



HARBOR VILLAGE PLANNED DEVELOPMENT REZONE

July 25, 2024

PREPARED FOR:

Maronda Homes, LLC of Florida

SUBMITTED TO:

Charlotte County
Community Development Department
18400 Murdock Circle
Port Charlotte, FL 33948



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Application Form



CHARLOTTE COUNTY
COMMUNITY DEVELOPMENT
DEPARTMENT

PLANNED DEVELOPMENT REZONING
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).

Application Materials Checklist

- ☒ 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
- ☒ Narrative addressing rezoning standards of approval
- ☒ All information required by Section 15 of the application, 'A' through 'K'
- ☒ 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 **\$4,540.00**, with check made payable to the Charlotte County Board of County Commissioners, or CCBCC.
- ☐ Filing of **\$2,590.00** for a Major Modification of a PD, with check made payable as noted above.

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

For Purposes of Public Hearing Presentation

Two views of the concept plan must be submitted to the County in an electronic format designed to fit on a PowerPoint slide; one view based against an off-white background, and one view presented as an overlay on a GIS aerial map of a scale to show adjacent properties. In order to make viewing of the PowerPoint concept plan easier, only the site plan, development standards, north arrow, and scale shall be portrayed. The concept (site) plan should be marked for easy reading:

- areas set aside for water retention should be colored blue
- areas set aside for Open Space should be colored green – dark green for preservation and light green for other areas
- areas set aside for Public Space should be colored brown

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.



CHARLOTTE COUNTY
 COMMUNITY DEVELOPMENT DEPARTMENT

APPLICATION for
 PLANNED DEVELOPMENT REZONING

Date Received:	Time Received:
Date of Log-in:	Petition #:
	Accela #:
Receipt #:	Amount Paid:

1. PARTIES TO THE APPLICATION

Name of Applicant: Maronda Homes, LLC of Florida

Mailing Address: 4005 Maronda Way

City: Sanford State: FL Zip Code: 32771

Phone Number: (863) 990-8729 Fax Number:

Email Address: stephensc@maronda.com

Name of Agent: Robert Berntsson, Esq. & Alexis Crespo, AICP (RVi Planning + Landscape Architecture)

Mailing Address: 3195 South Access Road

City: Englewood State: FL Zip Code: 34224

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

Email Address: rberntsson@bigwlaw.com

Name of Engineer/Surveyor: Todd Rebol, P.E. (Atwell)

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

City: Port Charlotte State: FL Zip Code: 33952

Phone Number: (941) 625 1165 Fax Number:

Email Address: trebol@atwell-group.com

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

Please see Property Information Document

Mailing Address:

City: State: Zip Code:

Phone Number: Fax Number:

Email Address:

2. PROPERTY INFORMATION

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

Property Account #: Please see Property Information Document

Section:

Township:

Range:

Parcel/Lot #:

Block #:

Subdivision:

Total acreage or square feet of the property: 840.3

3. SURVEY:

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

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

5. NOTARIZED AUTHORIZATION:

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

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

7. EXISTING LAND USE DESIGNATIONS

Future Land Use Map (FLUM) designation(s)	Acreage
CGMU	840.3
Zoning District(s)	Acreage
PD	406.23
RMF-5	4.42
RSF-2	429.65

8. APPLICANT'S PROPOSED CHANGE(S):

If the proposed change involves an increase in density, which of the Receiving Zone criteria does the property meet, or would this be an exemption consistent with a Revitalization Plan?
 See Project Narrative

9. REASON FOR PROPOSED CHANGE(S):

See Project Narrative

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

Vacant

11. SURROUNDING LAND USES:

North: Cattle Dock Point Road ROW; Vacant Land

South: Village of Holiday Lake Mobile Home Park; Charlotte County Fire/EMS Station 4; Butterford Waterway Park

East: Preservation Areas; Myakka River

West: Warehouse and storage facilities; grocery and food stores; Church; offices; single-family residential lots

12. ENVIRONMENTAL ASSESSMENT:

- Provide an *Environmental Assessment Report*, conducted within one year or less from the date of submittal, that includes:
 - Maps and surveys of the subject site illustrating the existing land cover according to Level 3 of the FLUCCS
 - Locations of listed flora and fauna species, if present.
 - If any wetlands are identified on site, provide a survey showing delineations of any wetlands, acreages, and the wetland Category (ENV Policy 3.1.3) under which they fall.
 - If the property is adjacent to any Federal, State, or County wildlife management areas, parks, preserves or reserves, supply a science-based analysis of possible impacts to the environmental resources of these lands and the manner in which these impacts can be eliminated. Where elimination is not possible, the analysis shall detail how these impacts can be reduced and mitigated.

13. INFRASTRUCTURE:

A. Roadway

- i. List the roads or streets upon which vehicles may travel to gain access to the site (generally within ¼ mile radius):

SR 776; Gasparilla Road; Cattle Dock Point Road

- ii. *Traffic Impact Analysis*: This study must be authored by a registered professional engineer in the State of Florida. Provide a study showing the impacts development of the subject site would have on the surrounding roadway network. Where traffic impacts reduce LOS below 'D' provide a proportionate fair share assessment for impacted roadways.

- *Hurricane Evacuation Study*: For any property that is even partially located in a Coastal High Hazard Area, or which generates trips wherein the majority of those trips would utilize a roadway that runs through a Coastal High Hazard Area, a *Hurricane Evacuation Study* must

accompany any *Traffic Impact Analysis*.

B. Potable Water and Sanitary Sewer

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

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

15. REZONING NARRATIVE

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

- A. Whether the proposed change would be contrary to the Comprehensive Plan.
- B. The existing land use pattern in adjacent areas.
- C. The capacity of public facilities and services, including but not limited to schools, roads, recreational facilities, wastewater treatment, water supply, and stormwater drainage facilities.
- D. Whether the proposed change will adversely influence living conditions or property values in adjacent areas.
- E. Whether the proposed change will affect public safety.

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

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

- A. Include a *General Location Map*.
- B. Include *Existing Features Map(s)* showing all streets, curb cuts, buildings, watercourses, easements, other important physical features, zoning designations and future land use map designations in the property and on adjacent lands.
- C. Include a *Concept Design Map* showing locations of structures, acreage, density, and intensity for each proposed land use; show points of access and traffic flow and road improvements; show buffers, landscaped areas, and open space.
- D. Supply tabulations of total gross acreage in the proposed development, the percentage of total acreage to be devoted to each proposed use, height, and intensity of use identified through Floor Area Ratio calculations and/or projected number of housing units proposed by dwelling type.
- E. Supply a phasing plan or general schedule of the development.
- F. Supply standards for height, open space, building density, and parking area.
- G. Include a narrative in which you cite specifically how this project meets the intent and goals of the Planned Development Zoning District, including any "community enhancements".

- H. Show the general façade and overall architectural design scheme; explain building orientation, if applicable.
- I. Describe any Green Building or Low Impact Development (LID) design techniques that will be used.
- J. Supply a copy of any draft deed restrictions, protective covenants, and other statements or devices which will be used to control the use, development and maintenance of the land and improvements thereon, including those areas which are to be commonly owned and maintained.
- K. Supply any additional information identified at the preapplication conference, at concept approval, or requested by the Zoning Official or Building and Growth Management Director prior to submittal of the rezoning application.

18. ADJACENT PROPERTY OWNERS INFORMATION:

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



Project Narrative



HARBOR VILLAGE PLANNED DEVELOPMENT REQUEST NARRATIVE

I. Request

Maronda Homes LLC of Florida (“The Applicant”) is requesting zoning approval for a new Planned Development (PD) district over the ±840.3-acre subject property (“Property”), generally located south of the Cattle Dock Point Road, east of S. McCall Road/SR 776 and Gasparilla Road and west of the Myakka River in southwestern Charlotte County. The proposed Harbor Village PD (“Project”) will comprise a mixed-use development including a variety of residential uses, as well as commercial, mini warehouse, office, industrial, and hotel uses.

The Applicant has concurrently filed for approval of a companion PD Concept Plan for the Property. The Applicant has also filed for Comprehensive Plan Text and Map Amendments to update the Master Land Use Plan (aka “Pattern Book”) and modify the Compact Growth Mixed Use (CGMU) and Preserve future land use areas on ±1,174 acres, including the Property and lands immediately to the north.

II. Existing Conditions

The Property is currently designated CGMU and Preservation on the Future Land Use Map. The Comprehensive Plan Amendment proposed by the Applicant proposes reconfiguration between the two future land use districts to allocate ±766.1 acres within the CGMU district and ±73.93 acres as Preserve.

The Property is zoned a mix of Planned Development (PD), Residential Multi-Family (RMF-5), and Residential Single-Family (RSF-2).

The Property is currently vacant and contains vegetation and wetlands. The site is within the Coastal High Hazard Area and Flood Zones AE-8 and AE-9.

III. Surrounding Land Use Pattern

This area is characterized as an urbanized area of the County by the existing mix at the intersection of SR 776 and Gasparilla Road. Land uses include single family platted lots, commercial retail and industrial to the east; the Village of Holiday Lake mobile homes park and a public park to the south; vacant land to the north, and open water/Myakka River to the east. Table 1 below further defines the surrounding Future Land Use designations, zoning districts and existing land uses.

Table 1: Inventory of Surrounding Lands

	FUTURE LAND USE	ZONING DISTRICT	EXISTING LAND USE
NORTH	CGMU; Preservation	RSF2; PD; RMF5; CG	Cattle Dock Point Road ROW; Vacant Land
SOUTH	Low Density Residential	MHC; RSF3.5; RMF 3.5; RMF 12	Village of Holiday Lake Mobile Home Park; Charlotte County Fire/EMS Station 4; Butterford Waterway Park
WEST	Commercial; Low Intensity Industrial; Parks and Recreation	CG; IG; PKR	Warehouse and storage facilities; grocery and food

			stores; Church; offices; single-family residential lots
EAST	Preservation	RSF-2; ES	Preservation Areas; Myakka River

IV. Property History

In 2010, the Harbor Village CGMU district was adopted into the Charlotte County Comprehensive Plan pursuant to Ordinance 2009-002 to allow for a mixture of residential, commercial and light industrial uses on the subject property, commonly referred to as the “West County Town Center”.

Development per the Comprehensive Plan was limited to a maximum of 3,960 dwelling and 1,509,807 SF of non-residential uses based upon the maximum FAR of 0.0292. The CGMU future land use category required inclusion of a Master Land Use Plan, commonly referred to as the project’s Pattern Book, to effectuate a compact, walkable, and bicycle-friendly, mixed-use community.

Subsequent to the original approval, Ordinance 2021-005 was adopted to correct scrivener’s errors relating to the maximum allowable FAR, conservation easement requirements and the date of the Master Land Use Plan.

Approximately 408 acres of the Property and areas to the north was rezoned to PD per Ordinance 2020-049 allowing for 1,000 dwelling units, 150 ALF beds, 200 hotel rooms, and up to 516,000 SF of non-residential uses (if no hotel rooms and ALF units are developed).

Development did not proceed per these approvals and the property today remains undeveloped. Since these approvals were granted market demand has shifted significantly, resulting in the need to modernize and update the CGMU future land use approval, as well as PD zoning approval.

The proposed PD unifies a larger contiguous area for the mixed-use development program, thereby allowing for better implementation of the goals of the CGMU district.

V. Request Summary and Justification

The Applicant is requesting to rezone the Property from PD, RMF-5, RSF-2 to a unified Planned Development to allow for a mixed-use development that upholds the intent of the CGMU district.

Proposed Entitlements

The proposed maximum entitlements for the PD are as follows:

- 2,000 residential units
- 250,000 SF of commercial retail
- 150,000 SF of mini warehouse
- 200,000 SF of office
- 400,000 SF of industrial
- 200 hotel rooms

Permitted Uses

The Applicant has proffered a schedule of allowable uses, and proposed development standards for each of the proposed uses. A Land Use Equivalency Matrix (LUEM) has been proposed to allow for conversion of entitlements between different allowable uses to adapt to market demands through project build out.

Proposed Development Pattern

The proposed PD Concept Plan depicts the general layout of the project and interrelation between uses, which is consistent with the proposed Harbor Village Pattern Book.

The PD Concept Plan designates “Mixed-Use”, “Commercial and Commercial/ Industrial”, “Residential”, “Residential with Water-Based Uses” and “Wharf Mixed Use” tracts. It also depicts areas planned for stormwater retention as well as preserved wetlands along with upland buffers.

The Commercial and Commercial/Industrial tracts line the arterial frontage along the west side of the Property to provide local goods, services, and employment opportunity for future residents and efficiently service the residents of proximate neighborhoods. This area of the County is generally underserved in employment generating land uses due to the extent of historical platting activities. Thus, the proposed committed non-residential areas on the plan will provide greater balance of land uses in the vicinity and ultimately reduce Vehicle Miles Travelled (VMT), as intended by mixed use projects.

Mixed-Use tracts are proposed internal to the project to provide a transition between more intensive commercial and light industrial uses and internal residential neighborhoods. These areas will consist of both residential and non-residential uses, with the residential in the form of higher density dwelling types such as townhomes, multi-family buildings, and attached villas. These areas will also integrate neighborhood commercial retail and office uses that can co-exist compatibly with the residential uses. While not intended for “vertical” integration of these uses, the Mixed-Use tracts will be highly integrated from a horizontal perspective, with consistent architecture and theming, civic space including parks, seating areas, and other landscape/hardscape features to create a strong sense of place and link the housing to the commercial areas.

Residential and Residential with Water-Based Uses tracts will be developed with a mix of dwelling types to accommodate a range of potential residents and price points. The lowest density areas are intended in the far eastern portion of the property where the land interfaces with the Myakka River. These lots will be larger and provide future residents with private docks to access the waterfront.

The Wharf Mixed Use tract is proposed in the southern limits of the project and will integrate public marina uses into the project with a maximum of 500 wet and dry boat slips per the Manatee Protection Plan. These areas will be highly amenitized with civic/public spaces with educational components, commercial retail, restaurants, as well as potential residential uses. The intent is for integrated waterfront uses to provide a true destination resort marina concept for the project residents and Southwest Charlotte as a whole.

Design & Compatibility Measures

The proposed PD is sensitively designed around the internal freshwater wetland and coastal wetland areas to ensure environmental protections. The development will require further permitting through state and federal agencies confirm compliance with all water storage and water quality requirements.

Compatibility with adjacent properties is maintained via landscaped buffers as depicted on the PD Concept Plan. Type B buffers are also proposed adjacent to the arterial roadways, SR 776 and Gasparilla Road to maintain attractive views from these roadways. A 25' building setback will be maintained from all boundaries of the PD, adjacent to other uses.

As depicted on the proposed PD Concept Plan, the project proposes to exceed the open space requirements for PDs per the Land Development and Growth Management Regulations ("LDC")

Development Standards are proposed for all permitted uses within the proposed PD to further ensure a development pattern that is compatible with the surroundings and furthers the County's goals for compact, multimodal development.

Signage

The Applicant requests for flexibility from the County's typical design standards related to signs to allow for design enhancement. All signs within the proposed PD may be a maximum of 200 square feet. The final number, locations, and size of signs within the project will be approved by staff at the Final Detail Site Plan stage.

VI. PUBLIC FACILITIES

Utilities

Potable water, sewer and reclaimed water service is available from Charlotte County Utilities (CCU). Please see the Letters of Utility Availability included in the application materials.

Transportation

The proposed PD has multiple points of access via SR 776, Gasparilla Road, and Cattle Dock Point Road. SR 776 and Gasparilla Road are both designated as minor arterial roadways on Map #1 of the Future Transportation Map Series.

A central 80'-wide boulevard is planned to provide access through the PD. This boulevard will include a 10'-wide multiuse trail to provide multimodal connectivity across the project. Internal roadways will be private and will include 5'-wide sidewalks on one (1) side of the street.

Please see the Traffic Impact Analysis by Kimley-Horn for further detail on traffic-related potential impacts of the proposed PD.

Schools

School facilities in the vicinity of the proposed development are as follows:

- Myakka River Elementary
- L. A. Ainger Middle School
- Lemon Bay High School

Public Safety

Charlotte County Fire/EMS Station 4 is located adjacent to the PD, along its southern boundary.

VII. Charlotte 2050 Comprehensive Plan Consistency

The following is an analysis of how the proposed amendment is consistent with the goals, policies and objectives of the Charlotte County Comprehensive Plan.

FLU Policy 1.1.6: Consistency with Comprehensive Plan: The County shall issue all development orders or permits to be consistent with the Future Land Use Map (FLUM) Series and Charlotte 2050 Comprehensive Plan as specified in Chapter 163.3194, F.S. All County regulations, including the Zoning Code, Subdivision Regulations, and Zoning Atlas, are subordinate to the Plan and to the FLUM Series. Density and intensity increases shall only be allowed up to the maximum provided by the designation of the subject property; increases beyond the maximum shall require a comprehensive plan amendment to a higher intensity use should one exist.

RESPONSE: The proposed PD will be consistent with the allowances of the Future Land Use Map for the CGMU district, and the Charlotte 2050 Comprehensive Plan as detailed further in this narrative. The Applicant has filed Comprehensive Plan text and map amendments to refine the CGMU and Preservation boundaries in this area, as well as propose a new Harbor Village Pattern Book. These amendments propose to reduce the allowable density and intensity of the current CGMU district, while proposing the framework for a more compact, multimodal mixed-use development. The proposed CGMU district will allow for a maximum of 3,475 units and 1,400,000 SF of non-residential uses. The proposed PD maximum density and intensity is under these allowances.

ENV Policy 2.2.6: Environmental Land Protection. the County shall protect environmental lands using all available methods, including: land acquisition; incentives; land development requirements for the provision of conservation and preservation areas; and denial of increases in density and intensity.

RESPONSE: The proposed PD Concept Plan depicts areas for protection of environmentally sensitive wetlands along with upland buffers. This is consistent with the concurrent Map Amendment proposed to designate such lands within the Preservation future land use district.

FLU Objective 2.3: Water Quality and Quantity Protection. To enhance the significant assets associated with the County's water-based resources by ensuring that the water quality of these resources is protected, and the water supply is not compromised.

RESPONSE: The proposed PD will protect and enhance water quality and protection in this sensitive area where the Myakka River meets Charlotte Harbor. This is done by preservation of environmentally sensitive wetlands adjacent to the water, placing higher density/intensity commercial/industrial/mixed use tracts away from the water, and designating specific water-related tracts. The tracts planned adjacent to water bodies including the Wharf mixed use and Residential with water-based uses will have wet/dry boat slips providing access to the water. These will be designed consistent with applicable County and State regulations to ensure protection of the County's water-based resources.

FLU Policy 2.3.2: Charlotte Harbor Management Plan The County shall require all development approvals, Future Land Use Map amendments and rezoning actions to be consistent with the provisions of the Charlotte Harbor Aquatic Preserves Management Plan (February 2017), which provides goals to protect and enhance the ecological integrity of the aquatic preserves; restore areas to their natural condition; encourage sustainable use and foster active stewardship by engaging local communities in the protection of aquatic preserves; and improve management effectiveness through a process based on sound science, consistent evaluation, and continual reassessment. Charlotte Harbor Surface Water Improvement and Management (SWIM) Plan Update November 2020), which focuses on water quality, hydrologic alterations, and the natural system.

RESPONSE: The proposed PD will be consistent with the provisions of the Charlotte Harbor Aquatic Preserves Management Plan and Charlotte Harbor Surface Water Improvement and Management (SWIM) Plan Update. As discussed earlier in this narrative, the Wharf Mixed Use tract is proposed to provide public and civic uses that will include educational components that propagate and foster preservation of the natural environment.

FLU Policy 2.1.7: Wetland Protection. The County shall protect wetlands so as to be consistent with the objectives and policies within the Natural Resources element and the Coastal Planning element, including the requirement that development proposals and activities protect wetlands so that productive natural functions shall be maintained in the post development environment.

RESPONSE: As seen on the PD Concept Plan, all on-site wetlands are planned for protection along with required upland buffers.

FLU Policy 5.7.4: Commercial Landscaping and Buffering. The County shall enforce its landscaping and buffer regulations on all new commercial developments to protect the aesthetic qualities of commercial lands; to provide shady, well-landscaped parking lots in all commercial areas; and to provide buffering in order to protect adjacent, less intensive land uses from adverse impacts such as noise, lighting, and traffic. Alternate urban design standards shall be required for areas that are developed under a Revitalization Plan, an Emerging Area Plan or a Special Area Plan.

RESPONSE: The PD Concept Plan depicts proposed perimeter buffering for the project. This includes buffering of commercial sites from adjacent major roadways and other less intensive uses, including residentially zoned properties outside of the PD boundary.

FLU Policy 5.6.3: Encourage Public Marina Uses: The County shall encourage the preservation of existing marinas or the creation of new marinas when in appropriate locations and when developed with minimal harm to the natural resources to which they are providing access. A mixed-use development that includes a public marina component may be an allowed use within all residential, commercial, and industrial FLUM categories within the Urban Service Area if found consistent with this Plan. The development shall be built in accordance with the Compact Growth Mixed Use FLUM category. The County accepted Manatee Protection Plan (MPP) will be considered when the County reviews applications related to marina uses.

RESPONSE: The proposed PD proposes creation of a new public marina via the Wharf Mixed Use tract. This tract is to allow for public and civic space that provide public access to and activates the County's waterfront. The marina will include a mix of commercial uses including restaurants, retail, and service establishments that will create a desirable community space, maximizing proximity to the water. The CGMU district specifically plans for such public marina uses, and so the proposed PD will even further the intent of the CGMU district and the Charlotte 2050 Comprehensive Plan.

In addition to the above specific policies, the proposed PD rezone will achieve the County's stated goals of creating more sustainable forms of development, reducing carbon footprints, reducing VMT, and concentrating new growth to the Urban Service Area.

VIII. Consistency with Rezoning Criteria

LDC Section 3-9-10(h) Standards for approval.

(1) For the rezoning of land, the recommendations of the P&Z board and decision of the board of county commissioners (BCC) shall be made after giving due consideration to:

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

Compliance with the Charlotte 2050 Comprehensive Plan is addressed in Section VII of this narrative.

The request is consistent with this standard.

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

As detailed in Section III of this narrative, the property is in an urbanized area of the County, dominated with residential pre-platted communities, with some supportive non-residential uses to the immediate west. There is existing residential development to the south. Lands to the north are generally vacant under the same CGMU and Preservation zoning designation, while there is mainly preservation lands and the Myakka River to the east. Overall, the existing land use pattern supports introduction of a mixed use development that can provide enhanced employment opportunity as well as service existing residential uses in this area. Besides this, the proposed PD provides for a coordinated compact development pattern within it, that furthers the County's goals for future growth.

The request is consistent with this standard.

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

The requested density and intensity is within the limits of the existing CGMU district, and as such will not create any additional burden on public facilities and services. Please see Section VI of this narrative for further detail.

The request is consistent with this standard.

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

By providing a high-quality mixed-use development at this strategic location, the proposed PD will enhance living conditions and infrastructure in the area that is expected to uphold or increase property values in the adjacent areas. The PD will provide employment opportunities, as well as retail and/or service opportunities to residents of adjacent areas. Further, via the public marina, it will provide a public access point to the County's waterfront.

The request is consistent with this standard.

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

The request does not include any changes that will affect public safety.

The request is consistent with this standard.

- (3) When pertaining to other proposed amendments of these zoning regulations, the P&Z board shall consider:

- a. The need and justification for the proposed change; and

The proposed rezone request allows for development of a larger area of the CGMU district under a unified development pattern. Thereby allowing for implementation of the Harbor Village Pattern Book. This allows for development of previously vacant lands in a manner that is desirable by the County and responds to market demands.

The request is consistent with this standard.

- b. The relationship of the proposed amendment to the comprehensive plan.

Compliance with the Charlotte 2050 Comprehensive Plan is addressed in Section VII of this narrative. As previously noted, the Applicant has previously filed for Comprehensive Plan text and map amendments that update the CGMU district based on current conditions and market demands.

The request is consistent with this standard.

IX. CONCLUSION

Based upon the above information, the proposed rezone is consistent with the Goals, Objectives and Policies of the Charlotte 2050 Comprehensive Plan and the intent for development in the CGMU future land use category. The proposed PD will allow for a high-quality mixed-use development in the County's Urban Service Area, providing enhanced employment, retail and service, and recreational opportunities for future residents as well as existing residents in the surroundings areas. For these reasons, the Applicant respectfully requests approval of this petition.



PD Concept Plan

HARBOR VILLAGE

PD CONCEPT PLAN

PREPARED FOR:

MARONDA HOMES LLC OF FLORIDA

4005 MARONDA WAY
SANFORD, FL 32771
(863) 990-8729

UTILITY SERVICE PROVIDERS

WATER:

CHARLOTTE COUNTY UTILITIES

3100 LOVELAND BLVD.
PORT CHARLOTTE, FL 33980
PHONE: (941) 764-4300

SEWER:

CHARLOTTE COUNTY UTILITIES

3100 LOVELAND BLVD.
PORT CHARLOTTE, FL 33980
PHONE: (941) 764-4300

ELECTRIC:

FLORIDA POWER AND LIGHT

2245 MURPHY CT.
NORTH PORT, FL 34289
PHONE: (800) 375-8490

PHONE:

CENTURYLINK

4195 KINGS HIGHWAY
PORT CHARLOTTE, FL 33980
PHONE: (941) 637-5141

CABLE:

COMCAST

12600 WESTLINKS DRIVE, SUITE 4
FORT MYERS, FL 33913
PHONE: (239) 318-1525 OFFICE

COMMERCIAL
5205 FRUITVILLE ROAD,
SARASOTA, FL 34232
PHONE: (941) 356-1564 OFFICE

FIRE PROTECTION:

CHARLOTTE COUNTY FIRE / EMS

26571 AIRPORT RD.
PUNTA GORDA, FL 33982
PHONE: (941) 833-5600

SOLID WASTE DISPOSAL:

WASTE MANAGEMENT

25515 OLD LANDFILL ROAD
PORT CHARLOTTE, FL 33980
PHONE: (941) 629-1106

PROJECT CONTACTS

CIVIL ENGINEER:

ATWELL, LLC.
TODD R. REBOL P.E. , PROJECT MANAGER

4161 TAMiami TRAIL - BLDG. 5 UNIT 501
PORT CHARLOTTE, FLORIDA 33952
PHONE: (941) 625-1165

SURVEYOR:

ATWELL, LLC.
C. DREW BRANCH, P.S.M.

4161 TAMiami TRAIL - BLDG. 5 UNIT 501
PORT CHARLOTTE, FLORIDA 33952
PHONE: (941) 625-1165

ENVIRONMENTAL:

TURRELL, HALL & ASSOCIATES, INC.

3584 EXCHANGE AVENUE
NAPLES, FL 34104
(239) 643-0166

ARCHITECT:

N/A

LANDSCAPE ARCHITECT:

N/A

TRAFFIC ENGINEER:

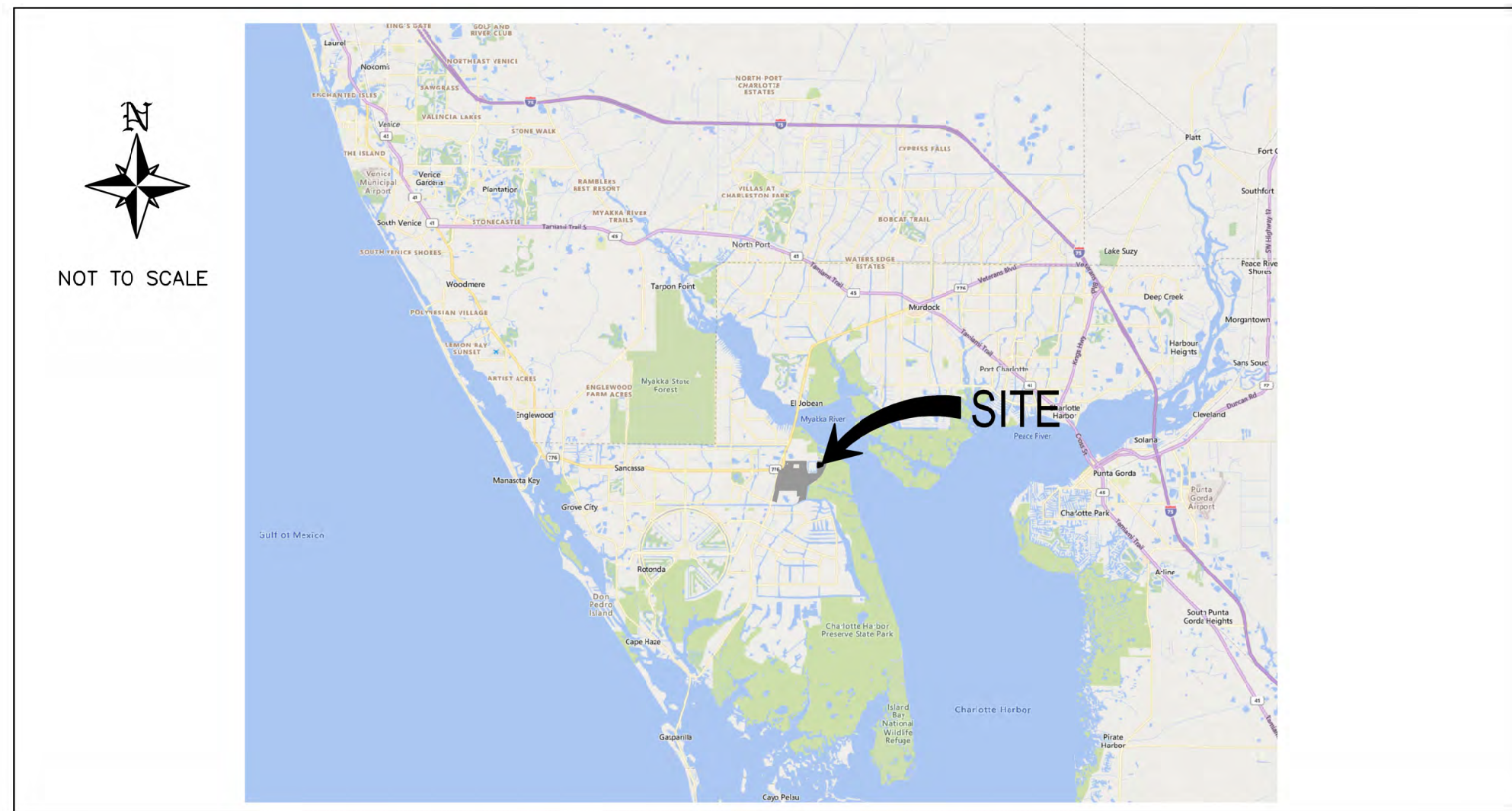
KIMLEY-HORN & ASSOCIATES, INC.

201 N. FRANKLIN STREET, UNIT 1400
TAMPA, FL 33602
(813) 620-1460

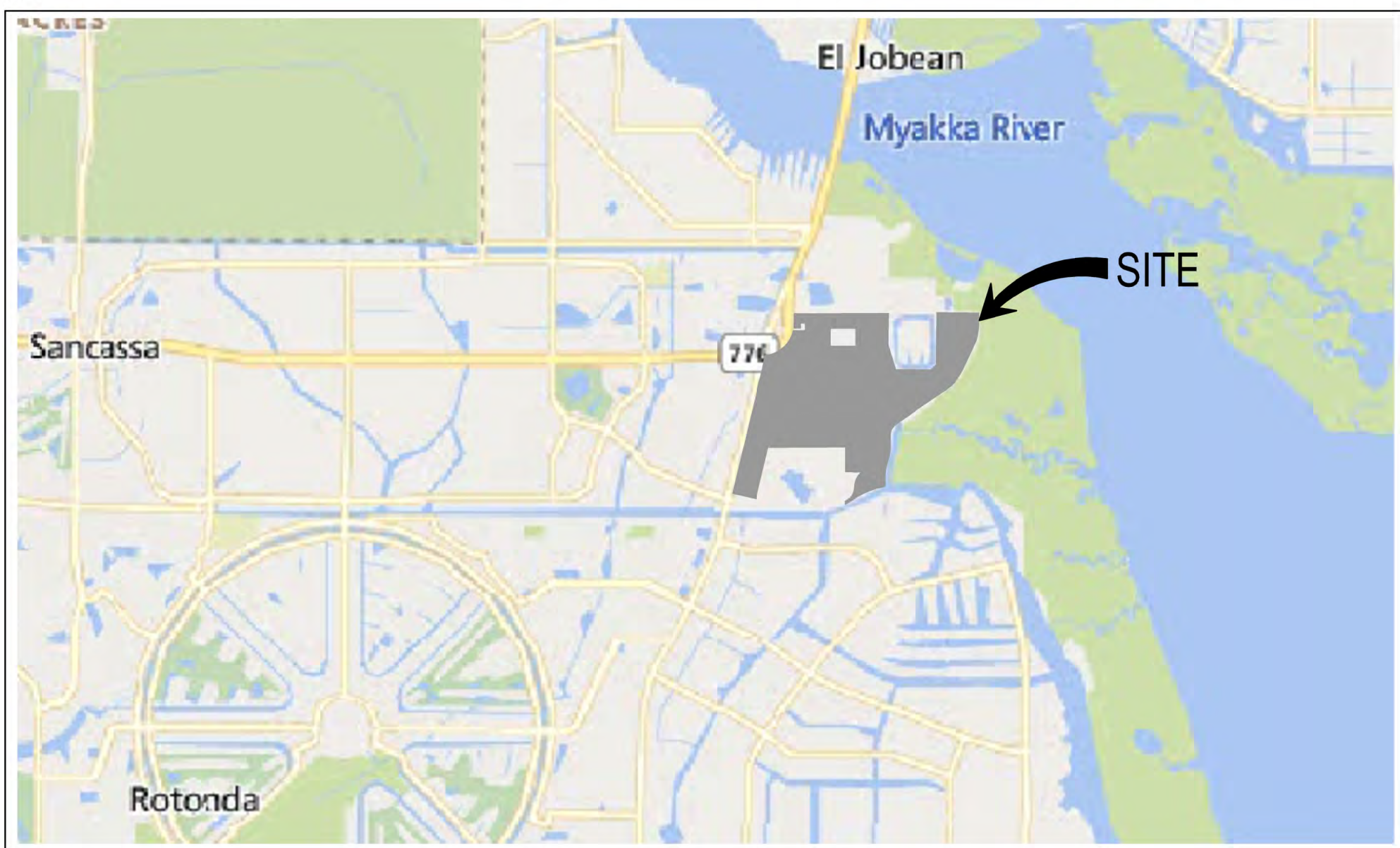


SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
1	COVER
2	AERIAL
3	PD CONCEPT PLAN
4	PD CONCEPT PLAN DETAILS & BUFFERS



GENERAL LOCATION MAP



LOCATION MAP

SECTIONS- 3, 4, 8, 9, 10,

TOWNSHIP 41 SOUTH

RANGE 21 EAST

PORT CHARLOTTE, FLORIDA

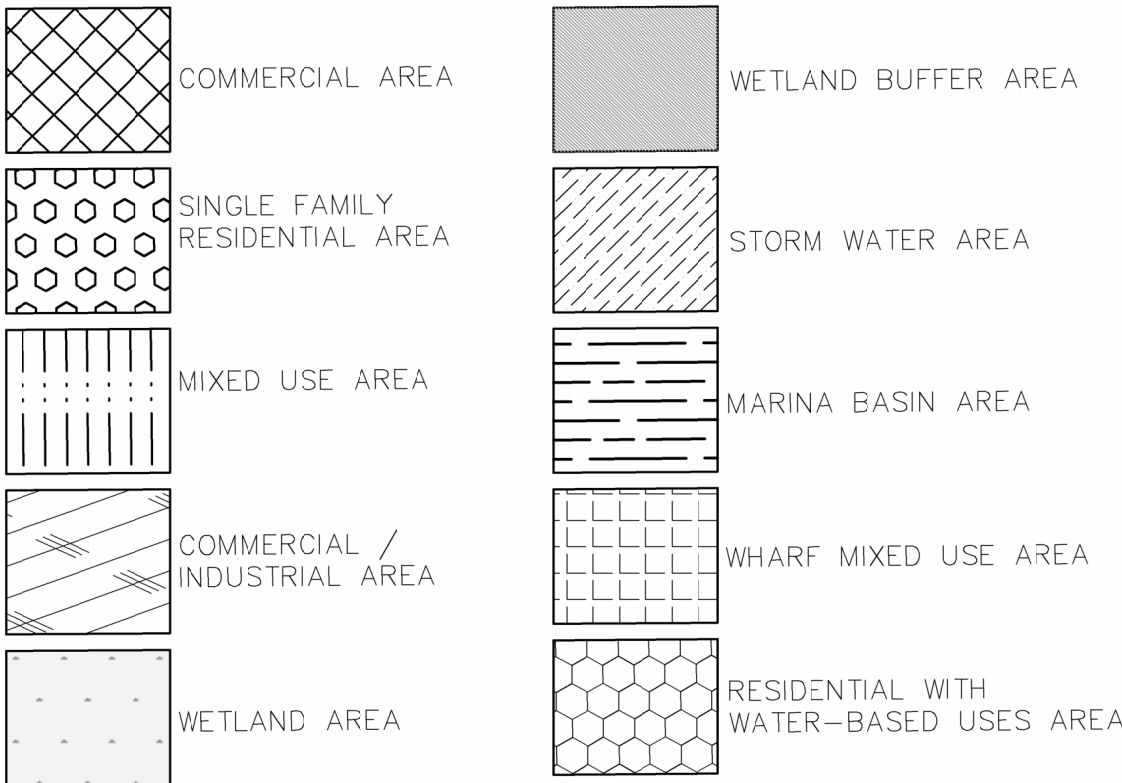
SITE INFORMATION

PROJECT AREA:	840.3 ACRES
PARCEL STRAP NO:	412109426001, 412109100006, 412108427001, 412109301001, 412110100001, 412103300002, 412103300003, 412109100007, 412104400008, 412104400009, 412104400010, 412104377002, 412109100008, 412104329002, 412104400001, 412104400002, 412104400003, 412104400004, 412104400012, 412104400011, 412104327001, 412104326003, 412104326001, 412104326002
PARCEL ADDRESS:	SOUTH MCCALL ROAD / GASPARILLA ROAD PORT CHARLOTTE 33981
CURRENT ZONING:	PLANNED DEVELOPMENT (PD), RESIDENTIAL SINGLE-FAMILY (RSF-2) RESIDENTIAL MULTI-FAMILY (RMF-5)
PROPOSED USE:	PLANNED MIXED USE DEVELOPMENT

ALL ELEVATIONS ON CIVIL ENGINEERING PLANS REFERENCE: NAVD 1988				
NO.	DATE	REVISION DESCRIPTION	BY	

© 2024 ATWELL GROUP, INC. ALL RIGHTS RESERVED. PROJECT: HARBOR VILLAGE PD CONCEPT PLAN. DATE: 7/17/2024. 11:18:53 AM. PLOT: 001. SCALE: 1"=400'. DRAWN BY: J. BROWN. CHECKED BY: M. JONES.

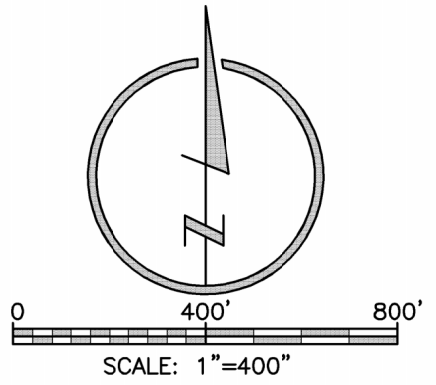
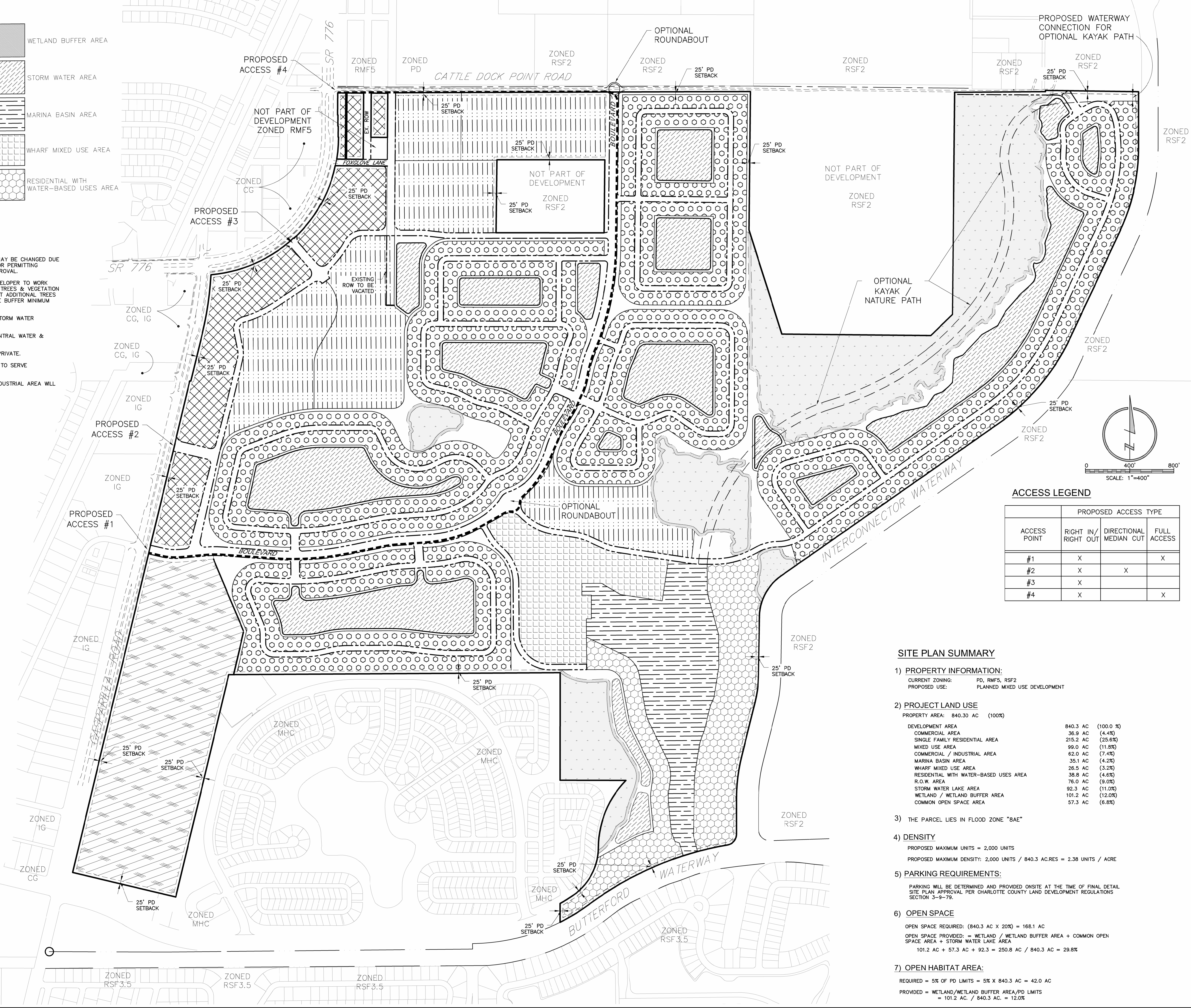
LEGEND



10' MULTI-USE TRAIL

PLANNED DEVELOPMENT NOTES:

- ALL TRACT LINES SHOWN ARE PRELIMINARY & MAY BE CHANGED DUE TO MARKET CONDITIONS, DESIGN CONSTRAINTS OR PERMITTING REQUIREMENTS AT FINAL DETAIL SITE PLAN APPROVAL.
- WHERE A LANDSCAPE BUFFER IS REQUIRED, DEVELOPER TO WORK WITH COUNTY STAFF TO DETERMINE IF EXISTING TREES & VEGETATION MEET BUFFER REQUIREMENTS & DETERMINE WHAT ADDITIONAL TREES WILL BE REQUIRED TO MEET COUNTY LANDSCAPE BUFFER MINIMUM REQUIREMENTS.
- ALL ON-SITE LAKES WILL BE A PART OF THE STORM WATER MANAGEMENT SYSTEM.
- PROPOSED PROJECT SHALL BE SERVICED BY CENTRAL WATER & SEWER.
- ALL INTERNAL STREETS ARE PROPOSED TO BE PRIVATE.
- PARALLEL PARKING IS PROPOSED WITHIN R.O.W. TO SERVE COMMUNITY FACILITIES.
- PROPOSED ACCESS POINTS FOR COMMERCIAL/INDUSTRIAL AREA WILL BE PROVIDED AT FINAL DETAIL SITE PLAN



ACCESS LEGEND

ACCESS POINT	PROPOSED ACCESS TYPE		
	RIGHT IN/ RIGHT OUT	DIRECTIONAL MEDIAN CUT	FULL ACCESS
#1	X		X
#2	X	X	
#3	X		
#4	X		X

SITE PLAN SUMMARY

- 1) PROPERTY INFORMATION:
CURRENT ZONING: PD, RMF5, RSF2
PROPOSED USE: PLANNED MIXED USE DEVELOPMENT
- 2) PROJECT LAND USE
- | | | |
|--|-----------|-----------|
| PROPERTY AREA: | 840.30 AC | (100%) |
| DEVELOPMENT AREA | 840.3 AC | (100.0 %) |
| COMMERCIAL AREA | 36.9 AC | (4.4%) |
| SINGLE FAMILY RESIDENTIAL AREA | 215.2 AC | (25.6%) |
| MIXED USE AREA | 99.0 AC | (11.8%) |
| COMMERCIAL / INDUSTRIAL AREA | 62.0 AC | (7.4%) |
| MARINA BASIN AREA | 35.1 AC | (4.2%) |
| WHARF MIXED USE AREA | 26.5 AC | (3.2%) |
| RESIDENTIAL WITH WATER-BASED USES AREA | 38.8 AC | (4.6%) |
| R.O.W. AREA | 76.0 AC | (9.0%) |
| STORM WATER LAKE AREA | 92.3 AC | (11.0%) |
| WETLAND / WETLAND BUFFER AREA | 101.2 AC | (12.0%) |
| COMMON OPEN SPACE AREA | 57.3 AC | (6.8%) |
- 3) THE PARCEL LIES IN FLOOD ZONE "8AE"
- 4) DENSITY
PROPOSED MAXIMUM UNITS = 2,000 UNITS
PROPOSED MAXIMUM DENSITY: 2,000 UNITS / 840.3 AC.RES = 2.38 UNITS / ACRE
- 5) PARKING REQUIREMENTS:
PARKING WILL BE DETERMINED AND PROVIDED ONSITE AT THE TIME OF FINAL DETAIL SITE PLAN APPROVAL PER CHARLOTTE COUNTY LAND DEVELOPMENT REGULATIONS SECTION 5-9-79.
- 6) OPEN SPACE
OPEN SPACE REQUIRED: (840.3 AC X 20%) = 168.1 AC
OPEN SPACE PROVIDED: = WETLAND / WETLAND BUFFER AREA + COMMON OPEN SPACE AREA + STORM WATER LAKE AREA
101.2 AC + 57.3 AC + 92.3 = 250.8 AC / 840.3 AC = 29.8%
- 7) OPEN HABITAT AREA:
REQUIRED = 5% OF PD LIMITS = 5% X 840.3 AC = 42.0 AC
PROVIDED = WETLAND/WETLAND BUFFER AREA/PD LIMITS = 101.2 AC. / 840.3 AC. = 12.0%



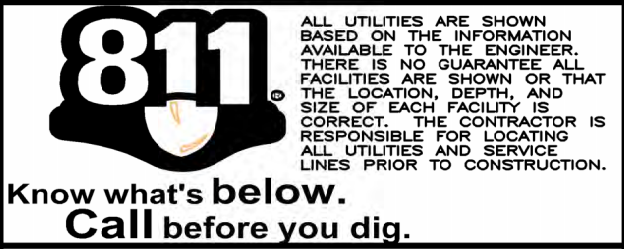
PD CONCEPT PLAN

HARBOR VILLAGE

PORT CHARLOTTE, FLORIDA

MARONDA HOMES LLC OF FLORIDA

NO.	DATE	REVISION DESCRIPTION	BY



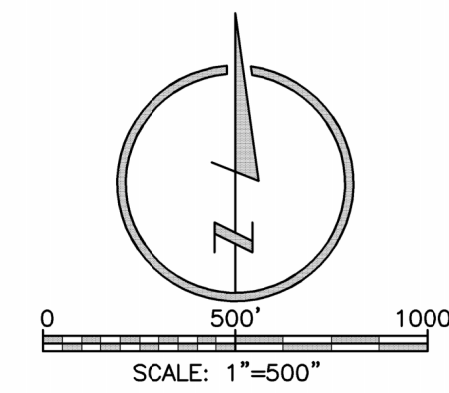
NOT RELEASED FOR CONSTRUCTION

TODD R. REBOL, P.E. FLORIDA LIC #64040		
DRAFTED BY: FLS	DESIGNED BY: TRR	REVIEWED BY: TRR
PROJECT NUMBER: 4196A	COMPLETION DATE: -	SURVEY DATUM: NAVD 1988
BOOK AND PAGE:		

SHEET

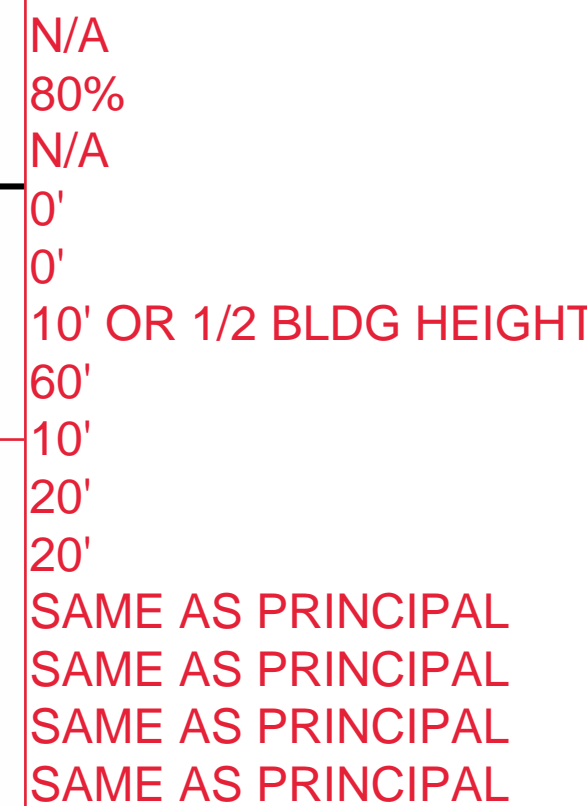
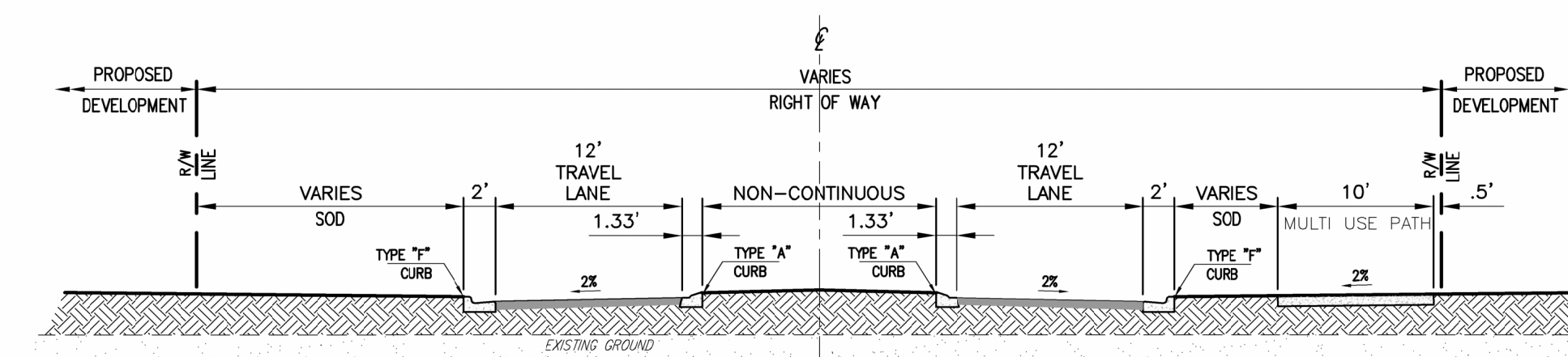
Legend for the Comprehensive Zoning Ordinance map:

- COMMERCIAL AREA
- SINGLE FAMILY RESIDENTIAL AREA
- MIXED USE AREA
- COMMERCIAL / INDUSTRIAL AREA
- WETLAND AREA
- WETLAND BUFFER AREA
- STORM WATER AREA
- MARINA BASIN AREA
- WHARF MIXED USE AREA
- RESIDENTIAL WITH WATER-BASED USES AREA
- 10' MULTI-USE TRAIL



DESCRIPTION OF USE	SINGLE FAMILY DETACHED	SINGLE FAMILY ATTACHED	MULTI FAMILY	TOWNHOMES	COMMERCIAL	INDUSTRIAL
REQUIRED PARKING	2 / UNIT	2 / UNIT	PER CC CODE 3-9-79	2 / UNIT	PER CC CODE 3-9-79	PER CC CODE 3-9-79
MIN. LOT REQUIREMENT (SQ. FT.)	4,000	3,200	7,500	2,000	12,000	12,000
MAX. PERCENTAGE OF LOT COVERAGE (%)	65	70	45	75	55	60
MIN. WIDTH (FT.)	40	30	80	18	100	100
MIN. FRONT YARD (FT.)	20	20	20	20	20****	20***
MIN. SIDE YARD INTERIOR (FT.)	5	5/0**	1/2 BLDG HT BUT NOT < 15'	5 EXTERIOR 0 INTERIOR	10****	10 ***
MIN. SIDE YARD ABUTTING A ROAD (FT.)	10	10	10	10	10****	10 ***
MAX. BUILDING HEIGHT (FT.)	38	38	60	38	60	60
MIN. REAR YARD ABUTTING A LOT (FT.)	10	10	1/2 BLDG HT BUT NOT < 15'	10	10****	10 ***
MIN. REAR YARD ABUTTING WATER (FT.)*	20	20	20	20	20****	20 ****
MIN. REAR YARD ABUTTING A ROAD (FT.)	15	15	15	15	10****	10 ***
SETBACK FOR ACCESSORY STRUCTURE FROM REAR LOT LINE (FT.)*	5	5	SAME AS PRINCIPAL BUILDING			
SETBACK FOR ACCESSORY STRUCTURE FROM SIDE YARD (FT.)	SAME AS PRINCIPAL BUILDING					
SETBACK FOR ACCESSORY STRUCTURE ABUTTING A ROAD (FT.)*	SAME AS PRINCIPAL BUILDING					
SETBACK FOR ACCESSORY STRUCTURE ABUTTING WATER (FT.)*	SAME AS PRINCIPAL BUILDING					

AREA	PROPOSED LAND USE						
	COMMERCIAL	SINGLE FAMILY DETACHED	SINGLE FAMILY ATTACHED	TOWNHOMES	MULTI-FAMILY	RECREATIONAL	INDUSTRIAL
SINGLE FAMILY RESIDENTIAL		X	X	X		X	
MIXED USE	X	X	X	X	X	X	
COMMERCIAL	X					X	
COMMERCIAL / INDUSTRIAL	X					X	X
WHARF MIXED USE	X		X	X	X	X	X
RESIDENTIAL WITH WATER-BASED USES		X	X	X	X	X	



PD CONCEPT PLAN DETAILS

HARBOR VILLAS

PORT CHARLOTTE, FL

MARONDA HOMES LLC OF

[illegible]

NOT RELEASED FOR CONSTRUCTION

TODD R. REBOL P.E.		
FLORIDA L.I.C. #64040		
DRAFTED BY: FLS	DESIGNED BY: TRR	REVIEWED BY: TRR
PROJECT NUMBER: 4196A	COMPLETION DATE: —	SURVEY DATUM: NAVD 1988
BOOK AND PAGE:		
SHEET		



Schedule of Uses



Harbor Village Planned Development

Schedule of Uses

Single-Family Residential Tracts

- Residential single-family detached.
- Residential single-family attached.
- Townhomes.
- Amenities such as clubhouse, community pool, tennis course or other similar non-commercial recreational uses and structures.
- Community garden.
- Park, public or not-for-profit.
- Accessory uses and structures which are customarily accessory and clearly incidental to permitted uses and structures are permitted in this district.

Residential Tracts with Water-Based Uses

- Residential single-family detached.
- Residential single-family attached.
- Multi-Family, including duplexes and townhomes.
- Marina.
- Amenities such as private docks/wet slips, clubhouse, community pool, tennis course or other similar non-commercial recreational uses and structures.
- Community garden.
- Park, public or not-for-profit.
- Accessory uses and structures which are customarily accessory and clearly incidental to permitted uses and structures are permitted in this district.

Mixed Use Tracts

- Residential single-family detached.
- Residential single-family attached.
- Multi-family, including duplexes and townhomes.
- Amenities such as clubhouse, community pool, tennis course or other similar non-commercial recreational uses and structures.
- Accessory uses and structures which are customarily accessory and clearly incidental to permitted uses and structures are permitted in this district.
- Community garden.
- Park, public or not-for-profit.
- Accessory uses and structures. Uses and structures which are customarily accessory and clearly incidental to permitted uses and structures are permitted in this district.
- Animal hospital, boarding facility.
- Art, dance, music, photo studio or gallery.
- Assisted living facility or day care center.
- Auditorium, convention center, performing arts center.

- Bank, financial services.
- Bar, cocktail lounge, nightclub, tavern.
- Business services.
- Clubhouse, community center.
- Essential services.
- General offices.
- General retail sales and services.
- Government uses and facilities.
- Hotel, motel, inn.
- Laundromat.
- Leisure vehicle rental.
- Liquor, package store.
- Medical or dental office, clinic.
- Outdoor market or exhibition space.
- Paid or public parking lot, garage
- Park, public or not-for-profit.
- Personal services.
- Place of worship.
- Post office.
- Printing facilities.
- Private club.
- Professional services.
- Recreation, indoor.
- Recreation, outdoor.
- Restaurant.

Commercial Tracts

- Accessory uses and structures which are customarily accessory and clearly incidental to permitted uses and structures are permitted in this district.
- Active and passive parks and playgrounds
- Animal hospital, boarding facility.
- Art, dance, music, photo studio or gallery.
- Auditorium, convention center, performing arts center.
- Assisted living facility (ALF) or day care center. For ALF, the following requirements shall apply;
 - The facility shall have a direct access to McCall Road (SR 776) or Gasparilla Road (CR 771).
 - The proposed building will be constructed to provide for either shuttering or shatterproof glass in all windows.
 - The facility will include an independent emergency power supply.
 - The facility will provide a written emergency plan under State of Florida rules with the plan being submitted to and approved by the Charlotte County Emergency Management Director
- Bank, financial services.
- Bar, cocktail lounge, nightclub, tavern.
- Boat, travel trailer and motor vehicle sales, including recreational vehicles and campers.

- Business services.
- Clubhouse, community center.
- Commercial vehicle rental.
- Day care center, child.
- Drug store, pharmacy.
- Dry cleaner.
- Emergency services.
- Essential services.
- Funeral homes, crematoria.
- Gas station.
- General offices.
- General retail sales and services.
- Government uses and facilities.
- Hotel, motel, inn.
- Laundromat.
- Leisure vehicle rental.
- Liquor, package store.
- Medical or dental office, clinic.
- Noncommercial vehicle rental.
- Nursing home, the following requirements shall apply:
 - The facility shall have a direct access to McCall Road (SR 776) or Gasparilla Road (CR 771).
 - The proposed building will be constructed to provide for either shuttering or shatterproof glass in all windows.
 - The facility will include an independent emergency power supply.
 - The facility will provide a written emergency management plan under State of Florida rules with the plan being submitted to and approved by the Charlotte County Emergency Management Director.
- Outdoor market or exhibition space.
- Park, public or not-for-profit.
- Personal services.
- Place of worship.
- Post office.
- Private club.
- Printing facilities.
- Private club.
- Professional services.
- Recreation, indoor.
- Recreation, outdoor.
- Restaurant.
- Telecommunications facility.
- Vocational trade, trade, or business school.
- Uses and structures which are constantly accessory and clearly incidental to permitted uses and structures.

Commercial/Industrial Tracts

- All uses permitted in the Commercial/Industrial Tracts except residential uses.
- Building trades contractor's office.
- Laboratories, class 1, 2, 3.
- Light manufacturing and assembly.
- Mass transit station.
- Mini-warehouses or storage facilities.
- Storage of boat, travel trailer and motor vehicle, including recreational vehicles and campers
- Telecommunications facility
- Vocational, trade, or business school
- Wholesale sales

Wharf Mixed Use Tract

- Accessory uses and structures which are customarily accessory and clearly incidental to permitted uses and structures are permitted in this district.
- Active and passive parks and playgrounds
- Art, dance, music, photo studio or gallery.
- Auditorium, convention center, performing arts center.
- Bar, cocktail lounge, nightclub, tavern.
- Boat, travel trailer and motor vehicle sales, including recreational vehicles and campers.
- Clubhouse, community center.
- Emergency services.
- Essential services.
- General offices.
- General retail sales and services.
- Government uses and facilities.
- Hotel, motel, inn.
- Leisure vehicle rental.
- Marina including wet and dry boat slips.
- Noncommercial vehicle rental.
- Outdoor market or exhibition space.
- Park, public or not-for-profit.
- Personal services.
- Private club.
- Private club.
- Recreation, indoor.
- Recreation, outdoor.
- Restaurant.
- Uses and structures which are constantly accessory and clearly incidental to permitted uses and structures.
- Residential single-family attached.
- Multi-Family, including duplexes and townhomes.



Original PD Approval

ORDINANCE
NUMBER 2020 - 049

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, AMENDING THE CHARLOTTE COUNTY ZONING ATLAS FROM COMMERCIAL GENERAL (CG) (56.6± ACRES) AND RESIDENTIAL SINGLE-FAMILY 2 (RSF-2) (351.4± ACRES), TO PLANNED DEVELOPMENT (PD), INCREASING THE BASE DENSITY FROM 702 UNITS TO 1,475 UNITS; FOR PROPERTY GENERALLY LOCATED NORTH OF DELAMERE BOULEVARD, SOUTHEAST OF MCCALL ROAD (SR 776), EAST OF GASPARILLA ROAD (CR 771), AND WEST OF BUTTERFORD WATERWAY, IN THE WEST COUNTY AREA, CONTAINING 408 ACRES MORE OR LESS; COMMISSION DISTRICT IV, CHARLOTTE COUNTY, FLORIDA; PETITION PD-20-00005; APPLICANT, 2008 FL RECOVERY LIMITED PARTNERSHIP; PROVIDING AN EFFECTIVE DATE.

CHARLOTTE COUNTY CLERK OF CIRCUIT COURT
OR BOOK: 4674 PAGE 1457 PAGE 1 OF 25
INSTR # 2881275 Doc Type GOV
Recorded: 12/9/2020 at 3:44 PM
Rec. Fee: RECORDING \$214.00
Cashier By: NLANE

RECITALS

WHEREAS, in a public hearing held on Tuesday, December 8, 2020, the Board of County Commissioners of Charlotte County, Florida ("Board") reviewed Petition PD-20-00005, submitted by applicant, 2008 FL Recovery Limited Partnership ("Applicant"), which requested a rezoning from Commercial General (CG) (56.6± acres) and Residential Single-family 2 (RSF-2) (351.4± acres) to Planned Development (PD) for property generally located north of Delamere Boulevard, southeast of McCall Road (SR 776), east of Gasparilla Road (CR 771), and west of Butterford Waterway, in the West County area, containing 408 acres more or less; Commission District IV, Charlotte County, Florida, and more particularly described in Exhibit "A" which is attached hereto and provided herein ("Property"); and

WHEREAS, the Residential Single-family 2 (RSF-2) (351.4± acres) portion of the Property is more particularly described in Exhibit "A-1" which is attached hereto and provided herein; and

WHEREAS, the Applicant seeks a rezoning from Commercial General (CG) and Residential Single-family 2 (RSF-2) to Planned Development (PD) in order to bring zoning into compliance with the existing Compact Growth Mixed Use (CGMU) FLUM designation; and

WHEREAS, Petition PD-20-00005 has previously been heard by the Charlotte County Planning and Zoning Board ("P&Z Board") and, based on the findings and analysis provided by County Staff and the evidence presented to the P&Z Board, has been recommended for approval with conditions on November 9, 2020; and

WHEREAS, after due consideration, based on the findings and analysis provided by County Staff and the evidence presented to it, the Board has found that approval of Petition PD-20-00005 with conditions is consistent with the County's Comprehensive Plan, and that it meets the requirements for the granting of a rezone; and

WHEREAS, based on the above findings, the Board has determined it to be in the best interests of the County to rezone the subject property from Commercial General (CG) and Residential Single-family 2 (RSF-2) to Planned Development (PD).

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Charlotte County, Florida:

SECTION 1. The following petition, made by applicant, 2008 FL
Recovery Limited Partnership, for an amendment to the Charlotte County Zoning
Atlas is hereby approved subject to the conditions contained in the attached
Exhibit "B":

Petition PD-20-00005 requesting rezoning from
Commercial General (CG) (56.6± acres) and
Residential Single-family 2 (RSF-2) (351.4± acres) to
Planned Development (PD) for property generally
located north of Delamere Boulevard, southeast of
McCall Road (SR 776), east of Gasparilla Road (CR
771), and west of Butterford Waterway, in the West
County area, containing 408 acres more or less;
Commission District IV, Charlotte County, Florida, and
more particularly described in Exhibit "A" and Exhibit
"A-1".

SECTION 2. That the zoning for this property shall run with the
property and shall apply to any subsequent owners, heirs and assigns.

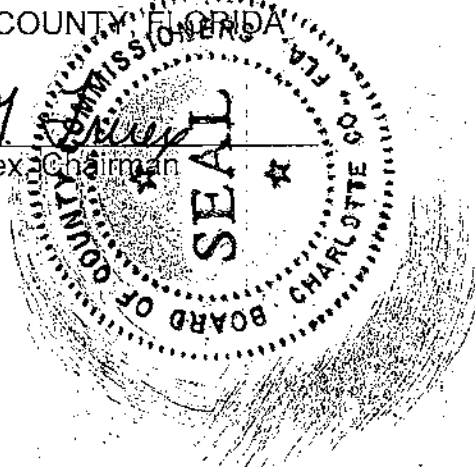
SECTION 3. This Ordinance shall take effect upon filing in the Office
of the Secretary of State, State of Florida.

[SIGNATURE PAGE FOLLOWS]

PASSED AND DULY ADOPTED this 8th day of December, 2020.

BOARD OF COUNTY COMMISSIONERS
OF CHARLOTTE COUNTY, FLORIDA

By: William G. Truex
William G. Truex, Chairman



ATTEST:

Roger D. Eaton, Clerk of the Circuit Court
and Ex-Officio Clerk of the
Board of County Commissioners

By: Michelle S. Buadino
Deputy Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

By: Janette S. Knowlton
Janette S. Knowlton, County Attorney
LR2020-0571



Professional Engineers, Planners & Land Surveyors

DESCRIPTION OF A PARCEL OF LAND
LYING IN SECTIONS 4 AND 9, T-41-S, R-21-E,
CHARLOTTE COUNTY, FLORIDA

PD LIMITS

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF CHARLOTTE, LYING IN SECTIONS 4 AND 9, TOWNSHIP 41 SOUTH, RANGE 21 EAST, BEING A PART OF THE NORTH HALF OF SAID SECTION 9 TOGETHER WITH A PORTION OF THE TOWN OF McCALL, AS RECORDED IN PLAT BOOK 1 AT PAGE 4, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

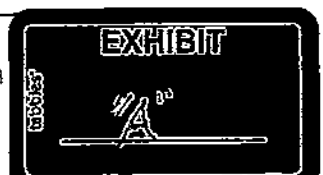
PARCEL "A"

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 4; THENCE S.00°05'24"E. ALONG THE EAST LINE OF SAID SECTION 9, FOR 2653.96 FEET TO THE SOUTH LINE OF NORTH HALF OF SAID SECTION 9; THENCE S.89°39'19"W., ALONG THE SOUTH LINE OF THE NORTH HALF OF SAID SECTION 9, FOR 5258.86 FEET TO THE WEST LINE OF SAID SECTION 9; THENCE N.00°54'47"E. ALONG THE WEST LINE OF SAID SECTION 9, FOR 1944.07 FEET TO THE EAST LINE OF COUNTY ROAD 771; THENCE N.13°24'14"E. ALONG THE EAST LINE OF COUNTY ROAD 771, FOR 740.90 FEET; THENCE CONTINUE ALONG SAID EAST LINE OF COUNTY ROAD 771 FOR THE FOLLOWING THREE CALLS; N.89°31'51"E. FOR 10.30 FEET; THENCE N.13°24'14"E. FOR 449.67 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 2964.81 FEET, DELTA ANGLE OF 10°15'47", CHORD BEARING N.08°16'21"E., CHORD DISTANCE 530.37 FEET, THENCE ALONG THE ARC OF SAID CURVE, FOR 531.07 FEET TO THE SOUTH LINE OF STATE ROAD 776 ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1250.00 FEET, DELTA ANGLE OF 38°04'02", CHORD BEARING N.66°03'00"E., CHORD DISTANCE 815.30 FEET, THENCE ALONG THE ARC OF SAID CURVE, FOR 830.50 FEET; THENCE CONTINUE ALONG THE SOUTH LINE OF COUNTY ROAD 776 THE FOLLOWING THREE CALLS; S.89°36'07"E. FOR 9.52 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1256.56 FEET, DELTA ANGLE OF 17°49'34", CHORD BEARING N.38°16'36"E., CHORD DISTANCE 389.37 FEET, THENCE ALONG THE ARC OF SAID CURVE, FOR 390.94 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 1259.84 FEET, DELTA ANGLE OF 17°07'00", CHORD BEARING N.20°20'26"E., CHORD DISTANCE 374.97 FEET, THENCE ALONG THE ARC OF SAID CURVE, FOR 376.37 FEET; THENCE S.89°36'07"E. FOR 471.96 FEET; THENCE S.00°20'08"W. FOR 1260.62 FEET; THENCE S.89°31'35"E. FOR 655.64 FEET TO THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 4 ALSO BEING POINT "A"; THENCE S.00°42'19"W., ALONG THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 4, FOR 661.37 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 4; THENCE N.89°58'27"E., ALONG THE SOUTH LINE OF SAID SECTION 4, FOR 2622.80 FEET TO THE POINT OF BEGINNING.

AND

SHEET 1 OF 4

SERVING THE STATE OF FLORIDA



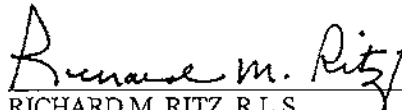
PARCEL "B"

COMMENCING FROM THE AFOREMENTIONED POINT "A"; THENCE N.00°42'19"E., ALONG SAID NORTH-SOUTH QUARTER SECTION LINE OF SECTION 4, FOR 330.68 FEET TO THE POINT OF BEGINNING; THENCE N.89°55'26"W., FOR 588.94 FEET; THENCE N.00°24'17"E. FOR 988.70 FEET; THENCE N.89°45'27"E. FOR 257.50 FEET; THENCE N.00°42'17"E. FOR 330.90 FEET; THENCE S.89°47'42"W. FOR 259.23 FEET; THENCE N.00°24'17"E. FOR 281.06 FEET; THENCE N.00°05'42"W. FOR 50.00 FEET TO THE EAST-WEST QUARTER SECTION LINE OF SAID SECTION 4; THENCE N.89°50'01"E, ALONG THE EAST-WEST QUARTER SECTION LINE OF SAID SECTION 4, FOR 598.07 FEET TO THE NORTH-SOUTH QUARTER SECTION LINE OF SECTION 4; THENCE S.00°42'19"W., ALONG THE NORTH-SOUTH QUARTER SECTION LINE OF SECTION 4 FOR 661.37 FEET; THENCE N.89°52'12"E. FOR 327.28 FEET; THENCE S.00°41'19"W. FOR 661.56 FEET; THENCE S.89°54'17"W. FOR 327.47 FEET TO SAID NORTH-SOUTH QUARTER SECTION LINE OF SECTION 4; THENCE S.00°42'19"W., ALONG SAID NORTH-SOUTH QUARTER SECTION LINE OF SECTION 4, FOR 330.68 FEET TO THE POINT OF BEGINNING.

CONTAINING A COMBINED TOTAL OF 408.39 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON "THE STATE PLANE COORDINATE SYSTEM" FLORIDA ZONE WEST NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT - EPOCH 2010) AND WERE DERIVED FROM THE FLORIDA PERMANENT REFERENCE NETWORK, SITE CODE "PNTA". WHEREIN THE WEST LINE OF SECTION 9, TOWNSHIP 41 SOUTH, RANGE 21 EAST BEARS N.00°54'47"E.

BANKS ENGINEERING
FLORIDA LICENSED BUSINESS NO. LB6690


RICHARD M. RITZ, R.L.S.
REGISTERED LICENSED SURVEYOR
FLORIDA CERTIFICATION NO. 4009

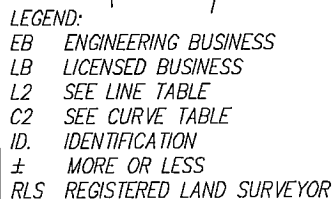


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Richard M. Ritz, R.L.S.
#4009 State of Florida
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authentication code.
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considered signed and
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any electronic copies.
Date: 2020.05.26
16:00:43 -04'00'

MAY 26, 2020

SHEET 2 OF 4

SERVING THE STATE OF FLORIDA



4161 TAMiami TRAIL - BLDG 5 UNIT 501
PORT CHARLOTTE, FLORIDA 33952
PHONE: (841) 625-1165 FAX: (941) 625-1149
ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 8880
WWW.BANKSENG.COM

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
05-26-20	4196	PD LIMITS	N/A	DDB	BJC	1"=800'	3 of 4

NOTE:
 BEARINGS BASED ON THE WEST LINE OF SECTION 9,
 TOWNSHIP 41 SOUTH, RANGE 21 EAST AS BEING N.00°54'47"E.

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2964.81'	531.07'	530.37'	N 08°16'21" E	10°15'47"
C2	1250.00'	830.50'	815.30'	N 66°03'00" E	38°04'02"
C3	1256.56'	390.94'	389.37'	N 38°16'36" E	17°49'34"
C4	1259.84'	376.37'	374.97'	N 20°20'26" E	17°07'00"

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 00°05'24" E	2653.96'
L2	S 89°39'19" W	5258.86'
L3	N 00°54'47" E	1944.07'
L4	N 13°24'14" E	740.90'
L5	N 89°31'51" E	10.30'
L6	N 13°24'14" E	449.67'
L7	S 89°36'07" E	9.52'
L8	S 89°36'07" E	471.96'
L9	S 00°20'08" W	1260.62'
L10	S 89°31'35" E	655.64'
L11	S 00°42'19" W	661.37'
L12	N 89°58'27" E	2622.80'
L13	N 00°42'19" E	330.68'
L14	N 89°55'26" W	588.94'
L15	N 00°24'17" E	988.70'
L16	N 89°45'27" E	257.50'
L17	N 00°42'17" E	330.90'
L18	S 89°47'42" W	259.23'
L19	N 00°24'17" E	281.06'
L20	N 00°05'42" W	50.00'
L21	N 89°50'01" E	598.07'
L22	S 00°42'19" W	661.37'
L23	N 89°52'12" E	327.28'
L24	S 00°41'19" W	661.56'
L25	S 89°54'17" W	327.47'
L26	S 00°42'19" W	330.68'

LEGEND:

EB ENGINEERING BUSINESS
 LB LICENSED BUSINESS
 L2 SEE LINE TABLE
 C2 SEE CURVE TABLE
 ID. IDENTIFICATION
 ± MORE OR LESS
 RLS REGISTERED LAND SURVEYOR

BANKS

ENGINEERING

Professional Engineers, Planners, & Land Surveyors
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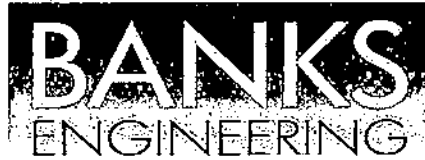
4161 TADDAU TRAIL - BLDG 5 UNIT 501
PORT CHARLOTTE, FLORIDA 33652
PHONE: (941) 625-1183 FAX: (941) 625-1148

ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 5890

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DESCRIPTION AND SKETCH
PD LIMITS
 CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
05-26-20	4196	PD LIMITS	N/A	DDB	BJC	N/A	4 of 4



Professional Engineers, Planners & Land Surveyors

DESCRIPTION OF A PARCEL OF LAND
LYING IN SECTIONS 4 & 9, T-41-S, R-21-E,
CHARLOTTE COUNTY, FLORIDA.

RSF-2 AREA

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF CHARLOTTE, LYING IN SECTIONS 4 AND 9, TOWNSHIP 41 SOUTH, RANGE 21 EAST, BEING A PART OF THE NORTH 1/2 OF SAID SECTION 9 AND A PART OF THE TOWN OF MCCALL, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 14 OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 4; THENCE S.00°05'24"E., ALONG THE EAST LINE OF SAID SECTION 9, FOR 2653.96 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 9; THENCE S.89°39'19"W., ALONG THE SOUTH LINE OF THE NORTH 1/2 OF SAID SECTION 9, FOR 5258.86 FEET TO THE WEST 1/4 CORNER OF SAID SECTION 9; THENCE N.00°54'47"E., ALONG THE WEST LINE OF SAID SECTION 9, FOR 1944.07 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 771; THENCE N.13°24'14"E., ALONG THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 771, FOR 740.90 FEET TO THE NORTH LINE OF SAID SECTION 9; THENCE N.89°31'51"E., ALONG THE NORTH LINE OF SAID SECTION 9, FOR 1781.83 FEET; THENCE N.00°36'07"E. FOR 672.01 FEET; THENCE S.89°31'35"E. FOR 648.39 FEET TO THE NORTH-SOUTH 1/4 SECTION LINE OF SAID SECTION 4, ALSO BEING POINT "A"; THENCE S.00°42'19"W., ALONG THE NORTH-SOUTH 1/4 SECTION LINE OF SAID SECTION 4, FOR 661.37 FEET TO SAID NORTH LINE OF SECTION 9; THENCE N.89°58'27"E., ALONG SAID NORTH LINE OF SECTION 9, FOR 2622.80 FEET TO THE POINT OF BEGINNING.


AND

BEGINNING AT THE AFOREMENTIONED POINT "A"; THENCE N.00°42'19"E., ALONG SAID NORTH-SOUTH 1/4 SECTION LINE OF SECTION 4, FOR 330.68 FEET TO THE POINT OF BEGINNING; THENCE N.89°55'26"W. FOR 213.94 FEET; THENCE N.00°42'19"E. FOR 329.21 FEET; THENCE S.89°40'52"W. FOR 376.75 FEET; THENCE N.00°24'17"E. FOR 662.11 FEET; THENCE N.89°45'27"E. FOR 257.50 FEET; THENCE N.00°42'17"E. FOR 330.90 FEET; THENCE S.89°47'42"W. FOR 259.23 FEET; THENCE N.00°24'17"E. FOR 331.06 FEET TO THE EAST-WEST 1/4 SECTION LINE OF SAID SECTION 4; THENCE N.89°50'01"E., ALONG THE EAST-WEST 1/4 SECTION LINE OF SAID SECTION 4, FOR 597.63 FEET TO SAID NORTH-SOUTH 1/4 SECTION LINE OF SECTION 4; THENCE S.00°42'19"W., ALONG SAID NORTH-SOUTH 1/4 SECTION LINE, FOR 661.37 FEET; THENCE N.89°52'12"E. FOR 327.28 FEET; THENCE S.00°41'19"W. FOR 661.56 FEET; THENCE S.89°54'17"W. FOR 327.47 FEET TO SAID NORTH-SOUTH 1/4 SECTION LINE OF SECTION 4; THENCE S.00°42'19"W., ALONG SAID NORTH-SOUTH 1/4 SECTION LINE, FOR 330.68 FEET TO THE POINT OF BEGINNING.

COMBINED PARCELS CONTAIN 351.40 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON "THE STATE PLANE COORDINATE SYSTEM" FLORIDA ZONE WEST NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT - EPOCH 2010) AND WERE DERIVED FROM THE FLORIDA PERMANENT REFERENCE NETWORK, SITE CODE "PNTA". WHEREIN THE WEST LINE OF SECTION 9, TOWNSHIP 41 SOUTH, RANGE 21 EAST BEARS N.00°54'47"E.

BANKS ENGINEERING
FLORIDA LICENSED BUSINESS NO. LB6690


RICHARD M. RITZ, R.L.S.
REGISTERED LICENSED SURVEYOR
FLORIDA CERTIFICATION NO. 4009



Digitally signed by
Richard M. Ritz, R.L.S.
#4009 State of Florida
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Date: 2020.07.28
09:05:07 -0400

JULY 28, 2020

SHEET 1 OF 2

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NOTE:
BEARINGS BASED ON THE WEST LINE
OF SECTION 9, TOWNSHIP 41 SOUTH,
RANGE 21 EAST AS BEING N.00°54'47"E.



REMAINDER OF
TOWN OF McCALL
PLAT BOOK 1, PAGE 14

EAST-WEST 1/4 SECTION
LINE SECTION 4
L19

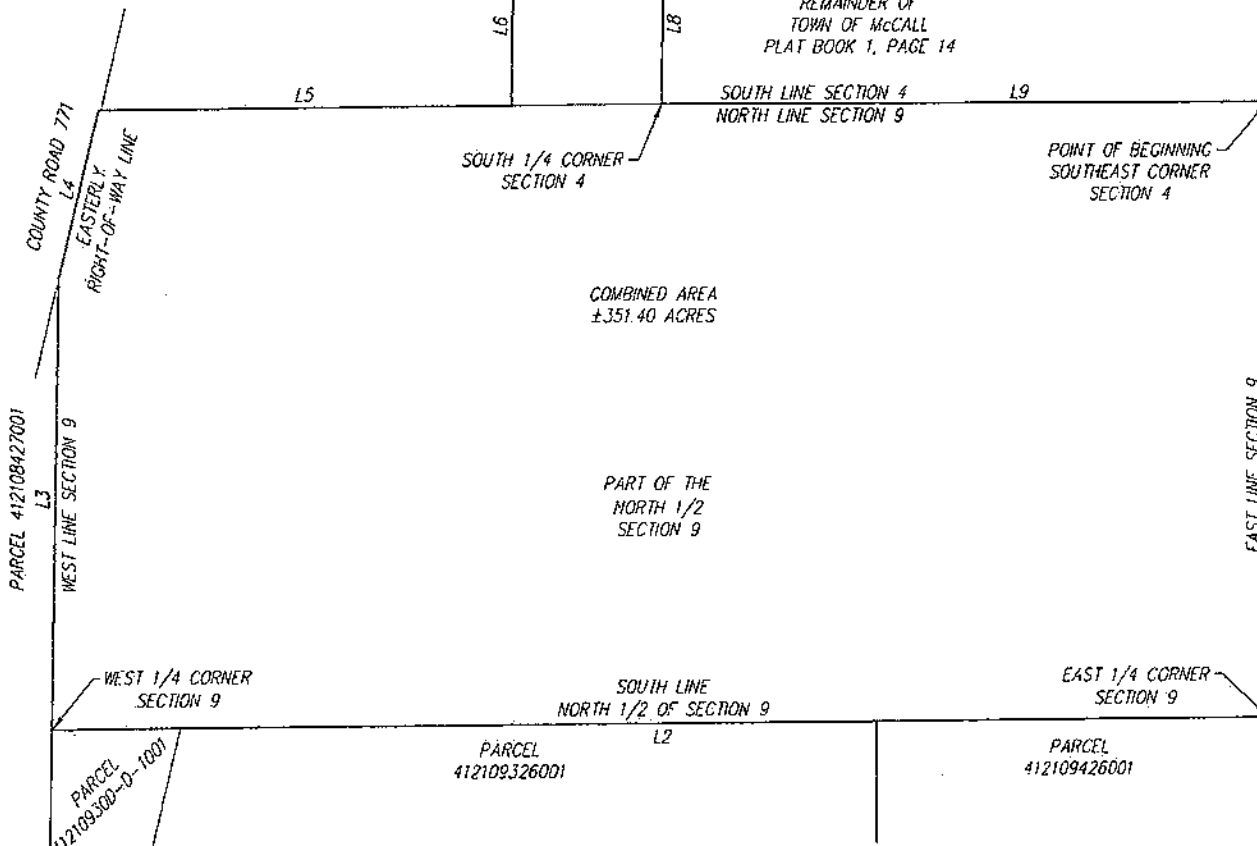
NORTH-SOUTH
1/4 SECTION
LINE SECTION 4
L20

REMAINDER OF
TOWN OF McCALL
PLAT BOOK 1, PAGE 14

POINT OF
BEGINNING
NORTH-SOUTH
1/4 SECTION
LINE SECTION 4
POINT "A"
REMAINDER OF
TOWN OF McCALL
PLAT BOOK 1, PAGE 14

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 00°05'24" E	2653.96'
L2	S 89°39'19" W	5258.86'
L3	N 00°54'47" E	1944.07'
L4	N 13°24'14" E	740.90'
L5	N 89°31'51" E	1781.83'
L6	N 00°36'07" E	672.01'
L7	S 89°31'35" E	648.39'
L8	S 00°42'19" W	661.37'
L9	N 89°58'27" E	2622.80'
L10	N 00°42'19" E	330.68'
L11	N 89°55'26" W	213.94'
L12	N 00°42'19" E	329.21'
L13	S 89°40'52" W	376.75'
L14	N 00°24'17" E	662.11'
L15	N 89°45'27" E	257.50'
L16	N 00°42'17" E	330.90'
L17	S 89°47'42" W	259.23'
L18	N 00°24'17" E	331.06'
L19	N 89°50'01" E	597.63'
L20	S 00°42'19" W	661.37'
L21	N 89°52'12" E	327.28'
L22	S 00°41'19" W	661.56'
L23	S 89°54'17" W	327.47'
L24	S 00°42'19" W	330.68'



LEGEND:
LB LISCENCED BUSINESS
EB ENGINEERING BUSINESS
RLS REGISTERED LAND SURVEYOR
L2 SEE LINE 2 IN TABLE

BANKS
ENGINEERING

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

DESCRIPTION AND SKETCH

RSF-2 AREA

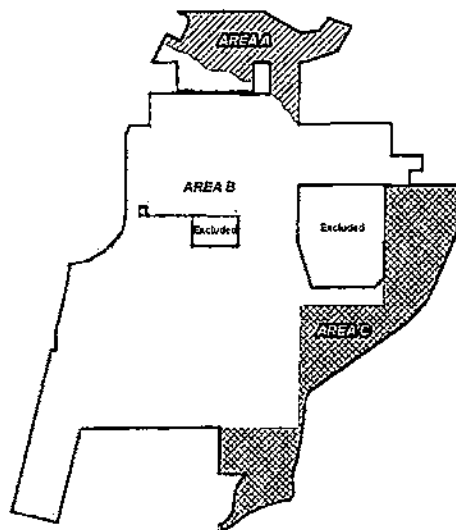
CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
07-28-20	4196	RSF-2 AREA	N/A	DDb	BJC	1"=800'	2 of 2

PD Conditions for PD-20-00005

- a. Development on the subject property and development standards, such as setback and buffer requirements, shall occur as illustrated in the PD Concept Plan (Attachment 1: Harbor Village PD Concept Plan) submitted by the applicant, prepared by Banks Engineering, dated, May 20, 2020, revised October 6, 2020, except such modifications as may be required to meet the conditions of the PD zoning district.
- b. The base density for the subject property is 702 units which was calculated based on the existing Residential Single-family 2 (RSF-2) and Low Density Residential designation on the County's Future Land Use Map set forth in the County's 1997-2010 Comprehensive Plan prior to adoption of Application PA-08-05-29-LS and the total acreage of that portion of the site is approximately 351.4 acres ($351.4 \text{ acres} \times 2 = 702 \text{ units}$). The proposal is to develop a total of 1,000 units. However, the site can be developed up to 1,475 units based on maximum density approved per Application PA-08-05-29-LS. Any residential development above 702 units shall require transferred density units. The transfer of density units must be approved by the Board of County Commissioners subject to the County's Land Development Regulations 3-9-150: Transfer of Density Units, as may be amended, prior to Final Detail Site Plan or Preliminary Plat approval for each applicable phase, whichever occurs first. The combined Platted density for neighborhoods 1 through 4 shall not exceed 832 units.

As shown on the Figure, below, which is set forth in FLU Appendix VII: Compact growth Mixed Use master Development Plan, Section 1: West County Town Center as Figure 1-B, the density from Area A (159 units) which was removed from the Urban Service Area via the adoption process for Application PA-08-05-29-LS of the site was removed and transferred to Area B of the site. However, these 159 density units shall not be used for this proposed development because the applicant, property owner, and the developer for this project do not own the property identified as Area A; therefore, the requirement for a Perpetual Conservation Easement for Area A and the building permit restriction are not applicable for this proposed development.



- c. There shall be no outside storage of items in the commercial areas except as specifically allowed by Section 3-9-61, Accessory outdoor retail sales, display, and storage, of the Charlotte County Code.
- d. Permitted uses:
 - i. For the areas identified as Neighborhood:
 - 1) Assisted living facility (ALF) or day care center. For ALF, the following requirements shall apply:
 - a) The facility shall have a direct access to McCall Road (SR 776) or Gasparilla Road (CR 771).
 - b) The proposed building will be constructed to provide for either shuttering or shatterproof glass in all windows.
 - c) The facility will include an independent emergency power supply.
 - d) The facility will provide a written emergency management plan under State of Florida rules with the plan being submitted to and approved by the Charlotte County Emergency Management Director.
 - 2) Clubhouse.
 - 3) Minor Home Occupation.
 - 4) Model home.
 - 5) Multi-family, including duplexes and townhomes.
 - 6) Single-family attached and detached, which may have a guest suite that is structurally attached, with or without cooking facilities.
 - 7) Uses and structures which are customarily accessory and clearly incidental to permitted uses and structures.
 - 8) Active and passive parks and playgrounds.
 - ii. For areas identified as Town Square:
 - 1) Amphitheater.
 - 2) Animal hospital, boarding facility.
 - 3) Art, dance, music, photo studio or gallery.
 - 4) Assisted living facility or day care center.
 - 5) Auditorium, convention center, performing arts center.
 - 6) Bank, financial services.
 - 7) Bar, cocktail lounge, nightclub, tavern.
 - 8) Business services.
 - 9) Clubhouse, community center.
 - 10) Day care center, child.
 - 11) Drug store, pharmacy.
 - 12) Dry cleaner.
 - 13) Emergency services.
 - 14) Essential services.
 - 15) Funeral homes, crematoria.
 - 16) General offices.
 - 17) General retail sales and services.
 - 18) Government uses and facilities.
 - 19) Homeless shelter.

- 20) Laboratories, class 1, 2, 3.
- 21) Laundromat.
- 22) Liquor, package store.
- 23) Medical or dental office, clinic.
- 24) Nursing home, the following requirements shall apply:
 - a) The facility shall have a direct access to McCall Road (SR 776) or Gasparilla Road (CR 771).
 - b) The proposed building will be constructed to provide for either shuttering or shatterproof glass in all windows.
 - c) The facility will include an independent emergency power supply.
 - d) The facility will provide a written emergency management plan under State of Florida rules with the plan being submitted to and approved by the Charlotte County Emergency Management Director.
- 25) Outdoor market or exhibition space.
- 26) Park, public or not-for-profit.
- 27) Personal services.
- 28) Place of worship.
- 29) Post office.
- 30) Private club.
- 31) Professional services.
- 32) Recreation, indoor.
- 33) Recreation, outdoor.
- 34) Restaurant.
- 35) Telecommunications facility.
- 36) Vocational, trade, or business school.
- iii. For areas identified as Parcel 1 through 9 (commercial and mixed-use areas):
 - 1) Multi-family within mixed-use areas, including duplexes and townhomes.
 - 2) Amphitheater.
 - 3) Animal hospital, boarding facility.
 - 4) Art, dance, music, photo studio or gallery.
 - 5) Assisted living facility or day care center.
 - 6) Auditorium, convention center, performing arts center.
 - 7) Bank, financial services.
 - 8) Bar, cocktail lounge, nightclub, tavern.
 - 9) Boat, travel trailer and motor vehicle sales, including recreational vehicles and campers, which cannot be located on the "Main Street" identified on the PD Concept Plan nor immediately adjacent to residential uses within the mixed-use areas.
 - 10) Boat, travel trailer and motor vehicle repair, services, including recreational vehicles and campers, which cannot be located on the "Main Street" identified on the PD Concept Plan nor immediately adjacent to residential uses within the mixed-use areas.
 - 11) Business services.

- 12) Building trades contractor's office, which cannot be located on the "Main Street" identified on the PD Concept Plan nor immediately adjacent to residential uses within the mixed-use areas.
- 13) Clubhouse, community center, which cannot be located on the "Main Street" identified on the PD Concept Plan.
- 14) Commercial vehicle rental, which cannot be located on the "Main Street" identified on the PD Concept Plan.
- 15) Day care center, child which cannot be located on the "Main Street" identified on the PD Concept Plan.
- 16) Drug store, pharmacy.
- 17) Dry cleaner.
- 18) Elementary, middle, or high school, which cannot be located on the "Main Street" identified on the PD Concept Plan.
- 19) Emergency services.
- 20) Essential services.
- 21) Funeral homes, crematoria which cannot be located on the "Main Street" identified on the PD Concept Plan.
- 22) Gas station, which cannot be located on the "Main Street" identified on the PD Concept Plan.
- 23) General offices.
- 24) General retail sales and services.
- 25) Government uses and facilities.
- 26) Homeless shelter.
- 27) Hotel, motel, inn.
- 28) Laboratories, class 1, 2, 3, which cannot be located on the "Main Street" identified on the PD Concept Plan.
- 29) Laundromat, which cannot be located on the "Main Street" identified on the PD Concept Plan.
- 30) Leisure vehicle rental, which cannot be located on the "Main Street" identified on the PD Concept Plan.
- 31) Liquor, package store.
- 32) Light manufacturing and assembly in a completely enclosed building, which cannot be located on the "Main Street" identified on the PD Concept Plan.
- 33) Mass transit station, which cannot be located on the "Main Street" identified on the PD Concept Plan nor immediately adjacent to residential uses within the mixed-use areas.
- 34) Medical or dental office, clinic.
- 35) Mini-warehouses or storage facilities, but not bulk storage of flammable liquids, which cannot be located on the "Main Street" identified on the PD Concept Plan.
- 36) Model home which cannot be located on the "Main Street" identified on the PD Concept Plan.
- 37) Motor vehicle wash, which cannot be located on the "Main Street" identified on the PD Concept Plan.

- 38) Noncommercial vehicle rental, which cannot be located on the "Main Street" identified on the PD Concept Plan.
 - 39) Nursing home, the following requirements shall apply:
 - a) The facility shall have a direct access to McCall Road (SR 776) or Gasparilla Road (CR 771).
 - b) The proposed building will be constructed to provide for either shuttering or shatterproof glass in all windows.
 - c) The facility will include an independent emergency power supply.
 - d) The facility will provide a written emergency management plan under State of Florida rules with the plan being submitted to and approved by the Charlotte County Emergency Management Director.
 - 40) Outdoor market or exhibition space.
 - 41) Paid or public parking lot, garage, structure which cannot be located on the "Main Street" identified on the PD Concept Plan.
 - 42) Park, public or not-for-profit.
 - 43) Personal services.
 - 44) Place of worship.
 - 45) Post office.
 - 46) Printing facilities.
 - 47) Private club.
 - 48) Professional services.
 - 49) Recreation, indoor.
 - 50) Recreation, outdoor.
 - 51) Restaurant.
 - 52) Storage of boat, travel trailer and motor vehicle, including recreational vehicles and campers, which cannot be located on the "Main Street" identified on the PD Concept Plan nor immediately adjacent to residential uses within the mixed-use areas.
 - 53) Telecommunications facility, which cannot be located on the "Main Street" identified on the PD Concept Plan nor immediately adjacent to residential uses within the mixed-use areas.
 - 54) University or college, which cannot be located on the "Main Street" identified on the PD Concept Plan nor immediately adjacent to residential uses within the mixed-use areas.
 - 55) Vocational, trade, or business school, which cannot be located on the "Main Street" identified on the PD Concept Plan nor immediately adjacent to residential uses within the mixed-use areas.
 - 56) Wholesale sales, which cannot be located on the "Main Street" identified on the PD Concept Plan nor immediately adjacent to residential uses within the mixed-use areas.
- e. Maximum density and Intensity:
- Under the Compact Growth Mixed Use (CGMU) Future Land Use Map (FLUM) designation:
 - o 1,475 residential dwelling units.
 - o 518,956 square feet of commercial/office uses.

- The proposed project:
- 1,000 residential dwelling units.
- 150 beds of Assisted Living Facilities (ALFs).
- 200 hotel rooms.
- 431,000 square feet of commercial/office uses, 496,000 square feet of commercial/office uses without hotel rooms, 451,000 square feet of commercial/office uses without ALFs, or 516,000 square feet of commercial/office uses without hotel rooms and ALFs.

Any residential development above 1,000 residential dwelling unit or any commercial/office uses above 516,000 square feet, a traffic impact statement is required to address any potential traffic concurrency issues as well as any additional on-site and/or offsite improvements.

- f. Heights:
 - i. The maximum building heights for all non-residential and multi-family is 60 feet.
 - ii. The maximum building heights for all accessory structures is 38 feet.
 - iii. The maximum building heights for single-family homes and townhomes is 38 feet.
- g. Each neighborhood shall have its own design characteristics including but not limited to material, color, architectural styles, etc., which is unique from other neighborhoods and shall be approved as part of the Final Detail Site Plan approval.
- h. The site must be served by a central potable water and sanitary sewer system. No Certificate of Occupancy shall be issued for any building not served with potable water and sanitary sewer. Common areas shall be irrigated with non-potable water.
- i. The 25-foot PD setback is required as shown on the PD Concept Plan. Multi-modal paths, roads, stormwater facilities may be located within the 25-foot PD setback.
- j. Landscaping and Buffers:
 - i. At a minimum, a type B buffer shall be required along the property boundary except for wetlands as shown on the PD Concept Plan, and such buffer shall be located along the northern side of the future right-of-way identified as F80 on the PD Concept Plan and must be immediately adjacent to residential neighborhoods.
 - ii. At a minimum, a type C buffer is required for all non-residential development which is immediately adjacent to any single-family homes.
 - iii. At a minimum, a type B buffer is required for all non-residential development which is immediately adjacent to any multi-family development.
 - iv. All other landscaping and buffers shall follow Section 3-9-100, Buffers, Landscaping, and Tree Requirements.
- k. Habitat management plan (Attachment 2: Native Habitat Management Plan) shall be implemented to make sure that the onsite wetland identified on the PD Concept Plan shall be restored and preserved in perpetuity. At a minimum, a 25-foot buffer is required along all wetlands.
- l. All common areas within this development shall be developed with a unified landscaping theme for at least each neighborhood, town square or mixed-use areas.
- m. When non-canopy native trees are planted in landscape buffers, they must be planted in groups of three or more.
- n. Best Management Practices (BMP) and Low Impact Development (LID) techniques for stormwater management may be used within the development if applicable. Examples for BMPs and LID techniques include one or more of the following techniques:
 - i. Use of pervious paving surfaces on portions of select parking areas where weight loads will allow.

- ii. Use of pervious construction materials for trails, walkways and other non-vehicular travel ways.
 - iii. Use of pervious construction materials for parking spaces for recreation areas.
- o. Stormwater ponds may be designed to include Low Impact Development (LID) techniques, such as the following:
 - i. Rain gardens.
 - ii. Littoral zones planted with native vegetation.
 - iii. Entrapment systems.
 - iv. Extended hydraulic residence times and increased flow paths in storm water design.
- p. Project access:
 - i. There are three proposed primary vehicle entrances located on Gasparilla Road and two entrances proposed on McCall Road (SR 776) subject to Charlotte County and the Florida Department of Transportation approval. Each of these entrance points shall be allowed a maximum of one monument sign with the name of the development. Lighting shall be from an external source.
 - ii. The applicant/property owner must provide a traffic impact statement as part of the Final Detail Site Plan application, and such statement shall include at least SR 776 at Coliseum Boulevard and McCall Road (SR 776) at Gasparilla Road (CR 771) intersection analysis, turn lane analysis at all project entrances, and a detailed analysis of SR 776. The applicant/property owner shall work with Charlotte County and consult with the Florida Department of Transportation to finalize the location of the project accesses on SR 776 at the Final Detail Site Plan review level.
 - iii. It is strongly encouraged to use Cattle Dock Point Road and/or Foxglove Lane as a primary vehicle entrance(s) to McCall Road (SR 776).
 - iv. Each neighborhood shall have at least two vehicle entrances.
- q. In order to provide connectivity to adjacent vacant property which is designated as Compact Growth Mixed Use (CGMU) on the 2030 Future Land Use Map, the proposed development shall include rights-of-way that extend to undeveloped land that is adjacent to the PD site. Those rights-of-way are shown on the PD Concept Plan. The future right-of-way identified as F80 and as shown on the PD Concept Plan will not be constructed by the property owner/developer for this proposed development. However, such right-of-way must be platted and dedicated to the public via the first platting application for residential development of this proposed development.
- r. A sidewalk/pedestrian path shall be placed throughout the entire development, with a minimum width of five feet along at least one side of all internal roadways. A multi-modal path with a minimum width of 10 feet for use by non-automotive traffic, such as bicycles, golf carts, pedestrians, and skaters, is required and as shown on the PD Concept Plan.
- s. The parking or shared parking shall comply with Section 3-9-79, Off-street Parking and Loading Facilities, as may be amended. Sharing parking is strongly encouraged for all commercial development areas.
- t. All primary free-standing signs shall be monument signs and no more than ten feet in height. All other signage requirements shall be in compliance with the existing County Sign Ordinance, Section 3-9-85, as may be amended.
- u. The non-residential buildings and multi-family structures are subject to the provisions of Chapter 3-5, Article XXIV, Commercial Design Standards, of the Charlotte County Code, as may be amended.

- v. For the school concurrency issues:
 - i. If the school concurrency process is still required under a valid interlocal agreement, prior to Final Detail Site Plan or Final Plat approval for any residential development for any Phases, the applicant/property owner must obtain a School Concurrency Availability Determination Letter (SCADL) from Charlotte County Public Schools (CCPS) indicating that sufficient capacity exists, or has been accounted for through a binding and enforceable agreement with CCPS to address school concurrency.
 - ii. If an agreement is required, the terms of both agreements shall be incorporated into the Planned Development Final Detail Site Plan approval and shall not constitute a major modification.
- w. No development in any phase shall occur prior to Final Detail Site Plan approval of that phase.
- x. As part of submission of the Final Detail Site Plan application, the following items shall be included:
 - i. Residential neighborhoods shall contain a discernible amenity, such as a park or square.
 - ii. Blocks of residential lots shall be separated every 600 feet by a sidewalk, green strips or green belt, passive park, mini park, etc.
 - iii. A pedestrian connection shall be finalized to connect each neighborhood with the overall multi-modal path system.
 - iv. The various neighborhoods shall contain differing lot sizes.
 - v. There shall be a minimum of two town squares to serve all of the residential communities located within Neighborhoods 1-4, which can contain amenities for active or passive recreation. A detailed plan for the recreation areas is required.
 - vi. "Main Street" Design Requirements:
 - 1) The "Main Street" identified on the PD Concept Plan shall be designed as a pedestrian-oriented street, which shall contain ample space, at a minimum of 10 feet, for pedestrian promenade which may contain outdoor seating, street trees, planters, benches, seat walls, unique shop signage, pedestrian scaled lighting, small fountains, etc.
 - 2) Colorful bricks, stones, tile ceramics or similar pavers are required to create an atmosphere for the Main Street.
 - 3) Awnings or similar features are required for all retail shops and restaurants to create shade and to add color and attractiveness to the Main Street.
 - 4) At a minimum, an outdoor gathering place, at least 1,000 square feet but not to exceed 2,500 square feet, is required on the "Main Street".
 - 5) Parking lot(s)/area(s) shall not be located directly on the "Main Street", and such area shall be located behind buildings.
 - 6) A unified landscaping plan for the "Main Street" shall be provided.
 - 7) No drive-through shall be permitted on the front façade on any building(s) abutting the "Main Street".
- y. In order to satisfy Special Provisions Item 2. Mix of land uses, sub-item b and Item. 4 which is set forth in the Compact Growth Mixed Use (CGMU) FLUM designation, at a minimum, for every 100 residential Certificates of Occupancy (CO), there will be 5,000 square feet of non-residential development within this development, from the uses under conditions d.ii. and d.iii. above.

- z. The multi-modal path system must be completed at the time of 500 residential CO within this development. For purpose of this condition, multi-family dwelling units in a building shall count toward the number of CO in this condition.
- aa. Per Special Provisions Item 8. Shelter Requirement set forth in the CGMU FLUM designation, the developer/property owner is required to pay \$132.50 per residential dwelling unit contained within the Final Detail Site Plan, as a monetary contribution to meet the Shelter Requirement, concurrently with submission of Final Detail Site Plan application.

Attachment 1:
Harbor Village PD Concept Pan



Attachment 2: Native Habitat Management Plan

NATIVE HABITAT MANAGEMENT PLAN

WEST COUNTY TOWN CENTER Charlotte County, Florida

June 2020

Prepared by:



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

INTRODUCTION

The following Native Habitat Management Plan has been prepared to address the long-term management of the wetland and upland preservation areas for the proposed development.

The subject property (Charlotte County Parcel ID#s 412109100001, 412104355001, 412104376001, 412104377003, 412104377001, 412104329004, 412104400005, 412104328001, 412104329003, and 412104329001.) is located in Sections 4 & 9, Township 41S, Range 21E within Charlotte County, Florida.

NATIVE HABITAT PRESERVATION AREA MANAGEMENT PLAN

An aggressive maintenance plan shall be implemented to ensure that the preserve areas remains relatively free (<5% aerial coverage) of exotic and nuisance vegetative species, and maintain a minimum 80% aerial coverage of desirable native vegetative species. The maintenance plan will consist of an initial exotic/nuisance vegetation treatment and removal event, with scheduled maintenance events to ensure that regrowth of exotic and nuisance vegetation is limited. All maintenance activities will be conducted via a combination of hand removal and in-place treatment in conjunction with spray application of approved aquatic herbicides which can be used to selectively treat undesirable vegetation. No herbicide treatment of desirable native species is permitted.

Prohibited Activities

Filling, excavating, alteration, trimming or removal of native vegetation within the preservation area will be prohibited. Except as provided in the next paragraph, only activities necessary to implement the maintenance plan described above will be allowed within the preservation areas.

Measures to Protect Wildlife and Integrity of the Native Habitat

Entrance to the preservation area will be limited to the homeowners and guests of the homeowners for purposes of viewing the area or performing maintenance activities, and contractors hired to perform maintenance activities required or permitted by this plan. Public access to the preservation area will not be permitted. In the case of any entrance to the preservation area, care shall be taken to protect wildlife and the integrity of the habitat. Habitat for wildlife, as well as overall increase in the ecological value of the preservation areas will be ensured through implementation of the maintenance plan.

Monitoring Plan

To ensure that the preservation areas meet the success criteria described above, a Time Zero Monitoring Event will be conducted within 45 days of the initial exotic removal event. Subsequent monitoring events will be conducted annually for a period of no less than 3 years. If, at the end of three years, the preserve areas have met or exceeded the success criteria described above, monitoring requirements for the preserve areas shall be suspended. However, additional monitoring may be required if the success criteria of native or invasive/nuisance plant coverage has not been achieved.

If assessment of the preserve areas demonstrates that the success criteria have been achieved, the responsible party shall provide written certification by an Environmental Scientist, Biologist, or registered Engineer, or Landscape Architect that the maintenance efforts have met applicable success criteria. If certification of success is not submitted or is not approved by the County, then annual monitoring shall continue until the criteria has been met and deemed successful. The monitoring program and any corrective actions to maintain the preserve areas shall be at the sole expense of the property owner(s) or developer.

The results of these monitoring events will be compiled in monitoring reports which will include:

- Qualitative overview of vegetative species present
- Percent coverage by exotic/nuisance vegetation
- Wildlife observations
- Permanent fixed-point photo stations
- Discussion of ongoing maintenance activities
- Identification of insufficiencies and recommendations for future remediation

Such monitoring report must be provided to the County within 45 days of monitoring inspection event, unless an extension by the County is granted.



FLORIDA DEPARTMENT of STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

December 9, 2020

Mr. Roger D. Eaton
Clerk of the Circuit Court
County Comptroller
Charlotte County
18500 Murdock Circle, Room 416
Port Charlotte, Florida 33948

Attention: Ms. Michelle DiBerardino

Dear Mr. Eaton:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Charlotte County Ordinance No. 2020-049, which was filed in this office on December 9, 2020.

Sincerely,

Ernest L. Reddick
Program Administrator

ELR/lb



PUBLISHER'S AFFIDAVIT OF
PUBLICATION STATE OF FLORIDA
COUNTY OF CHARLOTTE:

Before the undersigned authority personally
appeared **Melinda Prescott**, who on oath says that
she is the Legal Clerk of the Sun Newspapers; a
newspaper published at Charlotte Harbor in
Charlotte County, Florida; that the attached
copy of advertisement, being a **Legal Notice** was
published in said newspaper in the issues of:

11/30/2020

as well as being posted online at www.yoursun.com
and www.floridapublicnotices.com.

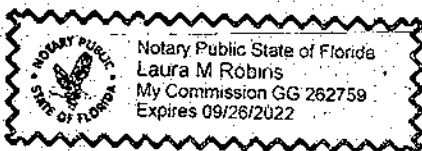
Affiant further says that the said newspaper is a
newspaper published at Charlotte Harbor, in said
Charlotte County, Florida, and that the said
newspaper has heretofore been continuously
published in said Charlotte County, Florida, Sarasota
County, Florida and DeSoto County, Florida, each
day and has been entered as periodicals matter at the
post office in Punta Gorda, in said Charlotte County,
Florida, for a period of 1 year next preceding the
first publication of the attached copy of
advertisement; and affiant further says that he or
she has neither paid nor promised any person, firm or
corporation any discount, rebate, commission or
refund for the purpose of securing this advertisement
for publication in the said newspaper.

Melinda Prescott
(Signature of Affiant)

Sworn and subscribed before me this 30th
day of November, 2020.

Laura M Robins
(Signature of Notary Public)

Personally known ☒ OR ☐ Produced
Identification



RECEIVED
PURCHASING
2020 NOV 30 AM 10:56
CHARLOTTE COUNTY
FLORIDA

RECEIVED
PURCHASING
2020 DEC -2 AM 11:01
CHARLOTTE COUNTY
FLORIDA

NOTICE OF PUBLIC MEETING AND HEARING FOR ONE OR MORE OF THE FOLLOWING MATTERS: PROPOSED CHANGES TO THE FUTURE LAND USE MAP AND COMPREHENSIVE PLAN ELEMENTS, DEVELOPMENTS OF REGIONAL IMPACT OR CHANGES THERETO, REZONINGS, TRANSFER OF DENSITY UNITS (TDU), PRELIMINARY AND FINAL PLATS, DEVELOPER AGREEMENTS, STREET AND PLAT VACATIONS, DRC FINAL DETAIL PLANS OR CHANGES THERETO, TEXT AMENDMENTS AND STREET NAMING

A PUBLIC MEETING AND HEARING ON PROPOSALS AND PETITIONS AS DESCRIBED BELOW WILL BE CONDUCTED BY THE BOARD OF COUNTY COMMISSIONERS AT A REGULAR MEETING ON TUESDAY, DECEMBER 8, 2020, at 2:00 P.M. OR AS SOON THEREAFTER AS THE MATTER MAY BE HEARD DURING THE COURSE OF ACTION. THE MEETING AND HEARING WILL BE HELD IN COMMISSION CHAMBERS, ROOM 119, FIRST FLOOR, BUILDING A, THE CHARLOTTE COUNTY ADMINISTRATION CENTER, 18500 MURDOCK CIRCLE, PORT CHARLOTTE, FLORIDA. THE BOARD IS NOT BOUND TO CONSIDER THE PETITIONS IN THE ORDER LISTED IN THIS NOTICE. ANY OF THESE PETITIONS MAY BE CONSIDERED AS SOON AS THE MEETING COMMENCES.

COPIES OF SAID PETITIONS WITH COMPLETE LEGAL DESCRIPTIONS AND SUBSEQUENT STAFF REPORTS WILL BE AVAILABLE FOR REVIEW AT THE CHARLOTTE COUNTY COMMUNITY DEVELOPMENT DEPARTMENT AND ALL CHARLOTTE COUNTY PUBLIC LIBRARIES. A MEETING AGENDA AND PETITION PACKETS MAY BE REVIEWED AT THE FOLLOWING INTERNET ADDRESS: <http://www.charlottecountyfl.gov/boards-committees/planning-zoning-board/agenda.shtml>

ALL INTERESTED PERSONS ARE URGED TO ATTEND. THE PUBLIC IS WELCOME TO SPEAK; TIME LIMITS ARE SET BY BOARD RULES. IF YOU HAVE SPECIFIC QUESTIONS OR COMMENTS, YOU ARE ENCOURAGED TO CONTACT A STAFF PERSON AT ANY TIME IN ADVANCE OF THE PUBLIC HEARING(S). PLEASE CALL 941-764-4903 AND MENTION THE PETITION NUMBER OF THE MATTER YOU WISH TO DISCUSS.

PETITIONS

LAND USE CONSENT AGENDA

FP-20-01-01 **Quasi-judicial** **Commission District I**
Lennar Homes, LLC has requested Final Plat approval for a subdivision to be named, Babcock National Phase 2, consisting of 15 single-family lots. Lennar Homes, LLC is also requesting approval of a Developer's Agreement and bond to ensure completion of the subdivision improvements. The site is 42.81± acres and is located north of Greenway Boulevard and Northwest of Bluebird Trail, and east of Leaning Pine Lane within Babcock Ranch Community Increment 1 DRI, in the East County area.

DRC-20-00059 **Final Detail Site Plan** **Map Page 5A06S** **District I**
Cad Jazz LLC is requesting Final Detail Site Plan approval for Take 5 Quick Oil Change vehicle services with associated infrastructure. This project site is 0.53± acres and is located at 24150 Veterans Blvd., FL within the Sandhill DRI.

LAND USE REGULAR AGENDA

TCP-20-05 **Legislative** **Commission District IV**
Pursuant to Section 163.3184(3), Florida Statutes, transmit a Large-scale Plan Amendment to the Department of Economic Opportunity (DEO) and other State review agencies for review and comment; the request is to amend Future Land Use (FLU) Appendix VII: Compact Growth Mixed Use Master Development Plan by revising Section 1: West County Town Center, I.C. Maximum Floor Area Ratio (FAR) to correct a scrivener error of FAR which should be 0.0292; 1.D: Perpetual Conservation Easement to clarify the requirement of Perpetual Conservation Easement, and 1.E: Master Development Plan to correct date which should be July 11 2008; Commission District IV; Petition No. TCP-20-05; Applicant: Charlotte County Board of County Commissioners; providing an effective date.

PD-20-00005 **Quasi-Judicial** **Commission District IV**
An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Commercial General (CG) (56.6± acres) an Residential Single-family 2 (RSF-2)(351.4± acres) to Planned Development (PD), increasing the base density from 702 units to 1,475 units; for property generally located north of Delamere Boulevard, southeast of McCall Road (SR 776), east of Gasparilla Road (CR 771), and west of Butterford Waterway, in the West County area, containing 408± acres; Commission District IV; Petition No. PD-20-00005; Applicant: 2008 FL Recovery Limited Partnership; providing an effective date.

TLDR-20-03 **Legislative** **County-Wide**
An Ordinance pursuant to Section 125.66, Florida Statutes, amending Charlotte County Code, Chapter 3-9: Zoning, Article II: District Regulations, (1) by revising Land Development Regulations Table of Contents to add new Section 3-9-26.5: Use Table - Mixed Use Districts, and to rename Section 3-9-46 from Compact Mixed Use (CGM) to Mixed-Use (MU); (2) by creating new Section 3-9-26.5: Use Table - Mixed Use Districts; (3) by creating Section 3-9-46: Mixed-Use (MU) to provide for intent; provide for applicability; provide for mixed-use categories; provide for uses and structures permitted; and provide for development standard and (4) by amending Section 3-9-69: Conditional uses and structures, to add conditional uses under Section 3-9-46: Mixed-Use (MU) to this section, and to provide for standard conditions; providing for conflict with other ordinances; providing for severability; and providing for an effective date. Applicant: Charlotte County Board of County Commissioners.

SHOULD ANY AGENCY OR PERSON DECIDE TO APPEAL ANY DECISION MADE BY THE BOARD WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING, A RECORD OF THE PROCEEDING, AND FOR SUCH PURPOSE, A VERBATIM RECORD OF THE PROCEEDING IS REQUIRED WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.



Letter of Availability of Utility Service

**AVAILABILITY REQUEST FORM**

Charlotte County Government Utilities Department

25550 Harbor View Road, Suite 1

Port Charlotte, FL 33980

Email: Administrative.Assistants@CharlotteCountyFL.gov

Phone: 941.764.4300 Option 3

Date: 06/03/2024

First Name

Last Name

HeatherPolito

Organization

Atwell, LLC

Email Address

hpolito@atwell-group.com

Phone Number

9416251165

Site Address

House Number

Street Name

Street Suffix

(412109426001)Short Legal Description **ZZZ 094121 P2**

Subdivision

Section

Block

Lot

Availability - Completed by CCU Staff

Potable Water		Sewer		Reclaimed Water	
Connected		Connected		Connected	
Mandatory		Mandatory		Mandatory	
Available	X	Available	X	Available	X
Unavailable		Unavailable		Unavailable	

Comments

LANDLOCK PROPERTIES ARE NOT REQUIRED TO CONNECT, HOWEVER AS PART OF A LARGER PRIVATE DEVELOPEMENT PROJECT UTILITIES WILL BE AVAILABLE.

Completed By: KDDate: 6/5/2024

FOR ANY UTILITIES DEEMED UNAVAILABLE AT THIS TIME, THE PROPERTY OWNER AND/OR THEIR AGENT SHOULD RECONFIRM AVAILABILITY PRIOR TO DEVELOPMENT OF PROPERTY.

All commercial developments are to access the following link for guidelines and familiarize themselves with the requirements for plans review and the utility service agreement.

<https://www.charlottecountyfl.gov/departments/utilities/about-utilities/forms.shtml>

Disclaimer: Information provided on this form is provided as a public convenience. Every effort is made to ensure that information provided is timely and accurate. However, Charlotte County makes no warranty, representation or guaranty as to its complete accuracy, nor does Charlotte County assume liability for any errors, omissions, or inaccuracies in the information provided, regardless how caused. In any case, where reliance on information is required, please check with County staff for updated information and/or the official records of the County.

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Port Charlotte, FL 33980

Email: Administrative.Assistants@CharlotteCountyFL.gov

Phone: 941.764.4300 Option 3

Date: 06/03/2024

First Name

Last Name

HeatherPolito

Organization

Atwell, LLC

Email Address

hpolito@atwell-group.com

Phone Number

9416251165

Site Address

House Number

6496

Street Name

Oxbow (412109100006)

Street Suffix

StreetShort Legal Description **HBV 000 0000 00TA**

Subdivision

HBV

Section

000

Block

0000

Lot

00TA**Availability - Completed by CCU Staff**

Potable Water		Sewer		Reclaimed Water	
Connected		Connected		Connected	
Mandatory		Mandatory		Mandatory	
Available	X	Available	X	Available	X
Unavailable		Unavailable		Unavailable	

Comments

SERVICES ARE AVAILABLE WITH A PRIVATE DEVELOPER'S AGREEMENT TO CONNECT

Completed By: _____

Date: _____

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Email: Administrative.Assistants@CharlotteCountyFL.gov

Phone: 941.764.4300 Option 3

Date: 06/03/2024

First Name

Last Name

HeatherPolito

Organization

Atwell, LLC

Email Address

hpolito@atwell-group.com

Phone Number

9416251165

Site Address

House Number

7100

Street Name

Gasparilla (412108427001)

Street Suffix

RoadShort Legal Description **PCH 095 0000 000W**

Subdivision

PCH

Section

095

Block

0000

Lot

000W**Availability - Completed by CCU Staff**

Potable Water		Sewer		Reclaimed Water	
Connected		Connected		Connected	
Mandatory		Mandatory		Mandatory	
Available	X	Available	X	Available	X
Unavailable		Unavailable		Unavailable	

Comments

SERVICES ARE AVAILABLE THROUGH A PRIVATE DEVELOPER'S AGREEMENT

Completed By: KDDate: 6/5/2024

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First Name

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HeatherPolito

Organization

Atwell, LLC

Email Address

hpolito@atwell-group.com

Phone Number

9416251165

Site Address

House Number

Street Name

Street Suffix

(412109301001)Short Legal Description **ZZZ 094121 P2-1**

Subdivision

Section

Block

Lot

Availability - Completed by CCU Staff

Potable Water		Sewer		Reclaimed Water	
Connected		Connected		Connected	
Mandatory		Mandatory		Mandatory	
Available	X	Available	X	Available	X
Unavailable		Unavailable		Unavailable	

Comments

LANDLOCK PROPERTIES ARE NOT REQUIRED TO CONNECT, HOWEVER AS PART OF A LARGER PRIVATE DEVELOPEMENT PROJECT UTILITIES WILL BE AVAILABLE.

Completed By: KDDate: 6/5/2024

FOR ANY UTILITIES DEEMED UNAVAILABLE AT THIS TIME, THE PROPERTY OWNER AND/OR THEIR AGENT SHOULD RECONFIRM AVAILABILITY PRIOR TO DEVELOPMENT OF PROPERTY.

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**AVAILABILITY REQUEST FORM**

Charlotte County Government Utilities Department

25550 Harbor View Road, Suite 1

Port Charlotte, FL 33980

Email: Administrative.Assistants@CharlotteCountyFL.gov

Phone: 941.764.4300 Option 3

Date: 06/03/2024

First Name

Last Name

HeatherPolito

Organization

Atwell, LLC

Email Address

hpolito@atwell-group.com

Phone Number

9416251165

Site Address

House Number

Street Name

Street Suffix

(412110100001)Short Legal Description **ZZZ 104121 P1-1**

Subdivision

Section

Block

Lot

Availability - Completed by CCU Staff

Potable Water		Sewer		Reclaimed Water	
Connected		Connected		Connected	
Mandatory		Mandatory		Mandatory	
Available	X	Available	X	Available	X
Unavailable		Unavailable		Unavailable	

Comments

LANDLOCK PROPERTIES ARE NOT REQUIRED TO CONNECT, HOWEVER AS PART OF A LARGER PRIVATE DEVELOPEMENT PROJECT UTILITIES WILL BE AVAILABLE.

Completed By: KDDate: 6/5/2024

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Charlotte County Government Utilities Department

25550 Harbor View Road, Suite 1

Port Charlotte, FL 33980

Email: Administrative.Assistants@CharlotteCountyFL.gov

Phone: 941.764.4300 Option 3

Date: 06/03/2024

First Name

Last Name

HeatherPolito

Organization

Atwell, LLC

Email Address

hpolito@atwell-group.com

Phone Number

9416251165

Site Address

House Number

Street Name

Street Suffix

(412103300002)Short Legal Description **ZZZ 034121 P1**

Subdivision

Section

Block

Lot

Availability - Completed by CCU Staff

Potable Water		Sewer		Reclaimed Water	
Connected		Connected		Connected	
Mandatory		Mandatory		Mandatory	
Available	X	Available	X	Available	X
Unavailable		Unavailable		Unavailable	

Comments

LANDLOCK PROPERTIES ARE NOT REQUIRED TO CONNECT, HOWEVER AS PART OF A LARGER PRIVATE DEVELOPEMENT PROJECT UTILITIES WILL BE AVAILABLE.

Completed By: KDDate: 6/5/2024

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Charlotte County Government Utilities Department

25550 Harbor View Road, Suite 1

Port Charlotte, FL 33980

Email: Administrative.Assistants@CharlotteCountyFL.gov

Phone: 941.764.4300 Option 3

Date: 06/03/2024

First Name

Last Name

HeatherPolito

Organization

Atwell, LLC

Email Address

hpolito@atwell-group.com

Phone Number

9416251165

Site Address

House Number

15505

Street Name

Cattle Dock Point (412103300003)

Street Suffix

RoadShort Legal Description **ZZZ 034121 P1-2-1**

Subdivision

Section

Block

Lot

Availability - Completed by CCU Staff

Potable Water		Sewer		Reclaimed Water	
Connected		Connected		Connected	
Mandatory		Mandatory		Mandatory	
Available	X	Available	X	Available	X
Unavailable		Unavailable		Unavailable	

Comments

SERVICES ARE AVAILABLE THROUGH A PRIVATE DEVELOPER'S AGREEMENT TO CONNECT

Completed By: KDDate: 6/5/2024

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25550 Harbor View Road, Suite 1

Port Charlotte, FL 33980

Email: Administrative.Assistants@CharlotteCountyFL.gov

Phone: 941.764.4300 Option 3

Date: 06/03/2024

First Name

Last Name

HeatherPolito

Organization

Atwell, LLC

Email Address

hpolito@atwell-group.com

Phone Number

9416251165

Site Address

House Number

1600

Street Name

McCall (412109100007)

Street Suffix

RoadShort Legal Description **HBV 000 0000 00TB**

Subdivision

HBV

Section

000

Block

0000

Lot

00TB**Availability - Completed by CCU Staff**

Potable Water		Sewer		Reclaimed Water	
Connected		Connected		Connected	
Mandatory		Mandatory		Mandatory	
Available	X	Available	X	Available	X
Unavailable		Unavailable		Unavailable	

Comments

SERVICES ARE AVAILABLE THROUGH A PRIVATE DEVELOPER'S AGREEMENT TO CONNECT

Completed By: KDDate: 6/5/2024

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Charlotte County Government Utilities Department

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Port Charlotte, FL 33980

Email: Administrative.Assistants@CharlotteCountyFL.gov

Phone: 941.764.4300 Option 3

Date: 06/03/2024

First Name

Last Name

HeatherPolito

Organization

Atwell, LLC

Email Address

hpolito@atwell-group.com

Phone Number

9416251165

Site Address

House Number

Street Name

Street Suffix

(412104400008)Short Legal Description **MCF 000 0000 0060**

Subdivision

Section

Block

Lot

MCF00000000060**Availability - Completed by CCU Staff**

Potable Water		Sewer		Reclaimed Water	
Connected		Connected		Connected	
Mandatory		Mandatory		Mandatory	
Available	X	Available	X	Available	X
Unavailable		Unavailable		Unavailable	

Comments

LANDLOCK PROPERTIES ARE NOT REQUIRED TO CONNECT, HOWEVER AS PART OF A LARGER PRIVATE DEVELOPEMENT PROJECT UTILITIES WILL BE AVAILABLE.

Completed By: KDDate: 6/5/2024

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Charlotte County Government Utilities Department

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Port Charlotte, FL 33980

Email: Administrative.Assistants@CharlotteCountyFL.gov

Phone: 941.764.4300 Option 3

Date: 06/03/2024

First Name

Last Name

HeatherPolito

Organization

Atwell, LLC

Email Address

hpolito@atwell-group.com

Phone Number

9416251165

Site Address

House Number

Street Name

Street Suffix

(412104400009)Short Legal Description **MCF 000 0000 0059**

Subdivision

Section

Block

Lot

MCF00000000059**Availability - Completed by CCU Staff**

Potable Water		Sewer		Reclaimed Water	
Connected		Connected		Connected	
Mandatory		Mandatory		Mandatory	
Available	X	Available	X	Available	X
Unavailable		Unavailable		Unavailable	

Comments

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Charlotte County Government Utilities Department

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Port Charlotte, FL 33980

Email: Administrative.Assistants@CharlotteCountyFL.gov

Phone: 941.764.4300 Option 3

Date: 06/03/2024

First Name

Last Name

HeatherPolito

Organization

Atwell, LLC

Email Address

hpolito@atwell-group.com

Phone Number

9416251165

Site Address

House Number

Street Name

Street Suffix

(412104400010)Short Legal Description **MCF 000 0000 0041**

Subdivision

Section

Block

Lot

MCF00000000041**Availability - Completed by CCU Staff**

Potable Water		Sewer		Reclaimed Water	
Connected		Connected		Connected	
Mandatory		Mandatory		Mandatory	
Available	X	Available	X	Available	X
Unavailable		Unavailable		Unavailable	

Comments

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Completed By: KDDate: 6/5/2024

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Port Charlotte, FL 33980

Email: Administrative.Assistants@CharlotteCountyFL.gov

Phone: 941.764.4300 Option 3

Date: 06/03/2024

First Name

Last Name

HeatherPolito

Organization

Atwell, LLC

Email Address

hpolito@atwell-group.com

Phone Number

9416251165

Site Address

House Number

6446

Street Name

Oxbow (412104377002)

Street Suffix

StreetShort Legal Description **MCF 000 0000 0052**

Subdivision

MCF

Section

000

Block

0000

Lot

0052**Availability - Completed by CCU Staff**

Potable Water		Sewer		Reclaimed Water	
Connected		Connected		Connected	
Mandatory		Mandatory		Mandatory	
Available	X	Available	X	Available	X
Unavailable		Unavailable		Unavailable	

Comments

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25550 Harbor View Road, Suite 1

Port Charlotte, FL 33980

Email: Administrative.Assistants@CharlotteCountyFL.gov

Phone: 941.764.4300 Option 3

Date: 06/03/2024

First Name

Last Name

HeatherPolito

Organization

Atwell, LLC

Email Address

hpolito@atwell-group.com

Phone Number

9416251165

Site Address

House Number

14305

Street Name

Foxglove (412109100008)

Street Suffix

LaneShort Legal Description **HBV 000 0000 00TC**

Subdivision

HBV

Section

000

Block

0000

Lot

00TC**Availability - Completed by CCU Staff**

Potable Water		Sewer		Reclaimed Water	
Connected		Connected		Connected	
Mandatory		Mandatory		Mandatory	
Available	X	Available	X	Available	X
Unavailable		Unavailable		Unavailable	

Comments

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Completed By: KDDate: 6/5/2024

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Charlotte County Government Utilities Department

25550 Harbor View Road, Suite 1

Port Charlotte, FL 33980

Email: Administrative.Assistants@CharlotteCountyFL.gov

Phone: 941.764.4300 Option 3

Date: 06/03/2024

First Name

Last Name

HeatherPolito

Organization

Atwell, LLC

Email Address

hpolito@atwell-group.com

Phone Number

9416251165

Site Address

House Number

14300

Street Name

Foxglove (412104329002)

Street Suffix

LaneShort Legal Description **MCF 000 0000 0036W**

Subdivision

MCF

Section

000

Block

0000

Lot

0036**Availability - Completed by CCU Staff**

Potable Water		Sewer		Reclaimed Water	
Connected		Connected		Connected	
Mandatory		Mandatory		Mandatory	
Available	X	Available	X	Available	X
Unavailable		Unavailable		Unavailable	

Comments

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25550 Harbor View Road, Suite 1

Port Charlotte, FL 33980

Email: Administrative.Assistants@CharlotteCountyFL.gov

Phone: 941.764.4300 Option 3

Date: 06/03/2024

First Name

Last Name

HeatherPolito

Organization

Atwell, LLC

Email Address

hpolito@atwell-group.com

Phone Number

9416251165

Site Address

House Number

14505

Street Name

Cattle Dock Point (412104400001)

Street Suffix

RoadShort Legal Description **MCF 000 0000 0037**

Subdivision

MCF

Section

000

Block

0000

Lot

0037**Availability - Completed by CCU Staff**

Potable Water		Sewer		Reclaimed Water	
Connected		Connected		Connected	
Mandatory		Mandatory		Mandatory	
Available	X	Available	X	Available	X
Unavailable		Unavailable		Unavailable	

Comments

SERVICES ARE AVAILABLE THROUGH A PRIVATE DEVELOPER'S AGREEMENT TO CONNECT

Completed By: KDDate: 6/5/2024

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Charlotte County Government Utilities Department

25550 Harbor View Road, Suite 1

Port Charlotte, FL 33980

Email: Administrative.Assistants@CharlotteCountyFL.gov

Phone: 941.764.4300 Option 3

Date: 06/03/2024

First Name

Last Name

HeatherPolito

Organization

Atwell, LLC

Email Address

hpolito@atwell-group.com

Phone Number

9416251165

Site Address

House Number

14605

Street Name

Cattle Dock Point (412104400002)

Street Suffix

RoadShort Legal Description **MCF 000 0000 0038**

Subdivision

MCF

Section

000

Block

0000

Lot

0038**Availability - Completed by CCU Staff**

Potable Water		Sewer		Reclaimed Water	
Connected		Connected		Connected	
Mandatory		Mandatory		Mandatory	
Available	X	Available	X	Available	X
Unavailable		Unavailable		Unavailable	

Comments

SERVICES ARE AVAILABLE THROUGH A PRIVATE DEVELOPER'S AGREEMENT TO CONNECT

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25550 Harbor View Road, Suite 1

Port Charlotte, FL 33980

Email: Administrative.Assistants@CharlotteCountyFL.gov

Phone: 941.764.4300 Option 3

Date: 06/03/2024

First Name

Last Name

HeatherPolito

Organization

Atwell, LLC

Email Address

hpolito@atwell-group.com

Phone Number

9416251165

Site Address

House Number

14705

Street Name

Cattle Dock Point (412104400003)

Street Suffix

RoadShort Legal Description **MCF 000 0000 0039**

Subdivision

MCF

Section

000

Block

0000

Lot

0039**Availability - Completed by CCU Staff**

Potable Water		Sewer		Reclaimed Water	
Connected		Connected		Connected	
Mandatory		Mandatory		Mandatory	
Available	X	Available	X	Available	X
Unavailable		Unavailable		Unavailable	

Comments

SERVICES ARE AVAILABLE THROUGH A PRIVATE DEVELOPER'S AGREEMENT TO CONNECT

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Port Charlotte, FL 33980

Email: Administrative.Assistants@CharlotteCountyFL.gov

Phone: 941.764.4300 Option 3

Date: 06/03/2024

First Name

Last Name

HeatherPolito

Organization

Atwell, LLC

Email Address

hpolito@atwell-group.com

Phone Number

9416251165

Site Address

House Number

14805

Street Name

Cattle Dock Point (412104400004)

Street Suffix

RoadShort Legal Description **MCF 000 0000 0040E**

Subdivision

MCF

Section

000

Block

0000

Lot

0040**Availability - Completed by CCU Staff**

Potable Water		Sewer		Reclaimed Water	
Connected		Connected		Connected	
Mandatory		Mandatory		Mandatory	
Available	X	Available	X	Available	X
Unavailable		Unavailable		Unavailable	

Comments

SERVICES ARE AVAILAABLE THROUGH A PRIVATE DEVELOPER'S AGREEMENT TO CONNECT

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Port Charlotte, FL 33980

Email: Administrative.Assistants@CharlotteCountyFL.gov

Phone: 941.764.4300 Option 3

Date: 06/03/2024

First Name

Last Name

HeatherPolito

Organization

Atwell, LLC

Email Address

hpolito@atwell-group.com

Phone Number

9416251165

Site Address

House Number

14905

Street Name

Cattle Dock Point (412104400012)

Street Suffix

RoadShort Legal Description **MCF 000 0000 0040**

Subdivision

MCF

Section

000

Block

0000

Lot

0040**Availability - Completed by CCU Staff**

Potable Water		Sewer		Reclaimed Water	
Connected		Connected		Connected	
Mandatory		Mandatory		Mandatory	
Available	X	Available	X	Available	X
Unavailable		Unavailable		Unavailable	

Comments

SERVICES ARE AVAILABLE THROUGH A PRIVATE DEVELOPER'S AGREEMENT TO CONNECT

Completed By: KDDate: 6/5/2024

FOR ANY UTILITIES DEEMED UNAVAILABLE AT THIS TIME, THE PROPERTY OWNER AND/OR THEIR AGENT SHOULD RECONFIRM AVAILABILITY PRIOR TO DEVELOPMENT OF PROPERTY.

All commercial developments are to access the following link for guidelines and familiarize themselves with the requirements for plans review and the utility service agreement.

<https://www.charlottecountyfl.gov/departments/utilities/about-utilities/forms.shtml>

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**AVAILABILITY REQUEST FORM**

Charlotte County Government Utilities Department

25550 Harbor View Road, Suite 1

Port Charlotte, FL 33980

Email: Administrative.Assistants@CharlotteCountyFL.gov

Phone: 941.764.4300 Option 3

Date: 06/03/2024

First Name

Last Name

HeatherPolito

Organization

Atwell, LLC

Email Address

hpolito@atwell-group.com

Phone Number

9416251165

Site Address

House Number

Street Name

Street Suffix

(412104400011)Short Legal Description **MCF 000 0000 0057**

Subdivision

Section

Block

Lot

MCF00000000057**Availability - Completed by CCU Staff**

Potable Water		Sewer		Reclaimed Water	
Connected		Connected		Connected	
Mandatory		Mandatory		Mandatory	
Available	X	Available	X	Available	X
Unavailable		Unavailable		Unavailable	

Comments

LANDLOCK PROPERTIES ARE NOT REQUIRED TO CONNECT, HOWEVER AS PART OF A LARGER PRIVATE DEVELOPEMENT PROJECT UTILITIES WILL BE AVAILABLE.

Completed By: KDDate: 6/5/2024

FOR ANY UTILITIES DEEMED UNAVAILABLE AT THIS TIME, THE PROPERTY OWNER AND/OR THEIR AGENT SHOULD RECONFIRM AVAILABILITY PRIOR TO DEVELOPMENT OF PROPERTY.

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**AVAILABILITY REQUEST FORM**

Charlotte County Government Utilities Department

25550 Harbor View Road, Suite 1

Port Charlotte, FL 33980

Email: Administrative.Assistants@CharlotteCountyFL.gov

Phone: 941.764.4300 Option 3

Date: 06/03/2024

First Name

Last Name

HeatherPolito

Organization

Atwell, LLC

Email Address

hpolito@atwell-group.com

Phone Number

9416251165

Site Address

House Number

14285

Street Name

Cattle Dock Point (412104327001)

Street Suffix

RoadShort Legal Description **MCF 000 0008 0001**

Subdivision

MCF

Section

000

Block

0008

Lot

0001**Availability - Completed by CCU Staff**

Potable Water		Sewer		Reclaimed Water	
Connected		Connected		Connected	
Mandatory		Mandatory		Mandatory	
Available	X	Available	X	Available	X
Unavailable		Unavailable		Unavailable	

Comments

SERVICES ARE AVAILABLE THROUGH A PRIVATE DEVELOPER'S AGREEMENT TO CONNECT

Completed By: KDDate: 6/5/2024

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Charlotte County Government Utilities Department

25550 Harbor View Road, Suite 1

Port Charlotte, FL 33980

Email: Administrative.Assistants@CharlotteCountyFL.gov

Phone: 941.764.4300 Option 3

Date: 06/03/2024

First Name

Last Name

HeatherPolito

Organization

Atwell, LLC

Email Address

hpolito@atwell-group.com

Phone Number

9416251165

Site Address

House Number

1388

Street Name

McCall (412104326003)

Street Suffix

RoadShort Legal Description **MCT 000 0009 0001**

Subdivision

MCT

Section

000

Block

0009

Lot

0001**Availability - Completed by CCU Staff**

Potable Water		Sewer		Reclaimed Water	
Connected		Connected		Connected	
Mandatory		Mandatory		Mandatory	
Available	X	Available	X	Available	X
Unavailable		Unavailable		Unavailable	

Comments

SERVICES ARE AVAILABLE THROUGH A PRIVATE DEVELOPER'S AGREEMENT TO CONNECT

Completed By: KDDate: 6/5/2024

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**AVAILABILITY REQUEST FORM**

Charlotte County Government Utilities Department

25550 Harbor View Road, Suite 1

Port Charlotte, FL 33980

Email: Administrative.Assistants@CharlotteCountyFL.gov

Phone: 941.764.4300 Option 3

Date: 06/03/2024

First Name

Last Name

HeatherPolito

Organization

Atwell, LLC

Email Address

hpolito@atwell-group.com

Phone Number

9416251165

Site Address

House Number

1412

Street Name

McCall (412104326001)

Street Suffix

RoadShort Legal Description **MCT 000 0009 0005**

Subdivision

MCT

Section

000

Block

0009

Lot

0005**Availability - Completed by CCU Staff**

Potable Water		Sewer		Reclaimed Water	
Connected		Connected		Connected	
Mandatory		Mandatory		Mandatory	
Available	X	Available	X	Available	X
Unavailable		Unavailable		Unavailable	

Comments

SERVICES ARE AVAILABLE THROUGH A PRIVATE DEVELOPER'S AGREEMENT TO CONNECT

Completed By: KDDate: 6/5/2024

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**AVAILABILITY REQUEST FORM**

Charlotte County Government Utilities Department

25550 Harbor View Road, Suite 1

Port Charlotte, FL 33980

Email: Administrative.Assistants@CharlotteCountyFL.gov

Phone: 941.764.4300 Option 3

Date: 06/03/2024

First Name

Last Name

HeatherPolito

Organization

Atwell, LLC

Email Address

hpolito@atwell-group.com

Phone Number

9416251165

Site Address

House Number

14240

Street Name

Foxglove (412104326002)

Street Suffix

LaneShort Legal Description **MCT 000 0009 0006**

Subdivision

MCT

Section

000

Block

0009

Lot

0006**Availability - Completed by CCU Staff**

Potable Water		Sewer		Reclaimed Water	
Connected		Connected		Connected	
Mandatory		Mandatory		Mandatory	
Available	X	Available	X	Available	X
Unavailable		Unavailable		Unavailable	

Comments

SERVICES ARE AVAILABLE THROUGH A PRIVATE DEVELOPER'S AGREEMENT TO CONNECT

Completed By: KDDate: 6/5/2024

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Title Insurance Policy



Property Owner Authorization

FORM A. PROPERTY OWNER AUTHORIZATION TO APPLICANT

I, the undersigned, being first duly sworn, depose and say that I am the owner of the property described and which is the subject matter of the proposed hearing.

I give authorization for Maronda Homes, LLC of Florida to be the applicant for this REZONING.

STATE OF Oklahoma, COUNTY OF Tulsa

The foregoing instrument was acknowledged before me this 3rd day of June, 2024, by

Russell A. Richardson who is personally known to me or has/have produced _____ as identification and who did/did not take an oath.

Angela Poston
Notary Public Signature

Rusty Richardson
Signature of Owner

Angela Poston
Notary Printed Signature

Rusty Richardson c/o 2008 FL RECOVERY LIMITED PRTNSP
Printed Signature of Owner

Manager
Title

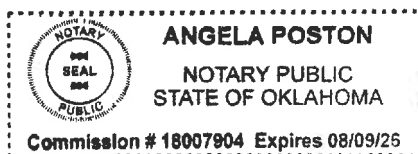
6060 S AMERICAN PLAZA ST E STE 330
Address

18007904
Commission Code

TULSA, OK 74135
City, State, Zip

(918) 605-8294

Telephone Number



FORM A. PROPERTY OWNER AUTHORIZATION TO APPLICANT

I, the undersigned, being first duly sworn, depose and say that I am the owner of the property described and which is the subject matter of the proposed hearing.

I give authorization for Maronda Homes, LLC of Florida to be the applicant for this REZONING.

STATE OF Florida, COUNTY OF Charlotte

The foregoing instrument was acknowledged before me this 30th day of May, 2024, by

Ron Greenland who is personally known to me or has/have produced
N/A as identification and who did/did not take an oath.

Heather L. Polito

Notary Public Signature

[Signature]
Signature of Owner

Heather L. Polito

Notary Printed Signature

Charlotte 246 Holdings, LLC c/o Ron Greenland

Printed Signature of Owner

Notary

Title

300 E Bay Heights Rd

Address

HH 475698

Commission Code

Englewood, FL 34223

City, State, Zip

941-416-4055

Telephone Number



FORM A. PROPERTY OWNER AUTHORIZATION TO APPLICANT

I, the undersigned, being first duly sworn, depose and say that I am the owner of the property described and which is the subject matter of the proposed hearing.

I give authorization for Charlotte 246 Holdings, LLC to be the applicant for this REZONING.

STATE OF Florida, COUNTY OF Lee

The foregoing instrument was acknowledged before me this 31st day of May, 2024, by

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

Michele Peters
Notary Public Signature

Neekaytan Sharma
Signature of Owner

Michele Peters
Notary Printed Signature

Charlotte Sarasota Holdings, LLC
Printed Signature of Owner

Manager

Title

NEEKAYTAN SHARMA

10090 MCGREGOR BLVD

FT. MYERS FL 33919

Commission Code

City, State, Zip

239 410 1815

Telephone Number



MICHELE PETERS
Commission # HH 371220
Expires April 25, 2027

FORM A. PROPERTY OWNER AUTHORIZATION TO APPLICANT

I, the undersigned, being first duly sworn, depose and say that I am the owner of the property described and which is the subject matter of the proposed hearing.

I give authorization for Maronda Homes, LLC of Florida to be the applicant for this REZONING.

STATE OF Florida, COUNTY OF Charlotte

The foregoing instrument was acknowledged before me this 5th day of June, 2024, by

Dennis Fullenkamp who is personally known to me or has/have produced
N/A as identification and who did/did not take an oath.

Heather L. Polito

Notary Public Signature

Heather L. Polito

Notary Printed Signature

Notary

Title

HH 475698

Commission Code

[Signature]

Signature of Owner

Fullenkamp Dennis J Trustee c/o Dennis Fullenkamp

Printed Signature of Owner

3405 HANCOCK BRIDGE PKWY STE A

Address

NORTH FORT MYERS, FL 33903

City, State, Zip

(239) 995-4884

Telephone Number



FORM A. PROPERTY OWNER AUTHORIZATION TO APPLICANT

I, the undersigned, being first duly sworn, depose and say that I am the owner of the property described and which is the subject matter of the proposed hearing.

I give authorization for Maronda Homes, LLC of Florida to be the applicant for this REZONING.

STATE OF Florida, COUNTY OF Charlotte

The foregoing instrument was acknowledged before me this 25th day of July, 2024, by

Dennis J. Fullenkamp who is personally known to me or has/have produced
N/A as identification and who did/did not take an oath.

Heather L. Polito

Notary Public Signature

Dennis J. Fullenkamp

Signature of Owner

Heather L. Polito

Notary Printed Signature

DENNIS J. FULLENKAMP, MANAGER; CAPE LATCHA, LLC

Printed Signature of Owner

NOTARY

Title

3405 HANCOCK BRIDGE PKWY., STE. A

Address

HH 475698

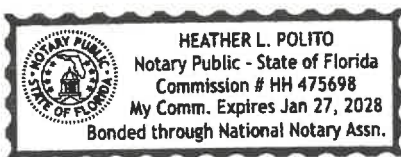
Commission Code

NORTH FORT MYERS, FL 33903

City, State, Zip

(239) 995-4884

Telephone Number



FORM A. PROPERTY OWNER AUTHORIZATION TO APPLICANT

I, the undersigned, being first duly sworn, depose and say that I am the owner of the property described and which is the subject matter of the proposed hearing.

I give authorization for Maronda Homes, LLC of Florida to be the applicant for this REZONING.

STATE OF Florida, COUNTY OF Charlotte

The foregoing instrument was acknowledged before me this 25th day of July, 2024, by

Dennis J. Fullenkamp who is personally known to me or has/have produced
N/A as identification and who did/did not take an oath.

Heather L. Polito

Notary Public Signature

Heather L. Polito

Notary Printed Signature

NOTARY

Title

HH 475698

Commission Code

Dennis J. Fullenkamp
Dennis J. Fullenkamp (Jul 25, 2024 16:18 EDT)

Signature of Owner

DJF CHARLOTTE NO 1, LLC

DENNIS J. FULLENKAMP, MANAGER

Printed Signature of Owner

3405 HANCOCK BRIDGE PKWY., STE. A

Address

NORTH FORT MYERS, FL 33903

City, State, Zip

(239) 995-4884

Telephone Number



FORM A. PROPERTY OWNER AUTHORIZATION TO APPLICANT

I, the undersigned, being first duly sworn, depose and say that I am the owner of the property described and which is the subject matter of the proposed hearing.

I give authorization for Maronda Homes, LLC of Florida to be the applicant for this REZONING.

STATE OF Florida, COUNTY OF Charlotte

The foregoing instrument was acknowledged before me this 25th day of July, 2024, by

Dennis J. Fullenkamp who is personally known to me or has/have produced
N/A as identification and who did/did not take an oath.

Heather L. Polito

Notary Public Signature

Dennis J. Fullenkamp

Dennis J. Fullenkamp (Jul 25, 2024 16:13 EDT)

Signature of Owner

Heather L. Polito

Notary Printed Signature

DENNIS J. FULLENKAMP, MANAGER; McCALL 37, LLC

Printed Signature of Owner

NOTARY

Title

3405 HANCOCK BRIDGE PKWY., STE. A

Address

HH 475698

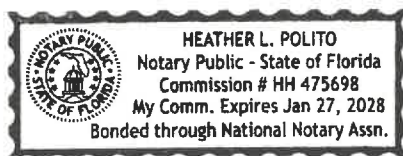
Commission Code

NORTH FORT MYERS, FL 33903

City, State, Zip

(239) 995-4884

Telephone Number





Agent Authorization



Affidavits A & B

AFFIDAVIT A

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

STATE OF FLORIDA, COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 24th day of May, 2024, by

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



Notary Public Signature



Signature of Applicant or Agent

Sandra K. Fabrizio

Notary Printed Signature

Alexis Crespo

Printed Signature of Applicant or Agent

FL Public Notary

Title

28100 Bonita Grande Drive, Suite 305

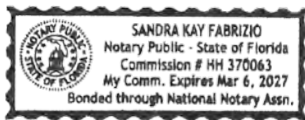
Address

HH 370063 Exp 3/6/2027

Commission Code

Bonita Springs, FL 34135

City, State, Zip



(293) 850-8525

Telephone Number

AFFIDAVIT B

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

STATE OF FLORIDA, COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 24th day of May, 2024, by
Alexis Crespo who is personally known to me or has/have produced
is personally known to me as identification and who did/did not take an oath.



Notary Public Signature



Signature of Applicant or Agent

Sandra K. Fabrizio

Alexis Crespo

Notary Printed Signature

Printed Signature of Applicant or Agent

FL Public Notary

28100 Bonita Grande Drive, Suite 305

Title

Address

HH 370063 Exp 3/6/2027

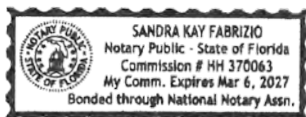
Bonita Springs, FL 34135

Commission Code

City, State, Zip

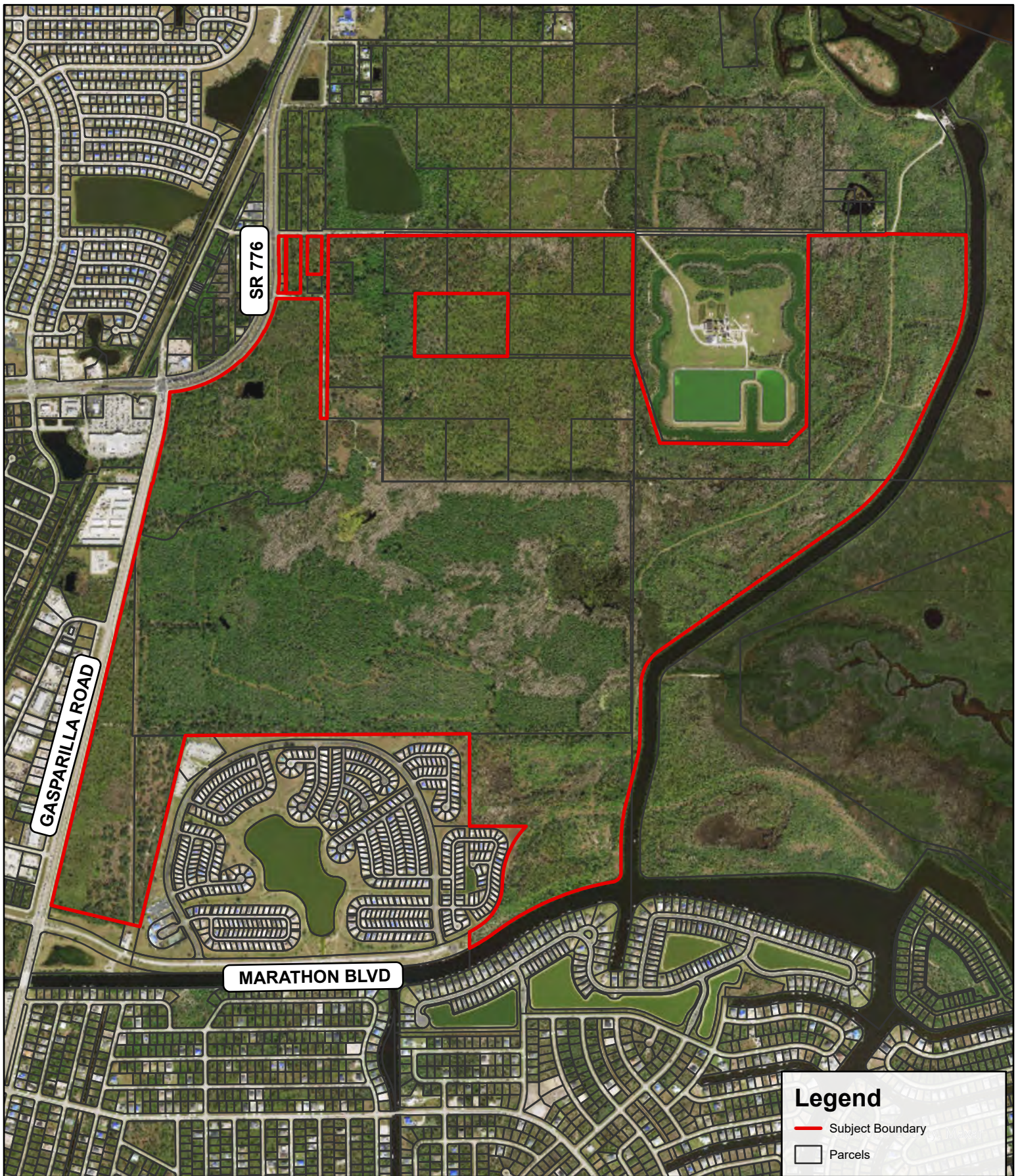
(239) 850-8525

Telephone Number





GIS Map Series



Copyright RVI



8725 Pendery Place
Suite 101
Bradenton, FL 34201
Tel: 941.379.8400
www.rviplanning.com

HARBOR VILLAGE PD • AERIAL LOCATION MAP

📍 Charlotte County, FL

📅 6/12/2024

24001358

👤 Maronda Homes, LLC of Florida

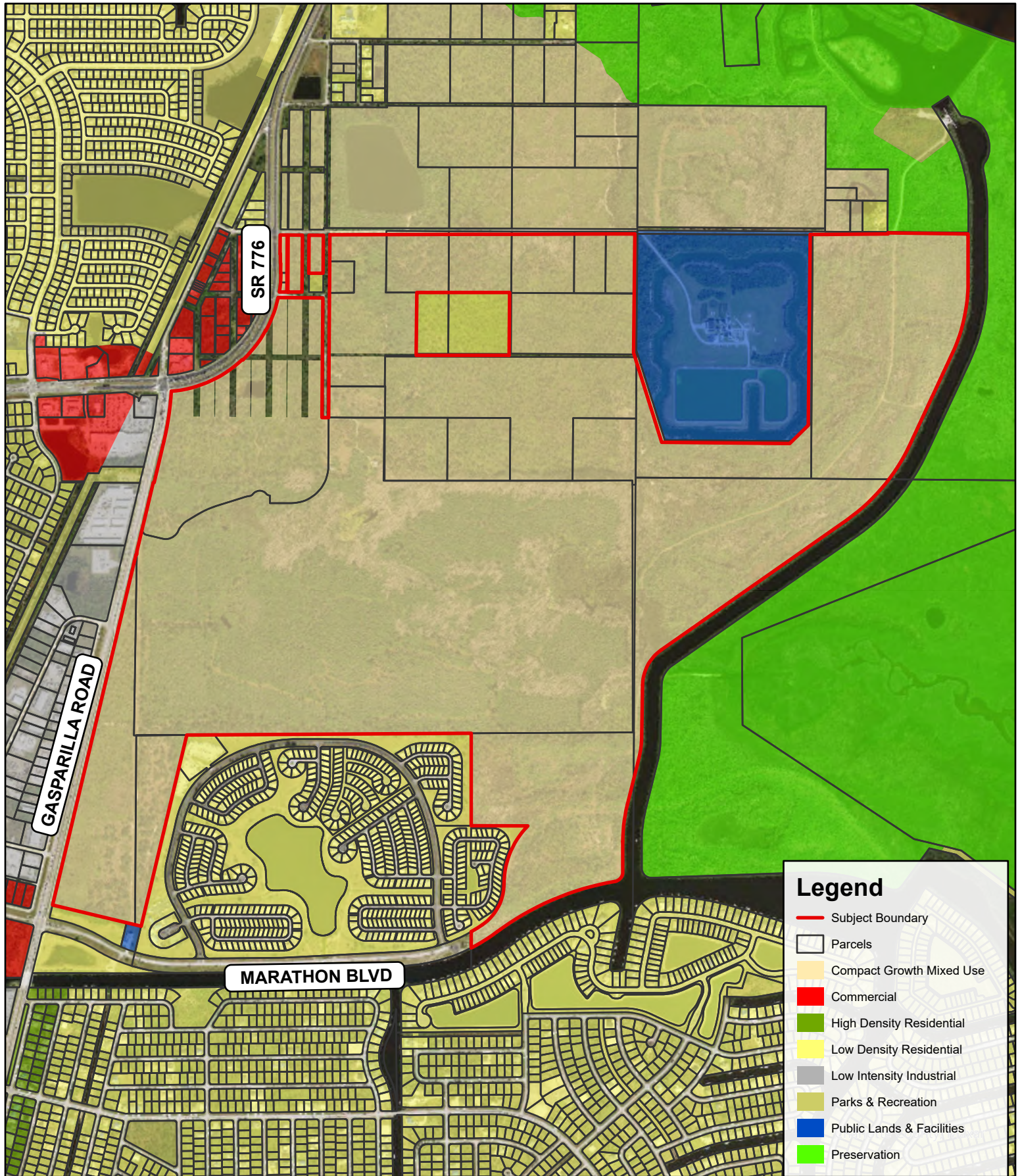
Legend

- Subject Boundary
- ▭ Parcels



0 500 1,000
Feet

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Legend

- Subject Boundary
- Parcels
- Compact Growth Mixed Use
- Commercial
- High Density Residential
- Low Density Residential
- Low Intensity Industrial
- Parks & Recreation
- Public Lands & Facilities
- Preservation

Copyright RVI



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Suite 101
Bradenton, FL 34201
Tel: 941.379.8400
www.rviplanning.com

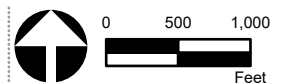
HARBOR VILLAGE PD • CURRENT FUTURE LAND USE MAP

📍 Charlotte County, FL

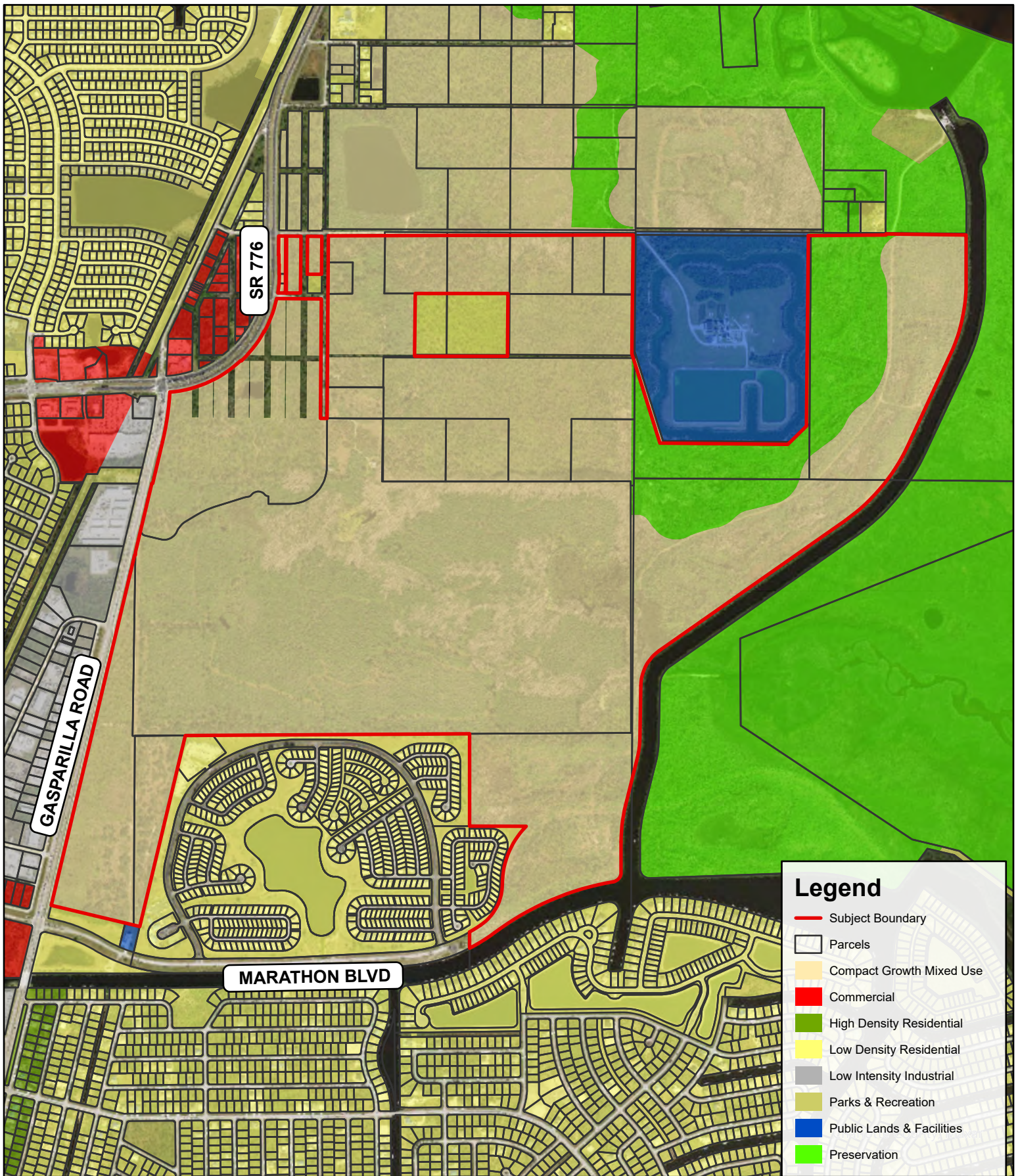
📅 6/12/2024

24001358

👤 Maronda Homes, LLC of Florida



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Suite 101
Bradenton, FL 34201
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www.rviplanning.com

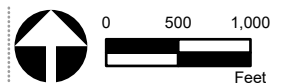
HARBOR VILLAGE PD • PROPOSED FUTURE LAND USE MAP

📍 Charlotte County, FL

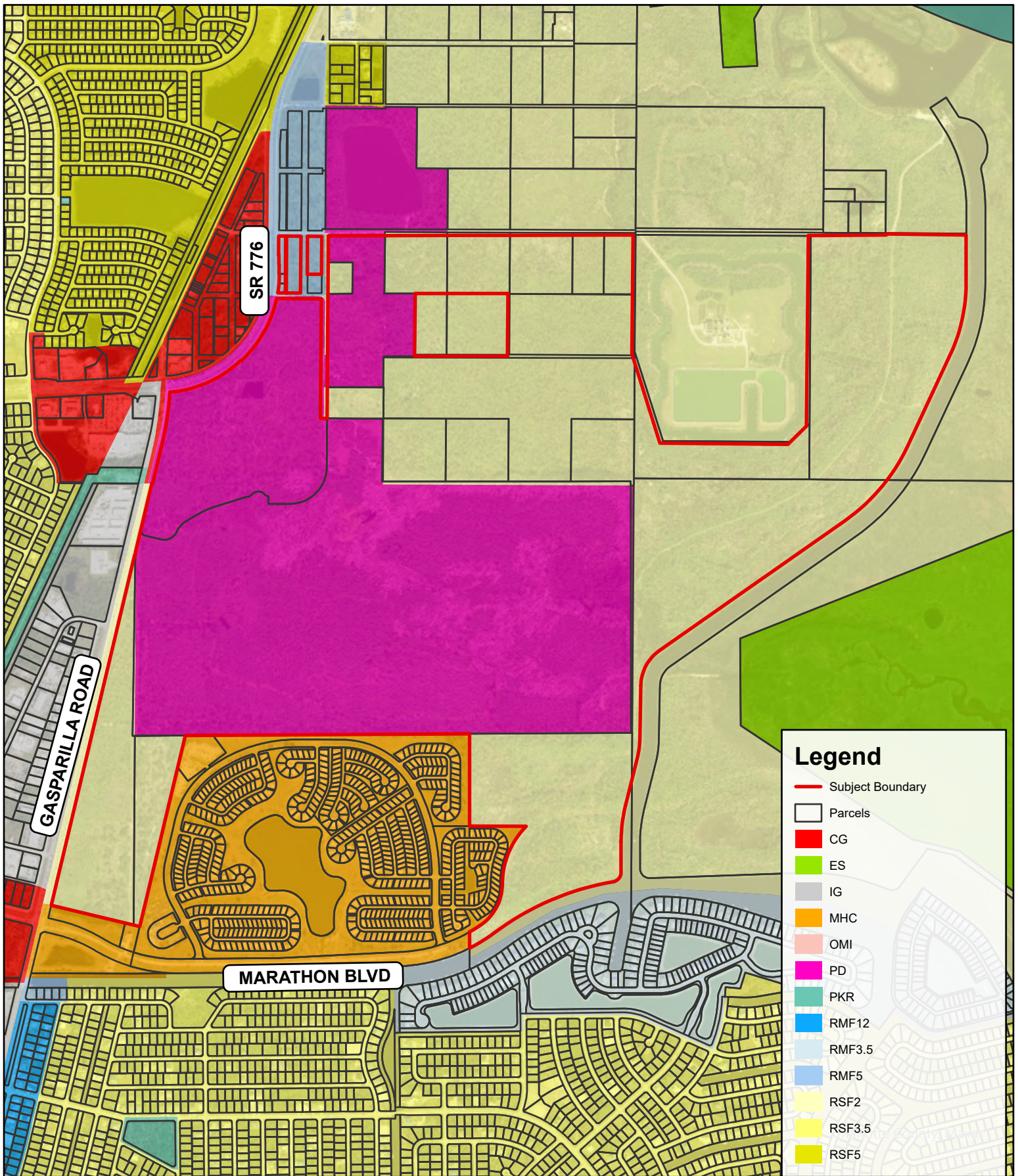
📅 6/12/2024

24001358

👤 Maronda Homes, LLC of Florida



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Copyright RVI



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Suite 101
Bradenton, FL 34201
Tel: 941.379.8400
www.rviplanning.com

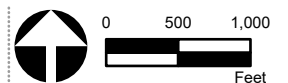
HARBOR VILLAGE PD • CURRENT ZONING MAP

📍 Charlotte County, FL

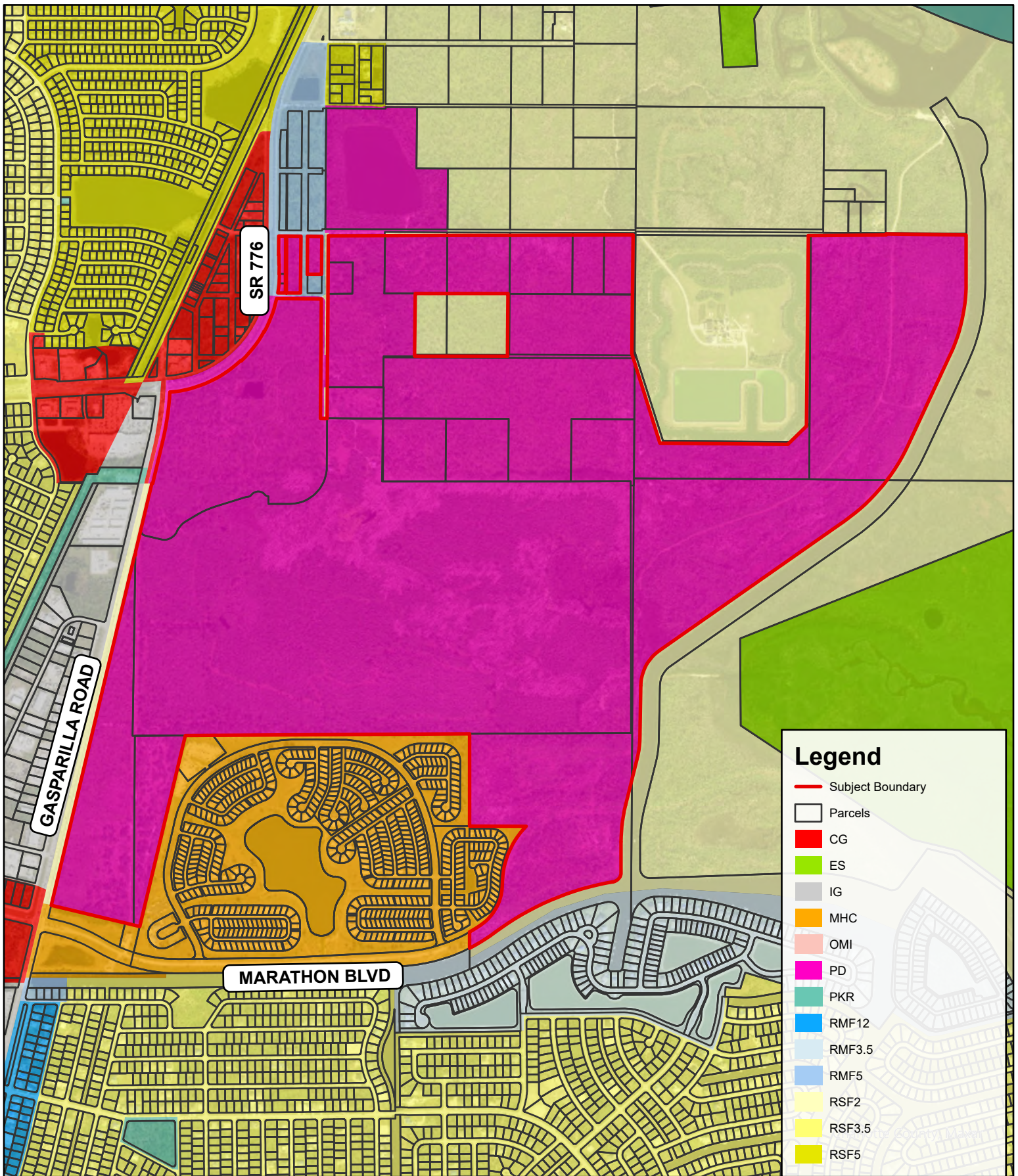
📅 6/12/2024

24001358

👤 Maronda Homes, LLC of Florida



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Bradenton, FL 34201
Tel: 941.379.8400
www.rviplanning.com

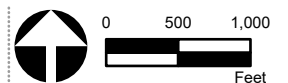
HARBOR VILLAGE PD • PROPOSED ZONING MAP

📍 Charlotte County, FL

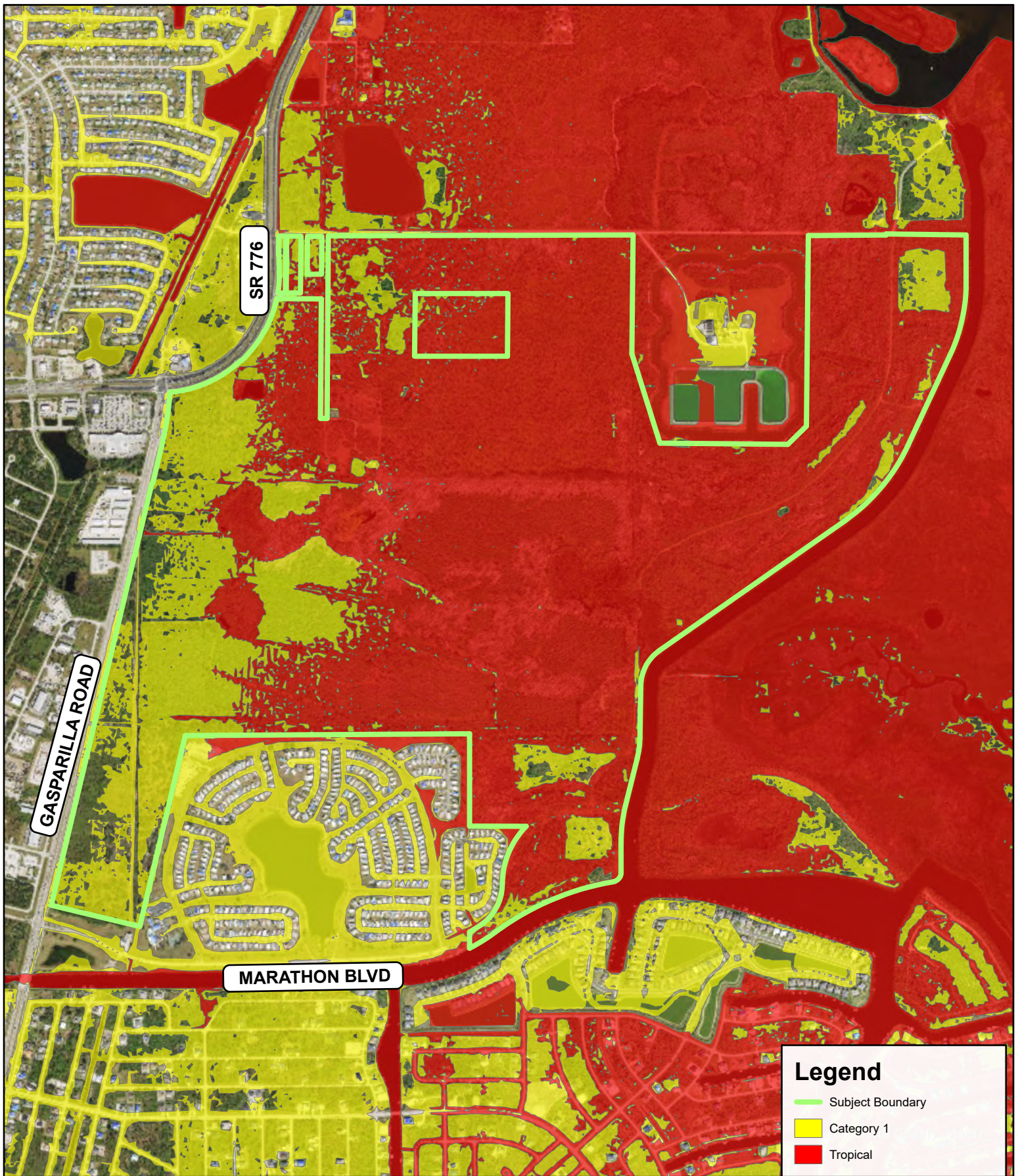
📅 6/12/2024

24001358

👤 Maronda Homes, LLC of Florida



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Copyright RVI



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Suite 101
Bradenton, FL 34201
Tel: 941.379.8400
www.rviplanning.com

HARBOR VILLAGE PD • COASTAL HIGH HAZARD MAP

📍 Charlotte County, FL

📅 7/23/2024

24001358

👤 Maronda Homes, LLC of Florida

Legend

- Subject Boundary
- Category 1
- Tropical



0 500 1,000
Feet

Information furnished regarding this property is from sources deemed reliable. RVI has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.



Environmental Assessment Report

LISTED SPECIES SURVEY REPORT

HARBOR VILLAGE

MAY 2024

Prepared by:

**TURRELL, HALL &
ASSOCIATES, INC.** 
Marine & Environmental Consulting
PHONE: 239-643-0166 WWW.THANAPLES.COM

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1 INTRODUCTION

Turrell, Hall & Associates, Inc. (THA) has conducted a listed species survey at Harbor Village, located at 15505 Cattle Dock Point Road in Port Charlotte, Florida 33981, located within Sections 3, 4, 8, 9, 10, 33 and 34 Township 41 South, Range 21 East, in Charlotte County. The project area can be identified by Folio Numbers 402133400002, 402133400003, 402134300002, 412103100002, 412103100003, 412103100004, 412103100005, 412103100006, 412103300002, 412103300003, 412104130001, 412104130007, 412104131004, 412104176001, 412104177001, 412104178001, 412104200001, 412104200002, 412104200003, 412104200004, 412104200009, 412104200010, 412104200011, 412104200012, 412104200013, 412104200014, 412104200015, 412104200016, 412104200017, 412104200018, 412104200019, 412104326003, 412104327001, 412104329002, 412104377002, 412104400001, 412104400002, 412104400003, 412104400004, 412104400008, 412104400009, 412104400010, 412104400011, 412104400012, 412108427001, 412109100006, 412109100006, 412109100007, 412109100007, 412109100008, 412109100008, 412109301001, 412109426001, and 412110100001. The total project area is approximately 1,150 acres in size. The purpose of this report is to provide a summary of wildlife observations on the project area and to consider the potential effects of the proposed project on any state or federal listed species that may utilize the project area for feeding, foraging, or nesting purposes.

Approximatley 409 acres of the project area and associated development has been previously permitted by the Southwest Florida Water Management District (Environmmnetal Resource Permit: 43022190.001) and the Florida Department of Environmental Protection (State 404 Program Individual Permit: 409588-001). A "Protected Species Assessment" of this portion was conducted by Ian Vincent & Associates. This portion of the project area was also assessed for Florida Bonneted bat (*Eumops floridanus*) presence by THA in association with those permits. The results of both these assessments will be incorporated into this report where appropriate.

2 METHODOLOGY

Prior to any wildlife survey being carried out, careful consideration is given to the types of habitat in question and species that are known to utilize such areas. Several publications and references are also consulted, including The Official List of Florida's Endangered Species, Florida's Endangered and Threatened Species (dated December 2022), Florida's Imperiled Species Management Plans, Florida Fish and Wildlife Conservation Commission (FWC) Species Conservation Measures and Permitting Guidelines, The U.S. Fish and Wildlife Service's (FWS) Information for Planning and Consultation, the Florida Natural Areas Inventory (FNAI), and Charlotte County aerial photography.

The basic objective of any wildlife survey is to obtain evidence that wildlife species are utilizing the project site. This site may be comprised of a primary or secondary foraging zone, a nesting zone, or be merely adjacent to those sites with regard to a particular listed species. As many listed species in Florida are cryptic and/or nocturnal, patience and sufficient time must be devoted to the survey.

Aerial photography and the Florida Land Use, Cover, and Forms Classification System (FLUCFCS) maps of the site and surrounding area were consulted before arriving on-site. After thorough consideration of the existing habitats, a list of species that could be found on-site was developed. The required survey procedure for each species was then consulted to ensure that those procedures were followed where appropriate.

A system of transects was followed throughout the project area in the early morning, afternoon, and dusk hours, thus allowing for the proper protocols for surveying wading birds, fox squirrels, gopher tortoises, and other anticipated or potential species that could occur on the project lands. Qualified THA biologists traversed the entire site in a series of linear transects spaced approximately 50 to 150 feet apart. Where the canopy was dense, transects were spaced closer together. Linear transects were not possible in all areas due to dense exotic vegetation throughout the project area. Meandering transects were used to ensure different habitat signatures observed from aerial photography were thoroughly surveyed. Where possible, transects were conducted from higher areas and along existing relatively open paths to utilize better visibility from aforementioned areas.

A visual inspection of trees was also conducted to search for squirrel day beds, potential nesting cavities, and potential bat roosts. Indirect evidence such as rooting, scrape marks, nests, cavities, burrows, tracks, and scat were looked for and noted. Once cavity or nest trees were located, they were marked with a handheld GPS for further investigation prior to clearing. In addition, the approximate sighting location of any listed species were noted on the survey aerial.

Evidence of protected plants was also searched for along transect lines.

3 PRELIMINARY RESEARCH

Prior to field investigations, aerial photos, soil maps, and prior mapping of the project area were reviewed to identify various vegetation associations that are present on and adjacent to the project area. Various publications and databases were reviewed to identify listed plant and wildlife species, which could occur as well as those that had been previously documented on or near the project site, and also to gather information concerning the listed species.

Based on the habitat types that were identified, existing knowledge of the project area, correspondence with other consultants, and review of publications and databases, a preliminary list of protected plant and animal species with the potential to occur within or near the project area was determined.

As used herein, the term “listed species” refers to those animals listed as endangered or threatened by the FWS or the FWC. The following subsections document these efforts and their results. Table 1 features a list of listed species that could potentially utilize the project area.

Table 1: Potential Threatened and Endangered Species

Common Name	Scientific Name	Status
American alligator	<i>Alligator mississippiensis</i>	FT (S/ A)
American crocodile	<i>Crocodylus acutus</i>	FT
Eastern indigo snake	<i>Drymarchon couperi</i>	FT
Florida pine snake	<i>Pituophis melanoleucus mugitus</i>	ST
Gopher tortoise	<i>Gopherus polyphemus</i>	ST
Audubon's crested caracara	<i>Polyborus plancus audubonii</i>	FT
Bald eagle	<i>Haliaeetus leucocephalus</i>	*
Black skimmer	<i>Rynchops niger</i>	ST
Eastern black rail	<i>Laterallus jamaicensis jamaicensis</i>	FT
Everglade snail kite	<i>Rostrhamus sociabilis plumbeus</i>	FE
Florida burrowing owl	<i>Athene cunicularia floridana</i>	ST
Florida sandhill crane	<i>Antigone canadensis pratensis</i>	ST
Least tern	<i>Sternula antillarum</i>	ST
Little blue heron	<i>Egretta caerulea</i>	ST
Reddish egret	<i>Egretta rufescens</i>	ST
Roseate spoonbill	<i>Platalea ajaja</i>	ST
Southeastern American kestrel	<i>Falco sparverius paulus</i>	ST
Tricolored heron	<i>Egretta tricolor</i>	ST
Wood stork	<i>Mycteria americana</i>	FT
Florida bonneted bat	<i>Eumops floridanus</i>	FE
West Indian manatee	<i>Trichechus manatus</i>	FT
Smalltooth sawfish	<i>Pristis pectinate</i>	FE

FE = Federally Endangered FT = Federally Threatened ST = State Threatened FT (S/ A) = Federally designated
Threatened species due to similarity of appearance * = Non-listed protected species

4 EXISTING CONDITIONS

The Harbor Bridge project encompasses approximately 1,150 acres. It is bordered by Gasparilla and South McCall Roads on its west. North of the project is the Charlotte Harbor Preserve State Park and its south is bordered by the South Gulf Cove canal system, Village of Holiday Lake Community and Marathon Boulevard. The South Gulf Cove canal system connects the project area to Charlotte Harbor Preserve State Park and Charlotte Harbor by way of the South Gulf Cove Boat Lock and turning basin. There are several out-parcels of land not included in the project area including the Charlotte County West Port Water Reclamation Facility and various privately held residential parcels or undeveloped land.

Currently, the majority of the project area is undeveloped land overgrown with several invasive plant species such as Brazilian pepper (*Schinus terebinthifolia*), melaleuca (*Melaleuca quinquenervia*), and Australian pine (*Casuarina equisetifolia*). Evidence of spoil mounds from the creation of the South Gulf Coast canal system are still present on the eastern edges of the project area as well as the remnants of access roads used for the project. Historically, much of the land was used for agriculture and homesteads. Nearly all of the natural communities in the project area have been heavily infested by invasive exotic species and are much denser than what would be expected in a more natural community.

The Florida Land Use, Cover, and Forms Classification System (FLUCFCS) manual was used to classify all the vegetative communities occurring within the site boundaries. The FLUCFCS exhibit attached to the Environmental Supplement report depicts the project area together with its vegetative cover and the approximate limits of the wetland and upland areas. Detailed descriptions of the various vegetative communities and any site-specific nuances can be found in the relative Environmental Assessment report.

5 RESULTS

During the surveys conducted on-site, THA biologists recorded sightings of two listed species. The project area was surveyed for a total of 233.25 hours. Table 2 features a summary of survey times and weather conditions on-site.

Table 2: Summary of Survey Efforts

Date	Start	End	Observers	Survey Hours	Temp. (F)	Cloud Cover	Precip. (in.)	Wind (mph)
1/18/2024	08:00	14:00	JOH, CH, AP	18	75	75%	0	5 NE
1/24/2024	08:00	16:15	JOH, CH	16.5	82	55%	0	12 SE
1/25/2024	08:00	17:30	JOH, CH, TH	24	81	35%	0	10 SE
1/26/2024	06:00	6:30	JOH	0.5	70	5%	0	3 ENE
2/1/2024	08:00	15:15	JOH, CH	14.5	65	5%	0	5 NE
2/7/2024	09:30	17:30	JOH, CH	16	66	10%	0	9 NNE
2/14/2024	08:00	14:00	CH	6	70	10%	0	7 NE
2/16/2024	09:30	14:45	JOH, CH	10.5	77	5%	0	3 SSE
2/22/2024	08:00	14:00	CH	6	71	0%	0	8 SSE
3/4/2024	08:00	15:00	TH	7	82	NA	0	8 SSE
3/7/2024	09:30	15:30	CH, MC	12	78	NA	0.04	7 ENE
3/8/2024	10:00	13:00	CH, MC	6	75	NA	0.68	9 SE
3/14/2024	09:30	17:30	CH, MC	16	76	NA	0	5 N
3/15/2024	08:00	16:00	CH, MC	16	75	NA	0	8 SSE
3/20/2024	11:00	17:15	JOH	6.25	66	5%	0	3 NE
3/21/2024	09:00	14:30	MC	5.5	69	NA	0	6 E
3/25/2024	10:00	18:15	JOH, MC	16.5	75	10%	0	9 SE
3/26/2024	10:00	16:00	CH, MC	12	75	NA	0	15 S
3/27/2024	10:15	18:00	CH, JOH, MC	23.25	86	10%	0	8 SSW
5/2/2024	12:00	12:45	JOH	0.75	84	5%	0	4 SE

5.1 LISTED SPECIES OBSERVED ON-SITE

Six listed species were observed on-site by THA biologists. Two other non-listed protected species were observed as well. The nature, location, and frequency of these observations are outlined below. A map of the locations of these observations is included in the exhibits.

5.1.1 American alligator (*Alligator mississippiensis*)

Two American alligators (*Alligator mississippiensis*) were observed on-site. The first was observed in the saltwater marsh on-site on February 7, 2024. The second was observed in the Australian pine near surface water in the northern portion of the site on March 25, 2024. It is likely that American alligators utilize the deeper portions of the open wetlands and other surface waters throughout the project area, but they were not regularly observed on-site due to the density of the vegetation.

5.1.2 *Gopher tortoise (Gopherus polyphemus)*

Signs of gopher tortoises (*Gopherus polyphemus*) were found in limited areas within the project area. Eighteen (18) potentially occupied burrows and Twenty-six (26) abandoned gopher tortoise burrows were observed in the Pine Flatwoods, Shrub and Bushlands, Mixed Hardwoods, and Disturbed Land communities within the project area.

5.1.3 *American kestrel (Falco sparverius)*

American kestrels (*Falco sparverius*) were observed on January 18 and March 7, 2024, perching on powerlines located on Cattle Dock Point Road. It is possible that the American kestrels that were observed were State-designated Threatened southeastern American kestrels (*Falco sparverius paulus*).

5.1.4 *Bald eagle (Haliaeetus leucocephalus)*

Two bald eagles (*Haliaeetus leucocephalus*) were observed flying over the project area on February 16, 2024. Bald eagles (*Haliaeetus leucocephalus*) were also observed perching on-site on March 20, 25, and 27, 2024. All eagles were seen in the northern 1/2 of the project area. No eagle nests or signs of nesting were observed.

5.1.5 *Roseate spoonbill (Platalea ajaja)*

One roseate spoonbill was observed on March 27, 2024, over surface waters near the northeast end of Cattle Dock Road. The roseate spoonbill was perched in a Brazilian pepper tree surrounded by surface waters. On March 27, 2024, roseate spoonbills were observed perched in a Brazilian pepper surrounded by surface water at the northeast end of Cattle Dock Road. On May 02, 2024, two more roseate spoonbills were observed near the same area. Little blue herons, tricolored herons, snowy egrets (*Egretta thula*), and yellow-crowned night herons (*Nyctanassa violacea*) were all observed breeding, it is possible roseate spoonbills are breeding in this area as well.

5.1.6 *Little blue heron (Egretta caerulea)*

Several little blue herons were seen on the property and adjacent parcels. On March 20, 2024, a little blue heron was observed foraging in the pond adjacent to the Gulf Cove United Methodist Church in the vicinity of the project. Two little blue herons were observed in hydric meeluca and hydric pine communities south of Cattle Dock Road on March 25, 2024. On March 27, 2024, a little blue heron was observed near OSW in the southern portion of the property and one was observed perched in a Brazilian pepper surrounded by surface water at the northeast end of Cattle Dock Road. On May 02, 2024 the above area was confirmed to be a multi-species breeding colony including little blue herons.

5.1.7 Tricolored heron (*Egretta tricolor*)

Multiple tricolored herons were observed on-site. On March 25, 2024, one was seen in the mangrove swamps adjacent to the tidal flats in the north of the project area. On March 27, 2024 one tricolored heron was seen perched in a Brazilian pepper tree surrounded by surface water at the northeast end of Cattle Dock Road. On May 02, 2024 the above area was confirmed to be a multi-species breeding colony including tricolored herons.

5.1.8 Wood stork (*Mycteria americana*)

One wood stork was observed flying over an Australian pine stand in the northern third of the project area on March 25, 2024. An additional wood stork was observed foraging in surface waters in the southern portion of the project area on March 27, 2024.

5.2 SPECIES OBSERVED ON-SITE

While surveying the Harbor Village project area for listed species, biologists recorded sightings and signs of non-listed wildlife in addition to the listed species noted above. Table 3 features all wildlife observed on or adjacent to the project site.

Table 3: List of Species Observed On-site

Common Name	Scientific Name	Status
Amphibians		
Cuban tree frog	<i>Osteopilus septentrionalis</i>	Non-native
Oak toad	<i>Anaxyrus quercicus</i>	Non-native
Tree frogs	<i>Hyla</i> spp.	
Crustaceans		
Fiddler crab	Family Ocypodidae	
Reptiles		
American alligator	<i>Alligator mississippiensis</i>	FT (S/A)
Black racer	<i>Coluber constrictor</i>	
Brown anole	<i>Anolis sagrei</i>	Non-native
Gopher tortoise	<i>Gopherus polyphemus</i>	ST
Southeastern five-lined skink	<i>Plestiodon inexpectatus</i>	
Birds		
American kestrel	<i>Falco sparverius</i>	*
American white pelican	<i>Pelecanus erythrorhynchos</i>	
Anhinga	<i>Anhinga anhinga</i>	
Bald eagle	<i>Haliaeetus leucocephalus</i>	*
Belted kingfisher	<i>Megaceryle alcyon</i>	
Black vulture	<i>Coragyps atratus</i>	
Black-and-white warbler	<i>Mniotilta varia</i>	
Black-bellied whistling-duck	<i>Dendrocygna autumnalis</i>	
Blue jay	<i>Cyanocitta cristata</i>	

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Blue-gray gnatcatcher	<i>Poliophtila caerulea</i>	
Boat-tailed grackle	<i>Quiscalus major</i>	
Carolina wren	<i>Thryothorus ludovicianus</i>	
Common grackle	<i>Quiscalus quiscula</i>	
Common ground dove	<i>Columbina passerina</i>	
Double-crested cormorant	<i>Nannopterum auritum</i>	
Eastern phoebe	<i>Sayornis phoebe</i>	
Eastern screech-owl	<i>Megascops asio</i>	
Eurasian collared-dove	<i>Streptopelia decaocto</i>	
Fish crow	<i>Corvus ossifragus</i>	
Gray catbird	<i>Dumetella carolinensis</i>	
Great egret	<i>Ardea alba</i>	
Green heron	<i>Butorides virescens</i>	
House wren	<i>Troglodytes aedon</i>	
Killdeer	<i>Charadrius vociferus</i>	
Little blue heron	<i>Egretta caerulea</i>	ST
Loggerhead shrike	<i>Lanius ludovicianus</i>	
Mourning dove	<i>Zenaida macroura</i>	
Northern bobwhite	<i>Colinus virginianus</i>	
Northern cardinal	<i>Cardinalis cardinalis</i>	
Northern flicker	<i>Colaptes auratus</i>	
Osprey	<i>Pandion haliaetus</i>	
Palm warbler	<i>Setophaga palmarum</i>	
Pileated woodpecker	<i>Dryocopus pileatus</i>	
Pine warbler	<i>Setophaga pinus</i>	
Prairie warbler	<i>Setophaga discolor</i>	
Purple martin	<i>Progne subis</i>	
Red-bellied woodpecker	<i>Melanerpes carolinus</i>	
Red-shouldered hawk	<i>Buteo lineatus</i>	
Red-tailed hawk	<i>Buteo jamaicensis</i>	
Red-winged blackbird	<i>Agelaius phoeniceus</i>	
Roseate spoonbill	<i>Platalea ajaja</i>	ST
Snowy egret	<i>Egretta thula</i>	
Swallow-tailed kite	<i>Elanoides forficatus</i>	
Swamp sparrow	<i>Melospiza georgiana</i>	
Tricolored heron	<i>Egretta tricolor</i>	ST
Turkey vulture	<i>Cathartes aura</i>	
White ibis	<i>Eudocimus albus</i>	
White-eyed vireo	<i>Vireo griseus</i>	
Wood stork	<i>Mycteria americana</i>	FT
Yellow-bellied sapsucker	<i>Sphyrapicus varius</i>	
Yellow-crowned night heron	<i>Nyctanassa violacea</i>	
Yellow-rumped warbler	<i>Setophaga coronata</i>	

Mammals		
Bobcat	<i>Lynx rufus</i>	
Coyote	<i>Canis latrans</i>	
Eastern cottontail	<i>Sylvilagus floridanus</i>	
Feral pig	<i>Sus scrofa</i>	Non-native
Marsh rabbit	<i>Sylvilagus palustris</i>	
Nine-banded armadillo	<i>Dasypus novemcinctus</i>	
Raccoon	<i>Procyon lotor</i>	
River otter	<i>Lontra canadensis</i>	
Virginia opossum	<i>Didelphis virginiana</i>	
White-tailed deer	<i>Odocoileus virginianus</i>	

FE = Federally Endangered FT = Federally Threatened ST = State Threatened FT (S/A) = Federally designated
Threatened species due to similarity of appearance * = Non-listed protected species

6 DISCUSSION

6.1 PROJECT OVERVIEW

The proposed Harbor Village project is a large-scale mixed use, residential, industrial, and commercial development with a planned marina, including the associated road and stormwater management infrastructure. The residential development will be comprised of single family and multi-family homes. The marina will be excavated in the southern portion of the project area and provide ingress and egress to the Butterford Waterway and the South Gulf Coast canal system. The project will also include preservation and enhancement of wetlands on-site including the establishment of a large, interconnected wetland preserve.

6.2 PROPOSED IMPACTS ON POTENTIAL AND OBSERVED LISTED SPECIES

6.2.1 *American alligator (Alligator mississippiensis)*

Though the American alligator is no longer considered endangered, it is currently listed as federally threatened due to its similarity in appearance to the American crocodile (*Crocodylus acutus*). American alligators were observed in the saltwater marsh in the eastern portion of the project area on February 7, 2024 and in an Austrilian pine stand near surface water in the northern portion of the site on March 25, 2024. An American alligator was also observed in the stormwater retention pond adjacent to the northwest corner of the project area on March 20, 2024. It is likely that American alligators utilize the deeper portions of the open wetlands and other surface waters throughout the area, however, they were not regularly observed on-site due to the density of the vegetation. Development of the wetlands and surface waters will result in the removal of American alligator habitat. Some of this loss of habitat will be offset by the creation of stormwater retention ponds and the improvement of the habitat within the project's planned preserve areas..

6.2.2 *American crocodile (Crocodyles acutus)*

The American crocodile is classified as federally threatened under the Endangered Species Act. They can be found in ponds, coves, and creeks in mangrove swamps and occasionally in inland and freshwater areas along the coast. The project area is not located within American crocodile critical habitat and the project is unlikely to have any effect on the American crocodile.

6.2.3 *Eastern indigo snake (Drymarchon couperi)*

The eastern indigo snake (*Drymarchon couperi*) is classified as federally threatened under the Endangered Species Act. Generally, this species lives and hunts in a wide variety of habitats, and its territory can cover large areas. It can be associated with gopher tortoise burrows and favors pine flatwoods, palmetto prairies, and scrub habitats as well as wetland edges. It is relatively reclusive in nature and is rarely observed in the wild. Immediately before construction of the project, an eastern indigo snake survey will be needed to ensure that they are not utilizing areas where large equipment will be deployed. No eastern indigo snakes have

been observed on-site. However, eastern indigo snakes could frequent parts of the project area. Special construction guidelines to protect the eastern indigo snake will be followed by construction personnel during all phases of construction work performed on-site. Based on these guidelines the project may affect, but is not likely to adversely affect, the eastern indigo snake.

6.2.4 *Florida pine snake (Pituophis melanoleucus mugitus)*

The Florida pine snake (*Pituophis melanoleucus mugitus*) is classified as a State-designated Threatened Species in the Florida Endangered and Threatened Species List. This species generally inhabits communities with well-drained, sandy soils, and little canopy cover, as the snake prefers to burrow in areas that receive significant sunlight. No Florida pine snakes were observed on-site. However, it could potentially be a commensal to the gopher tortoises observed on-site, considering their similar habitat preferences. Contractors will be educated on the Florida pine snake and will be required to comply with the Species Action Plan for the Florida Pine Snake.

6.2.5 *Gopher tortoise (Gopherus polyphemus)*

The gopher tortoise is classified as a State-designated Threatened Species in the Florida Endangered and Threatened Species List. This species prefers upland habitats, particularly xeric scrub communities, and higher-elevation pine flatwoods. They can also be found in disturbed upland areas, including fallow, and abandoned agricultural fields, perimeters of active crop fields, and pastures. Eighteen (18) potentially occupied burrows and Twenty-six (26) abandoned gopher tortoise burrows were observed in the survey area. Prior to construction, 100% of suitable gopher tortoise habitat in the project area will be resurveyed for gopher tortoises. A gopher tortoise conservation permit will likely be required for the project development. Any potentially occupied gopher tortoise burrows will be excavated and captured tortoises will be relocated to a long-term protected recipient site. Following all permitting guidelines, the project is unlikely to adversely affect the gopher tortoise.

6.2.6 *Audobon's crested caracara (Polyborus plancus audubonii)*

Audubon's crested caracara (*Polyborus plancus audubonii*) is a subspecies of the crested caracara (*Polyborus plancus*) that inhabits peninsular Florida and is classified as federally threatened under the Endangered Species Act. Audubon's crested caracara (hereinafter referred to as "caracara") prefers native rangeland and unimproved pasture for foraging purposes. Caracara prefer cabbage palms for nesting surrounded by habitats with low-ground cover and shrubby vegetation. Due to the lack of suitable habitat on-site, the development of the project area is not expected to impact caracara foraging or nesting. However, the project is within the consultation area for FWS. Consultation and additional surveys may be required to verify that caracaras are not using the project area. If any evidence of caracara nesting is observed, appropriate buffers will be coordinated with FWS and FWC reviewers.

6.2.7 Bald Eagle (*Haliaeetus leucocephalus*)

While no longer a listed species, at a state or federal level, the bald eagle is still protected by state rule 68A-16.002, Florida Administrative Code (F.A.C.), and federal laws (Migratory Bird Treaty Act of 1918 and the Bald and Golden Eagle Protection Act of 1940). An incidental take permit may be needed for activities taking place within 660 feet of an eagle nest during the breeding season (October 1 – May 15). Two bald eagles were observed flying over the project area on February 16, 2024. Bald eagles were observed perching on-site on March 20, 25, and 27, 2024. All eagles were seen in the northern 1/2 of the project area. No eagle nests or signs of nesting were observed. Several eagle nests near the Harbor Village project area were recorded by the Audubon EagleWatch Program. There is a record of a nest (CO051) located inside the project boundaries that was destroyed by storms in 2023. Another nest (CO098) that was active during the 2023 season is located approximately 1 miles southeast of the project area. No state or federal permitting will be required for eagle nests on-site. Destroyed nest CO051 should be re-inspected before any construction takes place.

6.2.8 Eastern black rail (*Laterallus jamaicensis jamaicensis*)

The eastern black rail (*Laterallus jamaicensis jamaicensis*) is a subspecies of the black rail that generally inhabits dense marshlands in the eastern United States, the Caribbean, and Central America. The species is classified as federally threatened under the Endangered Species Act due largely to the loss and degradation of suitable wetland habitat. Eastern black rail breeding was historically possible in Charlotte County, but not confirmed. It is unlikely that black rails are utilizing the wetlands within the project area. The project is likely to have no effect on eastern black rails, but consultation with FWC and FWS will be necessary to confirm.

6.2.9 Everglade snail kite (*Rostrhamus sociabilis plumbeus*)

The Everglade snail kite (*Rostrhamus sociabilis plumbeus*) is a subspecies of the snail kite (*Rostrhamus sociabilis*) that inhabits Florida, Cuba, and northwestern Honduras. The Everglade snail kite is classified as federally endangered under the Endangered Species Act. The principal threat to the Everglade snail kite is the loss, degradation, and fragmentation of wetland habitats. The project area is not located within the critical habitat of the Everglade snail kite. No Everglade snail kites were observed in or adjacent to the project area. Everglade snail kite foraging habitat typically consists of clear and calm marsh habitats with interspersed open water and shallow water areas. These areas may contain sparse low trees but must be relatively clear and open to allow for foraging of apple snail species (*Pomacea* spp.), which is the everglade snail kite's main food source. Such habitat is not currently present on-site, but will be created through the enhancement and restoration activities proposed in the preserve areas. A beneficial effect on suitable foraging habitat is expected as a result of the project.

6.2.10 Florida burrowing owl (*Athene cunicularia floridana*)

The Florida burrowing owl (*Athene cunicularia floridana*) is a subspecies of the burrowing owl (*Athene cunicularia*) that occurs in Florida. It is classified as a State-designated Threatened Species

in the Florida Endangered and Threatened Species List. It is a small, long-legged owl that uses burrows year-round for breeding and roosting purposes. Burrowing owls prefer well-drained sandy soil with low vegetation, typically native dry prairies. No burrowing owls were observed on-site or adjacent areas. There are confirmed burrowing owl burrows 1.75-2 miles south of the project area in Rotonda Meadows Villas and near 5075 Redwood Road. Development of the project is unlikely to result in any impact on Florida burrowing owls or their habitat. It is possible that once the project area is scraped for development or preservation, burrowing owl habitat may be temporarily created. Contractors will be educated on the Florida burrowing owl and any newly created burrows will be posted and avoided. All permitting guidelines will be followed until the burrows can be excavated under an incidental take permit.

6.2.11 Florida sandhill crane (*Antigone canadensis pratensis*)

The Florida sandhill crane (*Antigone canadensis pratensis*) is classified as a State-designated Threatened Species in the Florida Endangered and Threatened Species List. This subspecies of sandhill crane (*Antigone canadensis*) is a year-round resident found throughout the state. The Florida sandhill crane typically inhabits shallow wetland communities and pastures. No Florida sandhill cranes were observed on-site, and they are not expected to occur within the project area on account of its unsuitable habitat types currently present. The enhancement and preservation of wetland habitats on-site will create and protect foraging and nesting habitat for the Florida sandhill crane. A beneficial effect on Florida sandhill crane nesting and foraging habitat is expected as a result of the project.

6.2.12 Imperiled beach-nesting birds

The project area in its current state would likely not support use by imperiled beach-nesting birds, such as black skimmers (*Rynchops niger*) and least terns (*Sternula antillarum*), both of which are classified as a State-designated Threatened Species in the Florida Endangered and Threatened Species List. No least terns or black skimmers were observed during surveys. It is possible that once the project area is scraped for development or preservation, breeding habitat could be created. Both species have been recorded using land cleared for construction in Florida. Least terns and black skimmers could also utilize the tidal flats in the northeast corner of the project area. Additionally least terns could forage in lakes on-site. These areas will be included in the on-site preserve areas so no effect to either species is expected. If any imperiled beach nesting birds are observed in the project area during project activities, an approved bird monitor will identify nesting sites and maintain buffer areas to prevent any incidental take of imperiled beach-nesting birds.

6.2.13 Southeastern American kestrel (*Falco sparverius paulus*)

The southeastern American kestrel is a subspecies of the American kestrel. It is a small falcon, which is classified as a State-designated Threatened Species in the Florida Endangered and Threatened Species List. The American kestrel typically nests in the abandoned cavities created by woodpeckers found in dead pine trees. The conversion of open sandhills and pine flatwoods to citrus groves in South Florida has greatly reduced its available nesting and foraging habitats.

The presence of southeastern American kestrels can only be confirmed from April to August when northern migrants are not present in Florida. American kestrels were observed on January 18 and March 7, 2024, perching on powerlines located on Cattle Dock Point Road. Foraging potential for southeastern American kestrels on-site is limited by vegetation density throughout the site. The limited open trails provide the only suitable foraging habitat for American kestrels in the project area. No incidental take of southeastern kestrels is expected as a result of any development of Harbor Village, but additional surveys may be recommended by FWC to determine if threatened southeastern American kestrels are present.

Eight cavity trees were recorded on-site that could potentially serve as roosting habitat for kestrels. These cavities will be inspected by means of a small camera and a monitor system prior to any potential construction or exotic removal activity to ensure that they are unoccupied prior to being cut down.

6.2.14 Various listed wading birds

Little blue herons (*Egretta caerulea*), tricolored herons (*Egretta tricolor*), roseate spoonbills (*Platalea ajaja*), which are all State-designated Threatened Species, are expected to utilize the surface water on-site, and in nearby areas. Little blue herons, tricolored herons and roseate spoonbills were all observed within the project boundaries. Little blue herons were also observed foraging in a retention pond at the Gulf Cove United Methodist Church east of the project area. The development of the project will result in the loss of on-site wetlands and other surface waters that could potentially be utilized by the aforementioned wading birds. The removal of artificial surface waters such as roadside swales and stormwater ditches is not expected to cause take of listed wading birds. Some reduction of foraging habitat will be offset by the creation of stormwater retention or artificial lakes on-site. The project will also preserve and enhance the remaining wetlands on-site through removal of invasive vegetation and supplemental plantings, which will further improve potential foraging for wading birds.

An active multi-species breeding colony was observed within the project boundaries on May 2, 2024. Little blue herons, tricolored herons, snowy egrets and yellow-crowned night-herons were all observed breeding on-site. Roseate spoonbills were observed in the area and could have active nests as well. Snowy egrets, while not listed as threatened are protected under state rules 68A-4.001 and 68A-16.001 F.A.C. and the federal Migratory Bird Treaty Act. Any change to water levels, water quality, impact to nesting substrate or disturbing activities within 330 feet of the breeding site would result in take of the listed wading birds and/or their eggs and nests. The breeding site is defined as any open areas immediately adjacent (50 feet) to the nesting substrate. The breeding site and associated buffer area will be included in the proposed project's preserve areas. Following permitting guidelines, no effect on listed wading birds or their nesting activities is expected in association with the project.

Reddish egrets, a State-designated Threatened Species, are not expected to utilize the project area but one reddish egret colony was recorded 9 miles south on White Pelican Island in Gasparilla Sound (Data published by the Reddish Egret International Working Group). Reddish egrets forage exclusively in shallow (<8 inches at low tide) tidal and intertidal flats, lagoons, open

beaches, and reefs. There is no such habitat currently on-site. Reddish egrets prefer to roost in nests on mangrove keys and spoil islands in red mangroves (*Rhizophora mangle*). Therefore, it is unlikely they would utilize the project area, but they could potentially use other nearby areas.

As different portions of the project area are developed, wetland areas will be enhanced and cleared of exotic vegetation. This enhancement will provide foraging habitat for the abovementioned listed wading bird species.

6.2.15 Wood stork (*Mycteria americana*)

The wood stork is a large wading bird classified as federally threatened under the Endangered Species Act as a result of habitat loss and degradation. The species is typically found in forested freshwater and estuarine wetlands in the southeastern United States. Wood storks prefer shallow and fluctuating water levels with low turbidity for foraging. Wood storks were observed flying over the northern portion of the project area. One wood stork was observed foraging in surface waters in the southern portion of the project area. No wood stork nests, rookeries, or roosting sites were found on or adjacent to the project area. Wood storks have also been reported in areas adjacent to the site and there are several documented wood stork colonies nearby. Two wood stork rookeries were recorded at the Myakka River Rookery site, which is located about 6.95 miles to the northwest of the project area. Three wood stork rookeries were recorded 14.40 miles to the east-northeast in the Morganton area of the Peace River. Additionally, there is one wood stork rookery 19.19 miles to the northeast in Dona Bay. Because of their distance to the aforementioned rookeries, the wetlands in the project area are within the rookeries "Core Foraging Areas". Wood storks forage in shallow open water with water depths between 2 and 15 inches that can support and concentrate small fish, frogs and other aquatic prey. Due to the current density of the vegetation in the wetlands on-site suitable foraging habitat only becomes available when aquatic prey is concentrated in the shallow open areas as water draws down seasonally. Any major development will result in some loss of wetlands and surface waters that could be utilized by wood storks. The exotic removal, enhancement, and preservation of wetlands on-site will greatly improve available suitable foraging habitat for wood storks. In addition the creation of artificial ponds and stormwater retention areas will offset some impacts to suitable foraging area. Any impacts to suitable foraging areas that are greater than half an acre and within 18.6 miles of a colony site will need to mitigate the loss of suitable foraging habitat with foraging value similar to the impacted wetlands. Consultation with FWS will be required to account for impacts on the wood stork associated with the project and wood stork specific wetland credits will likely be required within the framework of the development of this project.

6.2.16 Florida bonneted bat (*Eumops floridanus*)

The Florida bonneted bat is a federally endangered bat species that utilizes relatively open terrestrial and freshwater areas as foraging habitat and as a source of drinking water. Their roosting habitat includes forests or other areas with suitable roost structures (tree snags, trees with cavities, artificial cavities, etc.). Eight cavity trees were observed on-site. These cavities will be inspected by means of a small camera and a monitor system prior to construction to ensure that they are unoccupied prior to being cut down. The Harbor Village project is located within

the Florida Bonneted Bat Consultation Area and contains potential roosting and foraging habitat. THA conducted a Florida bonneted bat survey between April 18 and May 16, 2022, as part of the authorization of the portion of the property previously permitted by the South West Florida Water Management District. The survey collected 85 nights of suitable data with five acoustic monitoring stations deployed. One monitoring station in the survey area collected three recordings of Florida bonneted bat. No calls were recorded within 120 minutes of sunset or sunrise indicating that there was no roosting activity on-site. This previous study concluded that commuting and limited foraging activities documented would be unaffected by the permitted work. Consultation and monitoring will be required to further assess the impact of the development of the unpermitted portion of the project on the Florida bonneted bat.

6.2.17 *West Indian manatee (Trichechus manatus)*

The West Indian manatee (*Trichechus manatus*; hereafter “manatee”) is a large marine mammal, which is classified as federally threatened under the Endangered Species Act and protected by the Marine Mammal Protection Act. Populations of the West Indian manatee in Florida are generally found in inland and coastal waters during the winter but can disperse great distances during warmer months. West Indian manatees are aquatic herbivores that graze on seagrasses and other aquatic vegetation. No submerged aquatic vegetation is expected in the canals adjacent to the project footprint. The species’ main threats are loss of warm water refugia and collisions with boats. In Charlotte County, Manatees are protected by the Charlotte County Manatee Protection Plan (CCMPP), which was approved by FWC and FWS. The CCMPP designates the South Gulf Cove canal system as a preferred location, where additional slips are “recommended at a level of no more than five slips for every 100 feet of shoreline owned by the applicant”. The CCMPP also identified the project area as “appropriate areas for new marinas” in the 2012 SeaGrant study. Harbor Village has roughly 10,000 linear feet of shoreline along the South Gulf Cove canal system. This would allow for a recommended 500 slips to be associated with the project. Consultation with the county will be required to confirm this analysis.

All standard manatee protection construction conditions shall be adhered to. Manatee awareness and education signs shall be displayed and maintained in legible condition throughout the project area.

6.2.18 *Smalltooth sawfish (Pristis pectinate)*

The smalltooth sawfish (*Pristis pectinate*) is a federally endangered species of ray, which is named after its distinct snout and edged teeth that give it a saw-like appearance. The smalltooth sawfish was listed as federally endangered in 2003 by the National Oceanic and Atmospheric Administration (NOAA) due to habitat loss, and direct and accidental capture during fisheries activities. Smalltooth sawfish inhabit shallow coastal waters, estuaries, and rivers of the tropical and subtropical Atlantic Ocean and Gulf of Mexico. Juvenile smalltooth sawfish specifically rely on red mangroves and shallow euryhaline waters characterized by depths between the mean high water (MHW) line and 3 ft at mean lower low water (MLLW). These features are essential for juvenile smalltooth sawfish forage and refuge.

No part of the project area is located within the critical habitat of the smalltooth sawfish. Salt flats and mangrove swamps that connect to the Myakka River in the northeast of the project area are to be preserved. The adjacent South Gulf Cove canal system does connect to the critical habitat of the smalltooth sawfish through the South Gulf Cove Lock and turning basin. Critical habitat does not include already permitted man-made structures. All work associated with the development of the proposed project shall abide by Sea Turtle and Smalltooth Sawfish Construction Conditions. Consultation with federal agencies may be required to assess the impact of increased traffic through the lock system on smalltooth sawfish and its critical habitat.

7 CONCLUSION

THA performed a listed species survey of the approximately 1,150-acre Harbor Village project area in Charlotte County, Florida. Preliminary research was supplemented with over 233.25 hours of on-site investigation. Six listed species were observed on-site: American alligator, gopher tortoise, roseate spoonbill, little blue heron, tricolored heron, and wood stork. Several other listed species were not observed but have the potential to be impacted by the proposed development.

The proposed Harbor Village project is a large-scale mixed use, residential, industrial, and commercial development with a planned marina, including the associated road and stormwater management infrastructure. Any major development of the project area will result in the loss of on-site habitat that are likely being utilized by several listed species. Preservation and enhancement of the natural wetlands on-site and the development of artificial lakes will offset negative effects of the loss of wetlands for many listed species that could potentially be using the site. Removal of the dense exotic vegetation will return wetlands to more natural and suitable habitat for many listed species. The enhanced wetlands will likely benefit Everglade snail kite foraging, Florida sandhill crane foraging and nesting, wading bird foraging and American alligator habitat.

No eastern indigo snakes were observed during site surveys. Nonetheless, the federally threatened species could be utilizing the project area. Special construction guidelines to protect the eastern indigo snake will be followed by construction personnel during all phases of construction work performed on-site. Similarly, no Florida pine snakes were observed, however, they could potentially utilize gopher tortoise burrows observed on-site. Contractors will be educated on the Florida pine snake and will be required to comply with the Species Action Plan for the Florida Pine Snake.

Portions of the proposed project overlap potentially occupied and abandoned gopher tortoise burrows. Permits will be required to excavate and relocate all gopher tortoises before construction commences.

An active multi-species breeding wading bird colony was observed within the project boundary. Little blue herons, tricolored herons, snowy egrets and yellow-crowned night-herons were all observed breeding in the site. Roseate spoonbills were observed in the area and could have active nests as well. Any change to water levels, water quality, impact to nesting substrate or disturbing activities within 330 feet of the breeding site would result in take of the listed wading birds and/or their eggs and nests. The breeding site and associated buffer area will be included in the project's preserve areas. Following permitting guidelines, no effect on listed wading birds or their nesting activities is expected in association with the project.

The project area is located within the Florida bonneted bat consultation area. A past survey of a previously permitted portion of the project area concluded that the commuting and limited foraging activities of Florida bonneted bats would be unaffected by the development of the proposed project. Consultation and monitoring efforts for Florida bonneted bats in the unpermitted portion of the project area will be required prior to any development.

Eight cavity trees were recorded on-site that could potentially provide roosting habitat for multiple listed species. Any trees that need to be removed will be inspected by means of a small camera and a monitor system prior to any potential construction or exotic removal activity to ensure that they are unoccupied prior to being cut down.

The project is classified as a preferred area for the expansion of docking facilities in Charlotte County by the Charlotte County Manatee Protection Plan, allowing for 5 slips per 100 linear feet of shoreline owned by the applicant. All in-water work will follow standard manatee protection construction conditions.

The project is near several wood stork breeding colonies and may impact foraging habitat of wood storks. Mitigation for wood stork foraging habitat will be required to develop the site.

Based on THA's observations, if the development of this site provides for appropriate design and management guidelines, it will not adversely affect any endangered, threatened, or otherwise protected species. These management guidelines shall be coordinated with the appropriate local, state, and federal agencies to better ensure their protection.

8 PHOTOS

Figure 1: View of an American Alligator observed in saltwater marsh on-site.



Figure 2: Bobcat track observed on-site.



Figure 3: Cuban tree frog on-site.



Figure 4: Eastern screech owl on powerline adjacent to Cattle Dock Point Road.



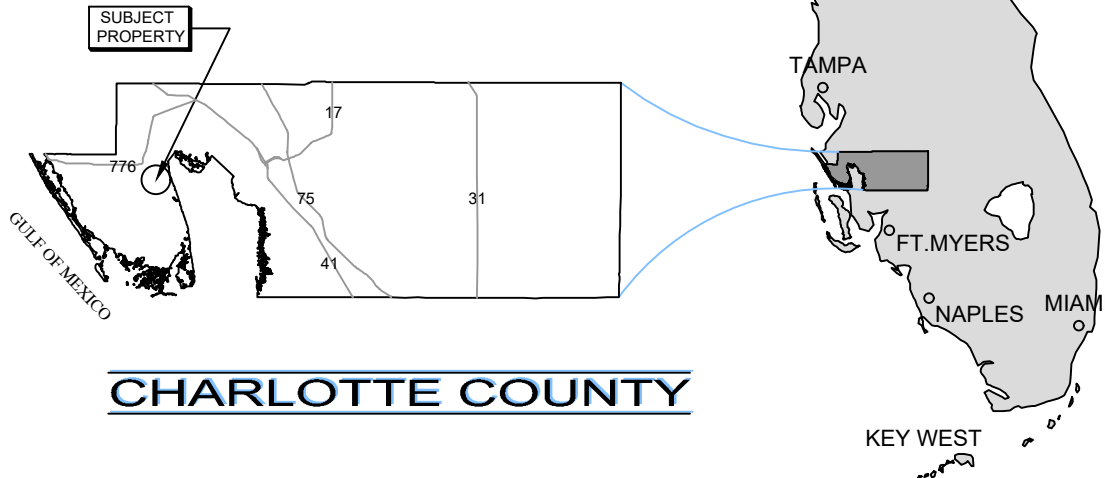
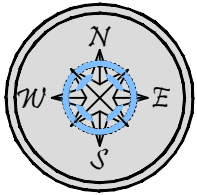
Figure 5: Overview of multi-species rookery at the northeast end of Cattle Dock Road.



Figure 6: American alligator observed near Australian pine stand in north of project area.



STATE OF FLORIDA



CHARLOTTE COUNTY

SITE ADDRESS:

<> PORT CHARLOTTE, FL 33981

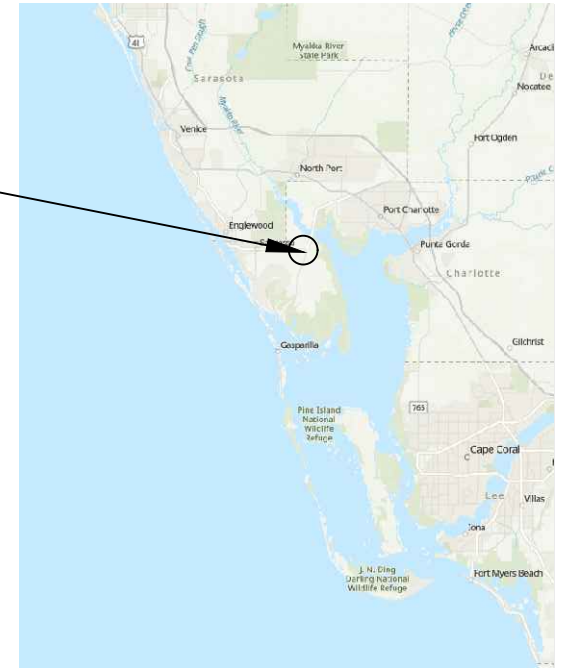
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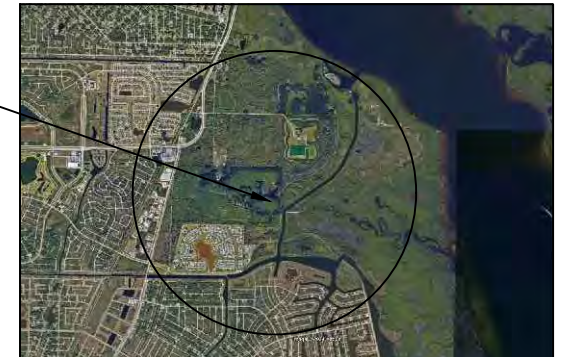
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SUBJECT
PROPERTY



VICINITY MAP

SUBJECT
PROPERTY



COUNTY AERIAL



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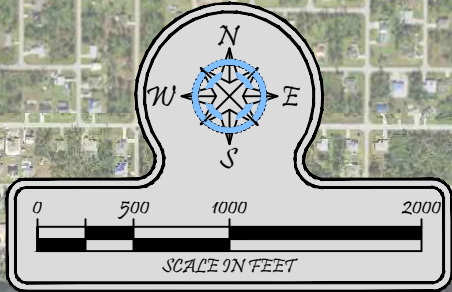
MARONDA HOMES LOCATION MAP

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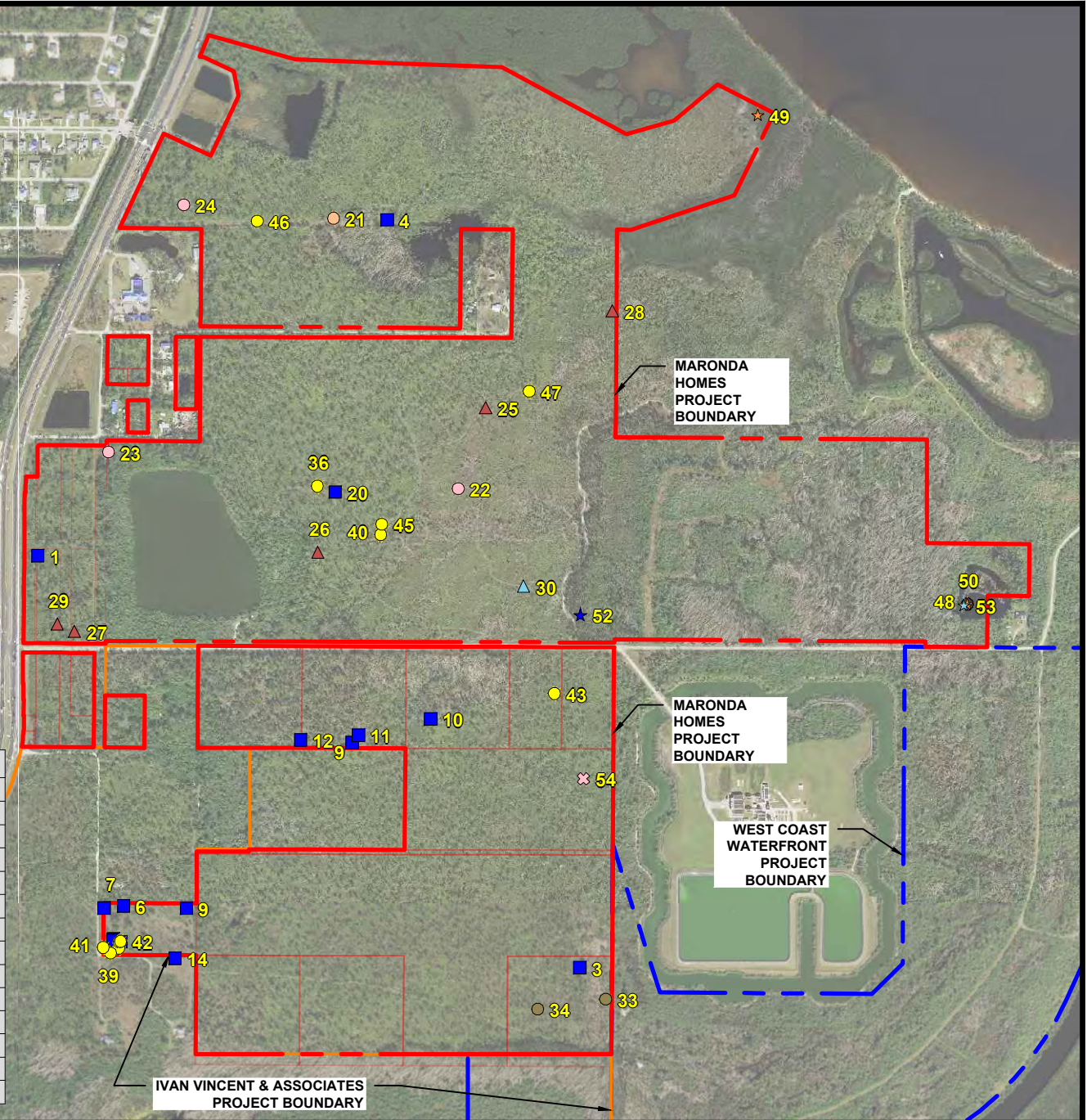
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CREATED:	05-09-24	2.	-	-	-	-
JOB NO.:	23103.01	3.	-	-	-	-
SHEET NO.:	01 OF 16	4.	-	-	-	-
		5.	-	-	-	-

SECTION- 03,04,33,34 TOWNSHIP- 40,31 RANGE- 21E



SPECIES LEGEND	
TYPE	
●	Potentially Occupied Gopher Tortoise Burrow
■	Abandoned Gopher Tortoise Burrow
○	American alligator
●	Bald eagle
×	Destroyed Bald Eagle Nest
●	Little blue heron
●	Roseate spoonbill
★	Tricolored heron
★	Wading bird breeding co
★	Wood stork
★	Wood stork flyover
▲	Cavity tree
▲	Cavity tree 100 ft north



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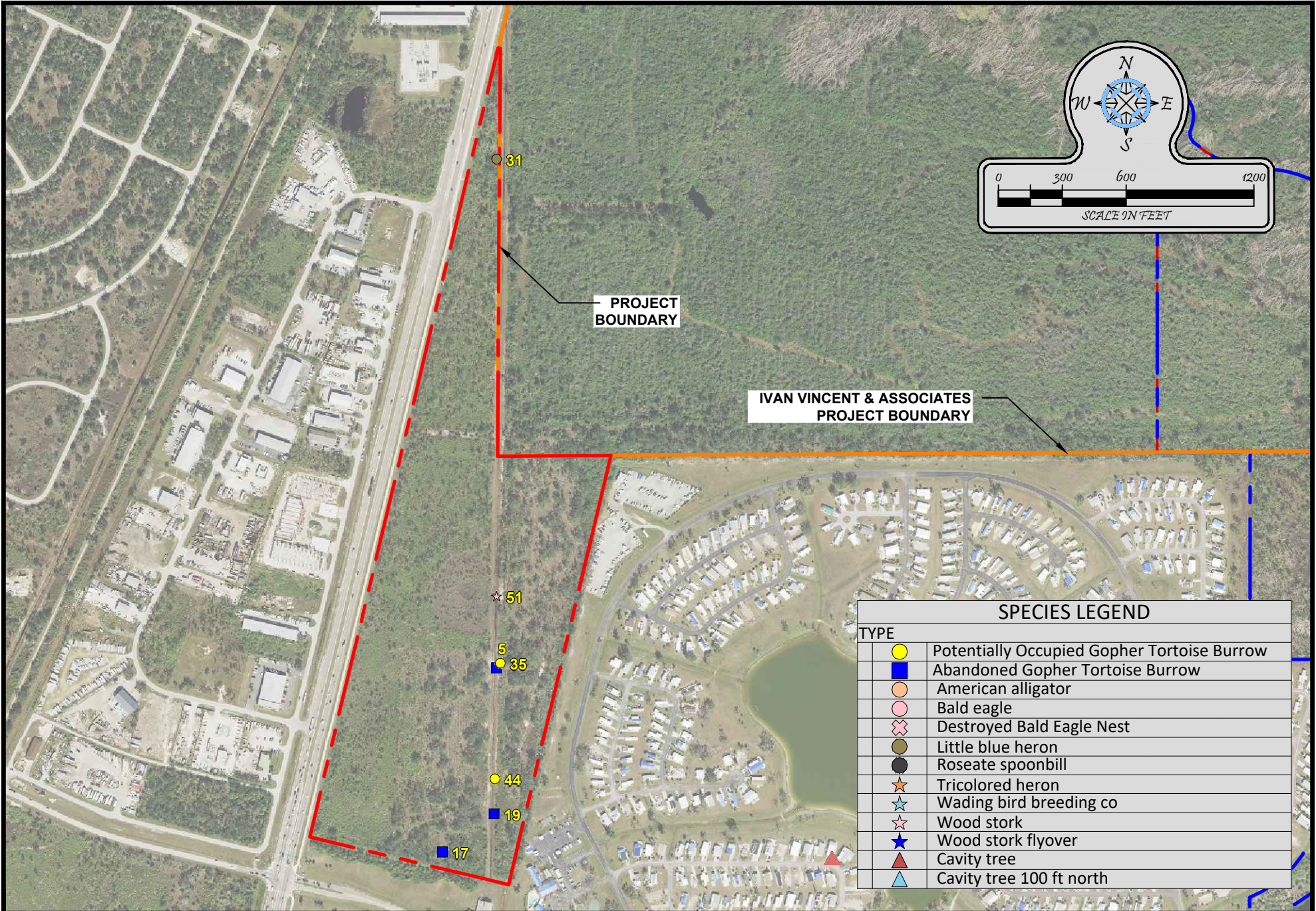
MARONDA HOMES SPECIES NORTH

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SECTION- 03,04,33,34 TOWNSHIP- 40,31 RANGE- 21E



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MARONDA HOMES

SPECIES SOUTH

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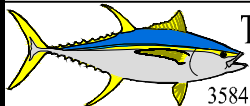
SECTION- 03,04,33,34 TOWNSHIP- 40,31 RANGE- 21E

SPECIESTABLE

ID#	Species Type	Latitude	Longitude
1	Abadoned Gopher Tortoise Burrow	26.939431	-82.218068
2	Abadoned Gopher Tortoise Burrow	26.932680	-82.216429
3	Abadoned Gopher Tortoise Burrow	26.932236	-82.207464
4	Abadoned Gopher Tortoise Burrow	26.945322	-82.211255
5	Abadoned Gopher Tortoise Burrow	26.920486	-82.223004
6	Abadoned Gopher Tortoise Burrow	26.933306	-82.216380
7	Abadoned Gopher Tortoise Burrow	26.933272	-82.216763
9	Abadoned Gopher Tortoise Burrow	26.936173	-82.211919
9	Abadoned Gopher Tortoise Burrow	26.933266	-82.215153
10	Abadoned Gopher Tortoise Burrow	26.936589	-82.210386
11	Abadoned Gopher Tortoise Burrow	26.936303	-82.211801
12	Abadoned Gopher Tortoise Burrow	26.936219	-82.212927
13	Abadoned Gopher Tortoise Burrow	26.932697	-82.216579
14	Abadoned Gopher Tortoise Burrow	26.932393	-82.215373
15	Abadoned Gopher Tortoise Burrow	26.932727	-82.216577
16	Abadoned Gopher Tortoise Burrow	26.932719	-82.216585
17	Abadoned Gopher Tortoise Burrow	26.918109	-82.223775
18	Abadoned Gopher Tortoise Burrow	26.932702	-82.216587
19	Abadoned Gopher Tortoise Burrow	26.918603	-82.223032
20	Abadoned Gopher Tortoise Burrow	26.940556	-82.212261
21	American alligator	26.945347	-82.212300
22	Bald eagle	26.940618	-82.209855
23	Bald eagle	26.941248	-82.216690
24	Bald eagle	26.945576	-82.215228
25	Cavity tree	26.942036	-82.209328
26	Cavity tree	26.939500	-82.212598
27	Cavity tree	26.938110	-82.217349

SPECIESTABLE

ID#	Species Type	Latitude	Longitude
28	Cavity tree	26.943734	-82.206857
29	Cavity tree	26.938237	-82.217686
30	Cavity tree 100 ft north	26.938914	-82.208579
31	Little blue heron	26.927058	-82.223013
32	Little blue heron	26.938613	-82.199911
33	Little blue heron	26.931689	-82.206962
34	Little blue heron	26.931514	-82.208290
35	Potentially Occupied Gopher Tortoise Burrow	26.920549	-82.222947
36	Potentially Occupied Gopher Tortoise Burrow	26.940657	-82.212609
37	Potentially Occupied Gopher Tortoise Burrow	26.932569	-82.216473
38	Potentially Occupied Gopher Tortoise Burrow	26.932673	-82.216465
39	Potentially Occupied Gopher Tortoise Burrow	26.932479	-82.216635
40	Potentially Occupied Gopher Tortoise Burrow	26.939814	-82.211370
41	Potentially Occupied Gopher Tortoise Burrow	26.932579	-82.216776
42	Potentially Occupied Gopher Tortoise Burrow	26.932687	-82.216439
43	Potentially Occupied Gopher Tortoise Burrow	26.937036	-82.207974
44	Potentially Occupied Gopher Tortoise Burrow	26.919055	-82.223020
45	Potentially Occupied Gopher Tortoise Burrow	26.939996	-82.211351
46	Potentially Occupied Gopher Tortoise Burrow	26.945295	-82.213791
47	Potentially Occupied Gopher Tortoise Burrow	26.942323	-82.208476
48	Roseate spoonbill	26.938613	-82.199911
49	Tricolored heron	26.947168	-82.204019
50	Tricolored heron	26.938613	-82.199911
51	Wood stork	26.921415	-82.223003
52	Wood stork flyover	26.938417	-82.207468
53	Wading bird breeding co	26.938597	-82.199977
54	Destroyed Bald Eagle Nest	26.935833	-82.207667



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MARONDA HOMES

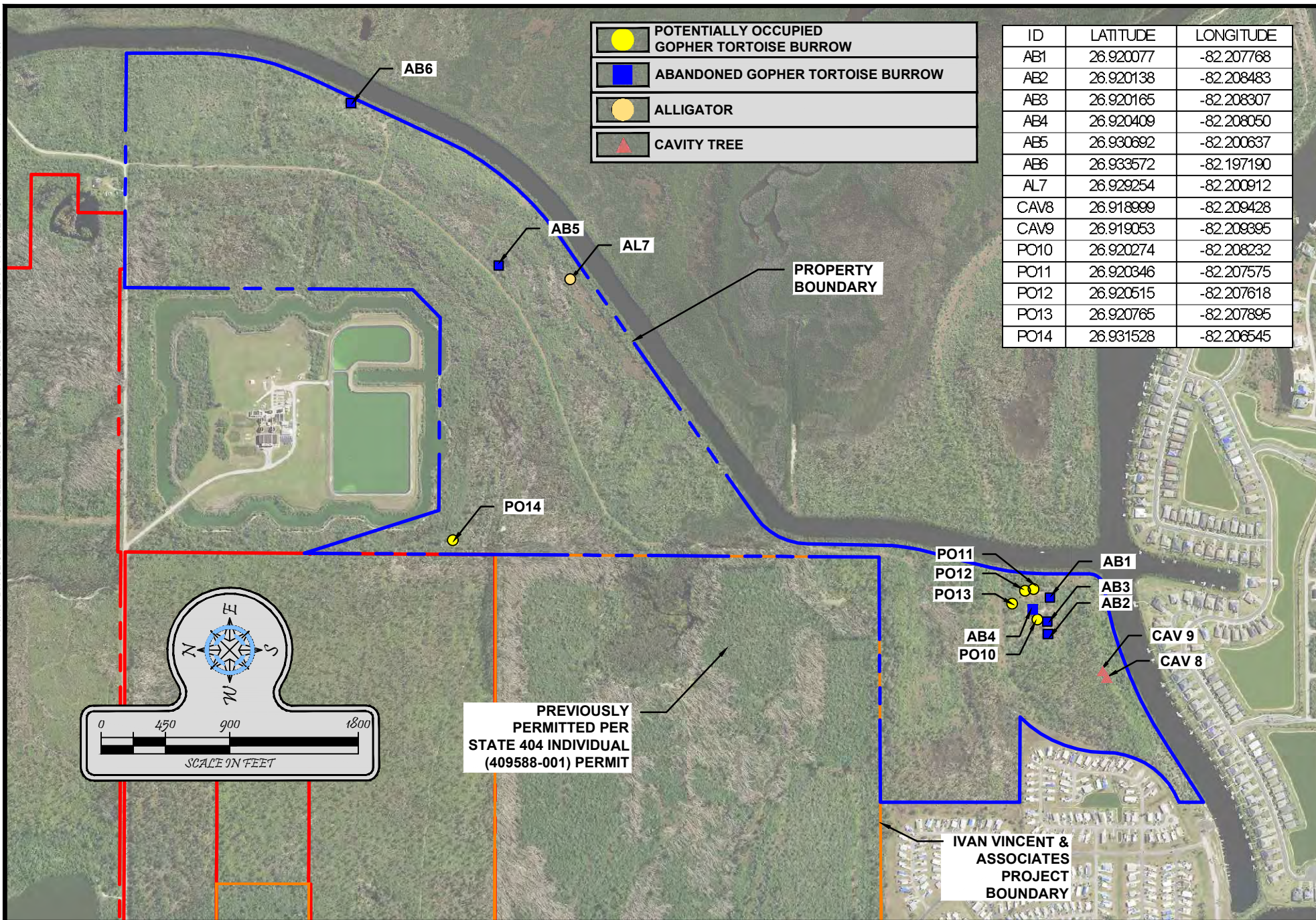
SPECIES TABLE

RY NO. 5875

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DESIGNED:	JH	REV	REV BY	DATE	CHK BY	CHANGED
DRAWN BY:	RMJ	1.	-	-	-	-
CREATED:	05-09-24	2.	-	-	-	-
JOB NO.:	23103.01	3.	-	-	-	-
SHEET NO.:	04 OF 16	4.	-	-	-	-
		5.	-	-	-	-

SECTION- 03.04.33.34 TOWNSHIP- 40 RANGE- 21 E

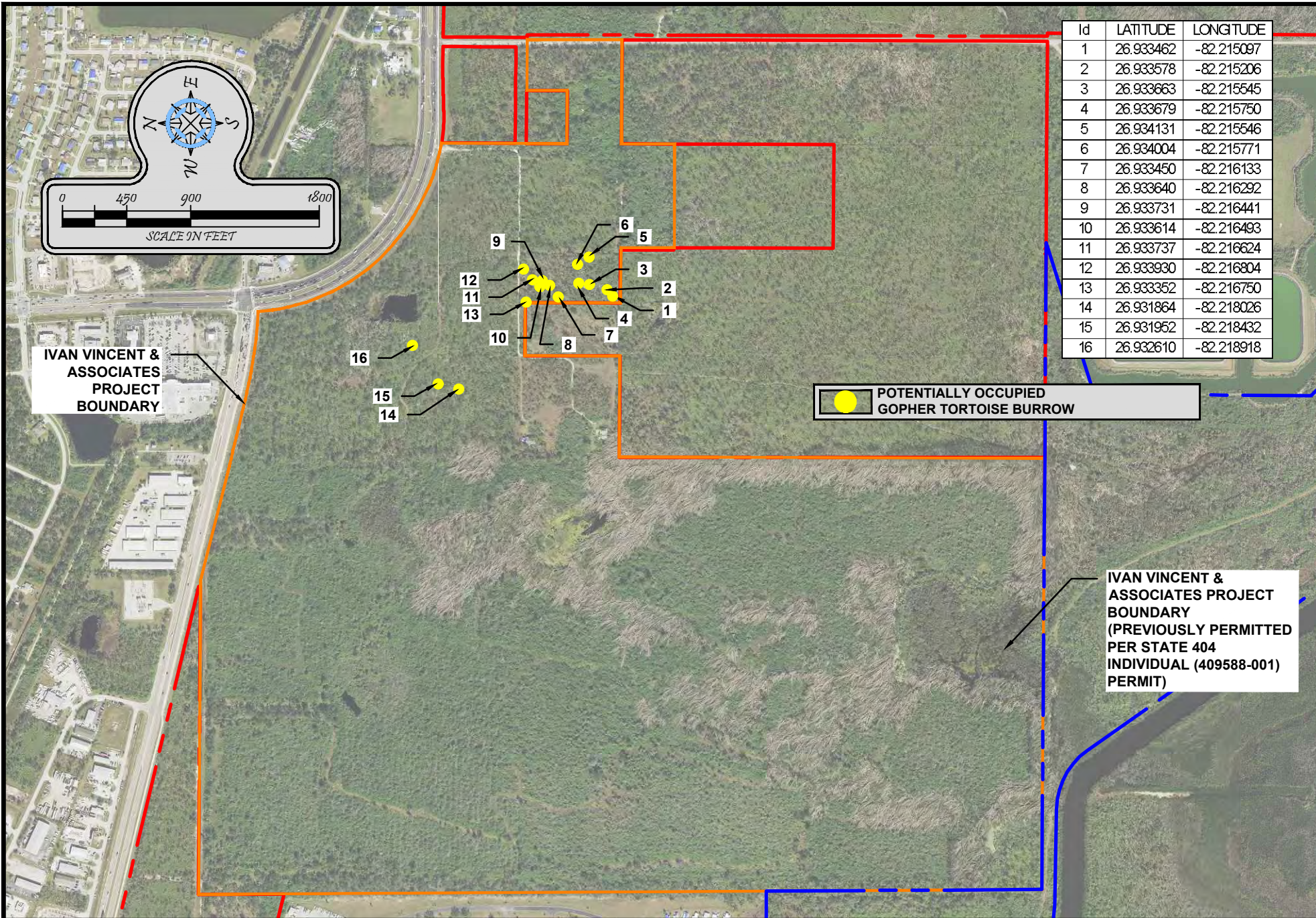


 **Turrell, Hall & Associates, Inc.**
Marine & Environmental Consulting
3584 Exchange Ave. Naples, FL 34104-3732
Email: tuna@thanaples.com Phone: (239) 643-0166 Fax: (239) 643-6632


MARONDA HOMES
WEST CAOST WATERFRONT - SPECIES MAP

DESIGNED:	JH	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	06-03-24	3.	-	-	-	-
JOB NO.:	23103.01	4.	-	-	-	-
SHEET NO.:	05 OF 16	5.	-	-	-	-

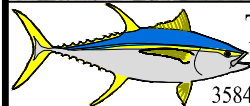
SECTION- 03,04,33,34 TOWNSHIP- 40,31 RANGE- 21E



Id	LATITUDE	LONGITUDE
1	26.933462	-82.215097
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3	26.933663	-82.215545
4	26.933679	-82.215750
5	26.934131	-82.215546
6	26.934004	-82.215771
7	26.933450	-82.216133
8	26.933640	-82.216292
9	26.933731	-82.216441
10	26.933614	-82.216493
11	26.933737	-82.216624
12	26.933930	-82.216804
13	26.933352	-82.216750
14	26.931864	-82.218026
15	26.931952	-82.218432
16	26.932610	-82.218918

 POTENTIALLY OCCUPIED GOPHER TORTOISE BURROW

IVAN VINCENT & ASSOCIATES PROJECT BOUNDARY (PREVIOUSLY PERMITTED PER STATE 404 INDIVIDUAL (409588-001) PERMIT)



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MARONDA HOMES

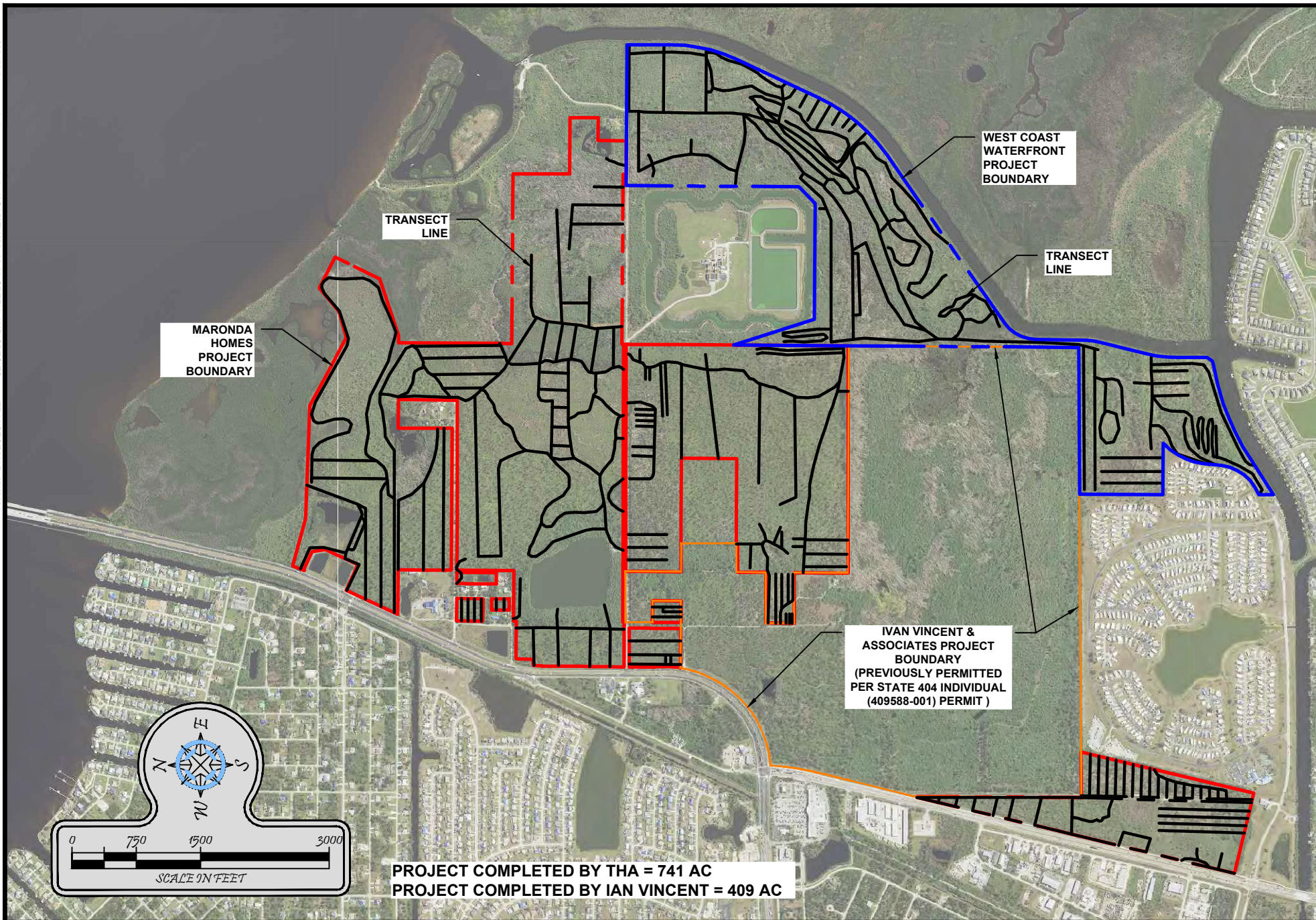
IVAN VINCENT - SPECIES MAP

RY NO. 5875

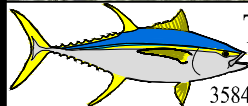
THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

DESIGNED:	JH	REV#	REV BY	DATE	CHK BY	CHANGED
DRAWN BY:	RMJ	1.	-	-	-	-
CREATED:	06-03-24	2.	-	-	-	-
JOB NO.:	23103.01	3.	-	-	-	-
SHEET NO.:	06 OF 16	4.	-	-	-	-
		5.	-	-	-	-

SECTION- 03,04,33,34 TOWNSHIP- 40,31 RANGE- 21E



PROJECT COMPLETED BY THA = 741 AC
PROJECT COMPLETED BY IAN VINCENT = 409 AC



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MARONDA HOMES

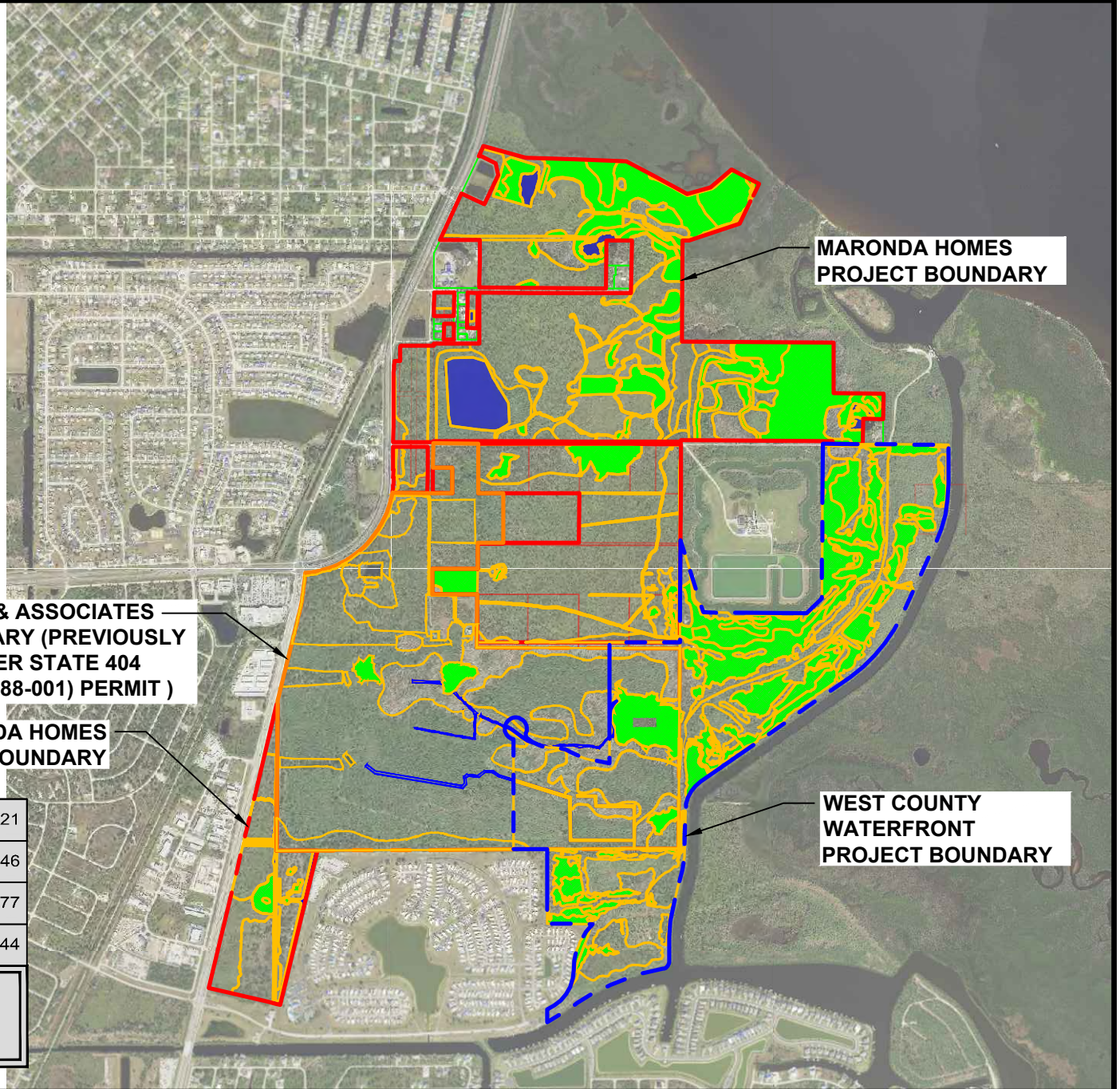
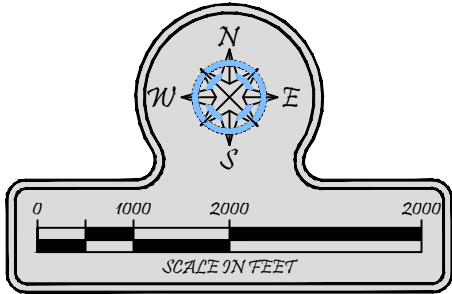
TRANSECT MAP

RY NO. 5875

THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

DESIGNED:	JH	REV#	REV BY	DATE	CHK BY	CHANGED
DRAWN BY:	RMJ	1.	-	-	-	-
CREATED:	06-03-24	2.	-	-	-	-
JOB NO.:	23103.01	3.	-	-	-	-
SHEET NO.:	07 OF 16	4.	-	-	-	-
		5.	-	-	-	-

SECTION- 03,04,33,34 TOWNSHIP- 40,31 RANGE- 21E






**IVAN VINCENT & ASSOCIATES
PROJECT BOUNDARY (PREVIOUSLY
PERMITTED PER STATE 404
INDIVIDUAL (409588-001) PERMIT)**

**MARONDA HOMES
PROJECT BOUNDARY**

**MARONDA HOMES
PROJECT BOUNDARY**

**WEST COUNTY
WATERFRONT
PROJECT BOUNDARY**

	UPLAND (ACRES):	859.21
	WETLAND (ACRES):	258.46
	WATER (ACRES):	32.77
	PROJECT (ACRES):	1150.44
NOTES:		
• THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.		
• SURVEY COURTESY OF: "NO SURVEY DATA AVAILABLE"		
• SURVEY DATED: MM-DD-YYYY		



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MARONDA HOMES

FLUCFCS OVERALL

RY NO. 5875

THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

DESIGNED:	AP	REV	REV BY	DATE	CHK BY	CHANGED
DRAWN BY:	RMJ	1.	-	-	-	-
CREATED:	06-04-24	2.	-	-	-	-
JOB NO.:	23103.01	3.	-	-	-	-
SHEET NO.:	08 OF 16	4.	-	-	-	-
		5.	-	-	-	-


SECTION- 03,04,33,34 TOWNSHIP- 40,31 RANGE- 21E

p:\23103.01 maronda homes - callidock\CD\EA\23103.01-FLUCFCS A.L.dwg MARONDA HOMES - FLUCFCS NORTH 6/5/2024

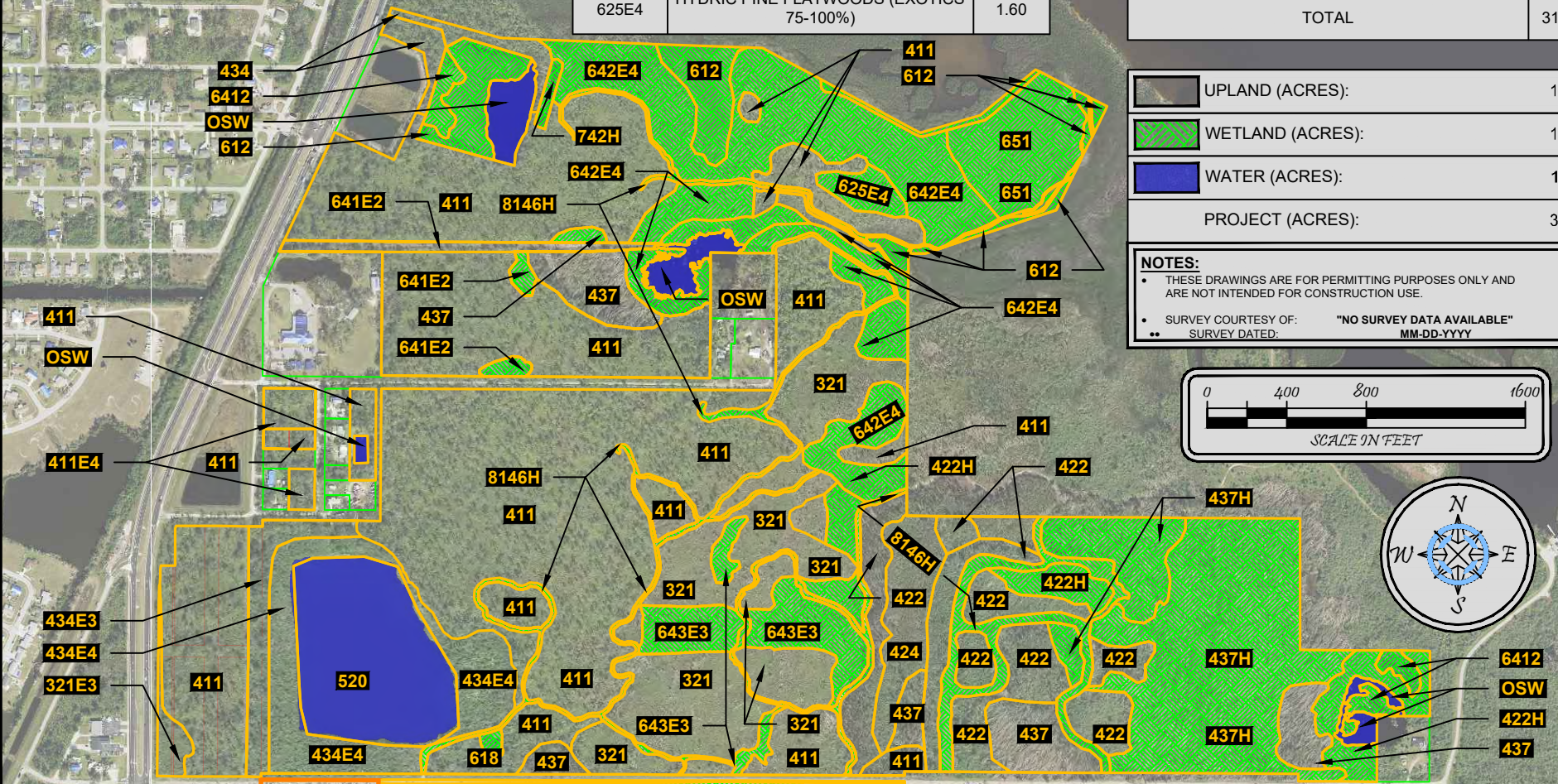
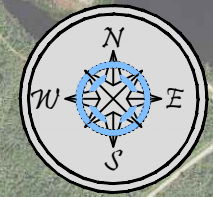
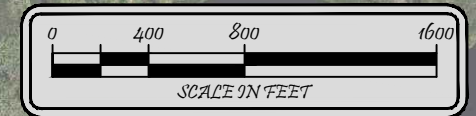
FLUCFCS	DESCRIPTION	ACRES
321	PALMETTO PRAIRIES	26.22
321E3	PALMETTO PRAIRIES (EXOTICS 50-75%)	1.18
411	PINE FLATWOODS	97.23
411H	PINE FLATWOODS - HYDRIC	5.28
411E4	PINE FLATWOODS (EXOTICS 75-100%)	1.83
422	BRAZILIAN PEPPER	18.08
422H	BRAZILIAN PEPPER - HYDRIC	3.08
424	MELALEUCA	4.98

FLUCFCS	DESCRIPTION	ACRES
434E3	HARDWOOD - CONIFEROUS MIXED (EXOTICS 75-100%)	4.14
434E4	HARDWOOD - CONIFEROUS MIXED (EXOTICS 75-100%)	11.02
437	AUSTRALIAN PINES	13.13
437H	AUSTRALIAN PINES - HYDRIC	24.69
520	LAKES	18.21
612	MANGROVE SWAMPS	8.52
612E4	MANGROVE SWAMPS (EXOTICS 75-100%)	17.89
625E4	HYDRIC PINE FLATWOODS (EXOTICS 75-100%)	1.60

FLUCFCS	DESCRIPTION	ACRES
641E2	FRESHWATER MARSHES (EXOTICS 25-50%)	0.90
6412	CATTAILS	1.52
642E4	SALTWATER MARSHES (EXOTICS 75-100%)	26.23
643E3	WET PRAIRIES (EXOTICS 50-75%)	8.19
651	TIDAL FLATS	7.15
742H	BORROW AREAS - HYDRIC	0.45
8146H	PRIMITIVE TRAILS - HYDRIC	9.58
OSW	OTHER SURFACE WATERS	1.25
TOTAL		312.35

	UPLAND (ACRES):	177.81
	WETLAND (ACRES):	115.08
	WATER (ACRES):	19.46
PROJECT (ACRES):		312.35

NOTES:		
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• SURVEY DATED:	MM-DD-YYYY	



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MARONDA HOMES

MARONDA HOMES - FLUCFCS NORTH

RY NO. 5875

DESIGNED: AP

DRAWN BY: RMJ

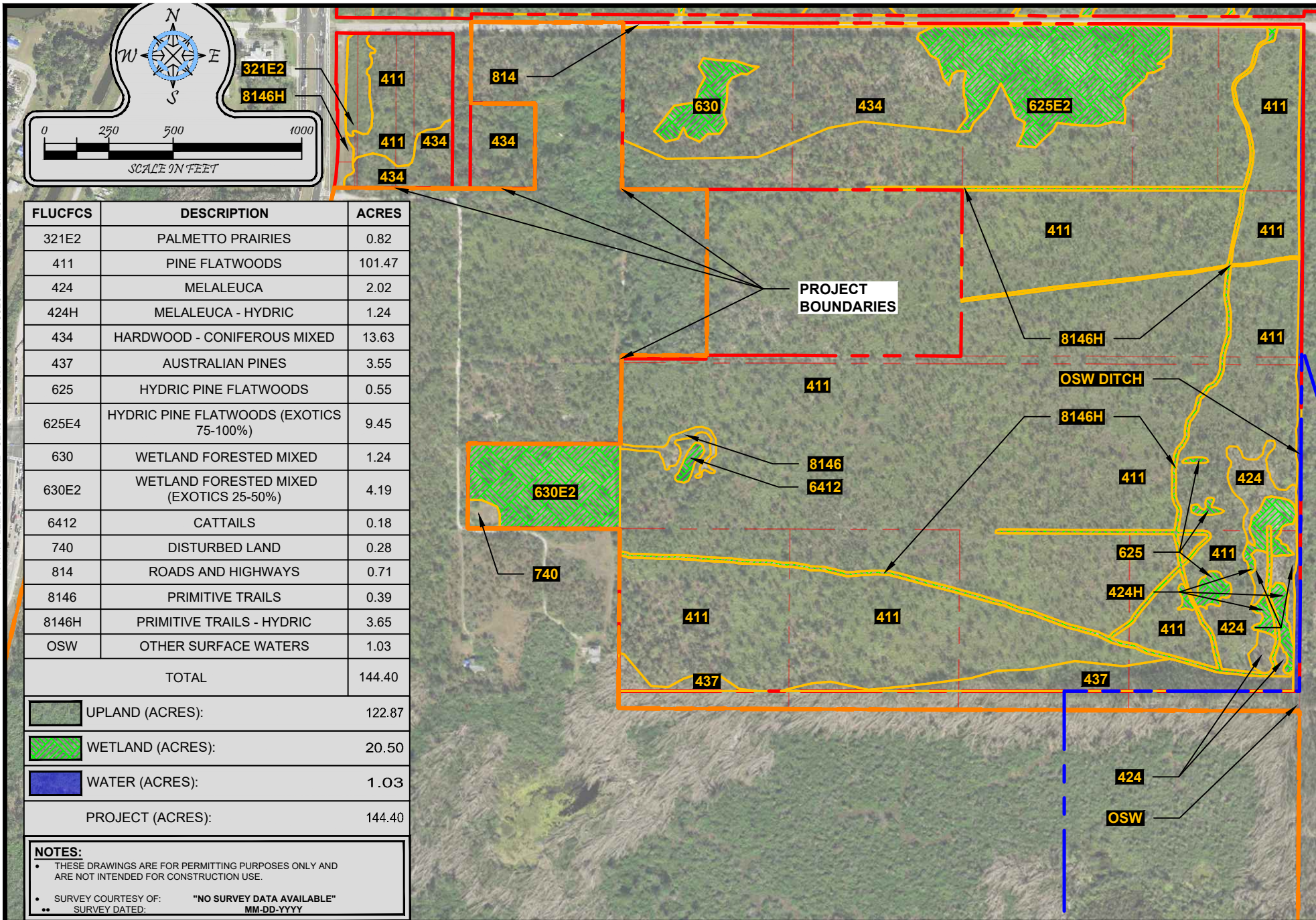
CREATED: 06-04-24

JOB NO.: 23103.01

SHEET NO.: 09 OF 16

REV#	REV BY	DATE	CHK BY	CHANGES
1.	-	-	-	-
2.	-	-	-	-
3.	-	-	-	-
4.	-	-	-	-
5.	-	-	-	-

SECTION- 03,04,33,34 TOWNSHIP- 40,31 RANGE- 21E



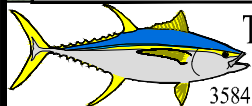
FLUCFCS	DESCRIPTION	ACRES
321E2	PALMETTO PRAIRIES	0.82
411	PINE FLATWOODS	101.47
424	MELALEUCA	2.02
424H	MELALEUCA - HYDRIC	1.24
434	HARDWOOD - CONIFEROUS MIXED	13.63
437	AUSTRALIAN PINES	3.55
625	HYDRIC PINE FLATWOODS	0.55
625E4	HYDRIC PINE FLATWOODS (EXOTICS 75-100%)	9.45
630	WETLAND FORESTED MIXED	1.24
630E2	WETLAND FORESTED MIXED (EXOTICS 25-50%)	4.19
6412	CATTAILS	0.18
740	DISTURBED LAND	0.28
814	ROADS AND HIGHWAYS	0.71
8146	PRIMITIVE TRAILS	0.39
8146H	PRIMITIVE TRAILS - HYDRIC	3.65
OSW	OTHER SURFACE WATERS	1.03
TOTAL		144.40

	UPLAND (ACRES):	122.87
	WETLAND (ACRES):	20.50
	WATER (ACRES):	1.03
	PROJECT (ACRES):	144.40

NOTES:

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- SURVEY COURTESY OF: "NO SURVEY DATA AVAILABLE"
• SURVEY DATED: MM-DD-YYYY



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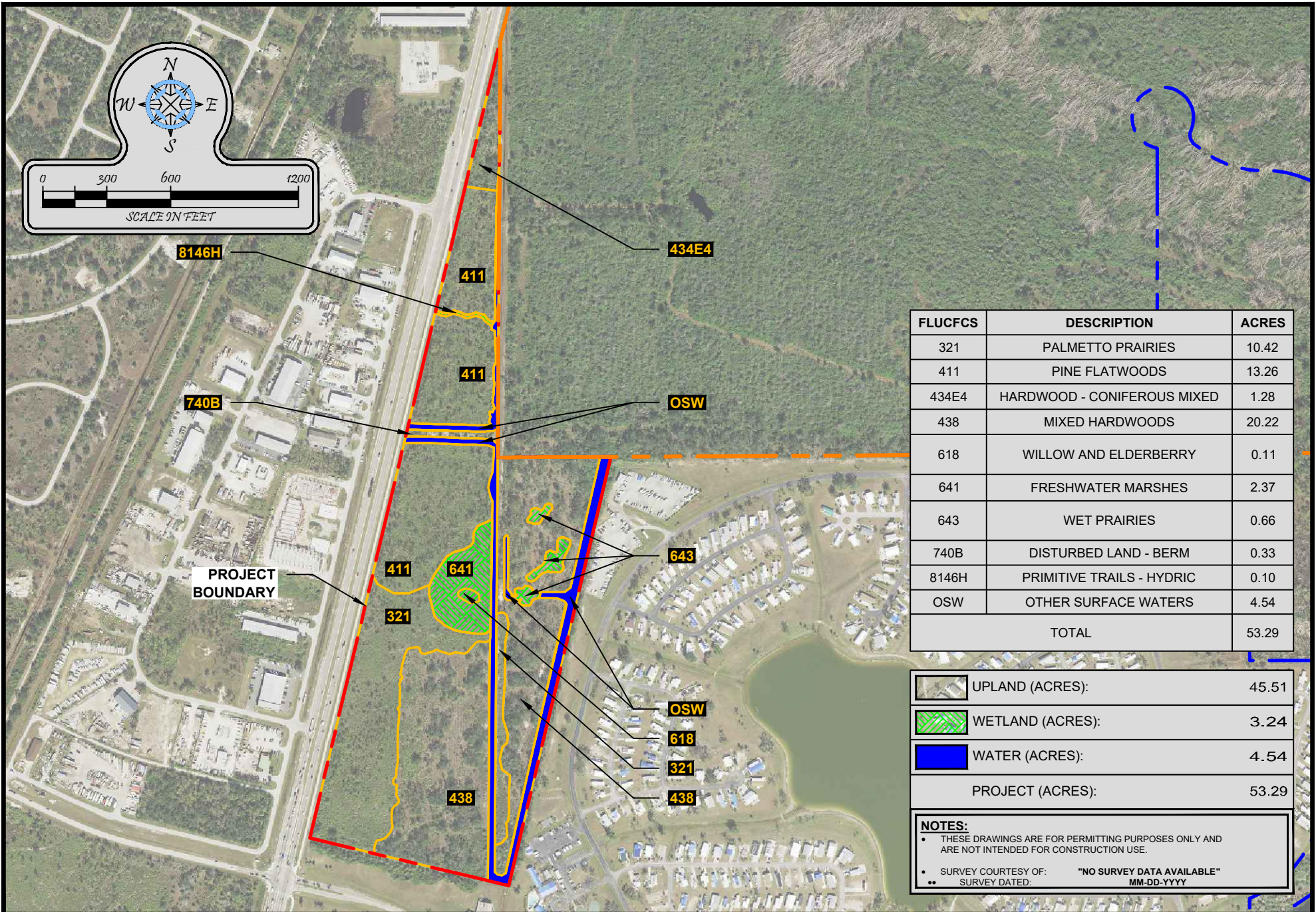
MARONDA HOMES
MARONDA HOMES - FLUCFCS CENTER

RY NO. 5875

THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE

		REV#	REV BY	DATE	CHK BY	CHANGED
DESIGNED:	AP	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	06-04-24	3.	-	-	-	-
JOB NO.:	23103.01	4.	-	-	-	-
SHEET NO.:	10 OF 16	5.	-	-	-	-

SECTION-03,04,33,34 TOWNSHIP-40S41 RANGE-21E



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Marine & Environmental Consulting

3584 Exchange Ave. Naples, FL 34104-3732

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MARONDA HOMES

MARONDA HOMES - FLUCFCS SOUTH

RY NO. 5875

THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.




DESIGNED:	AP	REV#	REV BY	DATE	CHK BY	CHANGED
DRAWN BY:	RMJ	1.	-	-	-	-
CREATED:	06-04-24	2.	-	-	-	-
JOB NO.:	23103.01	3.	-	-	-	-
SHEET NO.:	11 OF 16	4.	-	-	-	-
		5.	-	-	-	-

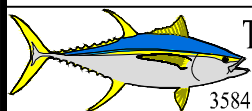
SECTION- 03,04,33,34 TOWNSHIP- 40,31 RANGE- 21E

NORTH		
FLUCFCS	DESCRIPTION	ACRES
321	PALMETTO PRAIRIES	26.22
321E3	PALMETTO PRAIRIES (EXOTICS 50-75%)	1.18
411	PINE FLATWOODS	97.23
411H	PINE FLATWOODS - HYDRIC	5.28
411E4	PINE FLATWOODS (EXOTICS 75-100%)	1.83
422	BRAZILIAN PEPPER	18.08
422H	BRAZILIAN PEPPER - HYDRIC	3.08
424	MELALEUCA	4.98
434E3	HARDWOOD - CONIFEROUS MIXED (EXOTICS 75-100%)	4.14
434E4	HARDWOOD - CONIFEROUS MIXED (EXOTICS 75-100%)	11.02
437	AUSTRALIAN PINES	13.13
437H	AUSTRALIAN PINES - HYDRIC	24.69
520	LAKES	18.21
612	MANGROVE SWAMPS	8.52
612E4	MANGROVE SWAMPS (EXOTICS 75-100%)	17.89
625E4	HYDRIC PINE FLATWOODS (EXOTICS 75-100%)	1.60
641E2	FRESHWATER MARSHES (EXOTICS 25-50%)	0.90
6412	CATTAILS	1.52
642E4	SALTWATER MARSHES (EXOTICS 75-100%)	26.23
643E3	WET PRAIRIES (EXOTICS 50-75%)	8.19
651	TIDAL FLATS	7.15
742H	BORROW AREAS - HYDRIC	0.45
8146H	PRIMITIVE TRAILS - HYDRIC	9.58
OSW	OTHER SURFACE WATERS	1.25
TOTAL		312.35

CENTER		
FLUCFCS	DESCRIPTION	ACRES
321E2	PALMETTO PRAIRIES	0.82
411	PINE FLATWOODS	101.47
424	MELALEUCA	2.02
424H	MELALEUCA - HYDRIC	1.24
434	HARDWOOD - CONIFEROUS MIXED	13.63
437	AUSTRALIAN PINES	3.55
625	HYDRIC PINE FLATWOODS	0.55
625E4	HYDRIC PINE FLATWOODS (EXOTICS 75-100%)	9.45
630	WETLAND FORESTED MIXED	1.24
630E2	WETLAND FORESTED MIXED (EXOTICS 25-50%)	4.19
6412	CATTAILS	0.18
740	DISTURBED LAND	0.28
814	ROADS AND HIGHWAYS	0.71
8146	PRIMITIVE TRAILS	0.39
8146H	PRIMITIVE TRAILS - HYDRIC	3.65
OSW	OTHER SURFACE WATERS	1.03
TOTAL		144.40

SOUTH		
FLUCFCS	DESCRIPTION	ACRES
321	PALMETTO PRAIRIES	10.42
411	PINE FLATWOODS	13.26
434E4	HARDWOOD - CONIFEROUS MIXED	1.28
438	MIXED HARDWOODS	20.22
618	WILLOW AND ELDERBERRY	0.11
641	FRESHWATER MARSHES	2.37
643	WET PRAIRIES	0.66
740B	DISTURBED LAND - BERM	0.33
8146H	PRIMITIVE TRAILS - HYDRIC	0.10
OSW	OTHER SURFACE WATERS	4.54
TOTAL		53.29

	UPLAND (ACRES):	346.19
	WETLAND (ACRES):	138.82
	WATER (ACRES):	25.03
PROJECT (ACRES):		510.04
NOTES: <ul style="list-style-type: none"> THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE. SURVEY COURTESY OF: "NO SURVEY DATA AVAILABLE" SURVEY DATED: MM-DD-YYYY 		



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MARONDA HOMES

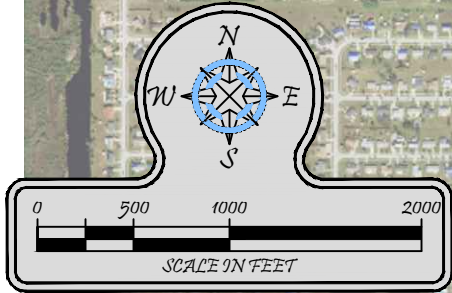
MARONDA HOMES - FLUCFCS SUMMARY

RY NO. 5875

THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

DESIGNED:	AP	REV	REV BY	DATE	CHK BY	CHANGED
DRAWN BY:	RMJ	1.	-	-	-	-
CREATED:	06-04-24	2.	-	-	-	-
JOB NO.:	23103.01	3.	-	-	-	-
SHEET NO.:	12 OF 16	4.	-	-	-	-
		5.	-	-	-	-

SECTION- 03,04,33,34 TOWNSHIP- 40,34 RANGE- 21E



IVAN VINCENT AND ASSOCIATES		
FLUCFCS	DESCRIPTION	ACRES
110	RESIDENTIAL	0.67
190	OPEN LAND	1.17
320	SHRUB AND BRUSHLAND	6.13
411	PINE FLATWOODS	30.06
422	BRAZILIAN PEPPER	211.80
424	MELALEUCA	2.36
425D	DISTURBED TEMPERATE HARDWOODS	21.06
434	HARDWOOD/CONIFER, MIXED	33.77
434D	DISTURBED HARDWOOD/CONIFER, MIXED	4.92
437	AUSTRALIAN PINE	63.72
510D	DITCH	4.77
740	DISTURBED LAND	6.85
740H	DISTURBED LAND - HYDRIC	18.85
742	BORROW AREA	1.70
814	ROADS AND HIGHWAYS	1.34
TOTAL		409.17

	UPLAND (ACRES):	383.85
	WETLAND (ACRES):	18.85
	WATER (ACRES):	6.47
PROJECT (ACRES):		409.17

NOTES:

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- SURVEY DATED: MM-DD-YYYY



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MARONDA HOMES

IVAN VINCENT - FLUCFCS

RY NO. 5875

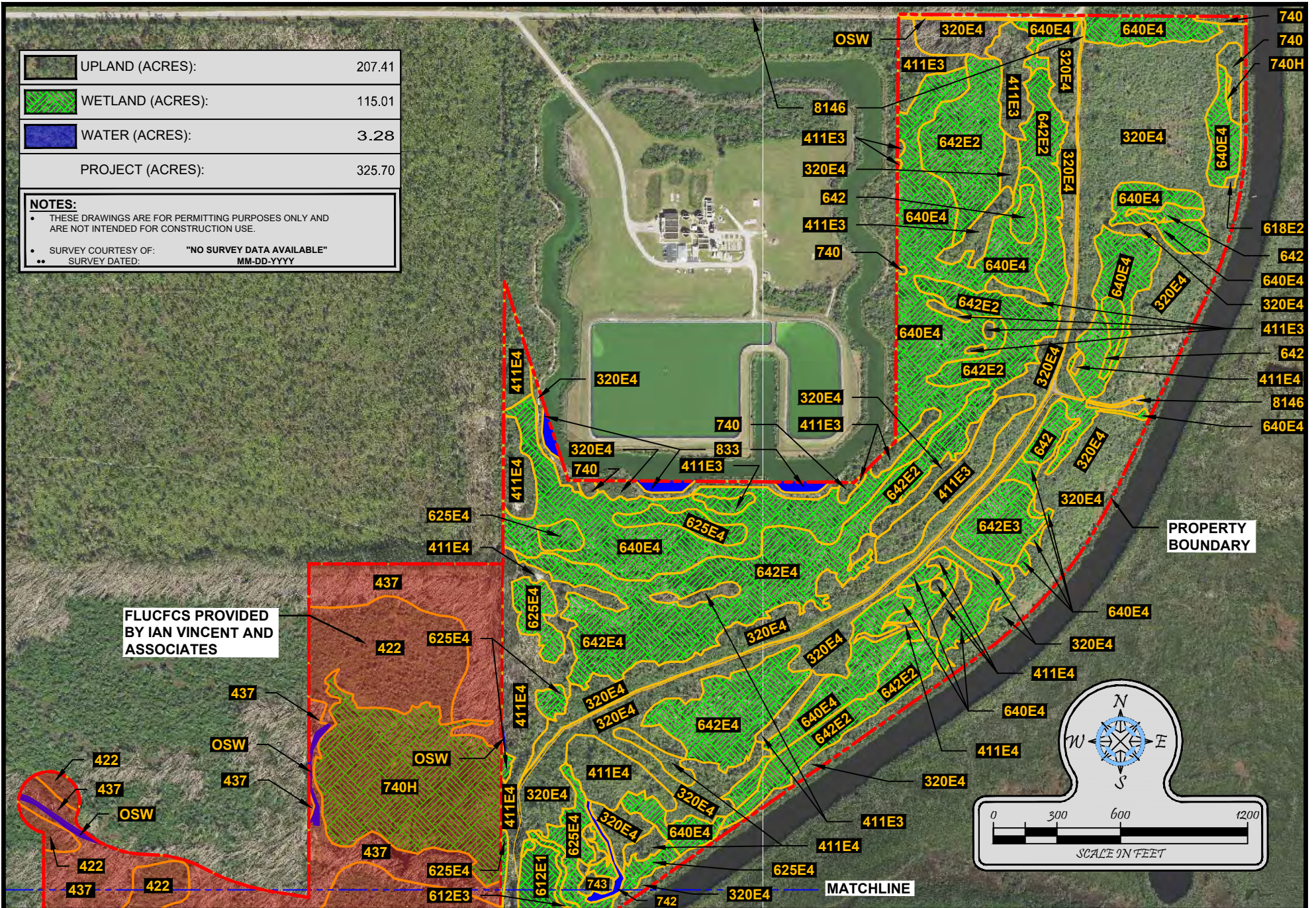
THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

DESIGNED:	AP	REV#	REV BY	DATE	CHK BY	CHANGED
DRAWN BY:	RMJ	1.	-	-	-	-
CREATED:	06-04-24	2.	-	-	-	-
JOB NO.:	23103.01	3.	-	-	-	-
SHEET NO.:	13 OF 16	4.	-	-	-	-
		5.	-	-	-	-
SECTION- 04,09		TOWNSHIP- 41 S		RANGE- 21 E		

	UPLAND (ACRES):	207.41
	WETLAND (ACRES):	115.01
	WATER (ACRES):	3.28
	PROJECT (ACRES):	325.70

NOTES:

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- SURVEY DATED: MM-DD-YYYY



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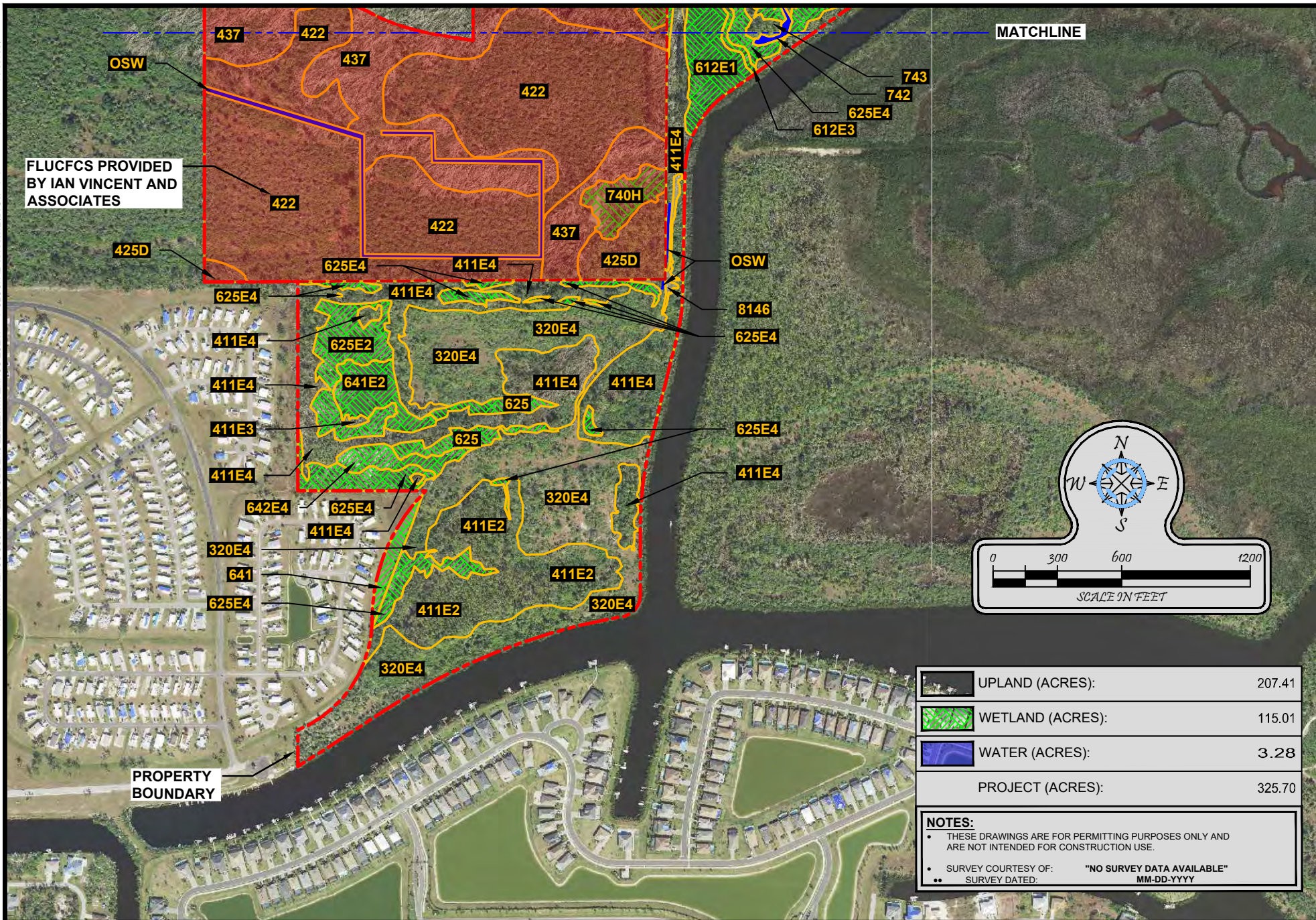
MARONDA HOMES

WEST COUNTY WATERFRONT PROJECT - FLUCCS NORTH

RY NO. 5875

THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

DESIGNED:	AP	REV#	REV BY	DATE	CHK BY	CHANGED
DRAWN BY:	RMJ	1.	-	-	-	-
CREATED:	06-04-24	2.	-	-	-	-
JOB NO.:	23103.01	3.	-	-	-	-
SHEET NO.:	14 OF 16	4.	-	-	-	-
		5.	-	-	-	-
SECTION- 03.09.10		TOWNSHIP- 41 S		RANGE- 21 E		



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MARONDA HOMES

WEST COUNTY WATERFRONT PROJECT - FLUCCS SOUTH

RY NO. 5875

THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

DESIGNED:	AP	REV	REV BY	DATE	CHK BY	CHANGED
DRAWN BY:	RMJ	1.	-	-	-	-
CREATED:	06-04-24	3.	-	-	-	-
JOB NO.:	23103.01	4.	-	-	-	-
SHEET NO.:	15 OF 16	5.	-	-	-	-

SECTION-03,09,10	TOWNSHIP-41 S	RANGE-21 E
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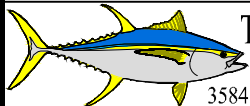
FLUCFCS	DESCRIPTION	ACRES
320E4	SHRUB AND BRUSHLAND (EXOTICS 75-100%)	76.94
411E2	PINE FLATWOODS (EXOTICS 25-50%)	9.55
411E3	PINE FLATWOODS (EXOTICS 50-75%)	9.78
411E4	PINE FLATWOODS (EXOTICS 75-100%)	29.25
612E1	MANGROVE SWAMPS (EXOTICS 0-25%)	2.75
612E3	MANGROVE SWAMPS (EXOTICS 50-75%)	0.47
618E4	WILLOW AND ELDERBERRY (EXOTICS 75-100%)	0.05
625	HYDRIC PINE FLATWOODS	1.69
625E2	HYDRIC PINE FLATWOODS (EXOTICS 25-50%)	3.15
625E4	HYDRIC PINE FLATWOODS (EXOTICS 75-100%)	10.56
640E4	VEGETATED NON-FORESTED WETLANDS (EXOTICS 75-100%)	39.38
641	FRESHWATER MARSHES	0.71
641E2	FRESHWATER MARSHES (EXOTICS 25-50%)	1.90
642	SALTWATER MARSHES	2.25
642E2	SALTWATER MARSHES (EXOTICS 25-50%)	17.03
642E3	SALTWATER MARSHES (EXOTICS 50-75%)	2.44
642E4	SALTWATER MARSHES (EXOTICS 75-100%)	18.35
740	DISTURBED LAND	1.06
740H	DISTURBED LAND HYDRIC	0.06
742	BORROW AREAS	0.36
743	SPOIL AREAS	0.54
8146	PRIMITIVE/TRAILS	2.05
833	WATER SUPPLY PLANTS	0.73
OSW	OTHER SURFACE WATER	0.18
TOTAL		231.23

UPLANDS		
FLUCFCS	DESCRIPTION	ACRES
320E4	SHRUB AND BRUSHLAND (EXOTICS 75-100%)	76.94
411E2	PINE FLATWOODS (EXOTICS 25-50%)	9.55
411E3	PINE FLATWOODS (EXOTICS 50-75%)	9.78
411E4	PINE FLATWOODS (EXOTICS 75-100%)	29.25
740	DISTURBED LAND	1.06
743	SPOIL AREAS	0.54
8146	PRIMITIVE/TRAILS	2.05
TOTAL		129.17

WATER		
FLUCFCS	DESCRIPTION	ACRES
742	BORROW AREAS	0.36
833	WATER SUPPLY PLANTS	0.73
OSW	OTHER SURFACE WATER	0.18
TOTAL		1.27

WETLANDS		
FLUCFCS	DESCRIPTION	ACRES
612E1	MANGROVE SWAMPS (EXOTICS 0-25%)	2.75
612E3	MANGROVE SWAMPS (EXOTICS 50-75%)	0.47
618E4	WILLOW AND ELDERBERRY (EXOTICS 75-100%)	0.05
625	HYDRIC PINE FLATWOODS	1.69
625E2	HYDRIC PINE FLATWOODS (EXOTICS 25-50%)	3.15
625E4	HYDRIC PINE FLATWOODS (EXOTICS 75-100%)	10.56
640E4	VEGETATED NON-FORESTED WETLANDS (EXOTICS 75-100%)	39.38
641	FRESHWATER MARSHES	0.71
641E2	FRESHWATER MARSHES (EXOTICS 25-50%)	1.90
642	SALTWATER MARSHES	2.25
642E2	SALTWATER MARSHES (EXOTICS 25-50%)	17.03
642E3	SALTWATER MARSHES (EXOTICS 50-75%)	2.44
642E4	SALTWATER MARSHES (EXOTICS 75-100%)	18.35
740H	DISTURBED LAND HYDRIC	0.06
TOTAL		100.79

IVAN VINCENT AND ASSOCIATES - OVERLAP		
FLUCFCS	DESCRIPTION	ACRES
422	BRAZILIAN PEPPER	49.45
425D	DISTURBED TEMPERATE HARDWOODS	2.84
437	AUSTRALIAN PINE	25.95
740H	HYDRIC DISTURBED LAND	14.22
OSW	OTHER SURFACE WATER	2.01
TOTAL		94.47



Turrell, Hall & Associates, Inc.
Marine & Environmental Consulting

3584 Exchange Ave. Naples, FL 34104-3732

Email: tuna@thanaples.com Phone: (239) 643-0166 Fax: (239) 643-6632

MARONDA HOMES

WEST COUNTY WATERFRONT PROJECT - FLUCCS TABLE

RY NO. 5875

THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

DESIGNED:	AP	REV	REV BY	DATE	CHK BY	CHANGED
DRAWN BY:	RMJ	1.	-	-	-	-
CREATED:	06-04-24	2.	-	-	-	-
JOB NO.:	23103.01	3.	-	-	-	-
SHEET NO.:	16 OF 16	4.	-	-	-	-
		5.	-	-	-	-

SECTION- 03,09,10 TOWNSHIP- 41 S RANGE- 21 E



Boundary Survey with Legal Description

DESCRIPTION:
(PREPARED BY THIS FIRM)

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF CHARLOTTE, LYING IN SECTIONS 3, 4, 8, 9 AND 10, TOWNSHIP 41 SOUTH, RANGE 21 EAST, BEING THEREBY BOUNDED AND DESCRIBED AS FOLLOWS:

LEGEND

●	SET CAPPED IRON ROD #LB7832
SEC.	SECTION
aka	ALSO KNOWN AS
R/W	RIGHT-OF-WAY
PB.	PLAT BOOK
OR.	OFFICIAL RECORDS BOOK
PID.	PARCEL IDENTIFICATION NUMBER
PG.	PAGE
ID.	IDENTIFICATION
(C)	CALCULATED DATA
(M)	MEASURED DATA
(P)	PLAT DATA
PLS	PROFESSIONAL LAND SURVEYOR
LB	LICENSED BUSINESS
R.L.S.	REGISTERED LAND SURVEYOR
FPL	FLORIDA POWER & LIGHT COMPANY
—	WOOD UTILITY POLE
—	OVERHEAD UTILITIES
—	GUY WIRE

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	ANGLE
C1	2964.81'	531.26'	530.55'	N.08°14'E.	107°06'
C2	1251.70'	830.36'	815.22'	N.06°13'E.	380°33"
C3	1256.56'	396.48'	394.84'	N.37°39'42".	18°04'43"
C4	1259.84'	376.37'	374.97'	N.20°20'26".	17°07'00"
C5	1000.00'	785.40'	779.18'	S.12°23'10"W.	25°00'00"
C7	2000.00'	1047.20'	1039.28'	S.38°50'27"W.	300°12'30"
C8	463.84'	433.54'	417.67'	S.27°59'10"W.	54°00'00"
C9	1000.00'	226.89'	226.41'	S.07°29'50"W.	13°00'00"
C10	1000.00'	390.24'	389.27'	S.06°59'56"W.	13°58'28"
C11	100.00'	140.17'	128.98'	S.04°10'07"W.	80°18'50"
C12	2900.00'	1370.94'	1358.21'	S.66°48'58"W.	27°05'09"
C13	1650.00'	315.05'	314.65'	S.58°15'15"W.	101°42'42"
C14	1650.00'	138.00'	137.06'	N.58°09'27"W.	47°00'00"
C15	525.00'	509.43'	489.68'	N.27°42'17"E.	55°35'48"
C16	875.00'	676.77'	659.47'	N.22°18'10"E.	44°16'35"
C19	1263.12'	200.10'	200.49'	S.04°26'41"E.	9°06'15"

[illegible]

ATWELL
 866.850.4200 www.atwell-group.com
 4161 TAMiami TRAIL, BLDG 5, UNIT 501
 PORT CHARLOTTE, FL 33952
 941.625.1165

BOUNDARY SURVEY						
HARBOR VILLAGE						
CHARLOTTE COUNTY, FLORIDA						
DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SHEET
6/05/24	4196A	4196A-SR		JS	CDB	1 of 1

BOUNDARY SURVEY
HARBOR VILLAGE
CHARLOTTE COUNTY, FLORIDA



Property Information Document



Harbor Village Planned Development Property Information Document

I. PROPERTY OWNERS LIST

Parcel ID	Property Owner	Section – Township - Range
412108427001	FULLENKAMP DENNIS J TRUSTEE	08-41-21
412109301001		09-41-21
412104400008		04-41-21
412104400009		04-41-21
412104400010		04-41-21
412104400011		04-41-21
412104400012		04-41-21
412104400004		04-41-21
412104327001		04-41-21
412104326003		04-41-21
412109100006	2008 FL RECOVERY LIMITED PRTNSP	09-41-21
412109100007		09-41-21
412109100008		09-41-21
412104400003		04-41-21
412109426001	CHARLOTTE SARASOTA HOLDINGS LLP	09-41-21
412110100001		10-41-21
412103300003		03-41-21
412103300002		03-41-21
412104377002	CAPE LATCHA LLC	04-41-21
412104329002	DJF CHARLOTTE NO 1 LLC	04-41-21
412104400002		04-41-21
412104400001	MCCALL 37 LLC	04-41-21
412104326001	FULLENKAMP DENNIS J	04-41-21
412104326002		04-41-21



Adjacent Property Owners' Map and List – 1000'



Copyright RVI



8725 Pendery Place
Suite 101
Bradenton, FL 34201
Tel: 941.379.8400
www.rviplanning.com

HARBOR VILLAGE PD • 1000 FT BUFFER MAP

📍 Charlotte County, FL

📅 07/19/2024

24001358

👤 Maronda Homes, LLC of Florida



Information furnished regarding this property is from sources deemed reliable. RVI has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.

STAFFORD ROBERT LIFE ESTATE
7345 VARLEY CIR
PORT CHARLOTTE, FL 33981-2629

KIPP WILLIAM G & SUSAN
296 WALNUT ST S
GODERICH, ON N7A4C1

CANTIN GEORGE L & ANN MARIE SPEIR
7391 BECKLEY ST
PORT CHARLOTTE, FL 33981

WISE TERESA L
7329 SWINTON AVE
PORT CHARLOTTE, FL 33981

COOK DELORES M
7321 LARES ST
PORT CHARLOTTE, FL 33981

USTAS JOHN C & DEANNA M & JB &
DUA
7300 LARES ST
PORT CHARLOTTE, FL 33981

KELLY DONALD & PHYLLIS
210 KIRCHNER RD
DALTON, MA 01226

KHOSLA KHUSHAL & ASHA
23 ABBEYWOOD TRAIL
DON MILLS, ON M3B 3B4

MARSOLAIS JOCELYNE & AM & SM
5211-309 DU SUREAU
MONTREAL, QC H8Z0A1

DICKINSON PHYLLIS A
5187 GUAVA
PORT CHARLOTTE, FL 33981

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7007 JACKMAN RD
TEMPERANCE, MI 48182

MALMSTROM GREGORY D
2027 ESSEX DR
HOLIDAY, FL 34691

COLE MARILYN J
7349 LARES
PORT CHARLOTTE, FL 33981

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PAVEL
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JUNO BEACH, FL 33408

FECTEAU CAROLYN
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MORGAN, VT 05853

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7448 ARBELA ST
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BOCA RATON, FL 33434

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PORT CHARLOTTE, FL 33981

GODIN ALAN & PAMELA
84 AUSTIN FARM RD
JASPER, GA 30143

PEDERSON NANCY C L/E
7436 WIDNESS LN
PORT CHARLOTTE, FL 33981

COPE DAVID A & PAMELA J
7312 LARES ST
PORT CHARLOTTE, FL 33981

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12264 BERMUDA DR
MARION, IL 62959

DLEZER MARY E
36 HOLLAND AVE
LANCASTER, NY 14086

GOUVEIA MERCEDES V A & FA & CA
30 CLOVER RIDGE DR W
AJAX, ON L1S 3E5

MATHIEU SCOTT W
1812 THUNDERBOLT ST
NAVARRE, FL 32566

LAPOINTE DALE
10763 CR 612
LEWISTON, MI 49756

SCHAFER DAVID & JOYCE
44 LOGANVILLE LN
NEW HAMBURG, ON N3A0G2

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26325 WACKER DR
CHESTERFIELD, MI 48051

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2515 350TH ST
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LANCASTER, NY 14086

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7330 SAWYER CIR
PORT CHARLOTTE, FL 33981

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3715 LAKE LUCERNE DRVLE
CRANDON, WI 54520

RAE KAREN A & DAVID B LEGACY
62 KIAHS WAY
E SANDWICH, MA 02537

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7324 VARLEY CIR
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245 CHURCH ST
NEWINGTON, CT 06111

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7337 ADANA AVE
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TRS
13640 GIBRALTAR TR
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462 BOXFORD RD
BRADFORD, MA 01835

BELL WILMA J & RONALD F BELL
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ROGERS, OH 44455

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7518 FULMAR AVE
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5 PRISCILLA DR
CRANSTON, RI 02921-1517

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35 APPLEWOOD LN
SOUTH HADLEY, MA 01075

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10481 BEN C PRATT/SIX MILE CYPRESS
PKWY
FORT MYERS, FL 33966

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8 SOUTH MEADOW CT
STONEY CREEK, ON L8G 3H2

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8828 HARRIS CT
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27 WOOD AVE
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562 OLD STRAWBERRY HILL RD
CENTERVILLE, MA 02632

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8058 RAVENNA RD
CONCORD, OH 44077

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7364 HESTON ST
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66 PROSPECT ST
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DESROCHERS CLAUDE L & SYNTHIA O
3922 WOOD AVE
SEVERN, ON L3V0T9

BROOKES CAROL L & R A BROOKES
59 RODDA BLVD
SCARBOROUGH, ON M1E2Z7

DOHERTY EDWARD J & ANN
7332 VARLEY CIR
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81 FORREST RD
NORTHFIELD, NH 03276

SATTI ROLAND D & SHIRLEY A
363 MENDON RD
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8190A BEECHMONT AVE
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MCGARY
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8 WEST MULICA RD
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21262 LILY LAKE LANE
CREST HILL, IL 60435

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MCADIE
12 JUNTLAND CRESCENT
STONY PLAN, AB T7Z 0A3

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S WEYMOUTH, MA 02190

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VENICE, FL 34293

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22 COMMANCHE DR
OTTAWA, ON K2E6E9

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VERO BEACH, FL 32963

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ESTATE
13093 GOLFSIDE CT
CLIO, MI 48420

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CHASE HELEN M L/E
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WEARE, OH 03281-5511

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DERKOWSKI BARBARA
7534 DANVERS CR
PORT CHARLOTTE, FL 33981

AMERICAN ESTATE & TRUST
6900 WESTCLIFF DR
LAS VEGAS, NV 89145

KNOTT RALPH R
7344 SWINTON AVE
PORT CHARLOTTE, FL 33981-2626

VELLEKAMP GARY W
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PORT CHARLOTTE, FL 33981-2638

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ST ANN, MO 63074

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GWINN, MI 49841

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PORT CHARLOTTE, FL 33981

ENGLISH PHYLLIS & GEORGE SNOVER
4865 DONELSON DR
EADS, TN 38028

EDGERTON REALTY & DEV LLC SOLO
401K
3579 S ACCESS RD
ENGLEWOOD, FL 34224

CASTRO EMELINA B
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BUENA PARK, CA 90620

LUBY KEVIN E & LINDA S
30 PETERSON CT
TROY, NY 12180

RUPE TIMOTHY & CYNTHIA M
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PORT CHARLOTTE, FL 33949

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RETZLAFF
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PENGILLY, MN 55775

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SMALL DARRYL J & LYDIA
7408 WIDNESS LN
PORT CHARLOTTE, FL 33981

SULLIVAN RICHARD & SANDRA
7329 ADANA AVE
PORT CHARLOTTE, FL 33981

CRIGGER KENNETH C & KRC & KAC
301 MATHESON DR
PEMBROKE, ON K8A8L2

TRUDEAU HAROLD A JR & NANCY R L/E
2920 GRAND MARAIS DR
HOWELL, MI 48843

SAMSON ROBERT & FRANCINE
BOISVERT
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RYE, NH 03870

PCOLA JOSEPH J & MARTHA
23 NORTHWOOD CIR
NEW HARTFORD, NY 13413-4940

WUYTS CHERYL
713 PARK ST
WRIGHTSTOWN, WI 54180

BINKLEY ROBERT WESLEY & CYNTHIA
MARY
407 85 WILLIAMS ST NORTH SS5
WALKERTON, ON N0G2V0

ELLIOTT STEVEN B & JEANNE L
134 EAST SHORE DR
WEARE, NH 03281

GUTKOWSKI ANN C & DAVID W
262 WHITING LN
WEST HARTFORD, CT 06119

COLLIER WILLIAM J TRUSTEE
PO BOX 82
RHODESDALE, MD 21659

IACOMA JARRELL & HOLLY BABIK-
IACOMA
1460 S MCCALL RD
ENGLEWOOD, FL 34223

WAHL KATELYN R
11436 HIEBER RD
MANCHESTER, MI 48158

TRIBBECK SIBYLLE
1759 DUNNS LINE
COLDWATER, ON L0K1E0

CASEY ANTHONY & MR CASEY CO-TRS
7336 HEDWIG CT
PORT CHARLOTTE, FL 33981

MATHESON DEBRA D TR
7404 LONGMONT LN
PORT CHARLOTTE, FL 33981

SATTERLEY WILLIAM H & DIANNE C
43825 CHALMETT ST
CANTON, MI 48188

SCOTT PAUL R
308 70TH ST
NIAGRA FALLS, NY 14304

SPEIR ANN MARIE
7391 BECKLEY ST
PORT CHARLOTTE, FL 33981

MATEJKA PAUL
7400 BECKLEY ST
PORT CHARLOTTE, FL 33981-2613

REED JAMES A & JACQUELINE
7610 SILAGE CIR
PORT CHARLOTTE, FL 33981

SEAS LLC
3584 JULNAR AVE
NORTH PORT, FL 34286

CHEEMA GURMIT S
PO BOX 1721
ENGLEWOOD, FL 34295

WATSON GERALD S & KAREN S
1806 WIND DANCER TRL
TECUMSEH, MI 49286-7749

BENYR VICKY D & WILLIAM
2720 N 39TH ST
FAIRMONT CITY, IL 62201

MOSHER JESSIE A
7353 VARLEY CIR
PORT CHARLOTTE, FL 33981-2629

STONE PHILIP J & LOLITA S
7324 HEDWIG CT
PORT CHARLOTTE, FL 33981

COLLINS-BISHOP WENDY & DJ AIRHART
6500 ROBERTSON DR
BOISE, ID 83709

BRUNNER MURIEL A
7392 HESTON ST
PORT CHARLOTTE, FL 33981-2609

MCCOY THOMAS F & PRISCILLA J
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MANOMET, MA 02345

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7388 BECKLEY ST
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HAVERHILL, MA 01830

MEISTER RONALD FRANK & SLM CO-
TRS
8666 BLACK MESA DR
ORLANDO, FL 32829

WHITTUM HAROLD T & ESTHER L TRS
7583 SILAGE CIR
PORT CHARLOTTE, FL 33981-2642

JACUS MICHAEL J & TJJ
7478 DANVERS CIR
PORT CHARLOTTE, FL 33981

BARADIN JOHN
7470 DANVERS CIR
PORT CHARLOTTE, FL 33981-2612

TIITF/DNR-STATE LANDS
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

LEGRANDE LARRY
58 UPLAND CT
NEWARK, DE 19713

MEYER THOMAS O & MAUREEN E
83 GLENN HAVEN
SPENCEPORT, NY 14559

SIMISON ROBERT C & DE TAYLOR
3551 US RTE 68 S
XENIA, OH 45385

FORD JOHN A JR & EURNICE M
171 PURITAN RD
BOURNE, MA 02532

COLLINS JAMES F & NORMA K
7384 HESTON ST
PORT CHARLOTTE, FL 33981

BEARD CHRISTINE M & ERIC J BEARD
TRS
52 KENNETH KOSTKA DR
N ATTLEBORO, MA 02760

CONSTANTINE ANNA
5 BANBURY LN
COMMACK, NY 11725

KANE JOHN & PHILOMENA
8358 EASTWOOD DR
BROADVIEW HEIGHTS, OH 44147

HARTMAN IRA G III & JILL R TRUSTEES
7082 PINEDALE DR
PORT CHARLOTTE, FL 33981

ANCHOR RENTAL PROPERTIES LLC
12291 ALBRECHT TER
PORT CHARLOTTE, FL 33981

SPENCER STEPHEN A
4791 HARBOR POINT CT
PORT CHARLOTTE, FL 33952

WOLFE JOHN H & GINGER
2415 CHURCH RD
YORK, PA 17404

JOSLIN ROBERT W JR & K KOCH L/E
7519 FULMAR AVE
PORT CHARLOTTE, FL 33981

BEAL WILLIAM H & BONNIE J
870 HILBISH AVE
AKRON, OH 44312

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7361 HESTON ST
PORT CHARLOTTE, FL 33981

CHRISTIE JAMES P & G E HAMMOND
369 ELIOT ST
ASHLAND, MA 01721

CHARLOTTE COUNTY
18500 MURDOCK CIR
PORT CHARLOTTE, FL 33948

BAGGUS MILDRED M & KEITH L
290 EWING RD
CARNEGIE, PA 15106-1508

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13435 S MCCALL RD
PORT CHARLOTTE, FL 33981

Q SMITH HOMES LLC
1985 CEDAR BRIDGE AVE
LAKEWOOD, NJ 08701

ROBULOCK MICHAEL A & BARBARA TRS
144 MOCKINGBIRD LN
MARATHON, FL 33050

LYONS MICHAEL & MARY
5856 EDGEWOOD BLVD
MONROE, MI 48161

SILVA CHARLES S & KAREN A
85 SEAVIEW DR
WARWICK, RI 02889

DUNSMORE JAMES M JR&JACQUELINE
3160 DOGWOOD DR
OREGON, OH 43616

RACE CONSTANCE S
7622 SILAGE CIR
PORT CHARLOTTE, FL 33981

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51 KENT ST
BALLSTON SPA, NY 12020-1511

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WINTER PARK, FL 32789

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7486 SILAGE CIR
PORT CHARLOTTE, FL 33981

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13237 DARNELL AVE
PORT CHARLOTTE, FL 33981

COX ANGELA DAWN & PATRICIA L ARP
204 WILLINGTON PL
LOUDON, TN 37774

ROBBINS DONALD H & E A WORRALL
235 MCEVOY RD
NEW BRAINTREE, MA 01531

COY AARON M & NICOLE C
7333 DESANT LN
PORT CHARLOTTE, FL 33981

NIELSEN RICHARD L & SHARON I TRS
230 FRAME AVE
WAUKESHA, WI 53186

GEHRKE ERIC
197 MOORES MILL RD
SKOWHEGAN, ME 04976

JORDAN DUNCAN W & CAROLYN A
412 SPRINGY POND RD
CLIFTON, ME 04428

SIMMONS RANDALL A & SHARON L REV
TR
7451 SILAGE CIR
PORT CHARLOTTE, FL 33981

WOODWARD HERBERT F & CAROL A
7555 DANVERS CIR
PORT CHARLOTTE, FL 33981

DAVIDSON CHARLES J & ELAINE M
8246 SHOUTHSHORE DR
CANYON, MN 55717

ISTORAGE PO LLC
5200 DTC PARKWAY
GREENWOOD VILLAGE, CO 80111

GASPARILLA LIGHT INDUSTRIAL PARK
INC
2395 TAMiami TRL
PORT CHARLOTTE, FL 33952

ALUMPE RENATO & LILIAN TRS
586 OAKMONT DR
ORANGE PARK, FL 32073

VETTESE PASQUALE
7591 SILAGE CIR
PORT CHARLOTTE, FL 33981

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31767 E SHORE DR
PENGILLY, MN 55775

PISCOPO FAMILY REV TR 12/11/07
7543 DANVERS CIR
PORT CHARLOTTE, FL 33981

RAS CONCRETE CONSTRUCTION INC
5501 CYNTHIA LN
NAPLES, FL 34112

DICARLO RALPH M & CHARLENE TRS
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BOCA GRANDE, FL 33921

BARBERA DOMINICK TRUSTEE
2393 VANCE TER
PORT CHARLOTTE, FL 33981

VILLAGE OF HOL LAKE OF CHAR CO
7500 LORIS CT
PORT CHARLOTTE, FL 33981-2619

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PORT CHARLOTTE, FL 33981

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PORT CHARLOTTE, FL 33981

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CARTER
7329 VARLEY CIR
PORT CHARLOTTE, FL 33981

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4956 GRAND VIEW CIR
MIDLAND, MI 48640

DAVIS BARBARA
7316 VARLEY CIR
PORT CHARLOTTE, FL 33981

DISANO DIANE M TRUSTEE
7384 LONGMONT LN
PORT CHARLOTTE, FL 33981

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WEST KINGSTON, RI 02892

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7453 LONGMONT LN
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DRESAR
PO BOX 134
VERONA BEACH, NY 13162

A & M LANDCLEARING & FILL LLC
4900 GULF OF MEXICO DR
LONGBOAT KEY, FL 34228-2011

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7560 DANVERS CIR
PORT CHARLOTTE, FL 33981

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PORT CHARLOTTE, FL 33981

GOLLADAY JERRY & BARBARA
7498 SILAGE CIR
PORT CHARLOTTE, FL 33981

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PORT CHARLOTTE, FL 33981

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WALDO, ME 04915

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75 EVERGREEN
OTTAWA, ON K2H 6C5

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7313 CANDACE LN
PORT CHARLOTTE, FL 33981-2601

BOND WILLIAM RAY & M BOND
7411 HESTON ST
PORT CHARLOTTE, FL 33981

MCCAWLEY DAVID J & ELIZABETH D
123 ROCKING CHAIR RD
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CARUSO WAREHOUSE LLC
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PORT CHARLOTTE, FL 33981

PATTERSON TIMOTHY J & CAROL J
13321 NATCHER AVE
SAVAGE, MN 55378

JOHNSON LYNNE M
7467 ARBELA ST
PORT CHARLOTTE, FL 33981

OAKES MARJORIE H TRUSTEE
9072 AGINCOURT LN
JACKSONVILLE, FL 32257-5064

GARZONE SAM & JUDY
36 MILLER AVE
TROY, NY 12180

CORMIER JOHN & ANITA
27 SILVER AVE
BELLINGHAM, MA 02019

LISTER THOMAS W & ROBIN L
11475 W BALDWIN RD
CHESANING, MI 48616

TOWNS HOLDING LLC
PO BOX 3426
PLACIDA, FL 33946-3426

CHISESI ENTERPRISES INC
7117 GASPARILLA RD
PORT CHARLOTTE, FL 33981

SNYDER DEVELOPMENT LLC
2025 LAKEWOOD RANCH BLVD
BRADENTON, FL 34211

RAS CONCRETE CONSTRUCTION INC
5501 CYNTHIA LN
NAPLES, FL 34112

INNOVATIVE MARINE STRUCTURES LLC
7571 SAWYER CIR
PORT CHARLOTTE, FL 33981

FULLENKAMP DENNIS J
3443 HANCOCK BRIDGE PKWY
NORTH FORT MYERS, FL 33903

WOITHE BRUCE A
PO BOX 171
PLACIDA, FL 33946-0014

WOODSCORP LLC
2070 ILLINOIS AVE
ENGLEWOOD, FL 34224

JENNINGS WALTER P
601 ALHAMBRA RD
VENICE, FL 34285-2502

FERRAUOLO ANNA & FASON
DARMOFALSKI
8 PARK POND CIR
WALLINGFORD, CT 06492-2141

DUKES MARIA
13962 ORBIT AVE
PORT CHARLOTTE, FL 33981

LUND ERWIN J & PATRICIA G
58 GARDENIA WAY
CALEDON, ON L7C 1A8

MASON SHANE ROBERT & SHELBY JEAN
320 LOGAN RD
GREENWOOD, SC 29646

MASHKE DONALD E JR & FAYE N
5393 ESTATES DR
NORTH PORT, FL 34286

HATFIELD MICHAEL R & MERRI JO
7191 MILL POND CIR
NAPLES, FL 34109

NAGY JULIANNA TRUSTEE
4321 POINT CT
PORT CHARLOTTE, FL 33948

MMP INVESTMENTS LLC
PO BOX 598
BOCA GRANDE, FL 33921

QUIBELL RICHARD & MARY LIFE ESTATE
7482 SILAGE CIR
PORT CHARLOTTE, FL 33981

ROBY LOREN H FAMILY TRUST 2-15-
2001
1380 GENE ST
WINTER PARK, FL 32789

ROBULOCK MICHAEL A & BARBARA
TRS
144 MOCKINGBIRD LN
MARATHON, FL 33050

BLANCO SILVERIO & POKHUI DENA TRS
19397 ERIC DR
SARATOGA, CA 95070-3310

SIU HON MING
4525 SW ULETA ST
PORT ST LUCIE, FL 34953-6760

GOLDEN KEY PROPERTIES LLC
15204 LEIPZIG CIR
PORT CHARLOTTE, FL 33981

SWFWMD & TIITF
2379 BROAD ST
BROOKSVILLE, FL 34604

KNIGHT JOHNS JR
PO BOX 385
BOCA GRANDE, FL 33921

SEARS HELEN J & RFS & GLT
2161 VILLAGEPOINTE DR
BATAVIA, OH 45103

INVESTORS CHOICE GROUP LLC
3919 ELLENDALE RD
MORELANDE HILL, OH 44022

SMITH CAROL H & BETTY A
104 UPPER GORE RD
WEBSTER, MA 01570

2008 FL RECOVERY LIMITED PRTNSP
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TULSA, OK 74137

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11711 NW 34TH PL
SUNRISE, FL 33323

KILLIN KEVIN VAUGHAN
519 PEGGOTY CIRCLE
OSHAWA, ON L1K 2C4

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PO BOX 1721
ENGLEWOOD, FL 34295

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7141 GASPARILLA RD
PORT CHARLOTTE, FL 33981

CARNEIRO ANA J BITENCOURT
3718 LANDING WAY DR
TAMPA, FL 33624

ARTLEY GREGG A & DANA ROWLAND
11824 LOCUST ST
KANSAS CITY, MO 64131-3858

PETRIE LYNDA M
416 MC ALLISTER RD
RIVERVIEW, NB E1B 1V2

ROTA FRANK J JR & BARBARA A
PO BOX 195
SASSAMANSVILLE, PA 19472

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2867 ANDREWS DR
GRAND PRAIRIE, TX 75052

GRANDE SUN LLC
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PUNTA GORDA, FL 33951

ABDIN HASSAN
10982 NW 70TH CT
POMPANO BEACH, FL 33076

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13954 ORBIT AVE
PORT CHARLOTTE, FL 33981

AN ANGELA
6327 LAKE MATHIAS DR
NEW ALBANY, OH 43054

GASPARILLA AUTOMOTIVE INDUSTRIES
LLC
7531 SAWYER CIR
PORT CHARLOTTE, FL 33981

TAHA HUSSEIN J
2131 HEASLEY RD
ENGLEWOOD, FL 34223

JENKIE RONALD ALFRED
505 FAIRLIEWOOD DR
WETUMPKA, AL 36093

FRANCISCO VERIDIANA
9747 CYPRESS SHADOW AVE
TAMPA, FL 33647

LE DUAN & QUYNH H DOAN
13938 ORBIT AVE
PORT CHARLOTTE, FL 33981

OSTERMAN ROBERT & KELLY
8024 DIMSTEAD ST
PORT CHARLOTTE, FL 33981

LUCENTE WALTRAUB B
120 BRIARWOOD DR
ITHACA, NY 14850-1900

C & SONS 1 LLC
728 N INDIANA AVE
ENGLEWOOD, FL 34223

HARBOR WEST COMMUNITY ASSOC
INC
10481 SIX MILE CYPRESS PKWY
FORT MYERS, FL 33966

TOMBOLY FRANK & ELIZABETH
45 AZALEA DR
MIDDLETOWN, CT 06457

CHONG CHAE Y & JAY H
11509 DUBLIN RD
GLEN ALLEN, VA 23060

ZOMORODI GITY & CYROUS TRS
460 LIBERTY LANE
WINTER HAVEN, FL 33884

ZIEGLER MICHAEL
8060 OLD POST RD WEST
EAST AMHERST, NY 14051

IDS PROPERTY ADVISORS LLC SUCC TRS
5621 STRAND BLVD
NAPLES, FL 34110

ISJ HOMES INC
7117A GASPARILLA RD
PORT CHARLOTTE, FL 33981

BARR CHARLES M & YOKO K
18529 HERITAGE HILLS DR
OLNEY, MD 20832-1365

VILLAGE OF HOLIDAY LAKES OF
7500 LORIS CT
PORT CHARLOTTE, FL 33981-2619

TEDESCHI RICHARD
1580 PRISCILLA CT
TOMS RIVER, NJ 08753

DUKES STEPHEN & MARIA B
13962 ORBIT AVE
PORT CHARLOTTE, FL 33981

PATRON RICARDO A & NORMA R
635 E JENKINS CT
HERNANDO, FL 34442

CARUSO WAREHOUSES LLC
5252 EARLY TER
PORT CHARLOTTE, FL 33981

ABRAMS JOSE & AURORA & DJ & DA-J
6206 ROYAL PALM BEACH BLVD
WEST PALM BEACH, FL 33412

VILAGE OF HOLIDAY LAKE OF CC
7500 LORIS CT
PORT CHARLOTTE, FL 33981

SINISCALCHI TIMOTHY
244 CORTEZ RD
WEST PALM BEACH, FL 33323

C & SONS 1 LLC
728 INDIANA AVE
ENGLEWOOD, FL 34223

RAISER ROBERT R LIVING TRUST
6212 CORALBERRY TER
PORT CHARLOTTE, FL 33981

CHARLOTTE SARASOTA HOLDINGS LLC
10090 MCGREGOR BLVD
FORT MYERS, FL 33919

VLG OF HOL LAKE PROP OWN ASSOC
7500 LORIS CT
PORT CHARLOTTE, FL 33981-2619

BRISKER KEVIN A & JUDITH A
6220 CORALBERRY TER
PORT CHARLOTTE, FL 33981

CLARK KATHY E
6228 CORALBERRY TER
PORT CHARLOTTE, FL 33981

SHAW ELIZABETH A
6382 CUTLER TER
PORT CHARLOTTE, FL 33981

TIGHE AMY K L/E
6374 CUTLER TER
PORT CHARLOTTE, FL 33981

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6464 CONISTON ST
PORT CHARLOTTE, FL 33981-5506

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KHUYEN
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VENICE, FL 34293

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BARTOW, FL 33831-1249

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6358 CUTLER TER
PORT CHARLOTTE, FL 33981-6121

HODGE MICHAEL A & KELLEY J
BRUMMELER
6196 CORALBERRY TER
PORT CHARLOTTE, FL 33981

BROOKS & ASHER LLC
350 HIGHLAND SHORES DR
ELLENTON, FL 34222

THOMAS ROBERT MICHAEL
13545 NEWPORT AVE
PORT CHARLOTTE, FL 33981

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4553 WESTERN TPK
DUANESBURG, NY 12056

BAYER THOMAS & JENNIFER
6350 CUTLER TER
PORT CHARLOTTE, FL 33981-6121

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VENICE, FL 34293

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PORT CHARLOTTE, FL 33981

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6365 CUTLER TER
PORT CHARLOTTE, FL 33981

NOEL ANTHONY G
15500 CATTLE DOCK POINT RD
PORT CHARLOTTE, FL 33981-0000

N&S CHARLOTTE LLC
10090 MCGREGOR BLVD
FORT MYERS, FL 33919

REYES ROSARIO RODRIGUEZ-EST
14517 SEPPLERS LANDING WAY
NORTH POTOMAC, MD 20878-0000

PDZ LAND LLC
12781 TERABELLA WAY
FORT MYERS, FL 33912

DJF CHARLOTTE NO 1 LLC
3443 HANCOCK BRIDGE PKWY
N FORT MYERS, FL 33903

LEAHY PATRICK J & KARI A
6342 CUTLER TER
PORT CHARLOTTE, FL 33981

HO Y
2830 27TH AVE N
ST PETERSBURG, FL 33713

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13534 ALBERTA AVE
PORT CHARLOTTE, FL 33981-6105

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PUNTA GORDA, FL 33950

JEFFREY RICHARD & DJJ & DJJ
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BURKE, VA 22015

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TULSA, OK 74137

FORRETT YVETTE
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VERNON, VT 05354-9461

NAJMI REALTY LLC
290 MCGUINNESS BLVD
BROOKLYN, NY 11222

PADILLA FRANCISCO A ETAL
ALPADI ESTATE SUMULONG HIGHWAY
ANTIPOLO CITY,

VIARA TRACY
6387 CUTLER TER
PORT CHARLOTTE, FL 33981

PRIDEMORE ROBERT FRANKLIN
14210 SEABOARD LN
PORT CHARLOTTE, FL 33981

TRINITY LUTHERAN CHURCH OF SW FL
INC
1379 MCCALL RD
PORT CHARLOTTE, FL 33981-2514

DOUKELLIS PETER
25264 ZODIAC LN
PUNTA GORDA, FL 33983

JTAO LLC
PO BOX 102
BOCA GRANDE, FL 33921

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6398 CUTLER TER
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6390 CUTLER TER
PORT CHARLOTTE, FL 33981

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FORT MYERS, FL 33901

ATLANTIC GULF COMMUNITITES COR
13790 NW 4TH ST
SUNRISE, FL 33325

2008 FL RECOVERY LMTD PRTNRSH
3114 E 81ST ST
TULSA, OK 74137

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FORT MYERS, FL 33901

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VENICE, FL 34285

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PORT CHARLOTTE, FL 33981

HARTWIG MOBILE INC
24582 NOVA LN
PORT CHARLOTTE, FL 33980

SUPER DAY ENTERPRISES INC
1595 MCCALL RD
PORT CHARLOTTE, FL 33981

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LLC
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CORAL GABLES, FL 33143-5777

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PLACIDA, FL 33946

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NORTH PORT, FL 34288

TOWNS HOLDINGS LLC
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PLACIDA, FL 33946

REGIONS BANK
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BIRMINGHAM, AL 35244

SAIS STEVEN & KELLY
5144 CONDADO TER
PORT CHARLOTTE, FL 33981

TRESSMER RAYMOND & JUDY TRS
4179 ROCK CREEK DR
PORT CHARLOTTE, FL 33948



Historical and Archeological Memo



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

May 30, 2024



Rhea Lopes, AICP
Project Director

RVi Planning + Landscape Architecture
8725 Penderly Place | Suite 101 • Bradenton, FL 34201
607.216.2390 Mobile • 813.443.8282 Main

In response to your inquiry of May 30, 2024, the Florida Master Site File lists one archeological site recorded for the designated Harbor Village project located in Charlotte County within T41S R21E Sections 03, 04, 08-10

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

- **This search area may contain *unrecorded* archaeological sites, historical structures or other resources even if previously surveyed for cultural resources.**
- **Federal, state and local laws require formal environmental review for most projects. This search DOES NOT constitute such a review. If your project falls under these laws, you should contact the Compliance and Review Section of the Division of Historical Resources at CompliancePermits@dos.myFlorida.com**

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

Sincerely,

Eman M. Vovsi
Data Base Analyst
Florida Master Site File
Eman.Vovsi@DOS.MyFlorida.com



Charlotte Harbor and Northern Railroad

CD0076

CH00051

CH00060

CH00093

☒ Original
☐ Update



ARCHAEOLOGICAL SITE FORM **FLORIDA MASTER SITE FILE** Version 4.0 1/07

Consult Guide to Archaeological Site Form for detailed instructions

Site #8 CH02715
Field Date 2-29-2012
Form Date 6-11-2012
Recorder # _____

Site Name(s) Cattle Dock Point Road Multiple Listing (DHR only) _____
Project Name n/a Survey # (DHR only) 19129
Ownership: ☐ private-profit ☐ private-nonprofit ☐ private-individual ☐ private-nonspecific ☐ city ☐ county ☒ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

USGS 7.5 Map Name El Jobean USGS Date _____ Plat or Other Map _____
City/Town (within 3 miles) Charlotte Beach In City Limits? ☐ yes ☒ no ☐ unknown County Charlotte
Township 41S Range 21E Section 02 1/4 section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
Township 41S Range 21E Section 03 1/4 section: ☐ NW ☐ SW ☐ SE ☐ NE
Landgrant _____ Tax Parcel # _____
UTM Coordinates: Zone ☒ 16 ☐ 17 Easting Northing
Other Coordinates: X: -9,148,979.734 Y: 3,115,540.406 Coordinate System & Datum WGS 1984
Address / Vicinity / Route to: _____

Name of Public Tract (e.g., park) Charlotte Harbor Preserve State Park

TYPE OF SITE (select all that apply)

SETTING	STRUCTURES OR FEATURES	FUNCTION
<input checked="" type="checkbox"/> Land (terrestrial)	<input type="checkbox"/> log boat	<input type="checkbox"/> road segment
<input type="checkbox"/> Lake/Pond (lacustrine)	<input type="checkbox"/> agric/farm building	<input type="checkbox"/> shell midden
<input type="checkbox"/> River/Stream/Creek (riverine)	<input type="checkbox"/> burial mound	<input type="checkbox"/> shell mound
<input type="checkbox"/> Tidal (estuarine)	<input type="checkbox"/> building remains	<input type="checkbox"/> shipwreck
<input type="checkbox"/> Saltwater (marine)	<input type="checkbox"/> cemetery/grave	<input type="checkbox"/> subsurface features
<input type="checkbox"/> Wetland (palustrine)	<input type="checkbox"/> dump/refuse	<input type="checkbox"/> surface scatter
<input type="checkbox"/> usually flooded	<input type="checkbox"/> earthworks (historic)	<input type="checkbox"/> well
<input type="checkbox"/> usually dry	<input type="checkbox"/> fort	
<input type="checkbox"/> Cave/Sink (subterranean)	<input type="checkbox"/> midden	
<input type="checkbox"/> terrestrial	<input type="checkbox"/> mill	
<input type="checkbox"/> aquatic	<input type="checkbox"/> mission	
	<input type="checkbox"/> mound, nonspecific	
	<input type="checkbox"/> plantation	
	<input type="checkbox"/> platform mound	

Other Features or Functions (Choose from the list or type a response.)
1. Historic road segment 2. _____

CULTURE PERIODS (select all that apply)

ABORIGINAL	NON-ABORIGINAL
<input type="checkbox"/> Alachua	<input type="checkbox"/> First Spanish 1513-99
<input type="checkbox"/> Archaic (nonspecific)	<input type="checkbox"/> First Spanish 1600-99
<input type="checkbox"/> Archaic, Early	<input type="checkbox"/> First Spanish 1700-1783
<input type="checkbox"/> Archaic, Middle	<input type="checkbox"/> First Spanish (nonspecific)
<input type="checkbox"/> Archaic, Late	<input type="checkbox"/> British 1763-1783
<input type="checkbox"/> Belle Glade	<input type="checkbox"/> Second Spanish 1783-1821
<input type="checkbox"/> Caloosahatchee	<input type="checkbox"/> American Territorial 1821-45
<input type="checkbox"/> Deptford	<input type="checkbox"/> American Civil War 1861-65
<input type="checkbox"/> Englewood	<input checked="" type="checkbox"/> American 19th Century
<input type="checkbox"/> Fort Walton	<input checked="" type="checkbox"/> American 20th Century
<input type="checkbox"/> Glades (nonspecific)	<input type="checkbox"/> American (nonspecific)
<input type="checkbox"/> Glades I	<input type="checkbox"/> African-American
<input type="checkbox"/> Glades II	
<input type="checkbox"/> Glades III	
<input type="checkbox"/> Hickory Pond	
<input type="checkbox"/> Leon-Jefferson	
<input type="checkbox"/> Malabar I	
<input type="checkbox"/> Malabar II	
<input type="checkbox"/> Manasota	
<input type="checkbox"/> Mississippi	
<input type="checkbox"/> Mount Taylor	
<input type="checkbox"/> Norwood	
<input type="checkbox"/> Orange	
<input type="checkbox"/> Paleindian	
<input type="checkbox"/> Pensacola	
<input type="checkbox"/> Perico Island	
<input type="checkbox"/> Safety Harbor	
<input type="checkbox"/> St. Augustine	
<input type="checkbox"/> St. Johns (nonspecific)	
<input type="checkbox"/> St. Johns I	
<input type="checkbox"/> St. Johns II	
<input type="checkbox"/> Santa Rosa	
<input type="checkbox"/> Santa Rosa-Swift Creek	
<input type="checkbox"/> Seminole (nonspecific)	
<input type="checkbox"/> Seminole: Colonization	
<input type="checkbox"/> Seminole: 1st War To 2nd	
<input type="checkbox"/> Seminole: 2nd War To 3rd	
<input type="checkbox"/> Seminole: 3rd War & After	
<input type="checkbox"/> Swift Creek (nonspecific)	
<input type="checkbox"/> Swift Creek, Early	
<input type="checkbox"/> Swift Creek, Late	
<input type="checkbox"/> Transitional	
<input type="checkbox"/> Weeden Island (nonspecific)	
<input type="checkbox"/> Weeden Island I	
<input type="checkbox"/> Weeden Island II	
<input type="checkbox"/> Prehistoric (nonspecific)	
<input type="checkbox"/> Prehistoric non-ceramic	
<input type="checkbox"/> Prehistoric ceramic	

Other Cultures (Choose from the list or type a response. For historic sites, give specific dates.)

1. _____ 3. _____
2. _____ 4. _____

OPINION OF RESOURCE SIGNIFICANCE

Potentially eligible individually for National Register of Historic Places? ☐ yes ☐ no ☒ insufficient information
Potentially eligible as contributor to a National Register district? ☐ yes ☐ no ☒ insufficient information
Explanation of Evaluation (required if evaluated; use separate sheet if needed) _____

Recommendations for Owner or SHPO Action Archaeological survey is recommended before any ground disturbing activities may take place.

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date _____	SHPO - Appears to meet criteria for NR listing: <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> insufficient info	Date _____ Init. _____
<input type="checkbox"/> Owner Objection	KEEPER - Determined eligible: <input type="checkbox"/> yes <input type="checkbox"/> no	Date _____
	NR Criteria for Evaluation: <input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d (see National Register Bulletin 15, p. 2)	

FIELD METHODS (select all that apply)

SITE DETECTION

- ☐ no field check
☐ literature search
☒ informant report
☒ remote sensing
☒ exposed ground
☐ posthole tests
☐ auger tests
☐ unscreened shovel
☐ screened shovel
☐ screened shovel-1/4"
☐ screened shovel-1/8"
☐ screened shovel-1/16"

SITE BOUNDARY

- ☐ bounds unknown
☐ none by recorder
☐ literature search
☐ informant report
☒ remote sensing
☐ exposed ground
☐ posthole tests
☐ auger tests
☐ unscreened shovel
☐ screened shovel
☐ block excavations
☐ estimate or guess

Other methods; number, size, depth, pattern of units; screen size (attach site plan) John Aspiolea, the park manager, knew of the site from aerial photographs. We visited the location but did not observe or collect any artifacts.

SITE DESCRIPTION

Extent Size (m²) 2,520 Depth/stratigraphy of cultural deposit unknown

Temporal Interpretation - Components (check one): ☐ single component ☐ multiple component ☒ uncertain

Describe each occupation in plan (refer to attached large scale map) and stratigraphically. Discuss temporal and functional interpretations:

Historical records suggest that the site dates to the late 19th century.

Integrity - Overall disturbance: ☐ none seen ☐ minor ☒ substantial ☐ major ☐ redeposited ☐ destroyed-document! ☐ unknown

Disturbances / threats / protective measures The end of the road at the Cattle Dock Point is likely damaged by coastal erosion.

Surface collection: area collected 0 m² # collection units 0 Excavation: # noncontiguous blocks 0

ARTIFACTS

Total Artifacts # 0 Count Estimate

Surface # _____ Subsurface # _____

COLLECTION SELECTIVITY

- ☐ unknown
☐ unselective (all artifacts)
☐ selective (some artifacts)
☐ mixed selectivity

SPATIAL CONTROL

- ☐ uncollected ☐ general (not by subarea)
☐ unknown ☐ controlled (by subarea)
☐ variable spatial control
☐ other (describe in comments below)

Artifact Comments _____

ARTIFACT CATEGORIES and DISPOSITIONS

select a disposition from the list below for each artifact category selected at left

A - category always collected
 S - some items in category collected
 O - observed first hand, but not collected
 R - collected and subsequently left at site
 I - informant reported category present
 U - unknown

DIAGNOSTICS (type or mode, and frequency: e.g., Suwanee ppk, heat-treated chert, Deptford Check-stamped, ironstone/whiteware)

1. _____ N= _____ 4. _____ N= _____ 7. _____ N= _____
 2. _____ N= _____ 5. _____ N= _____ 8. _____ N= _____
 3. _____ N= _____ 6. _____ N= _____ 9. _____ N= _____

ENVIRONMENT

Nearest fresh water: Type River Name Myakka Distance from site (m) 800
 Natural community _____ Topography _____ Elevation: Min _____ m Max _____ m
 Local vegetation Palm, shrubs, and hardwoods
 Present land use State Park
 SCS soil series Peckish mucky fine sand Soil association _____

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

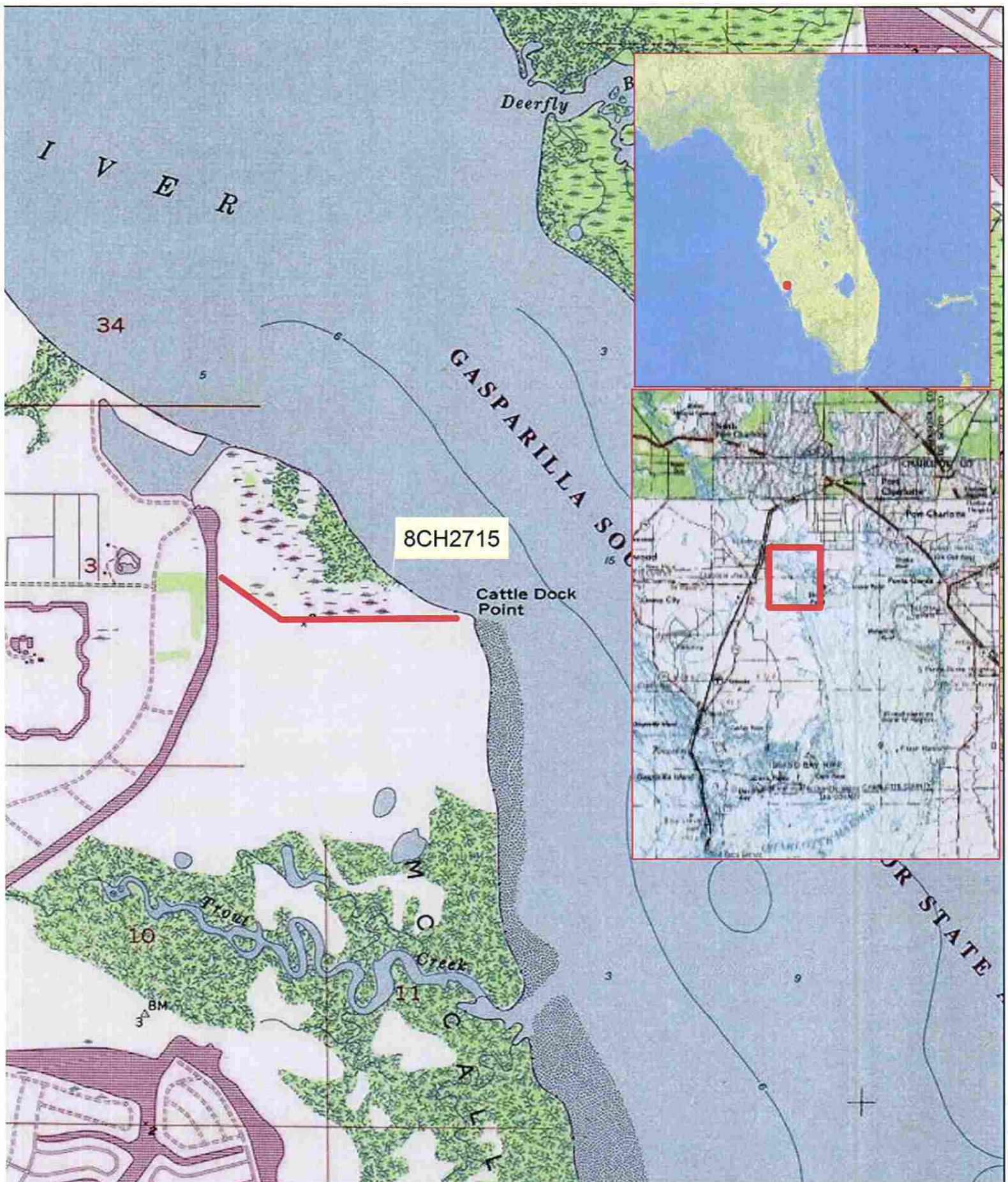
1) Document type _____ Maintaining organization _____
 Document description _____ File or accession #'s _____
 2) Document type _____ Maintaining organization _____
 Document description _____ File or accession #'s _____

RECORDER & INFORMANT INFORMATION

Informant Information: Name John Aspiolea
 Address / Phone / E-mail john.aspiolea@dep.state.fl.us
 Recorder Information: Name Daniel M. Seinfeld Affiliation Bureau of Archaeological Research
 Address / Phone / E-mail 850-245-6301, daniel.seinfeld@dos.myflorida.com

Required
Attachments

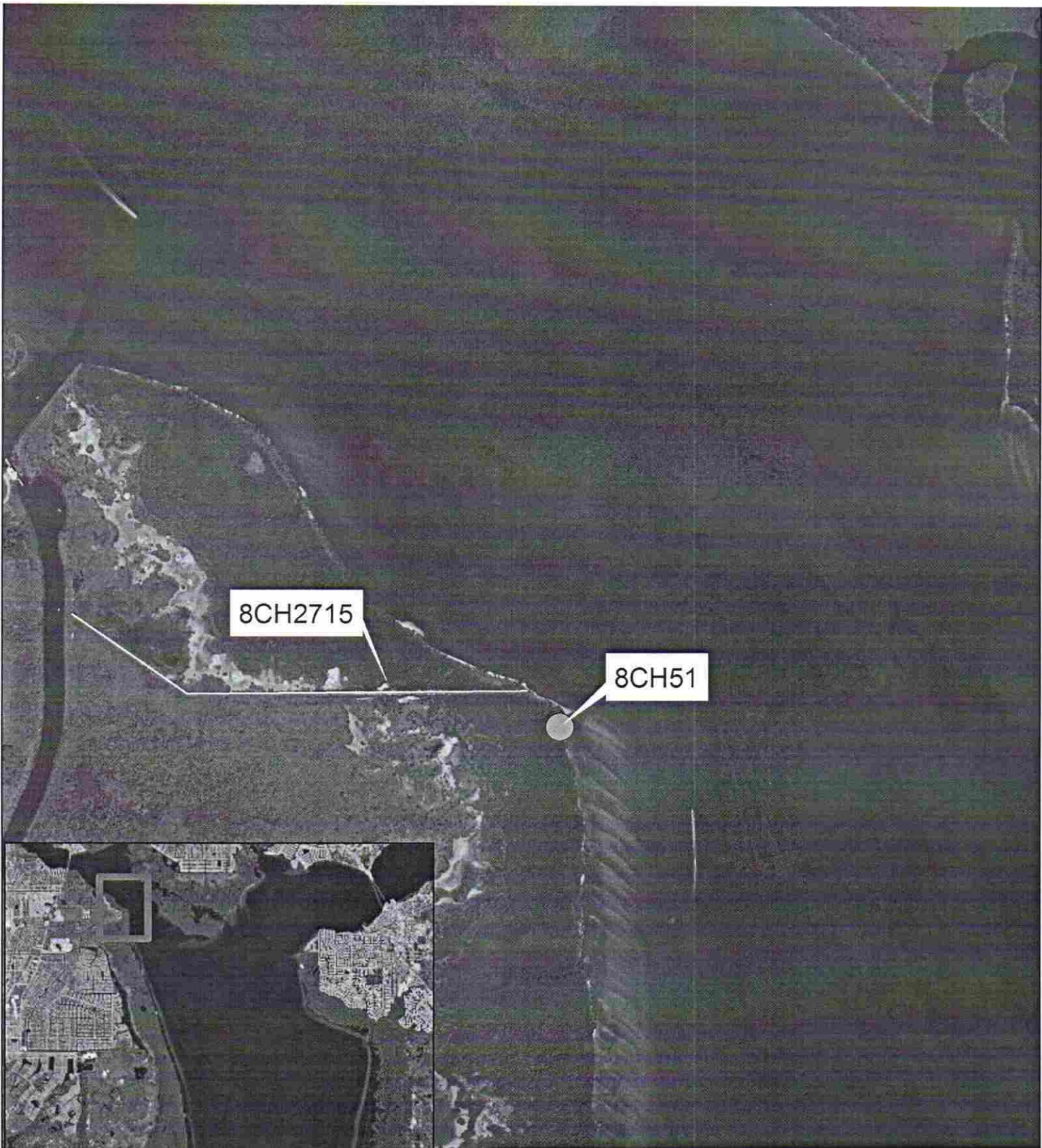
① PHOTOCOPY OF 7.5' USGS QUAD MAP WITH SITE BOUNDARIES MARKED and SITE PLAN
 Plan at 1:3,600 or larger. Show boundaries, scale, north arrow, test/collection units, landmarks and date.



The Cattle Dock Point Road Site
8CH2715



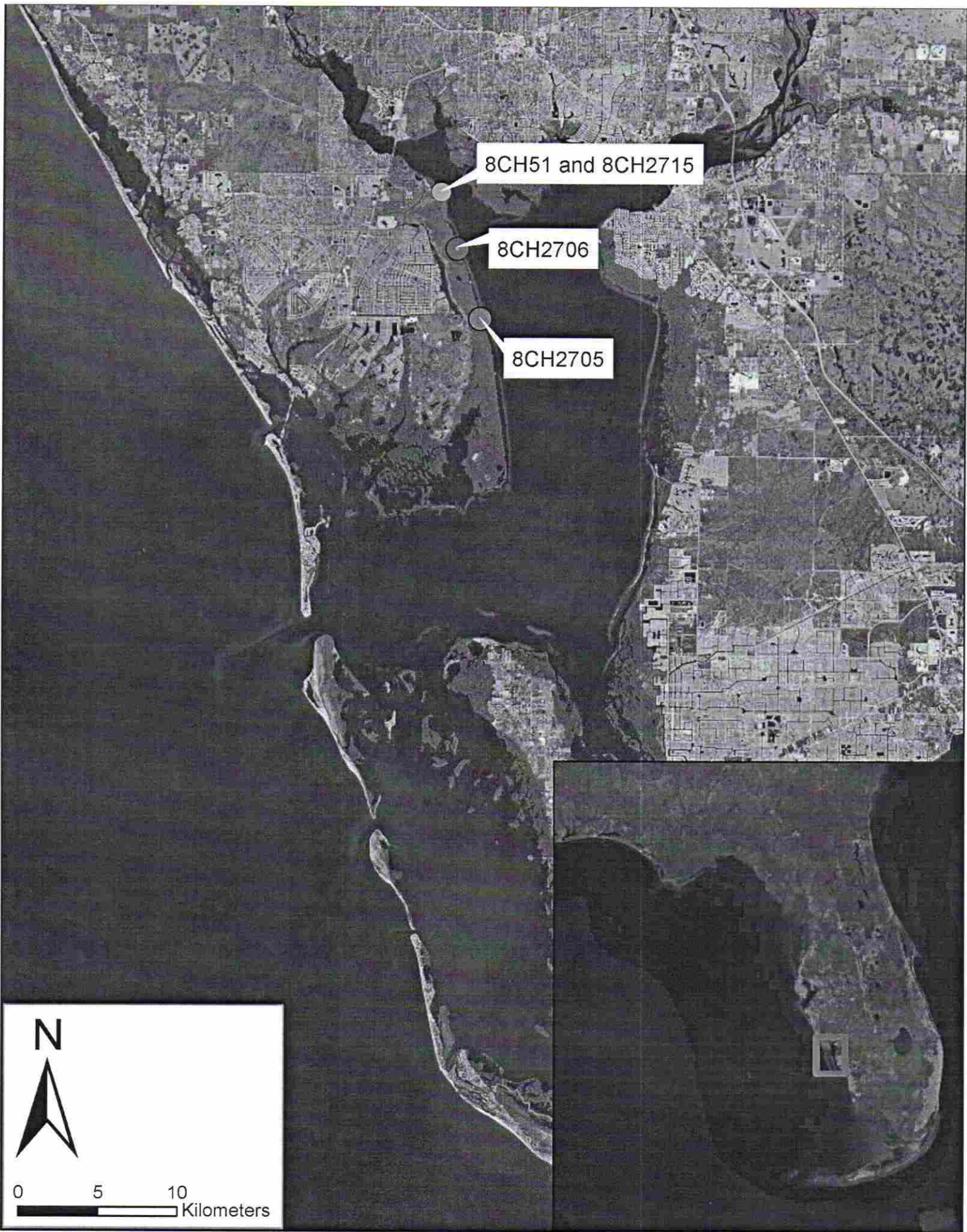
0 250 500 1,000 1,500 2,000 Meters



Cattle Dock Point
8CH 51 and 8CH2715

0 500 1,000 Meters

N





Traffic Impact Analysis



July 24, 2024

Mr. Ravi Kamarajugadda, GISP
Project Manager
Charlotte County Public Works Department
7000 Florida Street
Punta Gorda, Florida 33950

■
Suite 1400
201 North Franklin Street
Tampa, Florida
33602

Re: Harbor Village
Charlotte County, Florida
Traffic Impact Statement

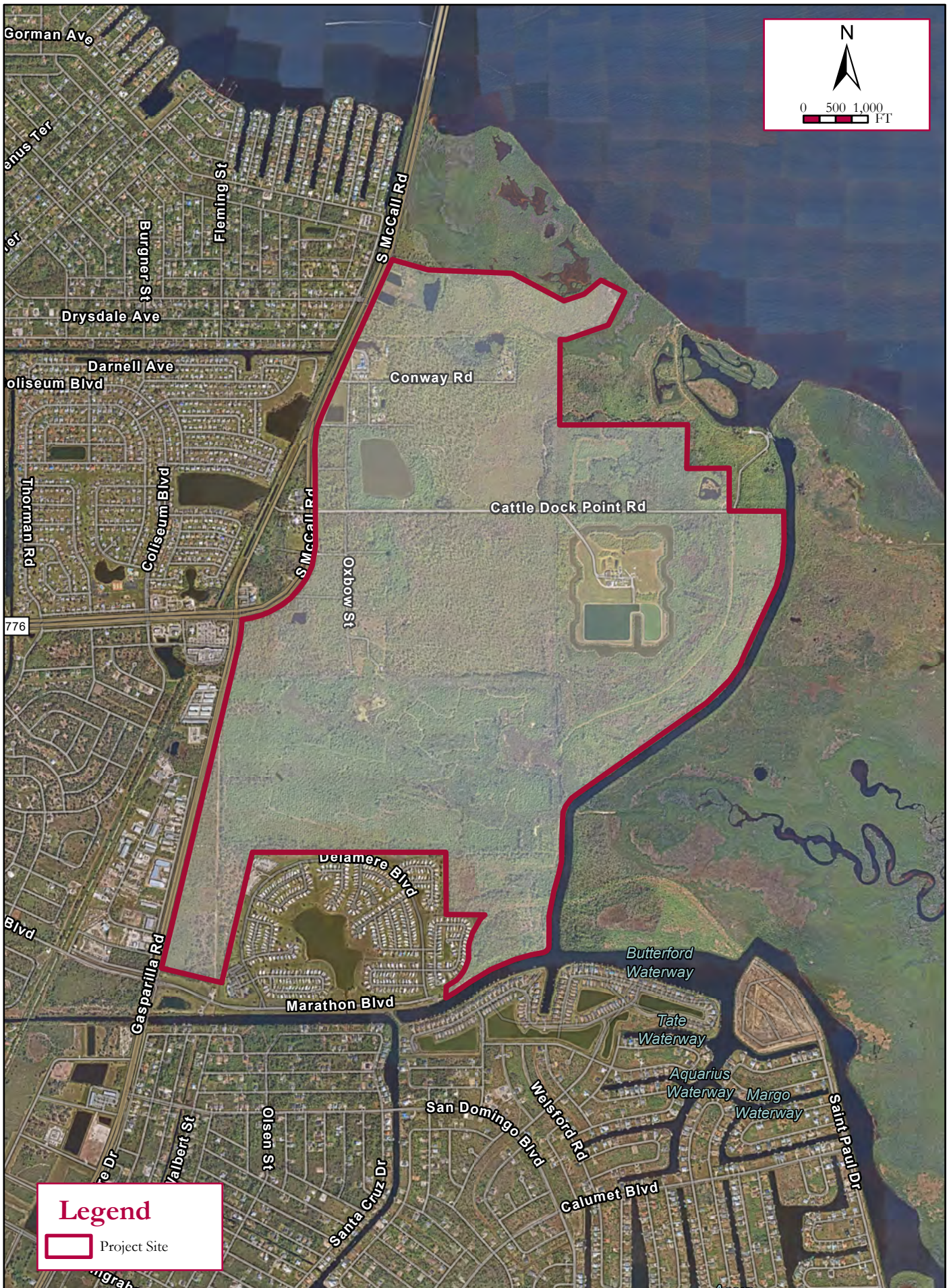
Dear Mr. Kamarajugadda:

This Traffic Impact Statement (TIS) has been prepared for the proposed Harbor Village Planned Development (PD). As illustrated in Figure 1, the project site is generally located east of Gasparilla Road (CR 771) and south of SR 776, in Charlotte County, Florida. The anticipated buildout year is 2036.

The site is currently vacant, but it is proposed to consist of the following land uses and maximum densities:

- 1,225 single-family dwelling units
- 125 attached single-family dwelling units
- 650 multifamily dwelling units
- 250,000 square feet of commercial
- 150,000 square feet of mini warehouse
- 200,000 square feet of office
- 400,000 square feet of industrial
- 200 room hotel

This report identifies the estimated trip generation potential for the proposed mixed-use development and the anticipated traffic impacts on the study area roadway segments in accordance with the *Charlotte County Engineering Design Manual Part 7 Traffic Impact Statement*. The following analysis is provided for your review and comment.



Legend

Project Site

Kimley»Horn

© 2024 Kimley-Horn and Associates, Inc.
201 North Franklin St, Suite 1400, Tampa, FL 33602
Phone: (813) 620 1460
www.kimley-horn.com

Study Area Map

HARBOR VILLAGE CHARLOTTE COUNTY, FLORIDA

Project No: 249187001

Scale: As Noted

May 2024

Figure 1

Traffic Impact Statement (TIS)

Project Trip Generation: Trip generation for the proposed Harbor Village PD was based on the Institute of Transportation Engineer's (ITE) *Trip Generation Manual*, 11th Edition. A Comprehensive Plan Amendment Traffic Impact Study for the proposed development was submitted on May 23, 2024. The proposed Harbor Village PD is anticipated to consist of the following land uses and maximum densities:

- 1,225 single-family dwelling units
- 125 attached single-family dwelling units
- 650 multifamily dwelling units
- 250,000 square feet of commercial
- 150,000 square feet of mini warehouse
- 200,000 square feet of office
- 400,000 square feet of industrial
- 200 room hotel

The proposed development is anticipated to generate 2,207 net, new p.m. peak-hour trips (1,127 entering/1,080 exiting). Pass-by and internal capture rates were considered in the analysis and are provided for reference. Pass-by based upon the methodologies outlined in the *ITE* 11th Edition and internal capture rates were based upon the methodologies outlined in the *ITE's Trip Generation Handbook*, 3rd edition. The anticipated trip generation potential for the p.m. peak-hour is identified in Table 1.

Table 1: P.M. Peak-Hour Trip Generation Potential

ITE Trip Generation Characteristics				Directional Distribution		Gross Trips			Internal Capture		Pass-By		Net, New Trips		
Land Use	ITE Code	Scale	Units	Percent		In	Out	Trips	%	Trips	%	Trips	In	Out	Total
				In	Out										
Single-Family Detached Housing	210	1,225	DU	63%	37%	660	387	1,047	16.4%	172	0.0%	0	574	301	875
Single-Family Attached Housing	215	125	DU	59%	41%	42	29	71	16.4%	12	0.0%	0	36	23	59
Multifamily Housing (Low-Rise)	220	650	DU	63%	37%	189	111	300	16.4%	50	0.0%	0	164	86	250
Shopping Center (>150k)	820	250	KSF	48%	52%	524	568	1,092	24.9%	272	29.0%	238	269	313	582
Mini-Warehouse	151	150	KSF	47%	53%	11	12	23	0.0%	0	0.0%	0	11	12	23
General Office Building	710	200	KSF	17%	83%	50	245	295	26.8%	80	0.0%	0	10	205	215
General Light Industrial	110	400	KSF	14%	86%	15	94	109	0.0%	0	0.0%	0	15	94	109
Hotel	310	200	ROOM	51%	49%	61	59	120	21.7%	26	0.0%	0	48	46	94
Total:						1,552	1,505	3,057	--	612	--	238	1,127	1,080	2,207

Scheduled Improvements: The Work Programs for Charlotte County, Florida Department of Transportation (FDOT) District 1, developer committed improvements, and the Capital Improvement Program (CIP) for Charlotte County were reviewed for capacity enhancing improvements, which are currently planned and funded for construction within the study area. Based upon this review, there are no anticipated improvements within the study impact area.

The existing lane geometry was used in the analysis of existing and future roadway conditions for all study roadway segments.

Project Trip Distribution: The project traffic attributed to the development was distributed to the adjacent roadway network from the project site. Trip distribution was based upon the results of the select zone analysis using the FDOT District One Regional Planning Model (D1RPM). The D1RPM output is provided for reference.

Study Area: The study area roadway segments are those that are defined as significantly impacted roadways, with the project traffic representing 5.0% or greater of the available roadway capacity within a five-mile radius of the project site, per the *Charlotte County: 2023 Roadway Level of Service Data* report.

As identified in Table 2, the following study area roadway segments were included in the analysis:

- Gasparilla Road from Rotonda Boulevard East to SR 776
- SR 776 from Biscayne Drive to Gulfstream Boulevard

Table 2: Study Area Determination

Roadway	From	To	Service Volumes		Project Volumes		Study Network Determination	
			Existing Laneage	LOS D Service Volume	Project Traffic Assignment	Project Traffic Volume	Project Traffic % of Service Volume	Within Study Network?
				Peak-Hour Two Volume				
Gasparilla Road (CR 771)	Keystone Blvd	Rotonda Blvd E	4D	3,222	6%	132	4.11%	No
	Rotonda Blvd E	Ingraham Blvd	4D	3,222	11%	243	7.53%	Yes
	Ingraham Blvd	Marathon Blvd	4D	3,222	21%	463	14.38%	Yes
	Marathon Blvd	SR 776	4D	3,222	24%	530	16.44%	Yes
SR 776	Biscayne Dr*	El Jobean Bridge	4D	3,222	25%	552	17.12%	Yes
	El Jobean Bridge	CR 771	4D	3,222	40%	883	27.40%	Yes
	CR 771	Coliseum Blvd	4D	3,222	37%	817	25.34%	Yes
	Coliseum Blvd	Oceanspray Blvd	4D	3,222	31%	684	21.23%	Yes
	Oceanspray Blvd	Sunnybrook Blvd	4D	3,222	16%	353	10.96%	Yes
	Sunnybrook Blvd	Spinnaker Blvd	4D	3,222	15%	331	10.27%	Yes
	Spinnaker Blvd	Gulfstream Blvd*	4D	3,222	12%	265	8.22%	Yes

*Final segment within 5-mile radius of project site

Existing Traffic Conditions: In accordance with Part 7 (Traffic Impact Statement) of the *Charlotte County Engineering Design Manual*, existing traffic conditions were evaluated within the study network. The existing roadway conditions analysis was conducted for the study area roadway segments of Gasparilla Road and SR 776.

Service volumes and peak-hour traffic volumes included in the *Charlotte County: 2023 Roadway Level of Service Data* report were utilized in the analysis of existing roadway conditions. Currently, Gasparilla Road from Ingraham Boulevard to SR 776 operates as a 4-lane divided roadway facility with a posted speed limit of 50 mph. Similarly, SR 776, from Mudrock Circle to Pine Street operates as a 4-lane divided roadway facility with a posted speed limit of 55 mph.

The results of the existing roadway conditions analysis are summarized in Table 3 and indicate that the study area roadway segments currently operate at an acceptable level of service relative to the LOS D service volume standard except for the following segment:

- SR 776 from El Jobean Bridge to SR 771

Table 3: Existing Peak-Hour Roadway Conditions

Roadway	From	To	Service Volumes		Existing (2023) Volume (2-Way Peak-Hour) ¹	Greater Than LOS D Standard?
			Existing Laneage	LOS D Service Volume Peak-Hour Two-Way Volume ¹		
Gasparilla Road (CR 771)	Rotonda Blvd E	Ingraham Blvd	4D	3,222	1,508	No
	Ingraham Blvd	Marathon Blvd	4D	3,222	2,272	No
	Marathon Blvd	SR 776	4D	3,222	1,767	No
SR 776	Biscayne Dr	El Jobean Bridge	4D	3,222	3,118	No
	El Jobean Bridge	CR 771	4D	3,222	3,417	Yes
	CR 771	Coliseum Blvd	4D	3,222	2,358	No
	Coliseum Blvd	Oceanspray Blvd	4D	3,222	2,222	No
	Oceanspray Blvd	Sunnybrook Blvd	4D	3,222	2,261	No
	Sunnybrook Blvd	Spinnaker Blvd	4D	3,222	1,880	No
	Spinnaker Blvd	Gulfstream Blvd	4D	3,222	2,632	No

1. Obtained from the *Charlotte County 2023 Roadway Level of Service Data*

Background Traffic: Future background traffic is defined as a growth of existing traffic forecasted to the buildout year (2036) of the proposed development by applying the growth rates provided in *Charlotte County: 2023 Roadway Level of Service Data* report to the applicable roadway segments. Future background traffic conditions were evaluated for the study area roadway segments during the p.m. peak-hour.

A future background roadway conditions analysis was undertaken on the previously identified roadway segments. The results of the roadway analysis are summarized in Table 4 and indicate that based on generalized service volumes from the *Charlotte County: 2023 Roadway Level of Service Data* report, the study roadway segments are anticipated to operate acceptably, except for the following five (5) segments:

- CR 771 from Ingraham Boulevard to Marathon Boulevard
- CR 771 from Marathon Boulevard to SR 776
- SR 776 from Biscayne Drive to El Jobean Bridge
- SR 776 from El Jobean Bridge to CR 771
- SR 776 from Spinnaker Boulevard to Gulfstream Road

Table 4: Future Background Peak-Hour Roadway Conditions

Roadway	From	To	Service Volumes		Existing (2023) Volume (Two-Way Peak-Hour) ¹	Growth Rate	Future Background (2036) Volume (Two-Way Peak-Hour)	Greater Than LOS D Standard?
			Existing Laneage	LOS D Service Volume Peak-Hour Two-Way Volume ¹				
Gasparilla Road (CR 771)	Rotonda Blvd E	Ingraham Blvd	4D	3,222	1,508	5%	2,844	No
	Ingraham Blvd	Marathon Blvd	4D	3,222	2,272	5%	4,284	Yes
	Marathon Blvd	SR 776	4D	3,222	1,767	5%	3,332	Yes
SR 776	Biscayne Dr	El Jobean Bridge	4D	3,222	3,118	3%	4,579	Yes
	El Jobean Bridge	CR 771	4D	3,222	3,417	3%	5,018	Yes
	CR 771	Coliseum Blvd	4D	3,222	2,358	2%	3,050	No
	Coliseum Blvd	Oceanspray Blvd	4D	3,222	2,222	2%	2,874	No
	Oceanspray Blvd	Sunnybrook Blvd	4D	3,222	2,261	2%	2,925	No
	Sunnybrook Blvd	Spinnaker Blvd	4D	3,222	1,880	2%	2,432	No
	Spinnaker Blvd	Gulfstream Blvd	4D	3,222	2,632	2%	3,405	Yes

1. Obtained from the *Charlotte County 2023 Roadway Level of Service Data*

According to the Community Planning Act of 2011 (also known as House Bill 7207), improvements to study roadway segments that are identified to be needed for acceptable operations in the future background conditions (without project trips) may be assumed in the 'Background with Improvements' scenario and are not the responsibility of the developer. Based on the background conditions roadway analysis, the following Community Planning Act of 2011 improvements are needed to accommodate background traffic and are not the responsibility of the developer:

- CR 771 from Ingraham Boulevard to Marathon Boulevard: widen from 4 to 6 lanes.
- CR 771 from Marathon Boulevard to SR 776: widen from 4 to 6 lanes
- SR 776 from Biscayne Drive to El Jobean Bridge: widen from 4 to 6 lanes
- SR 776 from El Jobean Bridge to CR 771: widen from 4 to 6 lanes
- SR 776 from Spinnaker Boulevard to Gulfstream Road: widen from 4 to 6 lanes

As summarized in Table 5, with the Community Planning Act of 2011 assumed improvements, the study roadway segments are anticipated to operate acceptably based on generalized service volumes from the *Charlotte County: 2023 Roadway Level of Service Data* report.

Table 5: Future Background Peak-Hour Roadway Conditions with Assumed Community Planning Act Improvements

Roadway	From	To	Service Volumes		Existing (2023) Volume (Two-Way Peak-Hour) ¹	Growth Rate	Future Background (2036) Volume (Two-Way Peak-Hour)	Greater Than LOS D Standard?
			Existing + Assumed Laneage	LOS D Service Volume				
				Peak-Hour Two-Way Volume ¹				
Gasparilla Road (CR 771)	Rotonda Blvd E	Ingraham	4D	3,222	1,508	5%	2,844	No
	Ingraham Blvd	Marathon Blvd	6D ³	4,832 ³	2,272	5%	4,284	No
	Marathon Blvd	SR 776	6D ³	4,832 ³	1,767	5%	3,332	No
SR 776	Biscayne Dr	El Jobean Bridge	6D ³	4,832 ³	3,118	3%	4,579	No
	El Jobean Bridge	CR 771	6D ²	5,208 ²	3,417	3%	5,018	No
	CR 771	Coliseum Blvd	4D	3,222	2,358	2%	3,050	No
	Coliseum Blvd	Oceanspray Blvd	4D	3,222	2,222	2%	2,874	No
	Oceanspray Blvd	Sunnybrook Blvd	4D	3,222	2,261	2%	2,925	No
	Sunnybrook Blvd	Spinnaker Blvd	4D	3,222	1,880	2%	2,432	No
	Spinnaker Blvd	Gulfstream Blvd	6D ³	4,832 ³	2,632	2%	3,405	No

1. Obtained from the *Charlotte County 2023 Roadway Level of Service Data*
2. Based upon Community Planning Act of 2011 Assumed Background Improvement - Service volume determined using FDOT Generalized Service Volume Tables for C3R (4,960 x 1.05 = 5,208)
3. Based upon Community Planning Act of 2011 Assumed Background Improvement - Service volume determined using FDOT Generalized Service Volume Tables for C3C (4,870 x 1.05 x 1.05 x 0.9 = 4,832)

Future Total Traffic Conditions: A roadway analysis was undertaken on the previously identified study roadway segments for total buildout (2036) traffic conditions. The analysis procedures for this evaluation were consistent with those used to evaluate background traffic roadway conditions and include the Community Planning Act of 2011 assumed improvements.

The p.m. peak-hour project traffic was added to the background volumes found in Table 5 to obtain the p.m. peak-hour buildout volumes for the study area roadway segments. The results of the roadway analysis are summarized in Table 6.

A future total roadway conditions analysis with the Community Planning Act of 2011 assumed improvements was undertaken on the previously identified roadway segments. The results of the roadway analysis are summarized in Table 6 and indicate that based on generalized service volumes from the *Charlotte County: 2023 Roadway Level of Service Data* report, the study roadway segments are anticipated to operate acceptably, except for the following five (5) segments:

- SR 776 from Murdock Cir/Enterprise Dr to Biscayne Drive
- SR 776 from El Jobean Bridge to SR 771
- SR 776 from SR 771 to Coliseum Boulevard
- SR 776 from Coliseum Boulevard to Oceanspray Boulevard
- SR 776 from Oceanspray Boulevard to Sunnybrook Boulevard

Table 6: Future Total Traffic Peak-Hour Roadway Conditions

Roadway	From	To	Service Volumes		Future Background (2036) Volume (Two-Way Peak-Hour)	Project Traffic	Buildout Volume (2036) (Two-Way Peak-Hour)	Greater Than LOS D Standard?
			Existing + Assumed Laneage	LOS D Service Volume Peak-Hour Two-Way Volume ¹				
Gasparilla Road (CR 771)	Rotonda Blvd E	Ingraham Blvd	4D	3,222	2,844	243	3,086	No
	Ingraham Blvd	Marathon Blvd	6D ³	4,832 ³	4,284	463	4,748	No
	Marathon Blvd	SR 776	6D ³	4,832 ³	3,332	530	3,862	No
SR 776	Biscayne Dr	El Jobean Bridge	6D ³	4,832 ³	4,579	552	5,131	No
	El Jobean Bridge	CR 771	6D ²	5,208 ²	5,018	883	5,901	Yes
	CR 771	Coliseum Blvd	4D	3,222	3,050	817	3,867	Yes
	Coliseum Blvd	Oceanspray Blvd	4D	3,222	2,874	684	3,559	Yes
	Oceanspray Blvd	Sunnybrook Blvd	4D	3,222	2,925	353	3,278	Yes
	Sunnybrook Blvd	Spinnaker Blvd	4D	3,222	2,432	331	2,763	No
	Spinnaker Blvd	Gulfstream Blvd	6D ³	4,832 ³	3,405	265	3,670	No

1. Obtained from the *Charlotte County 2023 Roadway Level of Service Data*
2. Based upon Community Planning Act of 2011 Assumed Background Improvement - Service volume determined using FDOT Generalized Service Volume Tables for C3R (4,960 x 1.05 = 5,208)
3. Based upon Community Planning Act of 2011 Assumed Background Improvement - Service volume determined using FDOT Generalized Service Volume Tables for C3C (4,870 x 1.05 x 1.05 x 0.9 = 4,832)

Conclusion: This TIS has been prepared for the proposed Harbor Village Planned Development (PD) for the currently vacant parcel, located east of Gasparilla Road (CR 771) and south of SR 776, in Charlotte County, Florida. The proposed mixed-use development is to be developed for a variety of uses including residential, hotel, office, industrial, and general commercial.

A future total (2036) roadway conditions analysis was completed and indicate that based on generalized service volumes from the *Charlotte County: 2023 Roadway Level of Service Data* report, the study roadway segments are anticipated to operate acceptably with Community Planning Act of 2011 assumed improvements, except for the following four (4) segments:

- SR 776 from El Jobean Bridge to SR 771
- SR 776 from SR 771 to Coliseum Boulevard
- SR 776 from Coliseum Boulevard to Oceanspray Boulevard
- SR 776 from Oceanspray Boulevard to Sunnybrook Boulevard

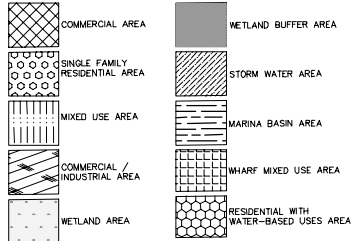
After your review of this TIS, please let us know if you have any questions or comments.

KIMLEY-HORN AND ASSOCIATES, INC.

Joanna Herbert, E.I.
Transportation Analyst

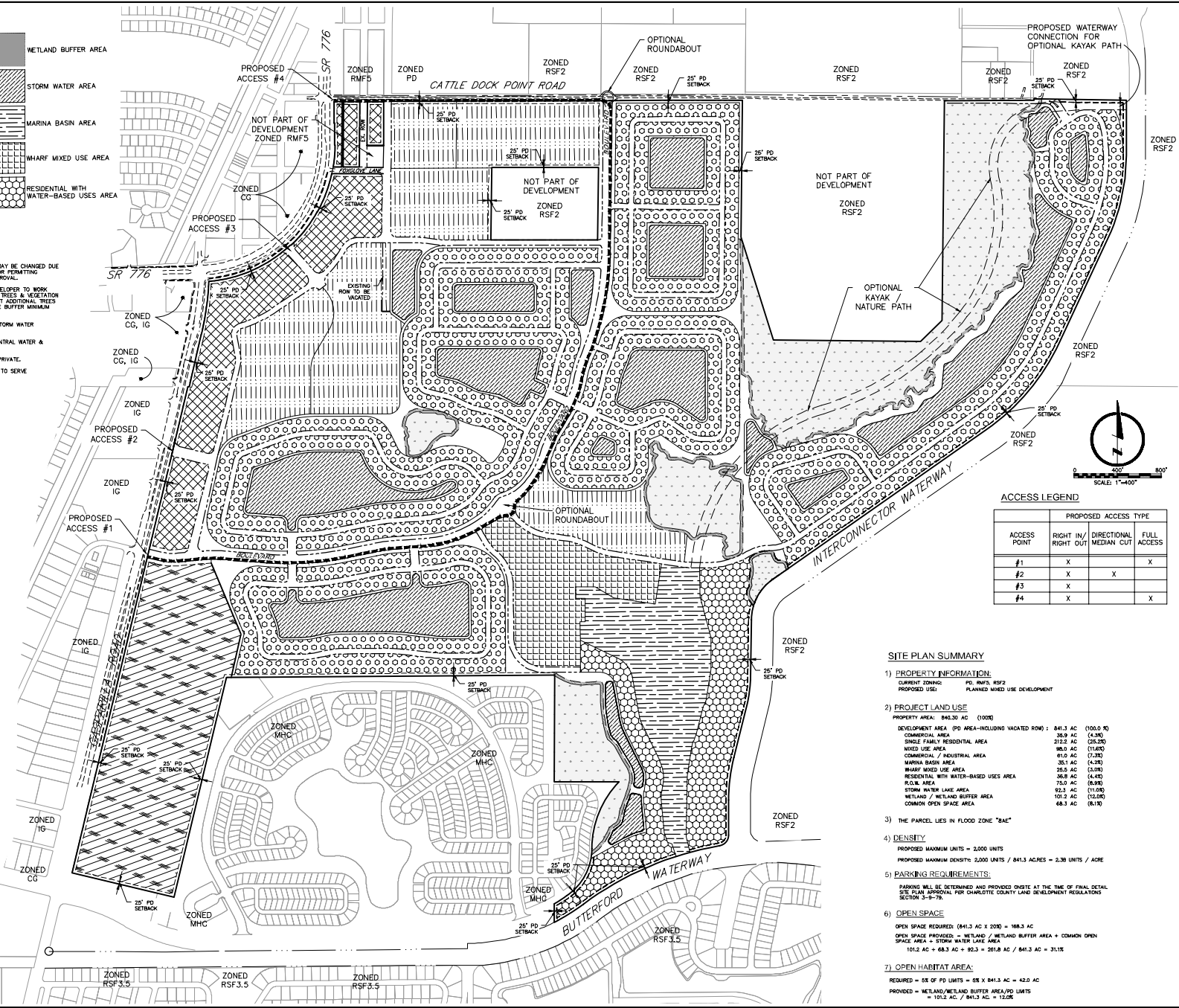
Attachments: Conceptual Site Plan
D1RPM Output
Pass-By and Internal Capture Information
Charlotte County 2023 Roadway Level of Service Data
Land Use Equivalency Matrix
FDOT Generalized Service Volume Tables

LEGEND



PLANNED DEVELOPMENT NOTES:

1. ALL TRACT LINES SHOWN ARE PRELIMINARY & MAY BE CHANGED DUE TO MARKET CONDITIONS, DESIGN CONSTRAINTS OR PERMITTING REQUIREMENTS AT FINAL DETAIL SITE PLAN APPROVAL.
2. WHERE A LANDSCAPE BUFFER IS REQUIRED, DEVELOPER TO WORK WITH COUNTY STAFF TO DETERMINE IF EXISTING TREES & VEGETATION MEET BUFFER REQUIREMENTS & DETERMINE WHAT ADDITIONAL TREES WILL BE REQUIRED TO MEET COUNTY LANDSCAPE BUFFER MINIMUM REQUIREMENTS.
3. ALL ON-SITE LAKES WILL BE A PART OF THE STORM WATER MANAGEMENT SYSTEM.
4. PROPOSED PROJECT SHALL BE SERVICED BY CENTRAL WATER & SEWER.
5. ALL INTERNAL STREETS ARE PROPOSED TO BE PRIVATE.
6. PARALLEL PARKING IS PROPOSED WITHIN R.O.W. TO SERVE COMMUNITY FACILITIES.



ACCESS LEGEND

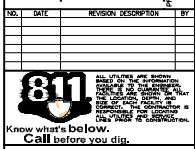
ACCESS POINT	PROPOSED ACCESS TYPE			
	RIGHT IN/RIGHT OUT	DIRECTIONAL MEDIAN CUT	FULL ACCESS	
#1	X		X	
#2	X	X		
#3	X			
#4	X		X	

SITE PLAN SUMMARY

- 1) **PROPERTY INFORMATION:**
CURRENT ZONING: PD, RMF5, RSF2
PLANNED MIXED USE DEVELOPMENT
- 2) **PROJECT LAND USE**
PROPERTY AREA: 846.30 AC (100%)
DEVELOPMENT AREA (PD AREA-INCLUDING VACATED ROW): 841.3 AC (100.0%)
COMMERCIAL AREA: 38.9 AC (4.3%)
SINGLE FAMILY RESIDENTIAL AREA: 313.2 AC (35.2%)
MIXED USE AREA: 48.0 AC (5.3%)
COMMERCIAL / INDUSTRIAL AREA: 81.0 AC (9.2%)
MARINA BASIN AREA: 38.1 AC (4.2%)
WHARF MIXED USE AREA: 25.0 AC (2.7%)
RESIDENTIAL WITH WATER-BASED USES AREA: 36.8 AC (4.1%)
R.O.W. AREA: 75.0 AC (8.9%)
STORM WATER LAKE AREA: 82.3 AC (10.0%)
WETLAND / WETLAND BUFFER AREA: 101.2 AC (12.0%)
COMMON OPEN SPACE AREA: 68.3 AC (8.1%)
- 3) THE PARCEL LIES IN FLOOD ZONE "B"
- 4) **DENSITY:**
PROPOSED MAXIMUM UNITS = 2,000 UNITS
PROPOSED MAXIMUM DENSITY: 2,000 UNITS / 841.3 ACRES = 2.38 UNITS / ACRE
- 5) **PARKING REQUIREMENTS:**
PARKING WILL BE DETERMINED AND PROVIDED ON-SITE AT THE TIME OF FINAL DETAIL SITE PLAN APPROVAL. FOR CHARLOTTE COUNTY LAND DEVELOPMENT REGULATIONS SECTION 3-9-79.
- 6) **OPEN SPACE:**
OPEN SPACE REQUIRED: (841.3 AC X 20%) = 168.3 AC
OPEN SPACE PROVIDED: = WETLAND / WETLAND BUFFER AREA + COMMON OPEN SPACE AREA + STORM WATER LAKE AREA
101.2 AC + 68.3 AC + 82.3 AC = 251.8 AC / 841.3 AC = 31.1%
- 7) **OPEN HABITAT AREA:**
REQUIRED = 1% OF PD UNITS = 6% X 841.3 AC = 42.0 AC
PROVIDED = WETLAND/WETLAND BUFFER AREA/PD UNITS
= 101.2 AC / 841.3 AC = 12.0%

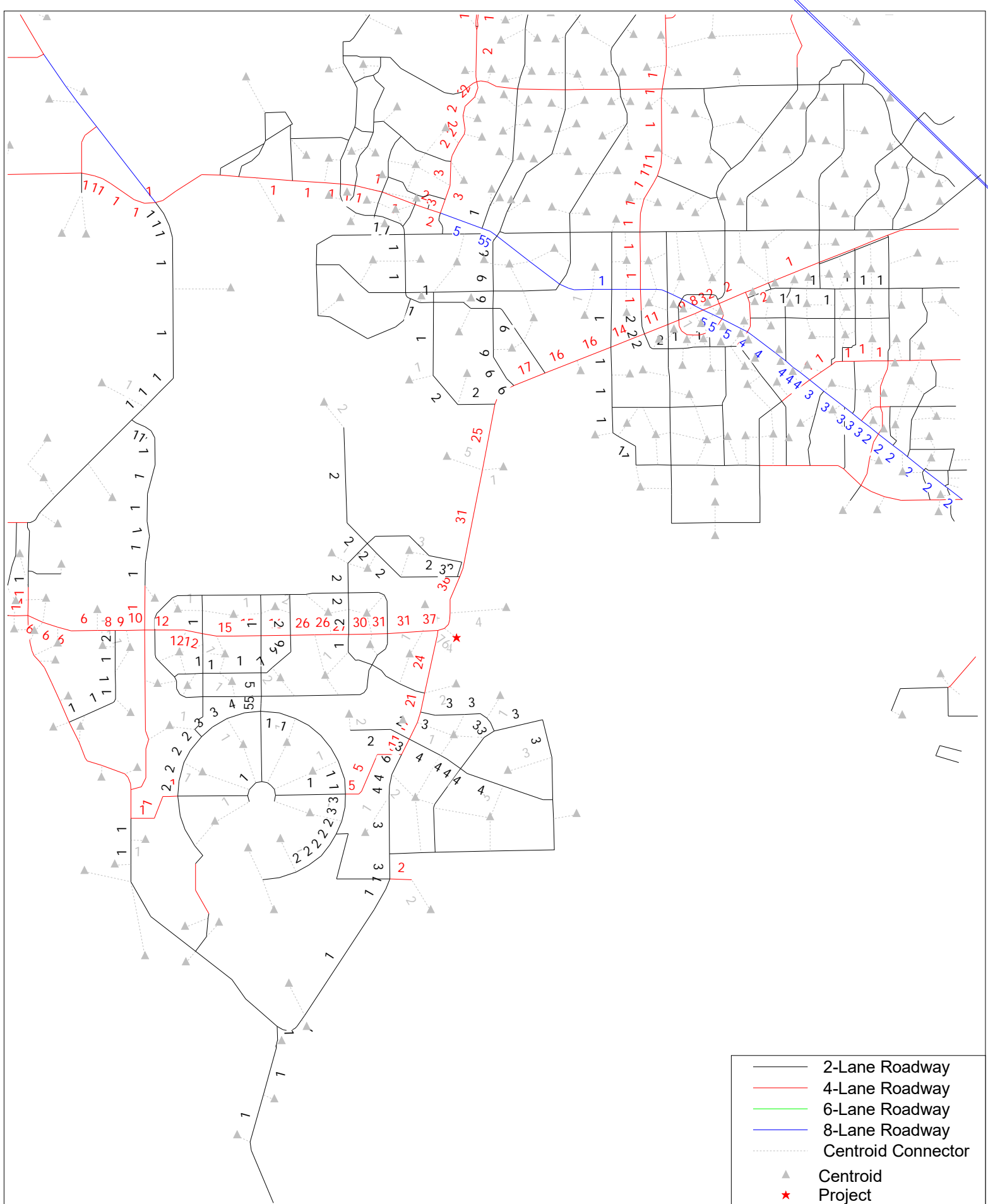


PD CONCEPT PLAN HARBOR VILLAGE PORT CHARLOTTE, FLORIDA MARONDA HOMES LLC OF FLORIDA



NOT RELEASED FOR CONSTRUCTION

DRAWN BY:	DESIGNED BY:	REVIEWED BY:
FLS	THB	THB
PROJECT NUMBER:	COMPLETION DATE:	SURVEY DATE:
4198A	-	MAY 1988
BOOK AND PAGE:		
SHEET		



SMC 2023 E+C MODEL WITH 2024 DATA
 SELECT ZONE DISTRIBUTION FOR HARBOR VILLAGE
 MAY 2024

Internal Capture Reduction Calculations

Methodology for A.M. Peak Hour and P.M. Peak Hour
based on the *Trip Generation Handbook*, 3rd Edition, published by the Institute of Transportation Engineers

Methodology for Daily
based on the average of the Unconstrained Rates for the A.M. Peak Hour and P.M. Peak Hour

SUMMARY (EXISTING)

GROSS TRIP GENERATION							
INPUT	Land Use	Daily		A.M. Peak Hour		P.M. Peak Hour	
		Enter	Exit	Enter	Exit	Enter	Exit
	Office					50	245
	Retail					524	568
	Restaurant						
	Cinema/Entertainment						
	Residential					891	527
	Hotel					61	59
		0	0	0	0	1,526	1,399
INTERNAL TRIPS							
OUTPUT	Land Use	Daily		A.M. Peak Hour		P.M. Peak Hour	
		Enter	Exit	Enter	Exit	Enter	Exit
	Office	0	0	0	0	32	47
	Retail	0	0	0	0	103	169
	Restaurant	0	0	0	0	0	0
	Cinema/Entertainment	0	0	0	0	0	0
	Residential	0	0	0	0	153	80
	Hotel	0	0	0	0	17	9
		0	0	0	0	305	305
OUTPUT	Total % Reduction	0.0%		0.0%		20.9%	
	Office					26.8%	
	Retail					24.9%	
	Restaurant						
	Cinema/Entertainment						
	Residential					16.4%	
	Hotel					21.7%	
EXTERNAL TRIPS							
OUTPUT	Land Use	Daily		A.M. Peak Hour		P.M. Peak Hour	
		Enter	Exit	Enter	Exit	Enter	Exit
	Office	0	0	0	0	18	198
	Retail	0	0	0	0	421	399
	Restaurant	0	0	0	0	0	0
	Cinema/Entertainment	0	0	0	0	0	0
	Residential	0	0	0	0	738	447
	Hotel	0	0	0	0	44	50
		0	0	0	0	1,221	1,094

CHARLOTTE COUNTY: 2023 ROADWAY LEVEL OF SERVICE DATA

VV SNO	Roadway	Station	From	To	Speed	Lanes	2023 AADT	Sugg. Gr. Rate	Level of Service Calculations ¹								
									K100	100 th Hr Vol.	Level of Service Limits (Pk. Hr. Two-way Vol.)				Level of Service		Percent (%) Capacity Used
											B	C	D	E	Adopted	Current	
43	Cornelius Blvd	6	SR-776	Biscayne Dr.	40	2U	5,349	5.00%	0.091	487	-	1359	1440	*	D	C	34%
44	Cornelius Blvd	263	Biscayne Dr.	U.S. 41	40	2U	5,870	5.00%	0.091	534	-	1359	1440	*	D	C	37%
45	CR74/Bermont Road	111	U.S. 17	Happy Hollow Rd	45	2U	10,577	5.00%	0.091	963	1050	1620	2180	2930	D	C	44%
46	CR74/Bermont Road	360	Happy Hollow Rd	SR 31	55	2U	3,251	5.00%	0.091	296	440	820	1330	2710	D	0	22%
47	CR74/Bermont Road	361	SR 31	County Line	55	2U	2,070	5.00%	0.091	188	440	820	1330	2710	D	0	14%
48	CR 771	158	Rotonda Blvd E	KeyStone Blvd	50	4D	12,697	5.00%	0.091	1,155	-	3078	3222	*	D	C	36%
49	CR 771	157	Rotonda Blvd E	Ingram Blvd	50	4D	16,573	5.00%	0.091	1,508	-	3078	3222	*	D	C	47%
50	CR 771	155	Ingram Blvd	Marathon Blvd	50	4D	24,966	5.00%	0.091	2,272	-	3078	3222	*	D	C	71%
51	CR 771	159	Marathon Blvd	SR 776	50	4D	19,418	5.00%	0.091	1,767	-	3078	3222	*	D	C	55%
52	CR 775	163	C.R. 771	Boca Grande Causeway	35	2U	8,588	5.00%	0.091	781	-	594	1197	1269	D	D	65%
53	CR 775	164	Boca Grande Causeway	Gaspar Dr.	45	2U	6,860	3.00%	0.091	624	-	1359	1440	*	D	C	43%
54	CR 775	165	Gaspar Dr.	Cape Haze Dr.	45	2U	8,736	5.00%	0.091	795	-	1359	1440	*	D	C	55%
55	CR 775	166	Cape Haze Dr.	Esther St.	45	2U	9,088	5.00%	0.091	827	-	1359	1440	*	D	C	57%
56	CR 775	141	Esther St.	Rotonda Blvd. W	45	2U	10,109	3.00%	0.091	920	-	1359	1440	*	D	C	64%
57	CR 775	140	Rotonda Blvd. W	Short St.	45	4D	14,574	3.00%	0.091	1,326	-	3078	3222	*	D	C	41%
58	CR 775	128	Short St.	San Casa Dr.	45	4D	12,450	3.00%	0.091	1,133	-	3078	3222	*	D	C	35%
59	CR 775	125	Mississippi Ave.	Ainger Creek	45	4D	14,548	3.00%	0.091	1,324	-	3078	3222	*	D	C	41%
60	CR 775	126	Ainger Creek	S.R. 776	45	4D	15,565	3.00%	0.091	1,416	-	3078	3222	*	D	C	44%
61	Cranberry Blvd	217	U.S. 41	Hillsborough Blvd.	40	2U	11,268	3.00%	0.091	1,025	-	1359	1440	*	D	C	71%
62	David Blvd	210	Lafitte Waterway	Wilmington Blvd.	30	2U	3,471	5.00%	0.091	316	-	594	1197	1269	D	C	26%
63	Deep Creek Blvd	225	Rio De Janeiro Ave.	Sanchill Blvd.	35	2U	7,096	5.00%	0.091	646	-	594	1197	1269	D	D	54%
64	Deep Creek Blvd	264	Rio De Janerio Ave.	Seasons Dr.	35	2U	2,810	5.00%	0.091	256	-	594	1197	1269	D	C	21%
65	Easy Street	29	U.S. 41	Olean Blvd.	30	2U	2,104	2.00%	0.091	191	-	594	1197	1269	D	C	16%
66	Easy Street	30	Olean Blvd.	Gibraltar Dr.	30	2U	2,248	4.00%	0.091	205	-	594	1197	1269	D	C	17%
67	Edgewater Drive	7	Flamingo Blvd.	Pellam Blvd.	40	2U	5,463	5.00%	0.091	497	-	1359	1440	*	D	C	35%
68	Edgewater Drive	40	Pellam Blvd.	Midway Blvd.	40	2U	9,268	5.00%	0.091	843	-	1359	1440	*	D	C	59%
69	Edgewater Drive	39	Midway Blvd.	Lakeview Blvd.	35	4D	10,139	3.00%	0.091	923	-	1179	2628	2736	D	C	35%
70	Edgewater Drive	38	Lakeview Blvd.	W Tarpon Blvd.	35	4D	12,083	3.00%	0.091	1,100	-	1179	2628	2736	D	C	42%
71	Edgewater Drive	41	W Tarpon Blvd.	Port Charlotte Blvd.	35	4D	11,775	5.00%	0.091	1,072	-	1179	2628	2736	D	C	41%
72	Edgewater Drive	37	Port Charlotte Blvd	Harbor Blvd.	35	4D	12,429	5.00%	0.091	1,131	-	1179	2628	2736	D	C	43%
73	Edgewater Drive	36	Harbor Blvd	Cousley Dr.	35	4D	13,106	5.00%	0.091	1,193	-	1179	2628	2736	D	D	45%
74	Edgewater Drive	34	Cousley Dr.	Gardner Dr.	35	4D	12,938	5.00%	0.091	1,177	-	1179	2628	2736	D	C	45%
75	Edgewater Drive	35	Gardner Dr.	U.S. 41	35	4D	13,307	5.00%	0.091	1,211	-	1179	2628	2736	D	D	46%
76	Education Way	88	Toledo Blade Blvd.	Murdock Circle	30	2U	5,566	5.00%	0.091	506	-	594	1197	1269	D	C	42%
77	Elkcam Blvd	43	U.S. 41	Midway Blvd.	35	2U	2,674	5.00%	0.091	243	-	594	1197	1269	D	C	20%
78	Elmira Blvd	90	Conway Blvd.	Beacon Dr.	30	2U	3,489	5.00%	0.091	318	-	594	1197	1269	D	C	27%
79	Elmira Blvd	91	Beacon Dr.	Kings Highway	30	2U	2,521	5.00%	0.091	229	-	594	1197	1269	D	C	19%
80	Flamingo Blvd	8	Edgewater Dr.	Christopher Waterway	45	2U	5,646	5.00%	0.091	514	-	1359	1440	*	D	C	36%
81	Flamingo Blvd	9	Christopher Waterway	SR-776	45	2U	5,849	5.00%	0.091	532	-	1359	1440	*	D	C	37%
82	Florida Street	172	Carmalita St.	La Villa Rd.	40	2U	1,378	3.00%	0.091	125	-	1359	1440	*	D	C	9%
83	Forrest Nelson Blvd	82	U.S. 41	Peachland Blvd.	35	2U	6,216	5.00%	0.091	566	-	594	1197	1269	D	C	47%
84	Boca Grande Causeway	162	Boca Grande Causeway	C.R. 775	45	2U	8,093	3.00%	0.091	736	-	1359	1440	*	D	C	51%

CHARLOTTE COUNTY: 2023 ROADWAY LEVEL OF SERVICE DATA

VV SNO	Roadway	Station	From	To	Speed	Lanes	2023 AADT	Sugg. Gr. Rate	Level of Service Calculations ¹								
									K100	100 th Hr Vol.	Level of Service Limits (Pk. Hr. Two-way Vol.)				Level of Service		Percent (%) Capacity Used
											B	C	D	E	Adopted	Current	
169	Rotonda Blvd E	154	Boundary Blvd.	C.R. 771	35	2U	4,552	5.00%	0.091	414	-	594	1197	1269	D	C	35%
170	Rotonda Blvd N	122	Parade Cir.	Rotonda Cir.	35	2U	2,195	2.00%	0.091	200	-	594	1197	1269	D	C	17%
171	Rotonda Blvd W	135	Normandy Way	Boundary Blvd.	35	2U	6,005	2.00%	0.091	546	-	594	1197	1269	D	C	46%
172	Rotonda Blvd W	136	Boundary Blvd.	Parade Cir.	35	2U	3,023	5.00%	0.091	275	-	594	1197	1269	D	C	23%
173	Jones Loop Road S	193	Taylor Rd.	I-75	45	2U	2,329	2.00%	0.091	212	-	1359	1440	*	D	C	15%
174	San Casa Drive	138	Worth Ave.	C.R. 775	45	2U	6,147	2.00%	0.091	559	-	1359	1440	*	D	C	39%
175	San Casa Drive	139	S.R. 776	Worth Ave.	45	2U	6,732	2.00%	0.091	613	-	1359	1440	*	D	C	43%
176	Sandhill Blvd	109	Kings Highway	Deep Creek Blvd.	40	2U	13,548	2.00%	0.091	1,233	-	1359	1440	*	D	C	86%
177	Sandhill Blvd	110	Deep Creek Blvd.	Rio De Janeiro Ave.	40	2U	5,989	2.00%	0.091	545	-	1359	1440	*	D	C	38%
178	Sheehan Blvd	231	Midway Blvd.	Alton Rd.	30	2U	2,595	5.00%	0.091	236	-	594	1197	1269	D	C	20%
179	Shreve Street	150	Henry St.	Pompano Ter.	30	2U	4,543	2.00%	0.091	413	-	594	1197	1269	D	C	35%
180	Spinnaker Blvd	215	Cougar Way	Gulfstream Blvd.	30	2U	2,712	2.00%	0.091	247	-	594	1197	1269	D	C	21%
181	Spinnaker Blvd	214	Gulfstream Blvd.	S.R. 776	30	2U	2,190	2.00%	0.091	199	-	594	1197	1269	D	C	17%
182	Spinnaker Blvd	149	S.R. 776	Wilmington Blvd.	40	2U	1,365	5.00%	0.091	124	-	1359	1440	*	D	C	9%
183	SR 776	306	Murdock Cir./Enterprise Dr.	U.S. 41	55	4D	23,557	2.00%	0.091	2,144	-	3078	3222	*	D	C	67%
184	SR 776	86	Biscayne Dr.	Murdock Cir/Enterprise Dr.	55	4D	26,881	2.00%	0.091	2,446	-	3078	3222	*	D	C	76%
185	SR 776	14	El Jobean Bridge	Biscayne Dr.	55	4D	34,263	3.00%	0.091	3,118	-	3078	3222	*	D	D	97%
186	SR 776	13	C.R. 771	El Jobean Bridge	55	4D	37,547	3.00%	0.091	3,417	-	3078	3222	*	D	E	106%
187	SR 776	160	Coliseum Blvd.	C.R. 771	55	4D	25,912	2.00%	0.091	2,358	-	3078	3222	*	D	C	73%
188	SR 776	194	Oceanspray Blvd.	Coliseum Blvd.	55	4D	24,414	2.00%	0.091	2,222	-	3078	3222	*	D	C	69%
189	SR 776	145	Sunnybrook Blvd.	Oceanspray Blvd.	55	4D	24,846	2.00%	0.091	2,261	-	3078	3222	*	D	C	70%
190	SR 776	146	Spinnaker Blvd.	Sunnybrook Blvd.	55	4D	20,664	2.00%	0.091	1,880	-	3078	3222	*	D	C	58%
191	SR 776	143	Gulfstream Blvd.	Spinnaker Blvd.	55	4D	28,924	2.00%	0.091	2,632	-	3078	3222	*	D	C	82%
192	SR 776	144	Oriole Blvd.	Gulfstream Blvd.	45	4D	33,412	2.00%	0.091	3,040	-	3078	3222	*	D	C	94%
193	SR 776	142	Pine St.	Oriole Blvd.	45	4D	30,174	2.00%	0.091	2,746	-	3078	3222	*	D	C	85%
194	SR 776	120	Beach Rd.	Pine St.	45	4D	26,092	2.00%	0.091	2,374	-	3078	3222	*	D	C	74%
195	Sunnybrook Blvd	134	Boundary Blvd.	Rotonda Blvd, North	35	2U	4,473	2.00%	0.091	407	-	594	1197	1269	D	C	34%
196	Sunnybrook Blvd	133	Gulfstream Blvd.	Boundary Blvd.	40	2U	10,162	2.00%	0.091	925	-	1359	1440	*	D	C	64%
197	Sunnybrook Blvd	148	S.R. 776	Oceanspray Blvd.	35	2U	6,024	2.00%	0.091	548	-	594	1197	1269	D	C	46%
198	Sunnybrook Blvd	147	Waterford Ave.	S.R. 776	35	2U	2,797	2.00%	0.091	255	-	594	1197	1269	D	C	21%
199	Sunnybrook Road	233	Highlands Rd.	Broadpoint Dr.	35	2U	5,719	3.00%	0.091	520	-	594	1197	1269	D	C	43%
200	Taylor Road	179	U.S. 41 N	Burnt Store Rd.	45	2U	8,549	3.00%	0.091	778	-	1359	1440	*	D	C	54%
201	Taylor Road	180	Burnt Store Rd.	Airport Rd.	45	2U	8,988	2.00%	0.091	818	-	1359	1440	*	D	C	57%
202	Taylor Road	181	Airport Rd.	Cooper St.	45	2U	6,559	2.00%	0.091	597	-	1359	1440	*	D	C	41%
203	Toledo Blade Blvd	93	Collingswood Blvd.	S.R. 776	35	2U	7,496	5.00%	0.091	682	-	594	1197	1269	D	D	57%
204	Toledo Blade Blvd	196	S.R. 776	U.S. 41 N	45	2U	8,349	3.00%	0.091	760	-	1359	1440	*	D	C	53%
205	Toledo Blade Blvd	16	U.S. 41 N	Sarasota Co Line	45	4D	15,854	2.00%	0.091	1,443	-	3078	3222	*	D	C	45%
206	Tucker's Grade	188	U.S. 41	I-75	45	4D	14,767	5.00%	0.091	1,344	-	3078	3222	*	D	C	42%
208	US Highway 17	182	I-75	Marlympia Way	45	6D	15,078	2.00%	0.091	1,372	-	5250	5390	*	D	C	25%
209	US Highway 17	183	Regent Rd.	I-75	45	6D	33,212	5.00%	0.091	3,022	-	5250	5390	*	D	C	56%
210	US Highway 17	284	Washington Loop Rd. S	Constitutional Ave.	45	6D	16,456	2.00%	0.091	1,498	-	5250	5390	*	D	C	28%
211	US Highway 17	112	Peace River Shores Blvd.	Washington Loop Rd. S	45	4D	16,991	5.00%	0.091	1,546	-	3078	3222	*	D	C	48%

Exhibit C

Land Use Equivalency Matrix

					TO							
FROM					Single-Family Attached Housing (DU)	General Light Industrial (KSF)	Single-Family Detached Housing (DU)	Multifamily Housing (Low Rise) (DU)	Hotel (ROOM)	Shopping Center (KSF)	Mini-Warehouse (KSF)	General Office Building (KSF)
	1 DU Single-Family Attached Housing	215	0.57	is equal to	1.00	0.88	0.61	1.12	0.97	0.17	3.80	0.40
	1 KSF General Light Industrial	110	0.65	is equal to	1.14	1.00	0.69	1.27	1.10	0.19	4.33	0.45
	1 DU Single-Family Detached	210	0.94	is equal to	1.65	1.45	1.00	1.84	1.59	0.28	6.27	0.65
	1 DU Multifamily Housing (Low-Rise)	220	0.51	is equal to	0.89	0.78	0.54	1.00	0.86	0.15	3.40	0.35
	1 ROOM Hotel	310	0.59	is equal to	1.04	0.91	0.63	1.16	1.00	0.17	3.93	0.41
	1 KSF Shopping Center	820	3.40	is equal to	5.96	5.23	3.62	6.67	5.76	1.00	22.67	2.36
	1 SF Mini Warehouse	151	0.15	is equal to	0.26	0.23	0.16	0.29	0.25	0.04	1.00	0.10
	1 KSF General Office Building	710	1.44	is equal to	2.53	2.22	1.53	2.82	2.44	0.42	9.60	1.00

Equivalency Matrix is based on trip rates published in the Institute of Transportation Engineer's (ITE) Trip Generation Manual, 11th Edition.

DU = dwelling unit; KSF = 1,000 square feet

Example (Convert Multifamily Housing (Low-Rise) to General Office Building): 100 DU Multifamily Housing (Low-Rise) = 100 x 0.35 = 35 KSF General Office Building

Note: Land uses allowed per PD-MU zoning district include but are not limited to the land uses provided in the Equivalency Matrix.

C3C & C3R

Motor Vehicle Arterial Generalized Service Volume Tables

Peak Hour Directional

	B	C	D	E
1 Lane	*	760	1,070	**
2 Lane	*	1,520	1,810	**
3 Lane	*	2,360	2,680	**
4 Lane	*	3,170	3,180	**

Peak Hour Two-Way

	B	C	D	E
2 Lane	*	1,380	1,950	**
4 Lane	*	2,760	3,290	**
6 Lane	*	4,290	4,870	**
8 Lane	*	5,760	5,780	**

AADT

	B	C	D	E
2 Lane	*	15,300	21,700	**
4 Lane	*	30,700	36,600	**
6 Lane	*	47,700	54,100	**
8 Lane	*	64,000	64,200	**



(C3C-Suburban Commercial)



(C3R-Suburban Residential)

	B	C	D	E
1 Lane	*	970	1,110	**
2 Lane	*	1,700	1,850	**
3 Lane	*	2,620	2,730	**

	B	C	D	E
2 Lane	*	1,760	2,020	**
4 Lane	*	3,090	3,360	**
6 Lane	*	4,760	4,960	**

	B	C	D	E
2 Lane	*	19,600	22,400	**
4 Lane	*	34,300	37,300	**
6 Lane	*	52,900	55,100	**

Adjustment Factors

The peak hour directional service volumes should be adjusted by multiplying by 1.2 for one-way facilities
 The AADT service volumes should be adjusted by multiplying 0.6 for one way facilities 2 Lane Divided
 Roadway with an Exclusive Left Turn Lane(s): Multiply by 1.05
 2 lane Undivided Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.80

Exclusive right turn lane(s): Multiply by 1.05
 Multilane Undivided Roadway with an Exclusive Left Turn Lane(s): Multiply by 0.95
 Multilane Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.75
 Non-State Signalized Roadway: Multiply by 0.90

This table does not constitute a standard and should be used only for general planning applications. The table should not be used for corridor or intersection design, where more refined techniques exist.

* Cannot be achieved using table input value defaults.

** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached.

C3C & C3R

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Land Use Equivalency Matrix

Exhibit C

Land Use Equivalency Matrix

					TO							
FROM					Single-Family Attached Housing (DU)	General Light Industrial (KSF)	Single-Family Detached Housing (DU)	Multifamily Housing (Low Rise) (DU)	Hotel (ROOM)	Shopping Center (KSF)	Mini-Warehouse (KSF)	General Office Building (KSF)
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Example (Convert Multifamily Housing (Low-Rise) to General Office Building): 100 DU Multifamily Housing (Low-Rise) = 100 x 0.35 = 35 KSF General Office Building

Note: Land uses allowed per PD-MU zoning district include but are not limited to the land uses provided in the Equivalency Matrix.