	9,812	2.00%	0.091	893		8/0/8	222		0	0	28%
16	Harborview Road	52	Kings Highway	Melbourne St.	45	MA CONTRACTOR	4D	11,048	2.00%	0.091	1,005	3000000	078 3	222	STATE OF THE PERSON	Q.	0	31%
86	Harborview Road	53	Melbourne St.	Date St.	45	MA	20	9,287	3.00%	0.091	845	,	1359 1	1440	*	٥	O	29%
66	Harborview Road	104	Date St.	1-75	45	MA	20	5,450	2.00%	0.091	496	,	1359 1	1440		٥	O	34%
100	Harborview Road	103	1-75	Rio De Janiero Ave.	45	MA	20	10,975	2.00%	0.091	666	,	1359 1	1440	*	٥	O	%69
101	Harborview Road	102	Rio De Janiero Ave.	Highlands Rd.	45	MA	20	995'9	2.00%	0.091	597	,	1359 1	1440		٥	O	41%
102	Henry Street	254	Golf Course Blvd.	Florida St.	30	nc	20	1,323	4.00%	0.091	120	,	594	1197 1	1269	٥	O	10%
103	Hillsborough Blvd	1	Veterans Blvd.	Toledo Blade Blvd.	45	RMC	20	5,622	2.00%	0.091	512	,	1359 14	1440	*	٥	O	36%
104	Hillsborough Blvd	12	Toledo Blade Blvd.	Crandberry Blvd.	45	RMC	20	6,774	2.00%	0.091	616	,	Н	1440	*	О	O	43%
100	Ingranam Bivo	202	San Cruz Waterway	Gasparilla Rd	£ ;	RNC	2	4,078	2.00%	0.091	371	,	+	1440			0	26%
100	Jacobs Street	218	Eleanor Ave.	Chamberlain Blvd.	45	HMC	20	2,905	2.00%	0.091	264	-	+	1440		۵	0	18%
10/	Jacobs Street	219	S.H. 776	Eleanor Ave.	45	RMC	20	2,580	2.00%	0.091	235	-	_	\dashv		٥	O	16%
108	Kenilworth Blvd	526	Ravenswood Blvd.	Yorkshire St.	30	7	20	1,440	4.00%	0.091	131	,	594	\dashv	1269	۵	O	11%
109	Kings Highway	275	U.S. 41	Harborview Rd.	40	MA	4D	10,591	2.00%	0.091	964	,	3078 33	3222		D	O	30%
110	Kings Highway	54	Harborview Rd.	Westchester Blvd.	40	MA	4D	15,293	3.00%	0.091	1,392	2	078 3	222		Design Section Co.	C	43%
111	Kings Highway	114	Westchester Blvd.	Veterans Blvd.	45	MA	4D	22,277	3.00%	0.091	2,027		Н	3222		D	O	%89
113	Kings Highway	309	Veterans Blvd. Sandhill Blvd	Sandhill Blvd.	45	MA	9	34,438	3.00%	0.091	3,134	,	3078 3	3222		0	٥	%26
114	Lakeview Blvd	55	Edgewater Dr.	Springview Ave.	35	On	20	2.206	5.00%	0.091	201		_		1269		u C	17%
115	Lakeview Blvd	57	Springview Ave.	Midway Blvd.	35	nc	20	3,221	2.00%	0.091	293	,	\vdash	\vdash	1269		O	24%
116	Lakeview Blvd	26	Midway Blvd.	Chevy Chase St.	35	nc	20	8,421	2.00%	0.091	766	-	_	1197	1269	O	٥	64%
117	Lakeview Blvd	58	Chevy Chase St.	Cochran Blvd	35	nc	20	8,787	2.00%	0.091	800	-		_	1269	٥	٥	%29
118	Loveland Blvd	227	Westchester Blvd.	Midway Blvd.	35	Sh.	20	1,474	2.00%	0.091	134		Н	1197	269	O	O	11%
120	Loveland Blvd	60	Midway Blvd.	Veterand Blvd	35	2)	22	7,327	2.00%	0.091	299	1	594 11	\pm	1269			26%
121	Marathon Blvd	200	Terminus	Gasparilla Rd	30	SNC	22	1 162	200%	0.09	106	, ,	+	1197	269		2) (%11%
122	Marathon Blvd	201	Gulfstream Blvd.	Gasparilla Rd	45	RNC	20	2,739	2.00%	0.091	249	· -	-	+	*		00	17%
123	Marion Avenue	177	Florida St.	I-75 Overpass	35	L	5N	1,947	2.00%	0.091	177	,	\vdash	1197	1269	٥	O	15%
124	Marion Avenue	178	Marlympia Way	Florida St.	35	l L	20	2,284	2.00%	0.091	208	-	594 11	1197 13	1269	D	O	17%
125	Melbourne Street	61	Harper Ave.	Harborview Rd.	30	OC	20	2,281	2.00%	0.091	208	-	594 11	1197 13	1269	٥	O	17%
126	Midway Blvd	63	O'Hara Dr.	Edgewater Dr.	30	MA	20	5,055	3.00%	0.091	460	,	594 11	1197 13	1269	٥	O	38%
127	Midway Blvd	62	Edgewater Dr.	Riviera Ln.	35	MA	5N	4,401	3.00%	0.091	401	-	594 11	1197 13	1269	۵	O	33%
128	Midway Blvd	69	Riviera Ln.	Lakeview Blvd.	35	MA	20	5,428	3.00%	0.091	494	-	594 11	1197	1269	٥	O	41%

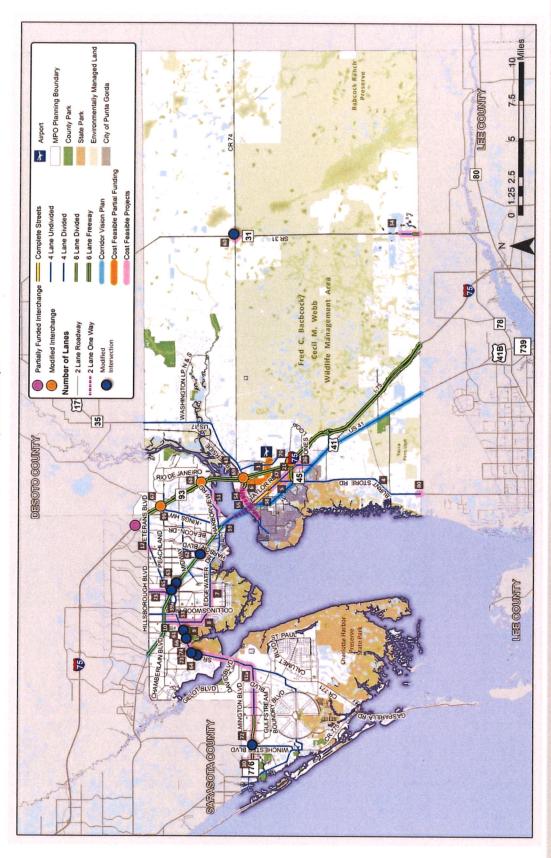
VMO Final Page Final Page <th></th> <th>Level c</th> <th>Level of Service Calculations</th> <th>e Calcula</th> <th>ations</th> <th></th> <th></th>														Level c	Level of Service Calculations	e Calcula	ations		
Mathematic National Programme Mathematic National Programm	SNO	Roadway	Station	From	٥	Speed	Fed. Func. Class.	Lanes		Sugg. Gr. Rate		100 th Hr	Level H	of Serv r. Two-1	ice Limits		evel of Serv		ercent (%)
US Highway 1 2284 Washington Loop Red. S. Control Red. May 1 PA 60 15598 Corp. 6 C179 C 500 S200 TO C US Highway 1 115 December Brones Broad SS PA 40 15598 CORM 1019 3078 2520 TO C US Highway 1 115 Local Control Red. May 1 Tray of Red. Sample Leave Broad Broad 45 PA 40 15588 CORM 1019 3078 3022 TO C US Highway 1 188 Lear County Institute Grade 45 PA 40 15588 CORM 1019 3078 3022 TO C C US Highway 1 188 N. May Leave Broad Broad 45 PA 40 15788 C 1019 3078 2029 TO C C US Highway 1 188 N. May Leave Broad Broad 45 PA 40 3528 C 100 100 10 0 10 100												Vol.	m	O	٥		_	ırrent	Used
Using Highway 17 112 Packed David Nationaly Manifold Control Holds 45 45 45 45 45 45 45 4	210	US Highway 17	284	Washington Loop Rd. S	Constitutional Ave.	45	PA	Q9	22,850	2.00%	0.091	2,079		5250	5390		٥	O	39%
US Highway 11 115 Debic Ocupie Page 14 40 31,650 2000 3078 2222 9 0 0 US Highway 11 185 Lee County Liberts Grade 185 PA 40 36,850 200 30,80 222 9 0 0 US Highway 41 288 Touchers Grade 189 PA 40 36,80 1091 1,80 200 1 0 <td< td=""><td>211</td><td>US Highway 17</td><td>112</td><td>Peace River Shores Blvd.</td><td>Washington Loop Rd. S</td><td>45</td><td>PA</td><td>4D</td><td>15,509</td><td>2.00%</td><td>0.091</td><td>1,411</td><td></td><td>3078</td><td>3222</td><td>*</td><td>٥</td><td>O</td><td>44%</td></td<>	211	US Highway 17	112	Peace River Shores Blvd.	Washington Loop Rd. S	45	PA	4D	15,509	2.00%	0.091	1,411		3078	3222	*	٥	O	44%
US Highway 41 1189 Lee Controlly Line Tudost Grade 50 PA 4D 588.58 2006 0.061 3.070 3.070 3.020 1 D D D US Highway 41 1858 Lead Controlly Line Traylor Rd 45 PA 4D 17.735 200% 0.081 3.081 3.082 1 0	212	US Highway 17	115	DeSoto Co Line	Peace River Shores Blvd.	55	PA	4D	11,650	2.00%	0.091	1,060	,	3078	3222		٥	O	33%
US Highway 41 3286 Tuckers Gradow Taylor Rd. 45 PA A 40 83,489 2,00% 0.081 1,644 0.081 1	213	US Highway 41	189	Lee County Line	Tuckers Grade	50	PA	4D	35,161	2.00%	0.091	3,200	,	3078	3222	*	۵	٥	%66
US Highway 41 1865 Taylor Red Aquit Eab D. 45 PA 40 17,756 2,00% 0,091 1,614 0,009 2,222 0 0 0 0 0 0 0 0 0	214	US Highway 41	328	Tuckers Grade	Taylor Rd.	45	PA	4D	38,339	2.00%	0.091	3,489	,	3420	3580	,	۵	O	%26
U.S. Highway 41 2848 Blant Stone Pid Aqui Esta D. 45 P.A 410 29.089 2.00% 0.051 2.489 0.009 2.480 0.009 0.	215	US Highway 41	185	Taylor Rd	Burnt Store Rd.	45	PA	4D	17,735	2.00%	0.091	1,614	,	3078	3222		٥	O	20%
US Highway 41 184	216	US Highway 41	288	Burnt Store Rd.	Aqui Esta Dr.	45	PA	4D	30,969	2.00%	0.091	2,818		3078	3222		٥	O	87%
Interference Comparising	217	US Highway 41	184	N of Aqui Esta		45	PA	4D	27,462	2.00%	0.091	2,499		3078	3222		٥	O	78%
Continue Decide Continue D	218	US Highway 41	290	at Gilcrest Bridge		45	PA	4D	25,690	2.00%	0.091	2,338		3078	3222		The Party of the P	C	73%
Figure F	219	US Highway 41	277	Harborview Bd	Kings Highway	45	PA	AD	42 409	7600 6	1000	0.00		EDEN	6990				2000
US Highway 41 285 Harbor Blvd Easy Sit 45 PA 6D 41,392 200% 0.091 3,786 5,280 7 D C US Highway 41 225 Fornest Nebborn Blvd. 45 PA 6D 30,786 5,00% 0.091 4,586 7 D D C US Highway 41 227 Fornest Nebborn Blvd. 45 PA 6D 32,786 5,286 5,280 7 D D D US Highway 41 27 Amurchose Namil Fornest Nebborn Blvd. 45 PA 6D 32,678 20% 0.091 4,394 6 D 0	066	IIS Hinhway 41	978	Hancock Ava (Resver n.)	Harboniew Bd-Edonwater Dr.	35	VQ	3	30 910	70000	1000	3,838		0000	0000)	1270
US Highway 11 287 Closen Black Harbor Black 45 PA 6D 8178 0.054 0.356 0.350 0.0	221	IIS Highway 41	285	Harbor Blyd	Facy Ct	AF	VQ	9	41 300	2 000%	2000	737.0		0270	0000			0	0200
US Highway 11 255 Former National Blud. 45 PA 6D 5078 6 705 6 529 7 CB 0 <t< td=""><td>222</td><td>US Highway 41</td><td>287</td><td>Olean Blvd.</td><td>Harbor Blvd</td><td>45</td><td>PA</td><td>GD GD</td><td>39 178</td><td>2 00%</td><td>0.09</td><td>3.565</td><td></td><td>_</td><td>5390</td><td></td><td></td><td></td><td>/0/v</td></t<>	222	US Highway 41	287	Olean Blvd.	Harbor Blvd	45	PA	GD GD	39 178	2 00%	0.09	3.565		_	5390				/0/v
USHighway 11 297 Carrousel Meli Forcest Nelscon Bivod 45 PA 6D 447289 200% 6.056 5350 7 D D D USHighway 41 27 Sh.776 Ass. PA 6D 447289 200% 0.031 4,330 - 5550 5390 - D C USHighway 41 20 S.R.776 Ass. PA 6D 32,878 200% 0.091 4,330 - 5550 5390 - D C USHighway 41 21 Fleathorise Dr. S.R.776 45 PA 6D 32,378 200% 0.091 2,946 - 550 5390 - D C USHighway 41 22 Telanipelatia Blvd. 45 PA 6D 32,836 200% 0.091 2,946 - 550 5390 - D C USHighway 41 22 Fleathorise Blvd. Fleathorise Blvd. Ass. Ass	223	US Highway 41	295	Forrest Nelson Blvd.	Midway Blvd.	45	PA	G9	50,786	2.00%	0.091	4.622	1	+	5390				86%
U.S. Highway 41 27 Murdock Circle Cochran Blvd 45 PA 6D 28,777 2,00% 0.091 2,974 2,526 5390 7 D C C C C C C C C C	224	US Highway 41	297	Carrousel Mall	Forrest Nelson Blvd.	45	PA	9	47,299	2.00%	0.091	4,304		_	5390				80%
US Highway 41 20 S.R. 776 Murdock Circle 45 PA 6D 32,676 2,00% 0.031 2,946 . 6550 5390 .	225	US Highway 41	97	Murdock Circle	Cochran Blvd	45	PA	G9	44,283	2.00%	0.091	4,030	,	5250	5390		۵	O	75%
US Highway 41 21 Enterprise Dr. S.R. 776 45 PA 6D 32.378 2.946 · 6550 6390 · 65 65 36.86 2.00% 0.091 5.850 · D C US Highway 41 2.2 Flantingo BMA, (CR3) Frantingo BMA, (CR3) Frantingo BMA, (CR3) 45 PA 6D 33.465 2.00% 0.091 3.035 · D C US Highway 41 2.7 Chamberlain BMA, Frantingo BMA, (CR3) Frantingo BMA, Frantingo BMA, Grantingo	526	US Highway 41	20	S.R. 776	Murdock Circle	45	PA	Q9	32,679	2.00%	0.091	2,974	,	5250	5390	*	٥	O	25%
US Highway 41 23 Toleot Blade Blvd,(N) (CR 39) Enterorise Dr. 45 PA 6D 6D 33,018 0. 6.091 3.354 . 6.550 6.390 °	227	US Highway 41	21	Enterprise Dr.	S.R. 776	45	PA	G9	32,378	2.00%	0.091	2,946	,	5250	5390		٥	O	25%
US Highway 41 22 Flaningo Blvd. Toledo Blade Blvd. (N) 45 PA 6D 33,105 2,005 0.091 3,013 . 5256 5390 . D C US Highway 41 17 Chamberlain Blvd. 45 MA 4D 25,829 2,006 0.091 2,350 . 3078 3222 . D C Velerans Blvd 280 Murdock Circle Cochran Blvd 45 MA 4D 25,829 5.00% 0.091 2,423 . 3078 3222 . D C Velerans Blvd 282 Cochran Blvd 45 MA 4D 2,568 5.00% 0.091 2,423 . D C C Velerans Blvd 282 Cochran Blvd 45 MA 4D 22,783 5.00% 0.091 2,433 3078 2,14 D C C Velerans Blvd 280 Loveland Blvd 40 A A <td< td=""><td>228</td><td>US Highway 41</td><td>23</td><td></td><td>Enterprise Dr.</td><td>45</td><td>PA</td><td>GD</td><td>36,855</td><td>2.00%</td><td>0.091</td><td>3,354</td><td></td><td>5250</td><td>5390</td><td></td><td>٥</td><td>O</td><td>62%</td></td<>	228	US Highway 41	23		Enterprise Dr.	45	PA	GD	36,855	2.00%	0.091	3,354		5250	5390		٥	O	62%
Verterars Bivd 283 Control Bivd. Hamming Bivd. 45 PA 6D 31882 2.00% 0.051 2.550 5.250 5.250 7 D C Verterars Bivd 289 Murdock Circle Cochran Bivd 45 MA 4D 26,825 5.00% 0.091 2,530 - 3078 3222 * D C Verterars Bivd 282 Cochran Bivd Harbor Bivd. Lovalend Bivd. 55 MA 4D 24,735 5.00% 0.091 2,733 - 3078 3222 * D C Verterars Bivd 286 Lovaland Bivd. Kings Highway 45 MA 4D 22,221 5.00% 0.091 2,73 - D C C Verterars Bivd 286 Lovaland Bivd. 40 MA 4D 22,221 5.00% 0.091 2,73 - D C C Verterars Bivd 396 Kings Highway 40	229	US Highway 41	22	Flamingo Blvd.		45	PA	Q9	33,105	2.00%	0.091	3,013		5250	5390		0	C	26%
Veterans Blvd 89 USA-11 Murdook Clicle 45 MA 4D 25.829 5.00% 0.051 2.350 - 3078 3222 * D C Veterans Blvd 280 Murdook Circle Harbor Blvd. Harbor Blvd. 45 MA 4D 24,783 5.00% 0.091 2,233 * 3078 3222 * D C	230	US Highway 41	17	Chamberlain Blvd.	Flamingo Blvd.	45	PA	<u>е</u> р	31,892	2.00%	0.091	2,902		5250	5390	*	D	C	24%
Veteraris Blvd 280 Murdock Circle Cochran Blvd 45 MA 4D 26,623 500% 0.091 24.23 3 078 3222 ** D C Veteraris Blvd 282 Cochran Blvd Loveland Blvd 45 MA 4D 24,317 5.00% 0.091 2,223 ** 978 3222 ** D C Veterans Blvd 286 Loveland Blvd Kings Highway 45 MA 4D 23,895 5.00% 0.091 2,174 ** 3078 3222 ** D C Veterans Blvd 256 Loveland Blvd 40 MA 4D 22,221 5.00% 0.091 2,174 ** 3078 3222 ** D C C Veterans Blvd 308 Kings Highway Peacon Dr. Kings Highway 40 L 20 20 0.91 41 7 14 ** 59 1197 18 ** D	231	Veterans Blvd	88	US-41	Murdock Circle	45	MA	4D	25,829	2.00%	0.091	2,350	,	3078	3222	*	D	C	73%
Veterans Blvd 282 Coornan Blvd Harbor Blvd 55 MA 4D 24,768 5,00% 0.091 2.253 3.078 3222 ** D C Veterans Blvd 26 Harbor Blvd. Lovelland Blvd. Kings Highway 4D 22,221 5,00% 0.091 2,174 ** 3078 3222 ** D C Veterans Blvd 26 Loveland Blvd. Kings Highway A6 MA 4D 22,221 5,00% 0.091 2,174 ** 3078 3222 ** D C Veterans Blvd 308 Kings Highway Peachland Blvd. 4D 22,221 5,00% 0.091 2,174 ** D C D C	232	Veterans Blvd	280	Murdock Circle	Cochran Blvd	45	MA	4D	26,623	2.00%	0.091	2,423		3078	3222		D	C	75%
Veteral S BN/d 26 Handor Blvd Loveland Blvd Loveland Blvd Loveland Blvd MA 4D 24,314 5,107% 0.091 2,213 - 3078 3222 * D C Veteral S Blvd 328 Loveland Blvd Howard Blvd MA 4D 22,221 5.00% 0.091 2,174 - 3078 3222 * D C Veterans Blvd 308 Kings Highway Peachland Blvd L 2U 4,526 2.00% 0.091 2,174 - 594 1197 1269 D C Westchester Blvd 98 Kings Highway 30 L 2U 4,697 2.00% 0.091 427 - 594 1197 1269 D C Wilmington Blvd 216 Coliseum Blvd S.R. 776 40 RMC 2U 2,455 5.00% 0.091 223 + D C C Wilmington Blvd 22 Gondeller Waterway<	233	Veterans Blvd	282	Cochran Blvd	Harbor Blvd.	52	MA	4D	24,763	2.00%	0.091	2,253		3078	3222	*	۵	O	%02
Veteral S BNU 250 Luveland BNU NA 4D 25,00% 0.091 2.1/4 - 30/8 3222 - D C Westcharts BNU 398 Gardnen BNL 40 L 2U 4,562 2.00% 0.091 4,12 - 594 1197 1269 D C Westchester BNd 98 Gardnen Dr. Kings Highway 30 L 2U 4,697 2.00% 0.091 427 - 594 1197 1269 D C Wilmington BNd 216 Colliseum BNd. Gondelier Waterway S.R. 776 40 RMC 2U 2,455 500% 0.091 223 - 136 D C Wilmington BNd 42 Gondelier Waterway S.R. 776 40 RMC 2U 2,455 500% 0.091 223 - 136 C Wilmington BNd 310 S.R. 776 Apple Valley Ave 45 RMC 4D 7,388<	234	Veterans Blvd	920	Harbor Bivd.	Loveland Blvd.	35	MA	40	24,317	5.00%	0.091	2,213		3078	3222			0	%69
Westchards Blvd 30 Ministriague Activation Divo. 40 Ministriague Activation Divo. 40 Ministriague Activation Divo. 40 45.26 2.00% 0.091 4.72 5.04 1359 1359 1769 D C Westchester Blvd 98 Beacon Dr. Kings Highway 30 L 20 4.697 2.00% 0.091 4.27 5 594 1197 1269 D C Wilmington Blvd 216 Coliseum Blvd. Gondelier Waterway 40 RMC 2U 2.455 5.00% 0.091 427 5 54 1440 ** D C Wilmington Blvd 22 Gondelier Waterway 40 RMC 2U 2.455 5.00% 0.091 77 1359 1440 ** D C Winchester Blvd 310 S.R.776 Apple Valley Ave 45 RMC 4D 2.368 5.00% 0.091 77 9 3078 3222 ** D	255	Veterans Blvd	808	Kinge Highway	Doopland Divd	64	YW.	4	23,030	2.00%	0.08	4,1,4		30/8	3222	. ,		2 0	%/9
Westbeside Size States Search States County Landfill County Landfill ASS County Landfill County Landfill AS County Landfill <	237	Westchester Rlvd	99 8	Gardner Dr	Beach Dr	2 6	YINI -	- F	177,77	2000%	0.08	2,022		30/8	+			2 0	63%
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Wilmington Blvd 216 Colliseum Blvd. Gondelier Waterway 40 RMC 2U 5.455 5.00% 0.091 88 - 1359 1440 • D C Wilmington Blvd 42 Gondelier Waterway S.R. 776 40 RMC 2U 2.455 5.00% 0.091 779 - 1369 1440 • D C 7 130 N/M	238	Westchester Blvd	86	Beacon Dr.	Kings Highway	90	7	20	4,697	2.00%	0.091	427	r.	594	\dashv	1269	٥	O	36%
Wilmington Blvd 42 Gondelier Waterway S.R. 776 40 RMC 20 2,455 5.00% 0.091 223 - 1359 1440 • D C Winchester Blvd 310 S.R. 776 Sarasota Co Line 50 RMC 4D 8,560 5.00% 0.091 672 - 3078 3222 * D C 7 C 3078 3222 * D C D C	239	Wilmington Blvd	216	Coliseum Blvd.	Gondelier Waterway	40	RMC	20	296	2.00%	0.091	88		1359	1440	*	٥	O	%9
Winchester Blvd 310 S.R.776 Sarasota Co Line 50 RMC 4D 8,560 5,00% 0.091 779 - 3078 3222 * D C Winchester Blvd 314 S.R.776 Apple Valley Ave 45 RMC 4D 7,388 5,00% 0.091 672 - 3078 3222 * D C D D	240	Wilmington Blvd	42	Gondelier Waterway	S.R. 776	40	RMC	20	2,455	2.00%	0.091	223		1359	1440	*	٥	O	16%
Winchester Bivd 314 S.R.776 Apple Valley Ave 45 RMC 4D 7,388 5,00% 0.091 672 2 7 3222 2 0	241	Winchester Blvd	310	S.R. 776	Sarasota Co Line	20	RMC	4D	8,560	2.00%	0.091	779		3078	3222	*	٥	O	24%
Zemel Road 307 Burnt Store Rd. County Landfill 45 L 2U 2,322 5,00% 0.091 211 - 1359 1440 * D C A Zemel Road 257 County Landfill U.S. 41 45 L 20 2,905 5,00% 0.091 264 - 1359 1440 * D C D C	242	Winchester Blvd	314	S.R.776	Apple Valley Ave	45	RMC	4D	7,388	2.00%	0.091	672		3078	3222	*	D	C	21%
Zemel Road 257 County Landfill U.S. 41 45 L 2U 2,905 5,00% 0.091 264 - 1359 1440 • D C	243	Zemel Road	307	Burnt Store Rd.	County Landfill	45	_	20	2,322	2.00%	0.091	211	,	1359	1440	*	0	O	15%
	244	Zemel Road	257	County Landfill	U.S. 41	45	_	20	2,905	2.00%	0.091	264		L	1440		٥	O	18%

Notes and Assumptions for the LOS Computations:
1. LOS Calculations are based on 2020 FDOT Generalized LOS Tables (TABLE 4)

CHARLOTTE COUNTY – PUNTA GORDA MPO 2045 FINANCIALLY FEASIBLE ROADWAY PLAN



Figure 8-1: Roadway Cost Feasible Projects



FSUTMS 2045 FINANCIALLY FEASIBLE TRAVEL MODEL

2045 E+C Feasible Roadway Network & Lanes



TRIP GENERATION EQUATIONS TARPON WATERFRONT VILLAGE ITE TRIP GENERATION REPORT, 11th EDITION

Land Use	Weekday AM Peak Hour	Weekday PM Peak Hour	Daily (2-way)
Multi-Family Housing Low-Rise (LUC 220)	T = 0.31 (X) + 22.85 (24% In/76% Out)	T = 0.43 (X) + 20.55 (63% In/37% Out)	T = 6.41 (X) + 75.31
T = Number of Trips, X =	Dwelling Units		