



Staff Report for: PAS-23-00002 and PD-24-10

Meeting Date: November 18, 2024/December 10, 2024

To: Planning and Zoning Board /Board of County Commissioners

From: Jie Shao, AICP, MCP, Planner, Principal (see Exhibit 1 for professional qualifications)

Regarding: A request to amend the 2030 Future Land Use Map and the Zoning Atlas

Part 1 – General Information

Applicant: Casto JBCC Hwy 70 LLC, 5391 Lakewood Ranch Boulevard, Suite 100, Sarasota, FL 34240

Agent: Attorney Robert H. Berntsson, 3195 S. Access Road, Englewood, FL 34224

Owner: There are multiple owners as follows:

Account Number	Owner’s Name	Address
412105456014	FULLENKAMP DENNIS J TRUSTEE	%DENNIS J FULLENKAMP MANAGER 3405 HANCOCK BRIDGE PKWY STE A NORTH FORT MYERS FL 33903
412105477004	UTTARAPONK NAPAPAN & P U	1617 ASTOR AVE BRONX NY 10469
412105456003	HALVORSON RICHARD & CHRISTINE	11590 BRIDLE PATH LN PLACIDA FL 33946
412105477002	SAI-NGARM VICHAI & MALIWAN	3524 62ND ST WOODSIDE NY 11377-2136
412105456012	FULLENKAMP DENNIS J & JHF TR &SMF TR	3405 HANCOCK BRIDGE PKWY STE A NORTH FORT MYERS FL 33903
412105456013	FLECHAS MARIA T&CARMENA DUREN	41-31 51ST APT 6L WOODSIDE NY 11377
412105456004 412105456005 412105456011	BOCA VM LLC	%DENNIS J FULLENKAMP MANAGER 3405 HANCOCK BRIDGE PKWY STE A NORTH FORT MYERS FL 33903
412105456006	FULLENKAMP DENNIS J	%DENNIS J FULLENKAMP MANAGER 3405 HANCOCK BRIDGE PKWY STE A NORTH FORT MYERS FL 33903
412105477001, 412105477003	MCCARTHY JACK E & CANDACE L	239 BAHIA VISTA DR ENGLEWOOD FL 34223
412105456009	RIVERA MOSES V	1610 ISLAMORADA BLVD UNIT 16B PUNTA GORDA FL 33955
412105456001	HALVORSON RICHARD & CHRISTINE	11590 BRIDLE PATH LN PLACIDA FL 33946

412105456010	FORRESTER JAMES H TR & SMF TR & DJF	%DENNIS FULLENKAMP 3405 HANCOCK BRIDGE PKWY STE A NORTH FORT MYERS FL 33903
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Request: A privately initiated request to:

- Amend the 2030 Future Land Use Map (FLUM) designation from Low Density Residential (LDR) to Commercial (COM).
- Amend the Charlotte County Zoning Atlas from Residential Single-family 3.5 (RSF-3.5) to Planned Development (PD).
- Adopt a General PD Concept Plan.

Location: **Commission District IV:** The property containing 15 platted lots, located at 13343, 13377, 13385, 13393, 13401, and 13405 S Access Road, 6937 Pinedale Drive, 13420, 13410, 13402, 13394, 13386, 13378, 13370, and 13362 Hopkinton Avenue, in the West County area.

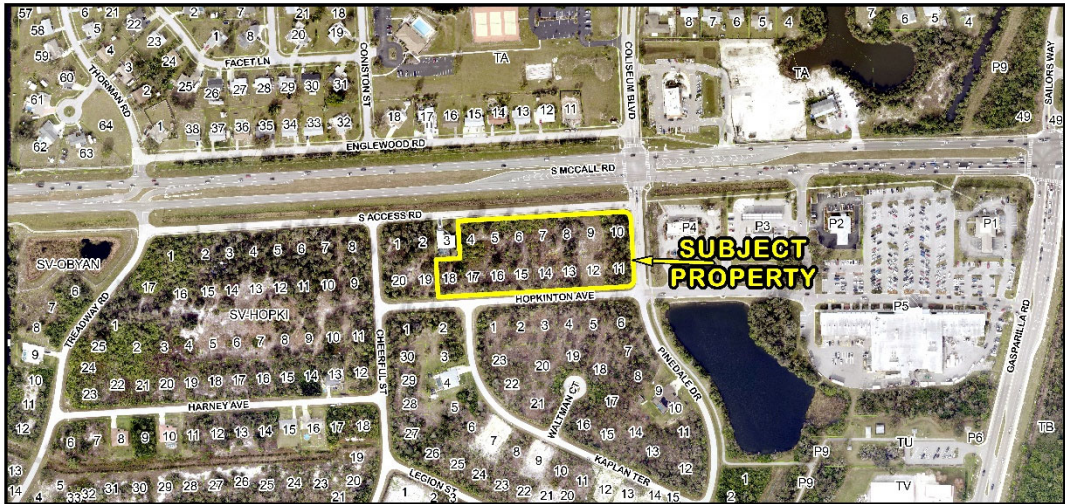
Area: The subject property contains a total of 3.52± acres.

Public Notice: Public Notice has been given as required by Charlotte County Code, Section 3-9-10; subsections (d) Published Notice; (e) Mailed Notice (1,000-foot Mailed Notice Map); and (f) Posted Notice.

Part 2 – Analysis and Conclusion

Request

The applicant, Casto JBCC Hwy 70 LLC, is requesting a small scale plan amendment from Low Density Residential (LDR) to Commercial (COM), and a companion Planned Development (PD) rezoning from Residential Single-family 3.5 (RSF-3.5) to PD. The stated purpose of these applications is to develop a commercial center including an auto parts store, an auto service center, an oil change shop, and a commercial building with a coffee shop for general retail uses. The subject property includes 15 lots and is generally located at the southwestern corner of the intersection of S. McCall Road (SR 776) and Pinedale Drive, in the West County area.



PAS-23-00002 and PD-24-10 Area Image

History of the Subject Property

In 2023, the applicant, Casto JBCC Hwy 70 LLC, applied for a small scale plan amendment from LDR to COM, and a companion PD rezoning from RSF 3.5 to PD for the subject property. The stated purpose of these applications was to develop a commercial center including an auto service center, an auto parts retail store, and a carwash. On January 23, 2024, these applications were presented to the Board of County Commissioners (Board) for consideration and the Board continued the requested small scale plan amendment to COM and a rezoning to PD due to the potential impacts generated by the proposed car wash, the potential high traffic volume, and the traffic circulation from the subject property on S. Access Road via Pinedale Road to SR 776.

Now, the applicant has submitted a new PD application with a revised General PD Concept Plan and would like to move forward with this proposed commercial development on the subject property.

Compatibility and Impacts on Adjacent Land Uses

The subject property is located on the southwest corner of the intersection of SR 776 and Pinedale Drive, in the West County area. To the south, across Hopkinton Avenue, there are vacant platted residential lots with scattered single-family homes; this area is designated as LDR with RSF 3.5 zoning. To the west, there is one single-family home, and vacant platted residential lots; this area is also designated as LDR with RSF-3.5 zoning. Across SR 776, to the north, there are some single-family homes; this area is designated as LDR with RSF-3.5 zoning. Across Pinedale Drive, to the east, there are some improved commercial developments, such as Wendy's restaurant, Publix at Gulf Cove, and banks; this area is also designated as COM with a Commercial General (CG) zoning.

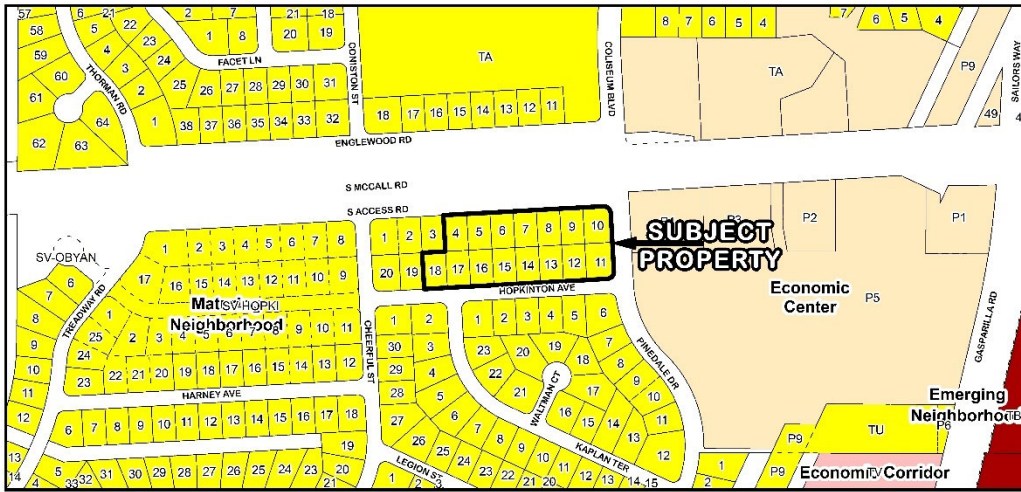
The proposed General PD Concept Plan includes very limited commercial uses. The proposed PD rezoning will allow the County to place sufficient conditions to minimize adverse impacts on neighboring property owners via:

- Limiting the use of the subject property for a commercial center including an auto parts store, an auto service center, an oil change shop, and a commercial building with a coffee shop for general retail uses.
- Limiting the maximum building height and other structures to 30 feet, compared to 38 feet under the current RSF-3.5 zoning.
- Providing for the 25-foot PD setback along the entire property boundary.
- Providing for at a minimum, a type A buffer along the northern and a portion of the eastern property boundary and within the 25-foot PD setback as shown on the General PD Concept Plan.
- Providing for a Type C buffer at least 8 feet wide; with a six-foot tall opaque fence or wall within the 25-foot PD setback and along the remaining eastern property boundary, and the southern and western property boundary as shown on the General PD Concept Plan.
- Providing two vehicular entrances on S. Access Road, and two vehicular entrances on Hopkinton Avenue in order to have a better traffic circulation and address the safety concerns on Pinedale Drive.

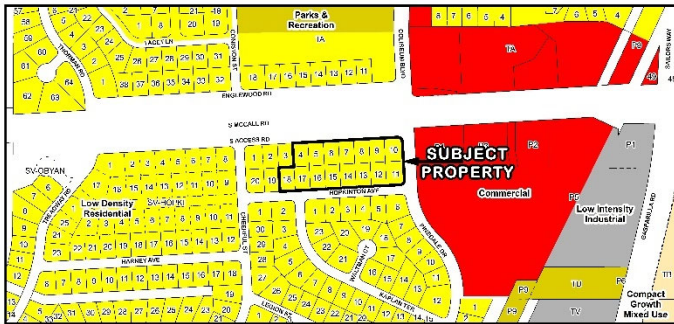
Consistency with the County's Comprehensive Plan

The subject property is designated as part of Maturing Neighborhood on the 2050 Framework Map of the County's Comprehensive Plan. According to the County's Comprehensive Plan, **Future Land Use (FLU) Policy 4.3.1: Maintain Maturing Neighborhoods** states that the County shall protect the residential subdivisions within Maturing Neighborhoods and shall ensure the long-term viability of these residential areas by regulating adjacent and internal future development and redevelopment to maintain compatibility with these areas. The main purpose of the proposed changes is to have very limited commercial uses along S. Access Road and adjacent to the existing commercial uses to the west of the subject property in order to provide additional commercial services to the surrounding residential neighborhoods.

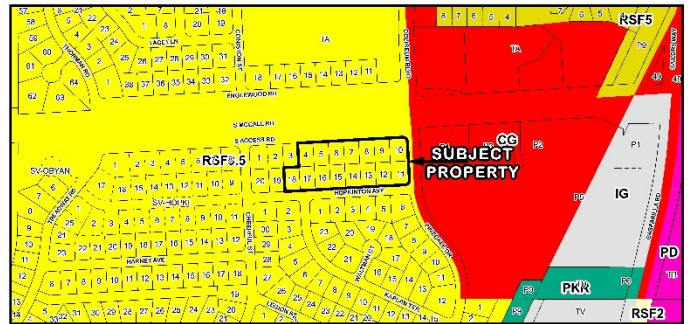
Furthermore, **FLU Policy 4.3.2: Neighborhood/Roadway Compatibility In Maturing Neighborhoods** states that *the County shall discourage land uses which generate cut-through traffic on local streets in amounts that would adversely affect traffic flow, traffic control and public safety.* **FLU Policy 5.7.3: Commercial Access** states that: *The County shall require that commercial land uses that request to have access to local roads, but which have frontage on and access to an arterial or collector roadway, provide an analysis that provides the reasons why it is necessary. Joint access with adjacent commercial sites and safety issues must be included as part of the analysis. The commercial access may be approved by the County as part of the Site Plan Review or Building Permit process should the need for the access be proven to improve the health, safety, and welfare of the public. Should the commercial land use be located within an area that has an adopted Revitalization Plan, Emerging Area Plan or Special Area Plan that provides standards for local road access, a statement referring to these standards is adequate support material.* The proposed commercial development will provide two direct accesses (one full-access connection and one right-in only) on S. Access Road and two full-access connections are proposed on Hopkinton Avenue to have better traffic circulation and potential safety concern on Pinedale Drive. Therefore, it is staff's professional opinion, the proposed changes are not contrary to these policies.



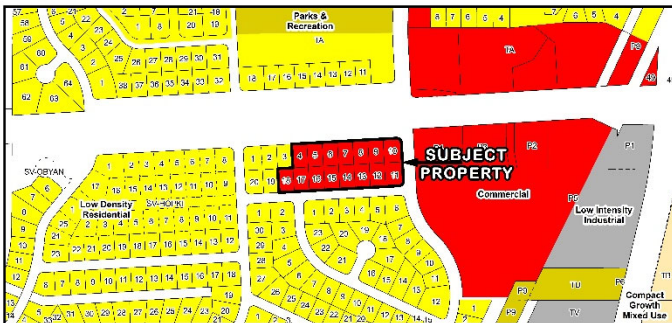
PAS-23-00002 and PD-24-10 Framework



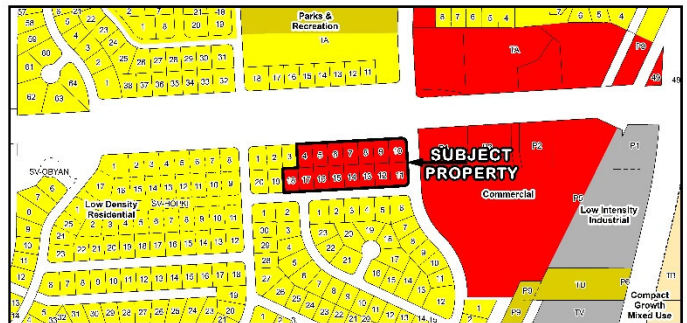
PAS-23-00002 and PD-24-10 Existing FLUM Designations



PAS-23-00002 and PD-24-10 Existing Zoning Designations



PAS-23-00002 and PD-24-10 Proposed FLUM Designations



PAS-23-00002 and PD-24-10 Proposed FLUM Designations

“Strip Commercial” as defined in FLU Appendix III: Definitions, is characterized as linear in arrangement, but associated with it are high volume traffic generating uses, separate vehicle entrance and exits for each use on the street, no defined pedestrian path system and conflicts between pedestrian and vehicular movements, insufficient space onsite for parking and loading activities and visually, a cluttered appearance from an abundance of signs. The proposed General PD Concept Plan and its associated PD conditions only:

- Allow for a small commercial center an auto parts store, an auto service center, an oil change shop, and a commercial building with a coffee shop for general retail uses.

- Provide one full-access connection and one right-in only on S. Access Road, and two full-access connections on Hopkinton Avenue.
- Provide sufficient onsite parking spaces.
- Require interconnections between uses.
- Require one monument sign for this project.

Therefore, it is staff’s professional opinion that although the shape of the subject property is a strip, as conditioned, the proposed development is not a “strip commercial” development as defined in the Comprehensive Plan.

Because the proposed development as conditioned by the proposed General PD Concept Plan and its associated conditions does not meet the definition of “strip commercial” as established in the County’s Comprehensive Plan, the Board is not required to deny the requested small scale plan amendment application pursuant to **FLU Policy 5.4.2: Limit Expansion of Strip Commercial**, which states that *“the County shall deny FLUM amendments to the Commercial category that will allow new strip commercial development...”*

Furthermore, the proposed PD conditions will require a type C buffer at least 8 feet in width and a six-foot tall opaque fence or wall to minimize negative impacts such as visual and traffic lighting on existing and future residents to the west and south of the subject property. Therefore, it is staff’s professional opinion that the proposed changes are consistent with **FLU Policy 4.1.6: Neighborhood Compatibility**, which states that *“the County shall protect the quality and integrity of established neighborhoods from adjacent incompatible development and shall include specific review criteria for rezoning actions to address residential compatibility. The following shall be considered:*

1. *A method for determining compatibility between residential zoning classifications.*
2. *Buffer or transition requirements necessary to develop or achieve compatibility where appropriate. The purpose of such criteria is to provide standard and predictable measures for establishing and creating compatibility through landscaping, buffers, natural areas or transitional development practices in an effort to:*
 - a. *Lessen impacts and integrate development along the edges of properties where different zoning districts are present,*
 - b. *Screen undesirable views,*
 - c. *Preserve tree canopy and vegetation, and*
 - d. *Facilitate the safe movement of traffic and pedestrians in vehicle use areas.”*

Concurrency Issues

- **Potable Water and Sanitary Sewer:** The subject property is in the Charlotte County Utilities (CCU) service area for potable water and sanitary sewer services. On June 28, 2024, the CCU staff approved the proposed General PD Concept Plan with a note which states that: *“full utility plan submission and approval will be required prior to construction.”*

- **Student Generation**: The proposed small scale plan amendment and its associated PD rezoning do not involve residential development; therefore, the student population will not be changed.
- **Traffic**: After reviewing the applicant’s submitted Updated Traffic Impact Analysis (TIA) report, prepared by Kimley-Horn and Associates, Inc., signed May 23, 2024, and updated October 2024, the Charlotte County Public Works Department Engineering Section has concluded and concurred with the conclusion of the report that: *“Based upon discussions with Charlotte County transportation department staff on February 5, 2024, and March 12, 2024, access to the site has been improved based upon direction from Charlotte County to be provided through the following proposed access connections:*

- *Two (2) full-access connections along Hopkinton Avenue*
 - *One (1) full-access connection and one (1) right-in only connection along S. Access Road*
- The project driveways meet the Charlotte County Engineering Design standard of 20-foot separation between commercial driveways. Based upon the results of the roadway segment analysis conducted for the existing, future background, and future total roadway conditions, the study roadway segment of Pinedale Drive from Hopkinton Avenue to SR 776 is projected to operate at an acceptable level of service following buildout of the development in 2025. Based upon the results of the intersection analysis conducted for the existing, future background, and future total roadway conditions, the study intersection of Pinedale Drive & Hopkinton Avenue is anticipated to operate at acceptable Levels of Service (LOS) for all approaches. For the intersection of SR 776 & Pinedale Drive, the approaches are anticipated to operate at acceptable LOS standards.*

Based upon the guidelines for determining the need for exclusive left-turn lanes and right-turn lanes in NCHRP (National Cooperative Highway Research Program) 457, exclusive turn lanes are not warranted at any of the project driveways.”

In order to ensure that the safety concern has been addressed, the following transportation PD condition is proposed:

Two full-access connections along Hopkinton Avenue and one full-access connection and one right-in only connection along S. Access Road are permitted as shown on the General PD Concept Plan (Attachment 1). With respect to the site related improvements, which include, but are not limited to, turn lanes and other intersection improvements, County Transportation staff reserve the right to make additional comments or require additional site modifications at the time of Final Detail Site Plan review stage.

It is staff’s professional opinion that, as conditioned, the proposed development will meet concurrency requirements.

Onsite Wetland

According to the submitted “Wetland Classification” report, dated August 2024 and prepared by I.V.A. Environmental Services, approximately 0.15 acres of the subject property is classified as Category II wetland, which *is isolated wetland with minimal wetland functional value. The wetland canopy is dominated by melaleuca; the wetland is located within an infill parcel in an area that is*

heavily developed; and the natural hydrologic regime of the wetland has been severely altered by the surrounding development. Therefore, it is staff's professional opinion that staff has no objection to the proposed impacts on approximately 0.15 acres of the onsite wetland.

PD Concept Plan

The General PD Concept Plan associated with this PD rezoning was submitted for Site Plan Review. The petition number is DRC-24-112. A recommendation letter was issued on September 16, 2024. (Attachment 1).

Conclusion

It is staff's professional opinion that this proposed small scale plan amendment and the companion PD rezoning with recommended conditions contained in Exhibit "A" attached are generally consistent with the County's Comprehensive Plan and, as conditioned, minimize detrimental impacts on the surrounding residential properties and the existing single-family home.

Part 3 – Summary and Recommendation

Staff Summary:

Based upon the analysis and conclusions set forth herein, in staff's professional opinion, the application (Application No. PAS-23-00002) is generally consistent with Charlotte County's Comprehensive Plan, and Charlotte County's Code of Laws and Ordinances and other applicable guidelines.

Based upon the analysis and conclusions set forth herein, in staff's professional opinion, the application (Application No. PD-24-10) is generally consistent, as conditioned, with Charlotte County's Comprehensive Plan, Charlotte County's Code of Laws and Ordinances and other applicable guidelines.

Planning and Zoning Board proposed recommendation for November 18, 2024:

*Approve a motion to forward application PAS-23-00002 to the Board of County Commissioners with a recommendation of **Approval /Deny**, based on the findings and analysis in the staff report dated October 27, 2024, Charlotte County's Comprehensive Plan, and the evidence and testimony presented at the public hearing before the Planning and Zoning Board.*

*Approve a motion to forward application PD-24-10 to the Board of County Commissioners with a recommendation of **Approval with conditions "a" through "k"/Deny**, based on the findings and analysis in the staff report dated October 27, 2024, Charlotte County's Comprehensive Plan, and the evidence and testimony presented at the public hearing before the Planning and Zoning Board.*

Part 4: Research and Findings

- 1. 2050 Framework Map Designation:** Maturing Neighborhood (FLUM Map #2 - 2050 Framework)
- 2. 2030 Service Area Delineation:** In the Urban Service Area

3. **Existing Land Use on the Site:** The subject property is currently vacant. (See attached Site Image and Boundary Survey.)

4. **Existing Future Land Use and Zoning Designations:**
(See attached Future Land Use Map and Zoning Map)

FLUM:	Development Standards:
Low Density Residential (LDR)	<p><u>General Range of Uses.</u> Single-family residential, multi-family residential, manufactured residential dwelling units, recreational vehicle parks, sub-neighborhood commercial uses, recreational facilities in association with residential development, schools, and public services and facilities.</p> <p><u>Maximum Density.</u> Residential densities shall not exceed five dwelling units per acre. If zoned Environmentally Sensitive, the density is one dwelling unit per ten acres.</p> <p>Maximum Intensity for Sub-neighborhood Commercial Uses</p> <ul style="list-style-type: none"> • Range of acreage: 0.4 to 3 acres • Maximum building coverage of a site: 60% • Maximum floor area ratio: 0.6
Zoning:	Development Standards:
Residential Single-family 3.5 (RSF-3.5)	<p>The purpose and intent of this district is to provide for single-family residential dwellings and other uses normally associated therewith.</p> <ul style="list-style-type: none"> • Minimum lot area is 10,000 square feet. • Minimum lot width is 80 feet. • Setbacks: <ul style="list-style-type: none"> ○ Front: 25 feet ○ Side (interior): 7.5 feet ○ Side (street): 15 feet ○ Rear (interior): 20 feet ○ Rear (street): 25 feet ○ Abutting water: 20 feet • Maximum lot coverage of all buildings is 40 percent. • Maximum building height is 38 feet. • Maximum density (units per acre): 3.5 units per acre.

Table 1

5. **Proposed Future Land Use and Zoning Designations:**
(See attached Future Land Use Map and Zoning Map)

FLUM:	Development Standards:
Commercial (COM)	<p>General Range of Uses</p> <p>This category provides for full range of sales and service activities. These uses may occur in self-contained centers, multi-story structures, campus parks, municipal central business districts, or along arterial highways. In reviewing zoning requests or</p>

	<p>site plans, the specific intensity and range of uses, and design will depend on location factors, particularly compatibility with adjacent uses, availability of highway capacity, ease of access and availability of other public services and facilities. Uses should be located to protect adjacent residential use from such impacts as noise or traffic. In wellfield protection areas uses are prohibited that involve the use, handling, storage, generation or disposal of hazardous toxic material or substances, or waste or petroleum products.</p> <p>Maximum Intensity</p> <p>Maximum FAR shall not exceed 1.0. Development should be consistent with the applicable underlying zoning classification standards and land development regulations.</p>
Zoning:	Development Standards:
Planned Development (PD)	<p>The purpose and intent of this district is to provide flexibility and to encourage concentrated, energy-efficient land development, and to provide opportunities to impose conditions to ensure that the proposed development is consistent and compatible with the surrounding neighborhood.</p> <p><u>Minimum lot and yard requirements.</u> Internal lot and yard requirements shall be established through the PD rezoning process. Unless otherwise approved by the BCC or provided in section 3-9-45.1, no structure shall be located closer to the peripheral property line of the PD than twenty-five (25) feet or as required by section 3-9-88, "Waterfront property," as the same may be amended, whichever is greater.</p> <p><u>Maximum height of structures.</u> The maximum height for structures shall be established through the PD rezoning process.</p> <p><u>Open space.</u> Unless otherwise approved by the BCC or as provided in section 3-9-45.1, a minimum of twenty (20) percent of the entire PD parcel or phase shall be retained as open space.</p> <p><u>Internal circulation.</u> All streets shall be designed to provide safe, efficient and convenient access to land uses within the development and to roadways adjacent to the development. In addition to vehicular thoroughfares, functional pedestrian and bicycle-path systems are required in accordance with the county's land development regulations.</p>

Table 2

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

Direction:	Existing Land Use:	FLUM Designation:	Zoning District Designation:
North	SR 776 Single-family homes	Low Density Residential (LDR)	Residential Single-family 3.5 (RSF-3.5)
East	Single-family homes Vacant platted residential lots	Low Density Residential (LDR)	Residential Single-family 3.5 (RSF-3.5)

South	Vacant platted residential lots Single-family homes	Low Density Residential (LDR)	Residential Single-family 3.5 (RSF-3.5)
West	Pinedale Drive Improved commercial development, such as Wendy's restaurant, Publix at Gulf Cove, and banks	Commercial (COM)	Commercial General (CG)

Table 3

7. Buildout Calculations (square footage or density):

The proposed FLUM amendment to Commercial (COM) and a companion rezoning to Planned Development (PD) for the entire site would develop a commercial center, which will include a 7,500 square feet (SF) auto parts store, a 7,200 SF auto service center, a 1,687 SF oil change shop, and a 2,800 SF commercial building with 1,400 SF for a coffee shop with drive thru and the other 1,400 SF for general retail uses.

8. Is subject property in a Community, Special Planning Area or Overlay District? Yes

The subject property is not located in any special planning area. (FLUM Maps #8, #9, #10 or #11)

9. Is subject property located adjacent to existing or proposed Federal, State, or County wildlife management areas, parks, preserves or reserves? No

The subject property is not located adjacent to any existing or proposed Federal, State, or County wildlife management areas, parks, preserves or reserves. (SPAM Maps, #35, #74 and #75)

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

a. Charlotte Harbor Aquatic Preserves Management Plan? (SPAM Map #36)

The subject property is located outside the boundary of the Charlotte Harbor Aquatic Preserves.

b. Lemon Bay Aquatic Preserve Management Plan? (SPAM Map #36)

The subject property is located outside the boundary of the Lemon Bay Aquatic Preserve.

11. Does subject property contain archaeological or historic resources? (SPAM Map #3, #27 & #53)

The applicant received a review letter dated March 13, 2023 from the State Division of Historic Resources stating that:

"In response to your request on March 13, 2023, the Florida Master Site File lists no cultural resources recorded for the site near Pinedale Dr. in Port Charlotte, Florida.

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.*

- *Because vandalism and looting are common at Florida sites, we ask that you limit the distribution of location information on archaeological sites.*
- *While many of our records document historically significant resources, the documentation of a resource at the Florida Master Site File does not necessarily mean the resource is historically significant.*
- *Federal, state and local laws require formal environmental review for most projects. This search DOES NOT constitute such a review. If your project falls under these laws, you should contact the Compliance and Review Section of the Division of Historical Resources at CompliancePermits@dos.MyFlorida.com*

12. Are there wetlands on the property?**Yes**, according to the submitted “Wetland Classification” report, dated August 2024 and prepared by I.V.A. Environmental Services, approximately 0.15 acres of the subject property is classified as Category II wetland.

- a. Number of acres of Category I: N/A
- b. Number of acres of Category II:Approximately 0.15 acres

13. Natural Resources:

a. Significant natural resources or critical habitat for endangered species:

The submitted “Protected Species Assessment” report prepared by I.V.A. Environmental Services, dated August 2024, states that “A “Development Suitability Assessment” report dated September 15, 2022, and prepared by Ian Vincent & Associates, documented that “*Search of available online resources revealed that the subject property is located within an 18.6-mile radius designated as Core Foraging Area of several wood stork (*Mycteria americana*) nesting colonies. Each of the documented colonies appears to be greater than 4 miles from the subject property. Under current regulations, the proximity of the off-site nesting colonies is not likely to affect the future development of the subject property.*

*Search of available online resources revealed that the subject property is located within the Consultation Area of the Florida scrub jay (*Aphelocoma coerulescens*). However, review of the Charlotte County Natural Resources Department Florida Scrub Jay Territory Search Database revealed that the subject property is not a scrub jay review area parcel. No evidence of utilization by the species was observed on the subject property. Therefore, the Florida scrub jay is not likely to affect the future development of the property.*

Search of the Audubon Society Bald Eagle Nest Locator website revealed no nests within a one mile radius of the subject property. No eagles or nests were observed on or around the subject property. Bald eagles should therefore not likely affect the future development of the subject property.

*The subject parcel is located within the FWS Consultation Area of the Florida bonneted bat (*Eumops floridanus*). No evidence of utilization by the Florida bonneted bat was observed onsite during the site inspection. Thus, the Florida bonneted bat is not likely to affect the future development of the property.*

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

*The subject site contains upland habitats which could potentially be utilized by the gopher tortoise (*Gopherus polyphemus*). No gopher tortoise burrows or evidence of the species were observed on the parcel. If gopher tortoise burrows are found on the parcel, a*

100% gopher tortoise survey and relocation permit from the Florida Fish and Wildlife Conservation Commission will be required prior to development of the site if gopher tortoise burrows cannot be avoided during construction.

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

- b. Possible impacts to groundwater, surface water, wetlands or other significant natural resources: **Yes**, the proposed development will have impacts on 0.15 acres of an onsite wetland which is qualified as Category II wetlands.
- c. Is subject property in the Watershed Overlay District? (FLUM Map #4) **No**
- d. Is subject property in the **Surface Water Protection Overlay District**? (FLUM Map #5) **No**
- e. Is subject property in the **Prime Aquifer Recharge Area**? (FLUM Map #6) **No**
- f. Is subject property in a **Wellhead Protection Area**? (FLUM Map #7) **No**

14. Coastal Planning:

- a. Is the subject site within the **Coastal Planning Area**? (FLUM Map #13)..... **No**
The subject property is located Zone 2 of the Coastal Planning Area.
- b. Could the proposed changes impact beach accessibility? **No**
- c. Could the proposed change affect other waterfront access? **No**
- d. Flood Zone: A portion of the subject property is located within Flood Zone 8AE, which is an area determined to be within the 1.0 percent chance (100-year flood) floodplain with a determined base flood elevation of eight feet. The balance of the property is located within Flood Zone X, which is an area determined to be outside the 0.2% annual chance floodplain.
- e. Storm Surge Evacuation Zone: The site is located within Evacuation Zones “B”.
- f. Is the subject site within the Coastal High Hazard Area? (FLUM Map #14) **No**
- g. Could the proposed changes impact evacuation times? **No**

15. Charlotte County Facilities and Services:

- a. Nearest Police Station: **District 4 Charlotte County Sheriff’s Office** (SPAM Map #25)
Address:..... *11051 Willmington Boulevard, Englewood*
Distance:..... *approximately 3.6 miles to the northwest of subject property*
- b. Nearest Fire/EMS Station: **Charlotte County Fire Station No. 4** (SPAM Map #21)
Address:..... *13600 Marathon Blvd., Gulf Cove*
Response Time:..... *approximate response time is 4-6 minutes (SPAM Map #22)*
- c. Nearest Hospital:..... **ShorePoint Health Punta Gorda** (SPAM Map #24)
Address:..... *2500 Harbor Boulevard, Port Charlotte*
Distance:..... *approximately 19.5 miles to the northeast of subject property*

16. Concurrency:

- a. **Roads Level of Service:**After reviewing the applicant’s submitted Updated Traffic Impact Analysis (TIA) report, prepared by Kimley-

Horn and Associates, Inc., signed May 23, 2024, and updated October 2024, the Charlotte County Public Works Department Engineering Section has concluded and concurred with the conclusion of the report that: *“Based upon discussions with Charlotte County transportation department staff on February 5, 2024, and March 12, 2024, access to the site has been improved based upon direction from Charlotte County to be provided through the following proposed access connections:*

- *Two (2) full-access connections along Hopkinton Avenue*
- *One (1) full-access connection and one (1) right-in only connection along S. Access Road*

The project driveways meet the Charlotte County Engineering Design standard of 20-foot separation between commercial driveways. Based upon the results of the roadway segment analysis conducted for the existing, future background, and future total roadway conditions, the study roadway segment of Pinedale Drive from Hopkinton Avenue to SR 776 is projected to operate at an acceptable level of service following buildout of the development in 2025. Based upon the results of the intersection analysis conducted for the existing, future background, and future total roadway conditions, the study intersection of Pinedale Drive & Hopkinton Avenue is anticipated to operate at acceptable Levels of Service (LOS) for all approaches. For the intersection of SR 776 & Pinedale Drive, the approaches are anticipated to operate at acceptable LOS standards.”

b. Potable Water Level of Service:

1. *Analysis:* The subject property is in the Charlotte County Utilities service area. According to the Charlotte County Government Utilities Department Availability Request Form dated March 12, 2023, the portable water service is available, and once the lots are rezoned as commercial, water will be mandatory with a developer’s agreement to connect.

c. Sanitary Sewage Level of Service:

1. *Analysis:* On June 28, 2024, the CCU staff approved the proposed General PD Concept Plan with a note which states that: “full utility plan submission and approval will be required prior to construction.

d. Park and Recreation Level of Service:

1. *Level of Service:* **Adopted Level of Service is 16 Park, Recreation & Open Space points (16 PROS points) per 1,000 population.**
2. *Analysis:* **A 2009 analysis shows that the County currently has 17.2 PROS points per 1,000 population.**

e. Schools:..... N/A

f. Solid Waste:

1. *Refuse Collector:*..... **Waste Management Inc. of Florida or another provider**
2. *Solid Waste Provider:* **Public Works Dept. - Municipal Solid Waste Management**
3. *Level of Service:* Zemel Road landfill currently has capacity to dispose of 4.6 million cubic yards of waste. The landfill has a projected remaining lifespan to the year 2027.

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

- Solid Waste (Landfill) 5.0 pounds per day per equivalent fulltime resident
- Solid Waste (Recycle) 2.2 pounds per day per equivalent fulltime resident

g. Drainage: Level of Service:

New arterials: flood free in the 100-year rainfall event.

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

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

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

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

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

Analysis: The SW Florida Water Management District and the Community Development Department review storm-water management plans on a project specific basis.

17. Capital Improvements Program:

Are any updates to the CIP required because of this petition? **No**

18. Intergovernmental Coordination:

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

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

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

Various goals, objectives, and policies set forth in the County's Comprehensive Plan as analyzed above.

Part 5 – Approval Criteria

21. Standards for Rezoning Approval: For the rezoning of land, the final action of the Board shall be made after giving due consideration to the following criteria:

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

Finding: The proposed rezoning to Planned Development (PD) would be consistent with the County's Comprehensive Plan provided that the proposed Future Land Use Map

(FLUM) amendment to Commercial (COM) is also approved. The PD zoning district is appropriate within the COM FLUM designation, and the proposed commercial center, including an auto parts store, an auto service center, an oil change shop, and a commercial building with a coffee shop for general retail uses, is permitted within the COM FLUM designation. Therefore, the proposed PD rezoning is consistent with the County's Comprehensive Plan.

b. The existing land use pattern in adjacent areas:

Finding: The subject property is located on the southwest corner of the intersection of SR 776 and Pinedale Drive, in the West County area. To the south, across Hopkinton Avenue, there are vacant platted residential lots with scattered single-family homes. To the west, there is one single-family home, and vacant platted residential lots. Across SR 776, to the north, there are some single-family homes. Across Pinedale Drive, to the east, there are some improved commercial developments, such as Wendy's restaurant, Publix at Gulf Cove, and banks.

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

Finding: The proposed small scale plan amendment and its associated PD rezoning for the entire subject property do not involve residential development; therefore, the student population will not be changed.

After reviewing the applicant's submitted Updated Traffic Impact Analysis (TIA) report, prepared by Kimley-Horn and Associates, Inc., signed May 23, 2024, and updated October 2024, the Charlotte County Public Works Department Engineering Section has concluded and concurred with the conclusion of the report that: "Based upon discussions with Charlotte County transportation department staff on February 5, 2024, and March 12, 2024, access to the site has been improved based upon direction from Charlotte County to be provided through the following proposed access connections:

- Two (2) full-access connections along Hopkinton Avenue
- One (1) full-access connection and one (1) right-in only connection along S. Access Road

The project driveways meet the Charlotte County Engineering Design standard of 20-foot separation between commercial driveways. Based upon the results of the roadway segment analysis conducted for the existing, future background, and future total roadway conditions, the study roadway segment of Pinedale Drive from Hopkinton Avenue to SR 776 is projected to operate at an acceptable level of service following buildout of the development in 2025. Based upon the results of the intersection analysis conducted for the existing, future background, and future total roadway conditions, the study intersection of Pinedale Drive & Hopkinton Avenue is anticipated to operate at acceptable Levels of Service (LOS) for all approaches. For the intersection of SR 776 & Pinedale Drive, the approaches are anticipated to operate at acceptable LOS standards.

Based upon the guidelines for determining the need for exclusive left-turn lanes and right-turn lanes in NCHRP (National Cooperative Highway Research Program) 457, exclusive turn lanes are not warranted at any of the project driveways."

In order to ensure that the safety concern has been addressed, the following transportation PD condition is proposed:

Two full-access connections along Hopkinton Avenue and one full-access connection and one right-in only connection along S. Access Road are permitted as shown on the General PD Concept Plan (Attachment 1). With respect to the site related improvements, which include, but are not limited to, turn lanes and other intersection improvements, County Transportation staff reserve the right to make additional comments or require additional site modifications at the time of Final Detail Site Plan review stage.

The subject property is in the Charlotte County Utilities (CCU) service area for potable water and sanitary sewer services. On June 28, 2024, the CCU staff approved the proposed General PD Concept Plan with a note which states that: *“full utility plan submission and approval will be required prior to construction.”*

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

Finding: The proposed General PD Concept Plan and its associated proposed PD conditions will allow for the development of the site to very limited commercial uses. The proposed PD rezoning will allow the County to place sufficient conditions to ensure that no adverse impacts will be created by the proposed development on neighboring property owners via:

- Limiting the use of the subject property for a commercial center, which will include an auto service center, an oil change shop, and a commercial building with a coffee shop for general retail uses.
- Limiting the maximum building height and other structures to 30 feet, compared to 38 feet under the current RSF-3.5 zoning.
- Providing for the 25-foot PD setback along the entire property boundary.
- Providing for at a minimum, a type A buffer along the northern and a portion of the eastern property boundary and within the 25-foot PD setback as shown on the General PD Concept Plan.
- Providing for a Type C buffer at least 8 feet wide; a six-foot tall opaque fence or wall within the 25-foot PD setback and along the remaining eastern property boundary, and the western property boundary as shown on the General PD Concept Plan.

Therefore, it is staff’s professional opinion that the proposed PD rezoning shall not create any negative impacts on surrounding existing and future residential uses.

e. Would the proposed change affect public safety?

Finding: Public safety should not be affected by this proposed zoning change from RSF-3.5 to PD. However, a transportation PD condition is proposed to ensure that the traffic safety will be addressed:

Attachment 1

DRC Recommendation Letter



September 16, 2024

Bowman
Attn: Zachary Komninos
4450 W Eau Gallie Blvd
Melbourne FL 32934

Re: DRC-24-112 Pinedale Dr Development – General PD Concept Plan
July 4, 2024 Site Plan Review agenda

County staff has reviewed the General PD Concept Plan for a multi-use development. The project consists of 2,800 SF quick service restaurant, 1,687 SF auto service center, 7,500 SF auto parts retail store, and 7,200 SF auto service center. This project site is 3.52± acres and is located at 6937 Pinedale Dr, 13343, 13377, 13385, 13393, 13401, and 13405 S Access Rd, 13362, 13370, 13378, 13386, 13394, 13402, 13410, and 13420 Hopkinton Ave, Port Charlotte, FL.

It is the decision of the Zoning Official to forward DRC-24-112 to the Board of County Commissioners with a recommendation of approval. The following comments must be met prior to submit Final Detail Site Plan:

1. Since access to all buildings comes off of S Access Rd, a S Access Rd address will be assigned to each structure. Please apply for the permits for each structure under the following address:
 - 2,800 sq ft QSR: "13369 S ACCESS RD".
 - 1,687 sq ft Auto Service Center: "13377 S ACCESS RD".
 - 7,200 sq ft Auto Service Center: "13393 S ACCESS RD".
 - 7,500 sq ft Auto Parts Retail: "13405 S ACCESS RD".
2. Site plan review only. Part of the property is located in 8AE zone. Any structure touching flood zone must meet flood zone regulations. All structures are subject to further review at time of building permitting.
3. Full utility plan submission and approval will be required prior to construction.
4. The proposed General PD Concept Plan may be revised/updated based on the PD rezoning conditions.
5. Within 90 days prior to land clearing / Tree Permit Application, applicant shall conduct a species survey focusing on locating potential gopher tortoise burrows. If burrows are found that can't be avoided by a 25' buffer, applicant shall obtain a Relocation Permit from the Florida Fish & Wildlife Conservation Commission.

6. Prior to or at the time of building permit application, provide a completed Tree Permit Application as appropriate for this site, along with a tree inventory of location, types, sizes of trees overlaid on a site plan of the building, parking, and other site amenities. Identify the trees proposed to be removed and preserved. All trees to be preserved or removed must be in accordance with Section 3-9-100: Buffers, Landscaping, and Tree Requirements, of the County Code. Tree permits must be obtained prior to any land clearing/ fill activity or the issuance of any building permits.
7. At the time of development, the project must comply with Chapter 3-5, Article IV, Clearing, Filling and Soil Conservation requirements of the County Code. Best Use Management Plans must be documented on final site plans and utilized during all land clearing and development activities.
8. The Final Site Plan should comply with the requirements as established in 3-9-45 Open Space and Article XVI Open Space/ Habitat Reservation.
9. Fire hydrant required to within 300' of each building.
10. If the building(s) is required to have a fire sprinkler system then the FDC (Fire Dept. Connection) shall be within 100' of the fire hydrant.
11. Per Charlotte County Ordinance 3-3-4 (5) Fire hydrants shall be installed as may be necessary so that the distance between hydrants does not exceed 800 feet. The minimum flow from any hydrant shall be such that it is designed to deliver 1250 G.P.M. at 20 pounds P.S.I. residual pressure for a minimum of two hours.
12. FDC shall be a 5" storz connection with a height of 30" above finish grade and at a 30-degree angle.
13. Roadways shall be at least 20' wide of clear space for fire department access.
14. A full landscape plan will be required at time of PD Final Detail.
15. There are 10' drainage and utility easement at the rear of each lot and a 6' drainage and utility easement on the side of each lot. The side easements revert to the outside only if the lots are consolidated as one building site. The survey did not show the platted public easements at the time of the review and the lots are not consolidated. The rear lot easements do not revert. Final approval will be contingent upon the owner either releasing the easements or doing a replat as the PD Concept plan shows several encroachments into the platted easements listed above.
16. Please be advised that the subject project will require Stormwater Plan Approval per Charlotte County Stormwater Management Ordinance No. 89-37 / County Code 3-5-111 to 3-5-123. Please call 941-575-3650 with any questions. The following link provides the Stormwater Plan Approval submittal procedures & requirements, and a downloadable Stormwater Plan Approval Application:
<https://www.charlottecountyfl.gov/departments/community-development/building-construction/permits/stormwater-plan-approval.shtml>
17. Rezone to PD.
18. Consolidate lots.

19. Provide parking table for each use with parking spaces provided for each building & each use. If parking will be shared, then a shared parking agreement is needed for Final Site Plan submission.

Cullinan,
Shaun

Digitally signed by
Cullinan, Shaun
Date: 2024.09.16
12:03:25 -04'00'

Shaun Cullinan
Planning and Zoning Official

Exhibit “A”

Proposed PD Conditions

PD Conditions for Application PD-24-10

This proposed development shall comply with all applicable requirements as set forth in Charlotte County's Code of Laws and Ordinances. In addition, the following shall apply:

- a. Development on the subject property shall occur as generally illustrated in the General PD Concept Plan (Attachment 1: Conceptual Design Multi-Use Development) submitted by the applicant, prepared by Bowman Consulting, submitted September 13, 2024. The PD Concept Plan may be modified to meet the conditions of the PD zoning district. In addition, the Site Plan Review comments in the recommendation of approval per the letter dated September 16, 2024, are required to be met. Such General PD Concept Plan (DRC-24-112) shall be valid until a Final Detail Site Plan is approved per Section 3-9-45, Planned Development (PD).
- b. No development shall occur prior to Final Detail Site Plan approval, which will be scheduled on the Board of County Commissioners land use consent agenda.
- c. Permitted uses and structures:
 1. An oil change shop up to 1,687square feet.
 2. An auto service center up to 7,200 square feet.
 3. An auto parts retail store up to 7,500 square feet.
 4. Retail uses up to 2,800 square feet.
- d. Special exceptions shall not be allowed.
- e. Outside storage and outside display of items are prohibited.
- f. The maximum building height for the proposed one-story buildings and other structures is 30 feet measured from top of final floor elevation. The project is also subject to the development standards listed on the General PD Concept Plan.
- g. All buildings are subject to the provisions of Chapter 3-5, Article XXIV, Commercial Design Standards, of the Charlotte County Code. All other requirements in Chapter 3-5, Article XXIV, Commercial Design Standards, of the Charlotte County Code shall apply.
- h. Two full-access connections along Hopkinton Avenue and one full-access connection and one right-in only connection along S. Access Road are permitted as shown on the General PD Concept Plan (Attachment 1). With respect to the site related improvements, which include, but are not limited to, turn lanes and other intersection improvements, County Transportation staff reserve the right to make additional comments or require additional site modifications at the time of Final Detail Site Plan review stage.
- i. The development must utilize centralized potable water and sanitary sewer utilities. The water and sanitary sewer lines must be connected to the site prior to the issuance of any Certificate of Occupancy (CO).

- j. Landscaping and buffers: The 25-foot PD setback will be provided along the property boundary. No pavement or other structures are permitted in the PD buffer, except for vehicular entrances and exits, landscaping buffers, stormwater ponds, parking and dumpsters. The PD setback must include the following:
1. At a minimum, planting equivalent to type A buffer for two canopy trees and one accent/understory tree per 100 linear feet, and the perimeter hedge row which must be a minimum 36 inches in height upon planting (the minimum maintained height of 48 inches) to form a continuous, solid visual screen within one (1) year of planting, shall be required with at least eight feet in width along the northern property boundary, adjacent to S. Access Road, and within the 25-foot PD setback as shown on the General PD Concept Plan (Attachment 1).
 2. At a minimum, planting equivalent to type A buffer for two canopy trees and one accent/understory tree per 100 linear feet, and the perimeter hedge row which must be a minimum 36 inches in height upon planting (the minimum maintained height of 48 inches) to form a continuous, solid visual screen within one (1) year of planting, shall be required along the eastern property boundary, adjacent to Pinedale Drive, and within the 25-foot PD setback as shown on the General PD Concept Plan (Attachment 1); such buffer shall end at the north corner of the proposed dumpster. At a minimum, planting equivalent to Type C buffer, including four canopy tree, two accent/understory tree, and 20 shrubs per 100 linear feet, with at least eight feet in width and a six-foot tall opaque fence or wall is required within the 25-foot PD setback and along the remaining eastern property boundary.
 3. At a minimum, a type C buffer, including four canopy tree, two accent/understory tree, and 20 shrubs per 100 linear feet, with at least eight feet in width and a six-foot tall opaque fence or wall is required along the southern and western property boundary as well as a portion of northern property boundary immediately adjacent to the existing single-family home, and within the 25-foot PD setback as shown on the General PD Concept Plan (Attachment 1).
 4. A ten-foot landscape buffer is required between uses as shown on the General PD Concept Plan (Attachment 1).
 5. If Conditions j.1. through j.4, regarding the location and type of buffers, creates any perceived ambiguity or confusion, the General PD Concept Plan (Attachment 1) shall control.
- k. One monument sign shall be allowed for this project.

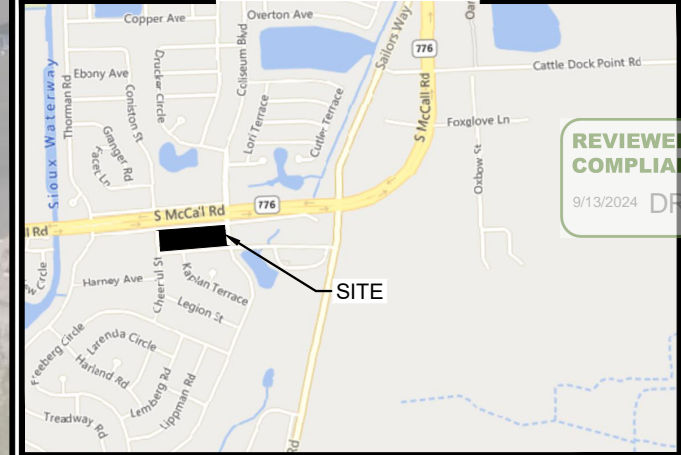
Attachment 1
General PD Concept Plan -
Conceptual Design Multi-Use Development

CONCEPT

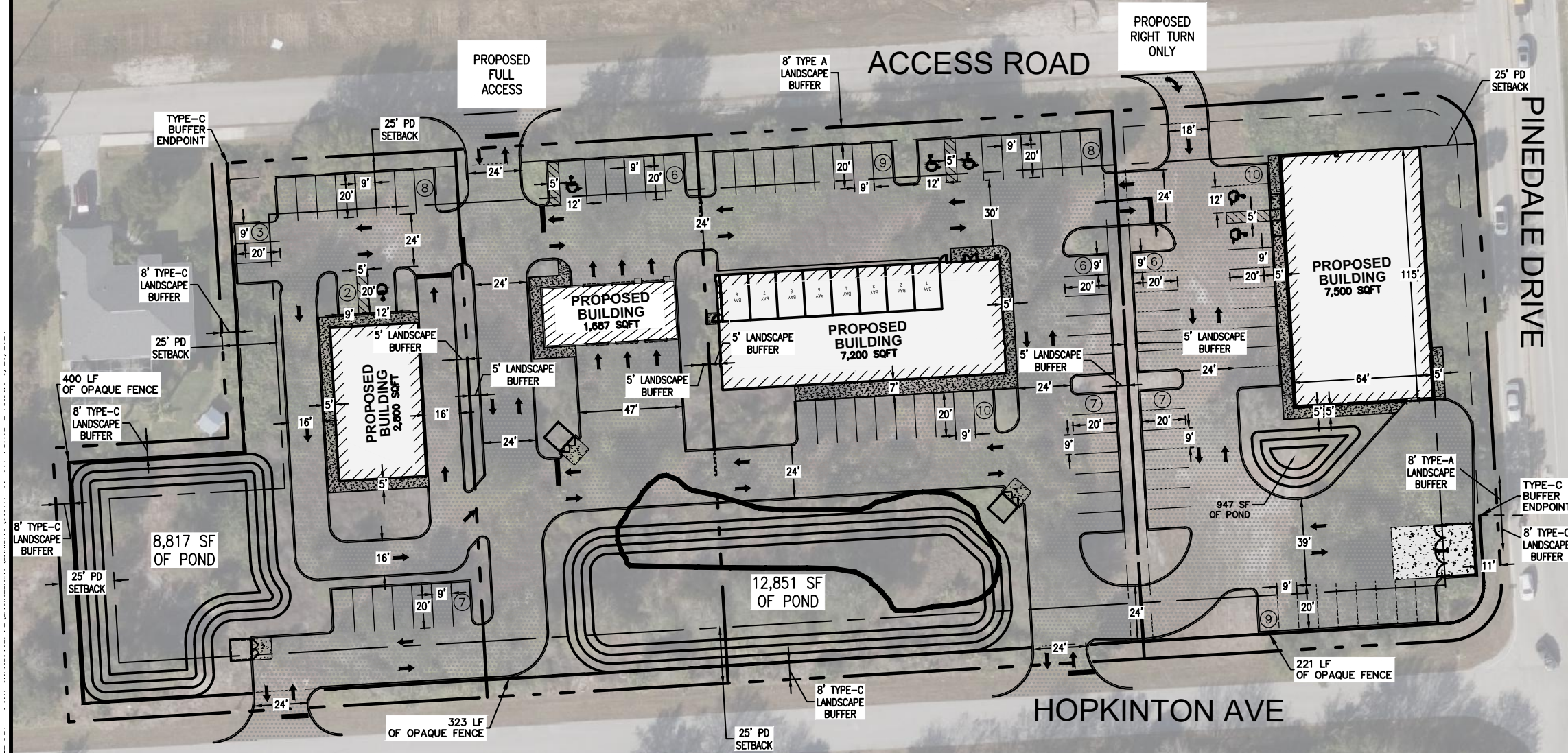
APPROVED WITH CONDITIONS BY THE
DEVELOPMENT REVIEW COMMITTEE
DATE 04/23/2024 BY MF

S MCCALL ROAD

VICINITY MAP



REVIEWED FOR CODE
COMPLIANCE
9/13/2024 DRC-24-112



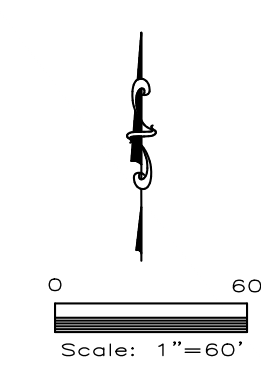
SITE DATA TABLE

PROJECT NAME	MULTI-USE DEVELOPMENT
PROJECT ADDRESS	6397 PINEDALE DR.
PROJECT DESCRIPTION	PROPOSAL FOR A NEW 510 SF QSR, 1,687 SF AUTO SERVICE CENTER, AND A NEW 7,500 SF AUTO PARTS RETAIL, 10,640 SF RETAIL.
TOTAL PARCEL/SITE AREA	153,482 (3.52 AC)
PROPOSED LOTS	A: 40,815 (0.94 AC), B: 47,296 (1.09 AC), C: 65,370 (1.50 AC)
EXISTING ZONING	RSF3.5
PARCEL NUMBER	412105477001, 412105477002, 412105477003, 412105477004
REQUIRED LANDSCAPE BUFFERS	
FRONT	8'
SIDE/REAR	8' STREET / 5' INTERIOR / 8' REAR
BUILDING SETBACK	25' PD SETBACK
PARKING REQUIREMENTS	(1) SPACE PER 100 SQFT GFA = 25 SPACES
TOTAL PARKING PROVIDED	
LOT A PARKING	30 REGULAR (9' x 20'), 2 ADA (12' x 20')
LOT B PARKING	38 REGULAR (9' x 20'), 2 ADA (12' x 20')
LOT C PARKING	24 REGULAR (9' x 20'), 2 ADA (12' x 20')
TOTAL PROPOSED SPACES	98
MAX BUILDING HEIGHT	30'

- ### GENERAL SITE NOTES:
- SIGNS REQUIRE A SEPARATE PERMIT.
 - DUMPSTERS AND MECHANICAL EQUIPMENT WILL BE SCREENED FROM THE PUBLIC.
 - WALLS OVER 6' HIGH APPROVED BY SEPARATE PERMIT.
 - PARKING WILL BE PAVED.
 - PARKING WILL BE WITHIN 600' OF BUILDING.
 - THERE SHALL BE NO OBSTRUCTION OF SITE SIGNAGE BY LANDSCAPE PLANT MATERIAL, AND SUCH MUST BE RELOCATED/CORRECTED BEFORE THE FIELD INSPECTION WILL ACCEPT/PASS THE SIGN IN THE FIELD OR ISSUE A CERTIFICATE OF OCCUPANCY FOR A PROJECT.
 - ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
 - SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.
 - ALL SITE IMPROVEMENTS, INCLUDING LANDSCAPE AND SITE CLEANUP, MUST BE COMPLETED PRIOR TO CERTIFICATE OF OCCUPANCY FOR ANY BUILDING WITHIN A PHASE.
 - THE FIRE DEPT. DOUBLE CHECK ASSEMBLY SHALL BE PAINTED TO MATCH ADJACENT WALL COLOR.
 - ALL EXTERNAL LIGHTING SHALL BE LOCATED AND DESIGNED TO PREVENT RAYS FROM BEING DIRECTED OFF OF THE PROPERTY UPON WHICH THE LIGHTING IS LOCATED.
 - CONDITIONS MAY EXIST THAT COULD RESTRICT THE DEVELOPMENT OF THIS SITE AS SHOWN. THIS DRAWING IS INTENDED TO BE CONCEPTUAL ONLY AND ADDITIONAL RESEARCH AND DESIGN WOULD BE REQUIRED FOR THE PREPARATION OF A SITE PLAN THAT MEETS LOCAL JURISDICTIONAL CODES.
 - BCG DOES NOT PURPORT THAT THIS SITE CAN BE DEVELOPED AS SHOWN. THE PURCHASE OF THIS SITE SHALL BE AT THE OWNER/DEVELOPER'S SOLE EXPENSE.
 - STORMWATER MANAGEMENT FACILITY SHOWN ON THIS PLAN ARE PURELY CONCEPTUAL AND IS SUBJECT TO CHANGE UPON FINAL CIVIL DESIGN. BCG DOES NOT PURPORT THAT WHAT IS SHOWN IS ADEQUATE TO MEET ALL JURISDICTIONAL REQUIREMENTS.
 - NO SITE VISITS HAVE BEEN PERFORMED TO ENSURE THE ACCURACY OF THE AERIAL IMAGE SHOWN HEREON.
 - THIS EXHIBIT IS NOT INTENDED TO BE USED AS A CONSTRUCTION DOCUMENT, AND SHOULD NOT BE CONSTRUED IN ANYWAY TO BE USED FOR CONSTRUCTION PURPOSES.

PROPOSED LEGEND

	PROPERTY LINE
	BUILDING SETBACK LINE
	LANDSCAPE BUFFER
	PARKING COUNT



Bowman Consulting Group, Ltd.
1410 N Westshore Blvd
Suite 111
Tampa, FL 33607
Phone: (813) 474-7424
www.bowmanconsulting.com
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CONCEPTUAL DESIGN
MULTI-USE DEVELOPMENT
6397 PINEDALE DR.
PORT CHARLOTTE, FL 33981

Bowman

CONSULTING

Certificate of Authorization License No. 30462

ALW DSGN	ALW DRAWN	VB CHKD
011116-01-001 PROJECT NUMBER		
SCALE 1" = 60'		
VERSION		7 B



CHARLOTTE COUNTY

Community Development

Qualifications of Jie Shao

Position: Principal Planner

Years with Charlotte County: 20

Position Summary & Experience: I have worked as a Planner for Charlotte County Community Development Department since January 2004. My main duties include reviewing and making recommendations on plan amendments, zoning map changes and text amendments to the County's Comprehensive Plan, and amendments to the County's Land Development Regulations. I prepare and present staff reports and recommend actions to the Planning and Zoning Board and the Board of County Commissioners.

I evaluate Site Plan Review applications specifically related to development within Development of Regional Impacts for consistency with the County's Comprehensive Plan and Development Orders. I review all development within the Planned Development zoning district. I review applications for establishment of Community Development Districts, applications under the Transfer Density Units (TDU) program and track all TDUs.

In addition, I created the US 41 Zoning District Overlay Code in 2004. I worked with the planning Advisory Committee to successfully create the Little Gasparilla Island Community Plan in 2007 and also created the Little Gasparilla Island Zoning District Overlay Code and the Bridgeless Barrier Island Zoning District in 2013. As a project manager, I successfully completed the US 17 Corridor Planning Study in 2009-2010. I served as a liaison for the South Gulf Cove Advisory Committee and the Little Gasparilla Island Advisory Committee in 2006-2009. I hosted roundtable meetings to solicit public's input. As a team member, I revised and rewrote the County's Land Development Regulations in 2013-2014. Further, I worked on the County's Comprehensive Plan rewrite in 2009-2010, and EAR-based amendments for the County's Comprehensive Plan in 2007, 2014, and 2022.

Education:

- September 1997 to December 2001
University of Cincinnati; Cincinnati, Ohio; Obtained a M.S. degree in Community Planning
- September 1986 to July 1990
Chongqing University China; Obtained a B.S. degree in Architecture

Professional Associations and Certifications:

- AICP, American Association of Certified Planners since 2017
- American Planning Association (APA), Member since 2004

Related Past Experience:

- Planner, Architectural Graphics Designer, University Instructor in Architecture, Suzhou Planning Bureau/Institute of Urban Construction & Environmental Protection (1990-1994)

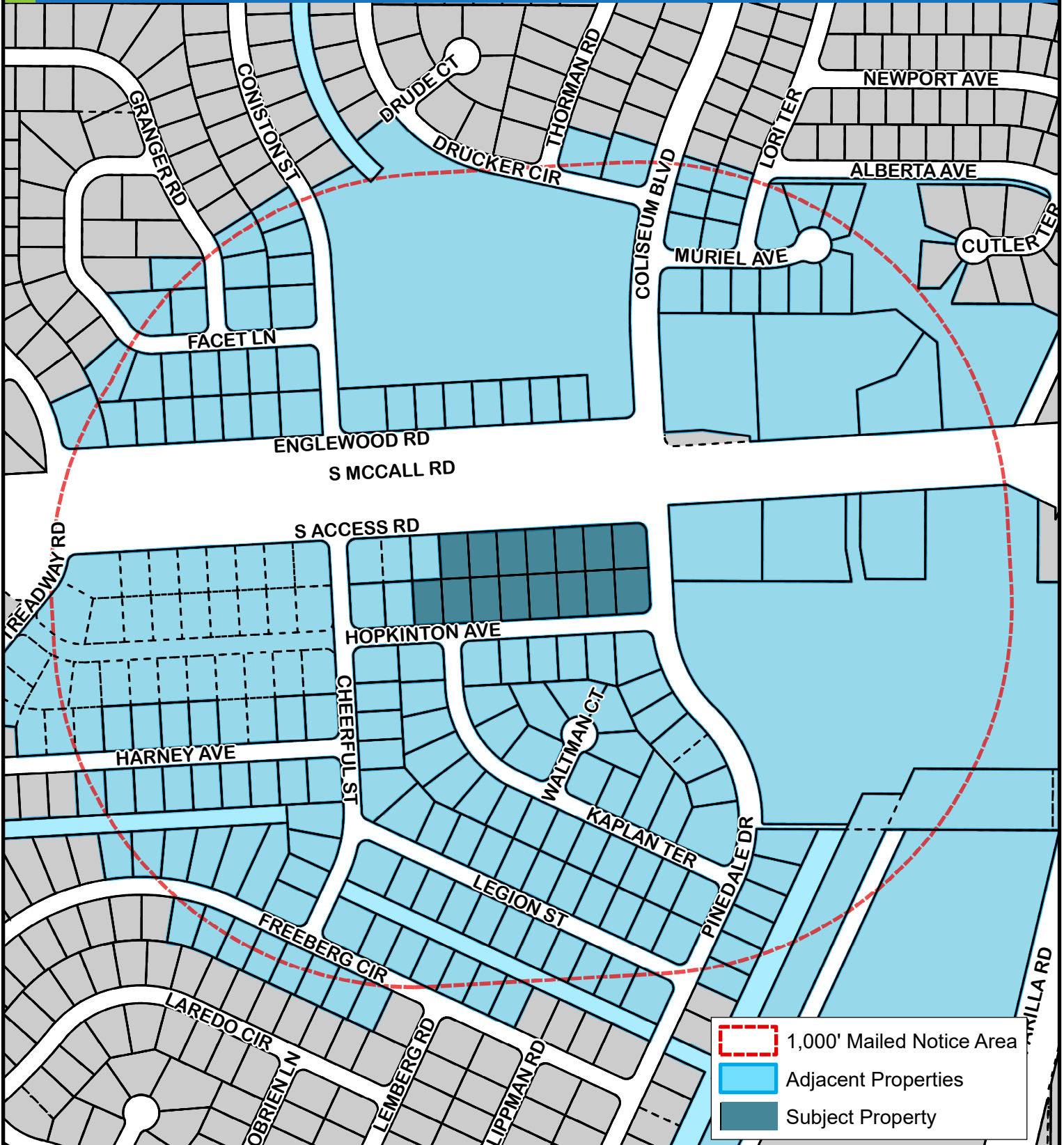
Exhibit 1

CHARLOTTE COUNTY

1,000' Foot Mailed Notice of PAS-23-00002 and PD-24-10



CHARLOTTE COUNTY
Community Development



5/41/21 West County



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

CHARLOTTE COUNTY

Location Map for PAS-23-00002 and PD-24-10



 Punta Gorda Boundary

5/41/21 West County



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CHARLOTTE COUNTY

Area Image for PAS-23-00002 and PD-24-10



CHARLOTTE COUNTY
Community Development



5/41/21 West County



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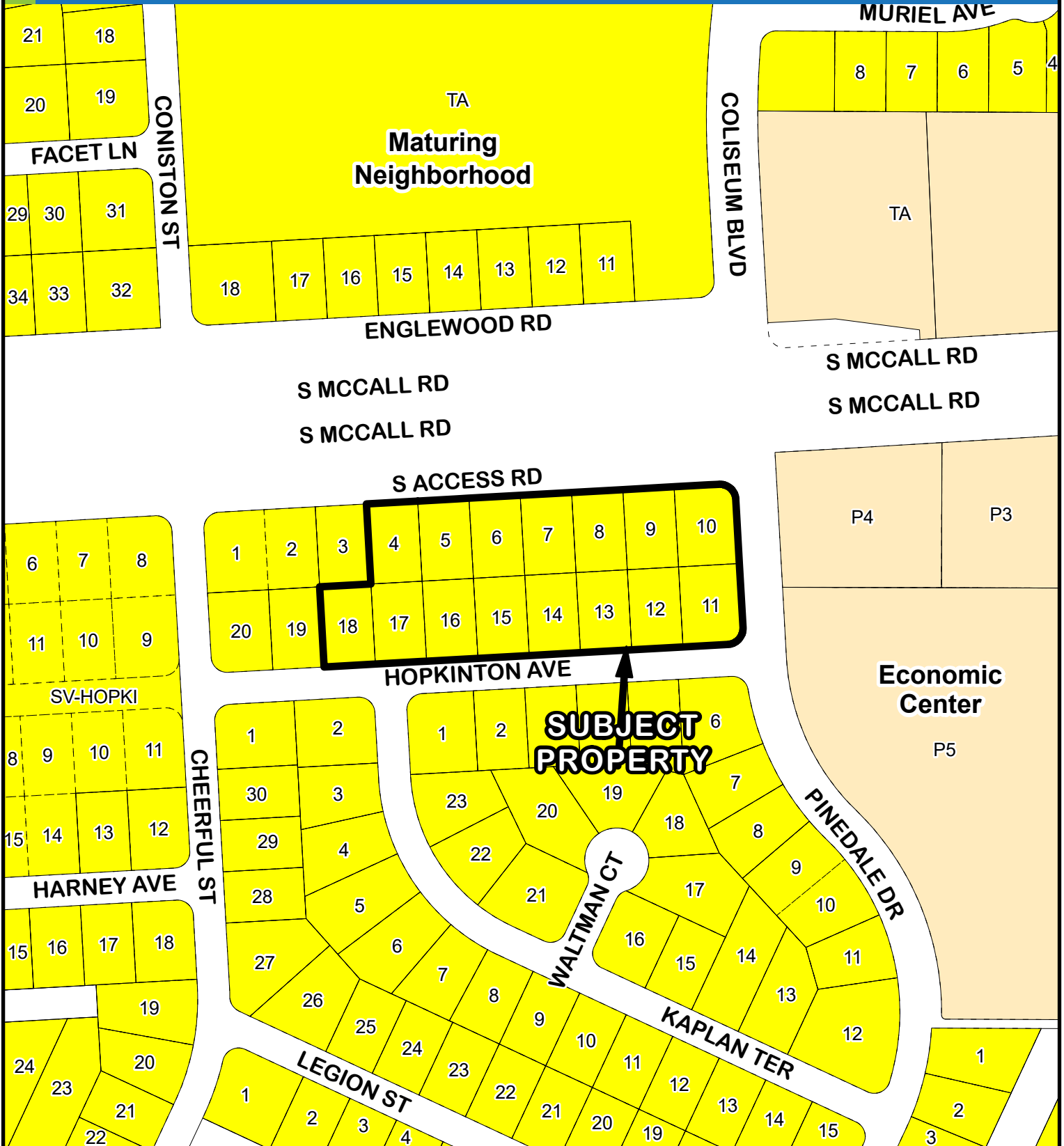
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CHARLOTTE COUNTY

Framework for PAS-23-00002 and PD-24-10



CHARLOTTE COUNTY
Community Development



5/41/21 West County



(NOT TO SCALE)

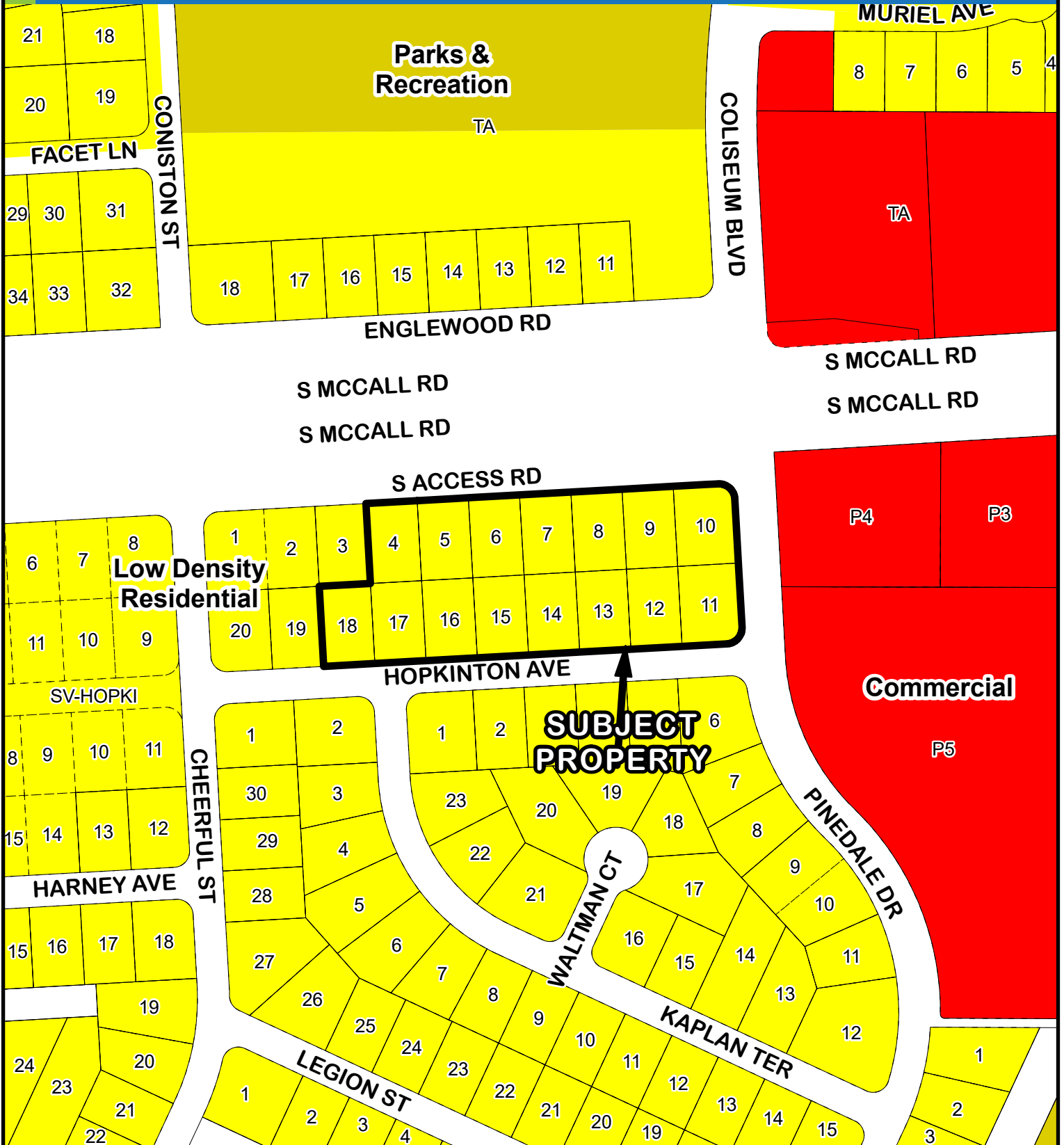
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CHARLOTTE COUNTY

FLUM Designations for PAS-23-00002 and PD-24-10



5/41/21 West County



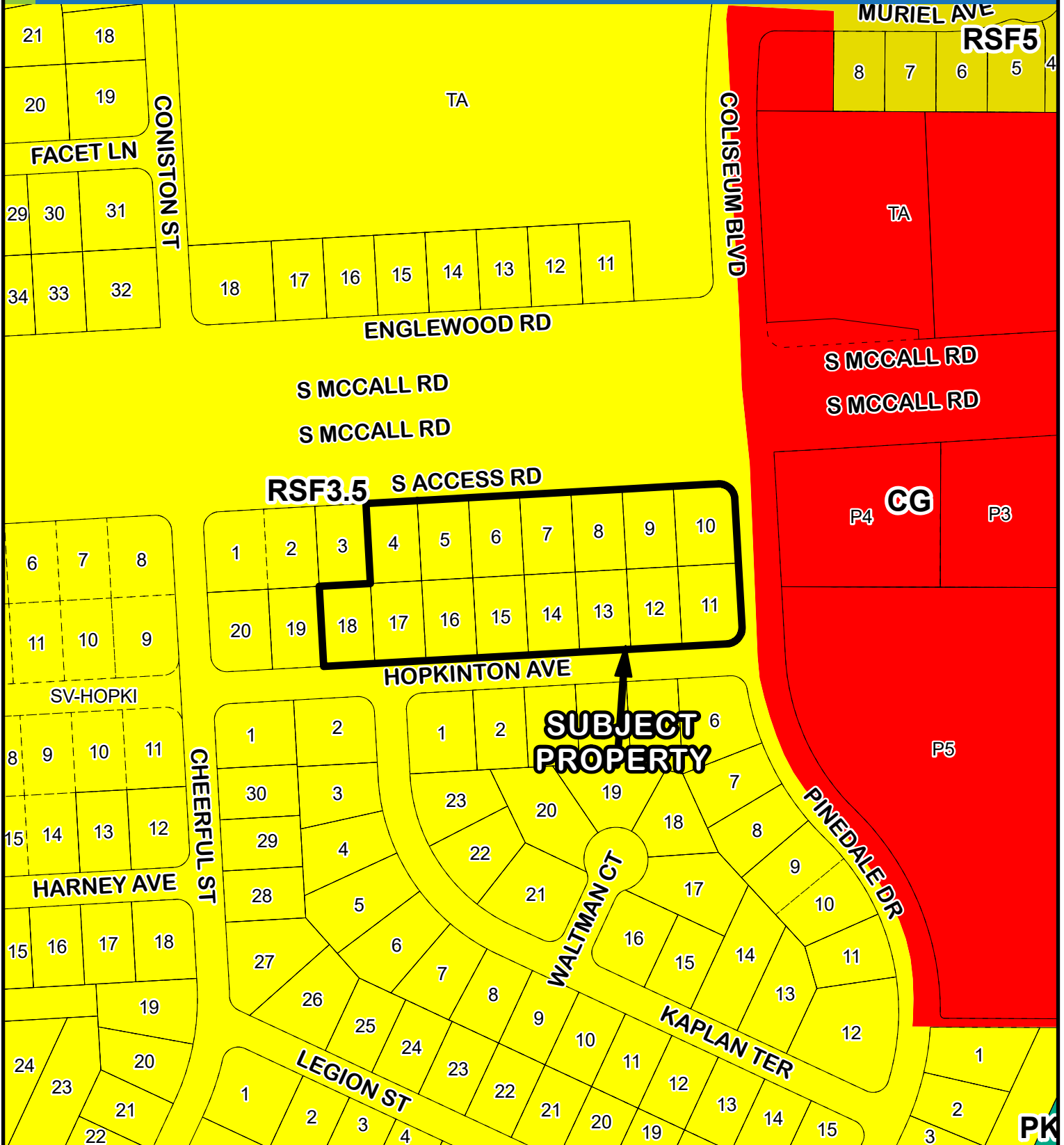
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CHARLOTTE COUNTY

Zoning Designations for PAS-23-00002 and PD-24-10



CHARLOTTE COUNTY
Community Development



5/41/21 West County



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