

**Florida Communities Trust
Florida Forever Program
Parks and Open Space**

Application Form FCT-5

Incorporated by reference in Rule 62-818.003(1)

1. **PROJECT NAME** Placida Passive Park
(Descriptive project name)

2. **APPLICANT NAME** Charlotte County Board of County Commissioners
(Name of Local Government or Nonprofit Environmental Organization)
If Nonprofit Environmental Organization also provide the required information requested on Exhibits B1, B2 and B3, as applicable.

3. **PARTNERSHIP APPLICATION**

Is this a Partnership Application between two or more Local Governments or Nonprofit Environmental Organizations?

YES _____ NO X

If yes, provide the name(s) of the Local Government(s) or Nonprofit Environmental Organization(s). Also, provide an application transmittal letter from the partnering agency.

4. **KEY CONTACT PERSON**

Note: The key contact is required to be an employee of the Local Government or designated representative of the Nonprofit Environmental Organization. Identify only **one** key contact person.

Key Contact Name Michael S Koenig
First Middle Initial Last

Title Resource Manager

Department/Nonprofit Environmental Organization: Community Services

Mailing Address 1120 Centennial Blvd

City Port Charlotte, FL Zip Code 33953

Phone Number _____ 941-235-5003

E-mail Address mike.koenig@charlottecountyfl.gov

Chief Administrator for the Local Government:

Name Hector Flores Phone Number 941-743-1944

Note: If the Applicant's principal office address is a post office box, a delivery address is also required.

Delivery Address _____

City _____, FL Zip Code _____

5. **PROJECT SITE LOCATION**

County Charlotte Section 12 Township 42 Range 20

Note: Cite only **one** Section, Township and Range to indicate where all or most of the project acreage is located. Include all directional designations (Township either North or South – Range either East or West).

6. TOTAL PROJECT ACREAGE

Indicate the approximate acreage of the Project Site Acres 12.9

7. ACQUISITION TYPE

The Applicant **must** fill out one or more of the following acquisition types, as appropriate.

The use of *condemnation* or the *threat of condemnation* is not considered a Voluntarily-Negotiated Transaction. Parcels acquired under these conditions do not qualify for Acquisition or Reimbursement under the FCT program.

PRE-ACQUIRED

The entire Project Site has been Pre-acquired by the Applicant through a Voluntarily-Negotiated Transaction within **24 months** prior to the application deadline.

PARTIAL PRE-ACQUIRED

A portion of the Project Site has been Pre-acquired by the Applicant through a Voluntarily-Negotiated Transaction within **24 months** prior to the application deadline.

X REIMBURSEMENT ACQUISITION

The entire Project Site or the remaining un-acquired parcel(s) in the Project Site will be acquired by the Applicant through a Voluntarily-Negotiated Transaction and will be reimbursed by FCT after the Acquisition is completed.

JOINT ACQUISITION

The entire Project Site or remaining un-acquired parcel(s) will be a Joint Acquisition with both FCT and the Applicant participating in the Acquisition process.

 2 Number of separate ownerships to be acquired within the Project Site.

Note: For a Project Site that consists of eleven or more ownerships, the Applicant will be required to act as the lead party responsible for the Acquisition activities.

8. ESTIMATED PROJECT COSTS

Enter an amount on each line and round to the nearest hundred dollars.

- a. **Land purchase price** (estimated or actual) \$ 8,900,000
- b. **Acquisition costs** (estimated or actual)
Cost of certified survey(s), appraisal(s), appraisal review(s), title report(s), \$ 50,000
title insurance premium(s), environmental audit(s), and
Applicant's acquisition agent(s) fees or commission(s).
- c. **Total Project Costs** [Add a. and b.] \$ 8,950,000

9. AWARD AMOUNT AND MATCH

	Dollar Amount	Percentage of Award
a. FCT grant award amount (1)	<u>\$ 3,447,000</u>	<u>38.51</u> % (2 decimal places)
b. Match amount (2)	<u>\$ 5,503,000</u>	<u>61.49</u> % (2 decimal places)
c. Total Project Costs [Add a. and b.] (Should equal 8.c above)	<u>\$ 8,950,000</u>	<u>100</u> %

10. SOURCE OF MATCH

Check the appropriate response(s) below to indicate eligible source(s) of Match (include required exhibit as noted)

- ☒ Existing or future cash from the Applicant.
☐ Value of real property owned by the Applicant in a qualified pre-acquisition.
☐ Cash from a private Donation.
☐ Value of real property donated by the landowner in a documented bargain sale or Donation agreement.

Required Exhibits, Tab C:

*Value of Real Property - Any real property used as match must be included as part of the Project Site and will be subject to the same conditions as the entire Project Site at the time the FCT grant is awarded. Provide map showing the location of the land to be used as match and the project site. **Label Exhibit C1***

*Cash from a private donation - If the source of the Match is from a cash from a private donation, provide documentation indicating source and amount. **Label Exhibit C2***

*Value of Donated Real Property - Any real property used as match must be included as part of the Project Site and will be subject to the same conditions as the entire Project Site at the time the FCT grant is awarded. Provide a copy of the Donation agreement. **Label Exhibit C3***

11. OTHER FUNDING SOURCES

Have you applied for funding or received other grant funding for Acquisition for this project through another federal, state, regional, county, municipal, or other land acquisition program(s) or agency(s)?

YES ☐ **NO** ☒

*If **yes**, provide the name(s) of the agency(s) or land acquisition program(s) to which you have applied or received funding. **Label Exhibit C4***

If you have or will receive other grant funds for the Acquisition of the Project Site, please provide a table listing the:

Acquisition cost for the Project Site;

Funds the Applicant provided towards the acquisition costs;

The appraised value of the Project Site.

List all property owners and parcel tax identification numbers for all parcels. Provide a willing owner letter for all unacquired parcels listed. Label Exhibit D.

List the specific order in which the parcels in the project will be acquired. Acquisition of the Project Site will begin with the priority 1 parcel(s). Parcels may be grouped by priority, and more than one parcel may be categorized as priority 1, 2, 3, etc.

The use of *condemnation* or the *threat of condemnation* is not considered a Voluntarily-Negotiated Transaction. Parcels acquired under these conditions do not qualify for Acquisition or Reimbursement under the FCT program.

Owner's Mailing Address	Phone
220 Lapsley Ln Bowling Green, KY 42103	

Owner's Mailing Address	Phone
220 Lapsley Ln Bowling Green, KY 42103	

Priority	Owner's Name	Parcel Tax ID Number	Date of Closing
_____	_____	_____	_____
	Owner's Mailing Address		Phone

Form FCT-5 (Effective 02 – 08 – 10) (Revised 10 – 15 – 25)

PROJECT SUMMARY

In the space below: Provide a discussion of the purposes of the project, existing and future uses, existing and proposed physical improvements, natural and historic resources, and resource protection and enhancement activities.

Include the size and proposed use of any existing or proposed buildings. Indicate if any easements, concessions, or leases exist or are proposed.

The project summary is to be no more than one page.

The project's purpose in its' basic level is to assist the County with the goal to acquire additional waterfront property to protect it from development and provide access to the public. Concurrently, it contributes to the development and implementation of One Water, One Charlotte Plan to ensure its policies and practices contribute to the long-term health, enjoyment, and availability of water in Charlotte County.

Additionally, the acquisition helps to meet the recreational needs of the community by providing a safe launch for paddling. Future planned improvements include a hiking trail, picnic pavilion, and playground.

The project's is comprised of approximately 17.36 acres situated directly on Coral Creek, which flows into Charlotte Harbor and Gasparilla Pass. Charlotte Harbor is a national estuary, and a large part of the Charlotte Harbor Aquatic Preserves. It is the preserve of many species, including the American alligator, West Indian manatee, bald eagle, wood stork, piping plover, green and loggerhead sea turtles, small tooth sawfish, royal false pawpaw, Florida perforate, and other species.

Priority 1 - 12575 Placida Road, 1.05 acres

- Residential
- Low Density Residential (LDR) FLUM
- Current improvements are 2,728 sf commercial building, 196 sf restroom, 900 sf boat house, 128 sf fuel storage, and 960 sf canopy, kayak launch.
- Evaluation of improvements for public use, potential concession for non-motorized water sports.

Priority 2 - 14041 Gasparilla Road, 11.86 acres

- Mixed Use
- Low Density Residential (LDR) FLUM
- 2,210 sf single family home, 4,000 sf metal building, and 169 sf detached canopy.
- Demolition of house and driveway, Assess and rehabilitate metal shed for maintenance activities, assess and possible resurface parking area, removal of any exotics and shoreline stabilization, if necessary.

PROJECT EVALUATION CRITERIA

Answer the following questions, as applicable to the proposed project. Where requested, provide references to the Local Comprehensive Plan, support documentation or attached Exhibits.

Note: Provide a response to each of the following criteria, either yes or no. If the answer to a criterion is checked no, move to the next question. If the answer to a criterion is checked yes, provide a response as appropriate and limit your response to **no more than ½ page**. Any criterion that is not addressed or is left blank will not be evaluated and no points will be awarded.

(1) GENERAL CRITERIA SECTION

- (a) Pre-acquired project: Has the **entire** Project Site been Pre-acquired by the Applicant within 24 months prior to the application deadline? (10 points)

YES _____ NO X

If **yes**, provide a copy of the closing statement. **Label Exhibit D1.**

- (b) The Project Site has **not** been the subject of a land use or zoning change that would allow an increase of either allowable density or intensity within the last three (3) years prior to the application deadline. (5 points)

YES _____ X _____ NO _____

If **yes**, provide a letter from the local government planning department stating that the Project Site has not been the subject of a land use or zoning change that would allow an increase of either allowable density or intensity within the last three (3) years prior to the application deadline. **Label Exhibit E1.**

- (c) Is the Project Site part of a Phased Project and is adjacent (or adjacent through public ownership) to a park or conservation lands that were previously acquired with FCT funds? (5 points)

YES _____ NO X

If **yes**, provide an exhibit that shows the Project Site, and the parcel(s) with FCT Project numbers that were previously acquired with FCT funds. **Label Exhibit E2. N/A**

- (d) The Applicant is committed to providing:

Check yes to only one of the following, if applicable.

- (1) Local Government (medium to large):

Counties with a population of more than 75,000, municipalities with a population of more than 10,000.

- a. A Match of 40 to 49% of the total Project Costs. (10 points)

YES X _____ NO _____

- b. A Match of 50 to 59% of the total Project Costs. (20 points)

YES _____ NO X

- c. A Match of 60% or more of the total Project Costs. (25 points)

YES _____ NO X

- (2) Small Local Government or Nonprofit Environmental Organization:

Counties with a population of 75,000 or less, municipalities with a population of 10,000 or less.

- a. A Match of 10 to 19% of the total Project Costs. (10 points)

YES _____ NO X

- b. A Match of 20 to 29% of the total Project Costs. (20 points)

YES _____ NO X

- c. A Match of 30% or more of the total Project Costs. (25 points)

YES _____ NO X

- (e) The grant award amount requested is within the following thresholds

Check yes to only one of the following, if applicable.

- (1) The Applicant is requesting a grant award amount that does not exceed \$1,500,000.00 (8 points)

YES _____ NO X

- (2) The Applicant is requesting a grant award amount that does not exceed \$2,500,000.00 (4 points)

YES _____ NO X

- (3) The Applicant is requesting a grant award amount that does not exceed \$3,500,000.00 (2 points)

YES X NO _____

Note: FCT will not participate in project costs that exceed the grant award amount.

- (f) Is Has the applicant received prior funding from FCT? (5 points)

Note: If the applicant previously applied and either was not funded or was funded but not acquired, the response is **NO**, and points will be awarded. In the case of a partnership application, if any of the partners have received funding and the Project Site was acquired, then the response is **YES**, and no points will be awarded.

YES X NO _____

- (g) Will the Project Site provide an alternative to the fee simple acquisition of land by acquiring a conservation easement over at least 25 percent of the Project Site, with a minimum of at least five acres placed in a conservation easement? (5 points).

YES _____ NO X

If **yes**, provide a description of the purpose of the conservation easement, and a map showing the location of the easement Label Exhibit E3.

(2) OUTDOOR RECREATION, NATURAL AND CULTURAL RESOURCES SECTION

This section identifies whether Acquisition of the Project Site furthers the provision of Outdoor Recreation facilities and open space and the preservation of natural and cultural resources. All proposed recreation facilities are required to be designed with as minimal disturbance as possible to natural resources on the Project Site.

(a) Providing Outdoor Recreation or Open Space

1. The Project Site provides functional land-based walking, nature, bike, equestrian or multi-use trails:

- a. Will the Project Site contain a functional walking, nature, bike, equestrian or multi-use trail? (2 points)

YES X NO _____

If **yes**, show the proposed trail on the conceptual site plan, **Exhibit F1**.

- b. Will the Project Site contain a functional trail that is at least one-half mile in length? (5 points)

YES X NO _____

If **yes**, show the proposed trail on the conceptual site plan. Provide a scale that clearly shows that the trail is at least one-half mile in length, **Exhibit F1**

- c. Will benches be provided along the trail? (2 points)

YES X NO _____

If **yes**, show the proposed benches on the conceptual site plan, **Exhibit F1**.

- d. Will a water fountain be provided at the trailhead or along the trail? (1 point)

YES X NO _____

If **yes**, show the water fountain on the conceptual site plan, **Exhibit F1**.

2. The Project Site provides Outdoor Recreation Facilities such as a picnic pavilion, fishing pier, boat ramp, wildlife observation platform, playground, basketball courts, or volleyball courts.

Check yes to only one of the following, if applicable.

- a. Will the Project Site provide two different types of recreational facilities? (7 points)

YES _____ NO X

If **yes**, describe what facilities will be provided:

--

Show the proposed facilities on the conceptual site plan, Exhibit F1.

- b. Will the Project Site provide three different types of recreational facilities? (8 points)

YES _____ NO X

If **yes**, describe what facilities will be provided:

Show the proposed facilities on the conceptual site plan, Exhibit F1.

- c. Will the Project Site provide four or more different types of recreational facilities? (9 points)

YES X NO _____

If **yes**, describe what facilities will be provided:

Kayak Launch, shelter and grill, playground, parking and restroom.

Show the proposed facilities on the conceptual site plan, Exhibit F1.

3. Will the Project Site provide public access facilities to an existing open water shoreline or beach, such as a fishing pier, boat ramp, canoe/kayak launching facility, observation platform, dock or dune walkover? (10 points)

YES X NO _____

If **yes**, describe what facilities will be provided:

Kayak launch, access to adjacent fishing pier and dock.

Show the proposed facilities on the conceptual site plan, Exhibit F1.K. Kayak Launch

4. Furthers Outdoor Recreation, public water access or open space within an Urban Area. Points may be awarded based on the following criteria:

- a. Is the Project Site located within an Urban Service Area? (5 points)

YES X NO _____

If **yes**, provide a map that clearly delineates the project boundaries, future land use designations and the designated urban service area. **Label G1**

- b. Is the Project Site located within an Urban Service Area and also within one-half mile of a built-up commercial or industrial Urban Area? (5 points)

YES X NO _____

If **yes**, provide an aerial photograph of the Project Site and the surrounding area that includes a scale that clearly shows that the Project Site is within one half mile of built-up commercial or industrial Urban Area. Provide photographs of the project site and the surrounding built-up commercial or industrial area. **Label Exhibit G2**

(b) Connectivity

1. Will the Project Site be connected to adjacent neighborhoods by an existing sidewalk(s) or a proposed sidewalk(s) that is within an existing right-of-way? (5 points)

YES X NO _____

If **yes**, show the existing sidewalk on the connectivity map and provide photographs of the sidewalk. If the sidewalk is proposed, provide a right-of-way map with the future sidewalk or a letter from the local government stating that the proposed sidewalk is scheduled for construction within five years of the project acquisition. **Label Exhibit H1**

2. Provides Outdoor Recreation areas or open space adjacent to other publicly owned upland areas:

- a. Is the Project Site adjacent to an existing publicly owned infrastructure facility, such as a fire station, police station, museum, school or library? (3 points)

YES _____ NO X

If **yes**, show the existing publicly owned infrastructure facility and its relationship to the Project Site on

connectivity map or aerial photograph. Label Exhibit H2. N/A

- b. Is the Project Site adjacent to existing publicly owned conservation or recreation lands? (5 points)

YES X NO

*If **yes**, show the existing publicly owned open space, such as a park, nature preserve, or conservation land in relationship to the Project Site or aerial photograph. **Label Exhibit H3.***

3. Is the Project Site adjacent to publicly owned lands, excluding road rights-of-way, that contain a Recreational Trail that connects to an existing local, regional or statewide land-based Recreational Trail System or lands that are located within the Preferred Routing Corridor of the Florida National Scenic Trail? (5 points)

YES X NO

*If **yes**, provide a map of the project site that includes the adjacent publicly owned lands and clearly identifies the local, regional or statewide recreational trail system or preferred routing corridor. **Label Exhibit H4.***

4. Is the Project Site adjacent to publicly owned lands that expand a local, regional or statewide Ecological Corridor? (5 points)

YES NO X

*If **yes**, show the local, regional or statewide Ecological Corridor and its relationship to the Project Site on **Exhibit H5.***

5. Does the Project Site enhance a State Designated Paddling Trail by providing facilities, including a paddling trail sign, canoe/kayak launch, and restrooms? (5 points)

YES X NO

*If **yes**, provide a map of the State Designated Paddling Trail and identify the location of the Project Site and facilities to be provided. **Label Exhibit H6.** Facilities should also be included on the conceptual site plan, **Exhibit F1.***

(c) Educational Opportunities

1. Will the Project Site include an interpretive kiosk intended to educate visitors about the natural environment or unique history of the area? (5 points)

YES X NO

*If **yes**, describe the planned interpretive materials:*

Interpretive signage, manatee protection, water resources.

2. Will the Applicant provide a minimum of six (6) environmental or historical education classes or programs per year at the Project Site conducted by trained educator(s) or resource professional(s)? (3 points)

YES NO X

*If **yes**, identify who will be conducting the classes or programs; describe the classes or programs to be provided, and the frequency of the planned programs.*

3. Will the Project Site include a staffed Neighborhood Recreation Center, nature center or museum building that provides year-round educational classes or programming?

Points will be awarded on only one of the following criteria.

Note: The building should be a minimum of 1,000 square feet and no larger than 15,000 square feet.

- a. Will the Applicant construct a new building of at least 1,000 square feet to house a staffed Neighborhood Recreation Center, nature center or museum that provides year-round educational classes or programming? (2 points)

YES NO X

*If **yes**, describe the proposed building, the size of the proposed building, what type of programs will be conducted and who will provide the programming.*

*Include the proposed building on the conceptual site plan, **Exhibit F1.** Provide a letter from the Applicant's senior administrator committing to constructing the building. **Label I1***

- b. Will the Applicant construct a new building of at least 1,000 square feet designed and constructed to meet the United States Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) rating system, the International Green Construction Code (IGCC), the Green Building Initiative's Green Globes rating system, the Florida Green Building Coalition standards, or a nationally recognized, high-performance green building rating system as approved by the department, to house a staffed Neighborhood Recreation Center, nature center or museum building that provides year-round educational classes or programming? (3 points)

YES _____ NO X

If yes, describe the proposed building, the size of the proposed building, what type of programs will be conducted and who will provide the programming.

*Include the proposed building on the conceptual site plan, **Exhibit F1**. Provide a letter from the Applicant's senior administrator committing to constructing the building to meet one of the nationally recognized, high-performance green building rating systems. **Label Exhibit I1**.*

- c. Will the Applicant use an existing building, that contains at least 1,000 square feet of enclosed area, for a staffed Neighborhood Recreation Center, nature center or museum building that provides year-round educational classes or programming? (6 points)

YES _____ NO X

If yes, describe the existing facility, the size of the facility, what type of programs will be conducted and who will provide the programming. Discuss any needed repairs or renovations.

*Identify the existing building on the conceptual site plan, **Exhibit F1**. Provide a letter from the Applicant's senior administrator committing to the needed repairs or renovations and include photos of the building. **Label Exhibit I1**.*

- d. The Applicant will use of an existing building, that contains at least 1,000 square feet of enclosed area, for a staffed Neighborhood Recreation Center, nature center or museum building that provides year-round educational classes or programming and will retrofit the building to meet the United States Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) rating system, the International Green Construction Code (IGCC), the Green Building Initiative's Green Globes rating system, the Florida Green Building Coalition standards, or a nationally recognized, high-performance green building rating system as approved by the department (7 points)

YES _____ NO X

If yes, describe the existing facility, the size of the facility, what type of programs will be conducted and who will provide the programming. Discuss any needed repairs or renovations.

*Identify the existing building on the conceptual site plan, **Exhibit F1**. Provide a letter from the Applicant's senior administrator committing to retrofit the building to meet one of the nationally recognized, high-performance green building rating systems and include photos of the building. **Label Exhibit I1**.*

(d) Natural and Biological Resources

1. Does seventy percent of the Project Site contain predominantly Natural Communities that have not been impacted by human disturbance or alteration? (5 points)

YES _____ NO X

If yes, describe the various Natural Communities on the Project Site, including the quality of the communities, and the approximate acreage of each community. Describe the extent and acreage of the disturbances or alterations on the Project Site.

*Provide photographs of the natural communities and any disturbed areas along with a natural communities' map. **Label Exhibit J1**.*

2. Does the Project Site contain a Locally Significant Natural Area as identified by the Florida Natural Areas Inventory? (3 points)

YES _____ NO X

*If yes, provide a report from the Florida Natural Areas Inventory demonstrating the Project Site contains a Locally Significant Natural Area. **Label Exhibit J2.***

3. Does the Project Site contain Habitat recognized as typically suitable for one or more Listed Animal Species? (5 points)

YES X NO _____

If yes, describe the Habitat on the Project Site, including the present condition and approximate acreage of Habitat. Identify any listed species that may use the site as Habitat. Discuss how the listed species Habitat will be protected and managed.

Please refer to the narrative provided in Exhibit J3.

*Provide photographs of the listed species habitat along with a map clearly identifying the listed species habitat. **Label Exhibit J3***

4. Does the Project Site contain critical habitat typically suitable for one or more Listed Animal Species and is the site located in a Strategic Habitat Conservation Area, as identified by the Florida Fish and Wildlife Conservation Commission?

Points will be awarded on only one of the following criteria.

- a. The Project Site contains Habitat recognized as typically suitable for one or more Listed Animal Species and less than twenty-five percent of the Project Site is currently located in, or was located in at the time of acquisition, a Strategic Habitat Conservation Area, as identified by the Florida Fish and Wildlife Conservation Commission. (2 points)

YES _____ NO X

*If yes, provide a map and letter from the Florida Fish and Wildlife Conservation Commission stating that the Project Site contains a Strategic Habitat Conservation Area. **Label Exhibit J4.***

- b. The Project Site contains Habitat recognized as typically suitable for one or more Listed Animal Species and twenty-five to forty-nine percent of the Project Site is currently located in, or was located in at the time of acquisition, a Strategic Habitat Conservation Area, as identified by the Florida Fish and Wildlife Conservation Commission. (4 points)

YES _____ NO X

*If yes, provide a map and letter from the Florida Fish and Wildlife Conservation Commission stating that the Project Site contains a Strategic Habitat Conservation Area. **Label Exhibit J4.***

- c. The Project Site contains Habitat recognized as typically suitable for one or more Listed Animal Species and fifty percent or more of the Project Site is currently located in, or was located in at the time of acquisition, a Strategic Habitat Conservation Area, as identified by the Florida Fish and Wildlife Conservation Commission. (7 points).

YES _____ NO X

*If yes, provide a map and letter from the Florida Fish and Wildlife Conservation Commission stating that the Project Site contains a Strategic Habitat Conservation Area. **Label Exhibit J4.***

5. Does the Project Site contain land that will be managed in cooperation with Florida Forest Service's Forest Stewardship Program? (3 points)

YES _____ NO X

*If yes, provide a letter from the Florida Forest Service that the Project Site will be managed in cooperation with the Forest Stewardship Program. **Label Exhibit J5.***

6. Does the Project Site contain priority habitat as identified by the Florida Fish and Wildlife Conservation Commission (FWCC) and managed in cooperation with FWCC's Landowner Assistance Program? (5 points)

YES _____ NO _____ **X** _____

If **yes**, provide a letter from the Florida Fish and Wildlife Conservation Commission stating that the Project Site contains priority habitat and will be managed in cooperation with the Landowner Assistance Program. **Label Exhibit J6.**

(e) Vegetative Enhancement

1. Planting disturbed uplands with native vegetation.

Points will be awarded on only one of the following criteria.

- a. At least 1 acre of the disturbed upland area on the Project Site will be planted with native vegetation. (2 points)

YES _____ NO _____ **X** _____

If **yes**, provide a description of the area and list the native plants to be planted and how the area will be maintained on the project site.

Show the disturbed area to be planted with native vegetation on the conceptual site plan, **Exhibit F1.**

- b. At least 5 acres of the disturbed upland area on the Project Site will be planted with native vegetation. (5 points)

YES _____ **X** _____ NO _____

If **yes**, provide a description of the area and list the native plants to be planted and how the area will be maintained on the project site.

Show the disturbed area to be planted with native vegetation on the conceptual site plan, **Exhibit F1.** Provide photos of the disturbed area to be planted.

- c. At least 10 acres of the disturbed upland area on the Project Site will be planted with native vegetation. (7 points)

YES _____ NO _____ **X** _____

If **yes**, provide a description of the area and list the native plants to be planted and how the area will be maintained on the project site.

Show the disturbed area to be planted with native vegetation on the conceptual site plan, **Exhibit F1.**

2. Planting disturbed shorelines with native vegetation.

Check yes to only one of the following, if applicable.

- a. At least 150 linear feet of the disturbed shoreline on the Project Site will be planted with native vegetation. (1 point)

YES _____ NO _____ **X** _____

If **yes**, provide a description of the area and list the native plants to be planted and how the area will be maintained on the project site.

Show the disturbed shoreline area to be planted with native vegetation on the conceptual site plan, **Exhibit F1.**

- b. At least 300 linear feet of the disturbed shoreline on the Project Site will be planted with native vegetation. (2 points)

YES _____ **X** _____ NO _____

If **yes**, provide a description of the area and list the native plants to be planted and how the area will be maintained on the project site.

Show the disturbed shoreline area to be planted with native vegetation on the conceptual site plan, **Exhibit F1**.

- c. At least 600 linear feet of the disturbed shoreline on the Project Site will be planted with native vegetation. (4 points)

YES _____ NO X

If **yes**, provide a description of the area and list the native plants to be planted and how the area will be maintained on the project site.

Show the disturbed shoreline area to be planted with native vegetation on the conceptual site plan, **Exhibit F1**.

(f) Water Quality

1. Will the Project Site improve the quality of surface waters or address current flooding problems occurring on, adjacent or in close proximity to the Project Site in a park-like or natural setting? (3 points)

YES X NO _____

If **yes**, discuss existing water quality or flooding problems. Describe what activities on the Project Site will significantly improve surface water quality or address current flooding problems in a park-like or natural setting.

According to the Florida Department of Environmental Protection, receiving waters adjacent to this property are currently not attaining water quality standards due to excessive nitrogen and fecal indicator bacteria.

Provide a map clearly showing the project site, the surface water area and/or current flooding areas and proposed improvements. **Label Exhibit K1**.

2. Will acquiring the Project Site protect an adjacent Outstanding Florida Water? (5 points)

YES X NO _____

If **yes**, describe how acquiring the project site will protect the adjacent Outstanding Florida Water.

Acquisition, restoration, and preservation of the project area's shoreline and upland habitats will provide some stormwater runoff attenuation, while assuring no future anthropogenic activities will occur here that would otherwise risk further degradation of the system. The parcels identified are adjacent to Coral Creek which contributes to Gasparilla Sound and the Charlotte Harbor Aquatic Preserve. This grant application demonstrates Charlotte County's efforts to partner with State agencies to acquire, protect, and manage lands that impact surface waters and ground waters.

Provide a map clearly showing the project site and the adjacent Outstanding Florida Water. **Label Exhibit K2**.

3. Will acquiring the Project Site protect adjacent Class I Waters, as identified by the Department of Environmental Protection? (3 points)

YES _____ NO X

If **yes**, describe how acquiring the project site will protect the adjacent Class I Waters.

Provide a map clearly showing the project site and the adjacent Class I Waters. **Label Exhibit K3.**

(g) Historic Resources

1. Does the Project Site contain a site listed in the Florida Master Site File maintained by the Division of Historical Resources? (2 points)
YES _____ **NO** **X** _____
*If yes, provide documentation from the Division of Historical Resources verifying that the project site contains a site listed in the Florida Master Site File. **Label Exhibit L1** N/A*
NO **X** _____
2. Does the Project Site contain a resource that is listed in the Florida Master Site File and has been evaluated by the Division of Historical Resources as meeting the criteria for listing in the National Register of Historic Places? (5 points)
YES _____ **NO** **X** _____
*If yes, provide documentation from the Division of Historical Resources verifying that the project site contains a resource meeting the criteria for listing in the National Register of Historic Places. **Label Exhibit L2.***
3. Will acquiring the Project Site protect a resource that is listed on the National Register of Historic Places by the National Park Service? (7 points)
YES _____ **NO** **X** _____
If yes, describe how acquiring the project site will protect the resource listed on the National Register of Historic Places.

Provide documentation from the Division of Historical Resources verifying that the project site resource is listed on the National Register of Historic Places. **Label Exhibit L3.**

(3) COMMUNITY PLANNING SECTION

(a) Comprehensive Plan Implementation

Cite the objective or policy number (no more than 5 per response) and paraphrase the plan directive, provide a brief discussion of how acquiring the site will further the cited objective or policy. Incomplete responses will not receive points.,

1. Will the project provide acreage or outdoor recreational facilities necessary to maintain or improve adopted levels of service standards established in the comprehensive plan for recreation or open space? (5 points)
YES **X** _____ **NO** _____

Comprehensive Plan Numeric citation and summary of objectives or policies:

REC GOAL 1: PARKS AND OPEN SPACE

Establish an integrated system of parks, regional trails, open space, and recreational resources that provides a diverse, yet balanced, range of user-based and resource-based recreational opportunities to meet county-wide current and future recreation needs.

REC Objective 1.1: Planning, Acquisition, Design and Development

To plan for a park and open space system, acquire sites and facilities, design and develop parks that will ensure that residents and visitors to Charlotte County are afforded opportunities to readily access a variety of parks and open space.

REC Policy number: 1.1.6: Concurrency

The County has developed a park, recreation, and open space system that establishes standards for parks and recreation levels of service, identifies development priorities, and allows for effective decision-making and equitable allocation of services to address needs and shortfalls in the parks system. The County shall meet a Level of Service (LOS) Standard based on the 2015-2050 Charlotte County Parks & Recreation Master Plan of 4 points per acre for neighborhood parks, 3 points per acre for community parks, 3.5 points per acre for regional parks, 16 acres per 1,000 population for environmental lands, and 5 acres per 1,000 population for active park lands.

Summary of how the project furthers the objectives or policies:

Acquisition and development of these two parcels of land furthers the LOS identified in the 2015-2050 Charlotte County Parks and Recreation Master Plan and Local Comprehensive Plan. The additional acreage will add to the acres per population to maintain 16 acres per 1,000 population for environmental lands. Planned amenities will ensure the minimum number of points countywide is maintained for growth.

Provide a copy of the Comprehensive Plan Objective or Policy. **Label Exhibit M1.**

2. Will the project further comprehensive plan directives that promote public Acquisition of natural areas or open space? (5 points)

YES X NO

Comprehensive Plan Objective or policies:

ENV Policy number: 1.4.5: Land Acquisition

The County shall continue to protect the County's surface waters and ground waters through implementation of land acquisition programs that will provide opportunities to protect and manage lands adjacent to surface waters. Charlotte County shall also continue to encourage and partner with State agencies and develop working relationships with private lands trusts to maximize potential for acquiring such lands within Charlotte County.

Summary of how the project furthers the objective or policy:

Acquisition and development of these two parcels of land furthers the LOS identified in the 2015-2050 Charlotte County Parks and Recreation Master Plan and Local Comprehensive Plan. The additional acreage will add to the acres per population to maintain 16 acres per 1,000 population for environmental lands.

Provide a copy of the Comprehensive Plan Objective or Policy. **Label Exhibit M2.**

3. Will the project further comprehensive plan directives to provide new or enhanced public access to existing water bodies or saltwater beaches? (5points)
YES ☒ NO ☐

Comprehensive Plan Objective or policies:

REC GOAL 1: PARKS AND OPEN SPACE

REC Policy number: 1.1.3: Waterfronts and Beaches

The County shall continue to protect the County's surface waters and ground waters through implementation of land acquisition programs that will provide opportunities to protect and manage lands adjacent to surface waters. Charlotte County shall also continue to encourage and partner with State agencies and develop working relationships with private lands trusts to maximize potential for acquiring such lands within Charlotte County.

Summary of how the project furthers the objective or policy:

The addition of the parcels identified in this application provide access to Coral Creek for paddling by adding a public canoe and kayak launch. The Coral Creek access further allows paddlers to easily access the Lemon Bay Aquatic Preserve, Cape Haze Aquatic Preserve, and Charlotte Harbor Aquatic Preserve.

Provide a copy of the Comprehensive Plan Objective or Policy. Label Exhibit M3.:

Comprehensive Plan Objective or policies:

ENV Policy number:2.2.5: Environmental Land Identification for Acquisition

The County shall identify lands suitable for fee or less-than-fee acquisition and shall prioritize acquisition projects based on the following criteria:

- Rarity of natural community types, such as pine flatwoods, hammocks or scrub; rarity of species, including rare and endangered species such as the Florida panther or Red-cockaded woodpecker; uniqueness of the sites special features; and
- **Connectivity and proximity to other protected lands to create green corridors; and**
- Ecological quality; diversity of species; ecological integrity; and
- Important to maintaining water quality in either a natural water course, groundwater recharge area or estuarine environment; and
- Potential for long-term viability and public enjoyment of lands.

4. Will the project further comprehensive plan directives that ensure the preservation of Natural Communities or Listed Animal Species Habitat? (5points)
YES ☒ NO ☐

Comprehensive Plan Objective or policies:

ENV Policy number:2.2.5: Environmental Land Identification for Acquisition

The County shall identify lands suitable for fee or less-than-fee acquisition and shall prioritize acquisition projects based on the following criteria:

- **Rarity of natural community types, such as pine flatwoods, hammocks or scrub; rarity of species, including rare and endangered species such as the Florida panther or Red-cockaded woodpecker; uniqueness of the sites special features; and**
- Connectivity and proximity to other protected lands to create green corridors; and
- **Ecological quality; diversity of species; ecological integrity; and**
- Important to maintaining water quality in either a natural water course, groundwater recharge area or estuarine environment; and
- Potential for long-term viability and public enjoyment of lands.

Summary of how the project furthers the objective or policy:

This acquisition assists to maintain an aquatic preserve that is habitat and home to the Florida Manatee and wading birds by maintaining water quality in an estuarine environment.

Provide a copy of the Comprehensive Plan Objective or Policy. **Label Exhibit M5.**

5. Will the project further comprehensive plan directives that provide for restoring or enhancing degraded natural areas such as restoration of Natural Communities, restoration of natural hydrology or removal of non-native vegetation? (5 points)

YES X NO

Comprehensive Plan Objective or Policy number:

ENV Objective 2.3: Protect Listed Flora and Fauna

To protect wildlife and plant species listed by the USFWS or FFWCC and conserve the habitats upon which they depend in order to maintain balanced, biologically productive ecosystems and natural communities for the use and benefit of future generations.

ENV Policy 2.3.6: Exotic Plant Removal

The County shall continue to enforce the removal of invasive exotic plants. The County shall also prohibit the planting of species listed as noxious weeds by 5B-57.007, Florida Administrative Code, and listed as invasive species on the Florida Exotic Pest Plant Council Invasive Plant Category I Lists. The County shall discourage the planting of species listed as invasive species on the Florida Exotic Pest Plant Council Invasive Plant Category II List.

Describe how the project furthers the objective or policy:

Removal of exotic/invasive species and restoration of uplands with native plants. Mangrove restoration along the riparian zones.

Provide a copy of the Comprehensive Plan Objective or Policy. **Label Exhibit M6.**

6. Will the project further comprehensive plan directives that ensure the protection or enhancement of surface water quality? (5 points)

YES X NO

Comprehensive Plan Numeric citation and summary of objectives or policies:

ENV Policy 1.4.1: Water Quality Standards

The County shall not allow the quality of Charlotte County's groundwater and surface water resources to be degraded below the minimum criteria for water quality provided in Chapter 62 FAC, the Clean Water Act, 33 USC 1251, or by adopted Site Specific Alternative Criteria (62-302.800 FAC), and shall ensure that it is maintained or, as necessary, improved to ensure the availability of this resource for present and future generations.

Summary of how the project furthers the objective or policies:

Discharged water from the property are currently not attaining water quality standards due to excessive nitrogen and fecal indicator bacteria. Restored shoreline and uplands will attenuate these elements.

Provide a copy of the Comprehensive Plan Objective or Policy. **Label Exhibit M7.**

7. Will the project further comprehensive plan directives that ensure the preservation of historical, cultural or archaeological features? (5 points)

Note: The site must contain a feature or have a high probability that a feature is present on the site.

YES _____ **NO** _____ **X** _____

Comprehensive Plan Objective or Policy number:

Describe how the project furthers the objective or policy:

Provide a copy of the Comprehensive Plan Objective or Policy. **Label Exhibit M8. site:**

8. Is the Project Site located in an area that has been identified for redevelopment in the comprehensive plan and has been locally designated as an urban infill, urban redevelopment or downtown revitalization area as defined in Section 163.3164, F.S.? (5 points)

YES _____ **NO** _____ **X** _____

Comprehensive Plan Objective or Policy number:

Describe how the project furthers the objective or policy:

Provide a copy of the Comprehensive Plan Objective or Policy and map showing the project site and boundary of the locally designated as an urban infill, urban redevelopment or downtown revitalization area. **Label Exhibit M9.:**

(b) Hazard Mitigation

1. Is all or portion of the Project Site located in a Coastal High Hazard Area or a 100-year flood plain

Points will be awarded on only one of the following criteria.

- a. Up to 25 percent of the Project Site is located in a 100-year flood plain or a Coastal High Hazard Area. (2 points)

YES _____ **NO** _____ **X** _____

If **yes**, provide a map demonstrating that up to 25 percent of the Project Site (by acreage) is located in the 100-year flood plain or Coastal High Hazard Area. **Label Exhibit N1.**

- b. At least 25 percent but less than 50 percent of the Project Site is located in a 100-year flood plain or a Coastal High Hazard Area. (3 points)

YES _____ NO X

If **yes**, provide a map demonstrating that at least 25 percent but less than 50 percent of the Project Site (by acreage) is located in the 100-year flood plain or Coastal High Hazard Area. **Label Exhibit N1.**

- c. At least 50 percent but less than 75 percent of the Project Site is located in a 100-year flood plain or a Coastal High Hazard Area. (4 points)

YES _____ NO X

If **yes**, provide a map demonstrating that at least 50 percent but less than 75 percent of the Project Site (by acreage) is located in the 100-year flood plain or Coastal High Hazard Area. **Label Exhibit N1.**

- d. Over 75 percent of the Project Site is located in a 100-year flood plain or a Coastal High Hazard Area. (5 points)

YES X NO _____

If **yes**, provide a map demonstrating that over 75 percent of the Project Site (by acreage) is located in the 100-year flood plain or Coastal High Hazard Area. **Label Exhibit N1.**

2. Designated Brownfield Area: Will the Project Site provide recreational opportunities or open space within a state designated brownfield area? (5 points)

YES _____ NO X

If **yes**, provide a map from the Department of Environmental Protection showing the designated brownfield area and locate the Project Site in relationship to the designated area. If the Project Site has known contaminants, discuss how site contamination will be remediated to allow for the provision of open space or Outdoor Recreation activities. **Label Exhibit N2.**

3. Military Base Buffering: Will the Project Site buffer a Major Military Installation while providing land-use compatible recreational and open space opportunity to the public?

Points will be awarded on only one of the following criteria.

- a. The Project Site is adjacent to a Major Military Installation (12 points).

YES _____ NO X

If **yes**, provide a map showing the Project Site in relationship to the Major Military Installation and a letter from the base commander that the proposed conceptual site plan is an acceptable land use to buffer the base. **Label Exhibit N3.**

- b. Is the Project Site located within one mile of a Major Military Installation? (7 points)

YES _____ NO X

If **yes**, provide a map showing the Project Site in relationship to the Major Military Installation and a letter from the base commander that the proposed conceptual site plan is an acceptable land use to buffer the base. **Label Exhibit N3.**

- c. Is the Project Site located within two miles of a Major Military Installation? (2 points)

YES _____ NO X

If **yes**, provide a map showing the Project Site in relationship to the Major Military Installation and a letter from the base commander stating that the Project Site is located within 2 miles of the Major Military Installation and the proposed conceptual site plan is an acceptable land use to buffer the base.

(c) Priority Investment Areas and Special State-Designated Areas

Will the Project Site provide new or enhanced Outdoor Recreation or open space within one or more of the following areas?

1. Low-income Community: Is the Project Site located within a designated Low-income Community? (10 points)

YES _____ NO X

If **yes**, provide a map that locates the Project Site within the boundary of a U.S. Census tract in which the median family income is less than half that of the state median family income. **Label Exhibit O1.**

2. Rural Areas of Opportunity: Is the Project Site located within a designated Rural community? (10 points)

YES _____ NO X

If **yes**, provide documentation from Florida Commerce Office of Rural Initiatives demonstrating the project site is within a designated Rural Area of Opportunity. **Label Exhibit O2.**

3. Urban Redevelopment: Is the Project Site located within a locally designated Community Redevelopment Area, as defined in Section 163.340, F.S., and furthers the adopted redevelopment plan? (5 points)

YES _____ NO X

If **yes**, provide a map that locates the Project Site within the boundary of the designated Community Redevelopment Area. Discuss how the acquisition of the Project Site will further the goals of the adopted community redevelopment plan. **Label Exhibit O3.**

4. Area of Critical State Concern: Is the Project Site located within a current or previously designated Area of Critical State Concern, pursuant to Section 380.05, F.S.? (5 points)

YES _____ NO X

If **yes**, provide a map that locates the Project Site within the boundary of the designated area. **Label Exhibit O4.**

(4) PROJECT EXCELLENCE SECTION

Does the proposed project exhibit strong community-based support, possesses exemplary characteristics, exemplifies regional cooperation between local governments, assists an otherwise disadvantaged community, or voluntarily helps resolve land use conflicts.? (Up to 10 points)

YES _____ NO X X

If **yes**, describe how the project provides for other community needs in a manner that was not adequately evaluated by the criteria established elsewhere in this Application.

--

Provide additional documentation as needed. **Label Exhibit P.**

Exhibit A



Attest:

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

By: _____ Deputy Clerk

January 13, 2026

18500 Murdock Cir
Port Charlotte, FL 33953

Re: 2025-2026 Florida Communities Trust Grant Application

TO WHOM IT MAY CONCERN:

Pursuant to Rule 62-818.004(3), Charlotte County is submitting this transmittal letter in support of a grant application to the Florida Communities Trust for acquisition of properties in Placida Florida:

12575 Placida Rd., Placida, FL 33982
14041 Gasparilla Rd., Placida, FL 33982

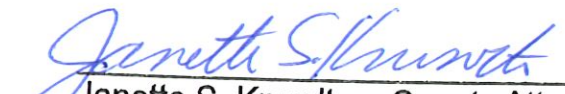
The Board of County Commissioners has approved application for this grant and Charlotte County is fully prepared to fulfill commitments made in the application. Neither condemnation or threat of condemnation has or will be used in the acquisition of these properties.

Charlotte County Board of Commissioners
FEI: 59-6000541095
Grant Contact: Mike Koenig, Resource Manager 941-235-5003

Sincerely,

Joseph M. Tiseo
Chairman

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:


Janette S. Knowlton, County Attorney
1825-1213 JJM



From I-75 South to 12575 Placida Rd.

1. ****Take Exit 191 for River Rd toward North Port/Englewood****:

- Use the right lane to take Exit 191.

2. ****Turn right onto N River Rd****:

- Follow ****N River Rd**** for approximately 12 miles, past SR 45 (US 41)

3. ****At the stop light, turn left onto Winchester Blvd****:

- Continue on ****Winchester Blvd**** for about 4 miles, through CR 776

4. ****At the stoplight, turn left onto Placida Rd****:

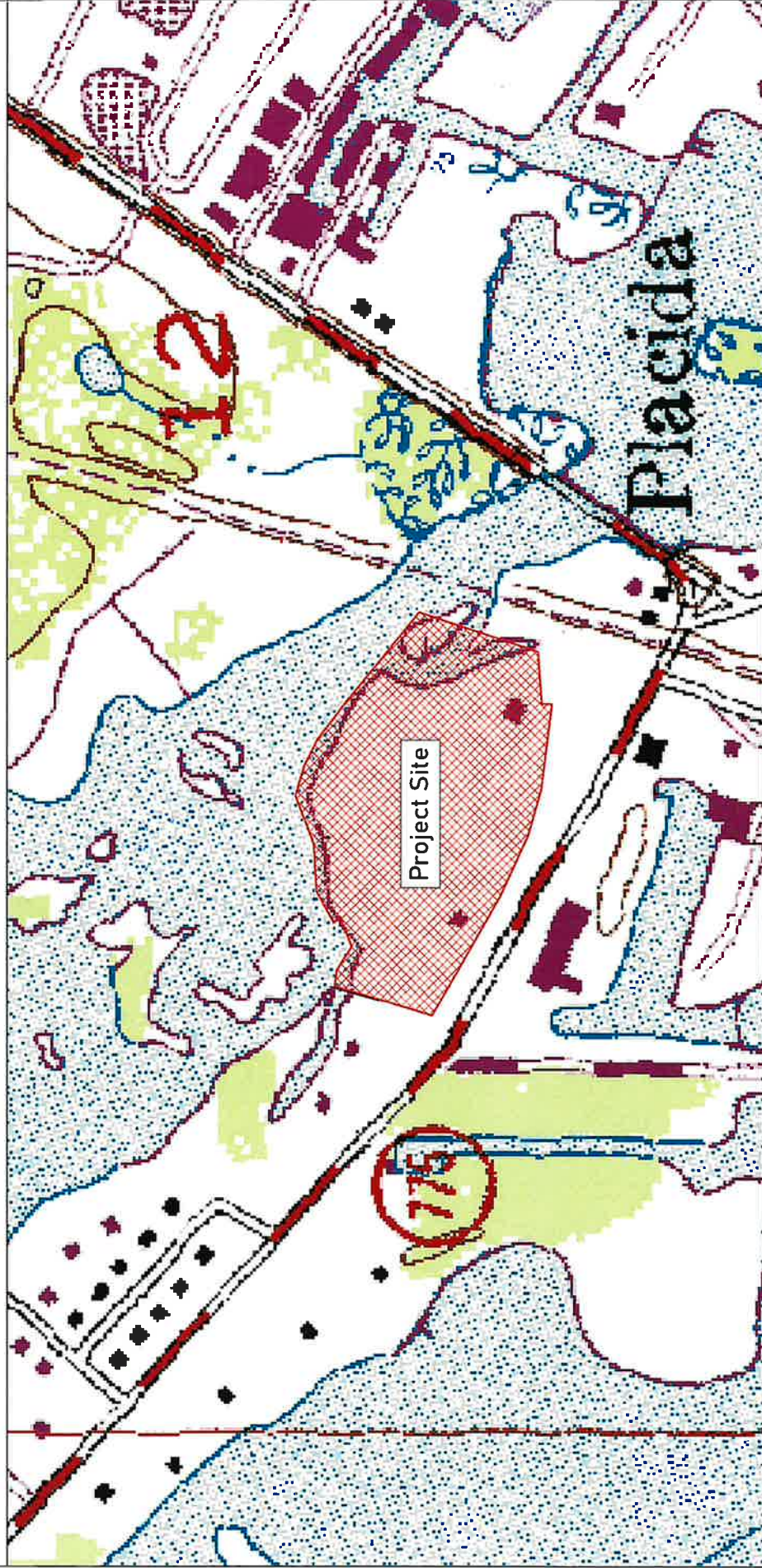
- Proceed on ****Placida Rd**** for approximately 2 miles.

5. ****Arrive at 12575 Placida Rd.****:

- The destination will be on your left.

14041 Gasparilla Rd., Placida, FL 33982 is adjacent to the east, with an entrance approximately 400 feet southeast.

USGS Quad Map



Stateplane Projection
Datum: NAD83
Units: Feet

Source: Community Services
Metadata available upon request



710 355 0 710 Feet

by: Jamie Soudera
Updated: 11/26/2024
© Copyright 2020 Port Charlotte, FL by Charlotte County

Property Appraiser's Tax Map



Owner - Boca Norte LLC
Parcel Size - 10.94 acres
Address - 14041 Casparilla Rd., Placida, FL 33946 - PID #422012376002
Legal - Z72 124220 P4-4 10.94 AC. M/L A PORTION OF SEC 12 DESCAS COMM AT INTXN OF W LN SEC 12 AND NE ROW SR775 TH SE ALG ROW 1769 63 FT FOR POB TH NW 410 FT M/L TO MHWL CORAL CREEK TH MEANDERING NORTH AND E/LY ALG MHWL 1285 FT M/L TO W ROW FORMER SCL R/R ROW TH S ALG ROW 97 FT M/L TO N ROW SR775 TH W ALG ARC 156 76 FT S 22 FT W ALG ARC 586 59 FT NW 8 33 FT TH SW 7 76 FT NW 218 FT M/L TO POB 352/867 401/882 E802/1170 RES1168/1216 E1442/517 1894/1291 1941/1205-11 3233/1340 3303/314 E3348/1998

Owner - Boca Norte LLC
Parcel Size - 1.051 acres
Address - 12575 Placida Rd., Placida, FL 33946
Legal - 12 42 20 P-20 1.2 AC. M/L FROM INTXN OF W LINE OF SEC 12 WITH NE/LY R/W OF SR775 RUN SE 1614 70 FT ALG SAID R/W TO POB TH SE 154 93 FT TH NE 410 FT M/L TO CORAL CREEK TH NW ALG CREEK 180 FT M/L TH SW 290 FT M/L TO POB 386/237 1235/011 1352/1977 1846/306 1941/1205-11 3650/1230 3930/1004

Stateplane Projection
Datum: NAD83
Units: Feet

Source: Community Services
Metadata available upon request



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 warranties, 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.

Aerial Photograph



Stateplane Projection
Datum: NAD83
Units: Feet

Source: Community Services
Metadata available upon request

1,000 500 0 1,000 Feet



by: Jamie Scudera
Updated: 11/26/2024
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FLORIDA
Natural Areas
INVENTORY

1018 Thomasville Road
Suite 200-C
Tallahassee, FL 32303
850-224-8207
850-681-9364 fax
www.fnai.org

Florida Natural Areas Inventory

Biodiversity Matrix Query Results

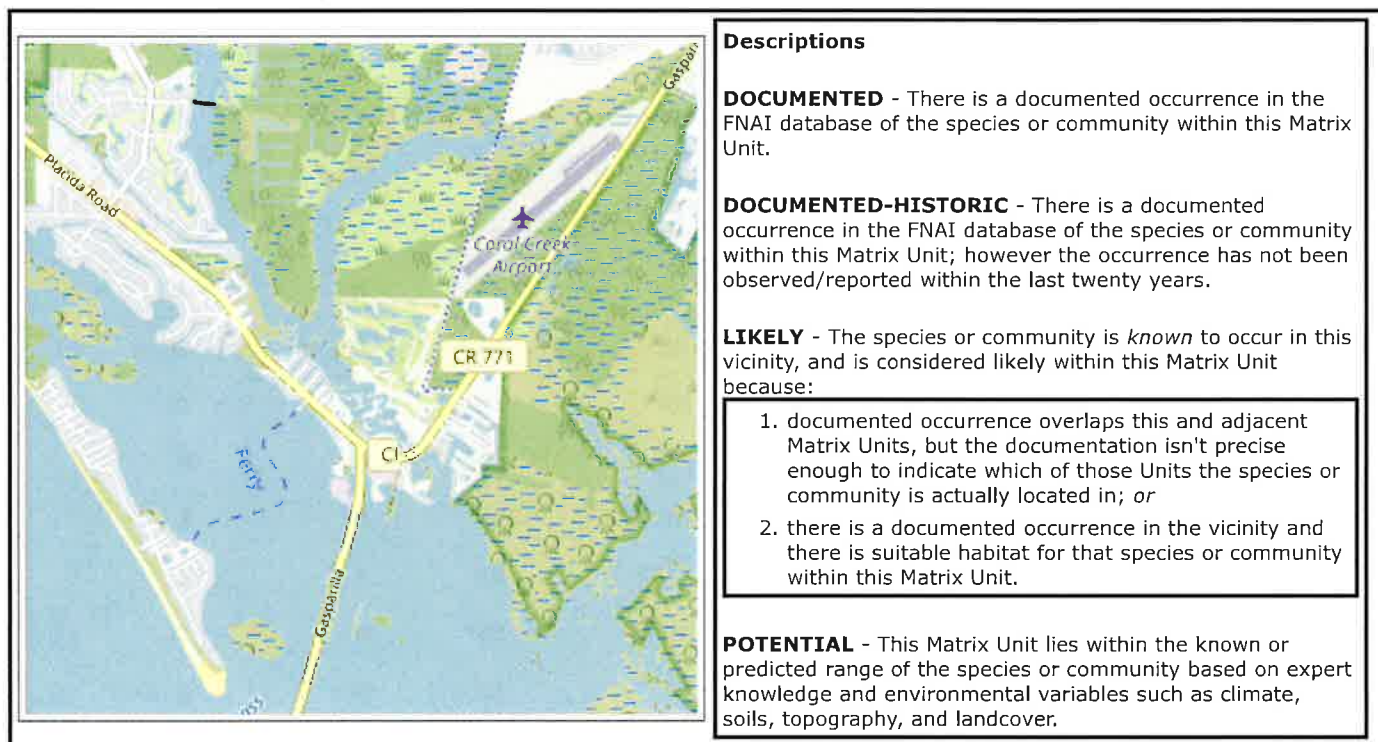
UNOFFICIAL REPORT

Created 12/12/2024

(Contact the FNAI Data Services Coordinator at 850.224.8207 or
kbrinegar@fnai.fsu.edu for information on an official Standard Data Report)

NOTE: The Biodiversity Matrix includes only rare species and natural communities tracked by FNAI.

Report for 1 Matrix Unit: 29077



Matrix Unit ID: 29077

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

2 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Mesic flatwoods	G4	S4	N	N
<u>Mycteria americana</u> Wood Stork	G4	S2	T	FT

Matrix Unit ID: 29077

30 **Potential** Elements for Matrix Unit 29077

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
-----------------------------	-------------	------------	----------------	---------------

<u>Acipenser oxyrinchus desotoi</u> Gulf Sturgeon	G3T2T3	S2?	T	FT
<i>Antigone canadensis pratensis</i> Florida Sandhill Crane	G5T2	S2	N	ST
<u>Aphelocoma coerulescens</u> Florida Scrub-Jay	G2?	S1S2	T	FT
<i>Ardea herodias occidentalis</i> Great White Heron	G5T2	S2	N	N
<i>Bird Rookery</i>	G5	SNRB	N	N
<u>Calopogon multiflorus</u> many-flowered grass-pink	G2G3	S2S3	N	T
<i>Chamaesyce cumulicola</i> sand-dune spurge	G2	S2	N	E
<u>Charadrius melodus</u> Piping Plover	G3	S2	T	FT
<u>Chrysopsis floridana</u> Florida goldenaster	G3	S3	E, PDL	E
<u>Deeringothamnus pulchellus</u> beautiful pawpaw	G1	S1	E	E
<u>Dermochelys coriacea</u> Leatherback Sea Turtle	G2	S2	E	FE
<u>Drymarchon couperi</u> Eastern Indigo Snake	G3	S2?	T	FT
<u>Egretta thula</u> Snowy Egret	G5	S3	N	N
<u>Egretta tricolor</u> Tricolored Heron	G5	S4	N	ST
<u>Eretmochelys imbricata</u> Hawksbill Sea Turtle	G3	S1	E	FE
<u>Gopherus polyphemus</u> Gopher Tortoise	G3	S3	C	ST
<u>Haliaeetus leucocephalus</u> Bald Eagle	G5	S3	N	N
<u>Harrisia aboriginum</u> aboriginal prickly apple	G1	S1	E	E
<i>Helianthus debilis ssp. vestitus</i> hairy beach sunflower	G5T2	S2	N	N
<u>Lechea cernua</u> nodding pinweed	G3	S3	N	T
<u>Lechea divaricata</u> pine pinweed	G2	S2	N	E
<i>Linum carteri var. smallii</i> Small's flax	G2T2	S2	N	E
<i>Lithobates capito</i> Gopher Frog	G2G3	S3	N	N
<i>Mustela frenata peninsulæ</i> Florida Long-tailed Weasel	G5T3?	S3?	N	N
<u>Nemastylis floridana</u> celestial lily	G2	S2	N	E
<u>Nolina atopocarpa</u> Florida beargrass	G3	S3	N	T
<i>Rallus longirostris scottii</i> Florida Clapper Rail	G5T3?	S3?	N	N
<u>Schizachyrium niveum</u> scrub bluestem	G1G2	S1S2	N	E
<i>Setophaga discolor paludicola</i> Florida Prairie Warbler	G5T3	S3	N	N
<i>Trichechus manatus latirostris</i> Florida Manatee	G2G3T2	S2S3	T	N

Disclaimer

The data maintained by the Florida Natural Areas Inventory represent the single most comprehensive source of information available on the locations of rare species and other significant ecological resources statewide. However, the data are not always

based on comprehensive or site-specific field surveys. Therefore, this information should not be regarded as a final statement on the biological resources of the site being considered, nor should it be substituted for on-site surveys. FNAI shall not be held liable for the accuracy and completeness of these data, or opinions or conclusions drawn from these data. FNAI is not inviting reliance on these data. Inventory data are designed for the purposes of conservation planning and scientific research and are not intended for use as the primary criteria for regulatory decisions.

Unofficial Report

These results are considered unofficial. FNAI offers a [Standard Data Request](#) option for those needing certifiable data.

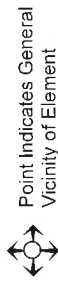


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Tallahassee, FL 32303
(850) 224-8207
www.fnai.org

Florida Natural Areas Inventory

Element Occurrences

- Animals
- Plants
- Communities
- Other
- Data Sensitive



Conservation Lands

- Federal
- State
- Local
- Private

Land Acquisition Projects

- State Aquatic Preserves
- Florida Forever
- Board of Trustees Projects

- FNAI Rare Species
- Habitat
- FNAI Biodiversity Matrix
- Square Mile Units

- County Boundary
- Roads
- Water



Placida Passive Park

Charlotte County

Site boundaries are approximate.



0 0.25 0.5 1 Miles

Map produced by KAB
1/13/2025

NOTE
This map contains environmentally sensitive information. Please do not distribute or publish without prior consent from FNAI. Map should not be interpreted without accompanying documents.



1018 Thomasville Road
Suite 200-C
Tallahassee, FL 32303
(850) 224-8207
www.fnai.org

Florida Natural Areas Inventory

CLIP v4.0 Resource Priorities

Biodiversity Resource Category

- Priority 1 - highest
- Priority 2
- Priority 3
- Priority 4
- Priority 5

Landscape Resource Category

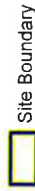
- Priority 1 - highest
- Priority 2
- Priority 3
- Priority 4
- Priority 5

Surface Water Resource Category

- Priority 1 - highest
- Priority 2
- Priority 3
- Priority 4
- Priority 5

Aggregated CLIP Priorities

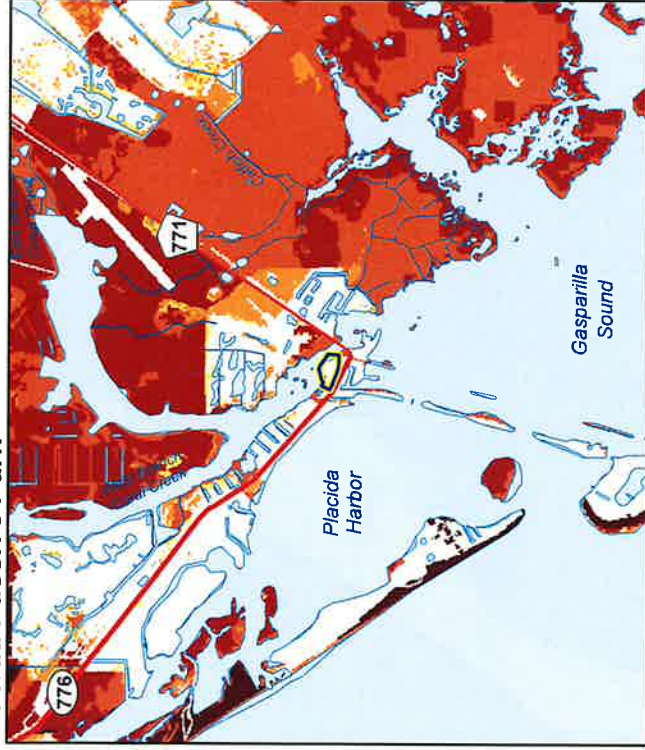
- Priority 1 - highest
- Priority 2
- Priority 3
- Priority 4
- Priority 5



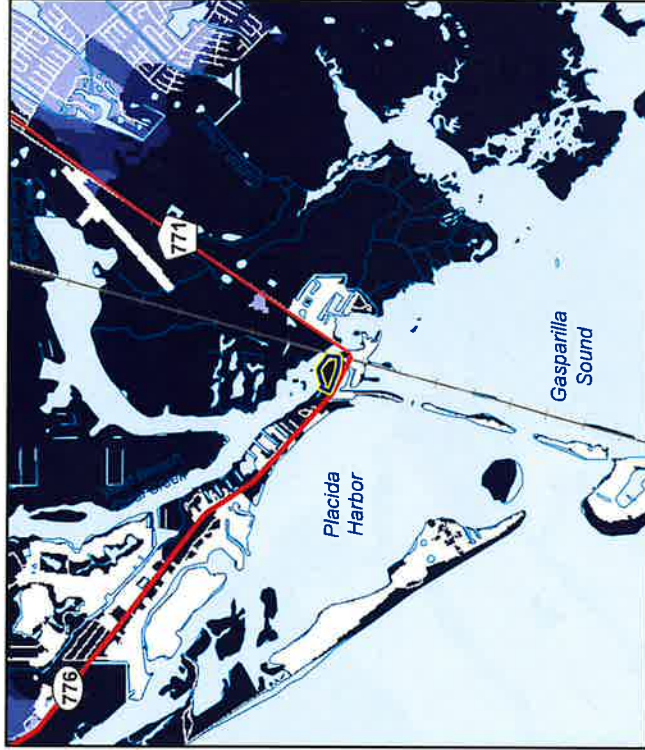
Map should not be interpreted without accompanying documents.

Critical Lands and Waters Identification Project (CLIP) is a cooperative effort between the FSU Florida Natural Areas Inventory, UF Center for Landscape Conservation Planning, and FL Fish & Wildlife Conservation Commission, with additional funding from FL Dept of Environmental Protection and US Fish & Wildlife Service.

Placida Passive Park



CLIP Biodiversity Resource Priorities



CLIP Surface Water Resource Priorities

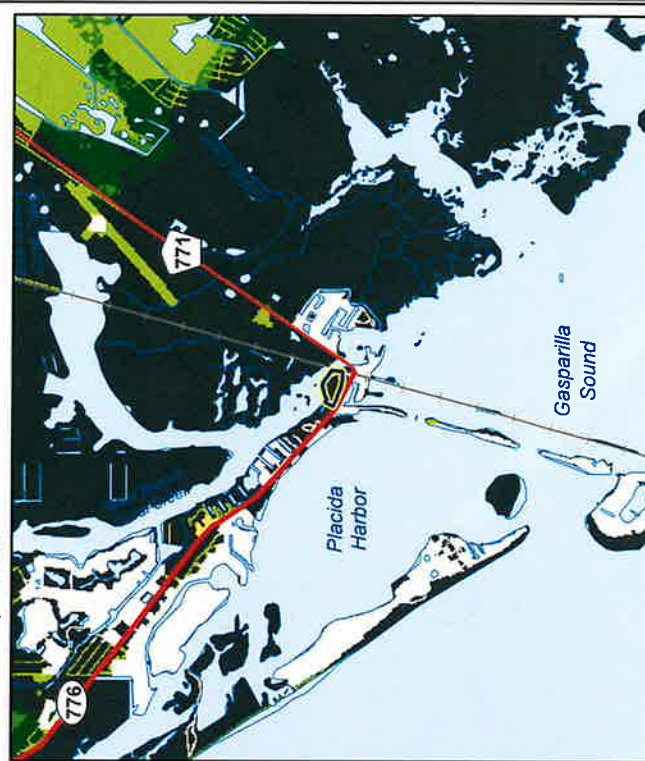


Site boundaries are approximate.

Charlotte County



CLIP Landscape Resource Priorities



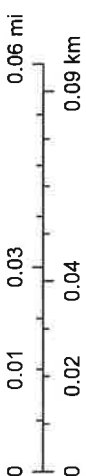
CLIP Aggregated Resource Priorities

Map produced by KAB
1/13/2025

Placida Passive Park Physical Improvements

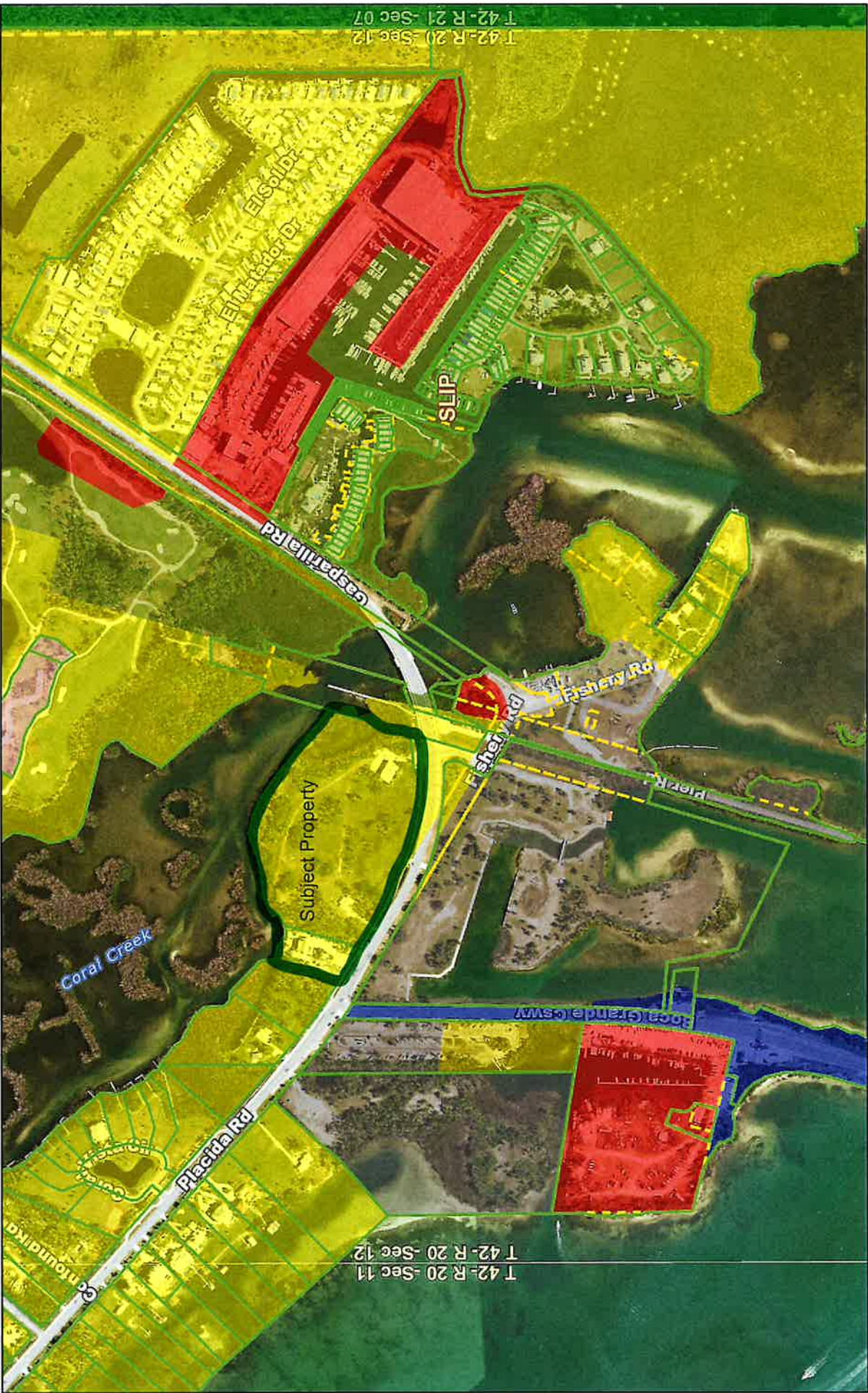


December 5, 2025



1:2,000

Placida Passive Park Land Use Map



December 5, 2025

Future Land Use

Agriculture

Babcock Mixed Use

Burnt Store Limited Development

Burnt Store Village Residential

City

Commercial

Office & Institutional

Enterprise Charlotte Airport Park

Mineral Resource Extraction

1:8,000

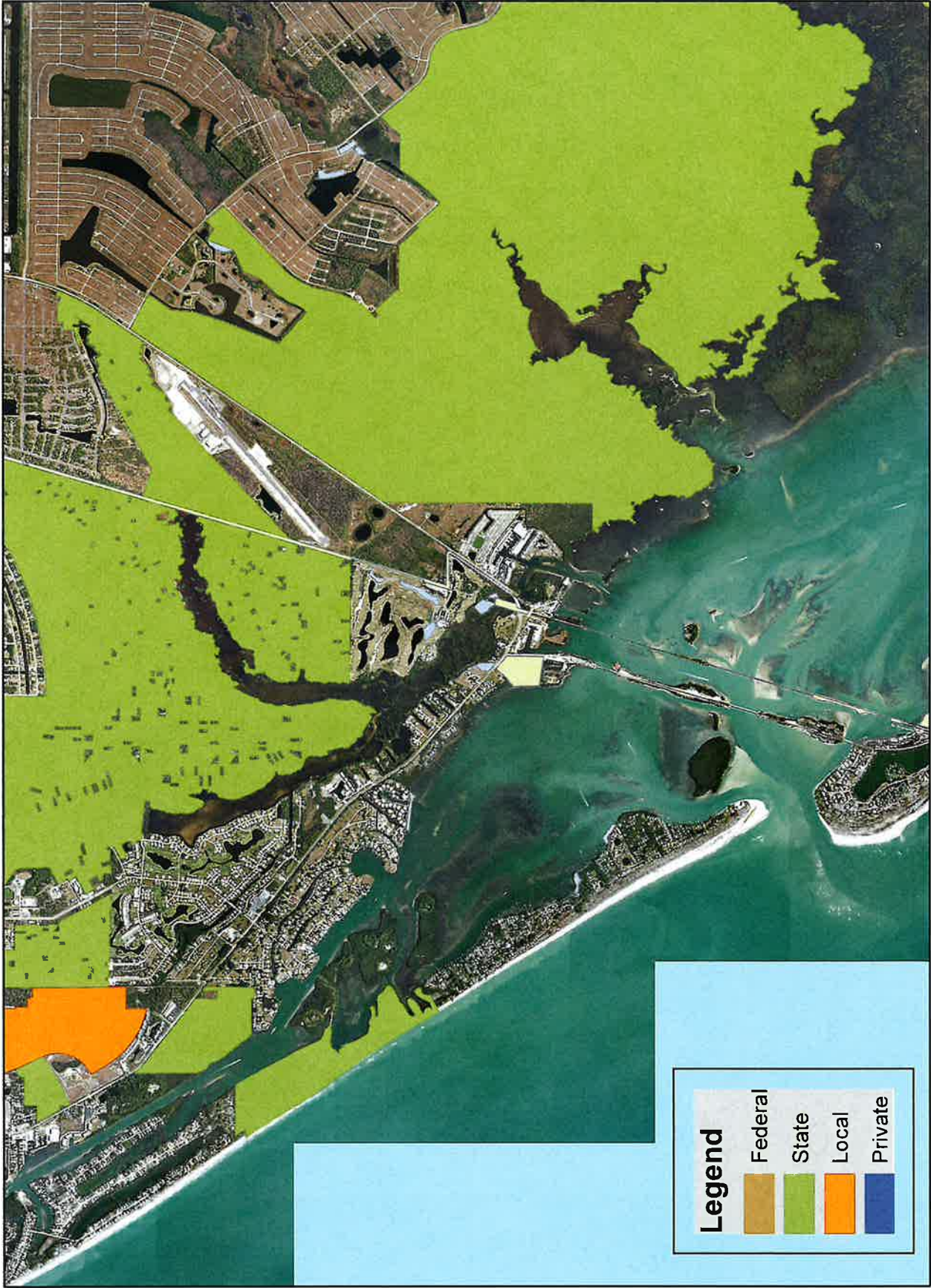
0 0.05 0.1 0.15 0.2 mi

0 0.07 0.15 0.3 km

Charlotte County, Charlotte County GIS

Charlotte County GIS

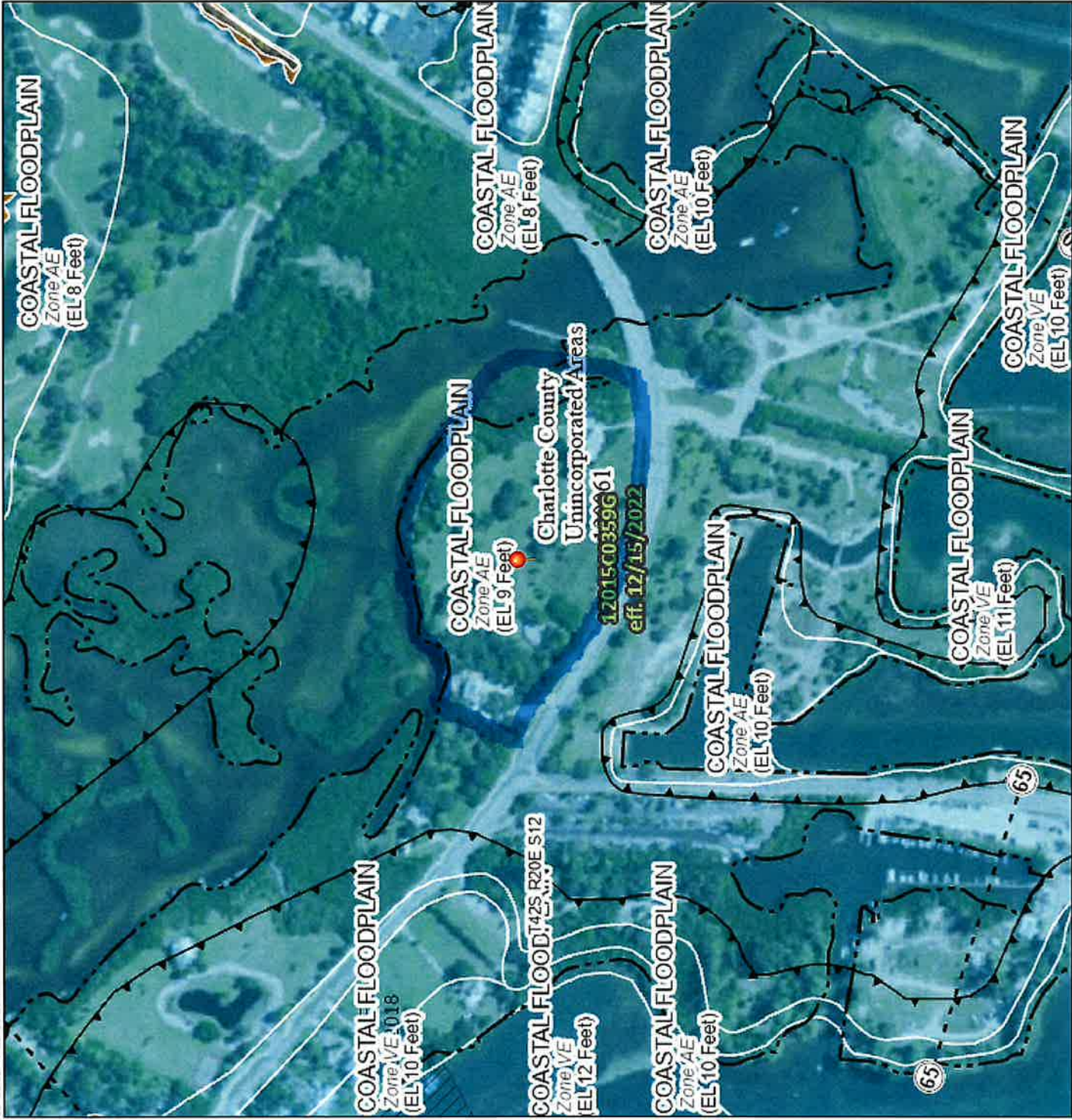
Outdoor Recreation and Conservation Land



National Flood Hazard Layer FIRMette



82°16'19"W 26°50'20"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

Without Base Flood Elevation (BFE)
Zone A, V, A99
With BFE or Depth Zone AE, AO, AH, VE, AR
Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile
Future Conditions 1% Annual Chance Flood Hazard
Area with Reduced Flood Risk due to Levee. See Notes.
Area with Flood Risk due to Levee Zone X

OTHER AREAS

NO SCREEN
Area of Minimal Flood Hazard
Effective LOMRS
Area of Undetermined Flood Hazard

GENERAL STRUCTURES

Channel, Culvert, or Storm Sewer
Levee, Dike, or Floodwall

OTHER FEATURES

Cross Sections with 1% Annual Chance
Water Surface Elevation
Coastal Transect
Base Flood Elevation Line (BFE)
Limit of Study
Jurisdiction Boundary
Coastal Transect Baseline
Profile Baseline
Hydrographic Feature

MAP PANELS

Digital Data Available
No Digital Data Available
Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **12/3/2025 at 4:19 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

12575 Placida Rd.



Mixed-use/Main Building for Demolition



Outhouse/Add'l Restrooms Building - Possible Reuse

12575 Placida Rd.



Carpet to Launch Area



Bunk House/Storage Building for Demolition

12575 Placida Rd.



Existing Dock



Coral Creek

14041 Gasparilla Rd.



Coral Creek Frontage - Proposed Shoreline Stabilization



Coral Creek Frontage - Proposed Shoreline Stabilization

14041 Gasparilla Rd.



Disturbed Upland Area to Replant



Disturbed Upland Area to Replant

14041 Gasparilla Rd.



Warehouse



Residential Structure

14041 Gasparilla Rd.



Gasparilla Rd. Frontage - Sidewalk/Trail



Gasparilla Rd. Driveway

EXHIBIT

D

Willing Owner Statement

TO: Charlotte County Board of County Commissioners

RE: 14041 Gasparilla Road, Placida, Florida and 12575 Gasparilla Road, Placida, Florida

TAX PARCEL #: 422012302002 and 422012376002

I do hereby state that as the property owner(s) of the above-referenced property, I am willing to entertain a purchase offer from Charlotte County.

By: Boca Norte, LLC

735 E. Venice Ave., Suite 205

(Owner Address)



Signature of Property Owner

Venice, FL 34285

(City, State, Zip)

Please return this form to:

**Charlotte County, Florida
Stephen Kipa, Real Estate Services Manager
181500 Murdock Circle, Room B208
Port Charlotte, Florida 33948**

EXHIBIT

E-1



Charlotte County Government

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

www.CharlotteCountyFL.com

MEMORANDUM

Date: December 1, 2025

To: Mike Koenig, CPRE, Resource Manager

From: Shaun Cullinan, Planning and Zoning Official *Shaun Cullinan*

Re: Placida Properties – 12575 and 14041 Placida Rd.

Pursuant to your request related to a grant proposal for properties located at 12575 and 14041 Placida Rd. (PIDs: 422012302002 and 422012376002) I offer the following:

The properties in question have not been the subject of a land use or zoning change that would allow an increase of either allowable density or intensity within the last three (3) years prior to the application deadline of the grant.

Both properties have a Future Land Use Map (FLUM) Designation of Low Density Residential (LDR). The general range of uses for this designation are as follows. 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.

Parcel 422012302002 is zoned Parks and Recreation (PKR), which allows for numerous parks and recreational uses. Those uses can be found at [ARTICLE II. - DISTRICT REGULATIONS | Code of Ordinances | Charlotte County, FL | Municode Library](#)

Parcel 422012376002 is zoned Residential Single-family 3.5 (RSF 3.5). "Park, public or not-for-profit" is a permitted use in this zoning district. All uses can be found at [Sec. 3-9-33. - Residential single-family \(RSF\). | Code of Ordinances | Charlotte County, FL | Municode Library](#)

Should you have further questions do not hesitate to contact us.

Community Development

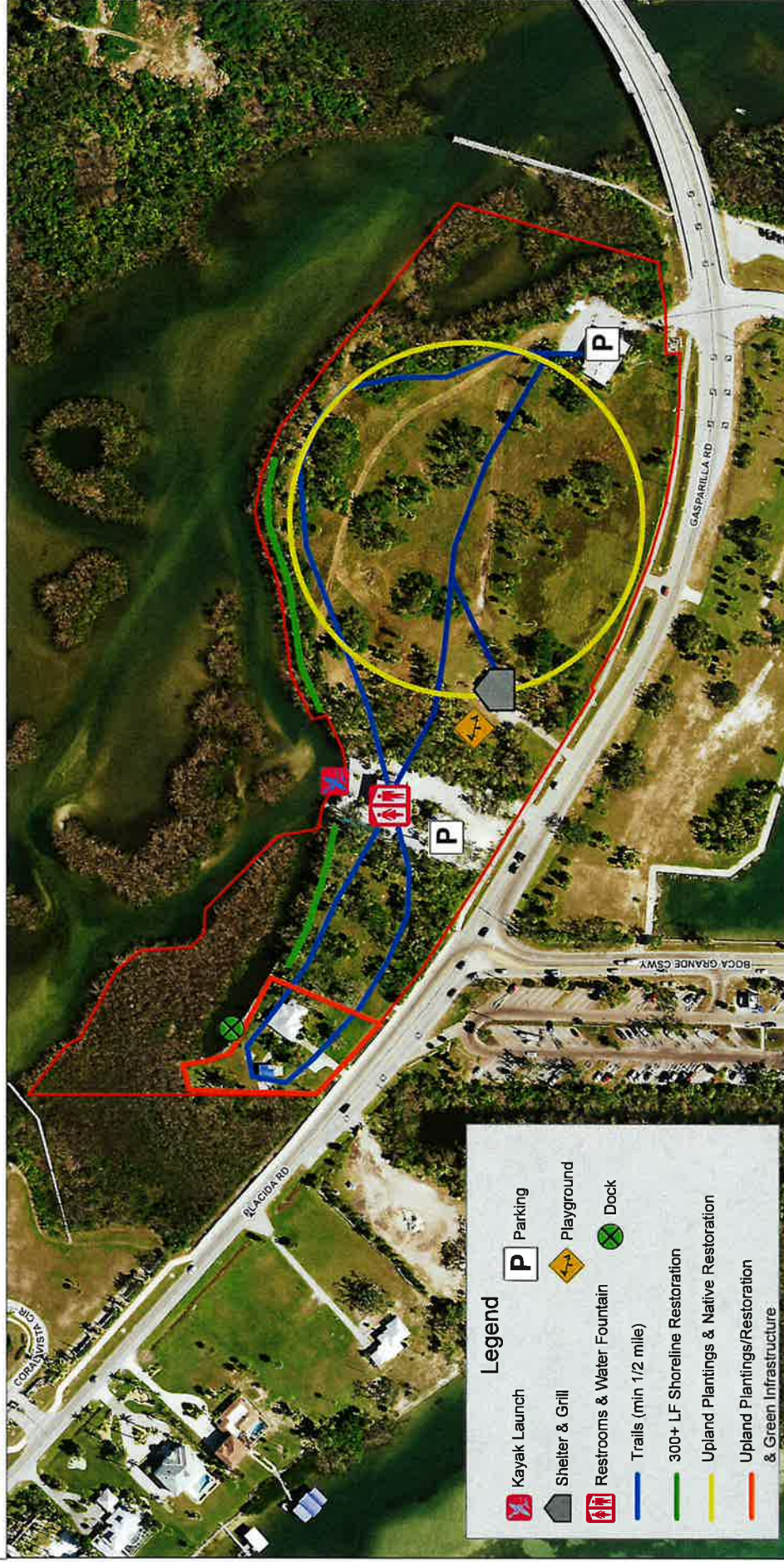
Planning and Zoning

18400 Murdock Circle | Port Charlotte, FL 33948-1068

Phone: 941.743.1964 | Fax: 941.743.1598

Exhibit F-1

Conceptual Site Plan



Legend

- Kayak Launch
- Shelter & Grill
- Restrooms & Water Fountain
- Playground
- Dock
- Trails (min 1/2 mile)
- 300+ LF Shoreline Restoration
- Upland Plantings & Native Restoration
- Upland Plantings/Restoration & Green Infrastructure

Stateplane Projection

Datum: NAD83

Units: Feet

Source: Community Services

Metadata available upon request



425 Feet

0

212.5

425

Exhibit G-1



Land Information
Section

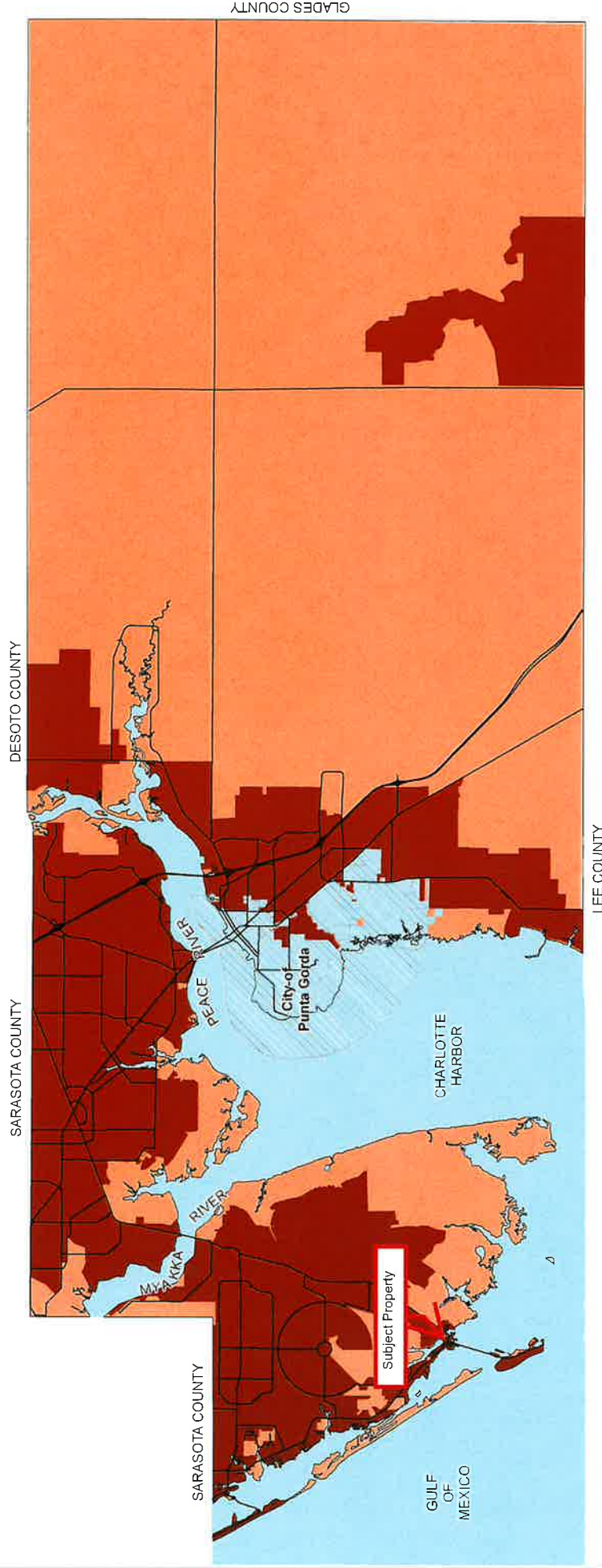
CHARLOTTE COUNTY

Future Land Use Map Series

Map #3: 2030 Service Area Delineation

Charlotte County Government

"To exceed expectations in the delivery of public services."
www.CharlotteCountyFL.com



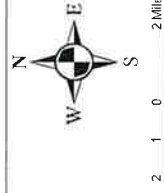
Stateplane Projection
Datum: NAD83
Units: Meters

Source: CCGIS, GROM
Metadata available upon request

LEGEND

 Urban Service Area

 Rural Service Area



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 as to its use. This is not a survey, nor is it to be used for design.
Created: 06.2010 \\SmartCharlotte\\Series_Maps\\USA\\ServiceAreaDelineation2030.mxd

EXHIBIT

G-2



EXHIBIT









H-1

Connectivity Map




Sidewalk Connectivity = H-1
Existing Park/Conservation Lands = H-3
Sun Trail/Cape Haze Pioneer Trail = H-4
State/Local Designated Paddling Trail = H-6


Legend

-  Kayak Launch
-  Shelter & Grill
-  Restrooms & Water Fountain
-  Trails (min 1/2 mile)
-  300+ LF Shoreline Restoration
-  Upland Plantings & Native Restoration
-  Parking
-  Playground

Stateplane Projection
Datum: NAD83
Units: Feet

Source: Community Services
Metadata available upon request

Existing Park Lands - 

Existing Conservation Lands - 



1,000 500 0 1,000 Feet

by: Jamie Scudera
Updated: 01/08/2025
© Copyright 2020 Port Charlotte, FL by Charlotte County

14041 Gasparilla Rd.



Gasparilla Road Looking Westerly to Don Pedro State Park - Land Base

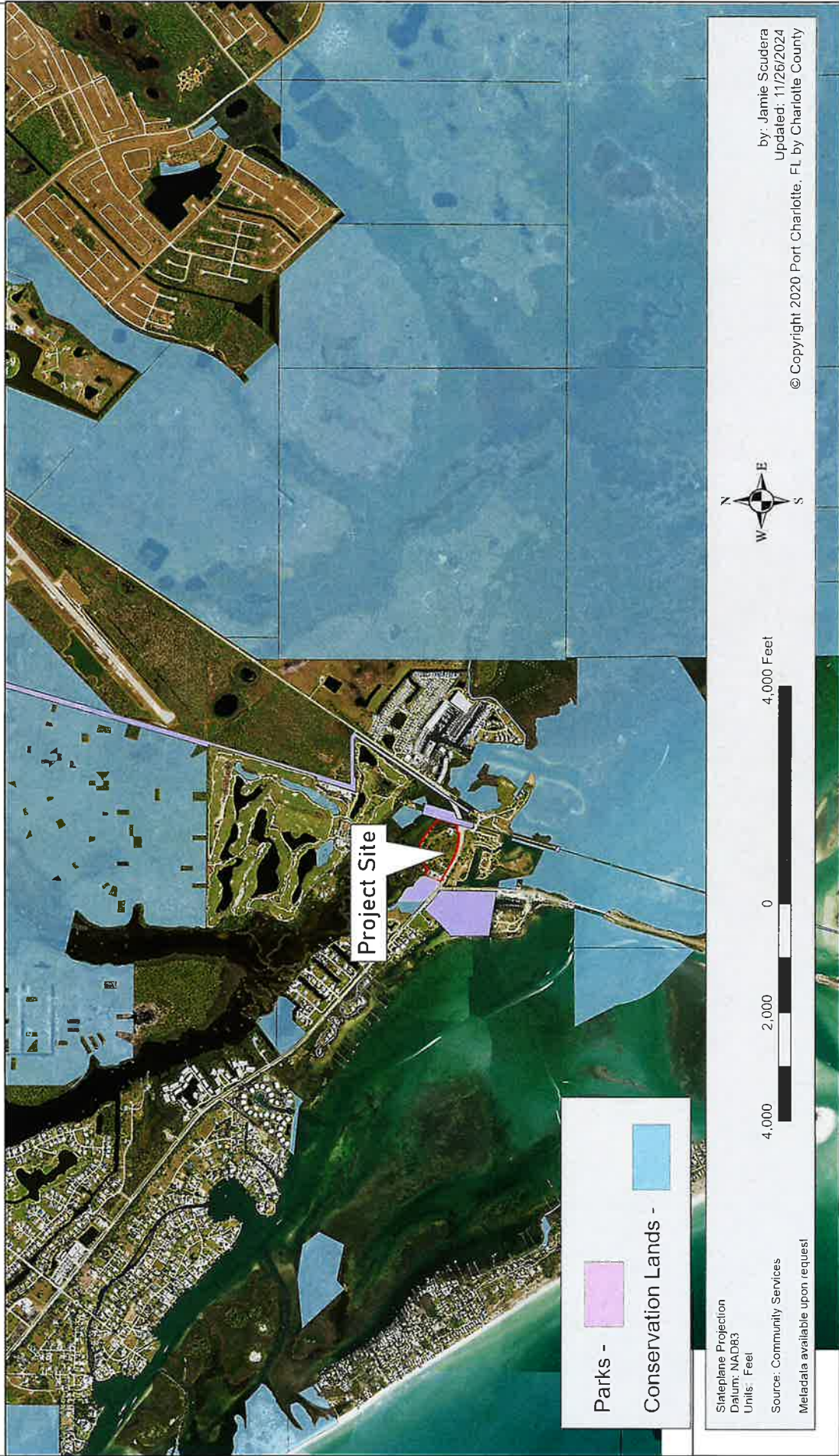


Gasparilla Road Looking Easterly to Cape Haze Pioneer Trail and Gasparilla Marina

EXHIBIT

H-3

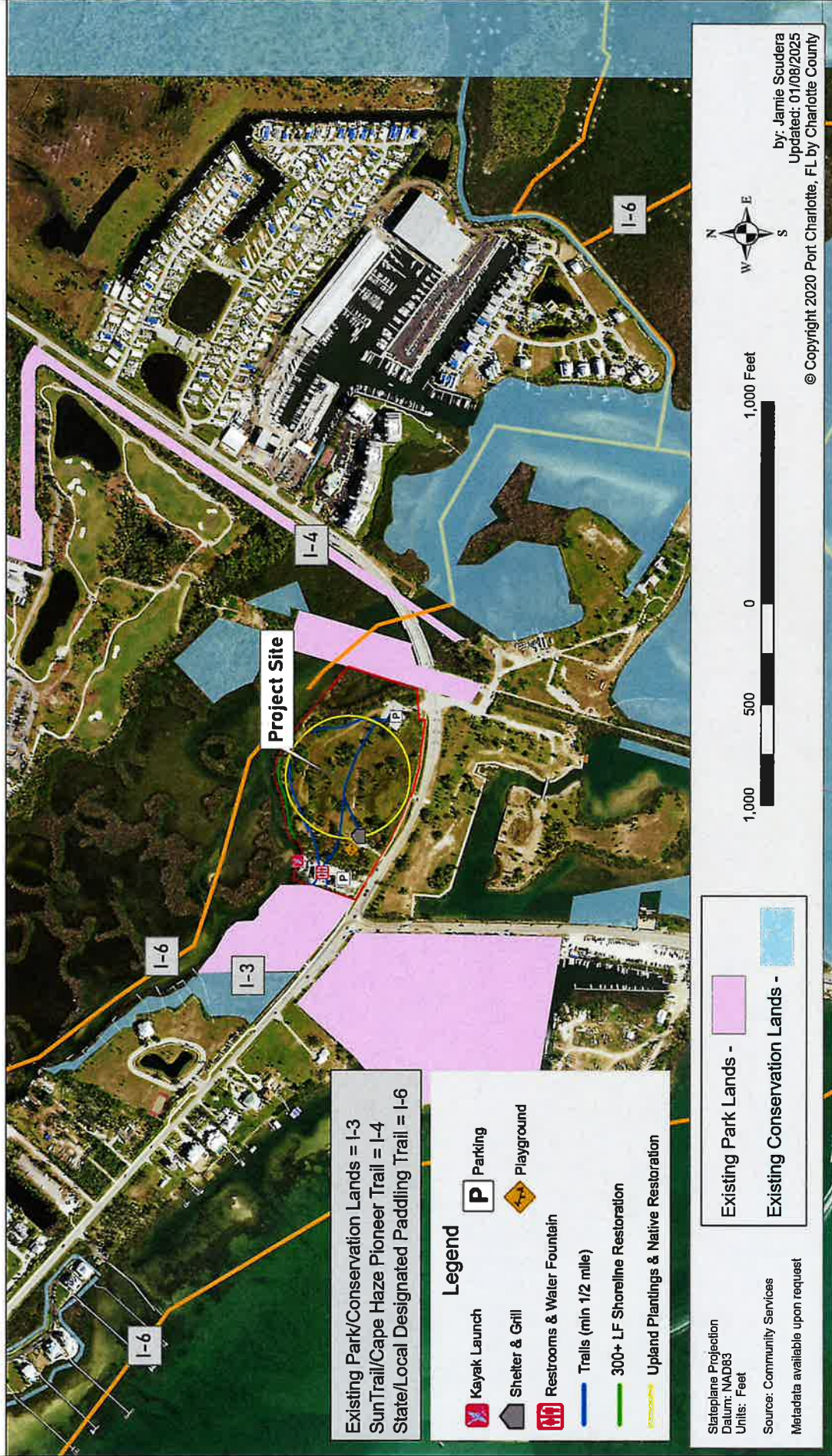
Exhibit H3 - Conservation & Outdoor Recreation Lands



EXHIBIT

H-4

Exhibit H4 - Recreational Trails



EXHIBIT

H-6



FLORIDA DEPARTMENT OF Environmental Protection

Marjory Stoneman Douglas Building
3900 Commonwealth Boulevard
Tallahassee, FL 32399

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Alexis A. Lambert
Secretary

December 17, 2024

To whom it may concern,

This letter is regarding the purchase of properties at 12575 Placida Road and 14041 Gasparilla Road in Placida, Florida. We understand that Charlotte County is applying for FCT grant funds to help acquire these properties that are adjacent to both the SunTrail and the Florida Circumnavigational Trail. These trail connections will enhance outdoor recreation opportunities and create additional access to the paddling trail network.

This type of project would support the 2024-2028 Florida Greenways and Trails System (FGTS) Plan and the Office of Greenways & Trails (OGT) mandate to collaborate with partners to create a statewide system of greenways and trails (F.S. 260).

These connections help fulfill the FGTS vision for a statewide system of trails and greenways and connected parks. Additionally, the Florida Circumnavigation Saltwater Paddling Trail is a designated trail within the Florida Greenways & Trails System.

If you have any questions regarding this letter, please contact John Groves via email, john.groves@floridadep.gov.

Sincerely,

A handwritten signature in black ink that reads "John Groves". The signature is written in a cursive, flowing style.

John Groves
Florida Department of Environmental Protection
Office of Greenways and Trails
South Region Coordinator/SCORP Coordinator
John.Groves@FloridaDEP.gov
Office: 850-245-2925

Emergency Contact Info:

911

Charlotte County Sheriff: (941) 639-2101

Lee County Sheriff: (239) 477-1000

FWC 24-hour wildlife emergency/BUI hotline:

1-888-404-3922

The Inlet Motel

(26.7579, -82.2626)

Accessible by kayak on Intracoastal Waterway side. Restaurants and shops nearby.

Public Beach on Gulf Side

(26.7424, -82.2637)

Cayo Costa Campground

(26.6866, -82.2589)

Advanced reservations recommended: (800) 326-3521.
Shuttle available to campground.

Hogan Key Campsite

(26.7741, -82.2536)

Free and first-come, first-serve.
Maximum 8 people (4 small tents).
Pack out what you pack in.

Boca Grande Pass (Bayside)

(26.7186, -82.2587)



Florida Circumnavigational Saltwater Paddling Trail

Segment 11: Charlotte Harbor (Map 2 of 2)

Begin: Wanna B Inn

End: Cayo Costa State Park

Distance: 18.5 miles

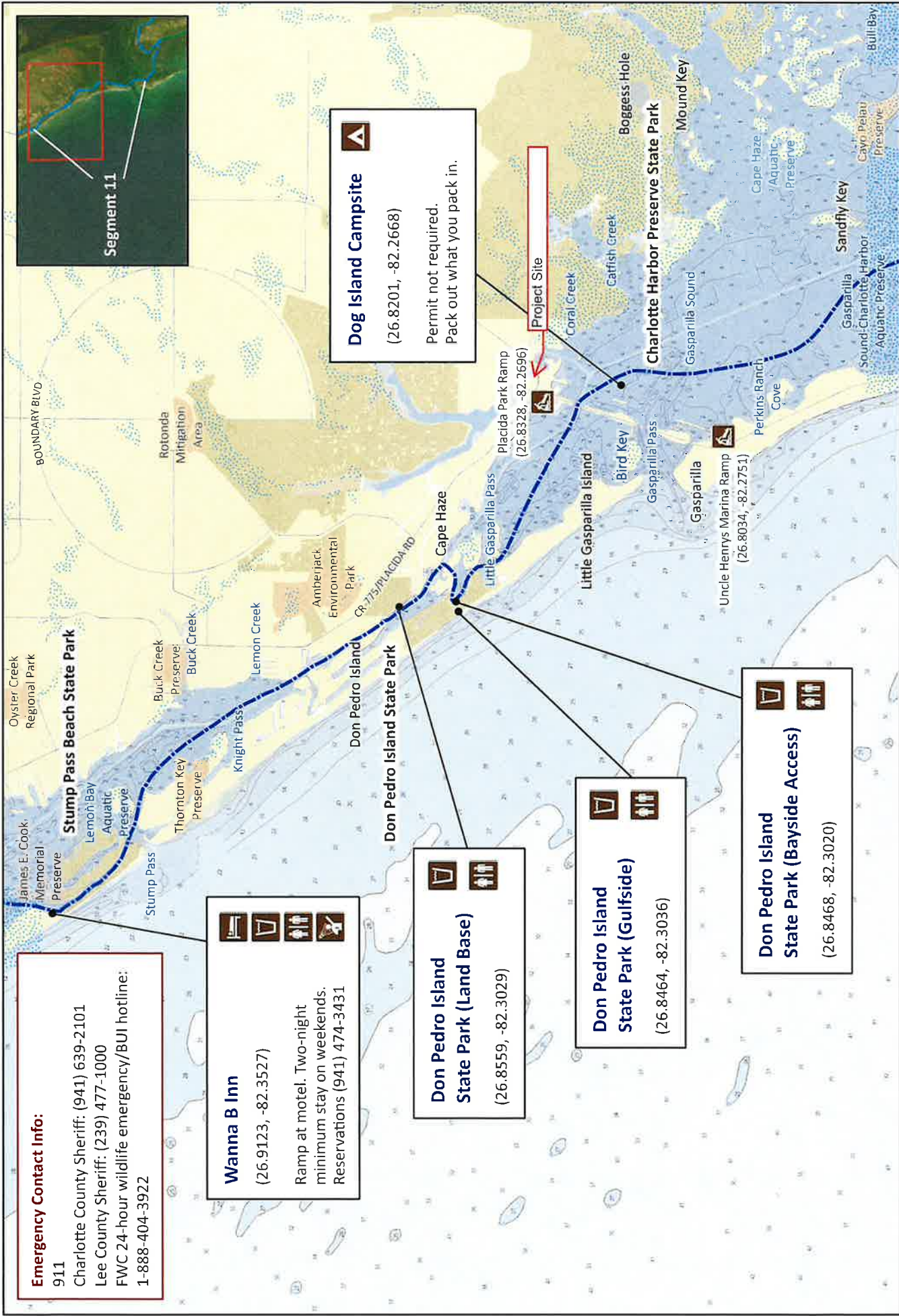
Duration: 2 days

0 0.75 1.5 3 Miles

Disclaimer: This guide is intended as an aid to navigation only. A Global Positioning System (GPS) unit is required and persons are encouraged to supplement these maps with NOAA charts or other maps.
Updated: 12/2022



Segment 11



Florida Circumnavigational Saltwater Paddling Trail

Segment 11: Charlotte Harbor (Map 1 of 2)

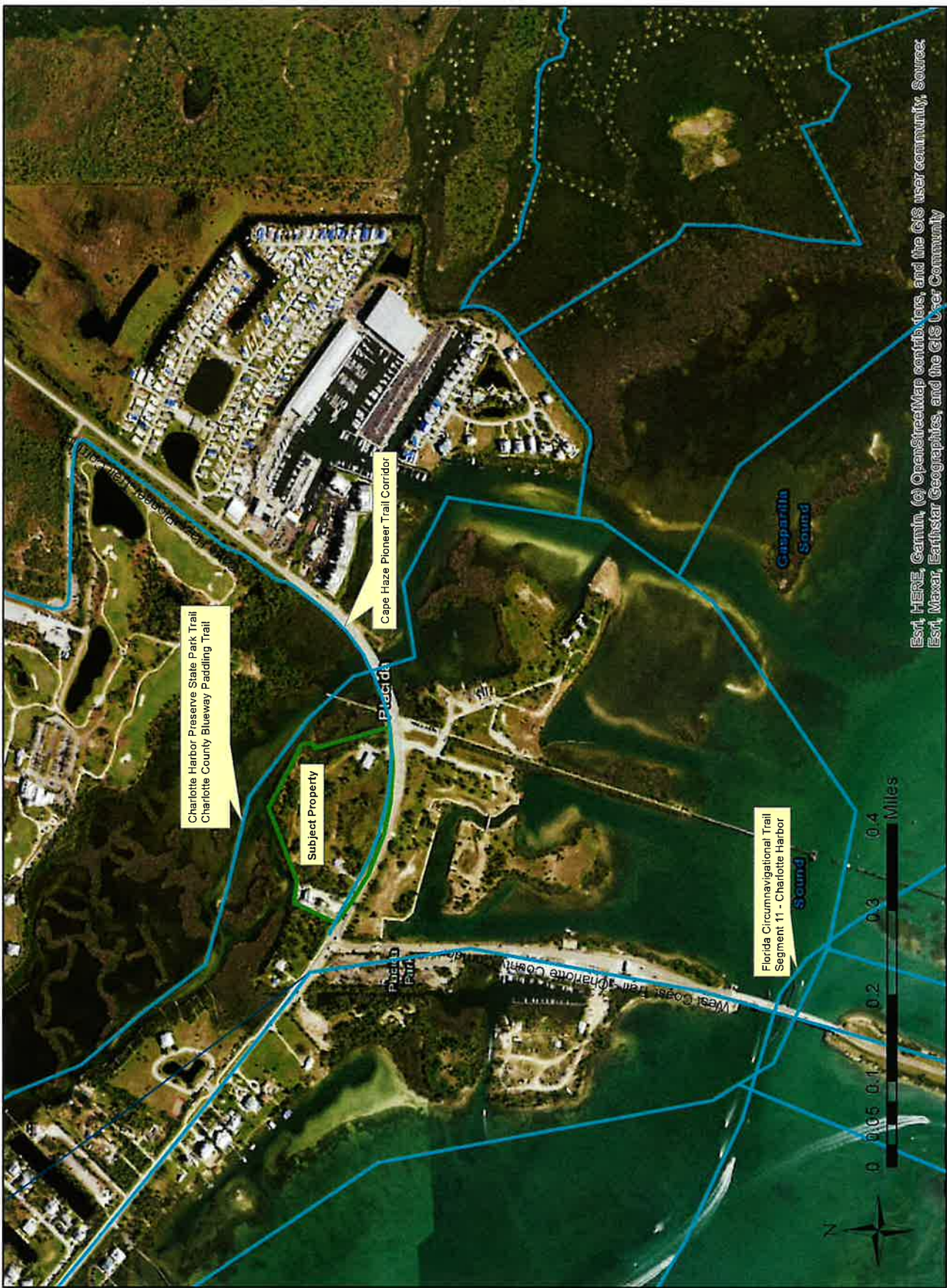
Begin: Wanna B Inn

End: Cayo Costa State Park

Distance: 18.5 miles

Duration: 2 days

State Designated Paddling Trail



EXHIBIT

J-2



1015 Thomasville Road
Suite 200-C
Tallahassee, FL 32303
850-224-8207
850-681-9364 fax
www.fnai.org

FLORIDA
Natural Areas
INVENTORY

Florida Natural Areas Inventory

Biodiversity Matrix Query Results

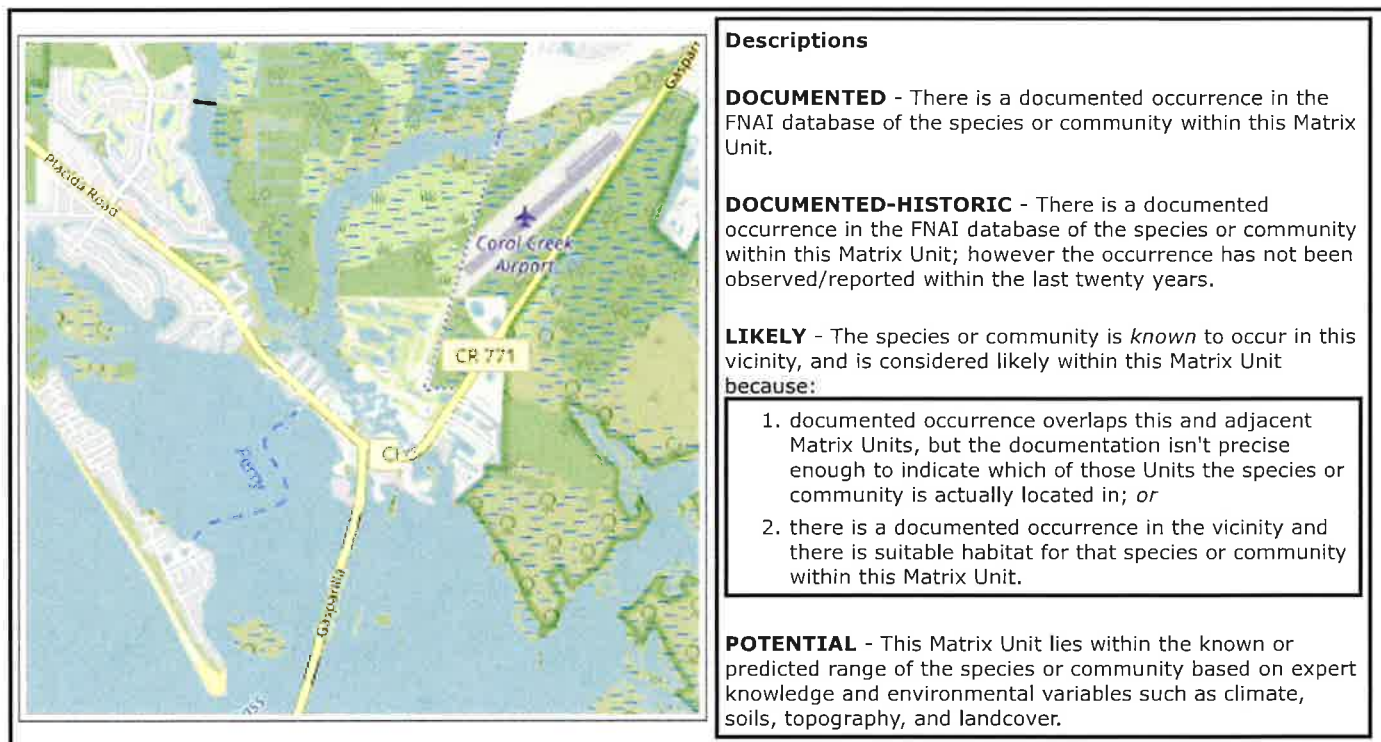
UNOFFICIAL REPORT

Created 12/12/2024

(Contact the FNAI Data Services Coordinator at 850.224.8207 or
kbrinegar@fnai.fsu.edu for information on an official Standard Data Report)

NOTE: The Biodiversity Matrix includes only rare species and natural communities tracked by FNAI.

Report for 1 Matrix Unit: 29077



Matrix Unit ID: 29077

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

2 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Mesic flatwoods	G4	S4	N	N
<u>Mycteria americana</u> Wood Stork	G4	S2	T	FT

Matrix Unit ID: 29077

30 **Potential** Elements for Matrix Unit 29077

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
-----------------------------	-------------	------------	----------------	---------------

<u>Acipenser oxyrinchus desotoi</u> Gulf Sturgeon	G3T2T3	S2?	T	FT
<u>Antigone canadensis pratensis</u> Florida Sandhill Crane	G5T2	S2	N	ST
<u>Aphelocoma coerulescens</u> Florida Scrub-Jay	G2?	S1S2	T	FT
<u>Ardea herodias occidentalis</u> Great White Heron	G5T2	S2	N	N
<u>Bird Rookery</u>	G5	SNRB	N	N
<u>Calopogon multiflorus</u> many-flowered grass-pink	G2G3	S2S3	N	T
<u>Chamaesyce cumulicola</u> sand-dune spurge	G2	S2	N	E
<u>Charadrius melodus</u> Piping Plover	G3	S2	T	FT
<u>Chrysopsis floridana</u> Florida goldenaster	G3	S3	E, PDL	E
<u>Deeringothamnus pulchellus</u> beautiful pawpaw	G1	S1	E	E
<u>Dermochelys coriacea</u> Leatherback Sea Turtle	G2	S2	E	FE
<u>Drymarchon couperi</u> Eastern Indigo Snake	G3	S2?	T	FT
<u>Egretta thula</u> Snowy Egret	G5	S3	N	N
<u>Egretta tricolor</u> Tricolored Heron	G5	S4	N	ST
<u>Eretmochelys imbricata</u> Hawksbill Sea Turtle	G3	S1	E	FE
<u>Gopherus polyphemus</u> Gopher Tortoise	G3	S3	C	ST
<u>Haliaeetus leucocephalus</u> Bald Eagle	G5	S3	N	N
<u>Harrisia aboriginum</u> aboriginal prickly apple	G1	S1	E	E
<u>Helianthus debilis ssp. vestitus</u> hairy beach sunflower	G5T2	S2	N	N
<u>Lechea cernua</u> nodding pinweed	G3	S3	N	T
<u>Lechea divaricata</u> pine pinweed	G2	S2	N	E
<u>Linum carteri var. smallii</u> Small's flax	G2T2	S2	N	E
<u>Lithobates capito</u> Gopher Frog	G2G3	S3	N	N
<u>Mustela frenata peninsulae</u> Florida Long-tailed Weasel	G5T3?	S3?	N	N
<u>Nemastylis floridana</u> celestial lily	G2	S2	N	E
<u>Nolina atopocarpa</u> Florida beargrass	G3	S3	N	T
<u>Rallus longirostris scottii</u> Florida Clapper Rail	G5T3?	S3?	N	N
<u>Schizachyrium niveum</u> scrub bluestem	G1G2	S1S2	N	E
<u>Setophaga discolor paludicola</u> Florida Prairie Warbler	G5T3	S3	N	N
<u>Trichechus manatus latirostris</u> Florida Manatee	G2G3T2	S2S3	T	N

Disclaimer

The data maintained by the Florida Natural Areas Inventory represent the single most comprehensive source of information available on the locations of rare species and other significant ecological resources statewide. However, the data are not always

based on comprehensive or site-specific field surveys. Therefore, this information should not be regarded as a final statement on the biological resources of the site being considered, nor should it be substituted for on-site surveys. FNAI shall not be held liable for the accuracy and completeness of these data, or opinions or conclusions drawn from these data. FNAI is not inviting reliance on these data. Inventory data are designed for the purposes of conservation planning and scientific research and are not intended for use as the primary criteria for regulatory decisions.

Unofficial Report

These results are considered unofficial. FNAI offers a [Standard Data Request](#) option for those needing certifiable data.

EXHIBIT

J-3

Exhibit J-3

Riparian Zone

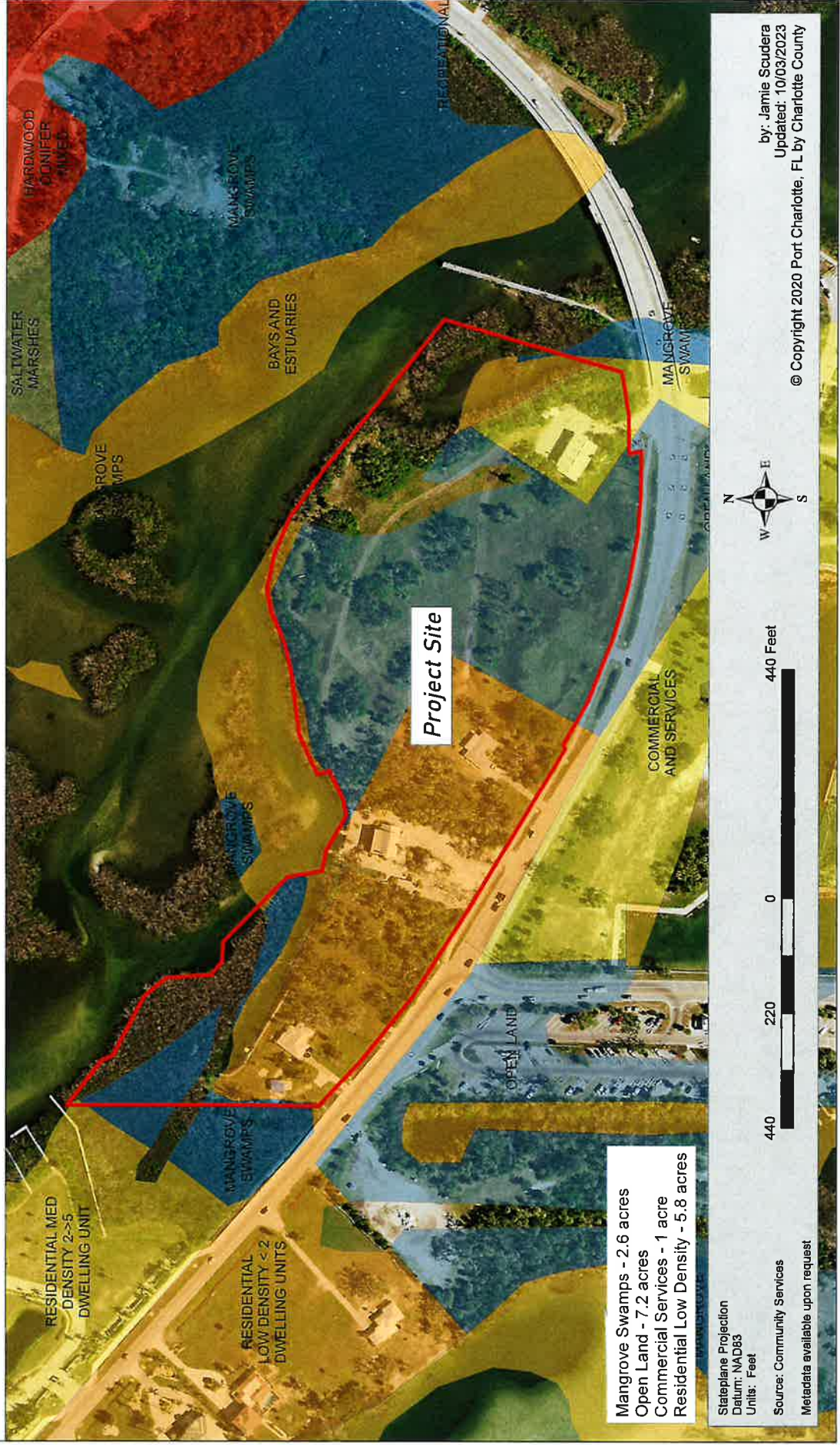
Approximately two acres of riparian zone along Coral Creek provide potential habitat for the following species:

- Gulf Sturgeon
- Florida Sandhill Crane
- Great White Heron
- Snowy Egret
- Tricolored Heron
- Florida Manatee

Approximately eight acres of uplands may provide habitat for the following species:

- Many Flowered Grass-Pink
- Piping Plover
- Gopher Tortoise
- Bald Eagle

Exhibit F - FLUCCS Map



Mangrove Swamps - 2.6 acres
Open Land - 7.2 acres
Commercial Services - 1 acre
Residential Low Density - 5.8 acres

EXHIBIT

J-4



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

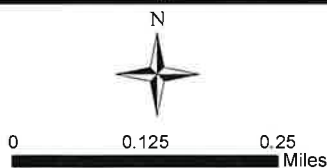


Prioritized SHCA's

- Priority 1 (Highest)
- Priority 2
- Priority 3
- Priority 4
- Priority 5

The prioritized SHCA map identifies 5 classes of SHCA based upon Heritage ranking criteria developed by The Nature Conservancy, the Natural Heritage Program Network, and the Florida Natural Areas Inventory. There are 2 possible ranks used to prioritize a species' SHCA: 1) the global rank based on a species worldwide status, and 2) the state rank-based upon the species status in Florida. The state and global ranks are based upon many factors such as known occurrence locations, estimated abundance, range, amount of habitat currently protected, perceived levels of threats towards the species, and ecological approximate site boundary and 10-mile buffer fragility.

Strategic Habitat Conservation Area



The boundaries depicted on this map document are approximate. This map document is intended for use only at the published scale. These data are intended for informational use only and should not be considered authoritative for navigation, engineering, legal, or other site-specific purpose. FWC does not assume any legal liability or responsibility arising from the use of this product in a manner not intended by the author.



From: Koenig, Mike
Sent: Thursday, January 2, 2025 4:10 PM
To: laura.digruttolo@myfwc.com
Subject: RE: Ask FWC Article Updated:: W212803-122324

Thank you –

The only question I do have is regarding a letter from FFWC regarding the critical habitat for the grant application. Is that something that is available, or would the attached map be that letter?

Mike Koenig, CPRE
Resource Manager
Charlotte County Community Services - Administration
941-625-7529
941-204-2759 cell
CharlotteCountyFL.gov
Delivering Exceptional Service

From: Florida Fish and Wildlife Conservation Commission <fwc@govqa.us>
Sent: Thursday, January 2, 2025 1:23 PM
To: Koenig, Mike <Mike.Koenig@charlottecountyfl.gov>
Cc: laura.digruttolo@myfwc.com
Subject: Ask FWC Article Updated:: W212803-122324

Attachments:

[Placida_PrioSHCA.pdf](#)

--- Please respond above this line ---

Mr. Koenig:

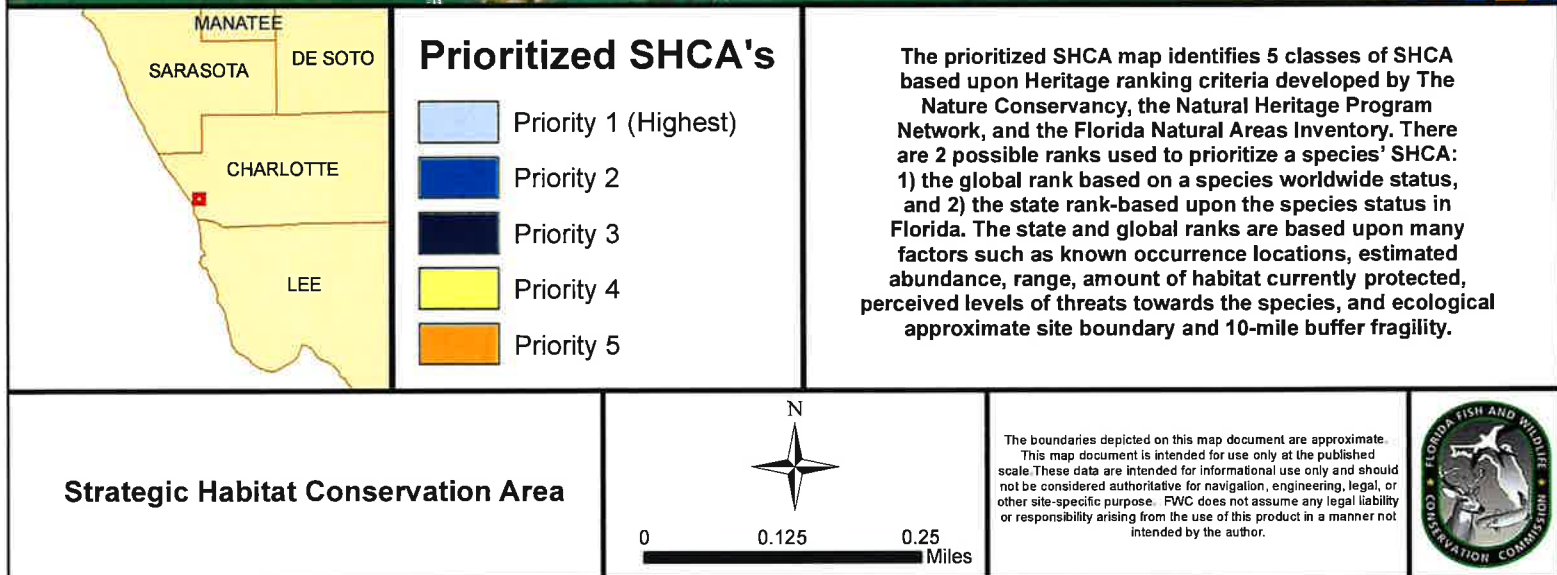
FWC staff conducted a geographic information system analysis of the subject parcel together with a one-half mile buffer. The location of prioritized Strategic Habitat Conservation Areas in relation to the parcel are illustrated in the attached map.

If we can answer any questions regarding this information or if we can be of further assistance, please feel free to contact me.

Laura DiGruttolo
Land Use Planning Program Supervisor
Office of Conservation Planning Services
Florida Fish and Wildlife Conservation Commission



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



EXHIBIT

K-1

Figure 13. Nutrient Concentration Trends at Charlotte County Monitoring Locations, June 2022-June 2025

For each location, three dots are displayed corresponding to the 10th, 50th, and 90th percentile of data collected at that site; larger dots indicate higher concentrations. Sites at which the three dots are very different in size from one another indicate potentially flashy conditions, meaning stormwater or intermittent point-source discharges might be contributing to the nutrient concentrations. For Chlorophyll-a, high concentrations indicate a greater chance of algal blooms in the area, and thus a more persistent source of excessive nutrients may be present.

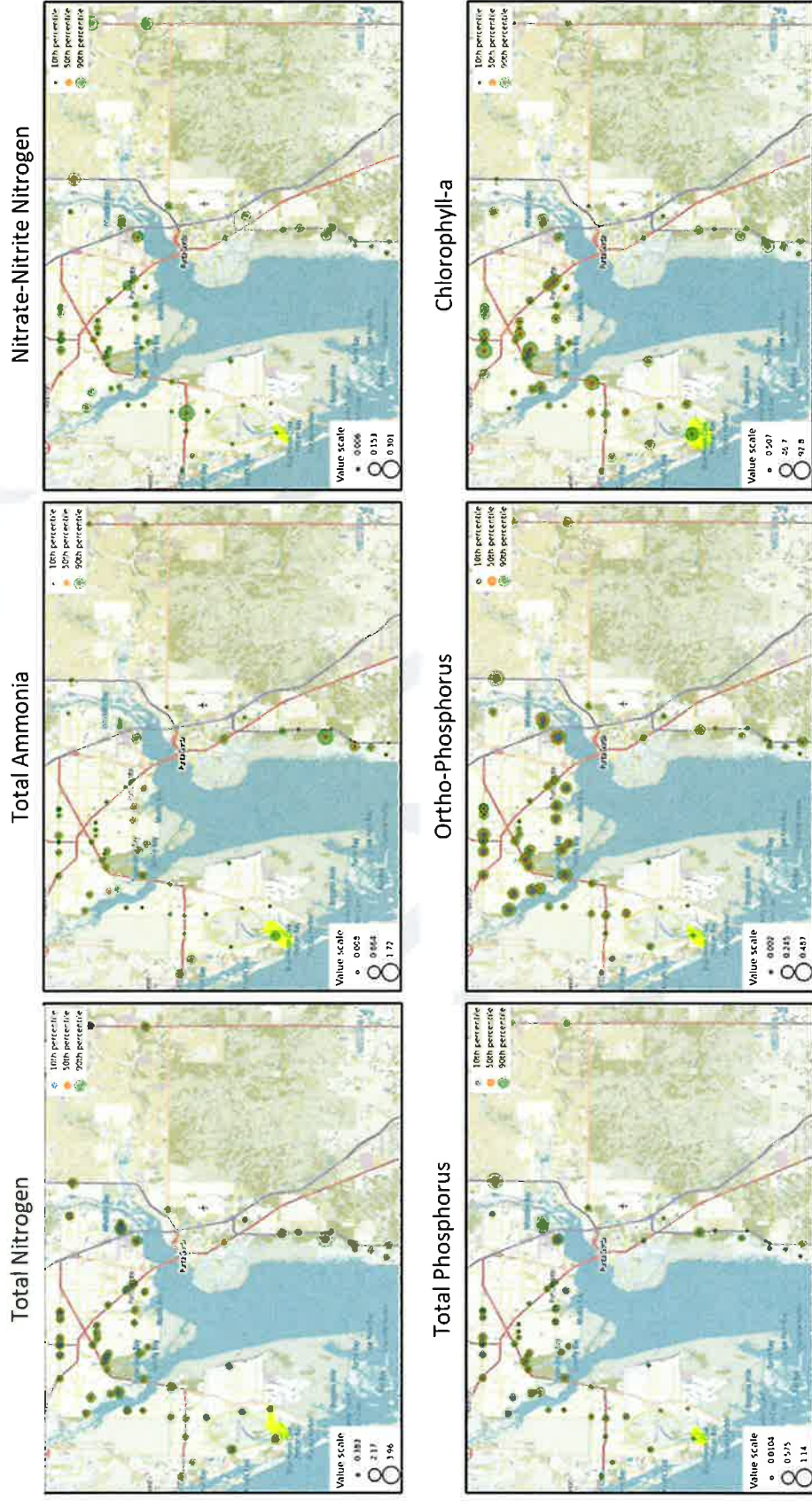


Table 3. Charlotte County waterbodies impaired for nutrients

Water Segment Name	WBID	Waterbody Type	Waterbody Class ¹	Parameters Assessed Using the Impaired Waters Rule (IWR)	Recommendation	Readiness	Priority
Charlotte Harbor (Middle Segment1)	2065B	Estuary	2	Nutrients (Chlorophyll-a)	Charlotte Harbor RAP	Low	High
Charlotte Harbor (Middle Segment1)	2065B	Estuary	2	Nutrients (Total Nitrogen)			
Charlotte Harbor (Middle Segment2)	2065C	Estuary	2	Nutrients (Total Nitrogen)			
Charlotte Harbor (Upper Segment)	2065A	Estuary	2	Nutrients (Chlorophyll-a)			
Charlotte Harbor (Upper Segment)	2065A	Estuary	2	Nutrients (Total Nitrogen)			
Charlotte Harbor (Upper Segment)	2065A	Estuary	2	Nutrients (Total Phosphorus)			
Whidden Creek	2079	Estuary	2	Nutrients (Chlorophyll-a)			
Whidden Creek	2079	Estuary	2	Nutrients (Total Nitrogen)			
Coral Creek (West Branch)	2078A	Estuary	2	Nutrients (Chlorophyll-a)	Lemon Bay RAP	High	Medium
Coral Creek (West Branch)	2078A	Estuary	2	Dissolved Oxygen (Percent Saturation)			
Upper Lemon Bay	1983A	Estuary	2	Nutrients (Chlorophyll-a)			
Upper Lemon Bay	1983A	Estuary	2	Nutrients (Total Nitrogen)			
Myakka River	1991A	Estuary	2	Nutrients (Total Nitrogen)	Lower Myakka RAP	Medium	High
Myakka River	1991B	Estuary	2	Nutrients (Total Nitrogen)			
Myakka River	1991B	Estuary	2	Nutrients (Total Phosphorus)			
Tippecanoe Bay	2055	Estuary	3M	Nutrients (Chlorophyll-a)			
Direct Runoff to Stream	2061	Estuary	3M	Nutrients (Chlorophyll-a)		Medium	Medium

Table 4. Charlotte County waterbodies impaired for fecal indicator bacteria.

Water Segment Name	WBID	County (-ies)	Waterbody Type	Waterbody Class	Parameters Assessed Using the Impaired Waters Rule (IWR)	Recommendation	Priority
Alligator Creek	2074	Charlotte	Stream	1	Fecal Coliform	Regional TMDL	Medium
Coral Creek (West Branch)	2078A	Charlotte	Estuary	2	Fecal Coliform	Regional TMDL	High
Coral Creek (West Branch)	2078A	Charlotte	Estuary	2	Fecal Coliform (3)		
Upper Lemon Bay	1983A	Charlotte, Sarasota	Estuary	2	Enterococci		
Upper Lemon Bay	1983A	Charlotte, Sarasota	Estuary	2	Fecal Coliform (3)		
Myakka River	1991B	Charlotte, Sarasota	Estuary	2	Fecal Coliform (3)	Regional TMDL	High
Tippecanoe Bay	2055	Charlotte	Estuary	2	Fecal Coliform		
Trailer Park Canal	2053	Charlotte	Estuary	2	Fecal Coliform		
Cleveland Cemetery Ditch	2059	Charlotte	Estuary	3M	Enterococci	Regional TMDL	High
Lee Branch	2035	Charlotte, DeSoto	Stream	3F	Fecal Coliform		
Myrtle Slough	2054	Charlotte	Estuary	3M	Fecal Coliform		
Telegraph Creek	3236A	Charlotte, Lee	Stream	3F	Escherichia coli	Regional TMDL	Low
Chapel Creek / Bayshore Creek	3240B1	Charlotte, Lee	Stream	3F	Escherichia coli	Regional TMDL	Low
Daughtrey Creek	3240F	Charlotte, Lee	Stream	3F	Escherichia coli		
Owl Creek	3240N	Charlotte, Lee	Stream	3F	Escherichia coli		
Popash Creek	3240Q	Charlotte, Lee	Stream	3F	Escherichia coli		
Powell Creek	3240L	Charlotte, Lee	Stream	3F	Escherichia coli		
Stroud Creek	3240M	Charlotte, Lee	Stream	3F	Escherichia coli		

EXHIBIT

K-2



FLORIDA DEPARTMENT OF Environmental Protection

Bob Martinez Center
2600 Blair Stone Road
Tallahassee, FL 32399-2400

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Alexis A. Lambert
Secretary

January 3rd, 2025

Mr. Mike Koenig
Resource Manager
Charlotte County Community Services
2300 El Jobean Rd
Port Charlotte, FL 33948

RE: FCT Grant Application - Outstanding Florida Water

Dear Mr. Koenig:

Thank you for your December 26th inquiry regarding the surface water quality classifications and Outstanding Florida Waters (OFW) for two project sites located in Placida, FL.

All of the surface waters within or adjacent to both project sites are classified as Class II waters (Shellfish Harvesting or Propagation) pursuant to Rule 62-302.400, Florida Administrative Code (F.A.C.).

Both project sites are located adjacent to the Gasparilla Sound-Charlotte Harbor Aquatic Preserve and OFW per subparagraph 62-302.700(9)(h)15., F.A.C.

If you have any questions or need additional information about this response, please feel free to contact me via e-mail at Talia.E.Smith-Sickler@FloridaDEP.gov or by phone at 850-245-8068.

Sincerely,

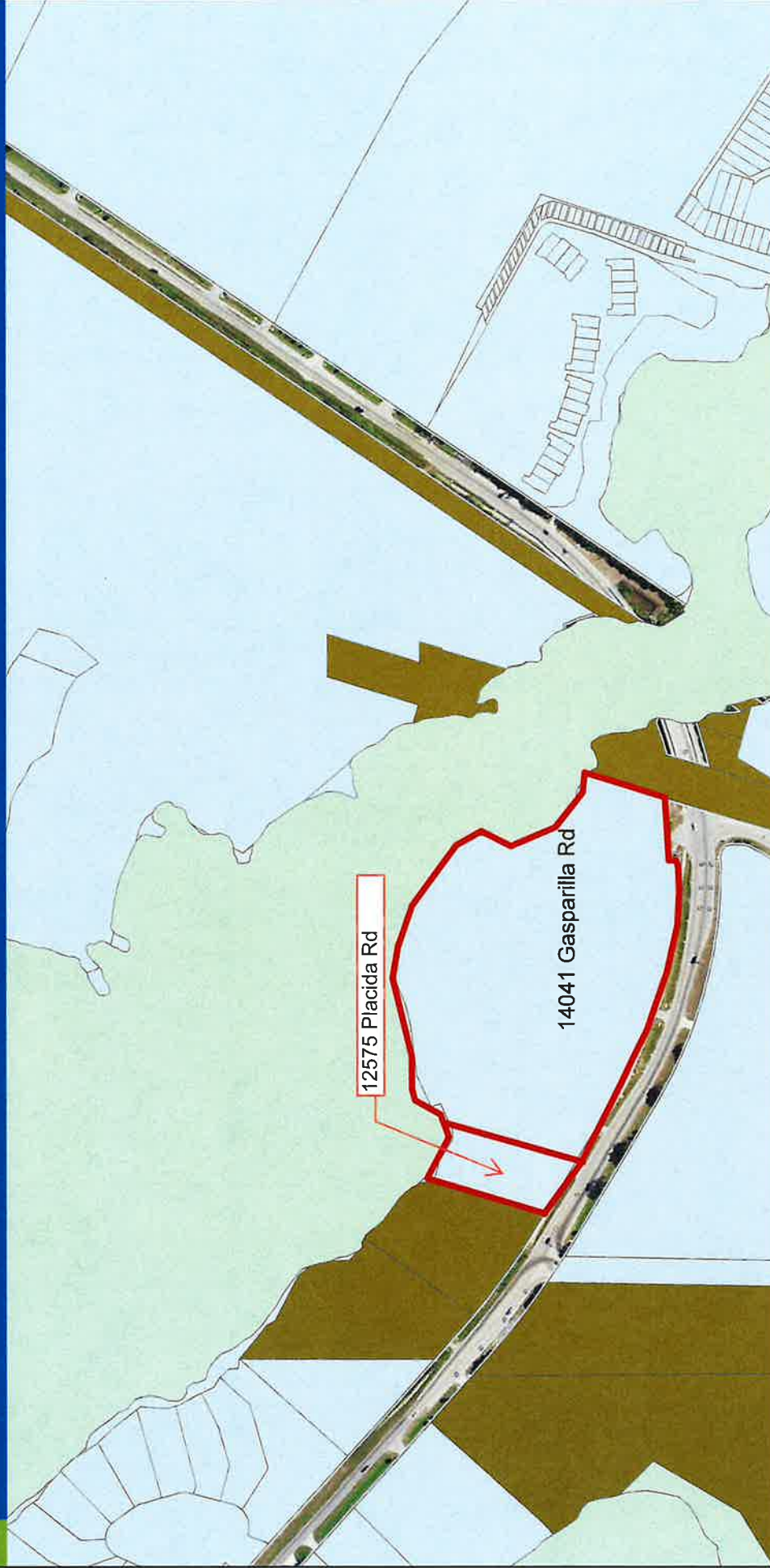
Talia Elisa Smith-Sickler
Standards Development Section
Water Quality Standards Program
Florida Department of Environmental Protection

Project Area Map:



CHARLOTTE COUNTY

Placida Outparcels



Legend

Outstanding_Florida_Waters

0 80 160 320 480 640 Feet

Stateplane Projection
Datum: NAD83
Units: Feet

Source: Community Development
Metadata available upon request

(Not To Scale)

This map is a representation of existing public information. It is believed to be accurate and is provided for the stated purpose, but Charlotte County and its employees and contractors do not warrant the accuracy or completeness of the information. We hereby disclaim any liability for use. This is not a survey or is to be used for design. Relieved Dimensions are for informational purposes only and may have been rounded to the nearest tenth. For project dimensions, please refer to recorded plans and related documents.

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Exhibit M-2

RECREATION AND OPEN SPACE – GOALS, OBJECTIVES AND POLICIES

PURPOSE

The Recreation and Open Space Element provides for a system of public and private recreation, in the form of library, historical, park, and open space sites which are available to all of Charlotte County's citizens and visitors. A park system attempts to serve all age groups, providing choices between activity-based and resource-based recreation. Park systems provide a geographic balance, assuring that facilities are not concentrated in one or a few small areas. Goals established in the 1997-2010 Charlotte County Comprehensive Plan Recreation and Open Space element have been substantially met. These goals were established as a result of the Wallace, Roberts, and Todd Park Master Plan that was created in 1997. In 2017, a new parks master plan was adopted by the Board of County Commissioners.

All references to any ordinances, statutes or regulations contained herein shall, unless otherwise noted, be deemed to be those in effect as of the date of adoption of this element and thereafter as amended, renumbered or otherwise revised.

GOALS, OBJECTIVES AND POLICIES

REC GOAL 1: PARKS AND OPEN SPACE

Establish an integrated system of parks, regional trails, open space, and recreational resources that provides a diverse, yet balanced, range of user-based and resource-based recreational opportunities to meet county-wide current and future recreation needs.

REC Objective 1.1: Planning, Acquisition, Design and Development

To plan for a park and open space system, acquire sites and facilities, design and develop parks that will ensure that residents and visitors to Charlotte County are afforded opportunities to readily access a variety of parks and open space.

REC Policy 1.1.1: Park Classifications

The County has developed park classifications based on park size, function and service area. These classifications include the following:

- Mini-park
- Neighborhood Park
- Community Park
- Regional Park
- Environmental Lands / Park
- Special Purpose Facility
- Greenway

- Blueway
- Regional Recreational Trail

REC Policy 1.1.2: Park System

The County shall classify the role of each park in the park and open space system in order to create an integrated and balanced system, and shall pursue efforts toward the identification, acquisition, and preservation or development of essential components of the park system. There are two tiers of parks for the County: primary parks and secondary parks. Primary parks are those parks and facilities for which the County has daily operation and maintenance authority and seeks to be the focus for future development, including regional parks and trails, community parks, specialty facilities/venues, and environmental lands. Secondary parks and those parks, including mini-parks and neighborhood parks, are operated and maintained by the County or an entity other than the County such as neighborhood groups, private development, or non-profit organizations.

REC Policy 1.1.3: Waterfronts and Beaches

The County shall continue public acquisition of waterfront property and, through public resources and public/private partnerships, seek new opportunities to preserve recreational and commercial working waterfronts, expand and maintain public beach and water access and protect coastal and marine resources.

REC Policy 1.1.4: Boating Access

The County shall encourage responsible use of waterways and marine resources by evaluating the characteristics and needs of the County's boating population, both residents and visitors, and providing public access for motorized and non-motorized watercraft and mooring facilities.

REC Policy 1.1.5: Coordination of Efforts

The County shall coordinate with developers, property owners associations, private business, citizen-based neighborhood and community planning initiatives, special funding districts and governmental agencies to plan and provide for parks, open space, and recreational facilities in order to achieve common development goals through synergy of efforts.

REC Policy 1.1.6: Concurrency

The County has developed a park, recreation, and open space system that establishes standards for parks and recreation levels of service, identifies development priorities, and allows for effective decision-making and equitable allocation of services to address needs and shortfalls in the parks system. The County shall meet a Level of Service (LOS) Standard based on the 2015-2050 Charlotte County Parks & Recreation Master Plan of 4 points per acre for neighborhood parks, 3 points per acre for community parks, 3.5 points per acre for

regional parks, 16 acres per 1,000 population for environmental lands, and 5 acres per 1,000 population for active park lands.

REC Policy 1.1.7 Private Development Participation

The County shall consider amending its Code of Laws and Ordinances within one year of the effective date of this comprehensive plan to require private residential development to participate in the provision and development of public parks and recreation facilities through land dedication, in-kind services or fees-in-lieu thereof. This participation shall be in addition to paying all required impact fees.

REC Policy 1.1.8: County-wide Master Plan

The County shall keep current and update the formal, comprehensive, county-wide Parks and Recreation Master Plan by 2027.

REC Policy 1.1.9: Park Site Master Plans

The County shall create master plans for park sites in order to: plan for parks that function in harmony with the environment; incorporate active and passive opportunities together; and to guide phased park development providing a uniform basis for establishing management and maintenance practices and levels of service. All parks are to be master-planned based on input from the public.

REC Policy 1.1.10: Park Design and Construction Standards

The County will develop parks in accordance with the standards defined in the 2015-2050 Charlotte County Parks & Recreation Master Plan..

REC Objective 1.2: Park and Recreation Maintenance and Management

To protect and maintain existing parks and assets to preserve physical, environmental, functional, recreational and aesthetic values.

REC Policy 1.2.1: Public Awareness

The County shall protect, restore, and manage natural resources in parks and provide interpretive information regarding environmental resources, conservation easements and ecosystems within parks. The County shall consider the proper long-term ecological functions and recreational value of the land and will work to increase public awareness and understanding of ecological systems.

REC Policy 1.2.2: Park Management and Maintenance Guidelines

The County shall develop and implement guidelines for all park assets and improvements that will serve to provide a uniform basis for establishing management and maintenance practices and criteria which consider periodic, short and long-term needs.

REC Policy 1.2.3: Invasive Species Removal

The County shall continue to implement the invasive, exotic plant and animal eradication work programs for parks and open space.

REC GOAL 2: RECREATION

Promote, conduct and provide for high-quality, professional programs that are accessible, and provide traditional and alternative recreational venues and opportunities serving the needs of both residents and visitors.

REC Objective 2.1: Recreation, Athletics and Aquatics Programs

To create and provide for events, programs and staffing to enhance the quality of life and physical well-being of residents and visitors.

REC Policy 2.1.1: Programming

The County shall annually create programming plans considering factors such as implementation strategies, utilization of resources and assets, scheduling and public needs.

REC Policy 2.1.2: Promoting Recreation

The County shall program, promote and conduct activities to fulfill the diverse needs of County residents and visitors for recreational, educational and leisure activities. The County shall facilitate and participate with vendors, event sponsors and organizations in the use of parks and facilities.

REC Policy 2.1.3: Quality through Collaboration

The County shall maintain high quality recreational programming by working with and utilizing best practices and program curriculums of recognized organizations such as National Recreation and Park Association, American Red Cross, Little League Baseball, Florida Parks and Recreation Association, and other national and State professional organizations.

REC Policy 2.1.4: Sports Fields

The County shall provide a variety of sports fields, maintained and programmed in compliance with recognized standards to serve active recreation needs of youth and adults.

REC Policy 2.1.5: Aquatic Facilities

The County shall provide a variety of recreational aquatic facilities to be maintained, programmed and staffed in compliance with recognized standards to serve active recreation needs of youth and adults.

REC Objective 2.2: Special Purpose Venues

To provide special purpose venues that are capable of offering high-quality, professional-level, diverse events and programs attracting and meeting the needs of residents and visitors on a regional, State and national level.

REC Policy 2.2.1: Sports Park

The County shall maintain and provide for operation of a multi-field sports park capable of hosting a number of diverse events and programs throughout the year.

REC Policy 2.2.2: Event Center

The County shall maintain and provide for operation of an indoor/outdoor event and conference center capable of hosting a number of diverse meetings, conferences, events and programs throughout the year.

REC Policy 2.2.3: Contracts and Partnerships

The County shall enter into contracts and partnerships with businesses and groups such as local restaurants, hotels, promoters, trade organizations and business, civic and fraternal organizations for advertising and marketing and other event-related services at special purpose venues in order to provide the best possible experience for clients and guests.

REC Policy 2.2.4: Food, Beverage and Sundries Services

The County shall ensure provision of professional food, beverage and sundry services catering to both popular-type fare as well as specialized culinary services when needed.

REC Policy 2.2.5: Marketing

The County shall market the special event venues locally, regionally and nationally through a broad spectrum of resources including but not limited to press releases, sales kits, website, advertising and public outreach opportunities.

REC Policy 2.2.6: Technology

The County shall research and implement technological improvements and best-practice enhancements that contribute to competing with like facilities in order to maintain standing as a premiere special event venue.

REC GOAL 3: LIBRARIES, HISTORY, ARTS AND HUMANITIES

Provide, maintain and support educational access to informational resources and opportunities.

REC Objective 3.1: Library Facilities and Programs

To provide a system of community libraries and archives which ensure access to collections, programs, and staff sufficient to serve the needs of residents and visitors.

REC Policy 3.1.1: Library Space

The County shall strive to achieve a non-regulatory public library building LOS of 0.6 square feet per capita residential population by 2030, including operational support and public meeting spaces within each building.

REC Policy 3.1.2: Staffing

The County shall strive to achieve a non-regulatory library and history personnel LOS of 0.3 full time equivalent staff per 1,000 residents consisting of professionally-trained, in-service trained and support staff.

REC Policy 3.1.3: Collections

The County shall strive to achieve a non-regulatory library collection standard of two items per capita of residential population which will include a variety of formats by 2030.

REC Policy 3.1.4: Interlibrary Loan Program

The County shall maintain a county-wide loan system to maximize use of collections and an interlibrary loan (ILL) program to meet user requirements beyond the library system holdings.

REC Policy 3.1.5: Programming

The County shall provide programs for children and adults that promote literacy, support lifelong learning, and present opportunities for presentation and discussion of issues and differing points of view at times, days and locations that meet the needs of the community.

REC Policy 3.1.6: Libraries and History Master Capacity Plan

The County shall update the County's Libraries and History Master Capacity Plan, including review of all LOS standards, technology and system approaches, every ten years beginning in 2012.

REC Policy 3.1.7: Outreach Programs

The County shall engage with the community to develop outreach programs for underserved communities and special user groups.

REC Objective 3.2: Library Technology

To use industry-related technology to support and expand library services.

REC Policy 3.2.1: Online Services

The County shall provide a full range of remote services via the Libraries and Historical website, and shall conduct ongoing evaluation of the web site to ensure it meets user needs.

REC Policy 3.2.2: Public Access

The County shall provide technology for public use and self-service equipment at all library facilities.

REC Policy 3.2.3: Emerging Technologies

The County shall conduct ongoing evaluations of emerging and enhanced technologies, including integrated library management software systems and, as financially feasible, incorporate those that best support library and history services and meet user needs.

REC Objective 3.3: Historical and Archaeological Resources

To protect and preserve the County's historic and archaeological resources.

REC Policy 3.3.1: Resource Survey

The County shall maintain and update a comprehensive, county-wide Survey of Historical Resources (archaeological sites and the built environment). An updated survey report will be published periodically.

REC Policy 3.3.2: Resource Database

The County shall maintain and update a GIS-based database of historic buildings, historic districts, archaeological sites and objects that are significant to local, State or national history and which have been placed on the Local Historic Register, listed in the Florida Master Site File or listed on the National Register of Historic Places.

REC Policy 3.3.3: Historic Preservation Ordinance

The County shall maintain a Historic Preservation Ordinance that will provide specific criteria designed to protect the County's historic and archaeological resources.

REC Policy 3.3.4: Archives

The County shall maintain an archival collection that preserves County's historical materials.

REC Objective 3.4: Historical Resources Awareness and Education

To participate in public education opportunities and provide programs and exhibits that promotes public awareness of our heritage and the importance of preserving our historic, archaeological, architectural, and scenic resources.

REC Policy 3.4.1: Architectural and Scenic Resources

The County shall continue to incorporate regulations in the Historic Preservation Ordinance to preserve and protect architectural and scenic resources.

REC Policy 3.4.2: Education

The County shall develop permanent and changing exhibits and provide programs that educate children and adults about the County's local history and heritage.

REC Policy 3.4.3: Historical Marker Program

The County shall use the local Historical Marker program to recognize significant local historic and archaeological sites.

REC Policy 3.4.4: Preservation Programs

The County shall participate in national and statewide preservation and historic recognition programs and ceremonies.

REC Objective 3.5: Arts & Humanities

To encourage and promote public art and design that enhances the quality of life, civic and social pride, and community identity for its residents and visitors.

REC Policy 3.5.1: Public Art Recognition

The County shall work with arts & humanities organizations to support a public art program that provides opportunities for local artists to showcase their works through display, public recognition and other means.

REC Policy 3.5.2: Design Awards Program

The County shall consider the development of an annual awards program that would give recognition to design excellence in public and private development projects in the County.

REC Policy 3.5.3: Art in Public Projects

The County shall integrate art into County projects.

REC Policy 3.5.4: Art in Private Projects

The County shall investigate creating incentives to encourage private developers to integrate public art and arts venues into project designs.

REC GOAL 4: SERVICE DELIVERY

Identify opportunities and promote and execute strategies that add value and validity to the delivery of community services including parks, recreation, libraries, historic preservation, arts and humanities,

REC Objective 4.1: Funding

To identify, evaluate and use alternative sources of revenue for acquisition, development and operation of facilities and programs.

REC Policy 4.1.1: Grants

The County shall seek and, where necessary, provide matching funds as financially feasible to use State, Federal, foundation and other grant programs to assist with the provision of facilities and services.

REC Policy 4.1.2: Alternative Funding

The County shall create procedures and mechanisms to allow the County to accept donations, exchanges-in-kind, bequests, and to solicit and use private sector investment through sponsorships in order to assist in the provision of real property, capital improvements and delivery of programs.

REC Policy 4.1.3: Usage Fees

The County shall establish a schedule of fees appropriate to the provision of facilities and services, and shall provide for reevaluation every two years or sooner, as appropriate.

REC Policy 4.1.4: Capital Investments

The County shall use impact fees, bonds, sales tax and other alternative sources of revenue to finance land, facilities and capital investment in accordance with State statutes.

REC Policy 4.1.5: Concession Agreements

The County shall determine the potential for providing and operating facilities, programs and services through concession-type agreements.

REC Policy 4.1.6 Special Revenue Fund

The County shall maintain a special revenue fund that provides need-based assistance for children to attend summer and other specialty camps through donations, sponsorships, grants and other revenue opportunities as they become available.

REC Policy 4.1.7: Library Funding

The County shall investigate and make a recommendation regarding the establishment of a dedicated property tax millage to fund the provision of libraries and library services by 2032.

REC Policy 4.1.8 Self-sufficiency

The County shall identify and promote strategies that contribute to the financial self-sufficiency of facilities and programs.

REC Objective 4.2: Service Base

To promote availability, expand accessibility and ensure sustainability of activities by taking advantage of emerging and alternative strategies and recognizing opportunities to serve broader segments of the population.

REC Policy 4.2.1: Green Practices

The County shall encourage the use of green building, conservation and recycling practices in the sustainable design, construction and operation of facilities and programs.

REC Policy 4.2.2: Inclusiveness

The County shall provide facilities and operate programs so that, when viewed in their entirety, they are readily accessible to and usable by individuals with disabilities and other special needs populations.

REC Policy 4.2.3: Trends

The County shall monitor, evaluate and incorporate as appropriate new trends in the provision of amenities, programs and service delivery methods.

REC Policy 4.2.4: Web-based Accessibility

The County shall implement interactive, web-based access to information at each level of citizen contact.

REC Policy 4.2.5: Interlocal Agreements

The County shall maintain an interlocal agreement with the Charlotte County School Board to provide for mutually beneficial utilization of resources and provision of recreational, educational and extracurricular opportunities.

REC Objective 4.3: Citizen Involvement

To actively seek and encourage citizen involvement to assist with and improve the provision of facilities, programs and services.

REC Policy 4.3.1: Public Input

The County shall periodically identify, evaluate and respond to residents' and visitors' needs, desires and satisfaction with respect to their use and participation in amenities and programs.

REC Policy 4.3.2: Park and Recreation Advisory Board

The County's Park and Recreation Advisory Board, a citizen advisory board to the Board of County Commissioners (BCC), shall review park and recreation issues and opportunities and make recommendations to the BCC for the provision and promotion of recreational opportunities.

REC Policy 4.3.3: Accreditation

The County shall maintain high standards in the delivery of a park and recreation program as evidenced by the pursuit of accreditation through a recognized State or national program.

REC Policy 4.3.4: Partnerships

The County shall expand and enhance the delivery of facilities, programs and services through the establishment of cooperative partnerships with businesses, organizations, and governmental agencies.

REC Policy 4.3.5: Support Groups

The County shall encourage and facilitate the establishment of non-profit organizations in order to leverage available public resources to solicit financial support and provide manpower to acquire, develop and operate programs and services.

REC Policy 4.3.6: Volunteer Programs

The County shall establish formal programs, including appropriate inducements, for using volunteers in constructing, operating and maintaining facilities, library and history division services, and assisting with and providing programs, services and research to supplement available public resources.

REC Policy 4.3.7: Internships

The County shall encourage and facilitate the use of interns to enable students and other qualified individuals to formally participate in the delivery of services as part of an educational pursuit.

EXHIBIT

M-3

COASTAL PLANNING – GOALS, OBJECTIVES AND POLICIES

PURPOSE

As required by Florida Statutes, the Coastal Planning element (CST) sets forth goals, objectives, and policies to guide Charlotte County's decisions and to plan for and, where appropriate, restrict development where such activities would damage or destroy coastal resources, and limit public expenditures while protecting the health, safety, and welfare of the citizens of Charlotte County.

Also, the Coastal Planning element provides an inventory and analysis of natural resources and land use concerns specific to the County's coastal area, including beach and coastal systems, beach erosion, public access to the shoreline and coastal waters, development, and maintenance of infrastructure in the coastal area, existing and future land use activities in the coastal area, and hurricane evacuation times and shelter capacity.

A more detailed explanation of the State requirements which the following Goals, Objectives and Policies attempt to address can be seen in the associated Data & Analysis section.

All references to any ordinances, statutes or regulations contained herein shall, unless otherwise noted, be deemed to be those in effect as of the date of adoption of this element and thereafter as amended, renumbered, or otherwise revised.

GOALS, OBJECTIVES AND POLICIES

CST GOAL 1: COASTAL RESOURCE PROTECTION

Protect, conserve, maintain and improve remaining barrier islands, beaches, coastal wetlands, coastal surface and ground water quality, wildlife habitats and living marine resources within the Coastal Planning Area (CPA) (FLUM Series Map #13) and promote appropriate access to marine resources.

CST Objective 1.1: Coastal Resource Protection

To ensure that proposed and existing development and activities do not adversely impact the County's coastal and estuarine natural resources and to provide for the long-term protection and enhancement of coastal vegetation and wildlife communities and ecosystems.

CST Policy 1.1.1: Coastal Resources Management Program

The County shall create a Coastal Resources Management Program that will:

1. Identify the natural elements and processes that maintain the ecological and economic integrity and productivity of the County's coastal resources. Included in these resources are coastal uplands and wetland habitat

systems that are most suitable for protection, enhancement, restoration, and conservation.

2. Recommend standards for approval to protect, conserve, and manage native coastal vegetation and wildlife communities, marine ecosystems, historical and archeological resources, and to develop avoidance, minimization, and mitigation standards for adverse impacts to coastal resources.

CST Policy 1.1.2: Coastal Wetland Permitting

The County shall continue to review all activity and development that impacts the County's coastal wetlands and shall apply restrictions in accordance with the Goals, Objectives and Policies of the Comprehensive Plan and County's Code of Laws and Ordinances and limit impacts of development that directly or indirectly adversely affect coastal wetland resources.

CST Policy 1.1.3: Protection of Coastal Planning Area

The County shall not approve projects that adversely impact the social, economic, or environmental productivity, integrity, or values of natural resources in the CPA.

CST Policy 1.1.4: Coastal Development Coordinated Review

The County shall coordinate review efforts with other local, State and Federal agencies in evaluating proposed development activities in the CPA that may directly, indirectly, and cumulatively impact coastal resources. The County shall not approve development activities that are inconsistent with County, State, and Federal regulations.

CST Policy 1.1.5: Coastal Resource Clearing Permit

The County shall:

1. Develop and maintain rules, regulations, codes, and policies that minimize the clearing and alteration of native coastal vegetation and habitats.
2. Where appropriate, require applications for development approval to include a specific evaluation of coastal resources including provisions to identify, assess, avoid, and minimize adverse impacts to coastal resources (i.e., coastal wetlands, vegetation, wildlife, their habitats, including protective buffers and zones, and water quality prior to project approval, during and after construction).

CST Policy 1.1.6: Mangrove Protection

The County shall uphold the implementation of the 1996 Mangrove Trimming and Preservation Act for the protection and lawful trimming of mangrove trees. When unlawful acts are documented by County staff, appropriate action shall include

notification of the permitting agency, intervention in agency proceedings, or legal action by the County.

CST Policy 1.1.7: Preliminary Development Plan Analysis

The County shall require all preliminary site plans, preliminary plats, or equivalent development requests adjacent to surface waters to depict the location of submerged aquatic vegetation, coastal wetlands, oyster beds, and other natural resources, habitats or features within the proposed development site or within 200 feet of the development boundary.

CST Policy 1.1.8: Coastal Resources Protection Program

The County shall develop strategies with public and private stakeholders to protect, maintain, and, where feasible, restore native submerged aquatic vegetation, benthic communities, and water quality in the County, particularly Lemon Bay, the Peace and Myakka Rivers, and Charlotte Harbor.

CST Policy 1.1.9: Protection of Coastal Habitats and Species

The County shall protect coastal wetlands and uplands that provide habitat for listed flora and fauna from all existing and proposed activities.

CST Policy 1.1.10: Offshore Petroleum Development Activities

The County shall oppose offshore gas and oil exploration and excavation activities that may be reasonably expected to threaten the quality of coastal beaches and estuarine ecosystems, or that may result in the placement of oil or gas related facilities on coastal beaches, islands, or wetlands, or require the placement of oil or gas storage facilities on barrier islands.

CST Policy 1.1.11: Developmental Impacts on Environment

The County shall annually analyze the environmental impact of development and re-development proposed in the Future Land Use element (with required infrastructure to support this development or re-development) on the natural and historical resources of the coast as required under Chapter 163.3178(2)(b) Florida Statutes (F.S.).

CST Policy 1.1.12: Protection of Natural Estuarine and Freshwater Shorelines

The County shall protect and preserve the function and value of marine and freshwater natural shoreline ecosystems on newly-acquired public lands by removing exotic and nuisance vegetation from the shoreline to protect the function of the estuary, enhance water quality, and preserve shoreline wetlands. These systems serve a variety of functions including, but not limited to, wildlife habitat, flood control and erosion control.

CST Objective 1.2: Shoreline and Water Dependent Uses

To establish criteria or standards which identify allowable shoreline uses, giving priority to water-dependent uses while minimizing negative impacts to coastal habitats, species, and surrounding land uses.

CST Policy 1.2.1: Coastal Shoreline Structures

The County shall prohibit gulf beach renourishment and dredge projects, jetties, piers, and armoring unless jointly approved by County, State, and Federal agencies.

CST Policy 1.2.2: Permitting In-Water Facilities

The County shall require that all future navigation channels, spoil disposal sites, harbor berths, and other related in-water facilities (mooring fields) comply with all applicable State and Federal requirements.

CST Policy 1.2.3: Barrier Island Protection

The County shall require that all construction activities on or off the shore of the barrier islands shall not detrimentally impact the barrier island system and shall support local and State regulations pertaining to construction seaward of the Coastal Construction Control Line (CCCL).

CST Policy 1.2.4: Acquisition of Waterfront Property

With the assistance of the Marine Advisory Committee (MAC), Parks and Recreation Advisory Committee, Beaches and Shores Advisory Committee (BSAC), and other private and public entities, the County will identify waterfront properties suitable for acquisition and development to provide improved public access to the Gulf of Mexico. The County will seek funding from West Coast Inland Navigation District (WCIND), Florida Recreation Development Assistance Program (FRDAP), and Florida Boating Improvement Program (FBIP) as well as other sources, including local revenues, for development of water dependent facilities.

CST Policy 1.2.5: Water-dependent Uses

The County shall minimize adverse impacts to coastal resources associated with water-dependent uses and shall require mitigation in accordance with County, State, and Federal permitting requirements. Where these requirements conflict, the more stringent requirements shall be followed.

CST Policy 1.2.6: Development of Coastal, Water-dependent Uses

The County shall develop strategies to preserve recreational and commercial working waterfronts; continue to identify reasonable and appropriate public access to beach and shoreline areas; and shall address the need for water-dependent uses and related facilities including marinas and shoreline facilities. Siting of

access shall be in compliance with a Charlotte County public boating access study, Charlotte County Manatee Protection Plan and Florida Fish and Wildlife Conservation Commission (FFWCC) and US Fish and Wildlife Service (FWS) regulations and guidelines.

The County will study the feasibility of providing economic and other incentives to encourage the provision of public access at privately-owned beach front properties. Such incentives may include tax relief, density bonuses, or other benefits to the property owner intended to offset financial or other burdens associated with providing public access. Any bonus density shall be adopted into the policies of this or the Future Land Use element.

CST Policy 1.2.7: Location of New Boat Ramps

The County shall prohibit the location of new boat ramps, docks or slips for motorized vessels in areas:

1. Where there is less than four feet of depth at mean low water between the proposed ramp and the nearest maintained navigable channel.
2. Characterized by sensitive estuarine habitats, sensitive bottom or shoreline habitats, including but not limited to areas with submerged aquatic vegetation, or mangroves.
3. Requiring dredging to achieve at least 4.0 feet of depth at mean low water.
4. Where development or maintenance of the facility may adversely impact valuable natural resources.

CST Policy 1.2.8: Permitting of New and Expanded Boating Access Facilities

The County shall require new or expanded marinas, boat ramps, multi-docking or port facilities to be in compliance with all applicable local, State and Federal requirements and possess all applicable local, State and Federal permit approvals.

CST Policy 1.2.9: New Boating Facility Preferences

The County hereby establishes the following priority preference for approval of new boating facilities:

1. Preference shall be given to the expansion of suitable existing boating access facilities rather than construction of newly-developed sites.
2. Preference shall be given to areas where there is adequate flushing of the basin to prevent stagnation and water quality deterioration.
3. Preference shall be given to sites that require no dredging or filling to provide access by canal, channel, or road.
4. Preference shall be given to sites that would have the least impact on natural resources including but not limited to sensitive estuarine habitats,

sensitive bottom or shoreline habitats, submerged aquatic vegetation, manatee or other imperiled species habitat or mangroves.

CST Policy 1.2.10: Avoid Adverse Coastal Resource Impacts

The County shall ensure that all new boating access facilities will not adversely impact archeological and historical sites and environmentally sensitive coastal resources and shall be evaluated based upon the following:

1. The proposed location must minimize, and where possible, avoid areas approved by the Florida Department of Environmental Protection (FDEP) for shellfish harvesting, and other highly productive or unique habitats as determined by FDEP, the FFWCC, and other appropriate State and Federal agencies.
2. Any new facilities shall be required to be compatible with approved manatee protection and preservation plans and procedures, and away from sites of high manatee concentrations and critical habitat identified by State and Federal agencies.
3. All channels crossing through seagrass beds shall be clearly marked with signage directing boaters to stay within marked channels and out of the seagrass beds.
4. Sufficient upland areas are present to accommodate all needed accessory facilities, such as parking spaces, rest rooms, and dry storage. Facilities shall avoid and minimize negative impacts to sensitive or rare upland habitats.
5. Adequate parking for vehicles and boat trailers is provided.
6. Facilities that provide overnight moorage of habitable vessels shall be required to have sewage pump-out facilities sufficient to handle 100 percent of anticipated occupancy and shall document usage.
7. Through sloping and use of curbs and other structural improvements, fuel facilities shall be designed to contain spills on the landside of the facility and prevent runoff into the surface water.
8. The design and construction of facilities shall include catchment systems for filtering pollutants from stormwater originating in boat repair and painting areas, and bilge water from boats removed from the water at ramps or lifts.
9. Except for ramps and other water-dependent facilities which, due to their function, must slope towards the water, all impervious surfaces in new boating facilities must be designed and constructed such that run-off water flows away from surface waters and wetlands.
10. Prior to final plan approval, proposed boating facilities must demonstrate that the facility will be able to contain any spills that may occur within surface waters.

CST Policy 1.2.11: Marina Monitoring Plan

The County shall develop an appropriate monitoring plan to be implemented during and after marina development for the purpose of monitoring adverse impacts upon water quality, natural vegetation, wildlife and wildlife habitat, soils and shoreline.

CST Policy 1.2.12: Marina Use Limits

The County shall limit and may prohibit marina uses that pose an adverse impact to conservation areas, preservation areas, listed species and their habitats, environmentally sensitive areas, critical habitat, or may create a nuisance to residential areas.

CST Policy 1.2.13: Wastewater Treatment Requirements

The County shall require pump out facilities for new marinas and existing marinas whenever slips are added. Marinas that sell petroleum and other such products shall provide adequate fuel spill containment devices in accordance with State and Federal regulations. All new marinas and, where feasible, existing marinas proposing expansion shall obtain a Florida Clean Marina designation from the FDEP.

CST Policy 1.2.14: Providing Adequate Channel Depth

The County shall minimize adverse impacts (notably propeller scarring and silting) to tidal benthic resources caused by boaters' attempting to reach deep or open water from existing maintained canal systems (listed below) by maintaining previously dredged and existing navigation channels, canals and drainage features. The County shall partner with the affected owners, stakeholders, and appropriate local, State, and Federal agencies to develop a site specific boater access plan.

Existing Maintained Canal Systems		
Ackerman Waterway	Alligator Creek	Bass Inlet
Beeney Waterway	Charlotte Harbor Yacht Club	Countryman Waterway
Cross Isles Channel	Elkam Waterway	Fisherman's Village
Gardner-Olman Waterway	Harbour Heights	Hayward Canal
Laishley Park	Pirate Harbor	Pompano Inlet
Ponce De Leon Inlet	South Gulf Cove	Springlake Waterway
Suncoast Waterway	Sunrise Waterway	

All new navigation channels shall require approval by the Board of County Commissioners and must be determined to be in the public interest.

Due to the overriding environmental importance of Aquatic Preserves, the County shall not support or approve any dredging projects in an Aquatic Preserve unless

the FDEP agrees that the environmental benefits outweigh the adverse environmental impacts.

CST Policy 1.2.15: Funding of Navigation Channels

The County shall fund the maintenance and, where necessary, creation of navigation channels through the establishment of Municipal Services Benefit Units (MSBUs), Municipal Services Taxing Units (MSTUs), and other special districts as appropriate. The County will also apply for funding from grant sources including, but not limited to, WCIND, the FBIP, the FRDAP, and others as appropriate and available.

CST Objective 1.3: Maintenance of Public Access to Gulf of Mexico and Bay Waters

To maintain public access to the Gulf of Mexico and bay waters, through expansion or refurbishing existing facilities or acquisition of new property which shall be consistent with the public's needs and the natural resource capacity of the selected area for a variety of water dependent activities.

CST Policy 1.3.1: Management of All Public Access Facilities

The County shall manage all public access facilities in a manner consistent with Federal, State, and regional regulations, and local programs.

CST Policy 1.3.2: Acquisition of Public Access Easements

The County shall acquire needed lands or public access easements adjacent to the coastal shoreline through Federal, State, regional, and locally-funded land acquisition programs or as part of the development review process, whenever feasible.

CST Policy 1.3.3: Assess Existing Parking Facilities

The County shall assess existing parking facilities to determine adequate public access. Every effort to increase the number of public beach access points and parking spaces shall be extended based on public need.

CST Policy 1.3.4: Require Public Access

The County shall require public access in all County-sponsored and, where practical, private coastal development projects. Access to public shorelines shall be required in all publicly-funded coastal renourishment projects.

CST Objective 1.4: Protection of Listed Species

To recognize the environmental and economic necessity of protecting listed vegetation, fish and wildlife species that depend on healthy coastal habitat conditions, and to maintain or enhance existing population numbers and distributions of listed species.

CST Policy 1.4.1: Interagency Coordination for Listed Species Protection

The County shall continue to develop regulations to implement the policies supporting FFWCC designations of endangered, threatened, or species of special concern, in accordance with Rules 68A-27.003, 68A-27.004, and 68A-27.005, Florida Administrative Code (F.A.C.) and those species designated by various Federal agencies as Endangered and Threatened species published in US Fish and Wildlife Service 50 C.F.R, 17. Staff shall consult, participate in workshops, and collaborate with local, State, and Federal agencies and organizations to remain informed on newly listed species and develop protection measures in accordance with the needs of identified species consistent with scientific literature and studies.

CST Policy 1.4.2: Sea Turtle Protection

The County shall continue to improve and enforce sea turtle regulations to promote successful sea turtle nesting in accordance with Charlotte County's Sea Turtle Protection Ordinance 98-41 and The Sea Turtle Management Plan (2005, amended 2007). Activities shall comply with applicable State and Federal regulations as outlined under the Federal Endangered Species Act and be consistent with the most recent scientific literature.

CST Policy 1.4.3: Reduction of Artificial Lighting and other Impacts

The County shall continue to promote light management measures, public outreach, enforcement and additional activities to balance safe nesting beaches and public safety. The purpose is to educate the public on sea turtle nesting requirements, how to reduce lighting levels, and minimize other activities caused by people, pets, and vehicles which impact sea turtle nesting.

CST Policy 1.4.4: Construction during Sea Turtle and Shorebird Nesting Season

Except for emergencies, the County shall require that all coastal construction projects, including beach restoration and renourishment projects, shall protect nesting areas by limiting construction in dune and beach areas to non-nesting periods. In historic shore-bird nesting areas, construction must begin prior to shorebird nesting. Establishment of marked protection zones around sea turtle and shorebird nest areas is required to ensure that impacts associated with construction activities landward of the dune and beach system are limited to the actual construction site.

CST Policy 1.4.5: Coastal Avian Protection Ordinance

The County shall develop an Avian Protection Ordinance and Management Plan. The ordinance and plan shall be designed to protect breeding, nesting, resting, roosting, and foraging habitats of avian species and minimize impacts to migratory, seasonal, and resident populations.

CST Policy 1.4.6: Coastal Avian Public Education

The County shall continue to conduct programs to educate the public on local, State, and Federal regulations that protect nesting, migratory, seasonal, and resident avian populations. Public outreach shall be provided to reduce adverse activities caused by people, pets, and vehicles to avian populations.

CST Policy 1.4.7: Manatee Protection Plan (MPP)

The County has implemented the Manatee Protection Plan (MPP) which was developed in coordination with and approved by the Florida Fish and Wildlife Conservation Commission and the U.S. Fish and Wildlife Service. The MPP has been determined to balance the need for manatee protection and the need for recreational and commercial uses and was accepted by the Board of County Commissioners on February 14, 2017.

CST Policy 1.4.8: Manatee Protection Zones

The County shall continue to work with State and Federal agencies to evaluate the appropriateness of vessel regulations and ensure adequate signage is installed for reducing manatee injuries and mortality. The County shall also continue to identify, map and designate areas of optimal manatee habitat and high manatee usage as "Slow-Speed, Manatee Protection Zones" (including but not limited to the vicinity of Bull Bay, Turtle Bay, Hog Island, Lemon Bay, the Myakka River, the Burnt Store area, the Peace River, Shell Creek, Deep Creek, and Harbor Heights).

CST Policy 1.4.9: Manatee Monitoring and Impact Analysis

The County shall continue to identify and evaluate potential threats to manatees and important manatee habitats and consider management alternatives to reduce threats and protect such habitats.

CST Policy 1.4.10: Manatee Protection Public Education

The County shall partner with appropriate public and private organizations to develop and distribute educational materials regarding manatees to boaters and other water resources users and support the placement of signs where both humans and manatees may congregate. Boater education programs shall be targeted at both adults (current water users) and school-age children (future users).

CST Policy 1.4.11: Tidal Beach Habitat and Wildlife Protection Ordinance

The County shall develop a Tidal Beach Habitat and Wildlife Protection Ordinance and Management Plan. The ordinance and plan shall be designed to be consistent with existing State and Federal laws and regulations. The Ordinance will prohibit, and where unavoidable, minimize adverse impacts to all native animals or their habitats associated with tidal beach habitats up to three feet above mean high water. Specifically, the Ordinance will prohibit any activity, including collecting or

possessing, that may adversely impact species including, but not limited, to live shells, starfish, sand dollars, ghost crabs, fiddler crabs, marine worms, etc., or their habitat (except as allowed by State and Federal laws and regulations).

CST Objective 1.5: Beach and Dune Protection

To adopt specific standards that encourage the protection of coastal vegetation and wildlife communities, minimize the impacts of man-made structures, prohibit activities that adversely impact beach or dune systems, and restore altered beaches or dunes.

CST Policy 1.5.1: Coastal Construction

All construction activity is prohibited seaward of the CCCL except as permitted by the FDEP under Beach and Shore Preservation, Chapter 161, F.S. The County shall review proposed CCCL construction permit applications for compliance with applicable County regulation and the Goals, Objectives and Policies (GOPs) of the Comprehensive Plan. The County shall submit a letter of no objection and compliance with the County code for acceptable development proposals within the CCCL as required by state Permit Application Requirement Procedures.

CST Policy 1.5.2: Permitting Development on Beach and Dune Systems

The County shall not grant approval for development or redevelopment activities that may cause direct or indirect impacts to the ecological integrity or natural functions of the beach or dune systems. The County's BSAC will review and provide recommendations to the Board of County Commissioners for projects that may impact the coastal zone. Determination of impacts shall be based on the most recent scientific literature, and research information acquired from local, State, and Federal regulatory agencies.

CST Policy 1.5.3: Permitting Shoreline Structures

The County shall not support shoreline hardening along the Gulf and bay beaches or dunes except when necessary to protect existing structures in imminent danger of destruction. Approval shall not be given where such projects jeopardize the integrity of the total beach system and adjacent properties. Non-structural methods shall be encouraged for stabilizing beaches and dunes. Where practical, shoreline planning and enhancement projects shall be required during development orders proposing shoreline hardening.

CST Policy 1.5.4: Vehicle Access - Travel across Dunes and Beach

The County shall protect dunes and beaches by limiting vehicular traffic to emergency personnel, permitted beach maintenance and renourishment projects, and vehicles associated with environmental monitoring or conservation purposes. Beach access shall be limited to marked driveways through the dunes.

CST Policy 1.5.5: Beach and Dune Protection from Foot Traffic

The County shall require dune walkovers that meet State construction standards for all new Gulf beach developments and public access areas to protect coastal beach and dune erosion caused by pedestrian traffic. Pedestrian traffic shall be directed to marked paths or dune walkovers in order to protect the dune system.

CST Policy 1.5.6: Beach, Dune and Habitat Protection

The County shall ensure that all coastal development shall first avoid and then minimize adverse effects to shorebird nesting areas, beach, and dune system habitats. Except for the minimal disturbance necessary to accomplish County and State approved beach restoration or renourishment activities, the excavation or destructive alteration of beach and dune systems is prohibited. The County shall require the use of indigenous plant species for public and private dune restoration or renourishment projects.

CST Policy 1.5.7: Shoreline Erosion Control Taxing Units

The County shall continue to promote the formation of special erosion control taxing units, and will research grants and other funding mechanisms, to provide funds for beach renourishment, restoration, and management projects.

CST Policy 1.5.8: Marine Life Protection from Coastal Restoration Projects

The County shall require all beach renourishment, dredge projects, and coastal development to be designed, constructed, and maintained with minimal impacts to sea grasses and near shore hard-bottom habitats and to be consistent with existing local, State, and Federal requirements.

CST Policy 1.5.9: Beach and Shoreline Monitoring

The County shall partner with its BSAC, FDEP and other public and private organizations to monitor erosion throughout the County's beaches and determine enhancement projects based on the results of the monitoring program consistent with current scientific and coastal engineering literature and studies, and local, State, and Federal regulations.

CST Policy 1.5.10: Interagency Coordination of Beach Maintenance

The County shall participate in programs such as those offered by the Florida Shore and Beaches Preservation Association whose goals are to restore altered beach and dune systems, and shall continue discussions with the Southwest Florida Regional Planning Council (SWFRPC), the FDEP, the U.S. Army Corps of Engineers (USACoE), the WCIND and coastal governmental bodies to determine, as needed, the feasibility of undertaking cooperative, mutually beneficial, regional sand source studies and beach management programs. The County will promote the evaluation of alternative methods and technologies to traditional beach renourishment and stabilization practices.

CST Policy 1.5.11: Shoreline Erosion Control

The County shall require all new construction adjacent to watercourses, wetlands, and bays to have stabilized vegetated buffer zones sufficiently wide to prevent sediments from washing into the adjacent water body or wetland, or provide other measures to provide such protection. The use of native vegetation is required.

CST Policy 1.5.12: Dune Buffer Zones

Beachfront lots and parcels created subsequent to October 7, 1997 shall be of sufficient size and dimension to ensure a 50 foot buffer between any structures or improvements (except dune crossovers) and the landward edge of the primary dune. This buffer will remain in its natural state except for the minimum disturbance necessary to accommodate dune crossover structures.

CST Objective 1.6: Identify and Monitor Coastal Resources

To continue to conduct, support, encourage and participate in local, State and Federal programs to identify and monitor strategic coastal resources, including but not limited to, submerged aquatic vegetation, sensitive marine habitats (hard and soft bottom), water quality, shoreline erosion, coastal wetlands, coastal uplands, and associated protected vegetation and wildlife species.

CST Policy 1.6.1: Water Quality Monitoring

The County shall continue to participate with the Southwest Florida Water Management Surface Water Quality Improvement (SWIM) Program, the Coastal Charlotte Harbor Monitoring Network (CCHNN), the Coastal and Heartland National Estuary Program (CHNEP), and other local governments in the collection and analysis of water samples from Charlotte Harbor and Lemon Bay.

CST Policy 1.6.2: Coastal Resource Coordination

The County shall coordinate with State, Federal, regional agencies and local partners to exchange updated coastal resource information about water quality, protected vegetation, wildlife and habitats in Charlotte County's CPA .

CST Policy 1.6.3: Inventory Natural and Exotic Plant Communities

The County shall maintain and routinely update an inventory of natural and exotic plant communities, submerged aquatic vegetation, coastal wetlands, and oyster beds, etc. and sensitive estuarine habitats throughout the CPA.

CST Policy 1.6.4: Coastal Resources Public Education Programs

The County shall encourage the protection of ecologically important and high quality natural resources within the County's CPA by partnering with appropriate public and private organizations in developing and conducting public education programs designed to increase public awareness about the value of, and ways to

protect important coastal resources (i.e. submerged aquatic vegetation, coastal wetlands, coastal uplands, wildlife and water quality).

CST Objective 1.7: Archeological Resources

To protect, preserve or sensitively reuse historic and archaeological resources within the coastal planning area of Charlotte County.

CST Policy 1.7.1: Resource Survey

The County shall maintain and update a comprehensive County-wide Survey of Historical Resources along with the Archaeological Predictive Model for use in analyzing future development to ensure the preservation or sensitive reuse of identified historical and archaeological sites.

CST Policy 1.7.2: Historic Preservation Ordinance

The County shall evaluate potential development in the CPA and encourage sensitive reuse of historic and archaeological resources using the standards identified in the Historic Preservation Ordinance and the U.S. Secretary of the Interior's Standards for Rehabilitation.

CST GOAL 2: ESTUARINE QUALITY PROTECTION

Protect, maintain, and improve coastal surface and ground water quality and provide criteria or standards for prioritizing shoreline uses, giving priority to water-dependent uses.

CST Objective 2.1: Charlotte Harbor Watershed Protection

To ensure that the County's surface waters are protected.

CST Policy 2.1.1: Water Quality Standards

Charlotte County shall protect its surface waters through implementation of the following standards and guidelines:

1. On-site sewage disposal systems, including their associated drain fields, will be located as far landward as feasible on waterfront properties so as to reduce or prevent unnecessary nutrient and pathogen loading into surface waters.
2. The most current best management practices identified in the Handbook, Urban Runoff Pollution Prevention and Control Planning, EPA/625/R-93/004, which control erosion and limit the amount of sediment reaching surface waters, shall be used during all development activities.
3. Withdrawals from, or discharges to, surface waters which alter hydroperiods shall require the appropriate permits through FDEP, the appropriate Water Management District, or the USACoE, and shall not

- reduce the quality or productive capability of water-dependent ecosystems (estuaries, etc).
- 4. Development proposals must demonstrate that post-development discharges into surface waters, or diversion of freshwater inflow into (fresh or saltwater) surface waters, will not lower the quality or productive capability of the receiving water body (fresh or saltwater). Such discharge must not exceed the legal limit for established surface water quality parameters to include, but not limited to, biological oxygen demand, dissolved oxygen, nutrients, bacteriological quality and turbidity, for the appropriate class water, as outlined in Chapter 62, F.A.C.
- 5. The design and construction of (fresh or saltwater) artificial waterbodies will provide sufficient water quality, fish and wildlife habitat values and functions consistent with the requirements of State and Federal agency permits and the intended use of the water body.
- 6. Boat speeds shall be limited as necessary to avoid shoreline erosion, siltation and damage to benthic vegetation and wildlife; and to protect natural functions by establishing and enforcing speed zones and other prohibited activities in vulnerable areas.

CST Policy 2.1.2: Charlotte Harbor Management Committee

The County shall confer with public and private stakeholders in Lee, Charlotte and Sarasota Counties to discuss the benefits of establishing a Charlotte Harbor Management Committee, which would meet regularly to review major activities that might affect the social, economic and environmental values of Charlotte Harbor.

CST Policy 2.1.3: Lemon Bay Aquatic Preserve Management Plan

The County shall support the implementation of the FDEP Lemon Bay Aquatic Preserve Management Plan.

CST Policy 2.1.4: Peace River Basin and Myakka River Management Plans

The County shall continue to participate in local, State, and Federal watershed initiatives such as the Peace River Basin, Lemon Bay, and Myakka River Management Plans.

CST Policy 2.1.5: Gulf of Mexico Alliance

The County shall participate in the Gulf of Mexico Alliance discussions on the health and restoration of the Gulf. The County shall cooperate in advancing the understanding of system dynamics and the Board of County Commissioners shall consider relevant initiatives for support.

CST POLICY 2.1.6: Charlotte Harbor Management Plan

The County shall continue to support FDEP's Charlotte Harbor Aquatic Preserves Management Plan, which includes the waterbodies of Cape Haze, Gasparilla

Sound-Charlotte Harbor as well as Pine Island Sound and Matlacha Pass in Lee County.

CST Policy 2.1.7: Charlotte Harbor Watershed Flows

The County shall continue to work with and support programs of public and private stakeholder organizations to protect, maintain and restore the optimum quality, quantity, distribution and timing of freshwater flows needed to protect, maintain and restore the ecological productivity and integrity of the Charlotte Harbor estuarine ecosystem.

CST Policy 2.1.8: Intergovernmental Coordination

The County shall continue to participate in and support the development and implementation of local, State and Federal programs and initiatives whose goals, objectives, and policies are to maintain, restore, and improve water quality in the Charlotte Harbor watershed, including all contiguous coastal wetlands and streams, the Peace and Myakka rivers and their tributaries.

CST Policy 2.1.9: Watershed Surface Water Quality Protection

The County shall confer with public and private stakeholders to discuss the benefits of establishing regional surface water protection overlay districts in the Charlotte Harbor Watershed, including, but not limited to, the basins of the Peace and Myakka rivers and their tributaries, wherever protection of the quality and quantity of those surface waters is deemed critical to the health, safety and welfare of current and future citizens or the environment.

CST Policy 2.1.10: Coastal Water Quality Studies

The County shall continue to support and participate in local, State, or Federal scientific water quality studies of Charlotte Harbor, Lower Peace and Myakka Rivers, and Lemon Bay.

CST Policy 2.1.11: Examine Nonpoint Source Coastal Water Pollution

The County shall periodically study the effects of existing drainage systems and the impacts of point source and nonpoint source pollution on estuarine water quality per Chapter 163.3178(2), F.S., and shall continue to encourage best management practices to minimize these sources.

CST Policy 2.1.12: Coordination of Coastal Water Quality Monitoring

The County shall maintain a liaison with other local, State, and Federal agencies engaged in water quality monitoring, and reviewing their data, conclusions, and recommendations.

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The County shall continue discussions with the Water Management Districts, Southwest Florida Regional Planning Council, and jurisdictional local governments to determine what measures may be taken to help prevent impacts to recharge areas and other hydrogeologic features which occur outside Charlotte County's boundary and are connected to the County's groundwater.

ENV Policy 1.4.18: Nutrient Load Reduction

The County shall continue to work toward compliance with the requirements of the National Pollutant Discharge Elimination System and will utilize all available means, including stormwater units, MSBUs, and other revenue sources, to provide funding for these necessary requirements and programs to ensure that water quality and productive capability meets or exceeds the standards provided in Chapter 62, FAC and the Clean Water Act, 33 USC 1251. At such time when nutrient load reduction goals are promulgated through the Charlotte Harbor Surface Water Improvement and Management (SWIM) program or through Total Maximum Daily Load (TMDL) programs, Charlotte County will review and, as necessary, revise its Code of Laws and Ordinances to ensure that these goals are met through the County's development review processes.

ENV Policy 1.4.19: Emergency Water Conservation Plan

The County shall continue to cooperate with the SWFWMD and the SFWMD to conduct water conservation programs and maintain and implement the County's emergency water conservation plan.

ENV GOAL 2: PROTECT NATURAL RESOURCES

Protect, conserve, enhance and manage native habitats and natural communities to ensure viable use continues for present and future generations of terrestrial and aquatic floral and faunal species and the enjoyment of the public.

ENV Objective 2.1: Marine Protections

To protect marine and estuarine habitats to ensure long-term viability and productivity of finfish, shellfish, other aquatic communities, seagrass and oyster bed resources.

ENV Policy 2.1.1: Marine and Estuarine Protection

The County shall implement protections to marine and estuarine resources as identified in the objectives and policies of the Coastal Planning element.

ENV Objective 2.2: Regional Conservation Strategy

To protect plant and animal diversity and distribution by protecting listed and imperiled plant and wildlife habitats, providing for habitat corridors, and preventing habitat degradation, isolation or fragmentation through a regional conservation strategy.

ENV Policy 2.2.1: Protect State and Federal Lands

The County shall support the US Fish and Wildlife Service (USFWS), the SWFWMD, the SFWMD, the DOF, the FDEP, and the Florida Fish and Wildlife Conservation Commission (FFWCC) in protecting the environmental and recreational integrity of their wildlife management areas, parks, preserves, and reserves. Charlotte County shall accomplish this through review of development applications that may affect these areas, and the enforcement and implementation of development regulations to protect environmentally sensitive habitats, including but not limited to, upland, wetland and marine communities.

ENV Policy 2.2.2: Allow Proper Land Management

The County shall help ensure that land use activities on adjacent properties do not prevent the use of land management activities (such as prescribed burns) necessary to maintaining the natural functions and values of public wildlife management areas, parks, preserves, and reserves, or private conservation lands and agricultural properties.

ENV Policy 2.2.3: Developments Adjacent to Preserved Lands

The County shall require a developer submitting for a special exception, plan amendment, rezoning, or site plan review for property adjacent to Federal, State or County wildlife management areas, parks, preserves and reserves to 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. After consultation with the appropriate Federal, State or County department or agency to review this analysis, the County may require the developer to revise the proposal or provide a Developer's Agreement that specifies how the development will mitigate impacts to the adjacent lands.

ENV Policy 2.2.4: Limitation on Land Use Changes

The County may deny increases in density or intensity of land use if it can be determined that such a change would be harmful to natural resources. This would include, but is not limited to, harmful impacts to listed flora and fauna, imperiled and rare communities, water quality and quantity, historic flowways and other such resources. Impacts to wetlands shall be processed as described by ENV Objective 3.1 and associated policies.

ENV Policy 2.2.5: Environmental Land Identification for Acquisition

The County shall identify lands suitable for fee or less-than-fee acquisition and shall prioritize acquisition projects based on the following criteria:

1. Rarity of natural community types, such as pine flatwoods, hammocks or scrub; rarity of species, including rare and endangered species such as the

- Florida panther or Red-cockaded woodpecker; uniqueness of the sites special features; and
2. Connectivity and proximity to other protected lands to create green corridors; and
3. Ecological quality; diversity of species; ecological integrity; and
4. Important to maintaining water quality in either a natural water course, groundwater recharge area or estuarine environment; and
5. Potential for long-term viability and public enjoyment of lands.

Potential acquisition sites shall include, but not be limited to, scrub habitats, riparian corridors, floodplain areas, wetlands, wildlife corridors and habitats, or dune and coastal systems.

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.

ENV Policy 2.2.7: Environmental Acquisition and Management

The County shall acquire and manage environmental lands using all available opportunities including, but not be limited to: levying an ad valorem tax; obtaining State, Federal and non-profit grant funding; land swaps; public/private partnerships; public/public partnerships (such as Florida Communities Trust); community land trusts; and conservation easements. All lands acquired by the County for preservation shall be managed to retain their environmental value.

ENV Policy 2.2.8: Promoting Connectivity

In its efforts to protect natural resources, the County shall promote linkages between existing public parks, preserves, and similar areas serving to provide for the conservation of natural resources in order to develop a system of interconnected greenways and blueways providing for public recreation while protecting the natural environment. These areas may consist of woodlands, waterbodies, and other open spaces. These areas may be used for hiking, bicycling horseback riding, developed as resource-based parks or low-impacting educational facilities and nature centers. Linkages can be made to lands internal to the County or to lands in adjacent counties. The County shall utilize all means identified in ENV Policy 2.2.6 and 2.2.7 to promote this connectivity.

ENV Policy 2.2.9: Conservation Charlotte

The County shall continue to administer the Environmentally Sensitive Lands Protection Program (Conservation Charlotte), which generates funds for the acquisition of environmentally sensitive lands.

ENV Policy 2.2.10: Land Management

The County, or duly authorized management agencies, shall develop and implement long range management plans for preservation or conservation lands consistent with the natural resources found on these properties.

ENV Policy 2.2.11: Public Awareness of Environmental Lands

In cooperation with other government agencies and non-profit groups, the County shall work to increase public awareness, appreciation, and (consistent with the resources found at each site) access to the publicly owned preserves and environmental parks within the County's borders.

ENV Policy 2.2.12 Donation Policy

The County may accept lands offered for donation as nature preserves or other resource conservation uses when at least one of the following apply: such lands contain ecologically valuable habitat; public ownership of such lands would expand existing preservation or resource conservation areas; public ownership of such lands would provide increased protection for existing preservation or resource conservation areas; or such lands are a commodity that shall be traded for ecologically valuable habitat.

ENV Policy 2.2.13: Linear Facilities

The County shall develop siting standards for linear facilities except where such are already subject to siting criteria in existing State and Federal regulations. Standards applying to the siting of linear facilities shall include the requirement of an environmental impact assessment and alternative routes analysis, both of which must be performed by qualified professionals.

ENV Policy 2.2.14: Habitat Inventory

The County shall maintain an update of the Charlotte County Habitat Inventory, which is an inventory of all natural communities and natural habitats within the County, and incorporate it into the County's Geographic Information System's database.

ENV Objective 2.3: Protect Listed Flora and Fauna

To protect wildlife and plant species listed by the USFWS or FFWCC and conserve the habitats upon which they depend in order to maintain balanced, biologically productive ecosystems and natural communities for the use and benefit of future generations.

ENV Policy 2.3.1: Reviewing Development Activities

The County shall review development activities for compliance with local environmental regulations and staff will provide information regarding listed species on properties consistent with all State and Federal regulations.

ENV Policy 2.3.2: Listed Species Surveys

When it is determined that properties undergoing development review contain habitat that may be utilized or is utilized by listed species, the County shall require surveys per the methods set by FFWCC or USFWS.

ENV Policy 2.3.3: Protecting Imperiled Habitat on Private Lands

During the site plan review process, the County shall require avoidance, minimization and proper mitigation of the effects of development on rare and imperiled natural communities. As one method of implementing this policy, any properties undergoing development that contain a rare or imperiled community shall set aside the amount of land required by the Open Space/Habitat Reservation Land Development Regulation for preservation.

ENV Policy 2.3.4: Habitat Conservation Plans (HCPs)

To expedite the development review process while ensuring the long-term viability of populations of listed and protected species, the County shall develop species-specific and project specific HCPs as directed by the Board of County Commissioners, and as authorized by the Endangered Species Act and as approved by the USFWS. Until such time as species-specific HCPs are developed, the County's review and approval of development proposals shall be consistent with the provisions of listed species guidelines promulgated by the FFWCC and USFWS.

ENV Policy 2.3.5: Scrub-jay Habitat Conservation Plan

The County shall administer the adopted species specific Florida scrub-jay (*Aphelocoma coerulescens*) HCP.

ENV Policy 2.3.6: Exotic Plant Removal

The County shall continue to enforce the removal of invasive exotic plants. The County shall also prohibit the planting of species listed as noxious weeds by 5B-57.007, Florida Administrative Code, and listed as invasive species on the Florida Exotic Pest Plant Council Invasive Plant Category I Lists. The County shall discourage the planting of species listed as invasive species on the Florida Exotic Pest Plant Council Invasive Plant Category II List.

ENV Policy 2.3.7: Local Mitigation Banks

The County shall continue to work for the establishment of mitigation parks and banks within the County to ensure that local impacts to listed flora and fauna and rare and imperiled natural communities are mitigated locally.

ENV Policy 2.3.8: Environmental Education

The County shall support efforts to increase the public's understanding and stewardship of wildlife, natural communities, and other natural resources through partnerships with non-profit organizations such as the Florida Master Naturalist Program, the Florida Yards and Neighborhoods Program, and the University of Florida Food and Agricultural Sciences program.

ENV Objective 2.4: Soil Conservation

To protect and conserve native soils as an essential natural resource.

ENV Policy 2.4.1: Promote Agricultural Best Management Practices

The County shall encourage the use of bona fide agricultural practices that optimize the use of soils for the long-term, sustainable production of food and fiber for society. This shall be accomplished through partnerships with the University of Florida's Institute of Food and Agricultural Sciences, the Florida Department of Agriculture and Consumer Services and the Charlotte Soil and Water Conservation District.

ENV Policy 2.4.2: Land Clearing

The County shall not allow non-agricultural land clearing prior to the issuance of County tree removal authorization.

ENV Policy 2.4.3: Soil Stabilization

Best Management Practices, including sodding, seeding, mulching, and preservation and maintenance of vegetation, shall be utilized throughout and following development activities in order to reduce the erosion of soil by wind and water and to conserve the functions of natural systems.

ENV Policy 2.4.4: Site Plan Review

During its review of site plans and proposed developments, Charlotte County shall consider how the subject property's topography, vegetation, and hydrology may affect the potential for erosion and erosion control.

ENV Policy 2.4.5: Maintain Natural Systems

In order to protect native soils and the functions of natural systems, Charlotte County shall encourage the use of stemwalls or pilings as alternatives to the use of fill material to achieve elevation of buildings necessary for flood protection and other design criteria.

ENV Objective 2.5: Excavation Activities

To minimize the detrimental effects of mineral extraction on groundwater, surface water, wildlife and wildlife habitats, surrounding land uses and values, and the health, safety, and welfare of the general public.

ENV Policy 2.5.1: Review of Excavation Activities

During its review of proposed excavation activities, the County shall ensure that:

1. All mitigation activities proposed by a mining operation are acceptable to Charlotte County prior to the approval of a mining permit.
2. Detrimental effects to groundwater and surface water resources are minimized.
3. Reclamation plans include criteria for beneficial post-operation land use activities. Reclamation plans shall: maximize the reclamation of the resultant waterbodies for fish and wildlife and include the creation and planting of littoral shelves with native plant species to provide wildlife habitat; help improve or maintain water quality; prevent erosion of the shoreline; restore pre-development functions and values, including restoration of similar natural communities; and make the site aesthetically pleasing. The County shall require a bonding mechanism for reclamation expenses in the event of non-compliance by an operator. Reclamation bonds shall be equal to the cost of reclamation.
4. Minimum buffer zones and setbacks are being observed between extractive and non-extractive land use activities.
5. Cumulative impacts to the built and natural environment are assessed.
6. The hydrological functions of natural flow ways and sloughs are maintained during and after the proposed excavation activities.

ENV Policy 2.5.2: Commercial Excavations

Commercial excavation operations shall be allowed to apply for a plan amendment to Mineral Resource Extraction in all areas not prohibited by the standards outlined in the Mineral Resource Extraction (MRE) Future Land Use Map designation. Amendments from Resource Conservation or Preservation to MRE within the non-prohibited area may be allowed if it can first be proven that such designation does not correctly demarcate environmentally sensitive lands. In such cases, should other environmentally sensitive lands exist that are not under a protected FLUM status, the amendment shall include placing those lands under the Preservation or Resource Conservation FLUM.

ENV Policy 2.5.4: Surface Water Storage

The County shall continue to partner with the SWFWMD, the Florida Department of Agriculture and Consumer Services, and the USDA Natural Resources

Conservation Service to support agricultural operations that wish to excavate ponds to store surface water for irrigation.

ENV GOAL 3: WETLANDS

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

ENV Objective 3.1: Wetland Protections

To protect wetlands and the natural functions and values of wetlands.

ENV Policy 3.1.1: Identification and Categorization of Wetlands

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

ENV Policy 3.1.2: Indicators of Wetlands

During site review processes, the County shall utilize all available resources from State and Federal agencies as potential indicators of the presence of current and historic wetlands. The precise categorization of these areas shall be verified through site specific studies and field determinations.

ENV Policy 3.1.3: Wetland Categories

Category I

Category I wetlands are those wetlands that are considered critically necessary to sustain the health of the County's environment and shall mean those wetlands that meet at least two of the following criteria:

1. Any wetland of any size that has a permanent surface water connection to natural surface waterbodies with special water classifications, such as an Outstanding Florida Water, an Aquatic Preserve, or Class I or II waters. A natural hydrological connection that has been enhanced by human technology will be considered a connection under this category.
2. Any wetland of any size that has a direct connection to the Floridan aquifer by way of an open sinkhole or spring.
3. Any wetland of any size that has functioning hydroperiods with minimal human disturbance and provides critical habitat for listed species.
4. Any wetland of any size whose functioning hydroperiods are connected via a direct natural surface water connection to parks or conservation lands.

- 5 Any wetland of any size where downstream or other hydrologically connected habitats are significantly dependent on discharges from the wetland.

Wetlands meeting two or more of the above criteria must have no more than 30 percent coverage of exotic invasive vegetation. The County shall limit the removal, alteration, encroachment, dredging, filling, or changes to the natural hydroperiod or water quality (hereinafter collectively referred to as “impacts”) within Category I wetlands, regardless of any other regulatory agency authorization, to cases where no other feasible and practicable alternative exists that will permit a reasonable use of the land. The protection, preservation, and continuing viability of Category I wetlands shall be the prime objective of the basis for review of all proposed impacts.

Category II

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

ENV Policy 3.1.4: Protection Incentive

The County shall allow density to be severed from wetlands at the base density calculation. Per FLU Policy 1.2.13, the County will explore a density bonus program or other incentive program for landowners that provide habitat management of wetlands.

ENV Policy 3.1.5: All Wetlands Impact Limitations

The County shall limit impacts in wetlands to the following:

1. Development of parcels of land created prior to June 15, 2010 only if adequate uplands do not exist to support the footprint of the proposed use - impacts shall be limited to the minimal area necessary to support the proposed use. Sewer shall be utilized unless adequate spacing exists to allow a distance separation of at least 100 feet between the Onsite Sewage Treatment and Disposal System (OSTDS) and the delineated edge of the wetland. Contiguous parcels under same ownership shall be consolidated to minimize wetland impacts to Category I and II wetlands.
2. Redevelopment of previously permitted structures provided all development occurs within the footprint of the original structure.
3. Activities necessary to prevent or eliminate a public hazard.

4. Activities that provide a direct benefit to the public at large that would exceed any public loss as a result of the activity, such as removal of exotic species.
5. Passive, resource oriented activities for which wetland functions and values are the primary attraction.
6. Agriculture, provided the overall ecological integrity of the wetlands community shall be maintained as follows:
 - a. Viable populations of protected or listed species found onsite can be maintained onsite;
 - b. Harvests are planned to provide for varying age and height diversity, supporting a variety of vegetative successional stages within the overall wetland ecosystem;
 - c. The natural hydrology and hydroperiod of wetlands are not significantly modified on a long-term basis and State water quality standards are not violated; and
 - d. There is no conversion of wetland systems to upland systems.
7. Non-commercial water dependent uses and structures such as boardwalks, docks or boat ramps constructed in a manner to minimize impacts to wetlands and aquatic resources.
8. Linear facilities serving a public need that cannot be reasonably located outside of all wetlands may cross or occur in wetlands provided the proposed facility impacts the least sensitive portions (i.e., narrowest, most impacted, etc.), bridging may be considered as means to minimize impacts. Linear facilities can include boring or directional drilling.
9. Stormwater treatment or tertiary treatment of wastewater may be allowed only for innovative designs which demonstrate that:
 - a. The continued natural functioning of the wetland system will be maintained or improved.
 - b. The natural hydroperiod of the wetland will be maintained.
 - c. Water quality, vegetation, and aquatic lifeforms will be maintained or improved.
 - d. All substances that could adversely impact water quality, vegetation and aquatic lifeforms will be removed or treated prior to discharge to the wetland system.
 - e. The wetland's ability to assimilate any nutrients in the effluent discharged to the wetland system will not be exceeded.
 - f. The project owner or operator agree to a monitoring program of the wetlands system, at their expense, and any degradation of the wetland system that occurs during the monitoring period due to project design failure shall be corrected at the owner or operator's expense.

ENV Policy 3.1.6: Incompatible Uses

Where adequate land area exists to support the proposed use, the County shall require a 50 foot, undeveloped buffer between any commercial intensive and industrial land uses, including associated uses such as parking lots and storage areas, and any waterways, wetlands, or lakes.

ENV Policy 3.1.7: Prohibited Uses

The use, storage, transmission, or generation of hazardous substances, or substances which may artificially accelerate the eutrophication of wetlands and waterbodies, is prohibited within 200 feet of wetlands.

ENV Policy 3.1.8: Subdivision Approval

The County shall prohibit the creation of new lots and parcels that do not contain adequate buildable land to support the least intensive use allowed under the land use category.

ENV Policy 3.1.9: Roads

Roads necessary for access to upland portions of a subject property may cross wetlands provided they cross the least sensitive portion (i.e., narrowest, most degraded, etc.) of the affected wetlands and all environmental permitting procedures have been followed. Minimally invasive building techniques and pervious road surfaces will be required.

ENV Policy 3.1.10: Permits

The County shall require an FDEP Environmental Resource Permit and other State or Federal wetland permits prior to issuing local development permits. All conditions placed on such permits by the issuing agencies, including upland buffer zone requirements, restrictions of use within the wetland, etc., shall be incorporated into the final development approval issued by the County. The County reserves the right to deny any local permit regardless of any other regulatory agency authorization. Charlotte County shall also coordinate with permitting agencies to review wetland delineations prior to the finalization of the agency permits. If the County determines that the boundary may be incorrect, staff will work with the permitting agency to correct the delineation.

EXHIBIT

M-6

ENV Policy 2.2.10: Land Management

The County, or duly authorized management agencies, shall develop and implement long range management plans for preservation or conservation lands consistent with the natural resources found on these properties.

ENV Policy 2.2.11: Public Awareness of Environmental Lands

In cooperation with other government agencies and non-profit groups, the County shall work to increase public awareness, appreciation, and (consistent with the resources found at each site) access to the publicly owned preserves and environmental parks within the County's borders.

ENV Policy 2.2.12 Donation Policy

The County may accept lands offered for donation as nature preserves or other resource conservation uses when at least one of the following apply: such lands contain ecologically valuable habitat; public ownership of such lands would expand existing preservation or resource conservation areas; public ownership of such lands would provide increased protection for existing preservation or resource conservation areas; or such lands are a commodity that shall be traded for ecologically valuable habitat.

ENV Policy 2.2.13: Linear Facilities

The County shall develop siting standards for linear facilities except where such are already subject to siting criteria in existing State and Federal regulations. Standards applying to the siting of linear facilities shall include the requirement of an environmental impact assessment and alternative routes analysis, both of which must be performed by qualified professionals.

ENV Policy 2.2.14: Habitat Inventory

The County shall maintain an update of the Charlotte County Habitat Inventory, which is an inventory of all natural communities and natural habitats within the County, and incorporate it into the County's Geographic Information System's database.

ENV Objective 2.3: Protect Listed Flora and Fauna

To protect wildlife and plant species listed by the USFWS or FFWCC and conserve the habitats upon which they depend in order to maintain balanced, biologically productive ecosystems and natural communities for the use and benefit of future generations.

ENV Policy 2.3.1: Reviewing Development Activities

The County shall review development activities for compliance with local environmental regulations and staff will provide information regarding listed species on properties consistent with all State and Federal regulations.

ENV Policy 2.3.2: Listed Species Surveys

When it is determined that properties undergoing development review contain habitat that may be utilized or is utilized by listed species, the County shall require surveys per the methods set by FFWCC or USFWS.

ENV Policy 2.3.3: Protecting Imperiled Habitat on Private Lands

During the site plan review process, the County shall require avoidance, minimization and proper mitigation of the effects of development on rare and imperiled natural communities. As one method of implementing this policy, any properties undergoing development that contain a rare or imperiled community shall set aside the amount of land required by the Open Space/Habitat Reservation Land Development Regulation for preservation.

ENV Policy 2.3.4: Habitat Conservation Plans (HCPs)

To expedite the development review process while ensuring the long-term viability of populations of listed and protected species, the County shall develop species-specific and project specific HCPs as directed by the Board of County Commissioners, and as authorized by the Endangered Species Act and as approved by the USFWS. Until such time as species-specific HCPs are developed, the County's review and approval of development proposals shall be consistent with the provisions of listed species guidelines promulgated by the FFWCC and USFWS.

ENV Policy 2.3.5: Scrub-jay Habitat Conservation Plan

The County shall administer the adopted species specific Florida scrub-jay (*Aphelocoma coerulescens*) HCP.

ENV Policy 2.3.6: Exotic Plant Removal

The County shall continue to enforce the removal of invasive exotic plants. The County shall also prohibit the planting of species listed as noxious weeds by 5B-57.007, Florida Administrative Code, and listed as invasive species on the Florida Exotic Pest Plant Council Invasive Plant Category I Lists. The County shall discourage the planting of species listed as invasive species on the Florida Exotic Pest Plant Council Invasive Plant Category II List.

ENV Policy 2.3.7: Local Mitigation Banks

The County shall continue to work for the establishment of mitigation parks and banks within the County to ensure that local impacts to listed flora and fauna and rare and imperiled natural communities are mitigated locally.

EXHIBIT

M-7

NATURAL RESOURCES - GOALS, OBJECTIVES AND POLICIES

PURPOSE

The purpose of the Natural Resources element is to promote the conservation and protection of natural resources and guide the acceptable use of resources. The Goals of this element speak to reducing pollution, protecting important flora and fauna, and protecting wetlands. Protecting ground and surface water from harmful pollutants is an important theme throughout the policies of this element. The other important theme is protecting habitat and promoting interconnections between existing preserved lands to provide adequate shelter for Florida's plant and animal life. This element is closely interconnected with the Future Land Use element 2050 Framework and the goals, objectives and policies that support and implement that framework. The protection of natural resources is one of the four cornerstones of the County's vision.

All references to any ordinances, statutes or regulations contained herein shall, unless otherwise noted, be deemed to be those in effect as of the date of adoption of this element and thereafter as amended, renumbered or otherwise revised.

GOALS, OBJECTIVES AND POLICIES

ENV GOAL 1: POLLUTION CONTROL

Protect human and environmental health from the deleterious effects of pollution.

ENV Objective 1.1: Conscientious Stewardship of Earth's Resources

To promote responsible and conscientious stewardship of Earth's resources and reduce the carbon footprint of Charlotte County's development.

ENV Policy 1.1.1: Alternative Transportation

The County shall support alternative means of transportation such as car-pooling, on-demand and fixed route mass transit programs, bicycle and pedestrian pathways and other forms of low-fuel consumptive transportation. Support for alternative means of transportation shall be addressed through the adoption of regulations within one year of the effective date of this comprehensive plan. The regulations may include such items as requirements for bicycle storage and associated changing rooms and preferred parking for low-fuel consumptive vehicles.

ENV Policy 1.1.2: Alternative Energy

The County shall encourage, without detriment to natural resources, the use of clean alternative energy sources and technologies, such as active and passive solar technology and wind turbines, to reduce or eliminate the input of fossil fuel emissions into the atmosphere and conserve energy.

ENV Policy 1.1.3: Green Building Techniques

The County shall promote green, sustainable, building practices for public and private buildings by utilizing and promoting the Leadership in Energy and Environmental Design (LEED) certification and other similar programs.

ENV Policy 1.1.4: Green Landscaping and Low Impact Techniques

The County shall promote landscaping techniques that reduce water and fertilizer usage, require low maintenance, and eliminate or reduce the need for herbicide and pesticide usage, such as encouraged by the Florida Native Plant Society, the University of Florida IFAS Extension and other similar groups. Incorporation of landscaping into Low Impact Development design of stormwater systems is encouraged.

ENV Policy 1.1.5: Promote Utilization of Local Food Resources

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

1. Creating provisions for community gardens and farms as well as farmers' markets by coordinating with neighborhood planning efforts, providing comment in site plan reviews, subdivision reviews, and land use amendments encouraging the provision of adequate land to support such facilities, or, as an alternative and where appropriate, encouraging the coordination with and use of County parks or other public lands for such facilities.
2. Encouraging and supporting local food marketing strategy and institutional purchasing from local agriculture for breakfast, lunch and dinner programs.
3. Encouraging the expansion of existing agricultural uses and development of new business involved in agriculture such as new agricultural technologies and infrastructure to allow operational activities of urban and small scale agricultural opportunities.
4. Supporting an assessment of the community food system in order to promote profitable small and large farms and alternative enterprises to sustain economically viable agricultural communities.

ENV Objective 1.2: Pollution Prevention

To promote the reduction of contaminants.

ENV Policy 1.2.1: Pollution Prevention Policy

The County shall uphold the policies and strategies of the national Pollution Prevention Act of 1990.

ENV Policy 1.2.2: Pollution Reduction and Prevention Methods

The County shall support and promote the prevention of pollution by promoting the U.S. EPA's Pollution Prevention (P2) program, administered by the Florida Department of Environmental Protection, which promotes the following methods to reduce and prevent pollution: resource-efficient design, process changes to reduce production waste, material substitutions that reduce hazardous waste, on-site material re-use, efficient utilization of resources, and improved work practices.

ENV Policy 1.2.3: Intergovernmental Cooperation

The County shall involve itself in the Development of Regional Impact review process in adjacent counties to ensure that Charlotte County's concerns are addressed related to potential point and non-point source pollution generators.

ENV Objective 1.3: Air Quality

To ensure that human health and the natural environment are not damaged by air contamination.

ENV Policy 1.3.1: Air Quality

The County shall support the ongoing efforts of the State and Federal agencies in monitoring and enforcing air quality standards.

ENV Policy 1.3.2: Air Quality Control Strategy

The County shall, within six months of notification of a nonattainment status for any National Ambient Air Quality Standards' parameter, amend its Code of Laws and Ordinances to require industries to take appropriate measures to ensure that State and Federal standards for air pollution are met.

ENV Policy 1.3.3: Air Quality Standards

The County shall enforce, and improve as necessary, the Industrial Performance Standards and any codes controlling soil erosion and dust emanation during and after development activities.

ENV Policy 1.3.4: Air Quality Permit Restriction

The County shall prohibit the placement of new land uses requiring air quality permits from the US Environmental Protection Agency or Florida Division of Environmental Protection (FDEP) within one-half mile of any area designated by the Future Land Use Map (FLUM) as being primarily for residential development. This policy shall not apply to crematoria or incinerators located within hospitals, medical centers, or funeral homes intended for the sole use of the facility.

ENV Policy 1.3.5: Prescriptive Burning

The County shall allow for and support the use of prescriptive burning in appropriate land cover types, as permitted by the Florida Division of Forestry (DOF), in order to prevent catastrophic wildfires, which greatly reduce air quality, and to mimic the natural cycle of regeneration.

ENV Objective 1.4: Water Quality

To ensure that human health and the natural environment are not damaged by water contamination.

ENV Policy 1.4.1: Water Quality Standards

The County shall not allow the quality of Charlotte County's groundwater and surface water resources to be degraded below the minimum criteria for water quality provided in Chapter 62 FAC, the Clean Water Act, 33 USC 1251, or by adopted Site Specific Alternative Criteria (62-302.800 FAC), and shall ensure that it is maintained or, as necessary, improved to ensure the availability of this resource for present and future generations. The County shall not allow any activity that on its own or in combination with other existing activities to cause a violation of water quality standards.

ENV Policy 1.4.2: Water Quality Monitoring

The County shall support and encourage continued water quality monitoring by local, State, and Federal agencies, non-profit groups, and individual volunteers that will help identify and formulate plans to address point and non-point source pollution.

ENV Policy 1.4.3: Protection Guidelines

The County shall implement of the following standards and guidelines to protect its surface waters:

1. The discharge of stormwater runoff, wastewater, or other potential sources of contamination into surface waters resulting in a degradation of the quality is prohibited and shall be enforced.
2. The most current Best Management Practices which control erosion and limit the amount of sediment reaching surface waters shall be applied to all activities that result in disturbance of earth.
3. Removal or control of submerged, emergent, or floating vegetation through non-chemical means shall be prioritized. Removal shall be limited to that necessary to allow reasonable access to water resources except for the removal of invasive, exotic species such as hydrilla, water hyacinth, or water lettuce.

4. Non-chemical means, where feasible, and Best Management Practices shall be used as alternatives to insecticides and herbicides for the control of mosquitoes.

ENV Policy 1.4.4: Interagency and Intergovernmental Cooperation

The County shall pursue interagency and intergovernmental cooperation to ensure that the County's surface and ground waters are protected. The County shall require protection of the Charlotte Harbor estuarine system, which supports a multi-billion dollar tourism industry that relies on a productive aquatic ecosystem, by continuing to monitor and object to any activities within and without the County that may negatively impact the quality, quantity, and timing of freshwater flows from entering the County's water resources.

ENV Policy 1.4.5: Land Acquisition

The County shall continue to protect the County's surface waters and ground waters through implementation of land acquisition programs that will provide opportunities to protect and manage lands adjacent to surface waters. Charlotte County shall also continue to encourage and partner with State agencies and develop working relationships with private lands trusts to maximize potential for acquiring such lands within Charlotte County.

ENV Policy 1.4.6: National Estuary Program

The County shall continue to participate in the Charlotte Harbor Coastal and Heartland National Estuary Program Partnership (CHNEP) by participation on the CHNEP's advisory committees, and by continuing to uphold and implement the goals and objectives of the CHNEP's Comprehensive Conservation and Management Plan (CCMP) for the Greater Charlotte Harbor Watershed.

ENV Policy 1.4.7: Water Management Districts

The County shall continue to be involved in updates to and the governance of the Southwest Florida Water Management District's (SWFWMD) Charlotte Harbor Surface Water Improvement and Management Plan, Peace River Comprehensive Watershed Management Plan, Myakka River Watershed Management Plan, and Shell Creek and Prairie Creek Watersheds Management Plan; and in the governance of the SWFWMD's ecosystem restoration plan(s). In addition, Charlotte County shall support the two major components of the Southern Water Use Caution Area Recovery Strategy plan, which are management of groundwater withdrawals to minimize saltwater intrusion into the Floridan aquifer and restoration of minimum flows to the upper Peace River.

ENV Policy 1.4.8: Peace River Basin Resource Management Plan

The County supports the identified regulatory and non-regulatory methods to minimize impacts to the Peace River basin identified in the Peace River Basin

Resource Management Plan, which is based on the results of the Peace River Cumulative Impact Assessment.

ENV Policy 1.4.9: Watershed Overlay District (WOD)

The County shall establish the Watershed Overlay District as illustrated on FLUM Series Map # 4. The intent of the WOD is to protect the quantity and quality of water within the Hendrickson Dam Reservoir, which is the City of Punta Gorda's potable water supply. Since all overground and underground waters within the watersheds of Shell Creek and Prairie Creek drain into the reservoir, those watershed perimeters shall constitute the boundary of the Overlay. The creek system is delineated along with the boundaries of two significant water sources, Long Island Marsh and Tippen Bay.

1. The following shall apply throughout the entire Overlay:
 - a. By right uses shall be those allowed by the comprehensive plan.
 - b. All agricultural and resource conservation uses are encouraged to utilize Best Management Practices as created by the Florida Department of Environmental Protection, The Florida Department of Agriculture and Consumer Services, and the Florida Department of Forestry, as applicable. The County shall support and assist, as possible, in the Facilitating Agricultural Resource Management Systems (FARMS) projects and the Federal Environmental Quality Incentives Program (EQIP).
 - c. The generation or continuous transmission of petroleum products or other hazardous substances is prohibited.
2. The following shall apply within one-half mile of the creek system and within Long Island Marsh or Tippen Bay:
 - a. There shall be no increases in intensity. This does not apply to changes in agricultural uses.
 - b. Density is restricted to the maximum density allowed at time of adoption of this comprehensive plan. There shall be no increases in density except in connection with establishment of conservation subdivision.
 - c. New Group III commercial excavations are prohibited.
 - d. Implementation of Agricultural Best Management Practices as required by permits issued by State agencies.
 - e. Biofuel manufacturing operations are prohibited, except when ancillary to a bona fide agricultural operation that utilizes Best Management Practices.
 - f. Prohibited uses may be allowed on a case by case basis by the Board of County Commissioners if it can be demonstrated through generally accepted, science-based analysis that the proposed use will have no negative affect on the quality or quantity of water within

the Hendrickson Dam Reservoir. In no case shall prohibited uses be allowed within one-quarter mile of the shoreline of the creeks or creeks' tributaries.

- g. When incidental to a permitted use, the bulk storage associated with bona fide agricultural uses and use of such products are allowed. This exemption shall not be construed to relieve these activities from compliance with applicable State and Federal regulations pertaining to the installation and use of hazardous substances.
3. The following are prohibited within 200 feet of the mean high water mark of the creeks and creeks' tributaries:
 - a. All septic systems (including all components of those systems), and
 - b. The storage or use of any hazardous substances, except when such storage or use is in compliance with applicable State and Federal regulations.
4. For residential properties adjacent to the creek system, the County shall require adherence to the applicable Federal and State standards, ~~outlined within 40D-40.301(2)(f), Southwest Florida Water Management District Rules.~~

ENV Policy 1.4.10: Surface Water Protection Overlay District (SWPOD)

The County shall establish the Surface Water Protection Overlay District as illustrated on FLUM Series Map # 5. The intent of the SWPOD is to improve surface water quality by providing for natural filtration of pollutants prior to stormwater flows entering the waterbodies that feed into the Myakka River, Peace River, Lemon Bay, or Charlotte Harbor. Charlotte County shall place those natural and manmade waterbodies identified on FLUM Series Map # 5 into the SWPOD.

Owners of property adjacent to these waterbodies, and the receiving waterbodies, are encouraged to utilize alternatives to traditional sodding such as berming, planting or retaining native vegetation, and utilizing bio-retention swales and rain gardens. A reduction of impervious surfaces parcel-wide is also encouraged. Fertilizer and pesticide usage is discouraged.

ENV Policy 1.4.11: Establishment of Wellhead Protection Areas

The County shall, in coordination with the SWFWMD and the South Florida Water Management District (SFWMD), maintain and update wellhead protection areas for all public water supply wells, which shall include potable water and Aquifer and Storage Recovery (ASR) wellheads. Wellhead protection areas may be modified due to changes in technical knowledge, such as transmissivity, or porosity; changes in pumping rates; reconfiguration of well fields; abandonment or relocation of wells; the installation of new wells or well fields; establishment of minimum flows or levels pursuant to Chapter 373, Florida Statutes; changes in

maximum contaminant levels; or to accommodate changes in topography or hydrology, such as newly approved mining areas.

ENV Policy 1.4.12: Wellhead Protection

The County shall enforce, and improve as necessary, the wellfield protection requirements of the Charlotte County Code of Laws and Ordinances, which shall include prohibitions against the placement of incompatible uses known to contaminate drinking water. Cones of influence shall be delineated and updated in the Land Development Regulations.

ENV Policy 1.4.13: Aquifer Recharge Protection

Within Charlotte County's Prime Aquifer Recharge Area, as identified on Future Land Use Map Series Map # 6, the County shall prohibit the generation or transmission of petroleum products or other hazardous substances. The storage and use of such products as incidental to a permitted use are allowed (the exemption shall not be construed to relieve these activities from compliance with applicable State and Federal regulations pertaining to the installation and use of hazardous substances). The County shall further protect its aquifer recharge area by requiring properties to develop in accordance with the guidelines of the Groundwater and Aquifer Recharge subelement of the Infrastructure element, AQR Policies 1.1.1 and 1.1.2.

ENV Policy 1.4.14: Groundwater - Waste Disposal & Discharge

The County shall monitor permit compliance for waste disposal and discharge facilities and activities, and take appropriate action when necessary. Appropriate action shall include notification of the permitting agency, intervention in agency proceedings, or legal action by the County.

ENV Policy 1.4.15: Groundwater - Public, Industrial, Agricultural Uses

The County shall monitor permit compliance for public, industrial, or agricultural water uses, and take appropriate action when necessary. Appropriate action shall include notification of the permitting agency, intervention in agency proceedings, or legal action by the County.

ENV Policy 1.4.16: Groundwater - Mandatory Connection to Water and Sewer

The County shall continue to require connection to central water and to sewer service when such service is available in order to reduce the direct demand on groundwater for domestic use and reduce the potential for contamination from septic tank leachate per the Potable Water and Sanitary Sewer subelement of the Infrastructure element, WSW Objective 3.1 and associated policies.

ENV Policy 1.4.17: Groundwater - External Impacts

EXHIBIT

N-1

National Flood Hazard Layer FIRMette



82°16'19"W 26°50'20"N



0 250 500 1,000 1,500 2,000 1:6,000 Feet

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) Zone A, V, A99 With BFE or Depth Zone AE, AO, AH, VE, AR Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Future Conditions 1% Annual Chance Flood Hazard Area with Reduced Flood Risk due to Levees, See Notes, Zone X Area with Flood Risk due to Levee Zone D
OTHER AREAS	NO SCREEN Area of Minimal Flood Hazard Effective LOMRs Area of Undetermined Flood Hazard
GENERAL STRUCTURES	Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall
OTHER FEATURES	Cross Sections with 1% Annual Chance Water Surface Elevation Coastal Transect Base Flood Elevation Line (BFE) Limit of Study Jurisdiction Boundary Coastal Transect Baseline Profile Baseline Hydrographic Feature
MAP PANELS	Digital Data Available No Digital Data Available Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 12/3/2025 at 4:19 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

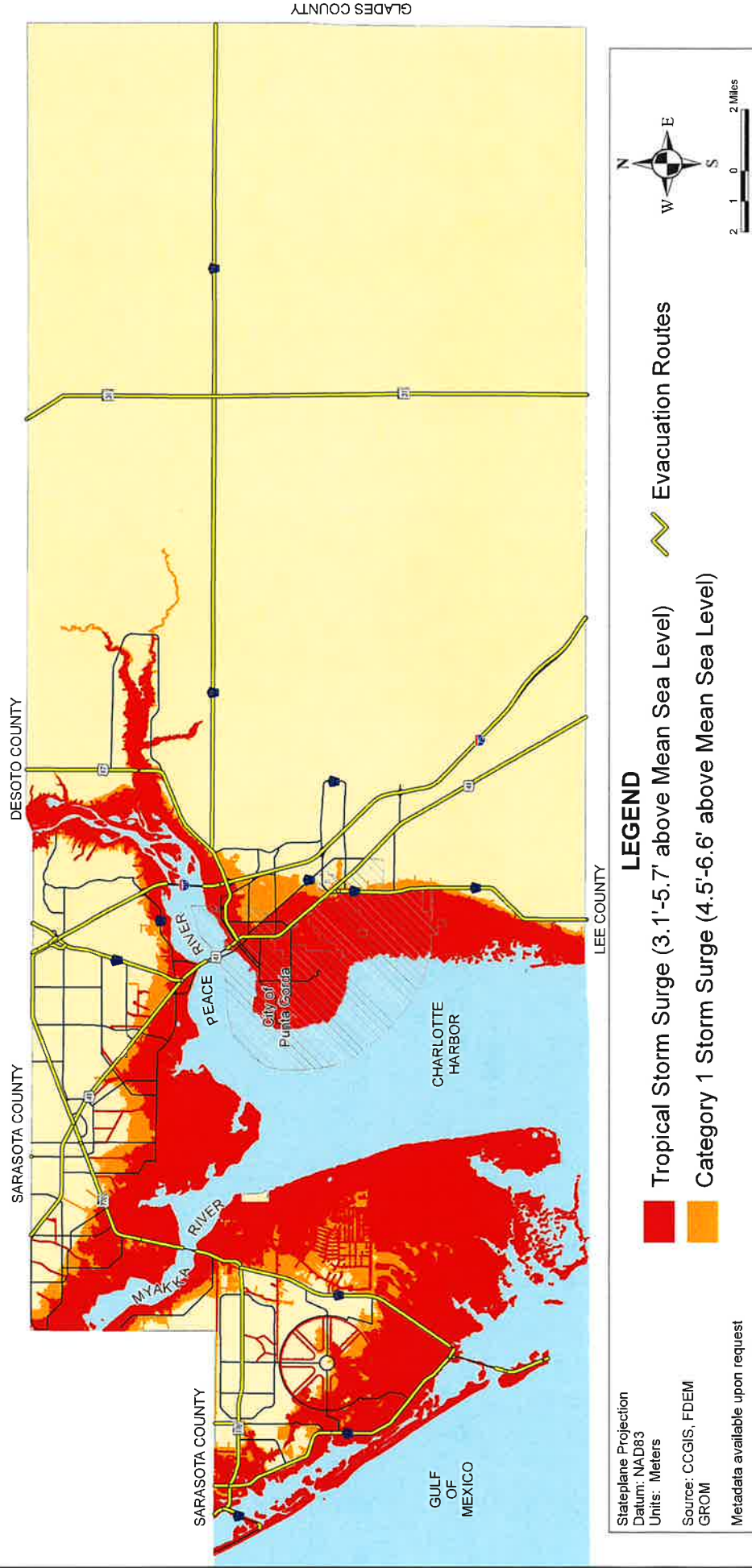


Community
Development

CHARLOTTE COUNTY Future Land Use Map Series Map #14: Coastal High Hazard Areas and Evacuation Routes

Charlotte County Government

"To exceed expectations in the delivery of public services."
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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 as to its use. This is not a survey, nor is it to be used for design.

Updated: 02/2018 \\SmarCharlotte\\Series_Maps\\CHHA\\2018_CHHA.mxd