



Staff Report for: PD-24-13

Meeting Date: October 13, 2025/November 25, 2025

To: Planning and Zoning Board /Board of County Commissioners

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

Regarding: A request to amend the Zoning Atlas

Part 1 – General Information

Applicant: JBCC Development, LLC, 50 Central Avenue, Suite 980, Sarasota, FL 34236

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

Owners: JBCC Cranberry & 41 LLC (1858 Ringling Boulevard, Suite 200, Sarasota, FL 34236) owns a portion of the property subject to this application for proposed commercial uses (Lots 2-3);
Charlotte Harbor Residences LLC (2204 Lakeshore Drive, Suite 450, Birmingham, AL 35209) owns the portion of the property for multi-family development (Lot 1);
Port Charlotte K Automotive MGMT LLC (3031 N Rocky Point Dr. W. Suite 770, Tampa, FL 33607) owns a portion of the property located at 150 Tamiami Trail for an existing car dealership (Parcel P1);
Fawcett Memorial Hospital Inc c/o HCA c/o Ducharme McMillen & Assoc, PO Box 80610, Indianapolis, IN 46280 owns a portion of the property located at 150 Tamiami Trail for the HCA Florida Tamiami Emergency Room (Parcel P1-2); and
Florida Department of Transportation (PO Box 1249, Bartow, FL 33831) owns existing drainage reservoirs, located at 250 Tamiami Trail (Parcel P1-1).

Request: A privately initiated request for a rezoning from Planned Development (PD) to PD. This is a major modification of the existing PD, Ordinance Number 2023-009, by:

- 1) Amending PD condition b.iv. and General PD Concept Plan in order to revise layout of some commercial buildings, and to add specific commercial uses and development standards for Lots 2-A, 2-B, 2-C, 2-D, & 3.

- 2) Adopting the revised General PD Concept Plan, Detail PD Concept Plan for Lot 3: “Chick-fil-A”, and Detail PD Concept Plan for Lot 2-A: “Texas Roadhouse.”
- 3) Deleting PD conditions o, q & r and revising PD condition p.

Location: **Commission District IV:** The subject property subject to the proposed changes is part of the 77± acres of the original PD, generally located northeast of Tamiami Trail (US 41), south of Hillsborough Boulevard, southeast of Cranberry Boulevard, and west of Huge Boulevard, in the Port Charlotte area.

Area: The property subject to this PD rezoning contains approximately 29.76 acres. The property subject to the original PD rezoning contains a total of 77± acres.

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

Part 2 – Analysis and Conclusion

Request

The applicant, JBCC Development, LLC, is requesting a major modification to amend Ordinance Number 2023-009 (Attachment 1) to amend the adopted PD condition b.iv. and General PD Concept Plan in order to revise layout of some commercial buildings, and to add specific commercial uses and development standards for existing Lots 2-3 (the proposed Lots 2-A, 2-B, 2-C, 2-D, & Lot 3). The applicant is concurrently seeking adopting the revised General PD Concept Plan, Detail PD Concept Plan for Lot 3: “Chick-fil-A”, and Detail PD Concept Plan for the proposed Lot 2-A: “Texas Roadhouse.”

This PD project contains approximately 77 acres. The development has occurred on the site; specifically:

- Phase I of this PD project has been completed.
- An 11,000 square foot free-standing emergency room with associated infrastructure has been constructed on Parcel P1-2.

Therefore, based on the submitted updated Traffic Impact Analysis, the applicant is also requesting to delete the approved PD conditions o, q & r and to revise the PD condition p as follows in order to address the traffic impacts generated by the proposed development on the property:

p. The developers at their own costs shall design, permit, and construct the US 41 left turn lane (the second left turn lane on US 41 SB to Cranberry Boulevard NB) at a timing determined by the County. A developer agreement acceptable to the county shall be required prior to approval of Final Detail Site Plan(s).

The property contains approximately 29.76 acres, including multiple parcels (Lots 1-3) and subject to the proposed changes for Lots 2 & 3 is part of the 77± acres of the original PD, which

is generally located northeast of Tamiami Trail (US 41), south of Hillsborough Boulevard, southeast of Cranberry Boulevard, and west of Huger Boulevard, in the Port Charlotte area.



PD-24-13 Area Image



PD-24-13 Area Image

History of the Subject Property

On January 28, 2014, the original PD rezoning (petition # Z-13-10-13) was approved by the Board of County Commissioners (Board) via Ordinance Number 2014-007 (Attachment 2) in order to have commercial intensive uses, including but not limited to, a car dealership with full service and repair capabilities, a rental car agency, temporary customer and inventory parking areas, and outdoor entertainment associated with frequent promotional events.

On June 10, 2014, the Final Detail Site Plan (DRC-PD-13-02) was approved by the Board via Resolution 2014-122 (Attachment 3) to construct FUCCILLO KIA of Port Charlotte on Parcel P1.

On April 23, 2019, the Board approved a major modification to the existing PD (petition # Z-19-03-04) to revise Condition i of PD Ordinance Number 2014-007 (Attachment 2) to modify the location and specification of the signage in order to look for future development options for the subject property via Ordinance Number 2019-011 (Attachment 4).

On June 14, 2022, the Final Detail Site Plan (DRC-21-00216) was approved by the Board via Resolution Number 2022-069 (Attachment 5) to allow for an 11,000 square foot free-standing emergency room with associated infrastructure on Parcel P1-2.

On February 28, 2023, the Board approved a small scale plan amendment (PAS-22-00007) from Commercial (COM) for approximately 29.76 acres (Parcel P1-3) to U.S. 41 Mixed Use (41 MU) via Ordinance Number 2023-008 (Attachment 6), and a rezoning from Planned Development (PD) to PD, which was a major modification to the existing PD, in order to allow for a mixture of residential development up to 340 units and commercial development on Parcel P1-3 via Ordinance Number 2023-009 (Attachment 7).

On January 23, 2024, the Final Detail Site Plan (DRC-23-00163) was approved by the Board via Resolution Number 2024-014 (Attachment 7) to allow for Livano Charlotte Harbor, consisting of 333 multi-family units with associated infrastructure on Lot 1.

On January 29, 2025, the Preliminary and Final Plat for Cranberry Commons Subdivision (PFP-23-12-03) for three-lot subdivision was administratively approved (Attachment 8).

Current Status

The originally approved PD contains 77± acres of the. Phase I of this PD project for a car dealership has been completed and the multi-family development located on Lot 1 has been under construction. The applicant, JBCC Development, LLC, is requesting a major modification to amend Ordinance Number 2023-009 (Attachment 1) to amend the adopted PD condition b.iv. and General PD Concept Plan in order to revise layout of some commercial buildings, add specific commercial uses and development standards for Lots 2 & 3, and to allow for Texas Roadhouse on the proposed Lot 2-A and Chick-fil-A located on Lot 3. Furthermore, based on the submitted Traffic Impact Analysis, the applicant is also requesting to delete the approved PD conditions o, q & r and to revise the PD condition p, in order to address the traffic impacts generated by the proposed development on the property.

Compatibility and Impacts on Adjacent Land Uses

An existing car dealership is located on Parcel 1, existing drainage reservoirs owned by the Florida Department of Transportation are located on Parcel P1-1, an 11,000 square foot free-standing emergency room with associated infrastructure is on Parcel P1-2, and the multi-family development is on Lot 1. The remaining PD site (Lot 2) for commercial development is still vacant. The property is located on the northeast side of U.S 41, in the Port Charlotte area. Bayshore Waterway, which is a 100-foot-wide easement, is located directly to the east of the site. On the other side of the waterway, there are vacant platted residential lots and scattered single-family homes. To the southeast, there are vacant lots along U.S. 41 that are designated for commercial uses and some improved commercial. Across U.S. 41, to the south and southwest, there are some

car repair shops, a gas station and other commercial uses. Along the northwestern tip of the property but across Cranberry Boulevard is the RaceTrac gas station. This station and all land to the north of Hillsborough Boulevard, which is adjacent to the north border of the site, are within the City of North Port boundary. Directly adjacent to Hillsborough Boulevard, there are vacant residential properties but across Cocoplum Waterway the neighborhood contains many single-family homes.

According to the approved PD conditions via Ordinance Number 2023-009 (Attachment 1), a mixture of very limited commercial general uses is permitted on these outparcels located directly on US 41, specifically:

- Mini warehouse/self-storage, Three-story building up to 105,084 square feet.
- Car wash, One-story building up to 5,231 square feet.
- Banks & financial institutions, One-story building up to 2,700 square feet.
- Restaurant, One-story building up to 920 square feet.
- Restaurant, One-story building up to 7,762 square feet.

A total of 121,697 square feet of commercial general uses is permitted. The proposed changes, if approved, will allow for:

- Chick-fil-A up to 5,304 square feet.
- Limited commercial general uses up to 15,231 square feet.
- Texas Roadhouse up to 8,400 square feet.

A total of 28,935 square feet of commercial general uses is proposed compared to the approved 121,697 square feet of commercial general uses. In addition, conditions on the proposed development include enhanced commercial design standards and the modified type C buffer between the multi-family development and the commercial uses to help buffer the adjacent neighborhoods from visual and noise impacts.

Therefore, it is staff's professional opinion that the proposed changes should be compatible with surrounding uses and will potentially have slightly greater traffic volume generated from the subject property compared to the existing permitted uses on site; however, the proposed PD transportation condition will address the traffic impacts generated by the proposed development on the property.

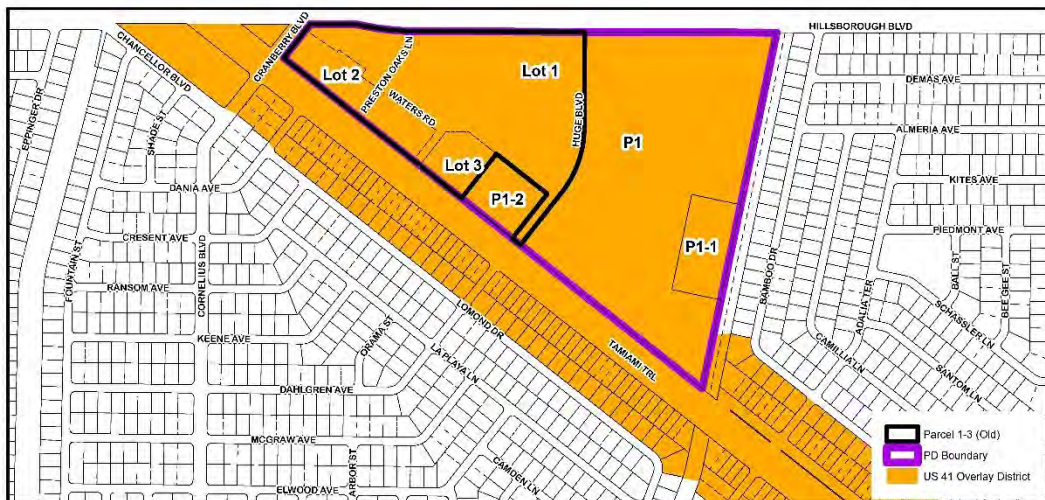
Consistency with the County's Comprehensive Plan

The subject property is designated as part of Economic Corridors on the 2050 Framework Map of the County's Comprehensive Plan. According to the County's Comprehensive Plan, for Economic Corridor areas, *the County shall continue to promote land use and design opportunities for mixed use development, building placement, parking lot design and access, shared parking options, site and corridor landscaping, and signage requirements to guide future development in a manner consistent with the desired character of the County.* The proposed changes will still allow for a mixture of residential and commercial uses, which not only provide job opportunities

and daily needed services to surrounding residential neighborhoods but also provide housing opportunities for the region given the proximity to the City of North Port. Therefore, it is staff's professional opinion that the adoption of this the PD rezoning would be consistent with the definition and intent of Economic Corridors.



PD-24-13 Framework



PD-24-13 US 41 Overlay District

The subject property is also located within the boundary of the U.S. 41 Zoning District Overlay (Overlay). The intent of this Overlay is to:

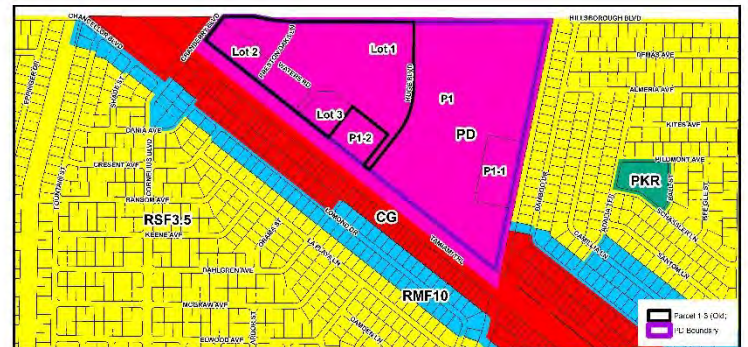
1. *Promote the development and redevelopment of commercial and office uses in order to ensure a lasting and favorable visual impression along and within the corridor, enhance the corridor's overall appearance and improve its functional operation.*
2. *Reinforce Charlotte County's Comprehensive Plan by modifying specific permitted and prohibited uses of underlying zoning districts and establishing new standards for development.*

3. *Protect the properties that adjoin the corridor from adverse impacts of intensive activity within and along the corridor.*
4. *Invigorate the economic and social vitality of the corridor.*
5. *Protect the unique character of the existing single-family residential communities located behind the corridor.*
6. *Provide for a compatible mixture of residential, neighborhood business, and commercial and office uses to serve Charlotte County's residents and visitors.*
7. *Improve the character of and prevent the permanent decline of property within the corridor by controlling nuisances and ensuring that land uses which may contribute to the degradation of the community and possible criminal activity will not be located near residential areas.*
8. *Design and place different land uses, buildings, streets, and other amenities (such as sidewalks and street lights) within the corridor to ensure that the public's health, welfare, and safety are protected.*

The US 41 Mixed Use (MU) Future Land Use Map (FLUM) category was specifically created to implement the intent of the US 41 Zoning District overlay to promote a mixture of residential and commercial development. The proposed major modification to the existing PD with conditions will still allow for limited commercial general uses, which is consistent with the intent of the U.S. 41 Zoning District Overlay and the 41 MU FLUM designation.



PD-24-13 FLUM Designations



PD-24-13 Zoning Designations

Concurrency Issues

- **Potable Water and Sanitary Sewer:** The subject property is located within the Charlotte County Utilities service area. Charlotte County Utilities shall retain sufficient capacity to serve the proposed development. On May 16, 2025, the Charlotte County Utilities staff approved the proposed development plans for this project and required that the full utility plan submission and approval will be required. Specifically,
 - o All utilities construction must be performed in accordance with the Utilities Department approved and signed plans and in accordance with any conditions specified in the Utility Department plans approval letter.
 - o Utility Agreement must be executed and all applicable utility connection fees must be paid prior to construction of utilities.

- o Use CCU Application for Plans Review and Utility Agreement and Minimum Technical & Drawing Standards found at Engineering Services Charlotte County, FL (charlottecountyfl.gov).
- Student Generation: The proposed changes do not involve any residential development, so student populations will not be expected to change as result of the proposed changes.
- Traffic: The County's Public Works Department reviewed the applicant submitted Updated Traffic Impact updated March 2025, and prepared by Kimley-Horn and Associates, Inc., and the County Transportation Engineer agreed with the conclusion which states that "...A second receiving lane will also be added to S. Cranberry Boulevard (east leg) from US 41 to Hillsborough Boulevard. Additionally, based upon the January 31, 2025 meeting with Charlotte County, City of North Port, and FDOT, a second southbound left-turn lane along US 41 will be constructed by the Applicant in coordination with Charlotte County, after the planned second receiving lane is constructed on S. Cranberry Boulevard as part of the roundabout improvements by Charlotte County and the City of North Port." The proposed PD transportation condition shall address the traffic concurrency and the potential safety concern.

Based on these facts, the proposed development should not create any water, sewer and school concurrency issues, and the submitted traffic impact report confirms that the proposed development will not adversely affect roadway concurrency thresholds.

PD Concept Plan

The General PD Concept Plan associated with this PD rezoning was submitted for Site Plan Review. The petition number is DRC-25-084. A recommendation letter was issued on September 22 2025 (Attachment 9).

The Detail PD Concept for Chick-fil-A on Lot 3 as part of this application was submitted for Site Plan Review. The petition number is DRC-25-081. A recommendation letter was issued on September 11, 2025 (Attachment 10).

The Detail PD Concept for Texas Roadhouse on the proposed Lot 2-A as part of this application was submitted for Site Plan Review. The petition number is DRC-25-082. A recommendation letter was issued on September 15, 2025 (Attachment 11).

Conclusion

It is staff's professional opinion that this major modification to an existing PD with recommended conditions contained in Exhibit "A" attached is consistent with the various goals, objectives, and policies set forth in the County's Comprehensive Plan.

Part 3 – Summary and Recommendation

Staff Summary:

Based upon the analysis and conclusions set forth herein, in staff's professional opinion, the application (Application No. PD-24-13) is generally consistent, as conditioned, with Charlotte

County's Comprehensive Plan, Charlotte County's Code of Laws and Ordinances and other applicable guidelines.

Planning and Zoning Board recommendation on October 13, 2025:

*Approve a motion to forward application PD-24-13, with conditions, to the Board of County Commissioners with a recommendation of **Approval with revised conditions via a 4-0 vote**, based on the findings and analysis in the staff report dated October 4, 2025, Charlotte County's Comprehensive Plan, and the evidence and testimony presented at the public hearing before the Planning and Zoning Board.*

Part 4: Research and Findings

1. **2050 Framework Map Designation: ... Economic Corridors** (FLUM Map #2 - 2050 Framework)
2. **2030 Service Area Delineation: Within the Urban Service Area**
3. **Existing Land Use on the Site: There are multiple parcels. There is an existing car dealership located on Parcel 1, existing drainage reservoirs owned by the Florida Department of Transportation located on Parcel P1-1, an 11,000 square foot free-standing emergency room with associated infrastructure on Parcel P1-2, and the multi-family development on Lot 1. The remaining PD site (Lot 2) for commercial development is still vacant.** (see attached Site Image and Boundary Survey.)
4. **Existing Future Land Use and Zoning Designations:**
(see attached Future Land Use Map and Zoning Map.)

FLUM:	Development Standards:
Commercial (COM)	General Range of Uses This category provides for full range of sales and service activities. These uses may occur in self-contained centers, multi-story structures, campus parks, municipal central business districts, or along arterial highways. In reviewing zoning requests or site plans, the specific intensity and range of uses, and design will depend on location factors, particularly compatibility with adjacent uses, availability of highway capacity, ease of access and availability of other public services and facilities. Uses should be located to protect adjacent residential use from such impacts as noise or traffic. In wellfield protection areas uses are prohibited that involve the use, handling, storage, generation or disposal of hazardous toxic material or substances, or waste or petroleum products. Maximum Intensity Maximum FAR shall not exceed 1.0. Development should be consistent with the applicable underlying zoning classification standards and land development regulations.
U.S. 41 MIXED USE (41MU)	General Range of Uses A mixture of commercial, institutional, office, multi-family residential uses, and public services and facilities. Commercial and office uses will be limited to professional, business, and personal services, and retail sales and services, unless a

	Planned Development zoning district is used. When a Planned Development zoning district is used, otherwise restricted commercial general or commercial intensive uses may be requested. Existing intensive commercial and industrial uses will not be made nonconforming by this designation. Maximum Density and Maximum Intensity <i>Density:</i> Maximum multi-family density is 30 dwelling units per acre. Base density is identified at the time of plan amendment; this established base density will be credited towards residential development on the site containing the density. Development of residential density above the base density shall require a transfer of density units up to the maximum density allowed by this category. <i>Intensity:</i> Maximum FAR for commercial, office and institutional uses is 1.2. Special Provision Open space is not required in any zoning districts within the U.S. 41 Mixed Use area.
Zoning:	Development Standards:
Planned Development (PD)	The purpose and intent of this district is to provide flexibility and to encourage concentrated, energy-efficient land development, and to provide opportunities to impose conditions to ensure that the proposed development is consistent and compatible with the surrounding neighborhood. <u>Minimum lot and yard requirements.</u> Internal lot and yard requirements shall be established through the PD rezoning process. Unless otherwise approved by the BCC or provided in section 3-9-45.1, no structure shall be located closer to the peripheral property line of the PD than twenty-five (25) feet or as required by section 3-9-88, "Waterfront property," as the same may be amended, whichever is greater. <u>Maximum height of structures.</u> The maximum height for structures shall be established through the PD rezoning process. <u>Open space.</u> Unless otherwise approved by the BCC or as provided in section 3-9-45.1, a minimum of twenty (20) percent of the entire PD parcel or phase shall be retained as open space. <u>Internal circulation.</u> All streets shall be designed to provide safe, efficient and convenient access to land uses within the development and to roadways adjacent to the development. In addition to vehicular thoroughfares, functional pedestrian and bicycle-path systems are required in accordance with the county's land development regulations.

Table 1

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

FLUM:	Development Standards:
No change Commercial (COM)	General Range of Uses This category provides for full range of sales and service activities. These uses may occur in self-contained centers, multi-story structures, campus parks, municipal central business districts, or along arterial highways. In reviewing zoning requests or site plans, the specific intensity and range of uses, and design will depend on location

	factors, particularly compatibility with adjacent uses, availability of highway capacity, ease of access and availability of other public services and facilities. Uses should be located to protect adjacent residential use from such impacts as noise or traffic. In wellfield protection areas uses are prohibited that involve the use, handling, storage, generation or disposal of hazardous toxic material or substances, or waste or petroleum products. Maximum Intensity Maximum FAR shall not exceed 1.0. Development should be consistent with the applicable underlying zoning classification standards and land development regulations.
No change U.S. 41 MIXED USE (41MU)	General Range of Uses A mixture of commercial, institutional, office, multi-family residential uses, and public services and facilities. Commercial and office uses will be limited to professional, business, and personal services, and retail sales and services, unless a Planned Development zoning district is used. When a Planned Development zoning district is used, otherwise restricted commercial general or commercial intensive uses may be requested. Existing intensive commercial and industrial uses will not be made nonconforming by this designation. Maximum Density and Maximum Intensity <i>Density:</i> Maximum multi-family density is 30 dwelling units per acre. Base density is identified at the time of plan amendment; this established base density will be credited towards residential development on the site containing the density. Development of residential density above the base density shall require a transfer of density units up to the maximum density allowed by this category. <i>Intensity:</i> Maximum FAR for commercial, office and institutional uses is 1.2. Special Provision Open space is not required in any zoning districts within the U.S. 41 Mixed Use area.
Zoning:	Development Standards:
Planned Development (PD)	<u>Minimum Lot and Yard Requirements.</u> There are no minimum lot and yard requirements for this district, provided no structure shall be located closer to the peripheral property line of the PD than 25 feet or as required by section 3-9-88, "Waterfront property," as the same may be amended, whichever is greater. If the PD abuts water, the minimum setback shall be 20 feet. However, minimum lot and yard requirements other than those contained in this section and section 3-9-88 may also be established through the final site plan approval process. <u>Maximum Height of Structures.</u> There is no maximum height for structures in this district, except as required by section 3-9-88, "Waterfront property," as the same may be amended. Maximum height limits other than those contained in section 3-9-88 may also be established through the PD review process. <u>Open Space.</u> A minimum of 20 percent of the entire PD parcel or phase shall be open space, which may include vegetated areas unencumbered by an impervious surface. <u>Utilities.</u> Potable water supply, sewage treatment and water management systems, utility lines and easements shall be designed in accordance with requirements of the county subdivision regulations except as modified in

	subsection (c)(1)e of this section, "Relation to utilities, public facilities and services". <u>Internal Circulation.</u> Streets to be dedicated to the public shall be designed and constructed in accordance with the subdivision regulations or other appropriate design standards. All streets shall be designed to provide safe, efficient and convenient access to land uses within the development and to roadways adjacent to the development. In addition to vehicular thoroughfares, functional pedestrian and bicycle-path systems are required in accordance with the master plan.
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Table 2

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

Direction:	Existing Land Use:	FLUM Designation:	Zoning District Designation:
North	Hillsborough Boulevard Vacant lands designated for residential uses (City of North Port)	N/A	N/A
East	Bayshore Waterway Vacant lands designated for residential and commercial development Single family homes Improved commercial	Low Density Residential (LDR) Commercial (COM)	Residential Single-family 3.5 (RSF-3.5) Residential Multi-family 10 (RMF-10) Commercial General (CG)
South	U.S 41 Vacant lands designated for commercial uses Improved commercial Vacant platted lots designated for residential development Single family homes	Commercial (COM) Medium Density Residential (MDR) Low Density Residential (LDR)	Commercial General (CG) Residential Multi-family 10 (RMF-10) Residential Single-family 3.5 (RSF-3.5)
West	RaceTrac gas station and vacant lands (City of North Port) Vacant lands designated for commercial uses Improved commercial Vacant platted lots designated for residential development Single family homes	N/A Commercial (COM) Medium Density Residential (MDR) Low Density Residential (LDR)	N/A Commercial General (CG) Residential Multi-family 10 (RMF-10) Residential Single-family 3.5 (RSF-3.5)

Table 3

7. Buildout Calculations (square footage or density):

The proposed rezoning to Planned Development (PD) would allow a mixture of residential and commercial to be built on the subject property. Specifically,

- For residential development as shown on the General PD Concept Plan (No change):
 - o Multi-family up to 340 dwelling units
- For commercial development as shown on the General PD Concept Plan:
 - o Chick-fil-A up to 5,304 square feet
 - o Limited commercial general uses up to 15,231 square feet
 - o Texas Roadhouse up to 8,400 square feet

8. Is subject property in a Community, Special Planning Area or Overlay District? No

The site is not located within any Community Planning Area or Special Plan area. However, the site is located within the boundary of the U.S. 41 Zoning District Overlay. (FLUM Maps #8, #9, #10 or #11)

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

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

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

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

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

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

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

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

The applicant received a review letter dated July 12, 2022, from the State Division of Historic Resources stating that:

"In response to your request on July 12, 2022, the Florida Master Site File lists no cultural resources found in a designated parcel adjacent to 150 Tamiami Trail, Port Charlotte, Florida.

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

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

12. Are there wetlands on the property?**Yes.** According to the application, the site contains approximately 1.52± acres of wetlands and 0.61± acres of associated upland buffer areas that are being preserved.

- a. Number of acres of Category I:Possible; however, the onsite wetland is preserved as part of the multi-family development.
- b. Number of acres of Category II:Possible; however, the onsite wetland is preserved as part of the multi-family development.

13. Natural Resources:

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

A "Protected Species Assessment" for approximately 10.42 acres of the subject property, prepared by Ian Vincent & Associates and dated May 2022, states that *"search of available online resources revealed that the subject property is located within an 18.6-mile radius designated as Core Foraging Area of several wood stork (Mycteria americana) nesting colonies. Each of the documented colonies appears to be greater than 3 miles from the subject property. Under current regulations, the proximity of the off-site nesting colonies is not likely to affect the future development of the subject property."*

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

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

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

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

The subject site contains upland habitats which are being utilized by the gopher tortoise (Gopherus polyphemus). One (1) potentially occupied gopher tortoise burrow was observed on the parcel. A 100% gopher tortoise survey and relocation permit from the Florida Fish and Wildlife Conservation Commission will be required prior to development of the site if gopher tortoise burrows cannot be avoided during construction.

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

A "Updated Environmental Assessment & Cursory Protected Species Survey Report" for approximately 20.07 acres of the subject property, prepared by BearPaws Environmental Consulting and dated December 2021, states that *"a cursory species survey was conducted on the property to identify any potential listed species that could*

inhabit the site. During this field survey for protected species, there were no nest-like structures or tree cavities were noted. There were no gopher tortoise (Gopherus polyphemus) burrows identified. We observe several burrows belonging to armadillos (Dasypus novemcinctus), which were not marked in the field; there was no evidence that these burrows were being used by gopher tortoises.

There were several non-listed species identified while conducting the protected species survey, among those were several eastern grey squirrels (Sciurus carolinensis), mourning doves (Zenaida macroura) and eastern cottontail rabbits (Sylvilagus floridanus)."

- b. Possible impacts to groundwater, surface water, wetlands or other significant natural resources:

According to the application, the site contains approximately 1.52± acres of wetlands and 0.61± acres of associated upland buffer areas that are being preserved.

- c. Is subject property in the **Watershed Overlay District**? (FLUM Map #4) **No**
d. Is subject property in the **Surface Water Protection Overlay District**? (FLUM Map #5) **No**
e. Is subject property in the **Prime Aquifer Recharge Area**? (FLUM Map #6) **No**
f. Is subject property in a **Wellhead Protection Area**? (FLUM Map #7) **No**

14. Coastal Planning:

- a. Is the subject site within the **Coastal Planning Area**? (FLUM Map #13)..... **Yes**
The subject property is located within **Zone Three** of the Coastal Planning Area.
b. Could the proposed changes impact beach accessibility? **No**
c. Could the proposed change affect other waterfront access? **No**
d. Flood Zone: The entire site is located in Flood Zone X, an area determined to be outside the 0.2% annual change flood plain.
e. Storm Surge Evacuation Zone: **The site is located within Evacuation Zone "B"**.
f. Is the subject site within the Coastal High Hazard Area? (FLUM Map #14) **No**
g. Could the proposed changes impact evacuation times? **No**

15. Charlotte County Facilities and Services:

a. **Nearest Park:**

Name: Centennial Park

Address: 1185 Centennial Boulevard, Port Charlotte

Distance: approximately 3.4 miles to the southeast of the subject site

b. **Nearest Police Station:**

Name: District 2

Address: 992 Tamiami Trail Suite A, Port Charlotte

Distance: approximately 4.1 miles to the southeast of the subject site

c. **Nearest Fire/EMS Station:**

Name: Charlotte County Station No. 1

Address: 3631 Tamiami Trail, Port Charlotte

Response Time: Approximate response time is 4-6 minutes

d. Nearest Library:

Name: Mid-County Regional Library

Address: 2050 Forrest Nelson Boulevard, Port Charlotte

Distance: Approximately 6.1 miles to the southwest of the subject site

f. Nearest Hospital:

Name: ShorePoint Health Port Charlotte

Address: 2500 Harbor Boulevard, Port Charlotte

Distance: approximately 8.2 miles to the southeast of the subject site

g. Nearest Potential Emergency Shelter:

Name: Liberty Elementary School

Address: 370 Atwater Street, Port Charlotte

Distance: approximately 6.8 miles to the southeast of the subject site

h. Nearest Public Schools:

1. Elementary:

Name: Liberty Elementary School

Address: 370 Atwater Street, Port Charlotte

Distance: approximately 6.8 miles to the southeast of the subject site

2. Middle:

Name: Murdock Middle School or Port Charlotte Middle School

Address: 17325 Mariner Way or 23000 Midway Boulevard, Port Charlotte

Distance: approximately 9.1 miles to the southeast of the subject site

3. High:

Name: Port Charlotte High School

Address: 18200 Cochran Boulevard, Port Charlotte

Distance: approximately 4.8 miles to the southeast of the subject site

16. Concurrency:

a. Roads Level of Service:The County's Public Works Department reviewed the applicant submitted Updated Traffic Impact updated March 2025, and prepared by Kimley-Horn and Associates, Inc., and the County Transportation Engineer agreed with the conclusion.

b. Potable Water Level of Service:

1. *Provider's Name:* **Charlotte County Utilities** (SPAM Map #83)

2. *Analysis:* The subject property is in the Charlotte County Utilities service area. Charlotte County Utilities has sufficient capacity to serve this proposed development.

c. Sanitary Sewage Level of Service:

1. *Provider's Name:* **Charlotte County Utilities** (SPAM Map #86)

2. *Analysis:* The subject property is in the Charlotte County Utilities service area. Charlotte County Utilities has sufficient capacity to serve this proposed development.

d. Park and Recreation Level of Service:

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

e. Schools:.....**The application does not involve any residential development rights, so student populations will not be expected to change as result of the proposed changes.**

f. Solid Waste:

1. *Refuse Collector:*..... **Waste Management Inc. of Florida or another provider**
2. *Solid Waste Provider:* **Public Works Dept. - Municipal Solid Waste Management**
3. *Level of Service:* Zemel Road landfill currently has capacity to dispose of 4.6 million cubic yards of waste. The landfill has a projected remaining lifespan to the year 2027. An estimated 170 acres for future disposal cells will provide disposal capacity beyond the year 2050.
 - Solid Waste (Landfill) 5.0 pounds per day per equivalent fulltime resident
 - Solid Waste (Recycle) 2.2 pounds per day per equivalent fulltime resident

g. Drainage: *Level of Service:*

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

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

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

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

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

New development on existing platted lots (except single-family, duplex, and triplex dwellings):

on-site storm-water management for a 25-year, 24-hour rainfall.

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

17. Capital Improvements Program:

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

18. Intergovernmental Coordination:

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

The proposed development is adjacent to the City of North Port. This application will be emailed to the City of North Port for comments.

- 19. 2050 Comprehensive Plan:** Goals, Objectives, and Policies that may be relevant to the proposed amendment:
Various goals, objectives and policies.
-

Part 5 – Approval Criteria

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

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

Finding: The proposed rezoning from Planned Development (PD) to PD, which is a major modification to the existing PD, in order to revise layout of some commercial buildings, add specific commercial uses and development standards for Lots 2&3. The portion of the property, containing approximately 29.63 acres, subject to this application is designated as U.S. 41 Mixed Use (41 MU) on the 2030 Future Land Use map, which allow for a mixture of commercial and residential development. The maximum Floor Area Ration (FAR) is 1.2 under this FLUM category, and the proposed maximum square footage of the proposed limited commercial general uses is 28,935 (0.02 FAR), which is much lower than the permitted FAR of 1.2. Therefore, it is staff's professional opinion that the proposed changes are consistent with the intent of the U.S. 41 Zoning District Overlay and various goals, objectives, and policies to have mixed use development along the major thoroughfares within the County.

b. The existing land use pattern in adjacent areas:

Finding: The subject property is located on U.S. 41 and within the Mid-County area. An existing car dealership is located on Parcel 1, existing drainage reservoirs owned by the Florida Department of Transportation are located on Parcel P1-1, an 11,000 square foot free-standing emergency room with associated infrastructure is on Parcel P1-2, and the multi-family development is on Lot 1. The remaining PD site (a total of approximately 77 acres) (Lot 2) for commercial development is still vacant. The property is located on the northeast side of U.S 41, in the Port Charlotte area. Bayshore Waterway, which is a 100-foot-wide easement, is located directly to the east of the site. On the other side of the waterway, there are vacant platted residential lots and scattered single-family homes. To the southeast, there are vacant lots along U.S. 41 that are designated for commercial uses and some improved commercial. Across U.S. 41, to the south and southwest, there are some car repair shops, a gas station and other commercial uses. Along the northwestern tip of the property but across Cranberry Boulevard is the RaceTrac gas station. This station and all land to the north of Hillsborough Boulevard, which is adjacent to the north border of the site, are within the City of North Port boundary. Directly adjacent to Hillsborough Boulevard, there are vacant residential properties but across Cocoplum Waterway the neighborhood contains many single-family homes.

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

Finding: The proposed changes do not involve any residential development rights, so student populations will not be expected to change as result of the proposed changes.

The subject property is located within the Charlotte County Utilities service area. Charlotte County Utilities shall retain sufficient capacity to serve the proposed development.

The County's Public Works Department reviewed the applicant submitted Updated Traffic Impact updated March 2025, and prepared by Kimley-Horn and Associates, Inc., and the County Transportation Engineer agreed with the conclusion which states that "...A second receiving lane will also be added to S. Cranberry Boulevard (east leg) from US 41 to Hillsborough Boulevard. Additionally, based upon the January 31, 2025 meeting with Charlotte County, City of North Port, and FDOT, a second southbound left-turn lane along US 41 will be constructed by the Applicant in coordination with Charlotte County, after the planned second receiving lane is constructed on S. Cranberry Boulevard as part of the roundabout improvements by Charlotte County and the City of North Port." The following proposed PD transportation condition shall address the transportation concurrency and any potential safety concern:

The developers at their own costs shall design, permit, and construct the US 41 left turn lane (the second left turn lane on US 41 SB to Cranberry Boulevard NB) at a timing determined by the County. A developer agreement acceptable to the county shall be required prior to approval of Final Detail Site Plan(s).

Based on these facts, the proposed development should not create any water, sewer and school concurrency issues, and the submitted traffic impact report confirms that the proposed development will not adversely affect roadway concurrency thresholds.

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

Finding: The requested PD rezoning allows for the County to require additional conditions to be placed on the proposed commercial development in order to minimize any negative impacts on the surrounding existing and future residential development. For example, the proposed enhanced commercial design standards, the modified type C buffer, and the proposed maximum building height for the proposed commercial development will help buffer the adjacent neighborhoods from visual and noise impacts.

Therefore, it is staff's professional opinion that the proposed changes will not adversely influence living conditions or property values in adjacent areas.

- e. **Would the proposed change affect public safety?**

Finding: Public safety should not be affected by this proposed major modification to the existing Planned Development (PD).

Attachment 1

Ordinance Number 2023-009

CHG
Bcc

FILED WITH THE DEPARTMENT OF STATE March 1, 2023

ORDINANCE
NUMBER 2023 - 009

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, AMENDING THE CHARLOTTE COUNTY ZONING ATLAS FROM PLANNED DEVELOPMENT (PD) TO PLANNED DEVELOPMENT (PD); A MAJOR MODIFICATION TO THE EXISTING PD, ORDINANCE NUMBER 2014-007 AND ORDINANCE NUMBER 2019-011, TO ALLOW FOR A MIXTURE OF RESIDENTIAL AND COMMERCIAL DEVELOPMENT ON A PORTION OF THE PROPERTY SPECIFICALLY LOCATED AT 100 TAMIAMI TRAIL AND CONTAINING 29.76 ACRES MORE OR LESS; THE RESIDENTIAL DEVELOPMENT UP TO 340 UNITS, REQUIRING A TRANSFER OF 340 DENSITY UNITS TO REACH THE MAXIMUM OF 340 UNITS; AND TO ADOPT A GENERAL PD CONCEPT PLAN FOR THIS DEVELOPMENT, FOR PROPERTY SUBJECT TO THE PD LOCATED AT 100, 150, 202, AND 250 TAMIAMI TRAIL, CONTAINING 77 ACRES MORE OR LESS, IN THE PORT CHARLOTTE AREA, COMMISSION DISTRICT IV, CHARLOTTE COUNTY, FLORIDA; PETITION PD-22-00009; APPLICANT, JBCC CRANBERRY & 41 LLC; PROVIDING AN EFFECTIVE DATE.

ROGER D. EATON, CHARLOTTE COUNTY CLERK OF
CIRCUIT COURT

PAGE: 29

INSTR #: 3227889 Doc Type: GOV
Recorded: 03/01/2023 at 06:15 PM
Rec. Fee: RECORDING \$248.00

RECITALS

WHEREAS, in a public hearing held on Tuesday, February 28, 2023, the Board of County Commissioners of Charlotte County, Florida ("Board") reviewed Petition PD-22-00009, submitted by applicant, JBCC Cranberry & 41 LLC ("Applicant"), requesting a rezoning from Planned Development (PD) to Planned Development (PD), which is a major modification to the existing PD, Ordinance Number 2014-007 and Ordinance Number 2019-011, to allow for a mixture of residential and commercial development on a portion of the property specifically located at 100 Tamiami Trail, in the Port Charlotte area; containing approximately 29.76 acres more or less; Commission District IV, Charlotte County, Florida, and more particularly described in Exhibit "A" which is attached

hereto and provided herein; the residential development for up to 340 units, requiring a transfer of 340 density units to reach the maximum of 340 units; and to adopt the General PD Concept Plan, for property subject to the approved PD located at 100, 150, 202, and 250 Tamiami Trail, in the Port Charlotte area; containing approximately 77.0 acres more or less; Commission District IV, Charlotte County, Florida, and more particularly described in Exhibit "B" which is attached hereto and by this reference provided herein ("Property"); and

WHEREAS, at its February 28, 2023 meeting, the Board also considered the associated request submitted by the Applicant, for a small scale plan amendment for a portion (29 acres more or less) of the Property, under Petition PAS-22-00007; and

WHEREAS, the PD conditions and the General PD Concept Plan are attached as Exhibit "C" which is attached hereto and by this reference provided herein; and

WHEREAS, Petition PD-22-00009 has previously been heard by the Charlotte County Planning and Zoning Board ("P&Z Board") and, based on the findings and analysis provided by County Staff and the evidence presented to the P&Z Board, has been recommended for approval on February 13, 2023; and

WHEREAS, after due consideration, based on the findings and analysis provided by County Staff and the evidence presented to it, the Board has found that approval of Petition PD-22-00009 is consistent with the County's Comprehensive Plan, and that it meets the requirements for the granting of a rezone; and

59 WHEREAS, based on the above findings, the Board has
60 determined it to be in the best interests of the County to rezone the subject
61 property from Planned Development (PD) to Planned Development (PD), and
62 also to adopt its associated General PD Concept Plan.

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

65 SECTION 1. The following petition, made by applicant,
66 JBCC Cranberry & 41 LLC, for an amendment to the Charlotte County Zoning
67 Atlas is hereby approved subject to the General PD Concept Plan and conditions
68 contained in the attached Exhibit "C":

69 Petition PD-22-00009 requesting rezoning from
70 Planned Development (PD) to Planned Development
71 (PD), which is a major modification to the existing PD,
72 Ordinance Number 2014-007 and Ordinance Number
73 2019-011, to allow for a mixture of residential and
74 commercial development on a portion of the property
75 specifically located at 100 Tamiami Trail, in the Port
76 Charlotte area; containing approximately 29.76 acres
77 more or less, Commission District IV, Charlotte
78 County, Florida, and more particularly described in
79 Exhibit "A" which is attached hereto and provided
80 herein; the residential development for up to 340
81 units, requiring a transfer of 340 density units to reach
82 the maximum of 340 units; and to adopt the General
83 PD Concept Plan, for property subject to the
84 approved PD located at 100, 150, 202, and 250
85 Tamiami Trail, in the Port Charlotte area, containing
86 approximately 77.0 acres more or less; Commission
87 District IV, Charlotte County, Florida, and more
88 particularly described in Exhibit "B".
89
90 SECTION 2. That the zoning for this property shall run with the
91 property and shall apply to any subsequent owners, heirs and assigns.

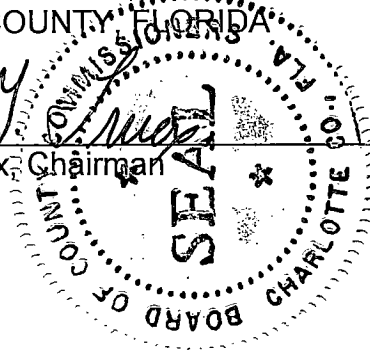
92 SECTION 3. This Ordinance shall take effect upon filing in the
93 Office of the Secretary of State, State of Florida. State of Florida, but, (2) only
94 after the companion plan amendment, PAS-22-00007, to this rezoning, becomes
95 effective. The effective date of PAS-22-00007, if not timely challenged, shall be
96 31 days after adoption. If challenged within 30 days after adoption, PAS-22-
97 00007 may not become effective until the state land planning agency or the
98 Administration Commission, respectively, issues a final order determining that
99 PAS-22-00007 is in compliance.

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109 [SIGNATURE PAGE FOLLOWS]
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PASSED AND DULY ADOPTED this 28th day of February, 2023.

BOARD OF COUNTY COMMISSIONERS
OF CHARLOTTE COUNTY, FLORIDA

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

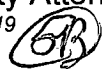


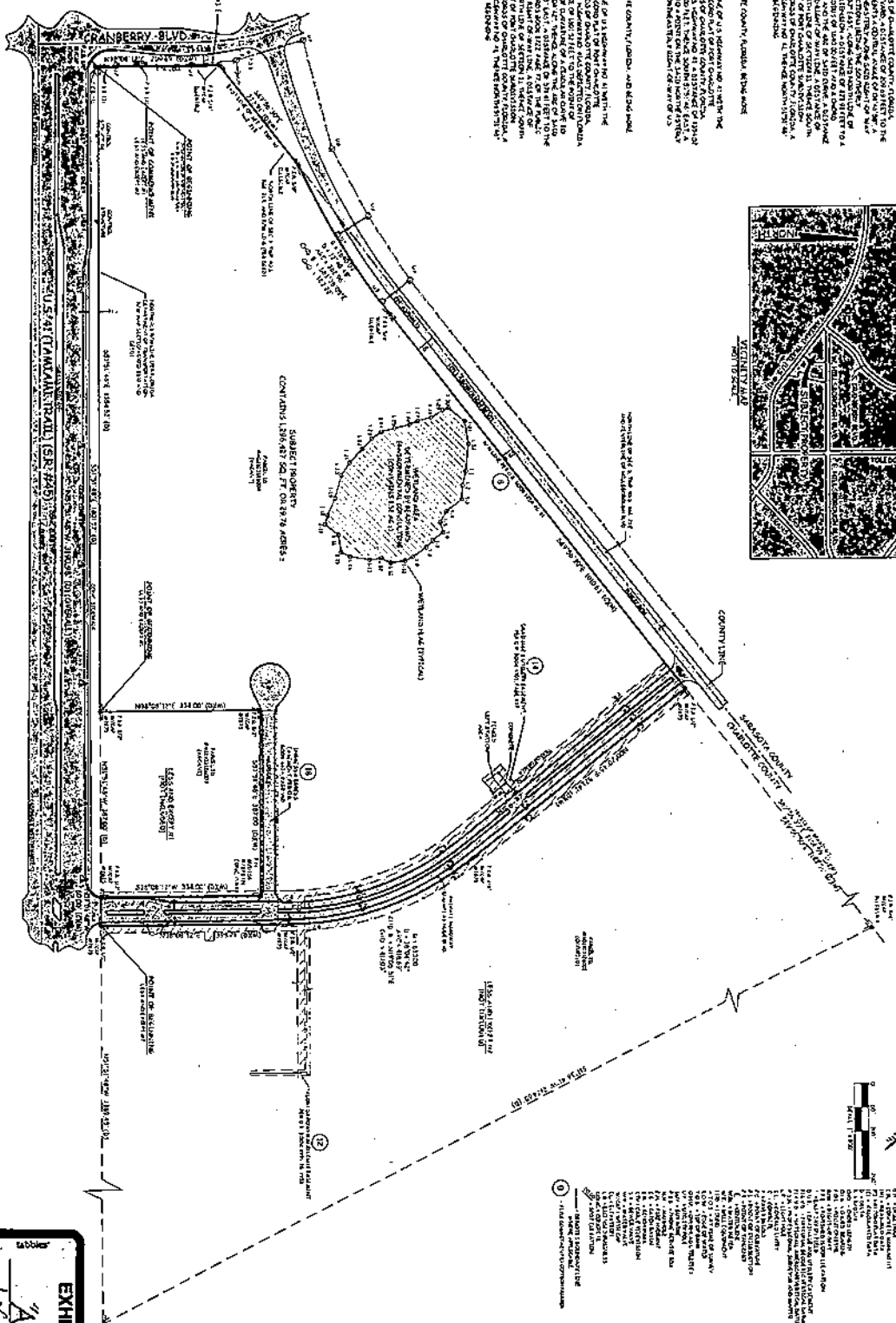
ATTEST:

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

By: Roger D. Eaton
Deputy Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

By: Janette S. Knowlton
Janette S. Knowlton, County Attorney
LR2022-0619 

[illegible][illegible][illegible]

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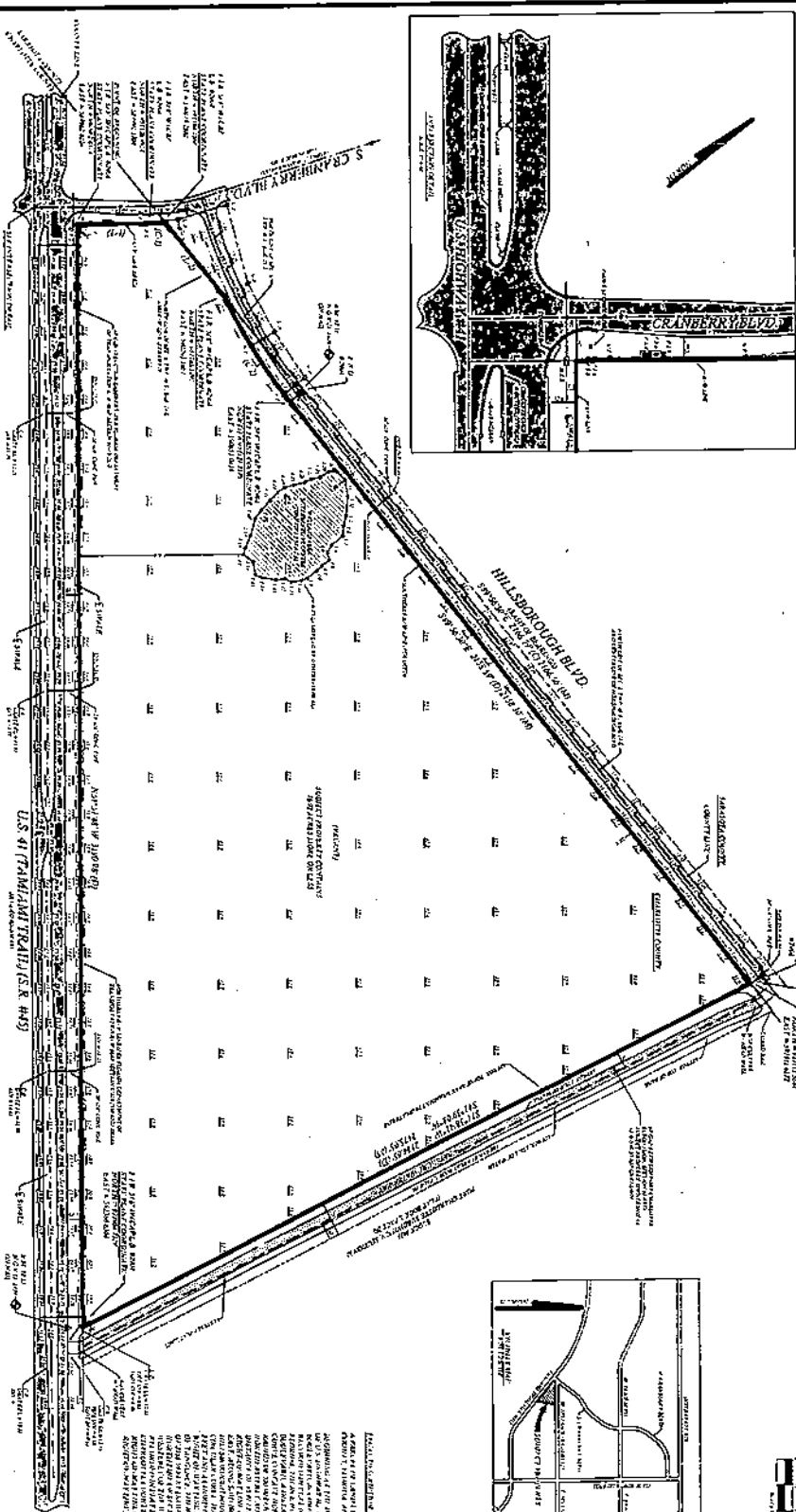
Gen³ ♦ ♦ ♦
LAND SURVEYING INC.
11740 163RD AVE. SUITE 400, EDINA, MN 55425
(612) 437-0600 • FAX 437-0600

[illegible]

ALTA/NSPS LAND TITLE SURVEY

[illegible]

EXHIBIT
"A"
1 of 1

[illegible]

Case No.	Year	Age	Sex	Occupation	Education	Religion	Marital Status	Family Size	Income	Health Status	Living Conditions	Access to Services	Healthcare Utilization	Healthcare Costs	Healthcare Satisfaction	Healthcare Access	Healthcare Quality	Healthcare Equity	Healthcare Efficiency	Healthcare Effectiveness	Healthcare Impact	Healthcare Outcomes	Healthcare Indicators	Healthcare Metrics	Healthcare Data	Healthcare Information	Healthcare Knowledge	Healthcare Skills	Healthcare Attitudes	Healthcare Beliefs	Healthcare Values	Healthcare Norms	Healthcare Culture	Healthcare Context	Healthcare Environment	Healthcare Setting	Healthcare Location	Healthcare Distance	Healthcare Time	Healthcare Cost	Healthcare Benefit	Healthcare Risk	Healthcare Opportunity	Healthcare Challenge	Healthcare Solution	Healthcare Strategy	Healthcare Policy	Healthcare Law	Healthcare Regulation	Healthcare Standard	Healthcare Guideline	Healthcare Protocol	Healthcare Procedure	Healthcare Practice	Healthcare Intervention	Healthcare Program	Healthcare Project	Healthcare Initiative	Healthcare Campaign	Healthcare Activity	Healthcare Event	Healthcare Meeting	Healthcare Conference	Healthcare Seminar	Healthcare Workshop	Healthcare Training	Healthcare Course	Healthcare Degree	Healthcare Certificate	Healthcare Diploma	Healthcare License	Healthcare Accreditation	Healthcare Certification	Healthcare Registration	Healthcare Membership	Healthcare Association	Healthcare Organization	Healthcare Institution	Healthcare Facility	Healthcare Center	Healthcare Clinic	Healthcare Hospital	Healthcare Pharmacy	Healthcare Dispensary	Healthcare Laboratory	Healthcare Imaging	Healthcare Diagnostic	Healthcare Therapeutic	Healthcare Preventive	Healthcare Promotive	Healthcare Supportive	Healthcare Palliative	Healthcare End-of-life	Healthcare Bereavement	Healthcare Grief	Healthcare Mourning	Healthcare Memorial	Healthcare Remembrance	Healthcare Legacy	Healthcare Heritage	Healthcare Tradition	Healthcare Custom	Healthcare Habit	Healthcare Routine	Healthcare Schedule	Healthcare Calendar	Healthcare Clock	Healthcare Watch	Healthcare Alarm	Healthcare Signal	Healthcare Message	Healthcare Communication	Healthcare Interaction	Healthcare Relationship	Healthcare Connection	Healthcare Link	Healthcare Bridge	Healthcare Pathway	Healthcare Route	Healthcare Journey	Healthcare Trip	Healthcare Travel	Healthcare Transport	Healthcare Vehicle	Healthcare Mode	Healthcare Method	Healthcare Technique	Healthcare Skill	Healthcare Art	Healthcare Craft	Healthcare Trade	Healthcare Profession	Healthcare Career	Healthcare Job	Healthcare Task	Healthcare Duty	Healthcare Responsibility	Healthcare Obligation	Healthcare Commitment	Healthcare Promise	Healthcare Vow	Healthcare Pledge	Healthcare Oath	Healthcare Covenant	Healthcare Contract	Healthcare Agreement	Healthcare Deal	Healthcare Bargain	Healthcare Exchange	Healthcare Transaction	Healthcare Deal	Healthcare Business	Healthcare Enterprise	Healthcare Industry	Healthcare Sector	Healthcare Market	Healthcare Economy	Healthcare Finance	Healthcare Investment	Healthcare Fund	Healthcare Budget	Healthcare Expense	Healthcare Cost	Healthcare Price	Healthcare Value	Healthcare Worth	Healthcare Price	Healthcare Rate	Healthcare Fee	Healthcare Tax	Healthcare Charge	Healthcare Debt	Healthcare Loan	Healthcare Credit	Healthcare Bank	Healthcare Finance	Healthcare Insurance	Healthcare Policy	Healthcare Plan	Healthcare Strategy	Healthcare Program	Healthcare Project	Healthcare Initiative	Healthcare Campaign	Healthcare Activity	Healthcare Event	Healthcare Meeting	Healthcare Conference	Healthcare Seminar	Healthcare Workshop	Healthcare Training	Healthcare Course	Healthcare Degree	Healthcare Certificate	Healthcare Diploma	Healthcare License	Healthcare Accreditation	Healthcare Certification	Healthcare Registration	Healthcare Membership	Healthcare Association	Healthcare Organization	Healthcare Institution	Healthcare Facility	Healthcare Center	Healthcare Clinic	Healthcare Hospital	Healthcare 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ALL SERVICE
LAND SURVEYING, INC.
17444 DUNDAS RD. DOWNSVIEW, ONT. M3J 2K9
TORONTO, ONT. M3J 2K9
TEL: (416) 291-1111 FAX: (416) 291-1111
E-MAIL: info@landsurveying.com

BOUNDARY & TOPOGRAPHIC SURVEY

[illegible]

Not only does the use of a single, common, and relatively simple test of reading ability make it possible to compare the reading achievement of students from different schools, states, and nations, but it also makes it possible to compare the reading achievement of students from different social and economic backgrounds, and to compare the reading achievement of students from different ethnic and racial backgrounds. This is a major advantage of the use of a single, common, and relatively simple test of reading ability. The use of a single, common, and relatively simple test of reading ability also makes it possible to compare the reading achievement of students from different schools, states, and nations, and to compare the reading achievement of students from different social and economic backgrounds, and to compare the reading achievement of students from different ethnic and racial backgrounds. This is a major advantage of the use of a single, common, and relatively simple test of reading ability.

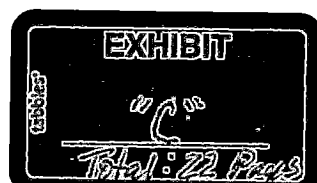
[illegible]

EXHIBIT
"B"
1 of 1

PD Conditions for Application PD-22-00009

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

- a. Development on the subject property shall generally occur as illustrated in the General PD Concept Plan submitted by the applicant, prepared by Exceptional Engineering, Inc., dated October 2, 2013, revised on December 2, 2013, except for such modifications as may be required to meet these PD conditions and the requirements of State or Federal permitting agencies.
- b. Permitted uses, temporary uses, and signage:
 - i. All CG permitted principal uses and structures on parcels P1, P1-2.
 - ii. Additional uses within Phase One on parcel P1:
 - a) An automotive dealership for new and used vehicles, and vehicle repair and service. All major mechanical and body overhaul and repair shall be conducted within enclosed buildings. Only vehicle cleaning and detailing, which includes pinstriping and touch-up painting, can be permitted outside of enclosed buildings and this activity cannot be located along U.S. 41.
 - b) Daily outside food sales. Food sales shall be broadly interpreted to include, but not be limited to, mobile food vending trucks and trailers, hot dog stands, pushcarts and tents to set up for food preparation, cooking and sales.
 - c) Special sales events wherein the uses occupy a footprint of three thousand square feet or more shall occur no more than one time per month. These events could include contests, concerts, adult or child activity stations, and similar activities not typically associated with vehicle sales.
 1. The provisions and limitations contained within Section 3-9-95.1, Temporary Uses, will not apply to this property.
 2. The owner shall submit a special event permit application with no fee required.
 3. The owner shall coordinate with the Sheriff and Fire/EMS to determine whether any additional security or police service or fire and rescue service is necessary.
 4. The owner shall ensure sufficient trash receptacles and portable restroom facilities for these events.
 5. Hours of operation of any music in conjunction with a special sales event shall be limited to 8:00 AM to 9:00 PM, Sunday through Thursday, and 8:00 AM to 11:00 PM on Friday and Saturday.
 6. Temporary signage and structures, such as balloons, temporary signs, banners, and tents will be allowed. Building permits may be required for structures and tents.
 7. Special lighting for events will be allowed and permits may be required.
This lighting shall be turned off no later than 9:00 PM.
 8. Each special sales event shall last only three days.
 - d) Except for the monthly special events, outdoor music shall not begin prior to 8 AM and shall end no later than 9 PM.



- e) Frequent promotional events typically associated with vehicle sales may occur on an on-going basis without limit.
- iii. Drainage reservoirs for parcel P1-1.
- iv. For parcel P1-3:
 - a) Development shall occur as generally illustrated in the General PD Concept Plan (Attachment 1: Master Site Plan - Huge Boulevard - Outparcels 1-5) submitted by the applicant, prepared by Exceptional Engineering, Inc., dated November 29, 2022, except such modifications as may be required to meet the conditions of the PD zoning district. In addition, the conditions/comments indicated in the Site Plan Review (DRC-22-00209) letter dated January 27, 2023, shall be met. Such General PD Concept Plan shall be valid until a Final Detail Site Plan is approved per Section 3-9-45, Planned Development (PD). Areas indicated for multi-family development and commercial development will be developed as such. Development standards on the General PD Concept Plan shall apply.
 - b) Multi-family up to 340 dwelling units. The base density is 0 units. The subject property will require a total of 340 units of transferred density in order to achieve the residential development up to 340 units. The transfer of density units must be approved by the Board of County Commissioners prior to Preliminary Plat approval or Final Detail Site Plan approval, whichever shall occur first.
 - c) Care center and maintenance building for residential development up to 2,138 square feet as shown on the General PD Concept Plan.
 - d) For commercial development as shown on the General PD Concept Plan:
 - 1. Outparcel 1: Mini warehouse/self-storage, Three-story building up to 105,084 square feet
 - 2. Outparcel 2: Car wash, One-story building up to 5,231 square feet
 - 3. Outparcel 3: Banks & financial institutions, One-story building up to 2,700 square feet
 - 4. Outparcel 4: Restaurant, One-story building up to 920 square feet.
 - 5. Outparcel 5: Restaurant, One-story building up to 7,762 square feet.
 - e) No Special Exception shall be allowed.
 - f) The maximum building height for the commercial portion of development shall be 35 feet. The maximum building height for the residential portion of the development shall be 60 feet. This height limit applies to all structural elements and all elevation points except for the maintenance building up to 20 feet.
 - g) Within the required 25-foot PD set back, at a minimum, a type D buffer is required along Hillsborough Boulevard between Access Road and huge Boulevard except for the wetland management area which is required for type A buffer.
 - h) The developer is required to provide a five-foot sidewalk, on one side of each street, throughout the development site. An eight-foot-wide sidewalk is required along the property line on Hillsborough Boulevard, Huge Boulevard, and US 41 unless this requirement is altered or deleted by the

County Engineer pursuant to Section 3-6-74 of the County Code, as may be amended.

- i) The onsite wetlands shall be preserved per Habitat Management Plan (Attachment 2: Preservation Management Plan). A minimum of 15-foot, and an average of 25-foot buffer is required along all wetlands.
- j) The development is subject to the provisions of Chapter 3-5, Article XXIV, Commercial Design Standards, of the Charlotte County Code, as may be amended. All buildings within the commercial portion of the site shall be designed and constructed in a uniform architectural style. All buildings within the residential portion of the site shall be designed and constructed in a uniform architectural style.
- k) For the school concurrency issues:
 - 1. If the school concurrency process is still required under a valid interlocal agreement, prior to Final Detail Site Plan or Final Plat approval for any residential development for any Phases, the applicant/property owner must obtain a School Concurrency Availability Determination Letter (SCADL) from Charlotte County Public Schools (CCPS) indicating that sufficient capacity exists, or has been accounted for through a binding and enforceable agreement with CCPS to address school concurrency.
 - 2. If an agreement is required, the terms of both agreements shall be incorporated into the Planned Development Final Detail Site Plan approval and shall not constitute a major modification.
- v. ~~Additional uses in Phase Two:~~
 - a) ~~Special Sales Event Parking. The owner of the car dealership may use the area designated for Phase Two development to park overflow vehicle inventory and for public parking during the special sales events identified in b.,ii.,c) above.~~
 - 1. ~~This parking and storage of inventory shall only coincide with once per month promotional events occurring on Phase One of the property.~~
 - 2. ~~The portions of the Phase Two used for the special sales event parking can be cleared and stabilized in accordance with all County regulations. Sod or some other ground cover may be used. Such area shall be maintained regularly in a neat and clean condition. Only the minimal area needed for the special sales event parking shall be cleared.~~
 - 3. ~~As part of the clearing and stabilization, existing wetlands located in Phase Two may be impacted or removed in accordance with State, Federal, and local permitting.~~
 - 4. ~~In order to minimize the visual impacts of this intermittent use, a 30 foot wide natural buffer shall be maintained adjacent to U.S. 41, S Cranberry Boulevard, and Hillsborough Boulevard on the Phase Two development area.~~
 - 5. ~~The owner shall show the area used for the special event parking on the Final Detail Site Plan of Phase One. More permanent uses on~~

~~Phase Two can be addressed during future Final Detail Site Plan review for Phase Two.~~

- ~~vi. Automobile rental agencies.~~
- ~~vii. Boat, trailer and motor sales and services.~~
- ~~viii. Car Wash.~~
- ~~ix. Equipment rental.~~
- ~~x. Lumber and building supply establishments.~~
- ~~xi. Mini-warehouse and storage facilities.~~
- ~~xii. Outdoor commercial recreation.~~
- c. Maximum building height for this project development on parcels P1 and P1-2 shall be 60 feet measured from base flood elevation. This height limit applies to all structural elements and all elevation points.
- d. The maximum lot coverage for development on parcels P1 and P1-2 shall not exceed 50% and the maximum Floor Area Ratio shall be 0.6, excluding parking areas.
- e. All outdoor lighting will be shielded or directed in such a way that the light does not shine directly beyond the boundary of the subject property.
- f. The Planned Development setback requirement of 25 feet will only need to be adhered to along the boundary adjacent to Hillsborough Boulevard and where the subject property directly abuts the Bayshore Waterway, excluding the FDOT potential taking parcel shown on the General PD Concept Plan. The required 25-foot PD setback shall also be placed along Hillsborough Boulevard between the proposed access road and High Boulevard on Parcel P1-3 as shown on the General PD Concept Plan.
- g. Landscaping and buffer requirements:
 - i. The site shall be developed with a unified landscaping theme. Only Florida Friendly plantings shall be allowed for landscape plantings.
 - ii. At a minimum, within Phase One, a Type D buffer will be placed along Hillsborough Boulevard and those portions of the development directly abutting the Bayshore Waterway.
 - a) At the owner's option, a linear preserved area may be maintained on the subject property along the Bayshore Waterway to preserve the on-site gopher tortoises and heritage trees. If utilized, the size of the preserved area will be determined by the staff and property owner at the Final Detail Site Plan Review stage.
 - iii. At a minimum, a Type A buffer will be placed along the FDOT potential taking parcel.
 - iv. At a minimum, a perimeter landscape strip with hedge and trees at 1 per 35 linear feet shall be placed along U.S. 41 within Phase One.
 - v. At a minimum, the proposed Huge Boulevard shall be landscaped.
- h. Some heritage trees will be removed due to site design constraints. As mitigation for the removal of these heritage trees, the owner will replace each heritage tree with live oak trees. The sum total of the replacement trees' caliper shall equal the sum total of each removed heritage tree's caliper.
- i. Exterior signage shall meet the existing Sign Code, Section 3-9-85 for the subject property, except one Tenant Sign Type A sign and two Monument Sign/Plaza Sign Type A signs shall be allowed at the locations shown on Exhibit A (Location of Tenant

Sign Type A and Monument Sign/Plaza Sign Type A) and such signs are subject to the specifications shown in Exhibit B (Sign Type A and Sign B).

- j. The owner may install two elevated vehicle display areas along the U.S. 41 frontage, which display areas may contain enhanced lighting and electric turntables for display of one vehicle each.
- k. The Concept Plan contains building envelopes, but the final building designs may contain larger buildings than indicated by these envelopes. This shall not be considered a change to the Concept Plan.
- l. No development shall occur prior to Final Detail Site Plan approval.
- m. The development shall be connected to a potable water distribution system.
- n. The development shall be connected to CCU sanitary sewer. The owner will construct the required site lift station and gravity sewer system at their own expense which shall be utilized by the County to provide wastewater service. The lift station and gravity sewer system will be part of CCU wastewater system once it is constructed, certified for completion by the Engineer of Record, FDEP certified for service, and all other close-out documents are submitted to and accepted by CCU.
- o. The owner shall work with the FDOT staff in addressing all of their comments related to the conversion of the proposed directional median opening on U.S. 41 at the project entrance to Full-Median opening in order to minimize the impact of traffic at the intersection of U.S. 41 and Cornelius/ Cranberry Blvd.
- p. The owner shall work with FDOT on mitigating traffic conditions at the intersection of U.S. 41 and Cornelius/Cranberry Blvd as a part of the Phase One of the development.
- q. The entire property shall contain interior connections to provide ease of access to all developments within the property without the need to travel on external roads. As an internal collector, the north and south portions of the property shall connect to Huge Boulevard.
- r. The proposed U.S. 41 and Huge Boulevard intersection should be signalized by the developer if approved by FDOT before the remainder of the Phase Two development receives a Certificate of Occupancy.
- s. Development and redevelopment of the property shall not require a major modification rezoning of the property if the new or renovated development meets all applicable development requirements set forth in the Commercial General or Commercial Intensive Zoning Districts and the U.S. 41 Zoning District Overlay, except as modified herein.

Attachment 1
General PD Concept Plan
Master Site Plan - Huge Boulevard
- Outparcels 1-5

PLANNING BOARD PRELIMINARY COMMENTS:
 The Planning Board has reviewed the preliminary site plan and finds it to be in substantial compliance with the Comprehensive Zoning Ordinance. The Board has no objections to the preliminary site plan and recommends that the City Council approve the preliminary site plan.

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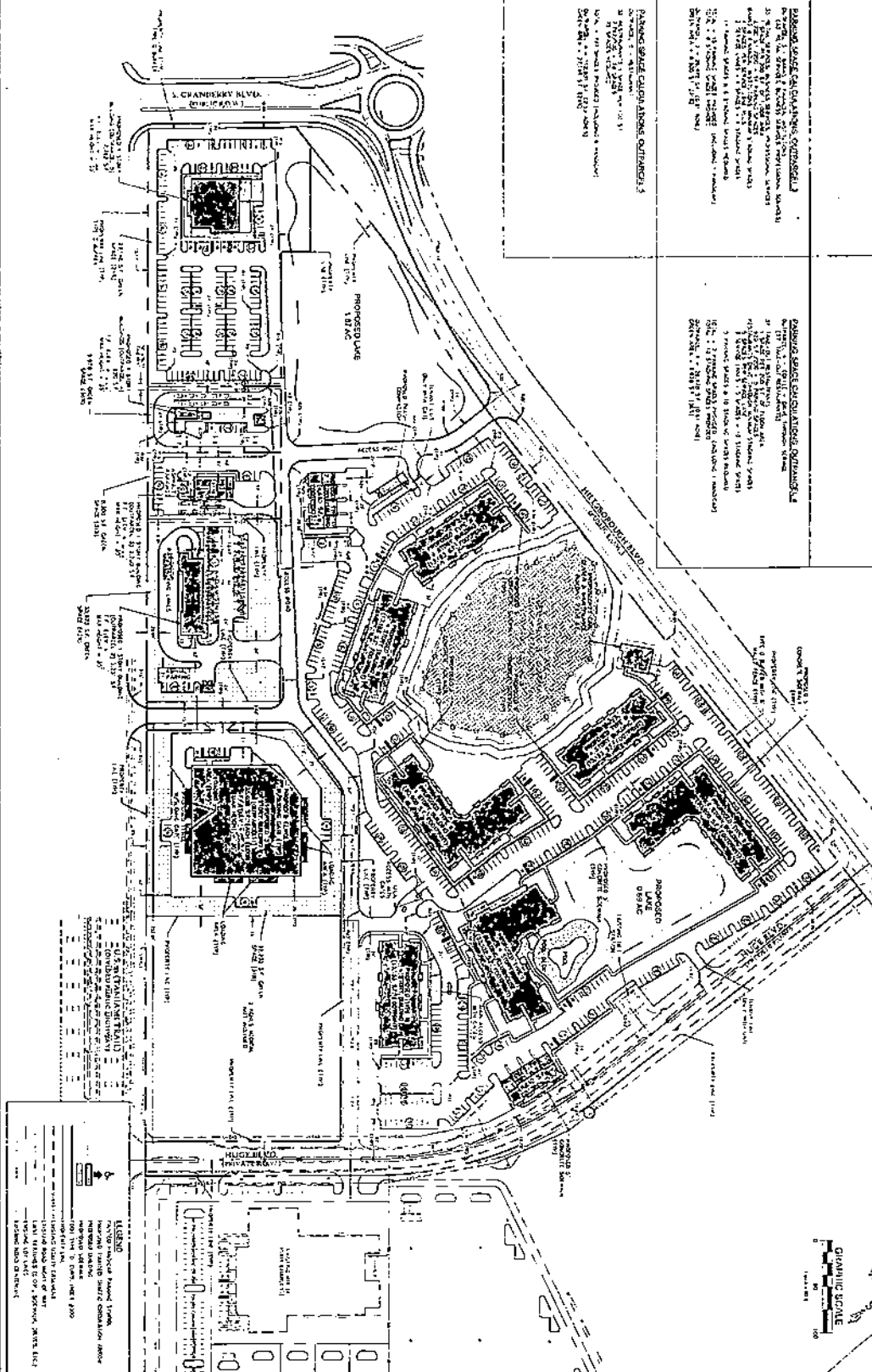
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LEGEND

[Symbol]	Proposed Building Footprint
[Symbol]	Proposed Parking Lot
[Symbol]	Proposed Landscaping
[Symbol]	Proposed Street
[Symbol]	Proposed Utility
[Symbol]	Proposed Fence
[Symbol]	Proposed Sign
[Symbol]	Proposed Other

MASTER SITE PLAN
HUGE BOULEVARD - OUTPARCELS 1-5
 CHARLOTTE COUNTY, FLORIDA
WBF FLORIDA PROPERTIES III, LLC.
 P.O. BOX 69, ADAMS, NEW YORK 13565

Exceptional Engineering, Inc.
 P.O. Box 2980, Ft. Myers, FL 33902
 Tel. (239) 340-9816 | Fax: (239) 347-6992
 Jason.W@exceptionaleng.com
 Business Court # 25968

DATE	REVISION	DESCRIPTION
10/21/19	1	Initial Design
11/15/19	2	Revised Design
12/10/19	3	Final Design

Attachment 2

Preservation Management Plan

CHARLOTTE COUNTY MULTI-FAMILY

PRESERVE MANAGEMENT PLAN

January 2023

Prepared For:

LIV Development
c/o: Exceptional Engineering - Jason White
PO Box 2980
Fort Myers, FL 33902
Phone: (239) 340-9816
E-mail: jasonw@exceptionaleng.com

Prepared By:



BearPaws Environmental Consulting
1599 Covington Circle East
Phone: (239) 340-0678
Email: BearPaws.Env.Consulting@GMail.com

INTRODUCTION

The 20.07± acre Charlotte County Multi-Family project site is located in Section 3, Township 40S, and Range 21E, of Charlotte County, Florida. More specifically; the site is located at the intersection of Tamiami Trail (U.S. 41) and Cranberry Boulevard. The site is bordered to the north by Hillsborough Boulevard between Port Charlotte and North Port, Florida. Please see the attached Project Location Map (Exhibit A).

BACKGROUND

This mitigation plan includes the enhancement of the 2.13± acres of preserve area located within the subject property. The site contains approximately 1.52± acres of wetlands and 0.61± acres of associated upland buffer areas that are being preserved. The wetlands within the project area include wax myrtle – willow with widely scattered nuisance and exotic vegetation such as primrose willow and Brazilian pepper. Please refer to the attached Master Site Plan attached as Exhibit B.

MITIGATION & MAINTENANCE PLAN

The purpose of this preserve management plan is to improve the condition of the preserve area, ensure that preserve area is maintained exotic free and nuisance plants are controlled to healthy levels thru a scheduled maintenance program, and provide a natural preserve area for the flora and fauna on the property. The on-site preserve area provides habitat for nesting and create foraging areas for all kinds of wildlife species. On-site enhancement activities will be conducted concurrently with the on-site construction activities.

The preserve areas will correspond to the preserve habitat depicted on the master site plan. The preserve areas have been previous placed under a conservation easement and maintained in perpetuity, by the owner or their successor. Exotic plants will be killed in a manner consistent with current exotic removal practices while ensuring that neighboring plants are left unharmed and the soil left as undisturbed as possible. It is recommended that any use of herbicides be applied by a licensed herbicide applicator, utilizing approved methods, and best management practices. All exotics will be physically removed from the proposed preserves; no stacking, tee-peeing, log cabin, or girdling methods will be utilized, unless otherwise approved by regulatory staff.

The proposed mitigation areas will be enhanced through the removal of exotic species, monitored, and maintained on a regular schedule for five years. After this time, perpetual management will include continued removal of exotic species. The goal of the maintenance effort is to achieve less than five (5) percent cover of exotics immediately following any maintenance and that the total exotic and nuisance species constitute no more than five (5) percent of total cover between maintenance activities. The purpose and intent of this plan is to ensure that wetland preserves, conservation areas, open space areas, or undeveloped areas are maintained free of exotic plants in perpetuity. This is achieved by establishing a scheduled program to maintain the site free of exotic plants (as defined by the latest exotic plant list published by the Florida Exotic Pest Plant Council) immediately after maintenance and at other times the exotic and nuisance species constitute no more than 5 percent of total cover.

DEBRIS REMOVAL

Debris and garbage in the preserve area will be removed as needed within the preserve area. No large debris is currently located within the preserve area. Any garbage found will be removed from the preserve and disposed of in the proper receptacles.

MITIGATION SUCCESS CRITERIA

Monitoring of the preserve area shall be conducted for a minimum of five years with annual reports submitted to Charlotte County and the Southwest Florida Water Management District (SWFWMD). If native wetland, and transitional species does not achieve an 80% native coverage within the initial two years of the monitoring, native species shall be planted in accordance with the maintenance program. At end of the monitoring program the entire preserve area shall contain 80% coverage of desirable obligate and facultative wetland species. If the fifth annual monitoring report does not document that the upland and wetland preserve is exotic free, monitoring reports shall continue to be submitted annually until the preserves goal of exotic free is met.

All wetland and upland mitigation areas will consist of no more than five percent cover by exotic and/or nuisance species at all times. Exotic and nuisance vegetation species are identified as those exotic species listed as CAT I and CAT II by the Florida Exotic Pest Plant Council (FEPPC). The preserve areas will be managed such that exotic/nuisance plant species do not dominate any one section of areas within the preserves. This is also applicable to native vegetation to ensure diversity within the wetland habitats. Perpetual maintenance of the preserve areas is recommended to ensure coverage by native desirable vegetation is maintained as specified in the permit.

If monitoring reports or other information show the preserved wetlands have been negatively affected by the permitted development in a manner that is irreversible (such as impounding the wetland and drowning the existing vegetation or a reduction in the hydro-period resulting in the transition of wetlands into upland/transitional habitat), the permittee shall be required to submit a remediation plan within 30 days of notification by Environmental Compliance staff of such conditions. The remediation plan may include on-site or off-site mitigation as necessary to address any deficiencies.

SIGNAGE & EDUCATIONAL MATERIAL

Signage designating the preserve status of the wetland preservation area are required and is an important part of providing education for the public concerning the natural resources of the preserve and the importance of the management actions undertaken. Signage for the preserve shall be placed around the perimeter of the preserve stating, "Conservation Area - No dumping of garbage, landscaping, or other debris". The signage will be maintained in perpetuity to prevent encroachment and trespassing into the preserve.

MONITORING

Monitoring Methodology

The proposed monitoring of the preserve area will begin concurrently with construction and will consist of baseline, time-zero, and annual monitoring of vegetation, wildlife, rainfall, and wetland water levels. The baseline monitoring report will document conditions in the project site as they currently exist. The time-zero report will document the conditions immediately following completion of mitigation activities. The annual reports will document the extent of success of the project and, if needed, identify specific actions to be taken to improve the conditions within the project area. Sampling transects and methodology for the baseline, time-zero, and annual reports will utilize identical methods of data collection from identical sampling stations. The location of the proposed sampling stations will be taken along the edge of the preserve areas, immediately adjacent to the upland buffer area. A monitoring map will be submitted with the baseline monitoring report.

Vegetation Monitoring

Wetland vegetation will be monitored prior to and following enhancement and restoration activities. Sampling in wetland area will involve canopy, sub-canopy, and ground cover species established within the preserve area. Species richness and a visual estimate of percent cover will be calculated for canopy and sub-canopy stratum. The approximate locations of the sampling point locations will be shown on the monitoring map.

Sampling point locations will be established in several locations within the preserve area. During each monitoring event, these areas will be walked and any exotic vegetation observed will be noted within the report. Vegetation will be sampled in each of the areas from where the monitoring photographs were taken; this vegetative sampling includes canopy, sub-canopy, and herbaceous strata.

Wildlife Monitoring

Regular observations of wildlife will be made during the monitoring event by qualified ecologists. Observations will consist of recording evidence and signs of wildlife (i.e., direct sightings, vocalizations, burrows, nests, tracks, droppings, etc.).

Photographic Documentation

Permanent fixed-point photostations will be established in the preserve area providing physical documentation of the condition and appearance of an area, as well as any changes taking place within it. Monitoring photographs will accompany vegetation data in each report. Locations of each photostation will remain the same throughout the duration of the monitoring program.

Rainfall and Hydrological Monitoring

Rainfall readings will be recorded from an official rain gauge at a near-by location. These readings will be included in all future monitoring reports.

MONITORING REPORTS

Concurrently with construction, the permittee will submit annual monitoring reports to Charlotte County and the SWFWMD documenting the success of the mitigation program and general condition of the preserve area. Within 60 days of permit issuance, the baseline wetland monitoring for the preserve area will be submitted to Charlotte County and the SWFWMD. The time-zero monitoring report will be submitted within 60 days of completion of enhancement activities. Annual monitoring reports will include the following information:

- Brief description of mitigation and maintenance work performed since the previous report along with a discussion of any modifications to the mitigation or maintenance program.
- Brief description of anticipated mitigation and maintenance work to be conducted over the next year.
- Results of quantitative vegetation monitoring conducted in the preserved wetland area.
- A list of observed wildlife species.
- Monitoring photographs taken at photograph stations within the preserved wetlands area.
- Hydrologic data and available local rainfall data.

MAINTENANCE AND LONG-TERM MANAGEMENT

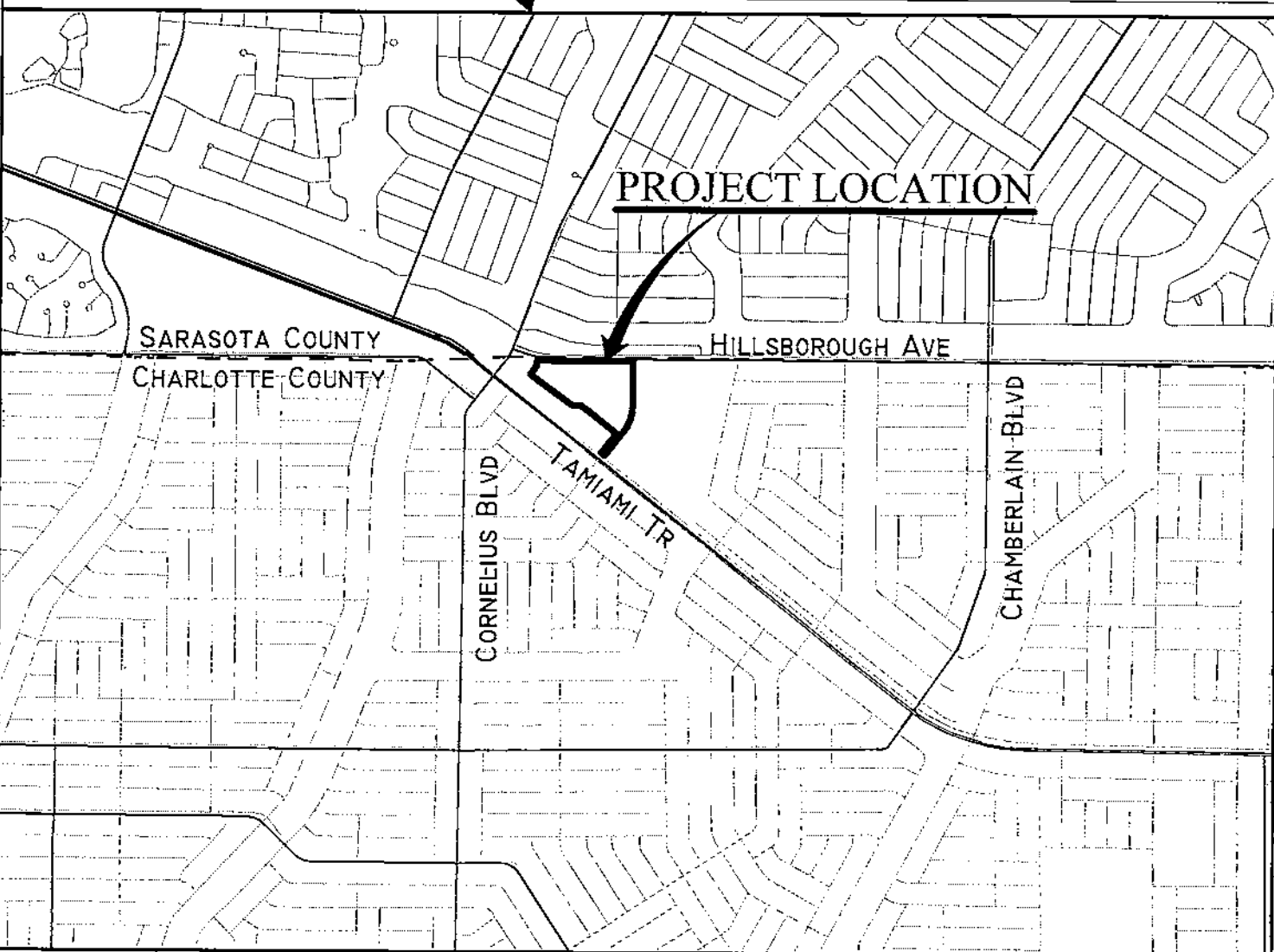
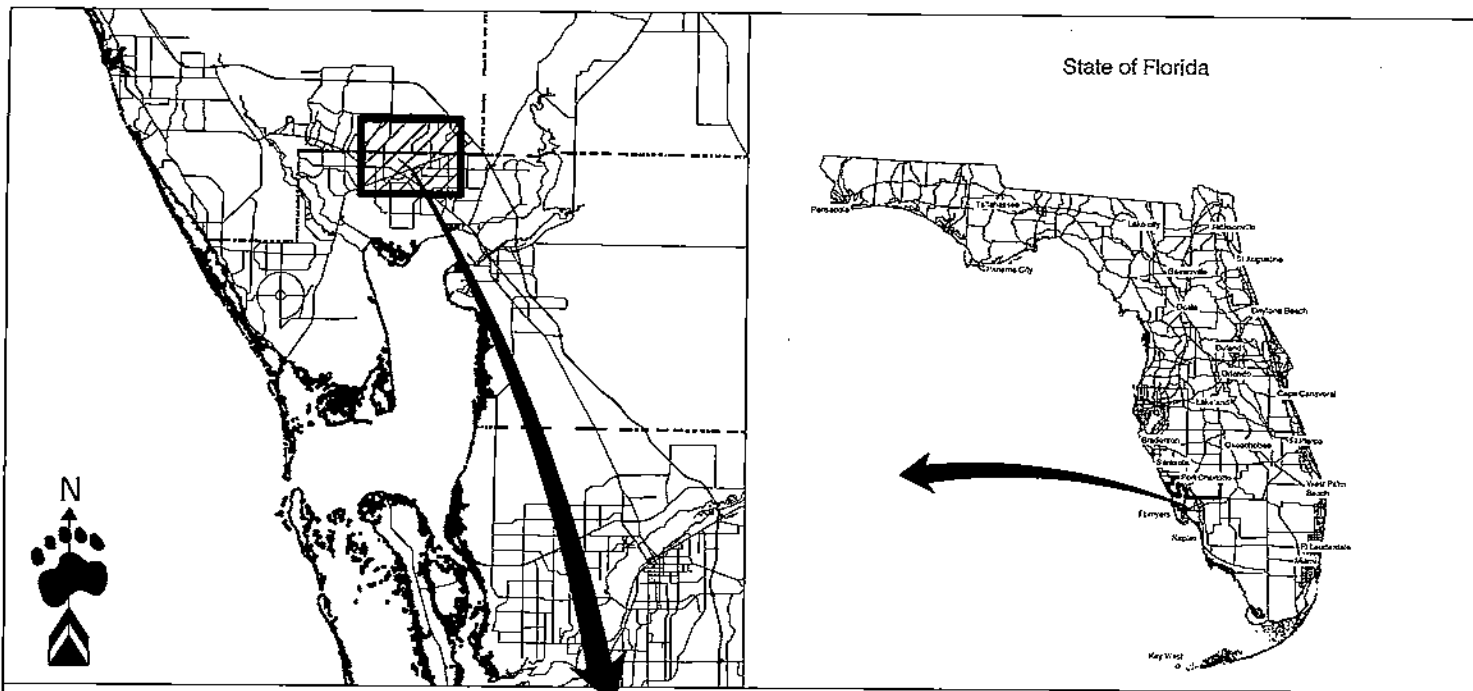
Following the completion of the initial exotic removal effort upon the commencement of construction, annual inspections of the mitigation area will occur for the first five (5) years. During these inspections, the mitigation area will be traversed by a qualified ecologist. Locations of nuisance and/or exotic species will be identified for immediate treatment with an appropriate herbicide. Any additional potential problems will also be noted and corrective actions taken. Once exotic/nuisance species levels have been reduced to acceptable limits (i.e., less than five percent cover), inspections of the preserve area will be conducted annually.

Maintenance will be conducted in perpetuity to ensure that the preserved wetlands are free of exotic vegetation (as currently defined by the EPPC) immediately following maintenance and that exotic and nuisance species will constitute no more than five percent of total combined cover. The proposed mitigation and monitoring work schedule can be seen in Table 1, below.

Table 1. Monitoring & Mitigation Work Schedule

Proposed Completion Date	Activity Proposed
February 2023	Baseline Wetland Monitoring Report
April 2023	Exotic Vegetation Removal
May 2023	Submit Time-Zero Annual Wetland Monitoring Report
April 2024	Exotic Vegetation Removal
May 2024	Submit First Annual Wetland Monitoring Report
April 2025	Exotic Vegetation Removal
May 2025	Submit Second Annual Wetland Monitoring Report
April 2026	Exotic Vegetation Removal
May 2026	Submit Third Annual Wetland Monitoring Report
April 2027	Exotic Vegetation Removal
May 2027	Submit Fourth Annual Wetland Monitoring Report
April 2028	Exotic Vegetation Removal
May 2028	Submit Fifth Annual Wetland Monitoring Report
June 2028	Final Site Inspection with Regulatory Staff

Exhibit A
Project Location Map



C:\Users\Brian\appdata\local\Temp\BWS\179721\LocMap.dwg Tab: 8.5 x 11 Dec 20, 2021 - 1:55pm Plotted by: Brian

Drawn By:	Date:	Category
BWS	12/20/21	Location
Job Number		Scale:
		NTS
S/T/R		County
3/40S/21E		Charlotte

Charlotte County Multi-Family

Location Map



Page

Exhibit

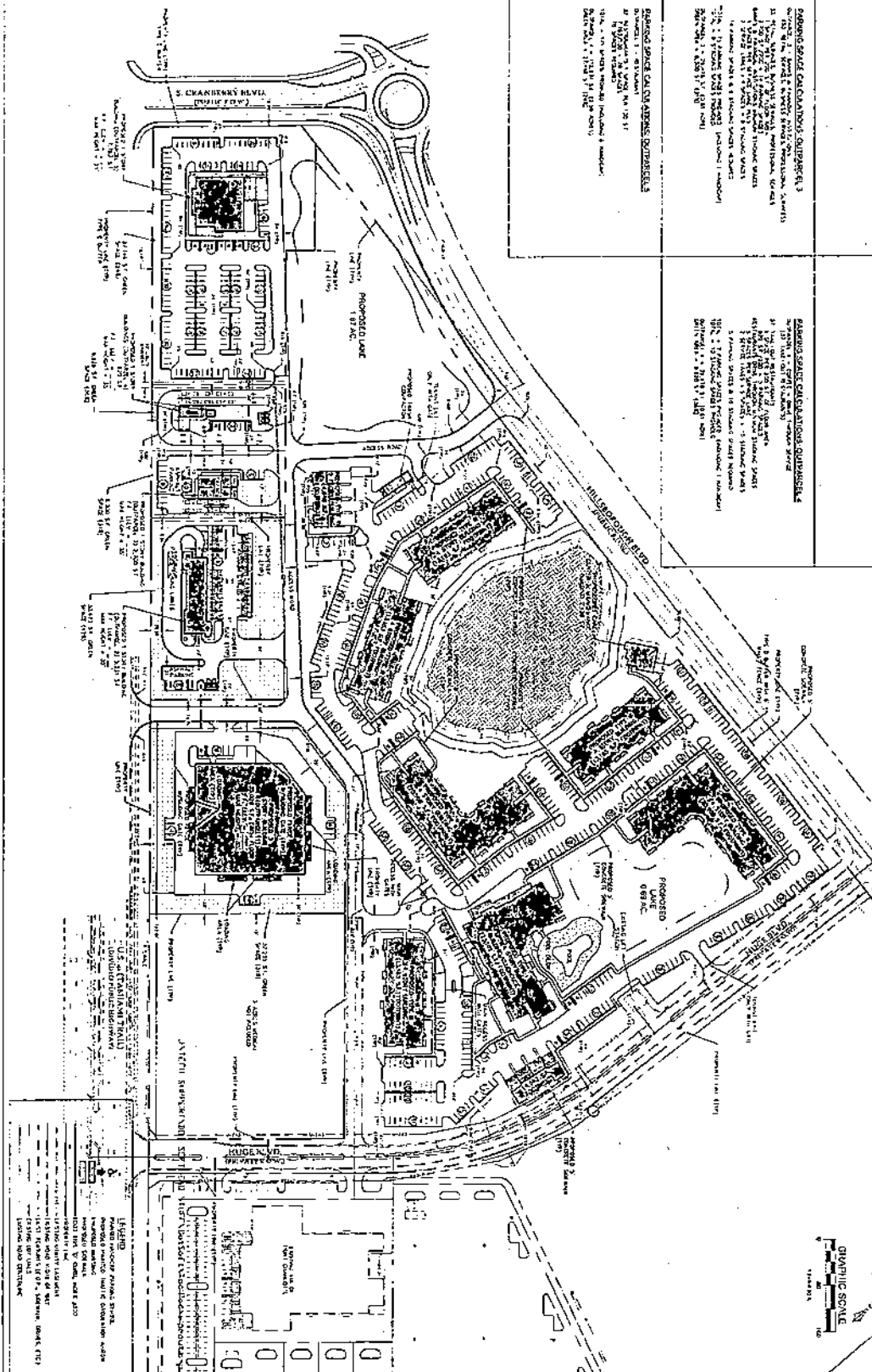
Exhibit B
Master Site Plan

PARCELS 1 - 3
 PARCELS 1 - 3: 1.00 AC. (2.00 AC. TOTAL)
 1.00 AC. (2.00 AC. TOTAL)
 1.00 AC. (2.00 AC. TOTAL)
 1.00 AC. (2.00 AC. TOTAL)

PARCELS 4 - 6
 PARCELS 4 - 6: 1.00 AC. (2.00 AC. TOTAL)
 1.00 AC. (2.00 AC. TOTAL)
 1.00 AC. (2.00 AC. TOTAL)
 1.00 AC. (2.00 AC. TOTAL)

PARCELS 7 - 9
 PARCELS 7 - 9: 1.00 AC. (2.00 AC. TOTAL)
 1.00 AC. (2.00 AC. TOTAL)
 1.00 AC. (2.00 AC. TOTAL)
 1.00 AC. (2.00 AC. TOTAL)

PARCELS 10 - 12
 PARCELS 10 - 12: 1.00 AC. (2.00 AC. TOTAL)
 1.00 AC. (2.00 AC. TOTAL)
 1.00 AC. (2.00 AC. TOTAL)
 1.00 AC. (2.00 AC. TOTAL)



FOR REVIEW ONLY 10/28/2019	MASTER SITE PLAN HUGO BOULEVARD - OUTPARCELS 1-4 CHARLOTTE COUNTY, FLORIDA WBF FLORIDA PROPERTIES III, LLC. P.O. BOX 68, ADAMS, NEW YORK 13365	Exceptional Engineering, Inc. P.O. Box 2980, Ft. Myers, FL 33902 Tel. (239) 340-9816 Fax. (239) 347-6992 Jason.W@exceptionaleng.com Business Cert # 29968	<table border="1"> <thead> <tr> <th>DATE</th> <th>REVISION</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>10/28/2019</td> <td>1</td> <td>ADDITIONAL SITE SPACES</td> </tr> </tbody> </table>	DATE	REVISION	DESCRIPTION	10/28/2019	1	ADDITIONAL SITE SPACES
	DATE	REVISION	DESCRIPTION						
10/28/2019	1	ADDITIONAL SITE SPACES							

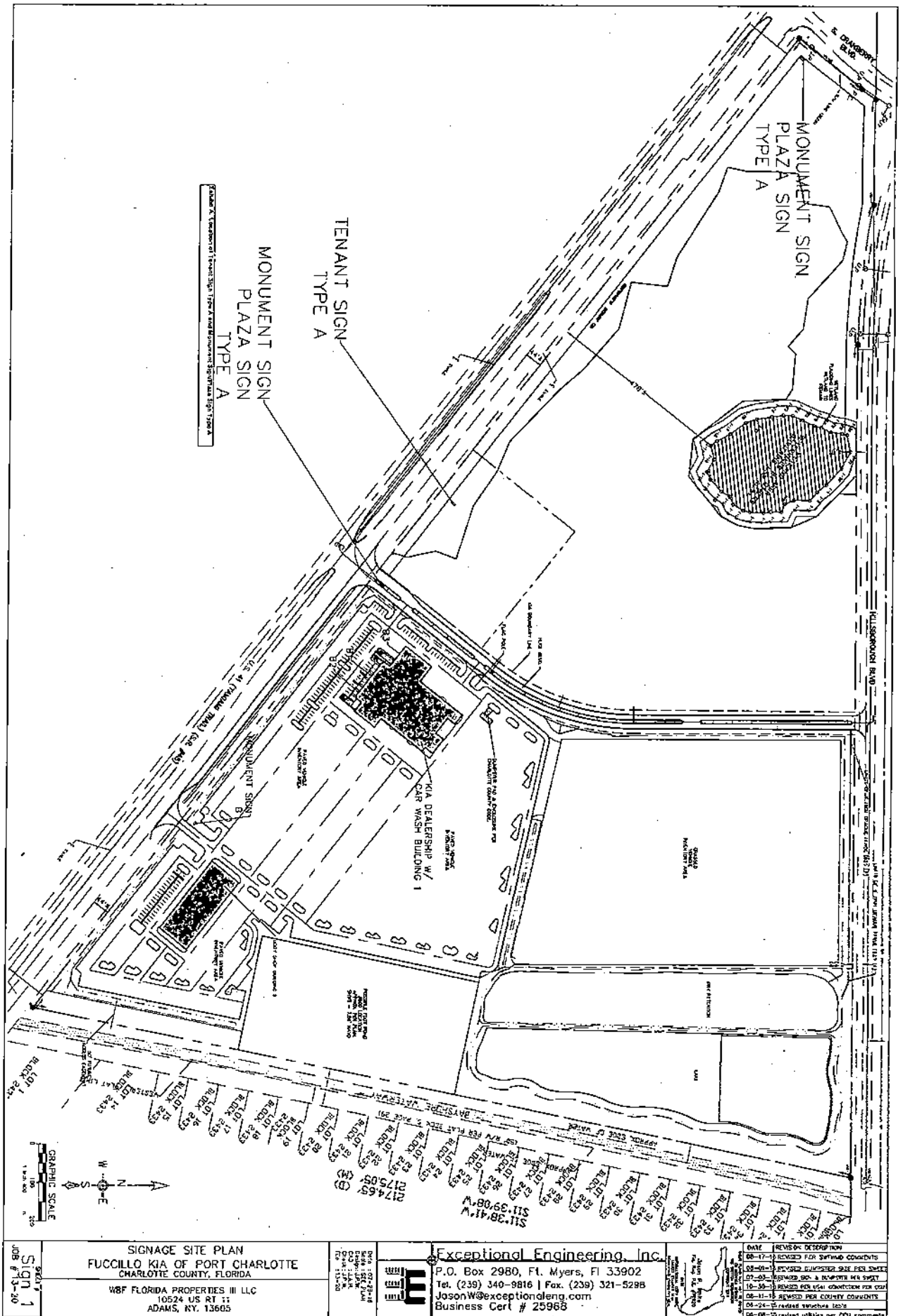
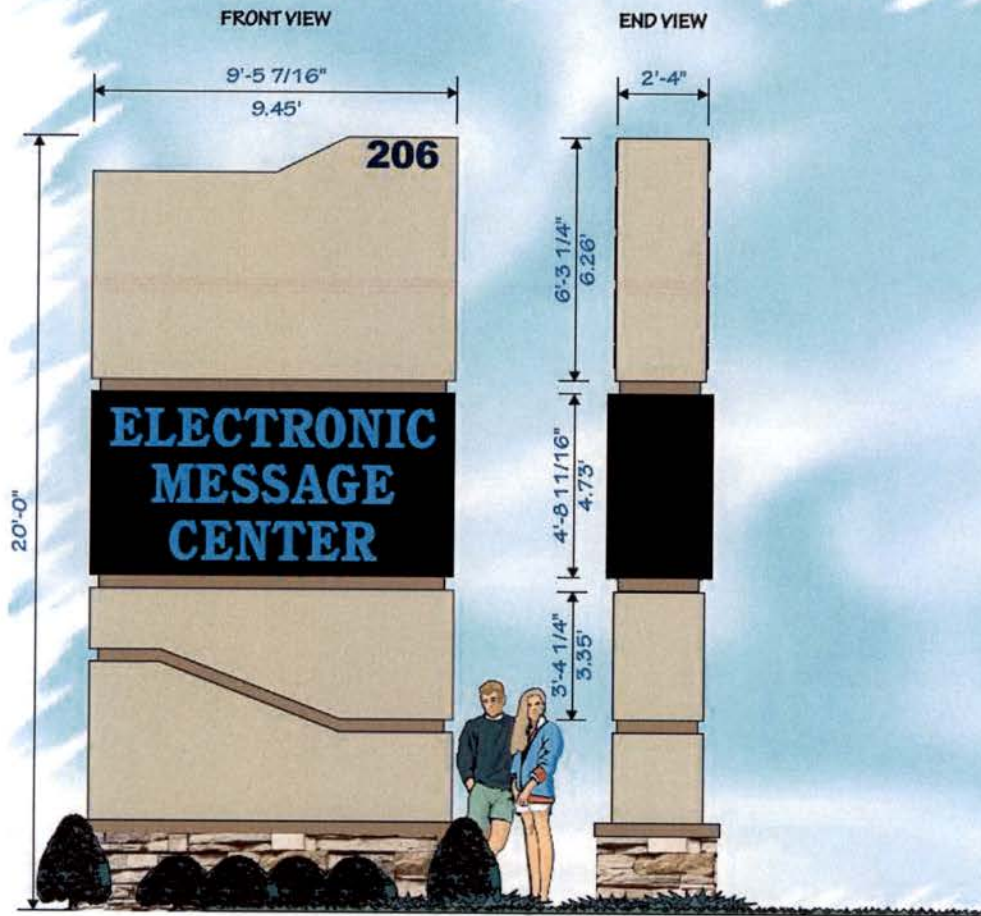
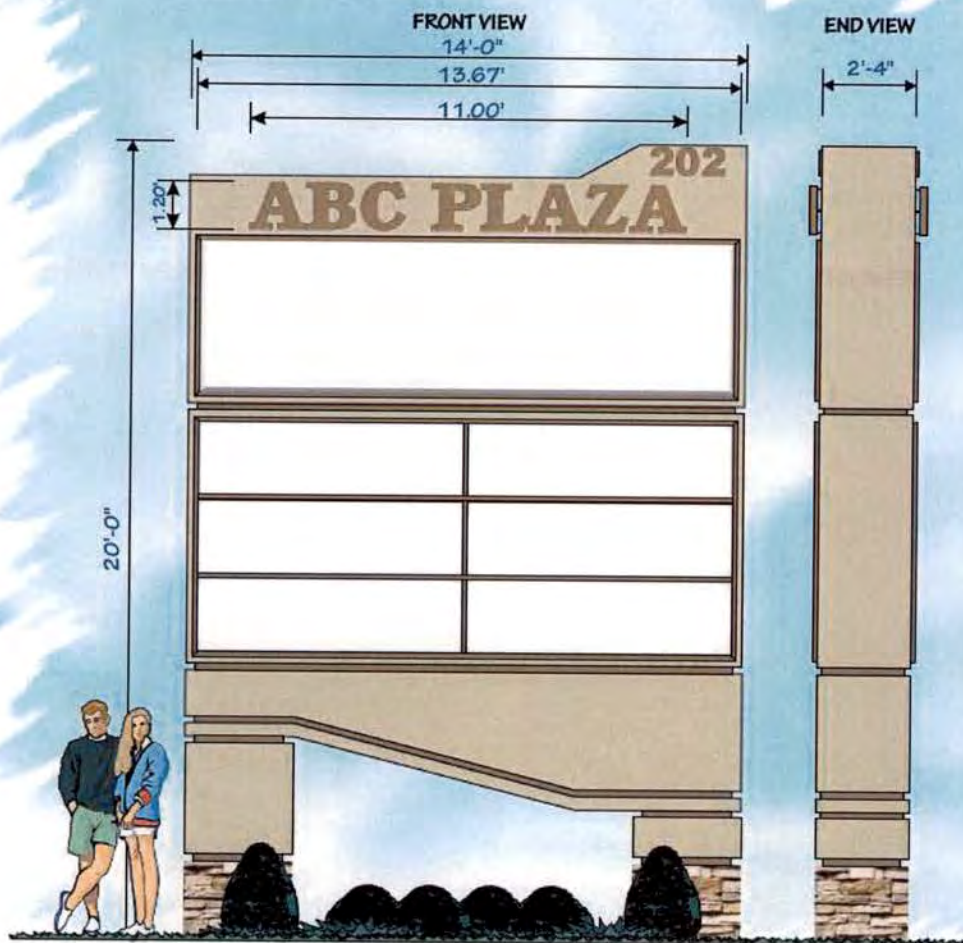


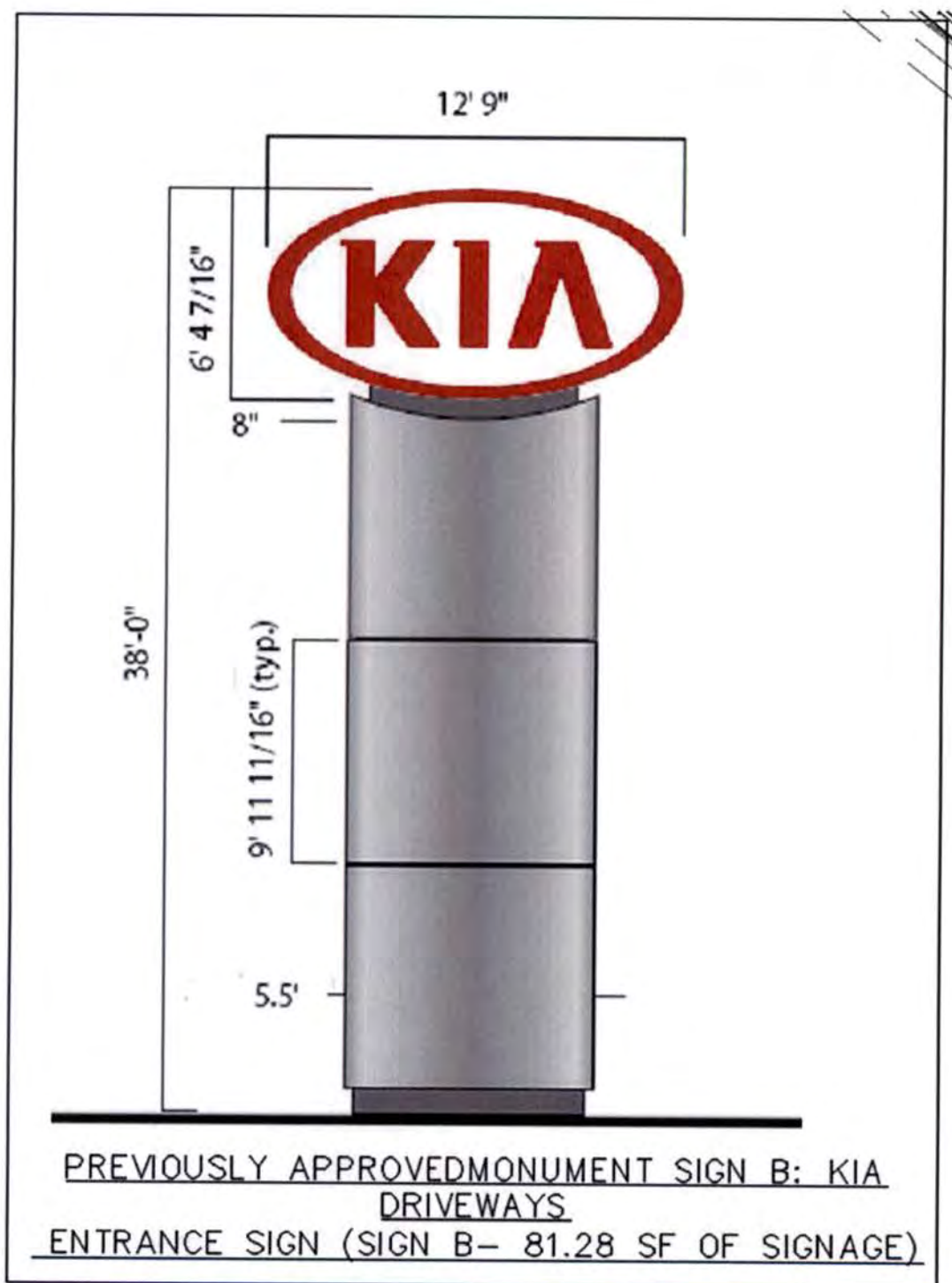
Exhibit B: Sign Type A and Sign B

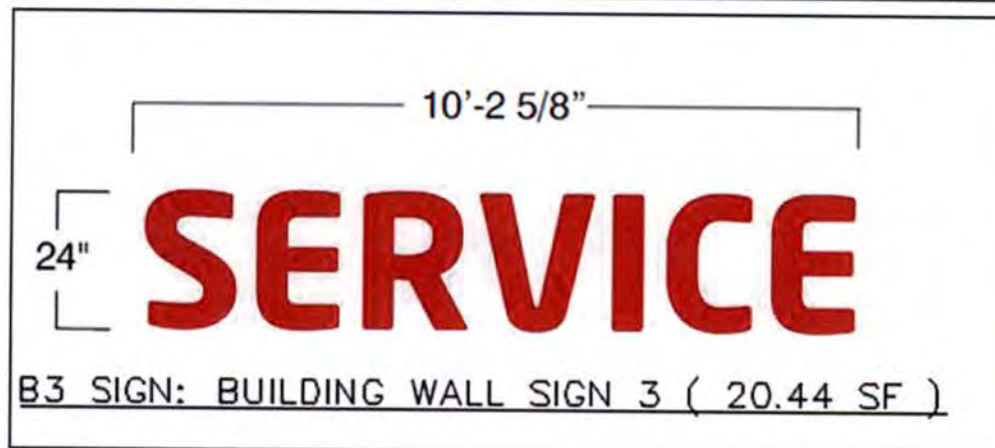
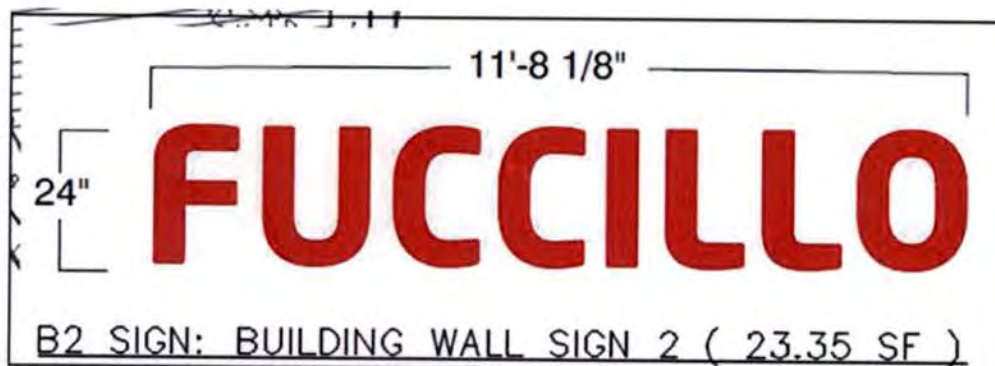
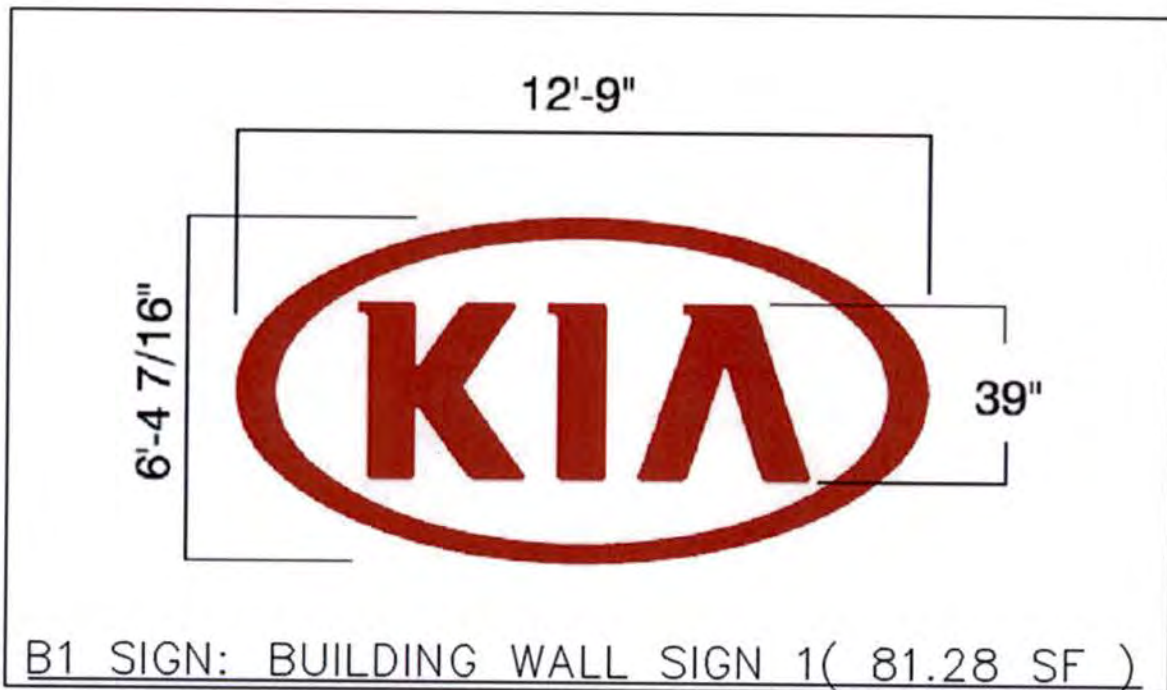
Sign type A 150 Sq. Ft. 20 Ft. high Primary sign on Tamiami Trail for out parcel



Sign type A 150 Sq. Ft. 20 Ft. High sign on Tamiami Trail in median and at the North west corner of property









FLORIDA DEPARTMENT of STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

March 1, 2023

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

Attention: Dawn Johnston

Dear Roger Eaton,

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Charlotte County Ordinance No. 2023-09, which was filed in this office on March 1, 2023.

Sincerely,

Anya Owens
Program Administrator

ACO/rra



Ticket# 3879287-1
02-28-23 Ad 1
AD ID# 3879290
5 x 16
Submitted by: Heather Bennett
Publish: 02/13/2023
163352 3879290

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

Before the undersigned authority personally appeared Melinda Prescott, who on oath says that she is the Legal Advertising Representative of The Daily Sun, a newspaper published at Charlotte Harbor in Charlotte County, Florida; that the attached copy of advertisement, being a Legal Notice that was published in said newspaper in the issue(s)

02/13/23

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

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

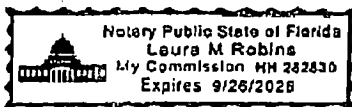
Melinda Prescott

(Signature of Affiant)

Sworn and subscribed before me this 13th day of
February, 2023

Laura M Robins

(Signature of Notary Public)



Personally known X OR Produced Identification

Attachment 2

Ordinance Number 2014-007

CHG
BCC
#14

FILED WITH THE DEPARTMENT OF STATE January 29, 2014

ORDINANCE
NUMBER 2014 - 007

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, APPROVING AN AMENDMENT TO THE CHARLOTTE COUNTY ZONING ATLAS FROM COMMERCIAL GENERAL (CG) TO PLANNED DEVELOPMENT (PD), FOR PROPERTY LOCATED AT 202 TAMiami TRAIL, IN THE PORT CHARLOTTE AREA, CHARLOTTE COUNTY, FLORIDA, CONTAINING 77 ACRES MORE OR LESS; COMMISSION DISTRICT IV; PETITION Z-13-10-13; APPLICANT, WBF FLORIDA PROPERTIES III, LLC; PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, in a public hearing held on Tuesday, January 28, 2014, the Board of County Commissioners of Charlotte County, Florida ("Board") reviewed Petition Z-13-10-13, submitted by applicant, WBF Florida Properties III, LLC ("Applicant"), which requested a rezoning from Commercial General (CG) to Planned Development (PD) on 77 acres more or less of property owned by the Applicant, described as property located at 202 Tamiami Trail, in the Port Charlotte area, Charlotte County, Florida, Commission District IV, and more particularly described in Exhibit "A" attached hereto and by this reference incorporated herein; and

WHEREAS, the Applicant seeks a rezoning to allow commercial intensive uses; and

WHEREAS, Petition Z-13-10-13 has previously been heard by the Charlotte County Planning and Zoning Board ("P&Z Board") and, based on the findings and analysis presented in the Planning and Zoning Division staff report

MIN 8

1 dated December 2, 2013, and revised on December 10, 2013, and the evidence
2 presented to the P&Z Board, has been recommended for approval with
3 conditions; and

4 WHEREAS, after due consideration, based on the Planning &
5 Zoning Division staff report dated December 2, 2013, and revised on December
6 10, 2013, and the evidence presented to it, the Board has found that approval of
7 Petition Z-13-10-13 is consistent with the Smart Charlotte 2050 Comprehensive
8 Plan, and that it meets the requirements for the granting of a rezoning, and;

9 WHEREAS, based on the above findings, the Board has
10 determined it to be in the best interests of the County to rezone the subject
11 property from Commercial General (CG) to Planned Development (PD).

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

14 SECTION 1. The following petition for an amendment to the
15 Charlotte County Zoning Atlas is hereby approved subject to the conditions
16 contained in the attached Exhibit "B":

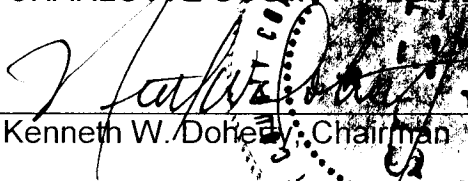
17 Petition Z-13-10-13, submitted by WBF Florida
18 Properties III, LLC. ("Applicant"), requesting rezoning
19 from Commercial General (CG) to Planned
20 Development (PD) for 77 acres more or less of
21 property owned by Applicant, described as located at
22 202 Tamiami Trail, in the Port Charlotte area,
23 Charlotte County, Florida, Commission District IV, and
24 more particularly described in Exhibit "A" attached
25 hereto and by this reference incorporated herein.

26
27 SECTION 2. That the zoning for this property shall run with the
28 property and shall apply to any subsequent owners, heirs and assigns.

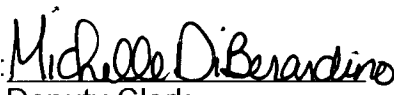
1 SECTION 3. This ordinance shall take effect upon filing in the
2 Office of the Secretary of State, State of Florida.

3 PASSED AND DULY ADOPTED this 28TH day of JANUARY, 2014.

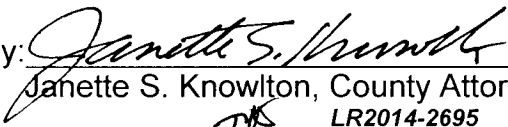
4
5 BOARD OF COUNTY COMMISSIONERS
6 OF CHARLOTTE COUNTY, FLORIDA

7
8 By: 
9 Kenneth W. Doherty, Chairman
10
11
12
13

14 ATTEST:
15 Barbara T. Scott, Clerk of
16 Circuit Court and Ex-Officio
17 Clerk to the Board of County
18 Commissioners
19

20 By: 
21 Deputy Clerk
22
23
24

25 APPROVED AS TO FORM
26 AND LEGAL SUFFICIENCY:

27
28 By: 
29 Janette S. Knowlton, County Attorney
30
31  LR2014-2695
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Petition Z-13-10-13 PD Conditions

- a. Development on the subject property shall generally occur as illustrated in the PD Concept Plan submitted by the applicant, prepared by Exceptional Engineering, Inc., dated October 2, 2013, revised on December 2, 2013, except for such modifications as may be required to meet these PD conditions and the requirements of State or Federal permitting agencies.
- b. Permitted uses, temporary uses, and signage:
 - i. All CG permitted principal uses and structures.
 - ii. Additional uses within Phase One:
 - a) An automotive dealership for new and used vehicles, and vehicle repair and service. All major mechanical and body overhaul and repair shall be conducted within enclosed buildings. Only vehicle cleaning and detailing, which includes pinstriping and touch-up painting, can be permitted outside of enclosed buildings and this activity cannot be located along U.S. 41.
 - b) Daily outside food sales. Food sales shall be broadly interpreted to include, but not be limited to, mobile food vending trucks and trailers, hot dog stands, pushcarts and tents to set up for food preparation, cooking and sales.
 - c) Special sales events wherein the uses occupy a footprint of three thousand square feet or more shall occur no more than one time per month. These events could include contests, concerts, adult or child activity stations, and similar activities not typically associated with vehicle sales.
 1. The provisions and limitations contained within Section 3-9-95.1, Temporary Uses, will not apply to this property.
 2. The owner shall submit a special event permit application with no fee required.
 3. The owner shall coordinate with the Sheriff and Fire/EMS to determine whether any additional security or police service or fire and rescue service is necessary.
 4. The owner shall ensure sufficient trash receptacles and portable restroom facilities for these events.
 5. Hours of operation of any music in conjunction with a special sales event shall be limited to 8:00 AM to 9:00 PM, Sunday through Thursday, and 8:00 AM to 11:00 PM on Friday and Saturday.
 6. Temporary signage and structures, such as balloons, temporary signs, banners, and tents will be allowed. Building permits may be required for structures and tents.
 7. Special lighting for events will be allowed and permits may be required.

This lighting shall be turned off no later than 9:00 PM.
 8. Each special sales event shall last only three days.
 - d) Except for the monthly special events, outdoor music shall not begin prior to 8 AM and shall end no later than 9 PM.
 - e) Frequent promotional events typically associated with vehicle sales may occur on an on-going basis without limit.

- iii. Additional uses in Phase Two:
 - a) Special Sales Event Parking. The owner of the car dealership may use the area designated for Phase Two development to park overflow vehicle inventory and for public parking during the special sales events identified in b.,ii.,c) above.
 - 1. This parking and storage of inventory shall only coincide with once per month promotional events occurring on Phase One of the property.
 - 2. The portions of the Phase Two used for the special sales event parking can be cleared and stabilized in accordance with all County regulations. Sod or some other ground cover may be used. Such area shall be maintained regularly in a neat and clean condition. Only the minimal area needed for the special sales event parking shall be cleared.
 - 3. As part of the clearing and stabilization, existing wetlands located in Phase Two may be impacted or removed in accordance with State, Federal, and local permitting.
 - 4. In order to minimize the visual impacts of this intermittent use, a 30 foot wide natural buffer shall be maintained adjacent to U.S. 41, S Cranberry Boulevard, and Hillsborough Boulevard on the Phase Two development area.
 - 5. The owner shall show the area used for the special event parking on the Final Detail Site Plan of Phase One. More permanent uses on Phase Two can be addressed during future Final Detail Site Plan review for Phase Two.
 - iv. Automobile rental agencies.
 - v. Boat, trailer and motor sales and services.
 - vi. Car Wash.
 - vii. Equipment rental.
 - viii. Lumber and building supply establishments.
 - ix. Mini-warehouse and storage facilities.
 - x. Outdoor commercial recreation.
- c. Maximum building height for this project shall be 60 feet measured from base flood elevation. This height limit applies to all structural elements and all elevation points.
- d. The maximum lot coverage shall not exceed 50% and the maximum Floor Area Ratio shall be 0.6, excluding parking areas.
- e. All outdoor lighting will be shielded or directed in such a way that the light does not shine directly beyond the boundary of the subject property.
- f. The Planned Development setback requirement of 25 feet will only need to be adhered to along the boundary adjacent to Hillsborough Boulevard and where the subject property directly abuts the Bayshore Waterway, excluding the FDOT potential taking parcel shown on the Concept Plan.
- g. Landscaping and buffer requirements:
 - i. The site shall be developed with a unified landscaping theme. Only Florida Friendly plantings shall be allowed for landscape plantings.

- ii. At a minimum, within Phase One, a Type D buffer will be placed along Hillsborough Boulevard and those portions of the development directly abutting the Bayshore Waterway.
 - a) At the owner's option, a linear preserved area may be maintained on the subject property along the Bayshore Waterway to preserve the on-site gopher tortoises and heritage trees. If utilized, the size of the preserved area will be determined by the staff and property owner at the Final Detail Site Plan Review stage.
- iii. At a minimum, a Type A buffer will be placed along the FDOT potential taking parcel.
- iv. At a minimum, a perimeter landscape strip with hedge and trees at 1 per 35 linear feet shall be placed along U.S. 41 within Phase One.
- v. At a minimum, the proposed Huge Boulevard shall be landscaped.
- h. Some heritage trees will be removed due to site design constraints. As mitigation for the removal of these heritage trees, the owner will replace each heritage tree with live oak trees. The sum total of the replacement trees' caliper shall equal the sum total of each removed heritage tree's caliper.
- i. Exterior signage shall meet the existing Sign Code, Section 3-9-95 for the subject property, except as shown on the Concept and Final Detail Plans. In addition, signage shall be allowed within the entrance roadway (Huge Boulevard) for both Phase One and Two as shown on the Concept Plan.
- j. The owner may install two elevated vehicle display areas along the U.S. 41 frontage, which display areas may contain enhanced lighting and electric turntables for display of one vehicle each.
- k. The Concept Plan contains building envelopes, but the final building designs may contain larger buildings than indicated by these envelopes. This shall not be considered a change to the Concept Plan.
- l. No development shall occur prior to Final Detail Site Plan approval.
- m. The development shall be connected to a potable water distribution system.
- n. The development shall be connected to CCU sanitary sewer. The owner will construct the required site lift station and gravity sewer system at their own expense which shall be utilized by the County to provide wastewater service. The lift station and gravity sewer system will be part of CCU wastewater system once it is constructed, certified for completion by the Engineer of Record, FDEP certified for service, and all other close-out documents are submitted to and accepted by CCU.
- o. The owner shall work with the FDOT staff in addressing all of their comments related to the conversion of the proposed directional median opening on U.S. 41 at the project entrance to Full-Median opening in order to minimize the impact of traffic at the intersection of U.S. 41 and Cornelius/ Cranberry Blvd.
- p. The owner shall work with FDOT on mitigating traffic conditions at the intersection of U.S. 41 and Cornelius/Cranberry Blvd as a part of the Phase One of the development.
- q. The entire property shall contain interior connections to provide ease of access to all developments within the property without the need to travel on external roads. As an internal collector, the north and south portions of the property shall connect to Huge Boulevard.

- r. The proposed U.S. 41 and Huge Boulevard intersection should be signalized by the developer if approved by FDOT before the remainder of the Phase Two development receives a Certificate of Occupancy.
- s. Development and redevelopment of the property shall not require a major modification rezoning of the property if the new or renovated development meets all applicable development requirements set forth in the Commercial General or Commercial Intensive Zoning Districts and the U.S. 41 Zoning District Overlay, except as modified herein.



FLORIDA DEPARTMENT *of* STATE

RICK SCOTT
Governor

KEN DETZNER
Secretary of State

January 29, 2014

Ms. Barbara T. Scott
Clerk of the Circuit Court
Charlotte County
18500 Murdock Circle, Room 416
Port Charlotte, Florida 33948

Attention: Ms. Michelle L. DiBerardino, Deputy Clerk Commission Minutes

Dear Ms. Scott:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Charlotte County Ordinance No. 2014-007, which was filed in this office on January 29, 2014.

Sincerely,

Liz Cloud
Program Administrator

LC/elr



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

Before the undersigned authority personally appeared Holly Vinacco, who on oath says that she is legal clerk of the Charlotte Sun, Englewood Sun, and North Port Sun, a newspaper published at Charlotte Harbor in Charlotte County, Florida; that the attached copy of advertisement, being a Notice of Public Hearing, was published in said newspaper in the issues of:

January 13, 2014

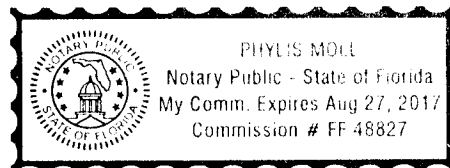
Affiant further says that the said newspaper is a newspaper published at Charlotte Harbor, in said Charlotte County, Florida, and that the said newspaper has heretofore been continuously published in said Charlotte County, Florida, Sarasota County, Florida and DeSoto County, Florida, each day and has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

Holly Vinacco
(Signature of Affiant)

\$437.50

Sworn and subscribed before me this 13th day of January, 2014.

Phyllis Moll
(Signature of Notary Public)
Phyllis Moll
(Print Name of Notary Public)



Personally known ☒ OR Produced Identification ☐

Type of Identification Produced _____

NOTICE OF PUBLIC HEARING FOR ONE OR MORE OF THE FOLLOWING MATTERS: PROPOSED CHANGES TO THE FUTURE LAND USE MAP AND COMPREHENSIVE PLAN ELEMENTS, DEVELOPMENTS OF REGIONAL IMPACT OR CHANGES THERETO, REZONINGS, PRELIMINARY PLATS, STREET AND PLAT VACATIONS

A PUBLIC HEARING ON PROPOSALS AND PETITIONS AS DESCRIBED BELOW WILL BE CONDUCTED BY THE BOARD OF COUNTY COMMISSIONERS AT A REGULAR MEETING ON TUESDAY, JANUARY 28, 2014, AT 2:00 P.M. OR AS SOON THEREAFTER AS THE MATTER MAY BE HEARD DURING THE COURSE OF ACTION. THE HEARING WILL BE HELD IN COMMISSION CHAMBERS, ROOM 119, FIRST FLOOR, BUILDING A, THE CHARLOTTE COUNTY ADMINISTRATION CENTER, 18500 MURDOCK CIRCLE, PORT CHARLOTTE, FLORIDA. THE BOARD IS NOT BOUND TO CONSIDER THE PETITIONS IN THE ORDER LISTED IN THIS NOTICE. ANY OF THESE PETITIONS MAY BE CONSIDERED AS SOON AS THE MEETING COMMENCES.

COPIES OF SAID PETITIONS WITH COMPLETE LEGAL DESCRIPTIONS AND SUBSEQUENT STAFF REPORTS WILL BE AVAILABLE FOR REVIEW AT THE CHARLOTTE COUNTY COMMUNITY DEVELOPMENT DEPARTMENT (RM. B-205) AND ALL CHARLOTTE COUNTY PUBLIC LIBRARIES. A MEETING AGENDA AND PETITION PACKETS MAY BE REVIEWED AT THE FOLLOWING INTERNET ADDRESS: <http://www.charlottecountyfl.gov/Pages/BCC-meeting-agendas.aspx>

ALL INTERESTED PERSONS ARE URGED TO ATTEND THESE PUBLIC HEARINGS. THE PUBLIC IS WELCOME TO SPEAK; THERE WILL BE A FIVE-MINUTE TIME LIMIT FOR EACH CITIZEN'S PRESENTATION ON AN AGENDA ITEM. IF YOU HAVE SPECIFIC QUESTIONS OR COMMENTS, YOU ARE ENCOURAGED TO CONTACT A STAFF PERSON AT ANY TIME IN ADVANCE OF THE PUBLIC HEARING(S). PLEASE CALL 941-764-4903 AND MENTION THE PETITION NUMBER OF THE MATTER YOU WISH TO DISCUSS.

PETITIONS

SV-13-09-03

Legislative

Commission District IV

Ignazio Chisesi is requesting to vacate all that portion of Epic Court south of Chamberlain Boulevard, a total of 0.28 acres, more or less, located south of Chamberlain Boulevard, north and east of Biscayne Drive, and west of Eisenhower Drive, in Section 8, Township 40 South, Range 21 East, in Commission District IV.

Z-13-10-13

Quasi-Judicial

Commission District IV

An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Commercial General (CG) to Planned Development (PD), for property located at 202 Tamiami Trail, in the Port Charlotte area, containing 77± acres; Commission District IV; Petition No. Z-13-10-13; applicant: WBF Florida Properties III, LLC; providing an effective date.

NOPC-13-04-08

Legislative

Commission District I

A Resolution pursuant to Section 380.06, Florida Statutes, amending the Master Development Order (MDO) for the Babcock Ranch Community Master Development of Regional Impact to update requirements to make the development orders more reflective of current conditions and allow the development to be competitive with other developments within the region, revise the MDO Master Plan and correct scrivener's errors; for property located east of S.R. 31, south of C.R. 74 (Bermont Road), west of the Glades County line, and north of the Lee County line, containing 13,630± acres, in the East County area; Commission District I, Petition No. NOPC-13-04-08; applicant: Babcock Property Holdings, L.L.C.; providing an effective date.

NOPC-13-04-11

Legislative

Commission District I

A Resolution pursuant to Section 380.06, Florida Statutes, amending the Increment I Development Order (IDO) for the Babcock Ranch Community Development of Regional Impact to update requirements to make the development orders more reflective of current conditions and allow the development to be competitive with other developments within the region, revise the IDO Master Plan, increase property within Increment I by approximately 992± acres and correct scrivener's errors; for property located east of S.R. 31, south of C.R. 74 (Bermont Road), west of the Glades County line, and north of the Lee County line, containing 4,043± acres, in the East County area; Commission District I, Petition No. NOPC-13-04-11; applicant: Babcock Property Holdings, L.L.C.; providing an effective date.

PA-13-10-12-LS

Legislative

Commission District I

Pursuant to Section 163.3184(3), Florida Statutes, transmit a Large Scale Plan Amendment to the Department of Economic Opportunity for review and comments; the amendment request is to change Charlotte County FLUM Series Map #1: 2030 Future Land Use, from DRI Mixed Use (DRI) to Low Density Residential (LDR); applying an annotation to the 2030 Future Land Use Map allowing a maximum of 234 residential dwelling units on the site; for property located at 2414 Loveland Boulevard and 24051 Suncoast Boulevard, in the Port Charlotte area, containing 50± acres; Commission District I; Petition No. PA-13-10-12-LS; Applicant: Charlotte County Board of County Commissioners; providing an effective date.

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

The Charlotte County Commission meeting room is accessible to the physically disabled. However, if you need assistance or require auxiliary aids and services please contact our office at 941-743-1392. FM Sound Enhancement Units for the Hearing Impaired are available at the Front Desk.

Publish: January 13, 2014



Attachment 3

Resolution 2014-122

CHG
BCC



CHARLOTTE COUNTY CLERK OF CIRCUIT COURT
OR BOOK 3876, PGS 1266-1271 6 pg(s)
INSTR # 2273734
Doc Type GOV, Recorded 06/13/2014 at 08:53 AM
Rec. Fee: \$52.50
Cashiered By: VERONICAT Doc. #:1

RESOLUTION
2014 - 122

A RESOLUTION GRANTING WBF FLORIDA PROPERTIES III,
L.L.C. THE DRC-PD-13-02 FINAL DETAIL PLAN
APPROVAL TO CONSTRUCT FUCCILLO KIA OF PORT
CHARLOTTE

WHEREAS, on January 28, 2014 the Charlotte County Board of County Commissioners ("Board") approved by Ordinance 2014-007 the rezoning to Planned Development and the concept plan for 76.92 acres (more or less) of property located at 202 Tamiami Trail and more particularly described in Exhibit "A" attached hereto and by this reference incorporated herein ("Property") for the development of an automobile dealership ("PD-13-02"); and

WHEREAS, WBF Florida Properties III, L.L.C. ("Applicant") submitted application DRC-PD-13-02 requesting final detail plan approval for PD-13-02 in order to construct the Fuccillo Kia of Port Charlotte Development on such property (such application shall be hereinafter referred to as "Application DRC-PD-13-02"); and

WHEREAS, the Charlotte County Site Plan Review Process reviewed Application DRC-PD-13-02 on May 29, 2014 and has recommended approval with conditions.

WHEREAS, the Board has reviewed Application DRC-PD-13-02 and the recommendation of the Site Plan Review Process.

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

Application DRC-PD-13-02 is approved with the following conditions which must be met by the applicant:

1. It is the responsibility of the developer and its consultant to get the needed approvals from the FDOT on the proposed full median opening along with the proposed driveways on US 41. Also, it is the applicant's responsibility to provide the recommended turn lanes. (communicated to the applicant via email on November 14, 2013 by FDOT staff) Finally, the developer must submit an updated traffic study when the retail phase (Phase II) of the development happens and be responsible for any off-site related improvements such as additional turn lanes or extending the current turn lanes, including the signal on US 41.

6
MIN

2. Final Charlotte County Utilities plans approval is required prior to the issuance of a construction permit. The current plans have not been corrected/modified to address all of the comments provided in CCU's previous review/comment letters dated 5/2/14, 5/15/14 and 5/27/14.
3. CCU final approved site plans will be submitted to Building and Construction Services detailing the CCU approved water and wastewater facilities that will service the commercial operations at the above property.
4. CCU has determined "sewer availability" for the property to be developed. The approved site plans will include the construction of lift station that will provide centralized wastewater services to the automobile dealership and to other future enterprises to be developed at the property.
5. CCU is in the process of installing central sewer as part of the FDOT US 41 road widening initiative and has made provisions to handle the wastewater effluent from the property thereby eliminating the need to install an OSTDS system.
6. A CCU Utility Agreement must be executed and all utility connection fees paid PRIOR to the construction of utilities.
7. Use CCU Application for Plans Review and Utility Agreement and Minimum Technical & Drawing Standards found at these links:
http://www.charlottecountyfl.com/ccu/Engineering/Forms_Engineering/App_PlanReviewNewService.pdf
<http://www.charlottecountyfl.com/CCU/Engineering/DesignCompliance.asp>
8. The applicant has submitted a Florida Land Use, Cover and Forms Classification System (FLUCCS) Map and protected species assessment by BearPaws Environmental Consulting, Inc. dated August 2013 documenting a total of ±1.52 acres of wetlands and ±75.35 acres of upland habitat. A total of 23 potentially occupied (15 active & 8 inactive) Gopher Tortoise burrows were documented on site. No other protected species or signs thereof were observed on site. Florida Fish and Wildlife Conservation Commission (FWCC) gopher tortoise relocation permit No. GTC-14-00078 has been issued and a relocation date has been set. Verification of successful off site relocation must be provided prior to clearing/building permit issuance. The environmental assessment provided is only valid for one year. If a clearing/building permit has not been issued prior to the one year time frame, an updated listed species assessment may be required.

9. The project must comply with Chapter 3-5, Article XV, Upland Buffer Zone requirements of the County Code. Final site and landscape plans clearly document a minimum 15', average 25' naturally vegetated upland buffer along the perimeter of all wetlands.
10. The project must comply with Chapter 3-5, Article IV, Clearing, Filling Conservation requirements of the County Code. Best Use Management Plans must be utilized during all land clearing and development activities.
11. The project must comply with Chapter 3-5, Article XVI, Open Space/Habitat Reservation Trust requirements of the County Code. Final site and landscape plans label ± 3.88 acres of land to remain preserved, in perpetuity in order to meet the 5% open space habitat/reservation requirement (± 76.92 acres of land $\times 5\% = 3.85$ acres required).
12. All trees that are removed or preserved must satisfy Chapter 3-2, Article IX, Tree Requirements, of the County Code. Tree permits must be obtained prior to any land clearing / fill activity or the issuance of any building permits.
13. Barricades must be installed at the drip edges of the trees proposed to be preserved, and a barricade inspection must be requested by the contractor and approved by the County prior to commencement of clearing / fill activity on site.
14. Additional landscaping will be required for subsequent development on the western side of the property.
15. The body shop building and the car rental/sales building will be reviewed for compliance with the requirements of Chapter 3-5; Article XXIV titled Commercial Design Standards and the height requirements of Condition (c) of Ordinance 2004-007 in response to building permit applications.
16. Per Section 1-12-118 provide ultraviolet resistant slats in the dumpster gate design shown on sheet C-124.
17. Additional reviews for compliance with the Florida Handicapped Codes will be done in response to building permit applications.
18. As required by Section 3-9-49(d)(5)b,2, Code of Laws and Ordinances of Charlotte County, the projected schedule for the development approved by this resolution from commencement to buildout shall be as follows:

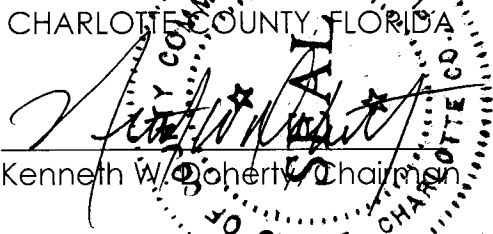
- a. Commencement shall begin after approval by the Board of County Commissioners.
- b. Buildout shall be substantially completed prior to December 31, 2016.

SIGNATURE PAGE FOLLOWS

PASSED AND DULY ADOPTED this 10TH day of JUNE 2014.

BOARD OF COUNTY COMMISSIONERS
OF CHARLOTTE COUNTY, FLORIDA

By:


Kenneth W. O'Leary, Chairman

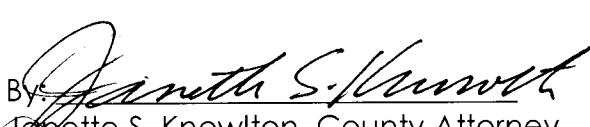
ATTEST:

Barbara T. Scott, Clerk of
Circuit Court and Ex-Officio Clerk
of the Board of County Commissioners

By: Michelle DiBerardino
Deputy Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

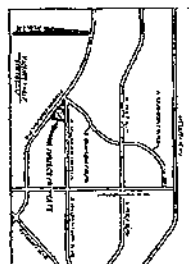
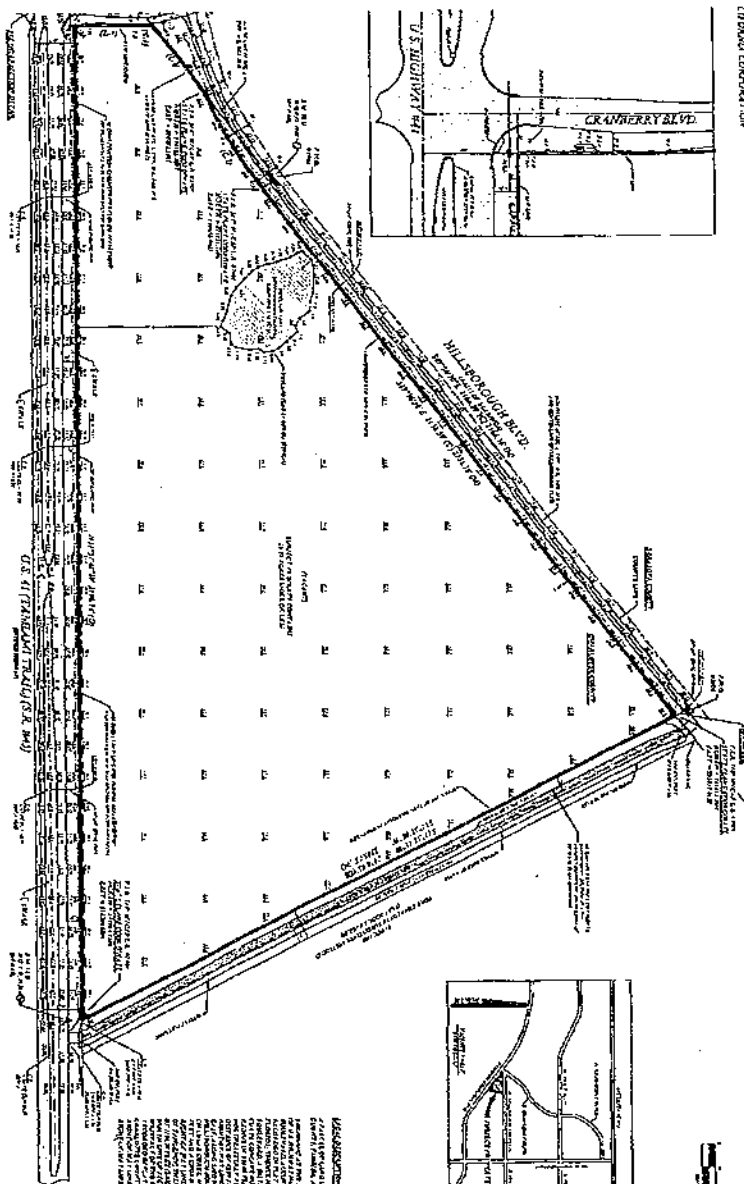
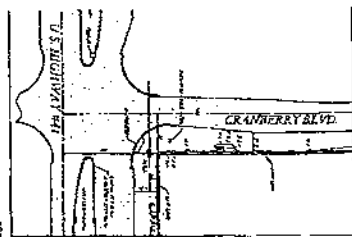
By:


Janette S. Knowlton, County Attorney

LR 14-2900

DRC-PD-13-02/BCC/RES

LIFONAUT CORPORATION



1. The first group of people who are not in the labor force are those who are not in the labor force because they are not in the labor force. This group is the largest group of people who are not in the labor force.

2. The second group of people who are not in the labor force are those who are not in the labor force because they are not in the labor force. This group is the second largest group of people who are not in the labor force.

3. The third group of people who are not in the labor force are those who are not in the labor force because they are not in the labor force. This group is the third largest group of people who are not in the labor force.

4. The fourth group of people who are not in the labor force are those who are not in the labor force because they are not in the labor force. This group is the fourth largest group of people who are not in the labor force.

5. The fifth group of people who are not in the labor force are those who are not in the labor force because they are not in the labor force. This group is the fifth largest group of people who are not in the labor force.

6. The sixth group of people who are not in the labor force are those who are not in the labor force because they are not in the labor force. This group is the sixth largest group of people who are not in the labor force.

7. The seventh group of people who are not in the labor force are those who are not in the labor force because they are not in the labor force. This group is the seventh largest group of people who are not in the labor force.

8. The eighth group of people who are not in the labor force are those who are not in the labor force because they are not in the labor force. This group is the eighth largest group of people who are not in the labor force.

9. The ninth group of people who are not in the labor force are those who are not in the labor force because they are not in the labor force. This group is the ninth largest group of people who are not in the labor force.

10. The tenth group of people who are not in the labor force are those who are not in the labor force because they are not in the labor force. This group is the tenth largest group of people who are not in the labor force.

[illegible]

DATE	10/17/2013	
TIME	10:12 AM	10:12 AM
LOCATION	1012 E	1012 E
STATUS	IN	IN
REMARKS		
OFFICER	ARIT	ARIT
UNIT	112	112

1. *Journal of the American Medical Association*, 1978; 239: 1000-1001.

Methods

SRWCE
HYTNG INC

BOUNDARY & TOPOGRAPHIC SURVEY

• 844-661-2144
(800) 661-2144

Exhibit "A"

Attachment 4

Ordinance Number 2019-011

CHG
BCC



FILED WITH THE DEPARTMENT OF STATE : April 23, 2019

CHARLOTTE COUNTY CLERK OF CIRCUIT COURT
OR BOOK: 4430 PAGE 512 PAGE: 1 OF 11
INSTR # 2703288 Doc Type: GOV
Recorded: 4/24/2019 at 9:10 AM
Rec. Fee: RECORDING \$95.00
Cashier By: SHERLYL

ORDINANCE
NUMBER 2019 - 011

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, PURSUANT TO SECTION 125.66, FLORIDA STATUTES, AMENDING THE CHARLOTTE COUNTY ZONING ATLAS FROM PLANNED DEVELOPMENT (PD) TO PLANNED DEVELOPMENT (PD), WHICH IS A MAJOR MODIFICATION TO THE EXISTING PLANNED DEVELOPMENT (PD) TO REVISE CONDITION i. (SIGNAGE) OF APPROVAL, FOR PROPERTY LOCATED NORTHEAST OF TAMiami TRAIL (U.S. 41), SOUTH OF HILLSBOROUGH BOULEVARD, SOUTHEAST OF CRANBERRY BOULEVARD AND WEST OF BAMBOO DRIVE, IN THE PORT CHARLOTTE AREA, COMMISSION DISTRICT IV, CHARLOTTE COUNTY, FLORIDA; PETITION Z-19-03-04; APPLICANT, WBF FLORIDA PROPERTIES III, LLC; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, on January 28, 2014, the Board of County Commissioners of Charlotte County, Florida ("Board") adopted Ordinance Number 2014-007 granting approval of Petition Z-13-10-13, submitted by applicant, WBF Florida Properties III, LLC ("Applicant"), for an amendment to the Charlotte County Zoning Atlas from Commercial General (CG) to Planned Development (PD) on 77 acres more or less of property located northeast of Tamiami Trail (U.S. 41), south of Hillsborough Boulevard, southeast of Cranberry Boulevard and west of Bamboo Drive, in the Port Charlotte area, Charlotte County, Florida, Commission District IV ("Property"), and more particularly described in Exhibit "A" attached hereto and by this reference provided herein; and

WHEREAS, at this time, the Applicant is requesting a major modification to the existing Planned Development (PD) as described above by

Wm

revising condition i. of Ordinance Number 2014-007 for the purpose of modifying the location and specification of the signage in order to facilitate future development options for the Property; and

WHEREAS, Petition Z-19-03-04 has previously been heard by the Charlotte County Planning and Zoning Board ("P&Z Board") and, based on the findings and analysis provided by County Staff and the evidence presented to the P&Z Board, has been recommended for approval on April 8, 2019; and

WHEREAS, after due consideration, based on the findings and analysis provided by County Staff and the evidence presented to it, the Board has found that approval of Petition Z-19-03-04, which is a major modification to rezone the Property from Planned Development (PD) to Planned Development (PD), is consistent with the County's Comprehensive Plan, and that it meets the requirements for the granting of a rezone; and

WHEREAS, based on the above findings, the Board has determined it to be in the best interests of the County to approve the major modification and to rezone the Property from Planned Development (PD) to Planned Development (PD).

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

SECTION 1. The following petition for an amendment to the Charlotte County Zoning Atlas is hereby approved subject to the revision of condition "i" of Ordinance Number 2014-007 as provided under SECTION 2:

Petition Z-19-03-04 requesting a major modification and rezoning from Planned Development (PD) to

58 Planned Development (PD) for 77 acres more or less
59 owned by applicant, WBF Florida Properties III, LLC
60 and Florida Department of Transportation, described
61 as located northeast of Tamiami Trail (U.S. 41), south
62 of Hillsborough Boulevard, southeast of Cranberry
63 Boulevard and west of Bamboo Drive, in the Port
64 Charlotte area, Commission District IV, Charlotte
65 County, Florida, and more particularly described in
66 Exhibit "A".
67

68 SECTION 2. Condition "i" as set forth in Exhibit "B" of Ordinance

69 Number 2014-007 which was adopted on January 28, 2014 is hereby amended
70 by adding the underlined language and by deleting the stricken language, all as
71 set forth in Exhibit "B" attached hereto and incorporated by reference.

72 SECTION 3. Except as modified in SECTION 2 above, all other
73 conditions set forth in Ordinance Number 2014-007 shall continue in full force
74 and effect.

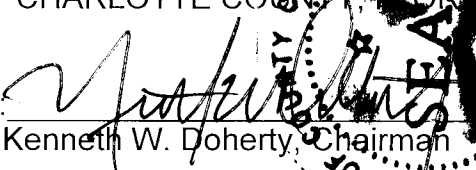
75 SECTION 4. That the zoning for this property shall run with the
76 property and shall apply to any subsequent owners, heirs and assigns.

77 SECTION 5. This Ordinance shall take effect upon filing in the
78 Office of the Secretary of State, State of Florida.

79
80
81
82 [SIGNATURE PAGE FOLLOWS]
83
84
85
86

PASSED AND DULY ADOPTED this 23rd day of April, 2019.

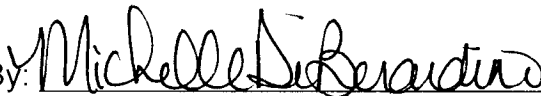
BOARD OF COUNTY COMMISSIONERS
OF CHARLOTTE COUNTY, FLORIDA

By: 
Kenneth W. Doherty, Chairman



ATTEST:

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

By: 
Michelle DeBerardino
Deputy Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

By: 
Janette S. Knowlton, County Attorney
LR2019-0230 

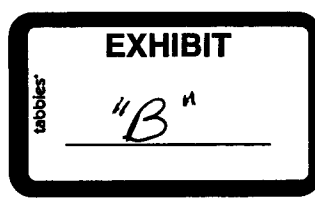
EXHIBIT

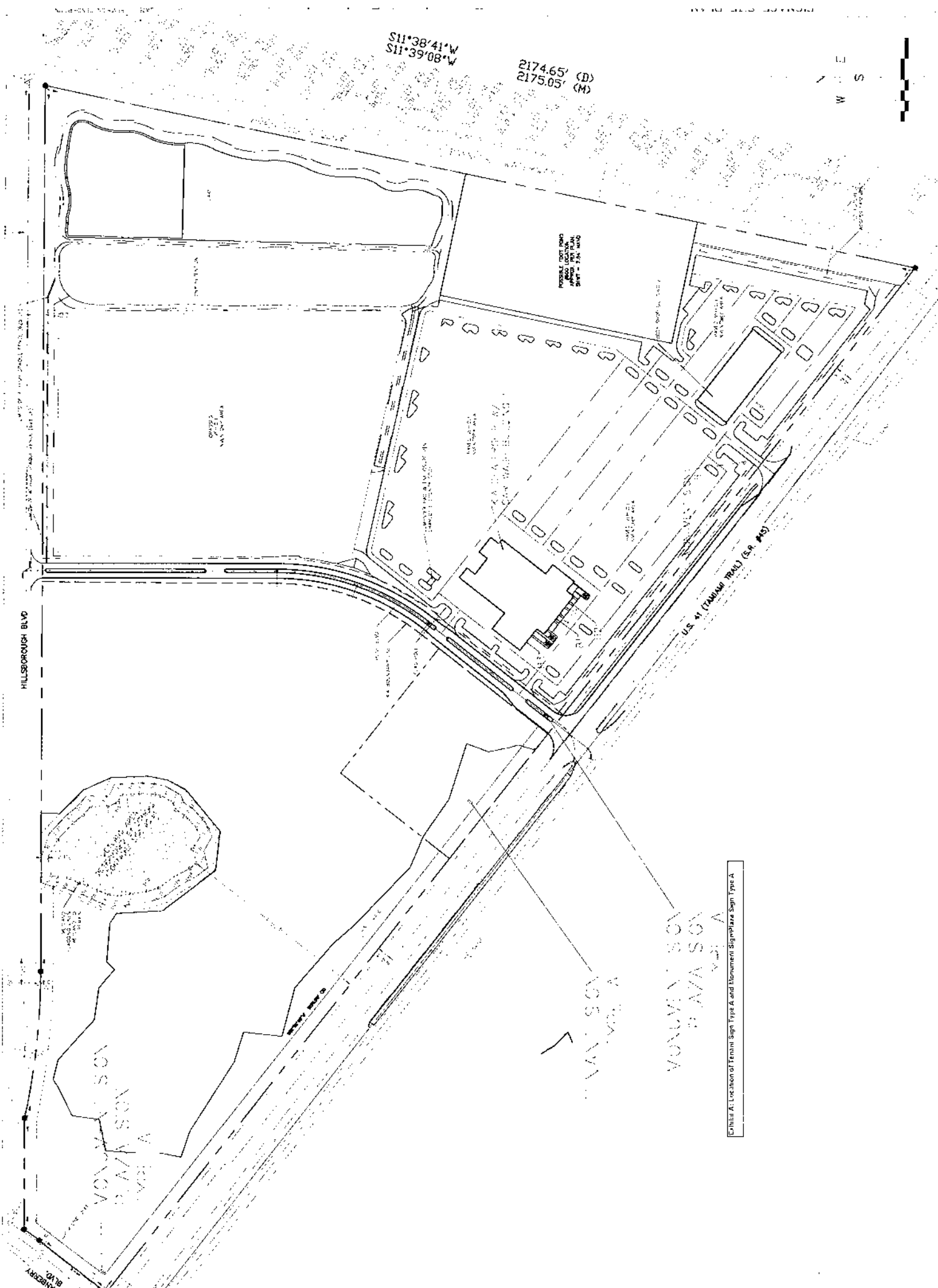
11

BOUNDARY & TOPOGRAPHIC SURVEY

ALL SERVICE
LAND SURVEYING, INC.

i. Exterior signage shall meet the existing Sign Code, Section 3-9-9585 for the subject property, except as shown on the Concept and Final Detail Plans one Tenant Sign Type A sign and two Monument Sign/Plaza Sign Type A signs shall be allowed at the locations shown on Exhibit A (Location of Tenant Sign Type A and Monument Sign/Plaza Sign Type A) and such signs are subject to the specifications shown in Exhibit B (Sign Type A and Sign B). In addition, signage shall be allowed within the entrance roadway (Huge Boulevard) for both Phase One and Two as shown on the Concept Plan.





S11°38'41"W
S11°39'08"W

2174.65' (D)
2175.05' (M)

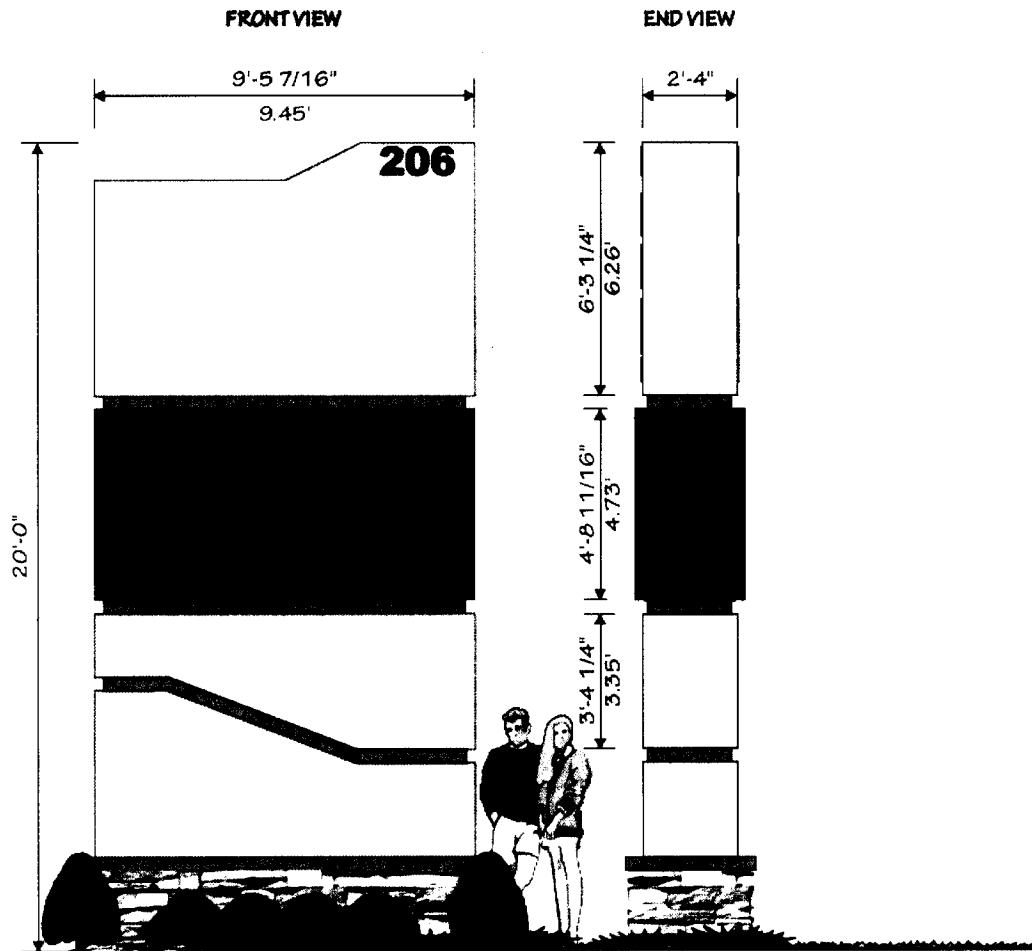
N
S
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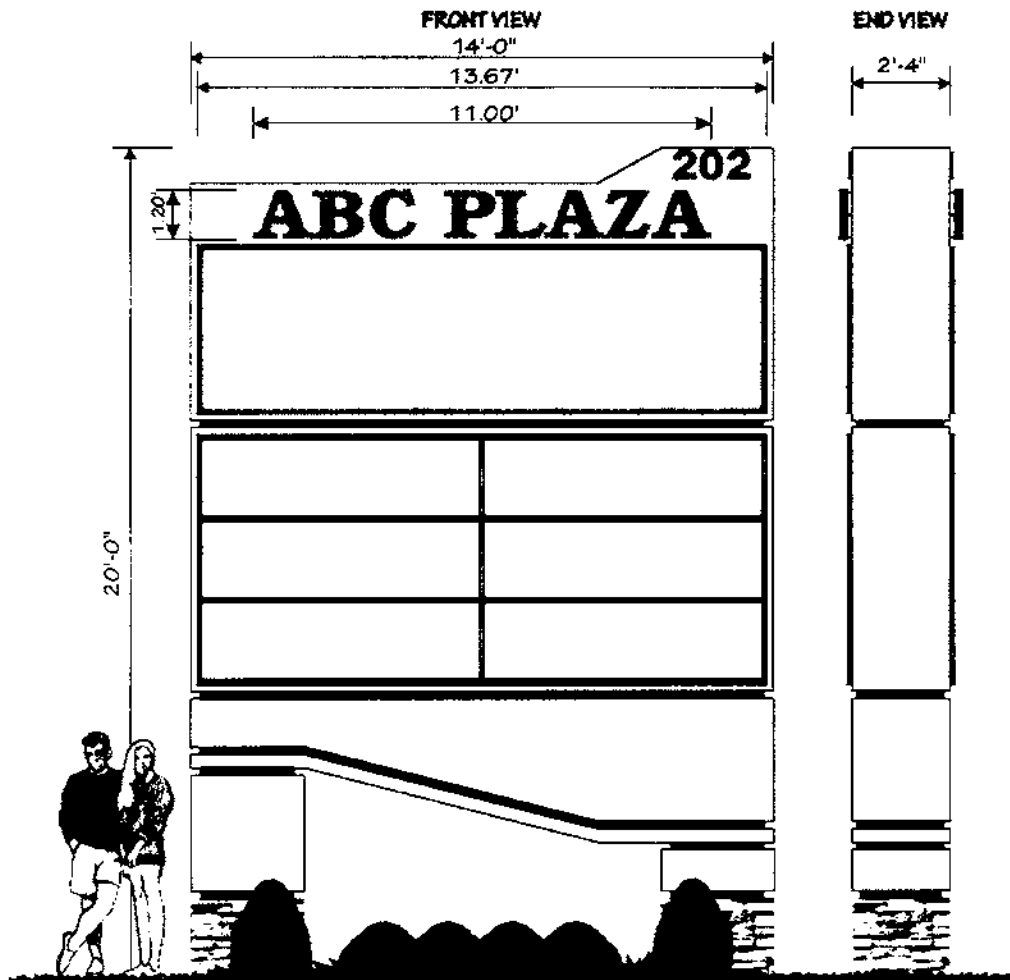
Callout A: Location of Female Sign Type A and Monument Sign/Plaza Sign Type A

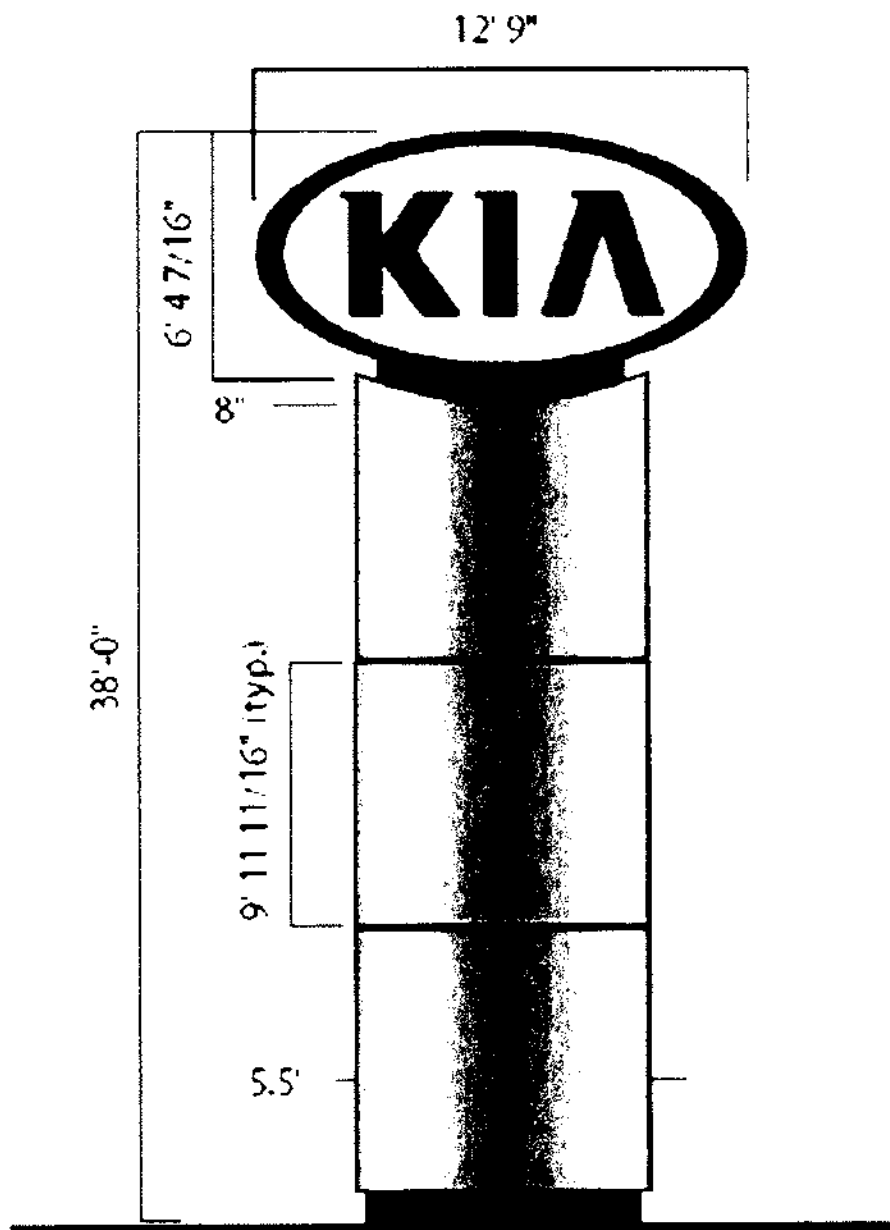
Exhibit B: Sign Type A and Sign B

Sign type A 150 Sq. Ft. 20 Ft. high Primary sign on Tamiami Trail for out parcel

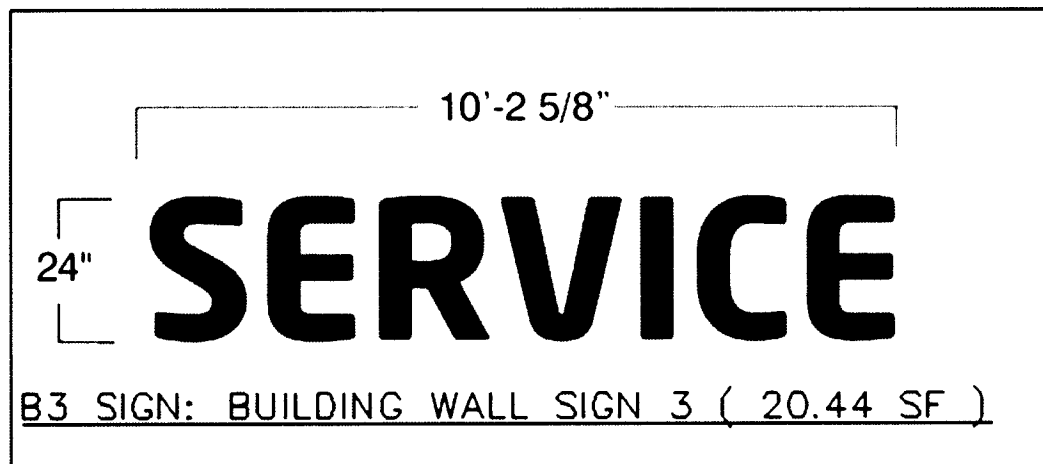
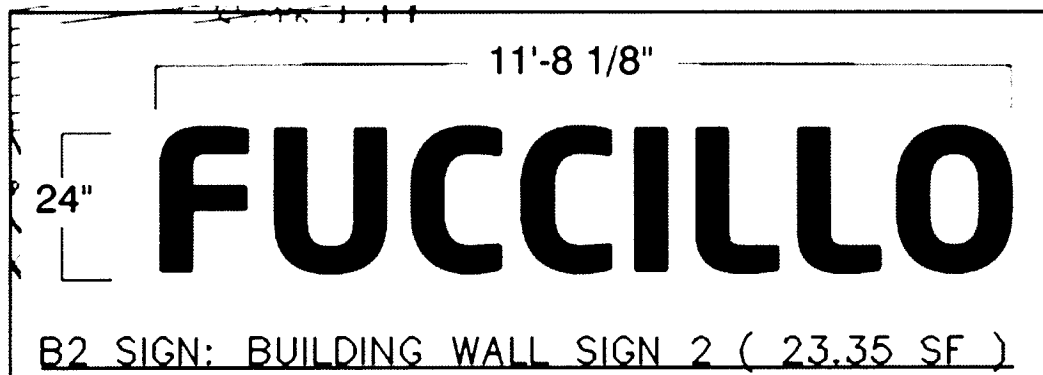
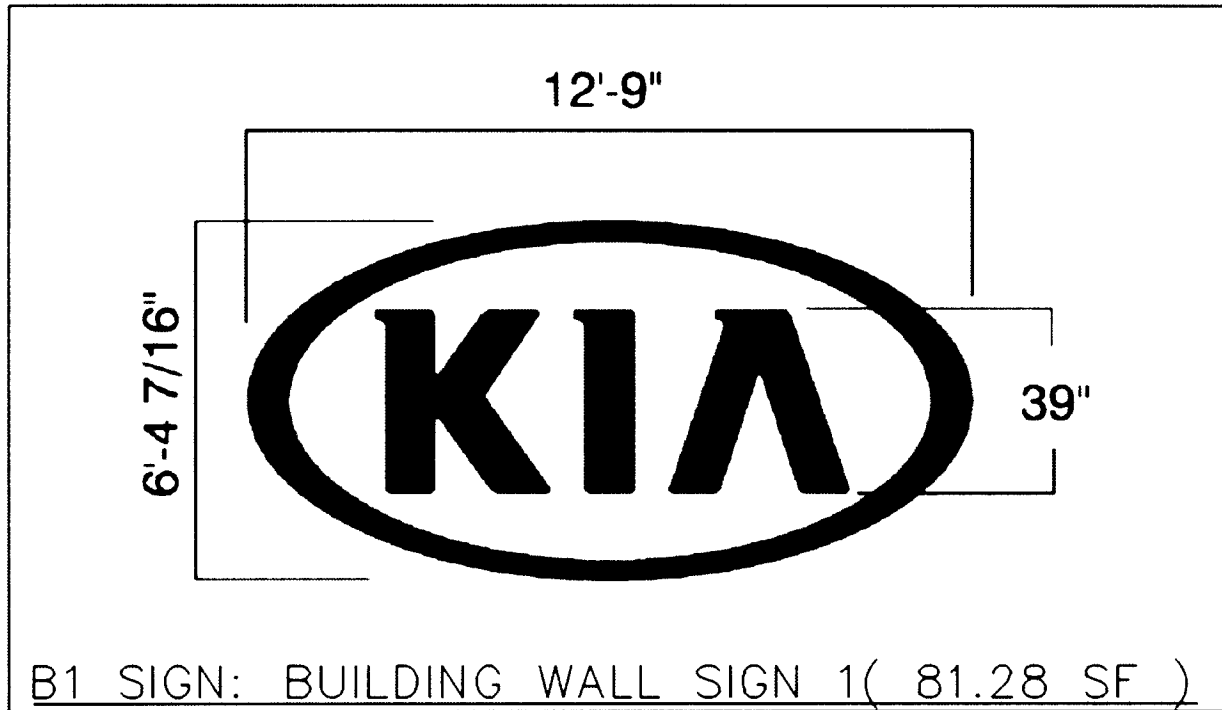


Sign type A 150 Sq. Ft. 20 Ft. High sign on Tamiami Trail in median and at the North west corner of property





PREVIOUSLY APPROVED MONUMENT SIGN B: KIA
DRIVEWAYS
ENTRANCE SIGN (SIGN B- 81.28 SF OF SIGNAGE)





FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

April 23, 2019

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

Attention: Ms. Michelle DiBerardino

Dear Mr. Eaton:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Charlotte County Ordinance No. 2019-011, which was filed in this office on April 23, 2019.

Sincerely,

Ernest L. Reddick
Program Administrator

ELR/lb



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

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

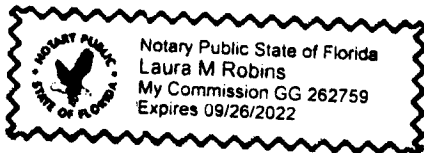
04/08/2019

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

Melinda Dickinson
(Signature of Affiant)

Sworn and subscribed before me this 8th day
of April, 2019.

Laura M Robins
(Signature of Notary Public)



Personally known X or Produced Identification _____

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

A PUBLIC HEARING ON PROPOSALS AND PETITIONS AS DESCRIBED BELOW WILL BE CONDUCTED BY THE BOARD OF COUNTY COMMISSIONERS AT A REGULAR MEETING ON TUESDAY, APRIL 23, 2019, at 2:00 P.M. OR AS SOON THEREAFTER AS THE MATTER MAY BE HEARD DURING THE COURSE OF ACTION. THE HEARING WILL BE HELD IN COMMISSION CHAMBERS, ROOM 119, FIRST FLOOR, BUILDING A, THE CHARLOTTE COUNTY ADMINISTRATION CENTER, 18500 MURDOCK CIRCLE, PORT CHARLOTTE, FLORIDA. THE BOARD IS NOT BOUND TO CONSIDER THE PETITIONS IN THE ORDER LISTED IN THIS NOTICE. ANY OF THESE PETITIONS MAY BE CONSIDERED AS SOON AS THE MEETING COMMENCES.

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ALL INTERESTED PERSONS ARE URGED TO ATTEND THESE PUBLIC HEARINGS. THE PUBLIC IS WELCOME TO SPEAK; THERE WILL BE A FIVE-MINUTE TIME LIMIT FOR EACH CITIZEN'S PRESENTATION ON AN AGENDA ITEM. IF YOU HAVE SPECIFIC QUESTIONS OR COMMENTS, YOU ARE ENCOURAGED TO CONTACT A STAFF PERSON AT ANY TIME IN ADVANCE OF THE PUBLIC HEARING(S). PLEASE CALL 941-764-4903 AND MENTION THE PETITION NUMBER OF THE MATTER YOU WISH TO DISCUSS.

PETITIONS

Z-19-03-04 **Quasi-Judicial** **Commission District IV**
An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Planned Development (PD) to PD. This is a major modification of an existing PD to revise Condition 1 (Signage) of approval; for property located northeast of Tamiami Trail (U.S. 41), south of Hillsborough Boulevard, southeast of Cranberry Boulevard and west of Bamboo Drive, in the Port Charlotte area, containing 77± acres; Commission District IV; Petition No. Z-19-03-04; applicant: WBF Florida Properties III LLC; providing an effective date.

DRC-19-00019 **Quasi-Judicial** **Commission District IV**
Banks Engineering is requesting Final Detail Site Plan approval for infrastructure only to serve the future residential/commercial development (Murdock Village). The project site contains 434.68± acres, and is located at 1051 O'Donnell Boulevard, in the Port Charlotte area (Phase I).

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

Charlotte County Board of County Commissioners does not discriminate on the basis of disability. This nondiscrimination policy involves every aspect of the County's functions, including access to and participation in meetings, programs and activities. FM Sound Enhancement Units for the Hearing Impaired are available at the Front Security Desk, Building A of the Murdock Administration Complex. Anyone needing other reasonable accommodation or auxiliary aids and services please contact our office at 941.764.4191. TDD/TTY 941.743.1234, or by email to David.Lyles@CharlotteCountyFL.gov.



Attachment 5

Resolution Number 2022-069

CHG
BCC

RESOLUTION
NUMBER 2022 - 069

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, GRANTING CATALYST DESIGN GROUP INC. FINAL DETAIL SITE PLAN APPROVAL FOR DRC-21-00206, TITLED NORTH PORT FREESTANDING EMERGENCY ROOM, CONSISTING OF AN 11,000 SQUARE FOOT FREE-STANDING EMERGENCY ROOM WITH ASSOCIATED INFRASTRUCTURE, LOCATED ON 3.0 ACRES MORE OR LESS, AND LOCATED AT 150 TAMIAMI TRAIL, PORT CHARLOTTE, FLORIDA.

RECITALS

WHEREAS, Catalyst Design Group Inc. ("Applicant") submitted Application DRC-21-00206 requesting Final Detail Site Plan approval for North Port Freestanding Emergency Room, which consists of an 11,000 square foot free-standing emergency room with associated infrastructure, on 3.0 acres more or less, located at 150 Tamiami Trail, in the Port Charlotte area, in Section 03, Township 40, Range 21, Commission District IV, Charlotte County, Florida ("Property"), and more particularly described in Exhibit "A" which is attached hereto and provided herein; and

WHEREAS, the Property was originally rezoned to Planned Development (PD) on January 28, 2014, pursuant to Ordinance Number 2014-007; and

WHEREAS, the Charlotte County Site Plan Review committee reviewed Application DRC-21-00206 and has recommended approval with conditions; and

WHEREAS, the Board of County Commissioners of Charlotte County, Florida ("Board") has reviewed Application DRC-21-00206 and the recommendation of the Site Plan Review committee.

MIN

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Charlotte County, Florida ("Board"):

1. Application DRC-21-00206 is approved with the following conditions:
 - A. As required by Section 3-9-45(d)(5)b.2., Code of Laws and Ordinances of Charlotte County, Florida ("Code"), the projected schedule for the development approved by this Resolution from commencement to buildout shall be as follows:
 - i. Commencement shall begin after approval by the Board.
 - ii. Buildout shall be substantially completed prior to June 14, 2025.
 - B. Development standards shall comply with Ordinance Number 2014-007, as may be amended by the Board.
2. The effective date of this Resolution shall be the date this Resolution is recorded.

[SIGNATURE PAGE FOLLOWS]

PASSED AND DULY ADOPTED this 14th day of June, 2022.

BOARD OF COUNTY COMMISSIONERS
OF CHARLOTTE COUNTY, FLORIDA

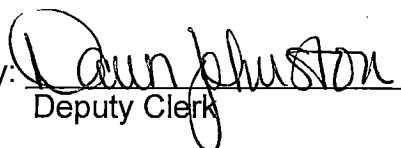
By:


Christopher B. Constance, Vice Chairman

ATTEST:

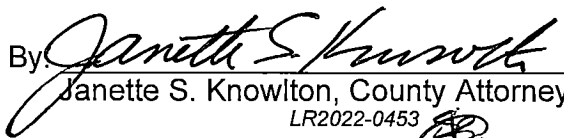
Roger D. Eaton, Clerk of
Circuit Court and Ex-Officio Clerk
of the Board of County Commissioners

By:

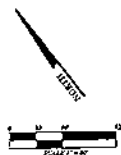
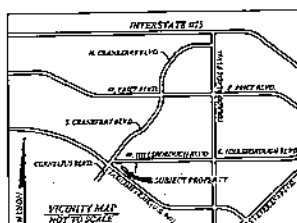

Deputy Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

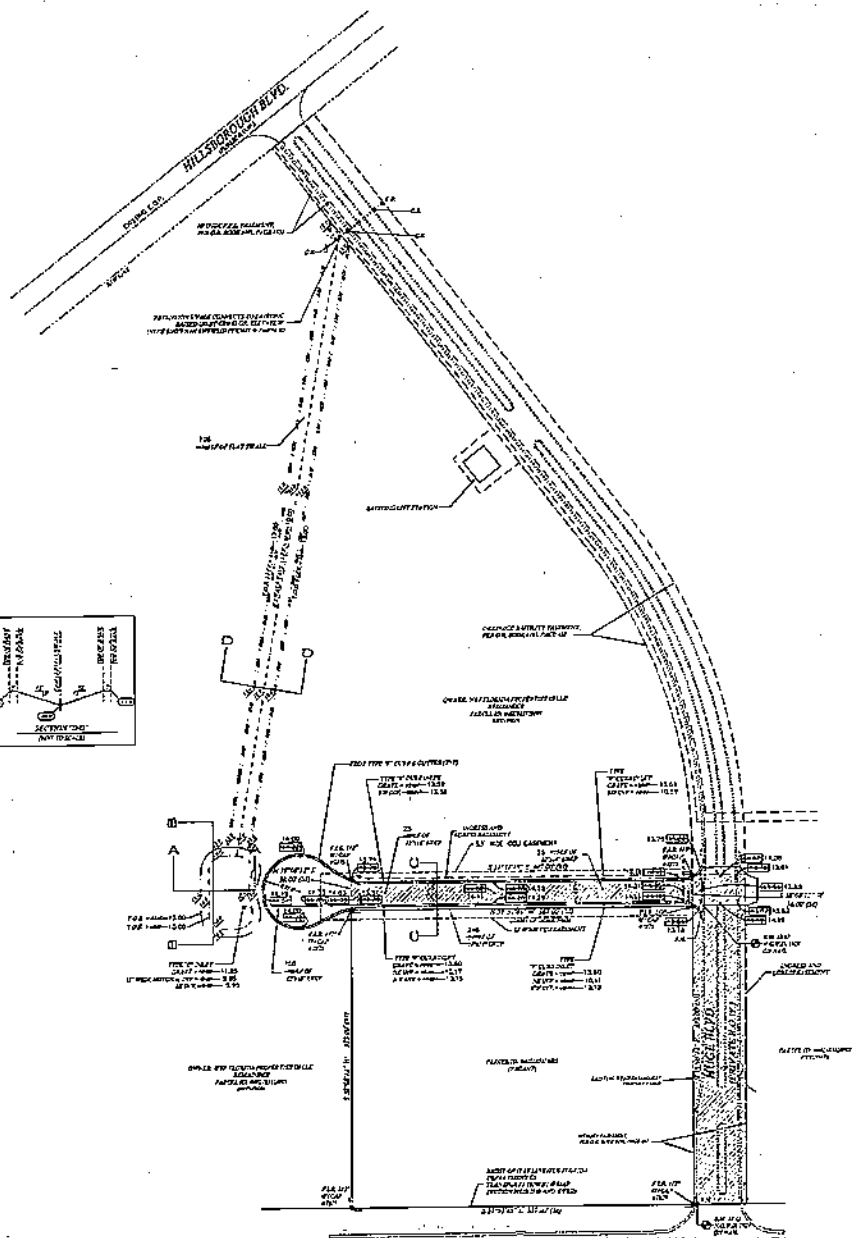
By:


Janette S. Knowlton, County Attorney

LR2022-0453 



- [illegible]



U.S. 41 (TAMM) TRAIL (S.R. 445)

CT:2

EXISTING CONDITION

RACE CONVERSION NATIONAL GRID TO
SOUTH AMERICAN BY THE ELEVATION OF
M.P.B. USE THE CONVERSION FROM N.A.M.
AND T.M.G.P.B. IS - 11.1 FEET.



ALL SERVICE
LAND SURVEYING, INC.

1707 TOLLBO BOULEVARD, SUITE 8
PORT CHARLOTTE, FLORIDA
PHONE: (414) 686-1111 FAX: (414) 687-1111
E-MAIL: info@tollbo.com

[illegible]

1991年，中国开始实行“社会主义市场经济”改革，这一改革旨在通过引入市场竞争机制，提高经济效率。在这一过程中，政府逐步放开了对许多商品和服务的价格管制，允许企业根据市场需求自主定价。这一举措极大地激发了企业的生产积极性，促进了商品和服务的多样化供应。同时，政府也加强了对市场秩序的监管，打击假冒伪劣商品，保护消费者权益。随着改革的深入，中国经济实现了快速增长，人民生活水平显著提高。然而，在改革过程中也出现了一些问题，如收入分配不均、环境污染等，这些问题需要政府和社会共同努力解决。

[illegible]

1953-54

Total: 2 Pages

"A"

EXHIBIT

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 3, TOWNSHIP 40 SOUTH, RANGE 21 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE POINT OF INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY No. 41 WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF CRANBERRY BOULEVARD, ACCORDING TO THE RECORD PLAT OF PORT CHARLOTTE SUBDIVISION, SECTION 68 AS RECORDED IN PLAT BOOK 6, PAGE 6, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; THENCE SOUTH 51°51'48" EAST, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY No. 41, A DISTANCE OF 1,354.52 FEET TO THE POINT OF BEGINNING; THENCE NORTH 38°08'12" EAST, A DISTANCE OF 338.00 FEET; THENCE SOUTH 51°51'48" EAST, A DISTANCE OF 387.00 FEET; THENCE SOUTH 38°08'12" WEST, A DISTANCE OF 338.00 FEET TO A POINT SAID NORTHEASTERLY RIGHT-OF-WAY OF U.S. HIGHWAY No. 41; THENCE NORTH 51°51'48" WEST, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY OF U.S. HIGHWAY No. 41, A DISTANCE OF 387.00 FEET TO THE POINT OF BEGINNING.

SUBJECT PROPERTY CONTAINS 130,806.00 SQUARE FEET, 3.00 ACRES ±.

ALONG WITH:

A INGRESS AND EGRESS EASEMENT LYING OVER, UNDER AND ACROSS A PORTION OF SECTION 3, TOWNSHIP 40 SOUTH, RANGE 21 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE POINT OF INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY No. 41 WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF CRANBERRY BOULEVARD, ACCORDING TO THE RECORD PLAT OF PORT CHARLOTTE SUBDIVISION, SECTION 68 AS RECORDED IN PLAT BOOK 6, PAGE 6, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; THENCE SOUTH 51°51'48" EAST, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY No. 41, A DISTANCE OF 1,741.52 FEET TO THE POINT OF BEGINNING; THENCE NORTH 38°08'12" EAST, A DISTANCE OF 338.00 FEET; THENCE NORTH 51°51'48" WEST, A DISTANCE OF 387.00 FEET; THENCE NORTH 38°08'12" EAST, A DISTANCE OF 36.00 FEET; THENCE SOUTH 51°51'48" EAST, A DISTANCE OF 447.00 FEET; THENCE SOUTH 38°08'12" WEST, A DISTANCE OF 374.00 FEET TO A POINT ON SAID NORTHEASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY No. 41; THENCE NORTH 51°51'48" WEST, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

SUBJECT PROPERTY CONTAINS 36,361 SQUARE FEET, 0.83 ACRES ±.

Attachment 6

Ordinance Number 2023-008

CHG
BCC

FILED WITH THE DEPARTMENT OF STATE

march 1, 2023

ORDINANCE
NUMBER 2023 - 008

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, PURSUANT TO SECTION 163.3187, FLORIDA STATUTES, ADOPTING A SMALL SCALE PLAN AMENDMENT TO THE CHARLOTTE COUNTY FLUM SERIES MAP #1: 2030 FUTURE LAND USE, FROM COMMERCIAL (COM) TO U.S. 41 MIXED USE (41 MU), FOR PROPERTY LOCATED AT 100 TAMIA MI TRAIL, IN THE PORT CHARLOTTE AREA, CONTAINING 29.76 ACRES MORE OR LESS; CHARLOTTE COUNTY, FLORIDA; COMMISSION DISTRICT IV; PETITION PAS-22-00007; APPLICANT, JBCC CRANBERRY & 41 LLC; PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, in a public hearing held on Tuesday, February 28, 2023, the Board of County Commissioners of Charlotte County, Florida ("Board") reviewed land use amendment Petition PAS-22-00007, which is a small scale plan amendment; and

WHEREAS, applicant, JBCC Cranberry & 41 LLC ("Applicant"), filed Petition PAS-22-00007, seeking a small scale plan amendment to the Charlotte County FLUM Series Map #1: 2030 Future Land Use, from Commercial (COM) to U.S. 41 Mixed Use (41 MU), for property located at 100 Tamiami Trail, containing 29.76 acres more or less, in the Port Charlotte area, Charlotte County, Florida, Commission District IV, and more particularly described in Exhibit "A" attached hereto and by this reference incorporated herein ("Property"); and

WHEREAS, Petition PAS-22-00007 has previously been heard before the Charlotte County Planning and Zoning Board ("P&Z Board") and, based on the findings and analysis provided by County Staff and the evidence presented to the P&Z Board, recommended approval on February 13, 2023; and

ROGER D. EATON, CHARLOTTE COUNTY CLERK OF
CIRCUIT COURT
PAGE: 4
INSTR #: 3227888 Doc Type: GOV
Recorded: 03/01/2023 at 06:12 PM
Rec. Fee: RECORDING \$35.50

WHEREAS, after due consideration, based on the findings and analysis provided by County Staff and the evidence presented to it, the Board has found that approval of Petition PAS-22-00007 is consistent with the County's Comprehensive Plan, and that it meets the requirements for the granting of a small scale plan amendment; and

WHEREAS, based on the above findings, the Board has found that the requirements and conditions of Section 163.3187, F.S., as they relate to this Petition, have been met and that it is in the best interests of the County and its citizens to approve Petition PAS-22-00007.

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

Section 1. Approval. The following petition for amendment to the Charlotte County FLUM Series Map #1: 2030 Future Land Use, is hereby approved:

Petition PAS-22-00007, submitted by JBCC Cranberry & 41 LLC ("Applicant"), requesting a small scale plan amendment to the Charlotte County FLUM Series Map #1: 2030 Future Land Use, from Commercial (COM) to U.S. 41 Mixed Use (41 MU), for property located at 100 Tamiami Trail, containing 29.76 acres more or less, in the Port Charlotte area, Charlotte County, Florida, Commission District IV; and more particularly described in Exhibit "A" attached hereto and by this reference incorporated herein.

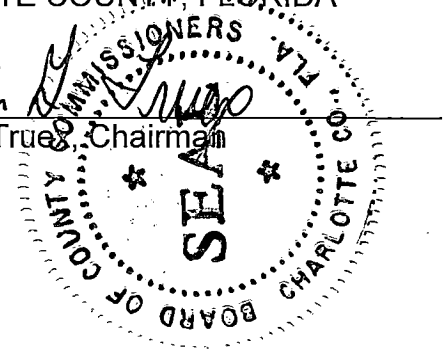
Section 2. Effective Date. The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after adoption. If challenged within 30 days after adoption, this amendment may not become effective until the state land planning agency or the Administration Commission, respectively, issues a final order determining that this adopted small scale development amendment is in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective.

PASSED AND DULY ADOPTED this 28th day of February, 2023.

BOARD OF COUNTY COMMISSIONERS
OF CHARLOTTE COUNTY, FLORIDA

By: _____

William G. True, Chairman



ATTEST:

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

By: _____

Deputy Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

By: _____

Janette S. Knowlton, County Attorney

LR2022-0618



FLORIDA DEPARTMENT of STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

March 1, 2023

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

Attention: Dawn Johnston

Dear Roger Eaton,

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Charlotte County Ordinance No. 2023-08, which was filed in this office on March 1, 2023.

Sincerely,

Anya Owens
Program Administrator

ACO/rra



Ticket# 3879287-1
02-28-23 Ad 1
AD ID# 3879290
5 x 16
Submitted by: Heather Bennett
Publish: 02/13/2023
163352 3879290

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

Before the undersigned authority personally appeared Melinda Prescott, who on oath says that she is the Legal Advertising Representative of The Daily Sun, a newspaper published at Charlotte Harbor in Charlotte County, Florida; that the attached copy of advertisement, being a Legal Notice that was published in said newspaper in the issue(s)

02/13/23

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

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

Melinda Prescott

(Signature of Affiant)

Sworn and subscribed before me this 13th day of
February, 2023

Laura M Robins

(Signature of Notary Public)



Personally known X OR Produced Identification

Attachment 7

Resolution Number 2024-014

CHB
BCC

RESOLUTION
NUMBER 2024 - 014

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, GRANTING EXCEPTIONAL ENGINEERING, INC PLANNED DEVELOPMENT (PD) FINAL DETAIL SITE PLAN APPROVAL FOR LIVANO CHARLOTTE HARBOR, CONSISTING OF 333 MULTI-FAMILY UNITS WITH ASSOCIATED INFRASTRUCTURE, ON 29.76± ACRES AND IS LOCATED AT 100 TAMIAMO TRAIL, IN THE PORT CHARLOTTE AREA, FLORIDA.

RECITALS

WHEREAS, Exceptional Engineering Inc ("Applicant") submitted Application DRC-23-00163 requesting Planned Development (PD) Final Detail Site Plan approval for Livano Charlotte Harbor, which consists of 333 multi-family units with associated infrastructure, on 29.76± acres, and located at 100 Tamiami Trail, in the Port Charlotte area, in Section 03, Township 40, Range 21, Commission District IV, Charlotte County, Florida ("Property"), and more particularly described in Exhibit "A" which is attached hereto and provided herein; and

WHEREAS, the Property was rezoned from Planned Development (PD) to Planned Development (PD) on February 28, 2023, pursuant to Ordinance Number 2023-009, along with its associated PD conditions; and

WHEREAS, the Charlotte County Site Plan Review committee reviewed Application DRC-23-00163 for technical compliance with the Code and finds it to be generally consistent with Charlotte County's Comprehensive Plan, the Code, and other applicable guidelines; and

WHEREAS, the Board has reviewed Application DRC-23-00163 and the

findings of the Site Plan Review committee.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Charlotte County, Florida ("Board"):

1. Application DRC-23-00163 is approved with the following conditions which must be met by the Applicant:

A. As required by Section 3-9-45(d)(4)(d), Code of Laws and Ordinances of Charlotte County, Florida ("Code"), the projected schedule for the development approved by this Resolution from commencement to buildout shall be as follows:

- i. Commencement shall begin after approval by the Board.
- ii. Buildout shall be substantially completed prior to January 23, 2027.

B. Development standards shall comply with Ordinance Number 2023-009, as may be amended by the Board.

2. The effective date of this Resolution shall be the date this Resolution is recorded.

[SIGNATURE PAGE FOLLOWS]

PASSED AND DULY ADOPTED this 23rd day of January, 2024.

BOARD OF COUNTY COMMISSIONERS
OF CHARLOTTE COUNTY, FLORIDA

By: William G. Truax

William G. Truax, Chairman

ATTEST:

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

By: Roger D. Eaton

Deputy Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

By: Janette S. Knowlton

Janette S. Knowlton, County Attorney

LR2023-1178

LEGAL DESCRIPTION

BEING, OF THE COUNTY OF SHERMAN, TOWNSHIP OF SOUTH, SHERMAN COUNTY, IOWA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING, OF THE COUNTY OF SHERMAN, TOWNSHIP OF SOUTH, SHERMAN COUNTY, IOWA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING, OF THE COUNTY OF SHERMAN, TOWNSHIP OF SOUTH, SHERMAN COUNTY, IOWA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING, OF THE COUNTY OF SHERMAN, TOWNSHIP OF SOUTH, SHERMAN COUNTY, IOWA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

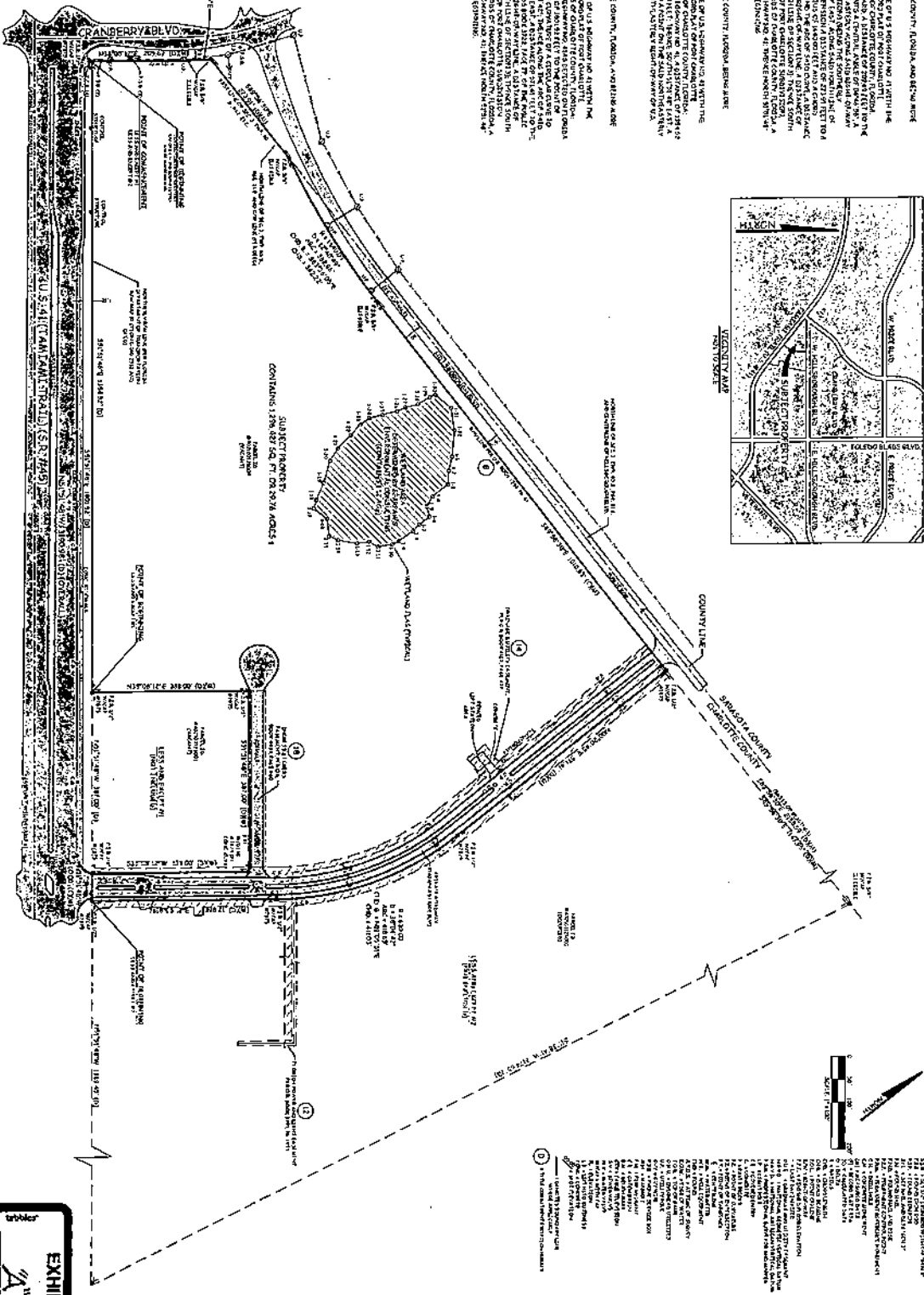
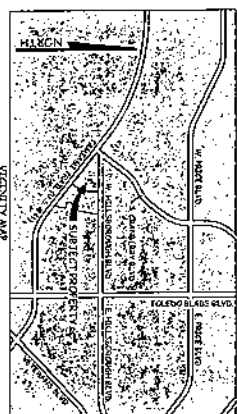
BEING, OF THE COUNTY OF SHERMAN, TOWNSHIP OF SOUTH, SHERMAN COUNTY, IOWA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING, OF THE COUNTY OF SHERMAN, TOWNSHIP OF SOUTH, SHERMAN COUNTY, IOWA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING, OF THE COUNTY OF SHERMAN, TOWNSHIP OF SOUTH, SHERMAN COUNTY, IOWA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING, OF THE COUNTY OF SHERMAN, TOWNSHIP OF SOUTH, SHERMAN COUNTY, IOWA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING, OF THE COUNTY OF SHERMAN, TOWNSHIP OF SOUTH, SHERMAN COUNTY, IOWA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:



NOTICE TO THE PUBLIC

THIS SURVEY WAS MADE BY THE LAND SURVEYING INC. OF IOWA, A PROFESSIONAL CORPORATION, UNDER THE CLOSELY SUPERVISED AND PERSONAL DIRECTION OF THE LICENSED SURVEYOR, AND THE RESULTS THEREOF ARE HEREBY CERTIFIED TO BE TRUE AND CORRECT.

THE SURVEY WAS MADE IN ACCORDANCE WITH THE IOWA SURVEYING ACT, AND THE RESULTS THEREOF ARE HEREBY CERTIFIED TO BE TRUE AND CORRECT.

Gen 3

ALTA/NSPS LAND TITLE SURVEY

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NO. 2	2
NO. 3	3
NO. 4	4
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NO. 100	100

EXHIBIT A

Attachment 8

PFP-23-12-03



January 29, 2025 JBCC

Cranberry & 41 LLC

Via Email: tripenetinvest@gmail.com

Dear Applicant:

County staff has reviewed the Preliminary and Final Plat for Cranberry Commons Subdivision. This letter is to confirm the decision by the Charlotte County staff for the following petition:

PFP-23-12-03

JBCC Cranberry & 41 LLC is requesting Preliminary and Final Plat approval for three-lot subdivision to be named, Cranberry Commons Subdivision. There is no infrastructure construction, bond or Developer's Agreement associated with this plat. The property contains 29.39± acres and is generally located northeast of Tamiami Trail, south of Hillsborough Boulevard and the County line with Sarasota County, west of Bamboo Drive, in the Port Charlotte area and in Commission District IV.

It was the decision of Charlotte County staff to approve PFP-23-12-03.

The plat was recorded on January 22, 2025, under **INSTR #: 3486548** in **Plat Book 27, Pages 20A through 20B**, of the Public Records of Charlotte County, Florida.

Please feel free to contact our office should you have any questions.

Sincerely,

Shaun Cullinan

Shaun Cullinan
Planning and Zoning Official

CC: Robert H. Berntsson, via email: rberntsson@bigwlaw.com

Attachment 9
DRC Recommendation Letter
for DRC-25-084



September 22, 2025

Bowman Consulting
Attn: Floyd Jackson
5404 Cypress Center Dr., Ste 140
Tampa, FL 33609

Re: **DRC-25-084 Cranberry Commons -Master Concept Plan
General PD Concept Plan**
May 22, 2025, Site Plan Review agenda

County staff has reviewed the General PD Concept plan for the Cranberry Commons Master Concept Plan. The project consists of Heartland Dental, Tim Horton's Coffee, Tommy's Car Wash, Chick-Fil-A, and Texas Roadhouse, lots 2 & 3. This project site is 4.99± acres and is located at parcel #'s 402103126007 & 402103126008, 100 Tamiami Trail Port, Charlotte, FL.

It is the decision of the Zoning Official to forward DRC-25-084 to the Board of County Commissioners with a recommendation of approval. The following comments must be met prior to submit Final Detail Site Plan:

1. Must rezone to PD. Final Site Plan must comply with all PD conditions set forth in the rezoning on the Final Detail Site Plan.
2. Part of Cranberry Commons MSWS. Apply for County SWP after receiving WMD modification. Follow link below for instructions and call Jason with questions at 941-575-3650. <https://www.charlottecountyfl.gov/departments/community-development/building-construction/permits/stormwater-permit.html>
3. There is a 10' D.U.E. per the plat between lots 1 and 2. Any items other than sod that encroach in this easement will require a release and/or an occupation of easement. Permanent structures require a release of easement. Moveable items require an occupation of easement.
4. Fire hydrant required to within 300' of each building.
5. If the building(s) is required to have a fire sprinkler system, then the FDC (Fire Dept. Connection) shall be within 100' of the fire hydrant.

6. Per Charlotte County Ordinance 3-3-4 (5) Fire hydrants shall be installed as may be necessary so that the distance between hydrants does not exceed 800 feet. The minimum flow from any hydrant shall be such that it is designed to deliver 1250 G.P.M. at 20 pounds P.S.I. residual pressure for a minimum of two hours.
7. FDC shall be a 5" Storz connection with a height of 30" above finish grade and at a 30-degree angle.
8. Roadways shall be at least 20' wide of clear space for fire department access.
9. Concept plan only. Not enough level of detail or information to be able to determine compliance with Florida Building Codes. Subject to further review when more information is provided in future submittals.
10. Please be sure to pull any future permits for proposed structures (I.e. Texas Roadhouse, Dental office, etc.) under "100 Various Locations" and a new address will be assigned during addressing review.
11. Based on the submitted updated Traffic Impact Analysis, staff recommends deleting the approved PD conditions o, q & r as established in Ordinance Number 2023-009 and revising the PD condition p as follows to address the traffic impacts generated by the proposed development on the property:
p. The developers at their own costs shall design, permit, and construct the US 41 left turn lane (the second left turn lane on US 41 SB to Cranberry Boulevard NB) at a timing determined by the County. A developer agreement acceptable to the county shall be required prior to approval of Final Detail Site Plan(s). This recommended amendment to the approved transportation PD conditions is subject to the Board of County Commissioners' review and final decision.
12. CCU approves the PD Concept plan. Full Utility plan submission and approval will be required.
13. All utilities construction must be performed in accordance with the Utilities Department approved and signed plans and in accordance with any conditions specified in the Utility Department plans approval letter.
14. Utility Agreement must be executed, and all applicable utility connection fees must be paid prior to construction of utilities.
15. Use CCU Application for Plans Review and Utility Agreement and Minimum Technical & Drawing Standards found at Engineering Services | Charlotte County, FL (charlottecountyfl.gov)
16. The proposed General PD Concept Plan may be revised during the PD rezoning process.
17. The development is subject to the provisions of Chapter 3-5, Article XXIV, Commercial Design Standards, of the Charlotte County Code. as may be amended. All buildings within the commercial portion of the site shall be designed and constructed in a uniform architectural style. All buildings within the residential portion of the site shall be designed and constructed in a uniform architectural style. Dumpster must be behind the building. Must conform to all PD rezoning conditions on the Final Detail Site Plan.

18. Landscaping, buffers, and tree requirements must be consistent with the conditions established in the PD rezoning and meet all applicable regulations of Section 3-9-100: Buffers, Landscaping, and Tree Requirements.
19. This project has not been reviewed for compliance. A full landscape plan will be required at time of PD Final Detail.
20. Prior to or at the time of building permit application, provide a completed Tree Permit Application as appropriate for this site, along with a tree inventory of location, types, sizes of trees overlaid on a site plan of the building, parking, and other site amenities. Identify the trees proposed to be removed and preserved. All trees to be preserved or removed must be in accordance with Section 3-9-100: Buffers, Landscaping, and Tree Requirements, of the County Code. Tree permits must be obtained prior to any land clearing/ fill activity or the issuance of any building permits.

The General PD concept plan approval shall be valid until Final Detail Site Plan. Concept Plans are approved by the Board of County Commissioners.

Sincerely,

Shaun Cullinan

Shaun Cullinan
Planning and Zoning Official

Attachment 10
DRC Recommendation Letter
for DRC-25-081



September 11, 2025

Bowman Consulting
Attn: Floyd Jackson
5404 Cypress Center DR, STE 140
Tampa, FL. 33609

Re: DRC-25-081 Chick-Fil-A – Detailed PD Concept Plan
Date: May 22, 2025, Site Plan Review agenda

County staff has reviewed the General PD Concept plan for Chick-Fil-A. The project consists of a 5,304 sq ft quick serve restaurant with associated parking, utilities, and landscaping. This project site is 2.375± acres and is an outparcel located at 100 Tamiami Trail, Port Charlotte, FL., parcel #402103126008.

It is the decision of the Zoning Official to forward DRC-25-081 to the Board of County Commissioners with a recommendation of approval. The following comments must be met prior to submit Final Detail Site Plan:

1. Dumpster location does not comply with 1-12-113-121.
2. Part of Cranberry Commons MSWS. Apply for County SWP after receiving WMD modification. Follow link below for instructions and call Jason with questions at 941-575-3650.
<https://www.charlottecountyfl.gov/departments/community-development/building-construction/permits/stormwater-permit.shtml>
3. Fire hydrant required to within 300' of each building.
4. If the building(s) is required to have a fire sprinkler system, then the FDC (Fire Dept. Connection) shall be within 100' of the fire hydrant.
5. Per Charlotte County Ordinance 3-3-4 (5) Fire hydrants shall be installed as may be necessary so that the distance between hydrants does not exceed 800 feet. The minimum flow from any hydrant shall be such that it is designed to deliver 1250 G.P.M. at 20 pounds P.S.I. residual pressure for a minimum of two hours.

6. FDC shall be a 5" Storz connection with a height of 30" above finish grade and at a 30-degree angle.
7. Roadways shall be at least 20' wide of clear space for fire department access.
8. Reviewed site plan. All structures are subject to further review at time of building permitting.
9. Please be sure to apply for the building permit for Chick Fil A under "100 Various Locations" and a new address will be assigned during addressing review.
10. Based on the submitted updated Traffic Impact Analysis, staff recommends deleting the approved PD conditions o, q & r as established in Ordinance Number 2023-009 and revising the PD condition p as follows to address the traffic impacts generated by the proposed development on the property: p. The developers at their own costs shall design, permit, and construct the US 41 left turn lane (the second left turn lane on US 41 SB to Cranberry Boulevard NB) at a timing determined by the County. A developer agreement acceptable to the county shall be required prior to approval of Final Detail Site Plan(s).
11. PD Concept plan is approved. Full submission and approval of utility plans will be required prior to utility construction.
12. The proposed PD Concept Plan may be revised during the PD rezoning process.
13. Landscaping, buffers, and tree requirements must be consistent with the conditions established in the PD rezoning and meet all applicable regulations of Section 3-9-100: Buffers, Landscaping, and Tree Requirements (informational comment).
14. Zoning review comment indicates dumpster location is not permitted by Code and must be relocated. Site must be redesigned to meet dumpster location requirements and will require adjustment of landscape plan.
15. Tree point calculations for pigeon plum, sabal palm, and winged elm trees are incorrect.
16. Perimeter landscape strips – trees may be grouped/clustered but cannot exceed 50 feet between trees. Verify no tree separation exceeds 50 feet.
17. Identify any proposed signage and ensure no visibility conflicts with required trees. Sign location not shown on plans.

18. Prior to or at the time of building permit application, provide a completed Tree Permit Application as appropriate for this site, along with a tree inventory of location, types, sizes of trees overlaid on a site plan of the building, parking, and other site amenities. Identify the trees proposed to be removed and preserved. All trees to be preserved or removed must be in accordance with Section 3-9-100: Buffers, Landscaping, and Tree Requirements, of the County Code. Tree permits must be obtained prior to any land clearing/ fill activity or the issuance of any building permits (informational comment).
19. Additional review is required. Provide a revised landscape plan, in addition to written responses, for review.

The Detail PD concept plan approval shall be valid until Final Detail Site Plan. Concept Plans are approved by the Board of County Commissioners.

Sincerely,

Shaun Cullinan

Shaun Cullinan
Planning and Zoning Official

Attachment 11
DRC Recommendation Letter
for DRC-25-082



September 15, 2025

Bowman Consulting
Attn: Floyd Jackson
5404 Cypress Center DR. Ste 140
Tampa, FL. 33609

Re: DRC-25-082 Texas Roadhouse – Detailed PD Concept Plan
Date: May 22, 2025, Site Plan Review agenda

It is the decision of the Planning & Zoning Official to forward DRC-25-082, Texas Roadhouse to the Board of County Commissioners with a recommendation of approval.

County staff has reviewed the Detailed PD Concept plan for Texas Roadhouse. The project consists of 8,400 square feet of sit-down restaurant with associated parking, utilities, and landscaping. This project site is 2.34± acres and is located at 100 Tamiami Trail, Port Charlotte, FL.

The following comments must be met prior to submit Final Detail Site Plan:

1. Must rezone to PD.
2. Part of Cranberry Commons MSWS. Apply for County SWP after receiving WMD modification. Follow link below for instructions and call Jason with questions at 941-575-3650.
<https://www.charlottecountyfl.gov/departments/community-development/building-construction/permits/stormwater-permit.shtml>
3. Fire hydrant required to within 300' of each building.
4. If the building(s) is required to have a fire sprinkler system, then the FDC (Fire Dept. Connection) shall be within 100' of the fire hydrant.
5. Per Charlotte County Ordinance 3-3-4 (5) Fire hydrants shall be installed as may be necessary so that the distance between hydrants does not exceed 800 feet. The minimum flow from any hydrant shall be such that it is designed to deliver 1250 G.P.M. at 20 pounds P.S.I. residual pressure for a minimum of two hours.
6. FDC shall be a 5" Storz connection with a height of 30" above finish grade and at a 30-degree angle

7. Roadways shall be at least 20' wide of clear space for fire department access.
8. Reviewed site plan. All structures are subject to further review at time of building permitting.
9. Please be sure to apply for the building permit under "100 Various Locations" and a new address will be assigned during addressing review.
10. Based on the submitted updated Traffic Impact Analysis, staff recommends deleting the approved PD conditions o, q & r as established in Ordinance Number 2023-009 and revising the PD condition p as follows to address the traffic impacts generated by the proposed development on the property: p. The developers at their own costs shall design, permit, and construct the US 41 left turn lane (the second left turn lane on US 41 SB to Cranberry Boulevard NB) at a timing determined by the County. A developer agreement acceptable to the county shall be required prior to approval of Final Detail Site Plan(s).
11. CCU approves the PD Concept plan. Full Utility plan submission and approval will be required.
12. All utilities construction must be performed in accordance with the Utilities Department approved and signed plans and in accordance with any conditions specified in the Utility Department plans approval letter.
13. Utility Agreement must be executed, and all applicable utility connection fees must be paid prior to construction of utilities.
14. Use CCU Application for Plans Review and Utility Agreement and Minimum Technical & Drawing Standards found at Engineering Services | Charlotte County, FL (charlottecountyfl.gov)
15. The proposed General PD Concept Plan may be revised during the PD rezoning stage.
16. Landscaping, buffers, and tree requirements must be consistent with the conditions established in the PD rezoning and meet all applicable regulations of Section 3-9-100: Buffers, Landscaping, and Tree Requirements (informational comment).
17. The following notation shall be provided on all landscape plans submitted to Charlotte County for review: "Alterations to landscaping and buffers require the prior written permission of Charlotte County."
18. Duplicate Section 3-9-100(g) Maintenance on the plans in full.
19. Most of the parking islands do not comply with Section 3-9-100.2. All landscape islands must contain a minimum of 1 tree and be fully planted with BOTH shrubs AND groundcover. Multiple islands missing trees and groundcover or shrubs. Sod is not permitted in landscape islands – south corner of site island does not comply.
20. Provide sight triangles in accordance with Section 3-9-89: Visibility at Road Intersections.
21. Call-outs with species and quantities must be provided for all plantings.

22. Provide tree point calculations.
23. Buffer Type A calculations need to delineate canopy/understory trees. Provide buffer & perimeter landscape widths.
24. Prior to or at the time of building permit application, provide a completed Tree Permit Application as appropriate for this site, along with a tree inventory of location, types, sizes of trees overlaid on a site plan of the building, parking, and other site amenities. Identify the trees proposed to be removed and preserved. All trees to be preserved or removed must be in accordance with Section 3-9-100: Buffers, Landscaping, and Tree Requirements, of the County Code. Tree permits must be obtained prior to any land clearing/ fill activity or the issuance of any building permits (informational comment).
25. Additional review is required. Due to missing/incomplete information, additional review comments may follow. Provide a revised landscape plan, in addition to written responses, for review.

The PD concept plan approval shall be valid until Final Detail Site Plan is approved, or the property is rezoned to a Planned Development.

Sincerely,

Shaun Cullinan

Shaun Cullinan
Planning and Zoning Official

Exhibit “A”

PD Conditions for Application PD-24-13
Revisions to PD Condition “b.iv and Transportation
conditions “o”, “p”, “q” & “r” as Established in
Ordinance Number 2023-009

b. Permitted uses, temporary uses, and signage:

iv. For parcel P1-3 which is located northwest of Huge Boulevard and northeast of US 41 and is named Cranberry Commons Subdivisions (Lots 1 through 3):

a) Development shall occur as generally illustrated in the General PD Concept Plan (Attachment 1: Master Site Plan – Huge Boulevard – Outparcels 1-5 Overall Site Plan, Commercial Development, Cranberry Blvd & U.S. 41) submitted by the applicant, prepared by Exceptional Engineering, Inc., Bowman dated November 29, 2022 August 28, 2025, and revised September 25, 2025, except such modifications as may be required to meet the conditions of the PD zoning district. In addition, the conditions/comments indicated in the Site Plan Review (DRC-22-0020925-084) letter dated January 27, 2023, September 22, 2025, shall be met. Such General PD Concept Plan shall be valid until a Final Detail Site Plan is approved per Section 3-9-45, Planned Development (PD). Areas indicated for multi-family development and commercial development will be developed as such. Development standards on the General PD Concept Plan shall apply.

b) Multi-family up to 340 dwelling units. The base density is 0 units. The subject property will require a total of 340 units of transferred density in order to achieve the residential development up to 340 units. 340 The transfer of density units must have been approved by the Board of County Commissioners prior to Preliminary Plat approval or Final Detail Site Plan approval, whichever shall occur first via Resolution Number 2023-138.

c) A pet center at 2,329 square feet and the maintenance building at 579 square feet Care center and maintenance building for residential development up to 2,138 square feet as shown on the General PD Concept Plan (Attachment 1).

d) For commercial development as shown on the General PD Concept Plan:
1. Outparcel 1 Lot 3: Mini-warehouse/self-storage Chick-fil-A, one Three-story building up to 105,084 5,304 square feet. Development on outparcel 1 shall occur as generally illustrated in the Detail PD Concept Plan (Exhibit 1-1: Chick-fil-A Detail PD Concept Plan) submitted by the applicant, prepared by Bowman, dated August 6, 2025, and revised September 23, 2025, except such modifications as may be required to meet the conditions of the PD zoning district. In addition, the Site Plan Review comments of recommendation of approval per the letter dated September 11, 2025, are required to be met. Such Detail PD Concept Plan (DRC-25-081) shall be valid until a Final Detail Site Plan is approved per Section 3-9-45, Planned Development (PD). The Final Detail Site Plan shall be reviewed administratively by staff and, if approved, an approval letter shall be issued.

- i. The elevations for the proposed restaurant are illustrated on Exhibit 1-2: Elevations, and are subject to the provisions of Chapter 3-5, Article XXIV, Commercial Design Standards, of the Charlotte County Code. In addition, at a minimum, each primary facade shall incorporate a minimum of five design treatments. All other requirements in Chapter 3-5, Article XXIV, Commercial Design Standards, of the Charlotte County Code shall apply.
 - ii. Landscaping and buffers as shown on Exhibit 1-3: Landscape Plan.
 - ~~+~~iii. No development shall occur prior to Final Detail Site Plan approval. The Final Detail Site Plan shall be reviewed administratively by staff and, if approved, an approval letter shall be issued.
- 2. ~~Outparcel Lot 2-D: Car wash, One-story building u~~Up to 5,231 square feet for the following uses:
 - i. Animal hospital, boarding facility.
 - ii. Art, dance, music, photo studio or gallery.
 - iii. Bank, financial services.
 - iv. Business services.
 - v. Drug store, pharmacy.
 - vi. Emergency services.
 - vii. Essential services.
 - viii. Gas station.
 - ix. General offices.
 - x. General retail sales and services.
 - xi. Government uses and facilities.
 - xii. Medical or dental office, clinic.
 - xiii. Mini-warehouses or storage facilities, but not bulk storage of flammable liquids.
 - xiv. Motor vehicle wash.
 - ~~2.~~xv. Personal services.
- 3. ~~Outparcel Lot 2-B and Lot 2-C3 & : Banks & financial institutions, One-story building up to 2,700 square feet~~
- 4. ~~3. Outparcel 4: Restaurant~~commercial general uses up to a total of 10,000 square feet; One-story building up to 920 square feet.
 - i. ~~i.~~ Animal hospital, boarding facility.
 - ii. ~~ii.~~ Art, dance, music, photo studio or gallery.
 - iii. ~~iii.~~ Bank, financial services.
 - iv. ~~iv.~~ Business services.
 - v. ~~v.~~ Drug store, pharmacy.
 - vi. ~~vi.~~ Emergency services.
 - vii. ~~vii.~~ Essential services.
 - viii. ~~viii.~~ Gas station.
 - ix. ~~ix.~~ General offices.
 - x. ~~x.~~ General retail sales and services.
 - xi. ~~xi.~~ Government uses and facilities.
 - xii. ~~xii.~~ Medical or dental office, clinic.

- xiii. ~~xiii.~~ Mini-warehouses or storage facilities, but not bulk storage of flammable liquids.
 - xiv. ~~xiv.~~ Motor vehicle wash.
 - xv. ~~xv.~~ Personal services.
 - xvi. ~~xvi.~~ Restaurant.
4. ~~Outparcel 5~~ Lot 2-A: Texas Roadhouse, one-story building up to 8,400 square feet. Development shall occur as generally illustrated in the Detail PD Concept Plan (Exhibit 2-1: Site Plan, Cranberry Mixed Development Texas Roadhouse) submitted by the applicant, prepared by Bowman, dated August 6, 2025, and revised November 7, 2025, except such modifications as may be required to meet the conditions of the PD zoning district. In addition, the Site Plan Review comments of recommendation of approval per the letter dated September 15, 2025, are required to be met. Such Detail PD Concept Plan (DRC-25-082) shall be valid until a Final Detail Site Plan is approved per Section 3-9-45, Planned Development (PD). The Final Detail Site Plan shall be reviewed administratively by staff and, if approved, an approval letter shall be issued.
- i. The elevations for the proposed restaurant are illustrated on Exhibit 2-2: Elevations, and are subject to the provisions of Chapter 3-5, Article XXIV, Commercial Design Standards, of the Charlotte County Code. In addition, at a minimum, each primary facade shall incorporate a minimum of five design treatments. All other requirements in Chapter 3-5, Article XXIV, Commercial Design Standards, of the Charlotte County Code shall apply.
 - ii. Landscaping and buffers as shown on Exhibit 2-3: Landscape Plan.
 - iii. No development shall occur prior to Final Detail Site Plan approval. The Final Detail Site Plan shall be reviewed administratively by staff and, if approved, an approval letter shall be issued.
5. ~~Restaurant, One-story building up to 7,762 square feet. A ten-foot landscape buffer with a Type A buffer is required between uses on Lots 2-A, 2-B, 2-C, and 2-D.~~
- 5.6. Lots 2-B, 2-C, and 2-D shall have individual sidewalks connecting to the existing US 41 sidewalk.
- e) No Special Exception shall be allowed. Outside storage and outside display of items are prohibited.
 - f) The maximum building height for the commercial portion of development shall be 35 feet. The maximum building height for the residential portion of the development shall be 60 feet. This height limit applies to all structural elements and all elevation points except for the maintenance building up to 20 feet.
- ~~—~~ Within the required 25-foot PD set back, at a minimum, a type D buffer is required along Hillsborough Boulevard between Access Road and H huge Boulevard except for the wetland management area which a is required for type A buffer is required. At a minimum, an eight-foot wide landscape buffer without a wall or fence, including four canopy tree and two

accent/understory tree per 100 linear feet, and a perimeter hedge row which must be a minimum 36 inches in height upon planting (the minimum maintained height of 48 inches) to form a continuous, solid visual screen within one year of planting, shall be required along the north property boundary for Lots -2-B through 2-D and Lot 3, adjacent to Access Road. At a minimum, an eight-foot wide Type A landscape buffer with an opaque wall or fence shall be required along the north property boundary for Lot 2A; adjacent to the retention pond; the wall or fence may be located along the property line with landscaping internal to the side.

- g)
- h) The developer is required to provide a five-foot sidewalk, on one side of each street, throughout the development site. An eight-foot-wide sidewalk is required along the property line on Hillsborough Boulevard, Huge Boulevard, and US 41 unless this requirement is altered or deleted by the County Engineer pursuant to Section 3-6-74 of the County Code, as may be amended.
- i) The onsite wetlands shall be preserved per Habitat Management Plan (Attachment 2: Preservation Management Plan). A minimum of 15-foot, and an average of 25-foot buffer is required along all wetlands.
- j) The development is subject to the provisions of Chapter 3-5, Article XXIV, Commercial Design Standards, of the Charlotte County Code, as may be amended. In addition, at a minimum, each primary facade shall incorporate a minimum of five design treatments. All other requirements in Chapter 3-5, Article XXIV, Commercial Design Standards, of the Charlotte County Code shall apply. ~~All buildings within the commercial portion of the site shall be designed and constructed in a uniform architectural style. All buildings within the residential portion of the site shall be designed and constructed in a uniform architectural style.~~
- k) For the school concurrency issues:
 - 1. If the school concurrency process is still required under a valid interlocal agreement, prior to Final Detail Site Plan or Final Plat approval for any residential development for any Phases, the applicant/property owner must obtain a School Concurrency Availability Determination Letter (SCADL) from Charlotte County Public Schools (CCPS) indicating that sufficient capacity exists, or has been accounted for through a binding and enforceable agreement with CCPS to address school concurrency.
 - ~~2. If an agreement is required, the terms of both the agreements shall be incorporated into the Planned Development Final Detail Site Plan approval and shall not constitute a major modification.~~
 - ~~e. The owner shall work with the FDOT staff in addressing all of their comments related to the conversion of the proposed directional median opening on U.S. 41 at the project entrance to Full Median opening in order to minimize the impact of traffic at the intersection of U.S. 41 and Cornelius/ Cranberry Blvd.~~
- p. The developers at their own costs shall design, permit, and construct the US 41 left turn lane (the second left turn lane on US 41 SB to Cranberry Boulevard NB) at a

timing determined by the County. A developer agreement acceptable to the county shall be required prior to approval of Final Detail Site Plan(s). The owner shall work with FDOT on mitigating traffic conditions at the intersection of U.S. 41 and Cornelius/Cranberry Blvd as a part of the Phase One of the development.

- ~~q. The entire property shall contain interior connections to provide ease of access to all developments within the property without the need to travel on external roads. As an internal collector, the north and south portions of the property shall connect to Huge Boulevard.~~
- ~~r. The proposed U.S. 41 and Huge Boulevard intersection should be signaled by the developer if approved by FDOT before the remainder of the Phase Two development receives a Certificate of Occupancy.~~

Attachment 1
General PD Concept Plan
Master Site Plan - Multi-Use
Development, Cranberry Blvd. &
Tamiami Trail ~~Huge Boulevard~~
- Outparcels 1-5

September 25, 2025
FILE PATH: \\01701747 - JBC2011547-01-001 (ENG) - Miscellaneous Draw - Transit Trail Engineering\Drawings - Plans\11547-01-001 - Misc Draw Sep 25 2025.dwg
THIS DOCUMENT IS THE PROPERTY OF BOWMAN CONSULTING GROUP, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF BOWMAN CONSULTING GROUP, INC. THE USER OF THIS DOCUMENT SHALL BE WITHOUT LIABILITY TO BOWMAN CONSULTING GROUP, INC. FOR ANY AND ALL DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR IN CONNECTION WITH THE USE OF THIS DOCUMENT.



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Certificate of Authorization License No. 30462

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Tampa, FL 33609
Phone: (813) 474-7424
www.bowman.com
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OVERALL SITE PLAN
COMMERCIAL DEVELOPMENT
CRANBERRY BLVD & U.S. 41 (TAMIAMI TRAIL)
PORT CHARLOTTE, FL
CHARLOTTE COUNTY

MISC PROJECT #
XXXX-XX-XX

PLAN STATUS

DATE	DESCRIPTION	
ADH	ADH	TWJ
DESIGN	DRAWN	CHKD
SCALE	1" = 70'	
JOB No.	011547-01-001	
DATE	September 25, 2025	

OVERALL SITE PLAN

SHEET No. C4.0

September 25, 2025
FILE PATH: V:\011547-01\011547-01-001\011547-01-001-Master_Site_Plan.dwg
PROJECT: 011547-01-001 COMMERCIAL DEVELOPMENT
DRAWN BY: J. BOWMAN
CHECKED BY: J. BOWMAN
DATE: 09/25/2025
THIS DRAWING IS THE PROPERTY OF BOWMAN CONSULTING GROUP, LLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF ANY INFORMATION HEREON WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY BOWMAN CONSULTING SHALL BE WITHOUT LIABILITY TO BOWMAN CONSULTING.



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SITE DATA TABLE

PROJECT NAME	COMMERCIAL DEVELOPMENT
PROJECT ADDRESS	CRANBERRY BLVD & U.S. 41
PROJECT DESCRIPTION	PROPOSAL FOR A NEW 8,400 SF RESTAURANT, AND 5,304 SF QSR.
TOTAL PARCEL/SITE AREA	LOT 2-A: 102,082 SF (2.34 AC) LOT 3: 103,462 SF (2.375 AC)
EXISTING ZONING	PLANNED DEVELOPMENT (PD)
PARCEL NUMBERS	LOT 2-A: 402103126007 LOT 3: 402103126004
MAX. BUILDING HEIGHT	35'
BUILDING SETBACK	25' PD SETBACK

LOT 2-A	
PARCEL AREA	102,082 SF (2.34 AC)
BUILDING SF	8,400 SF
REQUIRED PARKING SPACES:	
RESTAURANTS	1/100 SF OF FLOOR AREA
TOTAL REQUIRED:	84 SPACES
TOTAL PROVIDED (167):	161 REGULAR (9'X18') 6 ADA (12' X 18')
REQ'D. LANDSCAPE BUFFERS	
FRONT (SOUTH & WEST)	8'
REAR (NORTH)	8'
REAR (EAST)	10'

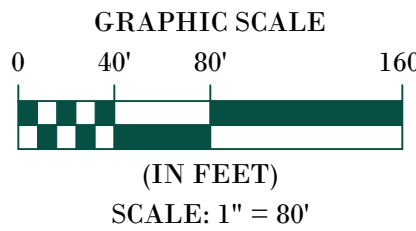
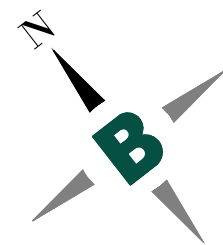
LOT 3	
PARCEL AREA	103,462 SF (2.375 AC)
BUILDING SF	5,218 SF
REQUIRED PARKING SPACES:	
TAKE-OUT RESTAURANT	1 /200 SF
TOTAL REQUIRED:	27 SPACES
TOTAL PROVIDED (71):	68 REGULAR (10'X20') 3 ADA (12'X20')
REQ'D. LANDSCAPE BUFFERS	
FRONT (SOUTH & WEST)	8'
REAR (NORTH)	8'
SIDE (EAST)	0'

CONCEPTUAL PLAN NOTES:

- CONDITIONS MAY EXIST THAT COULD RESTRICT THE DEVELOPMENT OF THIS SITE AS SHOWN. THIS DRAWING IS INTENDED TO BE CONCEPTUAL ONLY AND ADDITIONAL RESEARCH AND DESIGN WOULD BE REQUIRED FOR THE PREPARATION OF A SITE PLAN THAT MEETS LOCAL JURISDICTIONAL CODES.
- BOWMAN DOES NOT PURPORT THAT THIS SITE CAN BE DEVELOPED AS SHOWN. THE PURCHASE OF THIS SITE SHALL BE AT THE OWNER/DEVELOPER'S SOLE EXPENSE.
- NO SITE VISITS HAVE BEEN PERFORMED TO ENSURE THE ACCURACY OF THE AERIAL IMAGE SHOWN HEREON.
- THIS EXHIBIT IS NOT INTENDED TO BE USED AS A CONSTRUCTION DOCUMENT, AND SHOULD NOT BE CONSTRUED IN ANYWAY TO BE USED FOR CONSTRUCTION PURPOSES.
- PROPERTY LINES SHOWN ARE FROM COUNTY GIS AND ARE FOR CONCEPTUAL PURPOSES ONLY.
- LANDSCAPING IN ACCORDANCE WITH PD CONDITIONS, SEE CONDITIONS b.iv.dj4 ii.
- LANDSCAPING IN ACCORDANCE WITH PD CONDITIONS, SEE CONDITIONS b.iv.dj5.
- LANDSCAPING IN ACCORDANCE WITH PD CONDITIONS, SEE CONDITIONS b.iv.g.

CONCEPTUAL PLAN LEGEND:

PROPERTY LINE	———
BUILDING SETBACK LINE	- - - - -
LANDSCAPE BUFFER LINE	-----
PARKING COUNT	#



Bowman

Certificate of Authorization License No. 30462

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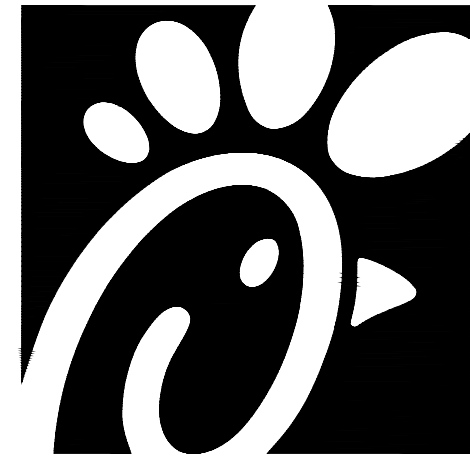
MASTER SITE PLAN
COMMERCIAL DEVELOPMENT
CRANBERRY BLVD & U.S 41 (TAMIAMI TRAIL)
PORT CHARLOTTE, FL
CHARLOTTE COUNTY

MISC PROJECT #
XXXX-XX-XX

PLAN STATUS

DATE	DESCRIPTION
ADH DESIGN	ADH DRAWN TWJ CHKD
SCALE	1" = 80'
JOB No.	011547-01-001
DATE	September 25, 2025
MASTER SITE PLAN	
SHEET No.	C4.1

Exhibit 1-1
Chick-fil-A Detail PD Concept Plan



Chick-fil-A

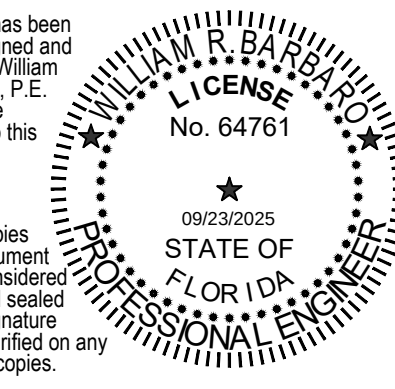
Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998

Bowman

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WILLIAM R. BARBARO, P.E.
FLORIDA REG. NO. 64761

CHICK-FIL-A
TAMAMI &
CRANBERRY FSU
100 TAMAMI TRAIL
PORT CHARLOTTE, FL 33953

FSU#05636

BUILDING TYPE / SIZE: P14 LE BASE
RELEASE: 11/2024

REVISION SCHEDULE
NO. DATE DESCRIPTION

CONSULTANT PROJECT # 010014-01-212
PRINTED FOR PERMIT
DATE 9/23/2025
DRAWN BY B.L.M.

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SHEET

SITE PLAN

SHEET NUMBER

C-2.0

LEGEND	
PROP. ASPHALT DRIVE	EX. ASPHALT
PROP. CONC. PAVEMENT	EX. CONCRETE "F" CURB
PROP. TYPE "F" CURB	EX. SIGN
PROP. TYPE "D" CURB	EX. STORM INLET
PROP. PARKING STRIPE	EX. LIGHT POLE
PROP. SITE SIGNAGE	EX. TREE
PROP. DIRECTIONAL ARROW	EX. SANITARY MANHOLE
PROP. PARKING COUNT	
PROP. CURB INLET	
PROP. FFL TRANSFORMER	
PROP. FLAG POLE	
PROP. SIGN	
PROP. CLEARANCE BAR	

LEGEND

PROP. ASPHALT DRIVE
PROP. CONC. PAVEMENT
PROP. TYPE "F" CURB
PROP. TYPE "D" CURB
PROP. PARKING STRIPE
PROP. SITE SIGNAGE
PROP. DIRECTIONAL ARROW
PROP. PARKING COUNT
PROP. CURB INLET
PROP. FFL TRANSFORMER
PROP. FLAG POLE
PROP. SIGN
PROP. CLEARANCE BAR

PROPERTY LINE
EX. ASPHALT
EX. CONCRETE "F" CURB
EX. SIGN
EX. STORM INLET
EX. LIGHT POLE
EX. TREE
EX. SANITARY MANHOLE

SITE SUMMARY

JURISDICTION	CHARLOTTE COUNTY
ZONING	PD (PLANNED DEVELOPMENT)
OVERLAY DISTRICT	U.S. 41 OVERLAY DISTRICT
USE	FAST FOOD RESTAURANT WITH DRIVE THRU
PARCEL ID	402103126004
LOT	
SIZE	103,374 SF (2.37 AC)
BUILDING	
SIZE	5,218 SF
PARKING	
SIZE	10' X 20' 90"

BUILDING SETBACKS

SETBACKS	REQUIRED	PROVIDED
FRONT (SOUTH)	N/A	154.3'
REAR (NORTH)	25'	54'
SIDE (WEST)	N/A	198.8'
SIDE (EAST)	N/A	35.5'

PARKING CALCULATIONS

USE	QTY	RATIO	REQUIRED
BUILDING AREA	5,218	1 SPACE PER 200 SF	27
CFA STANDARD PARKING PROVIDED			71
CFA HANDICAP PARKING REQUIRED			4
CFA HANDICAP PARKING PROVIDED			6
PROPOSED TOTAL PARKING			77

EXISTING SITE CALCULATIONS

EXISTING AREA	SF	ACRES	%
TOTAL AFFECTED AREA	103,374	2.37	100.00%
EXIST. OPEN SPACE AREA	102,246	2.35	98.91%
EXIST. PERVIOUS AREA	102,246	2.35	98.91%
EXIST. IMPERVIOUS AREA	1,128	0.03	1.09%
EXIST. BUILDING AREA	0	0.00	0.00%
EXIST. PAVEMENT AREA	1,128	0.03	1.09%
EXIST. VEHICULAR USE AREA	0	0.00	0.00%

PROPOSED SITE CALCULATIONS

PROPOSED AREA	SF	ACRES	%
TOTAL AFFECTED AREA	103,374	2.37	100.00%
PROP. OPEN SPACE AREA	40,772	0.94	39.44%
PROP. PERVIOUS AREA	40,772	0.94	39.44%
PROP. IMPERVIOUS AREA	62,602	1.44	60.56%
PROP. BUILDING AREA	5,218	0.12	5.05%
PROP. PAVEMENT AREA	57,384	1.32	55.51%
PROP. VEHICULAR USE AREA	45,923	1.05	44.42%

GENERAL SITE PLAN NOTES

- ALL CONSTRUCTION IN THE FDOT ROW SHALL CONFORM TO THE LATEST EDITIONS OF THE FDOT DESIGN STANDARDS (INDICES), THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND THE FDOT UTILITY ACCOMMODATION MANUAL.
- ALL RELOCATIONS, MODIFICATIONS, OR CLOSURES OF CONNECTIONS TO THE STATE HIGHWAY SYSTEM SHALL CONFORM TO F.A.C. (FLORIDA ADMINISTRATIVE CODE) RULE 14-96.
- GC TO UPDATE/ADD/REMOVE ANY SIGNS OR PAVEMENT MARKINGS THAT NEED TO BE UPDATED/ADDED/REMOVED IN THE FIELD WITH THE PROPOSED CHANGES.
- ALL AFFECTED SIDEWALKS, RAMPS AND CROSSWALKS WILL BE BUILT AND INSPECTED TO MEET CURRENT ADA REQUIREMENTS.
- LANDSCAPE IN ACCORDANCE WITH PD CONDITIONS. SEE CONDITIONS B.I.V.G.

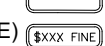
SITE PLAN DESIGN NOTES & KEY PLAN

- DIRECTIONAL ARROW
- PAINTED HANDICAP PARKING SYMBOL
- DRIVE-THRU GRAPHICS
- STOP BAR GRAPHIC
- CROSSWALK MARKINGS
- SIDEWALK ACCESSIBLE RAMP
- STANDARD OR HANDICAP PARKING STALL PER CODE
- 4" SOLID WHITE STRIPING
- 4" SOLID YELLOW STRIPING
- BOLLARD MOUNTED SIGN
- RETURNED CURB RAMP
- CONCRETE SIDEWALK
- CONCRETE SIDEWALK w/ CURB & GUTTER
- CONCRETE BOLLARD
- CONCRETE CURB & GUTTER
- SPILLING CURB & GUTTER
- CATCHING CURB & GUTTER
- DEPRESSED SPILLING CURB & GUTTER
- DEPRESSED CATCHING CURB & GUTTER
- SPILLING GUTTER SECTION AT ACCESSIBLE RAMP
- CATCHING GUTTER SECTION AT ACCESSIBLE RAMP
- MOUNTABLE CURB & GUTTER
- LANDSCAPE & IRRIGATION PROTECTOR
- TYPICAL HMA PAVEMENT SECTION
- CONCRETE PAVEMENT DRIVE-THRU LANE
- CONCRETE APRON AT TRASH ENCLOSURE PAVEMENT EDGE DETAIL
- (START & END OF DRIVE-THRU LANES)
- CONCRETE PAVEMENT SECTIONS
- DRIVE-THRU PLAN - FLUSH WITH FEE
- DRIVE-THRU ISOMETRIC
- DRIVE-THRU ORDER POINT ISLAND
- BUILDING DOWNSPOUT CONNECTION (TO SITE DRAINAGE SYSTEM)
- CANOPY DOWNSPOUT CONNECTION (TO SITE DRAINAGE SYSTEM)
- SCREENED REFUSE ENCLOSURE (REFER TO ARCH PLANS FOR ADDITIONAL DETAILS)
- CLEAN-OUT (OUTSIDE OF BUILDING)
- GREASE TRAP
- DRIVE-THRU CLEARANCE BAR (REFER TO SIGNAGE PACKAGE)
- FIRE HYDRANT (PROPOSED BY OTHERS)
- FIRE DEPARTMENT CONNECTION
- ELECTRICAL TRANSFORMER
- BIKE RACK (BELSON OUTDOORS MODEL # ORN-2-ST-G)
- LANDSCAPED AREA
- FREE-STANDING ORDER POINT CANOPY
- FREE-STANDING OUTSIDE MEAL DELIVERY CANOPY
- FDOT TYPE 9 CURB INLET
- TYPE C CURB INLET
- CONNECT TO EDGE OF PAVEMENT (PROPOSED BY OTHERS)
- CONNECT TO CURB (PROPOSED BY OTHERS)
- ASPHALT FLUSH WITH SIDEWALK
- 20' SIGHT TRIANGLE

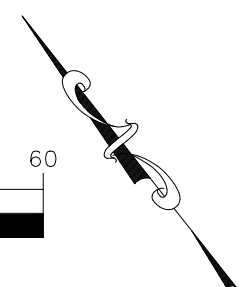
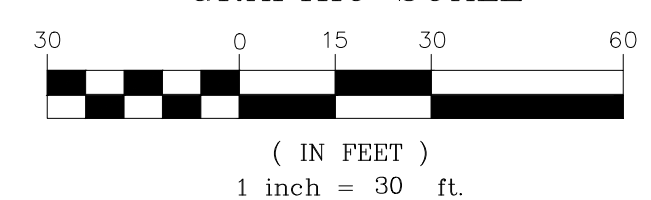
SIGN LEGEND

** CONTRACTOR TO REFER TO THE SIGNAGE PACKAGE FOR PLACEMENT AND SPECIFICATIONS OF ALL SIGNS **

- HANDICAP PARKING SIGN (SEE SIGNAGE PACKAGE) R7-8, 12" X 18" (TYP.)
- HANDICAP PARKING FINE SIGN (SEE SIGNAGE PACKAGE) 6" X 12" (TYP.)
- "VAN ACCESSIBLE" SIGN (SEE SIGNAGE PACKAGE) R7-8P, 6" X 12" (TYP.)
- "DO NOT ENTER" SIGN (SEE SIGNAGE PACKAGE) R5-1, 24" X 24" (TYP.)
- STOP SIGN (SEE SIGNAGE PACKAGE) R1-1, 30" X 30" (TYP.)
- CFA PEDESTRIAN CROSSING SIGN (SEE SIGNAGE PACKAGE)
- FLAG POLE (SEE SIGNAGE PACKAGE) TO BE PERMITTED SEPARATELY
- CFA MONUMENT SIGN TO BE PERMITTED SEPARATELY
- DIGITAL DRIVE-THRU MENU BOARDS TO BE PERMITTED SEPARATELY
- "CURBSIDE PICK UP" SIGN (SEE SIGN PACKAGE)
- "RIGHT TURN ONLY" SIGN (SEE SIGNAGE PACKAGE); R3-SR



GRAPHIC SCALE



PERMIT

U.S. HIGHWAY NO. 41
TAMAMI TRAIL SR. 45

FILE PATH: \\A:\010014 - Chick-fil-A - Cranberry FSU\Engineering\Drawings\Drawings\010014-01-212-01.dwg 9/23/2025
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Exhibit 1-2
Elevations

An architectural rendering of a Chick-fil-A restaurant building. The building features a mix of stone and white siding. A large red chicken logo is mounted on the stone section. To the left, there is a covered parking area with several yellow bollards. The parking lot has blue-painted spaces. The sky is clear blue, and the overall scene is presented in a clean, digital style.

An architectural rendering of a proposed 10,000 sq. ft. retail building. The building features a modern design with a combination of dark grey stone-textured walls and white horizontal siding. A prominent red sign with the word "Super" in a stylized script is mounted on the stone wall. To the right, a taller section of the building has a red sign with a white "W" logo. The entrance is sheltered by a dark wooden pergola-style structure supported by four posts. The building is surrounded by a paved parking lot with yellow bollards and a green lawn in the foreground. The sky is a clear, light blue.

Architectural rendering of the proposed building design for the 10000 block of 10th Avenue, NE. The building is a two-story structure with a mix of brick, stone, and white siding. It features large windows, a prominent entrance, and an outdoor seating area with red umbrellas. Callout boxes A, C, and E point to specific architectural details.

Architectural elevation drawing of a Chick-fil-A restaurant facade. The drawing shows a long, low building with a white upper section and a brick lower section. The Chick-fil-A logo is prominently displayed on the brick section. The facade features three large, dark-framed windows and several tall, black light poles. To the right, a detailed section of the building shows a canopy and a water table. Dimensions for various elements are provided on the right side of the drawing.

- T/ HIGH PLATE 23' - 4"
- T/ LOW PLATE 20' - 10 1/2"
- T/ SOLDIER 13' - 0"
- B/ CANOPY 9' - 8"
- WATER TABLE 3' - 0"
- T/ SLAB 0' - 0"

T/ HIGH PLATE 23' - 4"

T/ LOW PLATE 20' - 10 1/2"

T/ SOLDIER 13' - 0"

B/ CANOPY 9' - 8"

WATER TABLE 3' - 0"

T/ SLAB 0' - 0"

T/ HIGH PLATE 23' - 4"

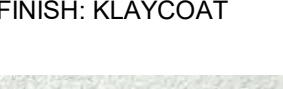
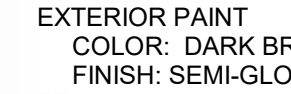
T/ LOW PLATE 20' - 10 1/2"

T/ SOLDIER 13' - 0"

T/ SOLDIER +/- 11' - 3"

WATER TABLE 3' - 0"

T/ SLAB 0' - 0"

<u>EXTERIOR FINISHES</u>	
 (BR-A) BRICK COLOR: STONE GREY FINISH: KLAYCOAT	 (EC-1) PREFINISHED METAL COPING COLOR: MIDNIGHT BRONZE
 (SC-1) STUCCO SYSTEM COLOR: WHITE FINISH: SAND MEDIUM	 (PT-13) EXTERIOR PAINT COLOR: DARK BRONZE FINISH: SEMI-GLOSS
	 (ST-1) STOREFRONT COLOR: DARK BRONZE

ATTACHED CANOPY SCHEDULE LE						
Mark	Description	Count	Overall Width	Overall Depth	Tie Back Mounting (Offset From Top)	Integral Lighting
C1-C	Exterior Canopy	2	<varies>	1' - 0"	0' - 0"	No
C3-C	Exterior Canopy	1	15' - 4"	2' - 6"	0' - 0"	Yes
C4-B	Exterior Canopy	1	5' - 4"	4' - 0"	2' - 4"	Yes
C4-G	Exterior Canopy	2	7' - 4"	4' - 0"	2' - 4"	Yes
Grand Total		6				

PRIMARY FACADE DESIGN TREATMENTS:

- A) An architectural distinction around or above the primary customer entrance.
- B) Canopies or porticos.
- C) Overhangs of a minimum of three (3) feet wide.
- D) Display windows of a minimum of six (6) feet high.
- E) Ornamental or structural details that are integrated into the building structure.



Chick-fil-A
5200 Buffington Road
Atlanta, Georgia
30349-2998

Mark S. Salopek, LLC

701 W. Lakeside Ave, Apt. # 503
Cleveland, OH 44113
Phone 330.572.2112



CHICK-FIL-A TAMAMI & CRANBERRY

**100 TAMiami TRAIL
PORT CHARLOTTE, FL 33953**

FSR#05636

BUILDING TYPE / SIZE: P14 LE B
RELEASE: 24.11

DESIGN DEVELOPMENT

REVISION SCHEDULE		
NO.	DATE	DESCRIPTION

CONSULTANT PROJECT #	2023223.63
DATE	02/04/24
DRAWN BY	Author

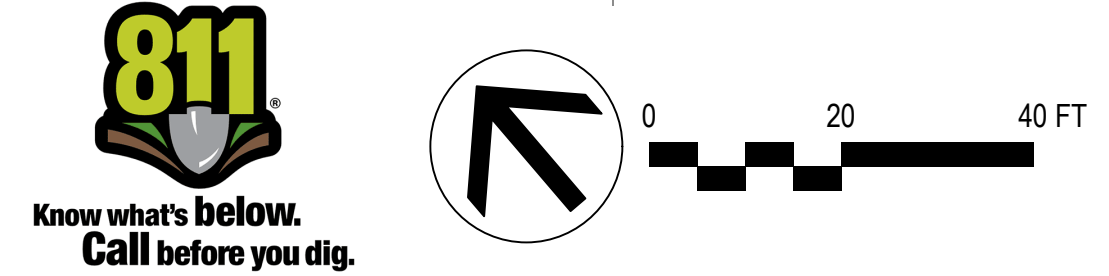
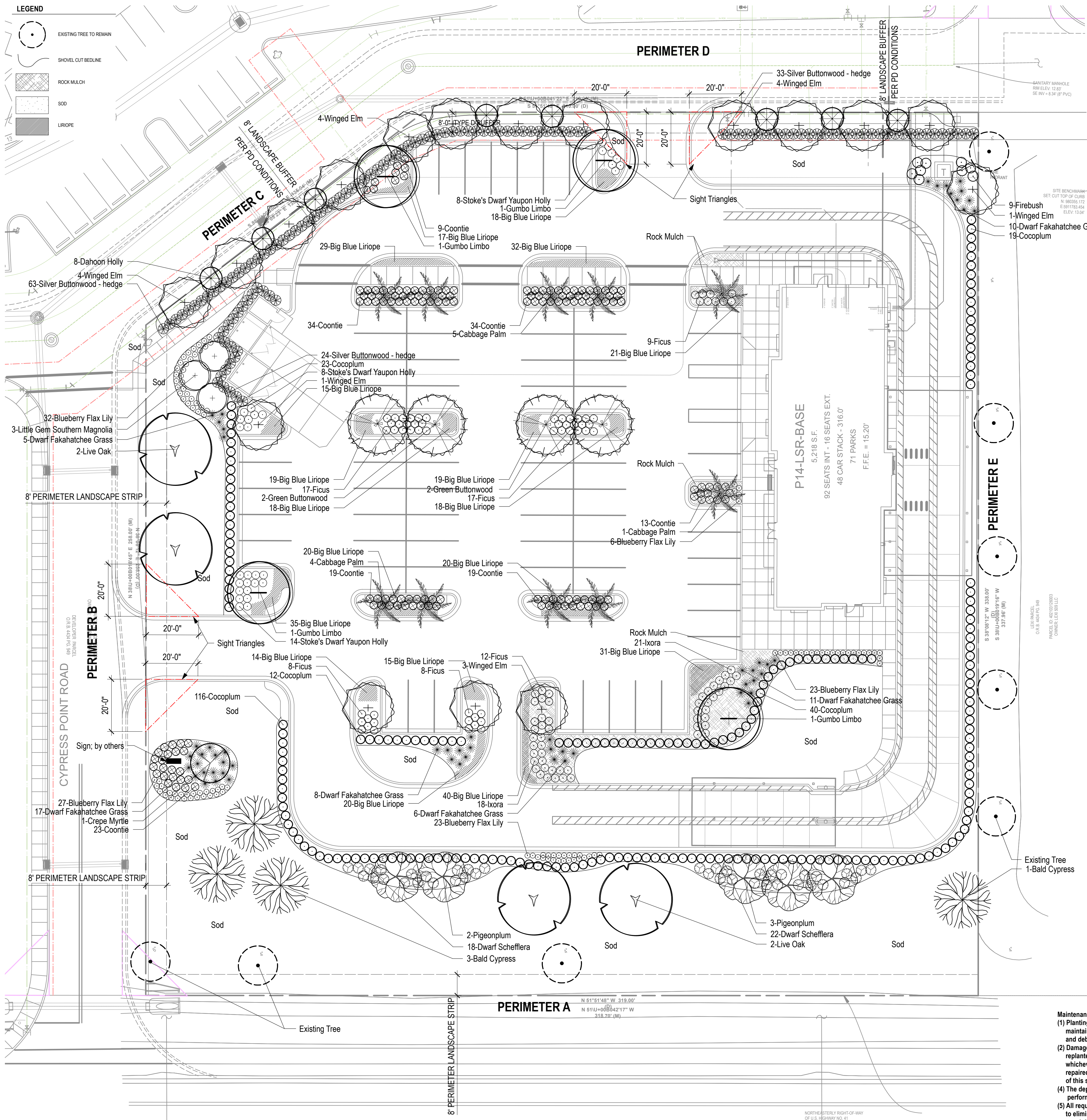
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SHEET
DESIGN OVERVIEW

SHEET NUMBER

X-900

Exhibit 1-3
Landscape Plan



LANDSCAPE REQUIREMENTS			
TREE REQUIREMENTS			
1. 1 TREE POINT PER 2000 SQFT OF DEVELOPMENT: 103,379 SQFT / 2000 x 1 tree =		REQUIRED: 52 POINTS	PROVIDED: 52 POINTS
TREE POINTS CHART			
QTY:	TREE:	POINTS:	TOTAL:
4	GLUMBO LIMBO	1.5	6.0
5	PIGEONPLUM	0.5	2.5
4	BUTTONWOOD	1.0	4.0
8	DAHOON HOLLY	1.0	8.0
1	CHRAPE MYRTLE	0.5	0.5
3	MAGNOLIA	1.0	3.0
4	LIVE OAK	1.5	6.0
10	SABAL PALM	0.5	5.0
4	BALD CYPRESS	1.0	4.0
17	WINGED ELM	1	17
60			
8' PERIMETER LANDSCAPE STRIP			
1. 1 TREE PER 35 LF. OF PARKING LOT PERIMETER ADJACENT TO A R.O.W.		REQUIRED: 9 TREES	PROVIDED: 9 TREES
"CLUSTERED W/ 50' MAX SPACING		7 TREES	7 TREES
PERIMETER A: 318 LF. / 35			
PERIMETER B: 256 LF. / 35			
2. 1 ACCENT SHRUB PER 8 LF.		40 SHRUBS	40 SHRUBS
PERIMETER A: 318 LF. / 8		32 SHRUBS	52 SHRUBS
PERIMETER B: 256 LF. / 8			
3. PARKING AREAS ABUTTING A R.O.W. SHALL HAVE A 24" HGT HEDGE		24" HGT. HEDGE	24" HGT. HEDGE
PERIMETER A: "24" HGT COCOPLUM		24" HGT. HEDGE	24" HGT. HEDGE
PERIMETER B: "24" HGT COCOPLUM			
INTERIOR LANDSCAPE			
1. ALL PARKING ROWS SHALL TERMINATE WITH AN ISLAND W/ 1 TREE PER ISLAND.		REQUIRED: 1 TREE PER ISLAND	PROVIDED: 1 TREE PER ISLAND
2. ISLANDS SHALL BE LANDSCAPED WITH TREES, SHRUBS, AND GROUND COVER			
3. NO MORE THAN 10 CONSECUTIVE SPACES BEFORE AN ISLAND IS REQUIRED.		10 SPACES MAX	10 SPACES MAX
PD CONDITION: b.v.g. - 8' LANDSCAPE BUFFER			
1. 8 FOOT WIDE LANDSCAPE BUFFER ALONG PERIMETER C & D		REQUIRED:	PROVIDED:
2. FOUR CANOPY TREES PER 100 LF. OF BUFFER			
PERIMETER C: 134 LF. / 100 x 4		* WINGED ELM	5 TREES
PERIMETER D: 177 LF. / 100 x 4		* WINGED ELM	7 TREES
3. TWO UNDERSTORY TREE PER 100 LF. OF BUFFER			
PERIMETER C: 134 LF. / 100 x 2		* DAHOON HOLLY	3 TREES
PERIMETER D: 177 LF. / 100 x 2		* DAHOON HOLLY	4 TREES
4. PERIMETER HEDGE, INSTALLED AT 36" HGT. - MAINTAINED AT 48 INCH HEIGHT			
PERIMETER C: "36" SILVER BUTTONWOOD		36" HEDGE	36" HEDGE
PERIMETER D: "36" SILVER BUTTONWOOD		36" HEDGE	36" HEDGE

Alterations to landscaping and buffers require prior written permission of Charlotte County.

PLANT SCHEDULE					
Symbol	Qty	Botanical Name	Common Name	Scheduled Size	Remarks
Trees					
	4	Bursera simaruba	Gumbo Limbo	3" Cal.; 12' Hgt.	FL #1; 6' CT
	5	Coccobla diversifolia	Pigeonplum	2" Cal.; 8' Hgt.	FL #1; 4' CT.
	4	Conocarpus erectus	Green Buttonwood	2" Cal.; 8' Hgt.	FL #1; 4' CT
	8	Ilex cassine	Dahoon Holly	2" Cal.; 8' Hgt.	FL #1; 4' clear trunk
	1	Lagerstroemia indica	Crape Myrtle	2" Cal.; 8' Hgt.	FL #1; Standard
	3	Magnolia grandiflora 'Little Gem'	Little Gem Southern Magnolia	2" Cal.; 8' Hgt.	FL #1; full, well branched
	4	Quercus virginiana	Live Oak	3" Cal.; 12'Hgt.	FL #1; 6' CT
	10	Sabal palmetto	Cabbage Palm	8' Clear Trunk	FL #1
	4	Taxodium distichum	Bald Cypress	2" Cal.; 8' Hgt.	FL #1
	17	Ulmus alata	Winged Elm	2" Cal.; 8' Hgt.	FL #1; 4' CT
Shrubs					
	210	Chrysobalanus icaco	Cocoplum	Min. 36" Hgt.	Plant 42" O.C.
	120	Conocarpus erectus 'sericeus' (Shrub)	Silver Buttonwood (hedge)	Min. 36" Hgt	Hedge; plant 3' OC; to be maintained at 48" Hgt.
	23	Dianella tasmanica 'Blueberry'	Blueberry Flax Lily	1 Gal.	
	71	Ficus microcarpa 'Green Island'	Green Island Ficus	Min. 15" Hgt.	
	9	Hamelia patens	Firebush	Min. 24" Hgt.	
	40	Heptapleurum arboricola	Dwarf Schefflera	Min. 18" Hgt.	
	30	Ilex vomitoria 'Stokes Dwarf'	Stoke's Dwarf Yaupon Holly	Min. 15" Hgt.	
	39	Ixora 'maui'	Maui Ixora	3 Gal.	
	57	Tripsacum floridana	Dwarf Fakahatchee Grass	Min. 18" Hgt.	
	138	Zamia pumila	Coontie	Min. 18" Hgt.	
	0				
	111	Dianella tasmanica 'Blueberry'	Blueberry Flax Lily	1 Gal.	
	401	Liriope muscari 'Big Blue'	Big Blue Liriope	1 Gal.	Plant 20" O.C.
	2,319	Rock Mulch	Rock Mulch	SF.	See general landscape notes & mulch Specifcation

Maintenance:

(1) Plantings, fences, walls, berms and irrigation systems required by this section must be maintained in good repair. Landscaped and buffer areas must be kept free of weeds, litter and debris.

(2) Damage to any of the landscaping or structures required by this section shall be replanted or replaced, as applicable, within ninety (90) days or one (1) growing season, whichever is sooner. Damage to a required fence or wall by a natural disaster shall be repaired within one hundred eighty (180) days. (3) It is unlawful to violate any of the provisions of this section.

(4) The department may enforce compliance with this section as provided by law and may perform reasonable inspections to insure continued compliance.

(5) All required landscaping and buffers may be served by an automatic irrigation system designed to eliminate the application of water to impervious areas and reduce impacts to existing native vegetation. All required landscaping and buffers shall be irrigated during the establishment period. The applicant may use a temporary irrigation system or hand watering if the applicant can demonstrate that such an approach will provide adequate water for plant survival. All alternative plans of irrigation must be approved by the zoning official or his/her designee.

(6) Tree pruning shall be conducted according to the most recent edition of the National Arborist Association Standards.

Completion bond:

A certificate of occupancy (C.O.), or release from the completion of the fulfillment of the requirements of this section, may be obtained prior to the completion of the required perimeter landscaping or landscape buffer upon the posting of a cash bond in favor of the county.

The bond shall be equal to one hundred ten (110) percent of the value of the required landscaping and buffer which remains to be completed.

The bond will be forfeited to the county if the remaining required landscaping is not completed within ninety (90) days of the issuance of the C.O. or release.

The department director may, upon consideration of site-specific or other extraordinary circumstances, extend the period of time for completion of the landscaping for not more than an additional one hundred eighty (180) days.

Those property owners who have chosen to postpone the installation of their required landscaping and/or buffering to the rainy season in accordance with [section 3-9-100\(e\)\(7\)](#) shall be exempt from this section of the Code.

Irrigation System Statement:

It is the intent of the irrigation system be designed and installed to support the efficient use of water. The system will include features such as rain sensors to prevent irrigation during periods of rainfall, a programmable timers to schedule watering during optimal hours, and irrigation zones organized according to plant material types and water requirements. All planting beds shall be irrigated with drip irrigation, while all sodded lawn areas shall be irrigated with spray heads and rotors as appropriate.



Chick-fil-A

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998



MLD STUDIO
Landscape Architecture

51 old canton street
alphaetta, ga 30009

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CHICK-FIL-A

TAMIAMI & CRANBERRY FSU

100 TAMIAMI TRAIL
PORT CHARLOTTE, FL 33953

FSU# 05636

REVISION SCHEDULE
NO. DATE BY DESCRIPTION

MLD PROJECT # 2024079
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DATE 9/23/25
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SHEET

Landscape Plan

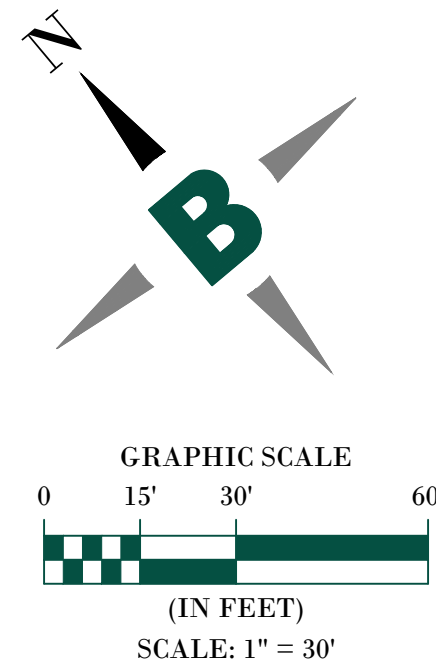
SHEET NUMBER

L-101

Exhibit 2-1
Site Plan
Cranberry Mixed Development
Texas Roadhouse



Know what's below.
Call before you dig.



EXISTING PROPERTY BOUNDARY LINE
 EXISTING ADJOINING PROPERTY LINE
 PROPOSED BUILDING SETBACK
 PROPOSED LANDSCAPE SETBACK
 PROPOSED EDGE OF PAVEMENT
 PROPOSED FENCE
 EXISTING CURB
 EXISTING EDGE OF PAVEMENT
 PROPOSED BUILDING OUTLINE

- | | |
|--|--|
| | PROPOSED SIGN |
| | CONCRETE SIDEWALK
(REFER TO SHEET C7.0 FOR DETAILS) |
| | ASPHALT PAVEMENT
(REFER TO SHEET C7.0 FOR DETAILS) |
| | BLACK COLORED HEAVY DUTY
CONCRETE PAVEMENT
(REFER TO SHEET C7.0 FOR DETAILS) |
| | BLACK COLORED CONCRETE PAVEMENT
(REFER TO SHEET C7.0 FOR DETAILS) |
| | BLACK COLORED CONCRETE SIDEWALK
(REFER TO SHEET C7.0 FOR DETAILS) |
| | PROPOSED DIRECTIONAL SIGN |
| | PROPOSED WATER/FIRE STRUCTURE |
| | PROPOSED STORM STRUCTURES |
| | PROPOSED SANITARY STRUCTURES |
| | PROPOSED LIGHT STRUCTURE |
| | EXISTING WATER/FIRE STRUCTURE |
| | EXISTING STORM STRUCTURES |
| | EXISTING SANITARY STRUCTURES |
| | EXISTING ELECTRICAL STRUCTURES |
| | EXISTING SITE SIGNAGE |
| | EXISTING TREE |

1. 8,400 SF BUILDING. REFER TO ARCHITECTURAL PLANS FOR DETAILS AND ELEVATIONS.
2. TRASH ENCLOSURE LOCATION. SEE ARCHITECTURAL PLANS FOR ELEVATIONS AND DETAILS.
3. 9' X 18' PARKING SPACE (TYPICAL).
4. 12' X 18' ADA PARKING SPACE, PER FDOT STANDARD PLANS INDEX 711-001 (TYPICAL).
5. 5' WIDE ADA COMPLIANT LOADING AREA (TYPICAL).
6. ADA PARKING SIGN (TYP.). PER FDOT STANDARD PLANS INDEX 700-102, MAX FINE \$100.00 (TYPICAL).
7. PROPOSED BOLLARD.
8. 3' CURB TRANSITION.
9. TURNED DOWN EDGE CONCRETE SIDEWALK.
10. TYPE "D" CURB, PER FDOT STANDARD PLANS INDEX 520-001.
11. 6" SOLID WHITE PAINTED STRIPE (TYP.), PER FDOT STANDARD PLANS INDEX 711-001.
12. PROPOSED CROSSWALK STRIPING, PER FDOT STANDARD PLANS INDEX 711-001.
13. WHITE THERMOPLASTIC STOP BAR (TYP.). REFER TO SIGNAGE PACKAGE BY VENDOR.
14. DIRECTIONAL ARROW (TYP.). PER SIGNAGE PACKAGE BY VENDOR.
15. 30" X 30" STOP SIGN (TYP.), PER MUTCD STANDARD R1-1.
16. WHEEL STOP (TYP.). REFER TO CONSTRUCTION DETAILS.
17. PROPOSED SIDEWALK CONNECTION.
18. MONOLITHIC CURB & FLUSH SIDEWALK. REFER TO SHEET C7.0 FOR DETAILS.
19. DETECTABLE WARNINGS (TYP.).
20. ADA COMPLIANT CURB RAMP TYPE "CR-A, PER FDOT STANDARD PLANS INDEX 522-002.
21. PROPOSED ±400 LF OF OPAQUE FENCE.

PARCEL ID NUMBER	402103126007
SITE ADDRESS	CRANBERRY BLVD & TAMiami TRAIL PORT CHARLOTTE, CHARLOTTE COUNTY,FL

FUTURE LAND USE	DRI MIXED USE
ZONING DISTRICT	PLANNED DEVELOPMENT (PD)
EXISTING LAND USE	VACANT
PROPOSED LAND USE	RESTAURANT

PARCEL AREA	102,082 SF (2.34 AC)	
	<u>EXISTING</u>	<u>PROPOSED</u>
PERVIOUS SPACE	102,082 SF (2.34 AC) (100%)	25,457 SF 0.58 AC (24.9%)
IMPERVIOUS AREA	0 SF (0 AC) (0%)	76,625 SF (1.76 AC) (75.1%)

MAXIMUM BUILDING HEIGHT	35 FEET
PROPOSED BUILDING AREA	8,400 SF
MAXIMUM FLOOR AREA RATIO	1.2
PROVIDED FLOOR AREA RATIO	8,400 SF / 102, 082 SF = 0.08

REQUIRED PARKING SPACES	1 SPACE PER 100 SF =84 SPACES
PROPOSED STANDARD SPACES (18' X 9')	161
PROPOSED ADA SPACES (18' X 12')	6
TOTAL SPACES PROVIDED	168 TOTAL (INCLUDES ADA SPACES)
REQUIRED BICYCLE PARKING	0
PROVIDED BICYCLE PARKING	0

FRONT (SOUTH)	25 FT
FRONT (WEST)	25 FT
REAR (EAST)	0 FT
REAR (NORTH)	0 FT

FRONT (SOUTH)	8 FT
FRONT (WEST)	8 FT
REAR (EAST)	8 FT
REAR (NORTH)	10 FT

1. ALL DIMENSIONS ARE TO GROUND LEVEL IMPROVEMENTS (FACE OF CURB, CONCRETE SLAB, ETC.) UNLESS NOTED OTHERWISE. REFER TO ARCHITECTURAL PLANS FOR BUILDING DETAILS.
2. ALL DIMENSIONS FROM PROPERTY LINES ARE PERPENDICULAR UNLESS OTHERWISE NOTED.
3. ALL RADI DIMENSIONS ARE 3' TO FACE OF CURB UNLESS OTHERWISE NOTED.
4. ALL DIRECTIONAL PAVEMENT MARKINGS MUST BE THERMOPLASTIC.
5. WHITE PAVEMENT MARKINGS ON CONCRETE TO HAVE BLACK OUTLINE.
6. ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS," LATEST EDITION; AND THE CHARTS OF THE COUNTY LAND DEVELOPMENT CODE.
7. FREE STANDING SIGNAGE SHOWN ONLY FOR REPRESENTATIONAL PURPOSES, AND SHALL BE PERMITTED SEPARATELY.
8. A RIGHT-OF-WAY PERMIT WILL BE REQUIRED FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY. SPECIFIC STIPULATIONS OR CONDITIONS WILL BE IMPOSED AT THE TIME OF PERMIT APPLICATION.
9. CONSTRUCTION PLAN APPROVAL DOES NOT EXEMPT THE CONTRACTOR FROM OBTAINING THE REQUIRED BUILDING, ELECTRICAL, PLUMBING AND MECHANICAL PERMITS. THESE INCLUDE BUT ARE NOT LIMITED TO ANY STRUCTURE, SIGN, WALL, ENCLOSURE OR SCREENING, ETC.
10. IN THE EVENT THE PROJECT IS TERMINATED PRIOR TO CONSTRUCTION COMPLETION, THE PROJECT SHALL BE BROUGHT TO GRADE, SEEDED AND ALL DEBRIS AND MATERIALS SHALL BE HAULED OFF-SITE AND DUMPED AT A STATE APPROVED FACILITY. ANY DAMAGED SIGNAGE OR CURB WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE REMOVED AND REPLACED.
11. ALL DISTURBED AREAS WITHIN THE PUBLIC RIGHT-OF-WAY WILL BE SODED.
12. CONTRACTOR TO SEED ALL DISTURBED AREA UNLESS NOTED OTHERWISE.
13. STANDARD PLAN INDICES REFER TO THE LATEST VERSION OF FDOT STANDARD PLANS FOR ROAD CONSTRUCTION.
14. LANDSCAPING IN ACCORDANCE WITH PD CONDITIONS, SEE CONDITIONS b.iv.d.ii.
15. LANDSCAPING IN ACCORDANCE WITH PD CONDITIONS, SEE CONDITIONS b.iv.d.v.
16. LANDSCAPING IN ACCORDANCE WITH PD CONDITIONS, SEE CONDITIONS b.iv.g.

PLAN STATUS		
DATE	DESCRIPTION	
ADH DESIGN	ADH DRAWN	TWJ CHKD
SCALE	1"=30'	
JOB No.	011547-01-001	
DATE	November 7, 2025	
SITE PLAN		
SHEET No. C4.0		

SHEET No. C4.0

Bowman Consulting Group Ltd
5404 Cypress Center Dr.
Suite 140
Tampa, FL 33609
Phone: (813) 474-7424
www.bowman.com

SITE PLAN

TEXAS ROADHOUSE

CRANBERRY BLVD & U.S. 41 (TAMIAMI TRAIL)
PORT CHARLOTTE, FL

MISC PROJECT #
XXXXX-XX-XXX

SHEET No. C4.0

Bowman

Certificate of Authorization License No. 30462

Exhibit 2-2 **Elevations**



FRONT ELEVATION (SOUTH WEST)



LEFT ELEVATION (NORTH WEST)



REAR ELEVATION (NORTH EAST)



RIGHT ELEVATION (SOUTH EAST)

EXTERIOR FINISH SCHEDULE	
FIBER CEMENT BOARD SIDING & TRIM	ALLURA LAP SIDING, RUSTIC CEDAR 8.25" (7" EXPOSURE) COLOR: SUMMER WHEAT ALLURA VERTICAL PANEL, RUSTIC 8" OC GROOVE, COLOR: SUMMER WHEAT
EXTERIOR SHUTTERS	WHOLESALE MILLWORK HIGH DENSITY POLYURETHANE, COLOR: SHERWIN WILLIAMS PAINTS, #6096 JUTE BROWN
FRONT ENTRANCE DOORS	SPECIAL-LITE SL-18 FRP DOOR OAK FINISH
FASCIA, FIBER CEMENT BOARD TRIM, METAL CAP FLASHING & GUTTERS	PAINT #1: SHERWIN WILLIAMS PAINTS, GREEN
DOWNSPOUTS & SPLIT-FACE CMU	PAINT #2: SHERWIN WILLIAMS PAINTS, #6117 "SMOKEY TOPAZ" FINISH COLOR TO MATCH FIBER CEMENT COLOR
METAL DOORS & FRAMES, DUMPSTER GATES & BOLLARDS	PAINT #3: SHERWIN WILLIAMS PAINTS, GLOSS BLACK
METAL RAILS & METAL GATE	PORTER PAINTS: EXTERIOR; COLOR: BLACK
BRICK	COMMERCIAL BRICK CORPORATION "HOMESTEAD"
BRICK (ALTERNATE)	GENERAL SHALE PHOENIX C652
METAL ROOF	METAL SALES 5V-CRIMP, GALVALUME

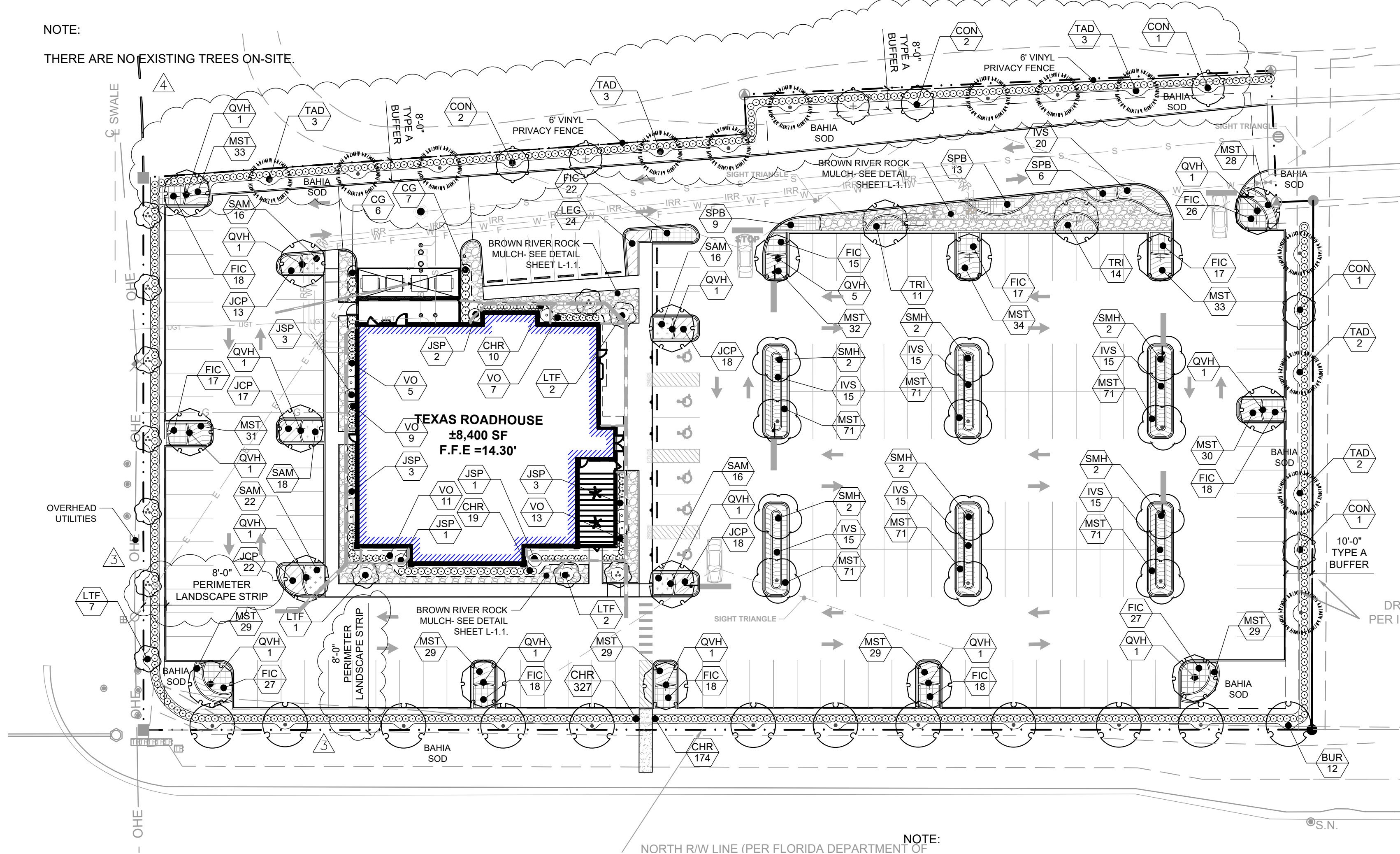
DISCLAIMER NOTE:
THE COLORS DEPICTED ON THESE ELEVATIONS ARE FOR GRAPHIC REPRESENTATION PURPOSES ONLY.
PLEASE REFER TO MATERIAL BOARD FOR ACTUAL SAMPLE OF COLORS AND TEXTURES

Sec. 3-5-506	minimum of 3 required each primary façade										
	(d)(1)	(d)(2)	(d)(3)	(d)(4)	(d)(5)	(d)(6)	(d)(7)	(d)(8)	(d)(9)	(d)(10)	(d)(11)
Front Elevation (South West)		X	X (at towers & parapet)			X (arched shutters)		X	X		X (flags on tower peaks)
Rear Elevation (North East)	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Left Elevation (North West)			X (at tower)			X (arched shutters)		X	X		X (flag on tower peaks)
Right Elevation (South East)	X	X	X (at tower)			X (arched shutters)		X	X		X (flag on tower peaks)

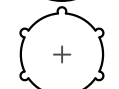
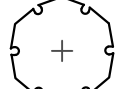
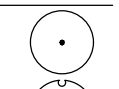
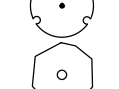
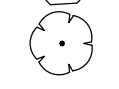
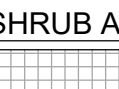
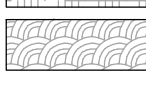
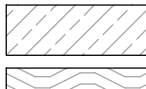
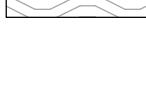
Sec. 3-5-506	minimum of 2 required each façade						
	(f)(1)	(f)(2)	(f)(3)	(f)(4)	(f)(5)	(f)(6)	(f)(7)
Front Elevation (South West)	X	X	X	X	X	X	
Rear Elevation (North East)	X	X	X	X		X	
Left Elevation (North West)	X	X	X	X	X	X	
Right Elevation (South East)	X	X	X	X	X	X	

Exhibit 2-3
Landscape Plan

NOTE:
THERE ARE NO EXISTING TREES ON-SITE.



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	TREE PTS.
TREES							
	BUR	12	BURSERA SIMARUBA	GUMBO LIMBO	FIELDGROWN, 3" CAL., 14'- 16' HT. X 5' SPD.	YES	28.5
	CON	7	CONOCARPUS ERECTUS	BUTTONWOOD	FIELDGROWN, 2" CAL., 10' HT. X 4' SPD.	YES	10.0
	LTF	12	LAGERSTROEMIA INDICA X FAURIEI 'TUSCARORA'	TUSCARORA CRAPE MYRTLE MULTI-TRUNK	45 GAL., 3" CALIPER TOTAL, 12' HT.- MULTI-TRUNK	NO	12.0
	QVH	19	QUERCUS VIRGINIANA 'QVTIA'	HIGHRISE LIVE OAK	FIELDGROWN, 3" CAL., 12'- 14' HT. X 5' SPD.	YES	13.0
	SMH	12	SWIETENIA MAHAGONI	WEST INDIAN MAHOGANY	FIELDGROWN, 3" CAL., 12'- 14' HT. X 5' SPD.	YES	28.5
	TAD	13	TAXODIUM DISTICHUM 'AUTUMN GOLD'	BALD CYPRESS	FIELDGROWN, 3" CAL., 12'- 14' HT. X 5' SPD.	YES	18.0
						YES	24.0
SHRUBS							
	CHR	532	CHRYSOBALANUS ICACO 'RED TIP'	RED TIP COCO PLUM	3 GAL., 24" HT. X 24" SPD., @ 30" O.C. SPACING	TOTAL PTS.	
	CG	13	CLUSIA GUTTIFERA NANA	DWARF CLUSIA	7 GAL., 36" HT. X 24" SPD., @ 3' O.C. SPACING		
	JSP	13	JUNIPERUS CHINENSIS 'SPARTAN'	SPARTAN JUNIPER	15 GAL., 7'- 8' HT. X 3' SPD., MATCHING		
	VO	50	VIBURNUM OBOVATUM 'MRS. SCHILLER'S DELIGHT'	MRS. SCHILLERS DELIGHT WALTER'S VIBURNUM	7 GAL., 30" HT., FULL, @ 30" O.C. SPACING		
SHRUB AREAS							
	FIC	259	FICUS MICROCARPA 'GREEN ISLAND'	GREEN ISLAND INDIAN LAUREL FIG	3 GAL., 24" HT. X 24" SPD., @ 3' O.C. SPACING		
	IVS	110	ILEX VOMITORIA 'SCHILLINGS'	YAUPON HOLLY	3 GAL., 12" HT. X 12" SPD., @ 30" O.C. SPACING		
	SAM	88	SABAL MINOR	DWARF PALMETTO	3 GAL., 12" HT. X 12" SPD., @ 30" O.C. SPACING		
	SPB	28	SPARTINA BAKERI	SAND CORDGRASS	3 GAL., 24" HT. X 24" SPD., @ 3' O.C. SPACING		
	TRI	25	TRIPSACUM DACTYLOIDES NANA	DWARF FAKAHATCHEE GRASS	1 GAL., 24" HT., FULL, @ 30" O.C. SPACING		
GROUND COVERS							
	JCP	88	JUNIPERUS CHINENSIS 'PARSONII'	PARSON'S JUNIPER	1 GAL., FULL @ 24" O.C. SPACING		
	LEG	24	LIRIOPE MUSCARI 'EVERGREEN GIANT'	EVERGREEN GIANT LILYTURF	1 GAL., 12" HT., FULL, @ 24" O.C. SPACING		
	MST	791	MIMOSA STRIGILLOSA	SUNSHINE MIMOSA	1 GAL., 12" HT., FULL, @ 18" O.C. SPACING		

CHARLOTTE COUNTY ARTICLE IV - SITE DESIGN STANDARDS AND REQUIREMENTS

SEC. 3-9-100. - BUFFERS, LANDSCAPING, AND TREE REQUIREMENTS
MINIMUM BUFFER REQUIREMENTS

CRANBERRY BLVD.:
(OVERHEAD UTILITIES)
8'-0" WIDE- PERIMETER LANDSCAPE STRIP WITH PARKING LOT SCREENING
1 CANOPY TREE PER 35 L.F. AND 3' TALL CONTINUOUS HEDGE

210 LF / 100 LF = 7 CANOPY TREES AND CONTINUOUS 3' TALL HEDGE REQUIRED
7 UNDERSTORY TREES AND CONTINUOUS 3' TALL HEDGE PROVIDED

U.S. 41 (TAMIAMI TRAIL):
8'-0" WIDE- PERIMETER LANDSCAPE STRIP WITH PARKING LOT SCREENING
1 CANOPY TREE PER 35 L.F. AND 3' TALL CONTINUOUS HEDGE

438 LF / 35 LF = 12 CANOPY TREES AND CONTINUOUS 3' TALL HEDGE REQUIRED
12 CANOPY TREES AND CONTINUOUS 3' TALL HEDGE PROVIDED

NORTH PROPERTY LINE (RETENTION POND):
8'-0" WIDE- TYPE "A" LANDSCAPE BUFFER- SEE NOTE #2 BELOW.
2 CANOPY TREES, 1 UNDERSTORY TREE, & 10 SHRUBS PER 100 L.F.

430 LF / 100 LF = 9 CANOPY TREES, 5 UNDERSTORY TREES, AND 43 SHRUBS REQUIRED
9 CANOPY TREES, 5 UNDERSTORY TREES, AND 43 SHRUBS PROVIDED

EAST PROPERTY LINE:
10'-0" WIDE- TYPE "A" LANDSCAPE BUFFER
2 CANOPY TREES, 1 UNDERSTORY TREE, & 10 SHRUBS PER 100 L.F.

200 LF / 100 LF = 4 CANOPY TREES, 2 UNDERSTORY TREES, AND 20 SHRUBS REQUIRED
4 CANOPY TREES, 2 UNDERSTORY TREES, AND 20 SHRUBS PROVIDED

INTERIOR PARKING LOT LANDSCAPING

ALL OFF-STREET PARKING LOTS IN EXCESS OF ONE THOUSAND FIVE HUNDRED (1,500) SQUARE FEET OR FIVE (5) SPACES, WHICHEVER IS LESS, SHALL COMPLY WITH THE FOLLOWING:

- ALL ROWS OF PARKING SHALL HAVE A TERMINAL ISLAND PLACED AT EACH END WITH A MINIMUM OF ONE (1) TREE AND SHALL BE FULLY PLANTED WITH SHRUBS, AND GROUNDCOVER. EACH ISLAND SHALL BE AT LEAST EIGHT (8) FEET WIDE AS MEASURED FROM BACK OF CURB TO BACK OF CURB. LARGER ISLANDS ARE RECOMMENDED, ESPECIALLY WHERE CANOPY TREES ARE PROVIDED.
- THE LENGTH OF EACH PLANTER ISLAND SHALL BE THE LENGTH OF A PARKING SPACE FOR SINGLE-ROW PARKING, OR THE LENGTH OF TWO (2) CAR SPACES FOR DOUBLE-ROW PARKING. IN THE CASE OF PARALLEL PARKING, THE LENGTH OF A PLANTER ISLAND SHALL BE A MINIMUM OF TEN (10) FEET.
- NO ROW OF PARKING SPACES SHALL CONTAIN MORE THAN TEN (10) SPACES UNINTERRUPTED BY A REQUIRED LANDSCAPE ISLAND. NO ROW OF PARALLEL PARKING SHALL CONTAIN MORE THAN FIVE (5) SPACES UNINTERRUPTED BY A REQUIRED LANDSCAPE ISLAND.
- EACH DOUBLE-ROW TERMINAL ISLAND SHALL INCLUDE AT LEAST TWO (2) TREES IN ADDITION TO BEING FULLY PLANTED WITH SHRUBS AND GROUNDCOVER.
- PLANTER ISLANDS SHALL BE LANDSCAPED SO AS NOT TO OBSTRUCT TRAFFIC SIGHT LINES. SHRUBS SHALL BE MAINTAINED AT A HEIGHT OF TWENTY-FOUR (24) INCHES; TREES SHALL HAVE A MINIMUM OF SIX (6) FEET OF CLEAR TRUNK, AS MEASURED FROM THE GROUND UP.

Landscape General Note:

THE LANDSCAPING REQUIREMENTS SHALL ALSO COMPLY WITH PD CONDITIONS FOR APPLICATION PD-24-13 AS FOLLOWS:

- A TEN-FOOT LANDSCAPE BUFFER WITH A TYPE A BUFFER IS REQUIRED BETWEEN USES ON LOTS 2-A, 2-B, 2-C, AND 2-D.
- AT A MINIMUM, AN EIGHT-FOOT WIDE TYPE A LANDSCAPE BUFFER WITH AN OPAQUE WALL OR FENCE SHALL BE REQUIRED ALONG THE NORTH PROPERTY BOUNDARY FOR LOT 2A.

PD Conditions for Application PD-24-13
Revisions to PD Condition “b.iv and Transportation
conditions “o”, “p”, “q” & “r” as Established in
Ordinance Number 2023-009

- b. Permitted uses, temporary uses, and signage:
- iv. For parcel P1-3 which is located northwest of Huge Boulevard and northeast of US 41 and is named Cranberry Commons Subdivisions (Lots 1 through 3):
 - a) Development shall occur as generally illustrated in the General PD Concept Plan (Attachment 1: Overall Site Plan, Commercial Development, Cranberry Blvd & U.S. 41) submitted by the applicant, prepared by Bowman dated August 28, 2025, and revised September 25, 2025, except such modifications as may be required to meet the conditions of the PD zoning district. In addition, the conditions/comments indicated in the Site Plan Review (DRC-25-084) letter dated September 22, 2025, shall be met. Such General PD Concept Plan shall be valid until a Final Detail Site Plan is approved per Section 3-9-45, Planned Development (PD). Areas indicated for multi-family development and commercial development will be developed as such. Development standards on the General PD Concept Plan shall apply.
 - b) Multi-family up to 340 dwelling units. The base density is 0 units. The subject property will require a total of 340 units of transferred density in order to achieve the residential development up to 340 units. 340 transfer of density units have been approved by the Board of County Commissioners via Resolution Number 2023-138.
 - c) A pet center at 2,329 square feet and the maintenance building at 579 square feet for residential development as shown on the General PD Concept Plan (Attachment 1).
 - d) For commercial development as shown on the General PD Concept Plan:
 - 1. Lot 3: Chick-fil-A, one-story building up to 5,304 square feet. Development on outparcel 1 shall occur as generally illustrated in the Detail PD Concept Plan (Exhibit 1-1: Chick-fil-A Detail PD Concept Plan) submitted by the applicant, prepared by Bowman, dated August 6, 2025, and revised September 23, 2025, except such modifications as may be required to meet the conditions of the PD zoning district. In addition, the Site Plan Review comments of recommendation of approval per the letter dated September 11, 2025, are required to be met. Such Detail PD Concept Plan (DRC-25-081) shall be valid until a Final Detail Site Plan is approved per Section 3-9-45, Planned Development (PD). The Final Detail Site Plan shall be reviewed administratively by staff and, if approved, an approval letter shall be issued.
 - i. The elevations for the proposed restaurant are illustrated on Exhibit 1-2: Elevations, and are subject to the provisions of Chapter 3-5, Article XXIV, Commercial Design Standards, of the Charlotte County Code. In addition, at a minimum, each primary facade shall incorporate a minimum of five design treatments. All other

- requirements in Chapter 3-5, Article XXIV, Commercial Design Standards, of the Charlotte County Code shall apply.
- ii. Landscaping and buffers as shown on Exhibit 1-3: Landscape Plan.
 - iii. No development shall occur prior to Final Detail Site Plan approval. The Final Detail Site Plan shall be reviewed administratively by staff and, if approved, an approval letter shall be issued.
2. Lot 2-D: Up to 5,231 square feet for the following uses:
- i. Animal hospital, boarding facility.
 - ii. Art, dance, music, photo studio or gallery.
 - iii. Bank, financial services.
 - iv. Business services.
 - v. Drug store, pharmacy.
 - vi. Emergency services.
 - vii. Essential services.
 - viii. Gas station.
 - ix. General offices.
 - x. General retail sales and services.
 - xi. Government uses and facilities.
 - xii. Medical or dental office, clinic.
 - xiii. Mini-warehouses or storage facilities, but not bulk storage of flammable liquids.
 - xiv. Motor vehicle wash.
 - xv. Personal services.
3. Lot 2-B and Lot 2-C: commercial general uses up to a total of 10,000 square feet.
- i. Animal hospital, boarding facility.
 - ii. Art, dance, music, photo studio or gallery.
 - iii. Bank, financial services.
 - iv. Business services.
 - v. Drug store, pharmacy.
 - vi. Emergency services.
 - vii. Essential services.
 - viii. Gas station.
 - ix. General offices.
 - x. General retail sales and services.
 - xi. Government uses and facilities.
 - xii. Medical or dental office, clinic.
 - xiii. Mini-warehouses or storage facilities, but not bulk storage of flammable liquids.
 - xiv. Motor vehicle wash.
 - xv. Personal services.
 - xvi. Restaurant.
4. Lot 2-A: Texas Roadhouse, one-story building up to 8,400 square feet. Development shall occur as generally illustrated in the Detail PD Concept Plan (Exhibit 2-1: Site Plan, Cranberry Mixed Development Texas Roadhouse) submitted by the applicant, prepared by Bowman,

dated August 6, 2025, and revised November 7, 2025, except such modifications as may be required to meet the conditions of the PD zoning district. In addition, the Site Plan Review comments of recommendation of approval per the letter dated September 15, 2025, are required to be met. Such Detail PD Concept Plan (DRC-25-082) shall be valid until a Final Detail Site Plan is approved per Section 3-9-45, Planned Development (PD). The Final Detail Site Plan shall be reviewed administratively by staff and, if approved, an approval letter shall be issued.

- i. The elevations for the proposed restaurant are illustrated on Exhibit 2-2: Elevations, and are subject to the provisions of Chapter 3-5, Article XXIV, Commercial Design Standards, of the Charlotte County Code. In addition, at a minimum, each primary facade shall incorporate a minimum of five design treatments. All other requirements in Chapter 3-5, Article XXIV, Commercial Design Standards, of the Charlotte County Code shall apply.
 - ii. Landscaping and buffers as shown on Exhibit 2-3: Landscape Plan.
 - iii. No development shall occur prior to Final Detail Site Plan approval. The Final Detail Site Plan shall be reviewed administratively by staff and, if approved, an approval letter shall be issued.
- 5. A ten-foot landscape buffer with a Type A buffer is required between uses on Lots 2-A, 2-B, 2-C, and 2-D.
 - 6. Lots 2-B, 2-C, and 2-D shall have individual sidewalks connecting to the existing US 41 sidewalk.
- e) No Special Exception shall be allowed. Outside storage and outside display of items are prohibited.
 - f) The maximum building height for the commercial portion of development shall be 35 feet. The maximum building height for the residential portion of the development shall be 60 feet. This height limit applies to all structural elements and all elevation points except for the maintenance building up to 20 feet.
 - g) Within the required 25-foot PD set back, at a minimum, a type D buffer is required along Hillsborough Boulevard between Access Road and Huge Boulevard except for the wetland management area which a type A buffer is required. At a minimum, an eight-foot wide landscape buffer without a wall or fence, including four canopy tree and two accent/understory tree per 100 linear feet, and a perimeter hedge row which must be a minimum 36 inches in height upon planting (the minimum maintained height of 48 inches) to form a continuous, solid visual screen within one year of planting, shall be required along the north property boundary for Lots 2-B through 2-D and Lot 3, adjacent to Access Road. At a minimum, an eight-foot wide Type A landscape buffer with an opaque wall or fence shall be required along the north property boundary for Lot 2A; adjacent to the retention pond; the wall or fence may be located along the property line with landscaping internal to the side.

- h) The developer is required to provide a five-foot sidewalk, on one side of each street, throughout the development site. An eight-foot-wide sidewalk is required along the property line on Hillsborough Boulevard, Huge Boulevard, and US 41 unless this requirement is altered or deleted by the County Engineer pursuant to Section 3-6-74 of the County Code, as may be amended.
- i) The onsite wetlands shall be preserved per Habitat Management Plan (Attachment 2: Preservation Management Plan). A minimum of 15-foot, and an average of 25-foot buffer is required along all wetlands.
- j) The development is subject to the provisions of Chapter 3-5, Article XXIV, Commercial Design Standards, of the Charlotte County Code, as may be amended. In addition, at a minimum, each primary facade shall incorporate a minimum of five design treatments. All other requirements in Chapter 3-5, Article XXIV, Commercial Design Standards, of the Charlotte County Code shall apply. All buildings within the residential portion of the site shall be designed and constructed in a uniform architectural style.
- k) For the school concurrency issues:
 - 1. If the school concurrency process is still required under a valid interlocal agreement, prior to Final Detail Site Plan or Final Plat approval for any residential development for any Phases, the applicant/property owner must obtain a School Concurrency Availability Determination Letter (SCADL) from Charlotte County Public Schools (CCPS) indicating that sufficient capacity exists, or has been accounted for through a binding and enforceable agreement with CCPS to address school concurrency.
 - 2. If an agreement is required, the terms of the agreement shall be incorporated into the Planned Development Final Detail Site Plan approval and shall not constitute a major modification.
- p. The developers at their own costs shall design, permit, and construct the US 41 left turn lane (the second left turn lane on US 41 SB to Cranberry Boulevard NB) at a timing determined by the County. A developer agreement acceptable to the county shall be required prior to approval of Final Detail Site Plan(s).

**Attachment 1
General PD Concept Plan
Master Site Plan - Multi-Use
Development, Cranberry Blvd. &
Tamiami Trail
- Outparcels 1-5**



Certificate of Authorization License No. 30462

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CHARLOTTE COUNTY

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DATE	DESCRIPTION	
ADH	ADH	TWJ
DESIGN	DRAWN	CHKD
SCALE	1" = 70'	
JOB No.	011547-01-001	
DATE	September 25, 2025	

SHEET No. C4.0

September 25, 2025
FILE PATH: V:\011547-01-001 (ENG) - Master Site Plan - Title Engineering\Engineering - Bowman\011547-01-001 Master Site Plan.dwg
DRAWN BY: J. BOWMAN, CHECKED BY: J. BOWMAN, DATE: 09/25/2025, TIME: 10:00 AM, PROJECT: 011547-01-001, SHEET: 01 OF 01, SCALE: 1" = 80', STATUS: FOR REVIEW, COMMENTS: THIS DRAWING IS A CONCEPTUAL PLAN AND IS NOT TO BE USED FOR CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CLIENT TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CLIENT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE ENGINEER. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL FEE RECEIVED FOR THIS PROJECT. THE ENGINEER'S LIABILITY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES. THE ENGINEER'S LIABILITY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES. THE ENGINEER'S LIABILITY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.



Know what's below.
Call before you dig.



SITE DATA TABLE

PROJECT NAME	COMMERCIAL DEVELOPMENT
PROJECT ADDRESS	CRANBERRY BLVD & U.S. 41
PROJECT DESCRIPTION	PROPOSAL FOR A NEW 8,400 SF RESTAURANT, AND 5,304 SF QSR.
TOTAL PARCEL/SITE AREA	LOT 2-A: 102,082 SF (2.34 AC) LOT 3: 103,462 SF (2.375 AC)
EXISTING ZONING	PLANNED DEVELOPMENT (PD)
PARCEL NUMBERS	LOT 2-A: 402103126007 LOT 3: 402103126004
MAX. BUILDING HEIGHT	35'
BUILDING SETBACK	25' PD SETBACK

LOT 2-A	
PARCEL AREA	102,082 SF (2.34 AC)
BUILDING SF	8,400 SF
REQUIRED PARKING SPACES:	
RESTAURANTS	1/100 SF OF FLOOR AREA
TOTAL REQUIRED:	84 SPACES
TOTAL PROVIDED (167):	161 REGULAR (9'X18') 6 ADA (12' X 18')
REQ'D. LANDSCAPE BUFFERS	
FRONT (SOUTH & WEST)	8'
REAR (NORTH)	8'
REAR (EAST)	10'

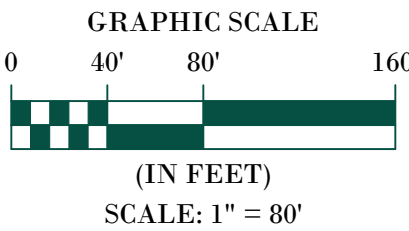
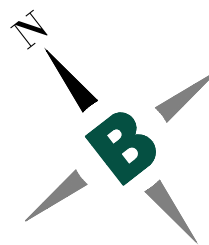
LOT 3	
PARCEL AREA	103,462 SF (2.375 AC)
BUILDING SF	5,218 SF
REQUIRED PARKING SPACES:	
TAKE-OUT RESTAURANT	1 /200 SF
TOTAL REQUIRED:	27 SPACES
TOTAL PROVIDED (71):	68 REGULAR (10'X20') 3 ADA (12'X20')
REQ'D. LANDSCAPE BUFFERS	
FRONT (SOUTH & WEST)	8'
REAR (NORTH)	8'
SIDE (EAST)	0'

CONCEPTUAL PLAN NOTES:

- CONDITIONS MAY EXIST THAT COULD RESTRICT THE DEVELOPMENT OF THIS SITE AS SHOWN. THIS DRAWING IS INTENDED TO BE CONCEPTUAL ONLY AND ADDITIONAL RESEARCH AND DESIGN WOULD BE REQUIRED FOR THE PREPARATION OF A SITE PLAN THAT MEETS LOCAL JURISDICTIONAL CODES.
- BOWMAN DOES NOT PURPORT THAT THIS SITE CAN BE DEVELOPED AS SHOWN. THE PURCHASE OF THIS SITE SHALL BE AT THE OWNER/DEVELOPER'S SOLE EXPENSE.
- NO SITE VISITS HAVE BEEN PERFORMED TO ENSURE THE ACCURACY OF THE AERIAL IMAGE SHOWN HEREON.
- THIS EXHIBIT IS NOT INTENDED TO BE USED AS A CONSTRUCTION DOCUMENT, AND SHOULD NOT BE CONSTRUED IN ANYWAY TO BE USED FOR CONSTRUCTION PURPOSES.
- PROPERTY LINES SHOWN ARE FROM COUNTY GIS AND ARE FOR CONCEPTUAL PURPOSES ONLY.
- LANDSCAPING IN ACCORDANCE WITH PD CONDITIONS, SEE CONDITIONS b.iv.dj4 il.
- LANDSCAPING IN ACCORDANCE WITH PD CONDITIONS, SEE CONDITIONS b.iv.dj5.
- LANDSCAPING IN ACCORDANCE WITH PD CONDITIONS, SEE CONDITIONS b.iv.g.

CONCEPTUAL PLAN LEGEND:

PROPERTY LINE	———
BUILDING SETBACK LINE	- - - - -
LANDSCAPE BUFFER LINE	- · - · -
PARKING COUNT	#



Bowman

Certificate of Authorization License No. 30462

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MASTER SITE PLAN
COMMERCIAL DEVELOPMENT
CRANBERRY BLVD & U.S. 41 (TAMIAMI TRAIL)
PORT CHARLOTTE, FL
CHARLOTTE COUNTY

MISC PROJECT #
XXXX-XX-XX

PLAN STATUS

DATE	DESCRIPTION
ADH DESIGN	ADH TWJ
DRAWN	CHKD
SCALE	1" = 80'
JOB No.	011547-01-001
DATE	September 25, 2025
MASTER SITE PLAN	
SHEET No.	C4.1

Exhibit 1-1

Chick-fil-A Detail PD Concept Plan



Chick-fil-A

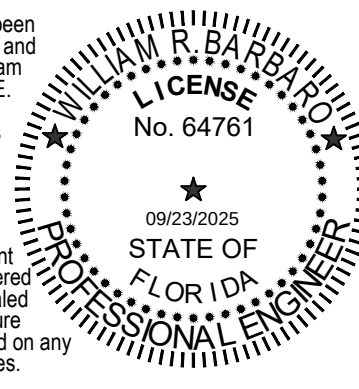
Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998

Bowman

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900 SE 3rd Ave., Suite 300
Fort Lauderdale, FL 33316
Phone: (954) 374-4487
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Seal

This item has been
digitally signed and
sealed by William
R. Barbaro, P.E.
on the date
adjacent to this
seal.



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and the signature
must be verified on any
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WILLIAM R. BARBARO, P.E.
FLORIDA REG. NO. 64761

CHICK-FIL-A
TAMAMI & CRANBERRY FSU
100 TAMAMI TRAIL
PORT CHARLOTTE, FL 33953

FSU#05636

BUILDING TYPE / SIZE: P14 LE BASE
RELEASE: 11/2024

REVISION SCHEDULE
NO. DATE DESCRIPTION

CONSULTANT PROJECT # 010014-01-212
PRINTED FOR PERMIT
DATE 9/23/2025
DRAWN BY B.L.M.

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SHEET

SITE PLAN

SHEET NUMBER

C-2.0

LEGEND	
PROP. ASPHALT DRIVE	EX. ASPHALT
PROP. CONC. PAVEMENT	EX. CONCRETE "F" CURB
PROP. TYPE "F" CURB	EX. SIGN
PROP. TYPE "D" CURB	EX. STORM INLET
PROP. PARKING STRIPE	EX. LIGHT POLE
PROP. SITE SIGNAGE	EX. TREE
PROP. DIRECTIONAL ARROW	EX. SANITARY MANHOLE
PROP. PARKING COUNT	
PROP. CURB INLET	
PROP. FFL TRANSFORMER	
PROP. FLAG POLE	
PROP. SIGN	
PROP. CLEARANCE BAR	

LEGEND

PROP. ASPHALT DRIVE
PROP. CONC. PAVEMENT
PROP. TYPE "F" CURB
PROP. TYPE "D" CURB
PROP. PARKING STRIPE
PROP. SITE SIGNAGE
PROP. DIRECTIONAL ARROW
PROP. PARKING COUNT
PROP. CURB INLET
PROP. FFL TRANSFORMER
PROP. FLAG POLE
PROP. SIGN
PROP. CLEARANCE BAR

PROPERTY LINE
EX. ASPHALT
EX. CONCRETE "F" CURB
EX. SIGN
EX. STORM INLET
EX. LIGHT POLE
EX. TREE
EX. SANITARY MANHOLE

SITE SUMMARY

JURISDICTION	CHARLOTTE COUNTY
ZONING	PD (PLANNED DEVELOPMENT)
OVERLAY DISTRICT	U.S. 41 OVERLAY DISTRICT
USE	FAST FOOD RESTAURANT WITH DRIVE THRU
PARCEL ID	402103126004
LOT	
SIZE	103,374 SF (2.37 AC)
BUILDING	
SIZE	5,218 SF
PARKING	
SIZE	10' X 20' 90"

BUILDING SETBACKS

SETBACKS	REQUIRED	PROVIDED
FRONT (SOUTH)	N/A	154.3'
REAR (NORTH)	25'	54'
SIDE (WEST)	N/A	198.8'
SIDE (EAST)	N/A	35.5'

PARKING CALCULATIONS

USE	QTY	RATIO	REQUIRED
BUILDING AREA	5,218	1 SPACE PER 200 SF	27
CFA STANDARD PARKING PROVIDED			71
CFA HANDICAP PARKING REQUIRED			4
CFA HANDICAP PARKING PROVIDED			6
PROPOSED TOTAL PARKING			77

EXISTING SITE CALCULATIONS

EXISTING AREA	SF	ACRES	%
TOTAL AFFECTED AREA	103,374	2.37	100.00%
EXIST. OPEN SPACE AREA	102,246	2.35	98.91%
EXIST. PERVIOUS AREA	102,246	2.35	98.91%
EXIST. IMPERVIOUS AREA	1,128	0.03	1.09%
EXIST. BUILDING AREA	0	0.00	0.00%
EXIST. PAVEMENT AREA	1,128	0.03	1.09%
EXIST. VEHICULAR USE AREA	0	0.00	0.00%

PROPOSED SITE CALCULATIONS

PROPOSED AREA	SF	ACRES	%
TOTAL AFFECTED AREA	103,374	2.37	100.00%
PROP. OPEN SPACE AREA	40,772	0.94	39.44%
PROP. PERVIOUS AREA	40,772	0.94	39.44%
PROP. IMPERVIOUS AREA	62,602	1.44	60.56%
PROP. BUILDING AREA	5,218	0.12	5.05%
PROP. PAVEMENT AREA	57,384	1.32	55.51%
PROP. VEHICULAR USE AREA	45,923	1.05	44.42%

GENERAL SITE PLAN NOTES

- ALL CONSTRUCTION IN THE FDOT ROW SHALL CONFORM TO THE LATEST EDITIONS OF THE FDOT DESIGN STANDARDS (INDICES), THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND THE FDOT UTILITY ACCOMMODATION MANUAL.
- ALL RELOCATIONS, MODIFICATIONS, OR CLOSURES OF CONNECTIONS TO THE STATE HIGHWAY SYSTEM SHALL CONFORM TO F.A.C. (FLORIDA ADMINISTRATIVE CODE) RULE 14-96.
- GC TO UPDATE/ADD/REMOVE ANY SIGNS OR PAVEMENT MARKINGS THAT NEED TO BE UPDATED/ADDED/REMOVED IN THE FIELD WITH THE PROPOSED CHANGES.
- ALL AFFECTED SIDEWALKS, RAMPS AND CROSSWALKS WILL BE BUILT AND INSPECTED TO MEET CURRENT ADA REQUIREMENTS.
- LANDSCAPE IN ACCORDANCE WITH PD CONDITIONS. SEE CONDITIONS B.I.V.G.

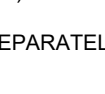
SITE PLAN DESIGN NOTES & KEY PLAN

- DIRECTIONAL ARROW
- PAINTED HANDICAP PARKING SYMBOL
- DRIVE-THRU GRAPHICS
- STOP BAR GRAPHIC
- CROSSWALK MARKINGS
- SIDEWALK ACCESSIBLE RAMP
- STANDARD OR HANDICAP PARKING STALL PER CODE
- 4" SOLID WHITE STRIPING
- 4" SOLID YELLOW STRIPING
- BOLLARD MOUNTED SIGN
- RETURNED CURB RAMP
- CONCRETE SIDEWALK
- CONCRETE SIDEWALK w/ CURB & GUTTER
- CONCRETE BOLLARD
- CONCRETE CURB & GUTTER
- SPILLING CURB & GUTTER
- CATCHING CURB & GUTTER
- DEPRESSED SPILLING CURB & GUTTER
- DEPRESSED CATCHING CURB & GUTTER
- SPILLING GUTTER SECTION AT ACCESSIBLE RAMP
- CATCHING GUTTER SECTION AT ACCESSIBLE RAMP
- MOUNTABLE CURB & GUTTER
- LANDSCAPE & IRRIGATION PROTECTOR
- TYPICAL HMAC PAVEMENT SECTION
- CONCRETE PAVEMENT DRIVE-THRU LANE
- CONCRETE APRON AT TRASH ENCLOSURE PAVEMENT EDGE DETAIL
- (START & END OF DRIVE-THRU LANES)
- CONCRETE PAVEMENT SECTIONS
- DRIVE-THRU PLAN - FLUSH WITH FEE
- DRIVE-THRU ISOMETRIC
- DRIVE-THRU ORDER POINT ISLAND
- BUILDING DOWNSPOUT CONNECTION (TO SITE DRAINAGE SYSTEM)
- CANOPY DOWNSPOUT CONNECTION (TO SITE DRAINAGE SYSTEM)
- SCREENED REFUSE ENCLOSURE (REFER TO ARCH PLANS FOR ADDITIONAL DETAILS)
- CLEAN-OUT (OUTSIDE OF BUILDING)
- GREASE TRAP
- DRIVE-THRU CLEARANCE BAR (REFER TO SIGNAGE PACKAGE)
- FIRE HYDRANT (PROPOSED BY OTHERS)
- FIRE DEPARTMENT CONNECTION
- ELECTRICAL TRANSFORMER
- BIKE RACK (BELSON OUTDOORS MODEL # ORN-2-ST-G)
- LANDSCAPED AREA
- FREE-STANDING ORDER POINT CANOPY
- FREE-STANDING OUTSIDE MEAL DELIVERY CANOPY
- FDOT TYPE 9 CURB INLET
- TYPE C CURB INLET
- CONNECT TO EDGE OF PAVEMENT (PROPOSED BY OTHERS)
- CONNECT TO CURB (PROPOSED BY OTHERS)
- ASPHALT FLUSH WITH SIDEWALK
- 20' SIGHT TRIANGLE

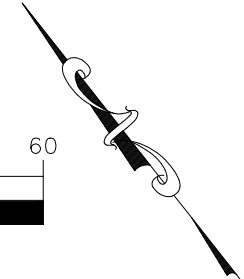
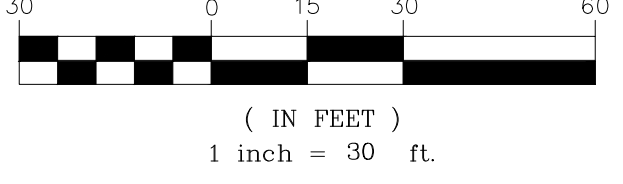
SIGN LEGEND

** CONTRACTOR TO REFER TO THE SIGNAGE PACKAGE FOR PLACEMENT AND SPECIFICATIONS OF ALL SIGNS **

- HANDICAP PARKING SIGN (SEE SIGNAGE PACKAGE) R7-8, 12" X 18" (TYP.)
- HANDICAP PARKING FINE SIGN (SEE SIGNAGE PACKAGE) 6" X 12" (TYP.)
- "VAN ACCESSIBLE" SIGN (SEE SIGNAGE PACKAGE) R7-8P, 6" X 12" (TYP.)
- "DO NOT ENTER" SIGN (SEE SIGNAGE PACKAGE) R5-1, 24" X 24" (TYP.)
- STOP SIGN (SEE SIGNAGE PACKAGE) R1-1, 30" X 30" (TYP.)
- CFA PEDESTRIAN CROSSING SIGN (SEE SIGNAGE PACKAGE)
- FLAG POLE (SEE SIGNAGE PACKAGE) TO BE PERMITTED SEPARATELY
- CFA MONUMENT SIGN TO BE PERMITTED SEPARATELY
- DIGITAL DRIVE-THRU MENU BOARDS TO BE PERMITTED SEPARATELY
- "CURBSIDE PICK UP" SIGN (SEE SIGN PACKAGE)
- "RIGHT TURN ONLY" SIGN (SEE SIGNAGE PACKAGE); R3-SR



GRAPHIC SCALE



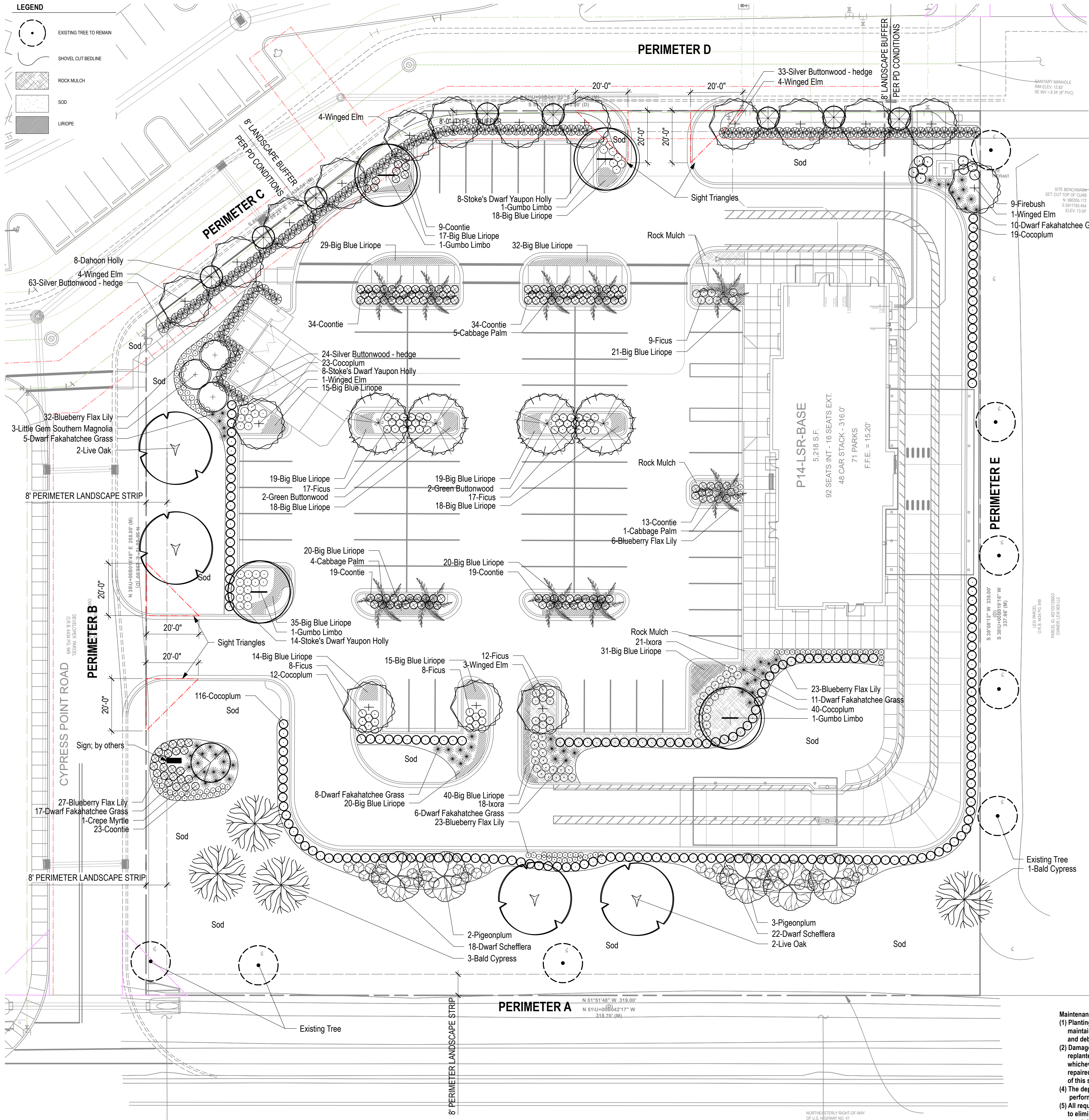
PERMIT

U.S. HIGHWAY NO. 41
TAMAMI TRAIL SR. 45

FILE PATH: \\A:\010014 - Chick-fil-A - TAMAMI & CRANBERRY FSU\Engineering\Drawings\Drawings\010014-01-212-01.dwg 9/23/2025
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGN PRESENTED HEREIN, IS AN INSTRUMENT OF SERVICE, INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED.
REUSE OF AND UNAUTHORIZED RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY BOWMAN CONSULTING SHALL BE WITHOUT LIABILITY TO BOWMAN CONSULTING.

Exhibit 1-2 Elevations

Exhibit 1-3 Landscape Plan



LANDSCAPE REQUIREMENTS

TREE REQUIREMENTS				REQUIRED: 52 POINTS	PROVIDED: 52 POINTS
1. 1 TREE POINT PER 2000 SQFT OF DEVELOPMENT: 103,379 SQFT / 2000 x 1 tree =					
TREE POINTS CHART					
QTY:	TREE:	POINTS:	TOTAL:		
4	GUMBO LIMBO	1.5	6.0		
5	PIGEONPLUM	0.5	2.5		
4	BUTTONWOOD	1.0	4.0		
8	DAHOO HOLLY	1.0	8.0		
1	CHRAPE MYRTLE	0.5	0.5		
3	MAGNOLIA	1.0	3.0		
4	LIVE OAK	1.5	6.0		
10	SABAL PALM	0.5	5.0		
4	BALD CYPRESS	1.0	4.0		
17	WINGED ELM	1	17		
60					

8' PERIMETER LANDSCAPE STRIP				REQUIRED:	PROVIDED:
1. 1 TREE PER 35 LF. OF PARKING LOT PERIMETER ADJACENT TO A R.O.W.					
"CLUSTERED W/ 50' MAX SPACING					
PERIMETER A: 318 LF. / 35				9 TREES	9 TREES
PERIMETER B: 256 LF. / 35				7 TREES	7 TREES
2. 1 ACCENT SHRUB PER 8 LF.					
PERIMETER A: 318 LF. / 8				40 SHRUBS	40 SHRUBS
PERIMETER B: 256 LF. / 8				32 SHRUBS	52 SHRUBS
3. PARKING AREAS ABUTTING A R.O.W. SHALL HAVE A 24" HGT HEDGE					
PERIMETER A: "24" HGT COCOPLUM				24" HGT. HEDGE	24" HGT. HEDGE
PERIMETER B: "24" HGT COCOPLUM				24" HGT. HEDGE	24" HGT. HEDGE

INTERIOR LANDSCAPE				REQUIRED:	PROVIDED:
1. ALL PARKING ROWS SHALL TERMINATE WITH AN ISLAND W/ 1 TREE PER ISLAND.				1 TREE PER ISLAND	1 TREE PER ISLAND
2. ISLANDS SHALL BE LANDSCAPED WITH TREES, SHRUBS, AND GROUND COVER					
3. NO MORE THAN 10 CONSECUTIVE SPACES BEFORE AN ISLAND IS REQUIRED.				10 SPACES MAX	10 SPACES MAX

PD CONDITION: b.v.g. - 8' LANDSCAPE BUFFER				REQUIRED:	PROVIDED:
1. 8 FOOT WIDE LANDSCAPE BUFFER ALONG PERIMETER C & D					
2. FOUR CANOPY TREES PER 100 LF. OF BUFFER					
PERIMETER C: 134 LF. / 100 x 4				* WINGED ELM	5 TREES
PERIMETER D: 177 LF. / 100 x 4				* WINGED ELM	7 TREES
3. TWO UNDERSTORY TREE PER 100 LF. OF BUFFER					
PERIMETER C: 134 LF. / 100 x 2				* DAHOON HOLLY	3 TREES
PERIMETER D: 177 LF. / 100 x 2				* DAHOON HOLLY	4 TREES
4. PERIMETER HEDGE, INSTALLED AT 36" HGT. - MAINTAINED AT 48 INCH HEIGHT					
PERIMETER C: "36" SILVER BUTTONWOOD				36" HEDGE	36" HEDGE
PERIMETER D: "36" SILVER BUTTONWOOD				36" HEDGE	36" HEDGE

Alterations to landscaping and buffers require prior written permission of Charlotte County.

PLANT SCHEDULE					
Symbol	Qty	Botanical Name	Common Name	Scheduled Size	Remarks
Trees					
	4	Bursera simaruba	Gumbo Limbo	3" Cal.; 12' Hgt.	FL #1; 6' CT
	5	Coccobla diversifolia	Pigeonplum	2" Cal.; 8' Hgt.	FL #1; 4' CT.
	4	Conocarpus erectus	Green Buttonwood	2" Cal.; 8' Hgt.	FL #1; 4' CT
	8	Ilex cassine	Dahoon Holly	2" Cal.; 8' Hgt.	FL #1; 4' clear trunk
	1	Lagerstroemia indica	Crape Myrtle	2" Cal.; 8' Hgt.	FL #1; Standard
	3	Magnolia grandiflora 'Little Gem'	Little Gem Southern Magnolia	2" Cal.; 8' Hgt.	FL #1; full, well branched
	4	Quercus virginiana	Live Oak	3" Cal.; 12'Hgt.	FL #1; 6' CT
	10	Sabal palmetto	Cabbage Palm	8' Clear Trunk	FL #1
	4	Taxodium distichum	Bald Cypress	2" Cal.; 8' Hgt.	FL #1
	17	Ulmus alata	Winged Elm	2" Cal.; 8' Hgt.	FL #1; 4' CT
Shrubs					
	210	Chrysobalanus icaco	Cocoplum	Min. 36" Hgt.	Plant 42" O.C.
	120	Conocarpus erectus 'sericeus' (Shrub)	Silver Buttonwood (hedge)	Min. 36" Hgt	Hedge; plant 3' OC; to be maintained at 48" Hgt.
	23	Dianella tasmanica 'Blueberry'	Blueberry Flax Lily	1 Gal.	
	71	Ficus microcarpa 'Green Island'	Green Island Ficus	Min. 15" Hgt.	
	9	Hamelia patens	Firebush	Min. 24" Hgt.	
	40	Heptapleurum arboricola	Dwarf Schefflera	Min. 18" Hgt.	
	30	Ilex vomitoria 'Stokes Dwarf'	Stoke's Dwarf Yaupon Holly	Min. 15" Hgt.	
	39	Ixora 'maui'	Maui Ixora	3 Gal.	
	57	Tripsacum floridana	Dwarf Fakahatchee Grass	Min. 18" Hgt.	
	138	Zamia pumila	Coontie	Min. 18" Hgt.	
	0				
	111	Dianella tasmanica 'Blueberry'	Blueberry Flax Lily	1 Gal.	
	401	Liriope muscari 'Big Blue'	Big Blue Liriope	1 Gal.	Plant 20" O.C.
	2,319	Rock Mulch	Rock Mulch	SF.	See general landscape notes & mulch Specification

Maintenance:
(1) Plantings, fences, walls, berms and irrigation systems required by this section must be maintained in good repair. Landscaped and buffer areas must be kept free of weeds, litter and debris.
(2) Damage to any of the landscaping or structures required by this section shall be replanted or replaced, as applicable, within ninety (90) days or one (1) growing season, whichever is sooner. Damage to a required fence or wall by a natural disaster shall be repaired within one hundred eighty (180) days. (3) It is unlawful to violate any of the provisions of this section.
(4) The department may enforce compliance with this section as provided by law and may perform reasonable inspections to insure continued compliance.
(5) All required landscaping and buffers may be served by an automatic irrigation system designed to eliminate the application of water to impervious areas and reduce impacts to existing native vegetation. All required landscaping and buffers shall be irrigated during the establishment period. The applicant may use a temporary irrigation system or hand watering if the applicant can demonstrate that such an approach will provide adequate water for plant survival. All alternative plans of irrigation must be approved by the zoning official or his/her designee.
(6) Tree pruning shall be conducted according to the most recent edition of the National Arborist Association Standards.

Completion bond:
A certificate of occupancy (C.O.), or release from the completion of the fulfillment of the requirements of this section, may be obtained prior to the completion of the required perimeter landscaping or landscape buffer upon the posting of a cash bond in favor of the county.
The bond shall be equal to one hundred ten (110) percent of the value of the required landscaping and buffer which remains to be completed.
The bond will be forfeited to the county if the remaining required landscaping is not completed within ninety (90) days of the issuance of the C.O. or release.
The department director may, upon consideration of site-specific or other extraordinary circumstances, extend the period of time for completion of the landscaping for not more than an additional one hundred eighty (180) days.
Those property owners who have chosen to postpone the installation of their required landscaping and/or buffering to the rainy season in accordance with [section 3-9-100\(e\)\(7\)](#) shall be exempt from this section of the Code.

Irrigation System Statement:
It is the intent of the irrigation system be designed and installed to support the efficient use of water. The system will include features such as rain sensors to prevent irrigation during periods of rainfall, a programmable timers to schedule watering during optimal hours, and irrigation zones organized according to plant material types and water requirements. All planting beds shall be irrigated with drip irrigation, while all sodded lawn areas shall be irrigated with spray heads and rotors as appropriate.



Chick-fil-A

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998



MLD STUDIO
Landscape Architecture

51 old canton street
alpha retta, ga 30009

770.442.8171

CHICK-FIL-A

TAMAMI & CRANBERRY FSU

100 TAMAMI TRAIL
PORT CHARLOTTE, FL 33953

FSU# 05636

REVISION SCHEDULE
NO. DATE BY DESCRIPTION

MLD PROJECT # 2024079
PRINTED FOR PUD
DATE 9/23/25
DRAWN BY MB

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SHEET

Landscape Plan

SHEET NUMBER

L-101

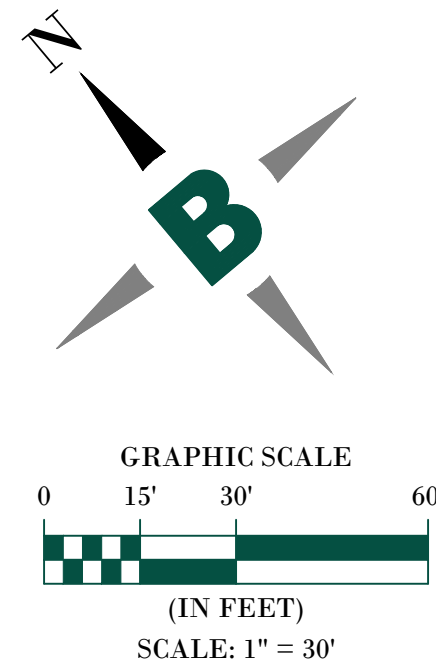


Know what's below.
Call before you dig.

Exhibit 2-1
Site Plan
Cranberry Mixed Development
Texas Roadhouse



Know what's below.
Call before you dig.



EXISTING PROPERTY BOUNDARY LINE
 EXISTING ADJOINING PROPERTY LINE
 PROPOSED BUILDING SETBACK
 PROPOSED LANDSCAPE SETBACK
 PROPOSED EDGE OF PAVEMENT
 PROPOSED FENCE
 EXISTING CURB
 EXISTING EDGE OF PAVEMENT
 PROPOSED BUILDING OUTLINE

- | | |
|--|--|
| | PROPOSED SIGN |
| | CONCRETE SIDEWALK
(REFER TO SHEET C7.0 FOR DETAILS) |
| | ASPHALT PAVEMENT
(REFER TO SHEET C7.0 FOR DETAILS) |
| | BLACK COLORED HEAVY DUTY
CONCRETE PAVEMENT
(REFER TO SHEET C7.0 FOR DETAILS) |
| | BLACK COLORED CONCRETE PAVEMENT
(REFER TO SHEET C7.0 FOR DETAILS) |
| | BLACK COLORED CONCRETE SIDEWALK
(REFER TO SHEET C7.0 FOR DETAILS) |
| | PROPOSED DIRECTIONAL SIGN |
| | PROPOSED WATER/FIRE STRUCTURE |
| | PROPOSED STORM STRUCTURES |
| | PROPOSED SANITARY STRUCTURES |
| | PROPOSED LIGHT STRUCTURE |
| | EXISTING WATER/FIRE STRUCTURE |
| | EXISTING STORM STRUCTURES |
| | EXISTING SANITARY STRUCTURES |
| | EXISTING ELECTRICAL STRUCTURES |
| | EXISTING SITE SIGNAGE |
| | EXISTING TREE |

1. 8,400 SF BUILDING. REFER TO ARCHITECTURAL PLANS FOR DETAILS AND ELEVATIONS.
2. TRASH ENCLOSURE LOCATION. SEE ARCHITECTURAL PLANS FOR ELEVATIONS AND DETAILS.
3. 9' X 18' PARKING SPACE (TYPICAL).
4. 12' X 18' ADA PARKING SPACE, PER FDOT STANDARD PLANS INDEX 711-001 (TYPICAL).
5. 5' WIDE ADA COMPLIANT LOADING AREA (TYPICAL).
6. ADA PARKING SIGN (TYP.). PER FDOT STANDARD PLANS INDEX 700-102, MAX FINE \$100.00 (TYPICAL).
7. PROPOSED BOLLARD.
8. 3' CURB TRANSITION.
9. TURNED DOWN EDGE CONCRETE SIDEWALK.
10. TYPE "D" CURB, PER FDOT STANDARD PLANS INDEX 520-001.
11. 6" SOLID WHITE PAINTED STRIPE (TYP.), PER FDOT STANDARD PLANS INDEX 711-001.
12. PROPOSED CROSSWALK STRIPING, PER FDOT STANDARD PLANS INDEX 711-001.
13. WHITE THERMOPLASTIC STOP BAR (TYP.). REFER TO SIGNAGE PACKAGE BY VENDOR.
14. DIRECTIONAL ARROW (TYP.). PER SIGNAGE PACKAGE BY VENDOR.
15. 30" X 30" STOP SIGN (TYP.), PER MUTCD STANDARD R1-1.
16. WHEEL STOP (TYP.). REFER TO CONSTRUCTION DETAILS.
17. PROPOSED SIDEWALK CONNECTION.
18. MONOLITHIC CURB & FLUSH SIDEWALK. REFER TO SHEET C7.0 FOR DETAILS.
19. DETECTABLE WARNINGS (TYP.).
20. ADA COMPLIANT CURB RAMP TYPE "CR-A, PER FDOT STANDARD PLANS INDEX 522-002.
21. PROPOSED ±400 LF OF OPAQUE FENCE.

PARCEL ID NUMBER	402103126007
SITE ADDRESS	CRANBERRY BLVD & TAMiami TRAIL PORT CHARLOTTE, CHARLOTTE COUNTY, FL

FUTURE LAND USE	DRI MIXED USE
ZONING DISTRICT	PLANNED DEVELOPMENT (PD)
EXISTING LAND USE	VACANT
PROPOSED LAND USE	RESTAURANT

PARCEL AREA	102,082 SF (2.34 AC)	
	<u>EXISTING</u>	<u>PROPOSED</u>
PERVIOUS SPACE	102,082 SF (2.34 AC) (100%)	25,457 SF 0.58 AC (24.9%)
IMPERVIOUS AREA	0 SF (0 AC) (0%)	76,625 SF (1.76 AC) (75.1%)

MAXIMUM BUILDING HEIGHT	35 FEET
PROPOSED BUILDING AREA	8,400 SF
MAXIMUM FLOOR AREA RATIO	1.2
PROVIDED FLOOR AREA RATIO	8,400 SF / 102, 082 SF = 0.08

REQUIRED PARKING SPACES	1 SPACE PER 100 SF =84 SPACES
PROPOSED STANDARD SPACES (18' X 9')	161
PROPOSED ADA SPACES (18' X 12')	6
TOTAL SPACES PROVIDED	168 TOTAL (INCLUDES ADA SPACES)
REQUIRED BICYCLE PARKING	0
PROVIDED BICYCLE PARKING	0

FRONT (SOUTH)	25 FT
FRONT (WEST)	25 FT
REAR (EAST)	0 FT
REAR (NORTH)	0 FT

FRONT (SOUTH)	8 FT
FRONT (WEST)	8 FT
REAR (EAST)	8 FT
REAR (NORTH)	10 FT

1. ALL DIMENSIONS ARE TO GROUND LEVEL IMPROVEMENTS (FACE OF CURB, CONCRETE SLAB, ETC.) UNLESS NOTED OTHERWISE. REFER TO ARCHITECTURAL PLANS FOR BUILDING DETAILS.
2. ALL DIMENSIONS FROM PROPERTY LINES ARE PERPENDICULAR UNLESS OTHERWISE NOTED.
3. ALL RADI DIMENSIONS ARE 3' TO FACE OF CURB UNLESS OTHERWISE NOTED.
4. ALL DIRECTIONAL PAVEMENT MARKINGS MUST BE THERMOPLASTIC.
5. WHITE PAVEMENT MARKINGS ON CONCRETE TO HAVE BLACK OUTLINE.
6. ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS," LATEST EDITION; AND THE CHARLOTTE COUNTY LAND DEVELOPMENT CODE.
7. FREE STANDING SIGNAGE SHOWN ONLY FOR REPRESENTATIONAL PURPOSES, AND SHALL BE PERMITTED SEPARATELY.
8. A RIGHT-OF-WAY PERMIT WILL BE REQUIRED FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY. SPECIFIC STIPULATIONS OR CONDITIONS WILL BE IMPOSED AT THE TIME OF PERMIT APPLICATION.
9. CONSTRUCTION PLAN APPROVAL DOES NOT EXEMPT THE CONTRACTOR FROM OBTAINING THE REQUIRED BUILDING, ELECTRICAL, PLUMBING AND MECHANICAL PERMITS. THESE PERMITS MUST BE OBTAINED FOR ANY STRUCTURE, SIGN, WALL, ENCLOSURE OR SCREENING, ETC
10. IN THE EVENT THE PROJECT IS TERMINATED PRIOR TO CONSTRUCTION COMPLETION, THE PROJECT SHALL BE BROUGHT TO GRADE, SEEDED AND ALL DEBRIS AND MATERIALS SHALL BE HAULED OFF-SITE AND DUMPED AT A STATE APPROVED FACILITY. ANY DAMAGED SIDEWALK OR CURB WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE REMOVED AND REPLACED.
11. ALL DISTURBED AREAS WITHIN THE PUBLIC RIGHT-OF-WAY WILL BE SODDED.
12. CONTRACTOR TO SEED ALL DISTURBED AREA UNLESS NOTED OTHERWISE.
13. STANDARD PLAN INDICES REFER TO THE LATEST VERSION OF FDOT STANDARD PLANS FOR ROAD CONSTRUCTION.
14. LANDSCAPING IN ACCORDANCE WITH PD CONDITIONS, SEE CONDITIONS b.i.v.d4 ii.
15. LANDSCAPING IN ACCORDANCE WITH PD CONDITIONS, SEE CONDITIONS b.i.v.d5.
16. LANDSCAPING IN ACCORDANCE WITH PD CONDITIONS, SEE CONDITIONS b.i.v.d6.

Bowman

Certificate of Authorization License No. 30462

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Suite 140
Tampa, FL 33609
Phone: (813) 474-7424
www.bowman.com

SITE PLAN

TEXAS ROADHOUSE

CRANBERRY BLVD & U.S. 41 (TAMIAMI TRAIL)

PORT CHARLOTTE, FL

CHARLOTTE COUNTY

XXXXXX.XX.XXX

SCALE 1"=30'

JOB No. 011547-01-001

DATE November 7, 2025

010

SHEET No. C4.0

Exhibit 2-2 Elevations



FRONT ELEVATION (SOUTH WEST)



LEFT ELEVATION (NORTH WEST)



REAR ELEVATION (NORTH EAST)



RIGHT ELEVATION (SOUTH EAST)

EXTERIOR FINISH SCHEDULE	
FIBER CEMENT BOARD SIDING & TRIM	ALLURA LAP SIDING, RUSTIC CEDAR 8.25" (7" EXPOSURE) COLOR: SUMMER WHEAT ALLURA VERTICAL PANEL, RUSTIC 8" OC GROOVE, COLOR: SUMMER WHEAT
EXTERIOR SHUTTERS	WHOLESALE MILLWORK HIGH DENSITY POLYURETHANE, COLOR: SHERWIN WILLIAMS PAINTS, #6096 JUTE BROWN
FRONT ENTRANCE DOORS	SPECIAL-LITE SL-18 FRP DOOR OAK FINISH
FASCIA, FIBER CEMENT BOARD TRIM, METAL CAP FLASHING & GUTTERS	PAINT #1: SHERWIN WILLIAMS PAINTS, GREEN
DOWNSPOUTS & SPLIT-FACE CMU	PAINT #2: SHERWIN WILLIAMS PAINTS, #6117 "SMOKEY TOPAZ" FINISH COLOR TO MATCH FIBER CEMENT COLOR
METAL DOORS & FRAMES, DUMPSTER GATES & BOLLARDS	PAINT #3: SHERWIN WILLIAMS PAINTS, GLOSS BLACK
METAL RAILS & METAL GATE	PORTER PAINTS: EXTERIOR; COLOR: BLACK
BRICK	COMMERCIAL BRICK CORPORATION "HOMESTEAD"
BRICK (ALTERNATE)	GENERAL SHALE PHOENIX C652
METAL ROOF	METAL SALES 5V-CRIMP, GALVALUME

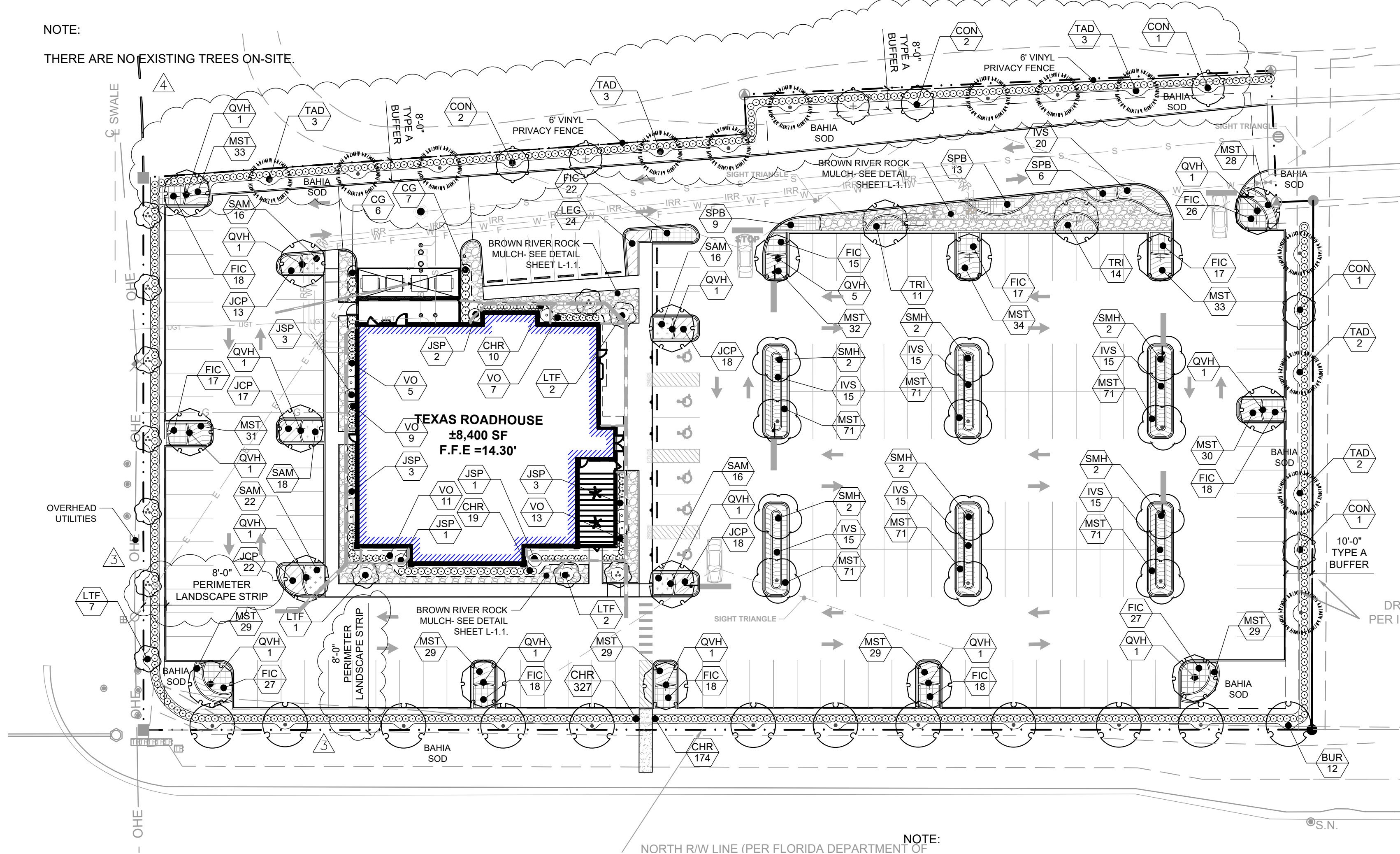
DISCLAIMER NOTE:
THE COLORS DEPICTED ON THESE ELEVATIONS ARE FOR GRAPHIC REPRESENTATION PURPOSES ONLY.
PLEASE REFER TO MATERIAL BOARD FOR ACTUAL SAMPLE OF COLORS AND TEXTURES

Sec. 3-5-506	minimum of 3 required each primary façade										
	(d)(1)	(d)(2)	(d)(3)	(d)(4)	(d)(5)	(d)(6)	(d)(7)	(d)(8)	(d)(9)	(d)(10)	(d)(11)
Front Elevation (South West)		X	X (at towers & parapet)			X (arched shutters)		X	X		X (flags on tower peaks)
Rear Elevation (North East)	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Left Elevation (North West)			X (at tower)			X (arched shutters)		X	X		X (flag on tower peaks)
Right Elevation (South East)	X	X	X (at tower)			X (arched shutters)		X	X		X (flag on tower peaks)

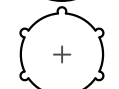
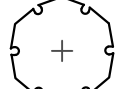
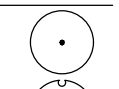
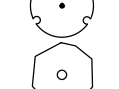
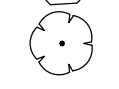
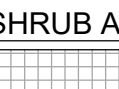
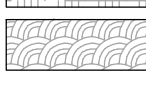
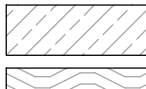
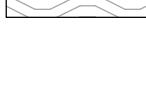
Sec. 3-5-506	minimum of 2 required each façade						
	(f)(1)	(f)(2)	(f)(3)	(f)(4)	(f)(5)	(f)(6)	(f)(7)
Front Elevation (South West)	X	X	X	X	X	X	
Rear Elevation (North East)	X	X	X	X		X	
Left Elevation (North West)	X	X	X	X	X	X	
Right Elevation (South East)	X	X	X	X	X	X	

Exhibit 2-3 Landscape Plan

NOTE:
THERE ARE NO EXISTING TREES ON-SITE.



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	TREE PTS.
TREES							
	BUR	12	BURSERA SIMARUBA	GUMBO LIMBO	FIELDGROWN, 3" CAL., 14'- 16' HT. X 5' SPD.	YES	28.5
	CON	7	CONOCARPUS ERECTUS	BUTTONWOOD	FIELDGROWN, 2" CAL., 10' HT. X 4' SPD.	YES	10.0
	LTF	12	LAGERSTROEMIA INDICA X FAURIEI 'TUSCARORA'	TUSCARORA CRAPE MYRTLE MULTI-TRUNK	45 GAL., 3" CALIPER TOTAL, 12' HT.- MULTI-TRUNK	NO	12.0
	QVH	19	QUERCUS VIRGINIANA 'QVTIA'	HIGHRISE LIVE OAK	FIELDGROWN, 3" CAL., 12'- 14' HT. X 5' SPD.	YES	13.0
	SMH	12	SWIETENIA MAHAGONI	WEST INDIAN MAHOGANY	FIELDGROWN, 3" CAL., 12'- 14' HT. X 5' SPD.	YES	28.5
	TAD	13	TAXODIUM DISTICHUM 'AUTUMN GOLD'	BALD CYPRESS	FIELDGROWN, 3" CAL., 12'- 14' HT. X 5' SPD.	YES	18.0
						YES	24.0
SHRUBS							
	CHR	532	CHRYSOBALANUS ICACO 'RED TIP'	RED TIP COCO PLUM	3 GAL., 24" HT. X 24" SPD., @ 30" O.C. SPACING	TOTAL PTS.	
	CG	13	CLUSIA GUTTIFERA NANA	DWARF CLUSIA	7 GAL., 36" HT. X 24" SPD., @ 3' O.C. SPACING		
	JSP	13	JUNIPERUS CHINENSIS 'SPARTAN'	SPARTAN JUNIPER	15 GAL., 7'- 8' HT. X 3' SPD., MATCHING		
	VO	50	VIBURNUM OBOVATUM 'MRS. SCHILLER'S DELIGHT'	MRS. SCHILLERS DELIGHT WALTER'S VIBURNUM	7 GAL., 30" HT., FULL, @ 30" O.C. SPACING		
SHRUB AREAS							
	FIC	259	FICUS MICROCARPA 'GREEN ISLAND'	GREEN ISLAND INDIAN LAUREL FIG	3 GAL., 24" HT. X 24" SPD., @ 3' O.C. SPACING		
	IVS	110	ILEX VOMITORIA 'SCHILLINGS'	YAUPON HOLLY	3 GAL., 12" HT. X 12" SPD., @ 30" O.C. SPACING		
	SAM	88	SABAL MINOR	DWARF PALMETTO	3 GAL., 12" HT. X 12" SPD., @ 30" O.C. SPACING		
	SPB	28	SPARTINA BAKERI	SAND CORDGRASS	3 GAL., 24" HT. X 24" SPD., @ 3' O.C. SPACING		
	TRI	25	TRIPSACUM DACTYLOIDES NANA	DWARF FAKAHATCHEE GRASS	1 GAL., 24" HT., FULL, @ 30" O.C. SPACING		
GROUND COVERS							
	JCP	88	JUNIPERUS CHINENSIS 'PARSONII'	PARSON'S JUNIPER	1 GAL., FULL @ 24" O.C. SPACING		
	LEG	24	LIRIOPE MUSCARI 'EVERGREEN GIANT'	EVERGREEN GIANT LILYTURF	1 GAL., 12" HT., FULL, @ 24" O.C. SPACING		
	MST	791	MIMOSA STRIGILLOSA	SUNSHINE MIMOSA	1 GAL., 12" HT., FULL, @ 18" O.C. SPACING		

CHARLOTTE COUNTY ARTICLE IV - SITE DESIGN STANDARDS AND REQUIREMENTS

SEC. 3-9-100. - BUFFERS, LANDSCAPING, AND TREE REQUIREMENTS
MINIMUM BUFFER REQUIREMENTS

CRANBERRY BLVD.:
(OVERHEAD UTILITIES)
8'-0" WIDE- PERIMETER LANDSCAPE STRIP WITH PARKING LOT SCREENING
1 CANOPY TREE PER 35 L.F. AND 3' TALL CONTINUOUS HEDGE

210 LF / 100 LF = 7 CANOPY TREES AND CONTINUOUS 3' TALL HEDGE REQUIRED
7 UNDERSTORY TREES AND CONTINUOUS 3' TALL HEDGE PROVIDED

U.S. 41 (TAMIAMI TRAIL):
8'-0" WIDE- PERIMETER LANDSCAPE STRIP WITH PARKING LOT SCREENING
1 CANOPY TREE PER 35 L.F. AND 3' TALL CONTINUOUS HEDGE

438 LF / 35 LF = 12 CANOPY TREES AND CONTINUOUS 3' TALL HEDGE REQUIRED
12 CANOPY TREES AND CONTINUOUS 3' TALL HEDGE PROVIDED

NORTH PROPERTY LINE (RETENTION POND):
8'-0" WIDE- TYPE "A" LANDSCAPE BUFFER- SEE NOTE #2 BELOW.
2 CANOPY TREES, 1 UNDERSTORY TREE, & 10 SHRUBS PER 100 L.F.

430 LF / 100 LF = 9 CANOPY TREES, 5 UNDERSTORY TREES, AND 43 SHRUBS REQUIRED
9 CANOPY TREES, 5 UNDERSTORY TREES, AND 43 SHRUBS PROVIDED

EAST PROPERTY LINE:
10'-0" WIDE- TYPE "A" LANDSCAPE BUFFER
2 CANOPY TREES, 1 UNDERSTORY TREE, & 10 SHRUBS PER 100 L.F.

200 LF / 100 LF = 4 CANOPY TREES, 2 UNDERSTORY TREES, AND 20 SHRUBS REQUIRED
4 CANOPY TREES, 2 UNDERSTORY TREES, AND 20 SHRUBS PROVIDED

INTERIOR PARKING LOT LANDSCAPING

ALL OFF-STREET PARKING LOTS IN EXCESS OF ONE THOUSAND FIVE HUNDRED (1,500) SQUARE FEET OR FIVE (5) SPACES, WHICHEVER IS LESS, SHALL COMPLY WITH THE FOLLOWING:

- ALL ROWS OF PARKING SHALL HAVE A TERMINAL ISLAND PLACED AT EACH END WITH A MINIMUM OF ONE (1) TREE AND SHALL BE FULLY PLANTED WITH SHRUBS, AND GROUNDCOVER. EACH ISLAND SHALL BE AT LEAST EIGHT (8) FEET WIDE AS MEASURED FROM BACK OF CURB TO BACK OF CURB. LARGER ISLANDS ARE RECOMMENDED, ESPECIALLY WHERE CANOPY TREES ARE PROVIDED.
- THE LENGTH OF EACH PLANTER ISLAND SHALL BE THE LENGTH OF A PARKING SPACE FOR SINGLE-ROW PARKING, OR THE LENGTH OF TWO (2) CAR SPACES FOR DOUBLE-ROW PARKING. IN THE CASE OF PARALLEL PARKING, THE LENGTH OF A PLANTER ISLAND SHALL BE A MINIMUM OF TEN (10) FEET.
- NO ROW OF PARKING SPACES SHALL CONTAIN MORE THAN TEN (10) SPACES UNINTERRUPTED BY A REQUIRED LANDSCAPE ISLAND. NO ROW OF PARALLEL PARKING SHALL CONTAIN MORE THAN FIVE (5) SPACES UNINTERRUPTED BY A REQUIRED LANDSCAPE ISLAND.
- EACH DOUBLE-ROW TERMINAL ISLAND SHALL INCLUDE AT LEAST TWO (2) TREES IN ADDITION TO BEING FULLY PLANTED WITH SHRUBS AND GROUNDCOVER.
- PLANTER ISLANDS SHALL BE LANDSCAPED SO AS NOT TO OBSTRUCT TRAFFIC SIGHT LINES. SHRUBS SHALL BE MAINTAINED AT A HEIGHT OF TWENTY-FOUR (24) INCHES; TREES SHALL HAVE A MINIMUM OF SIX (6) FEET OF CLEAR TRUNK, AS MEASURED FROM THE GROUND UP.

Landscape General Note:

THE LANDSCAPING REQUIREMENTS SHALL ALSO COMPLY WITH PD CONDITIONS FOR APPLICATION PD-24-13 AS FOLLOWS:

- A TEN-FOOT LANDSCAPE BUFFER WITH A TYPE A BUFFER IS REQUIRED BETWEEN USES ON LOTS 2-A, 2-B, 2-C, AND 2-D.
- AT A MINIMUM, AN EIGHT-FOOT WIDE TYPE A LANDSCAPE BUFFER WITH AN OPAQUE WALL OR FENCE SHALL BE REQUIRED ALONG THE NORTH PROPERTY BOUNDARY FOR LOT 2A.



Qualifications of Jie Shao

Position: Principal Planner

Years with Charlotte County: 21

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

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

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

Education:

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

Professional Associations and Certifications:

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

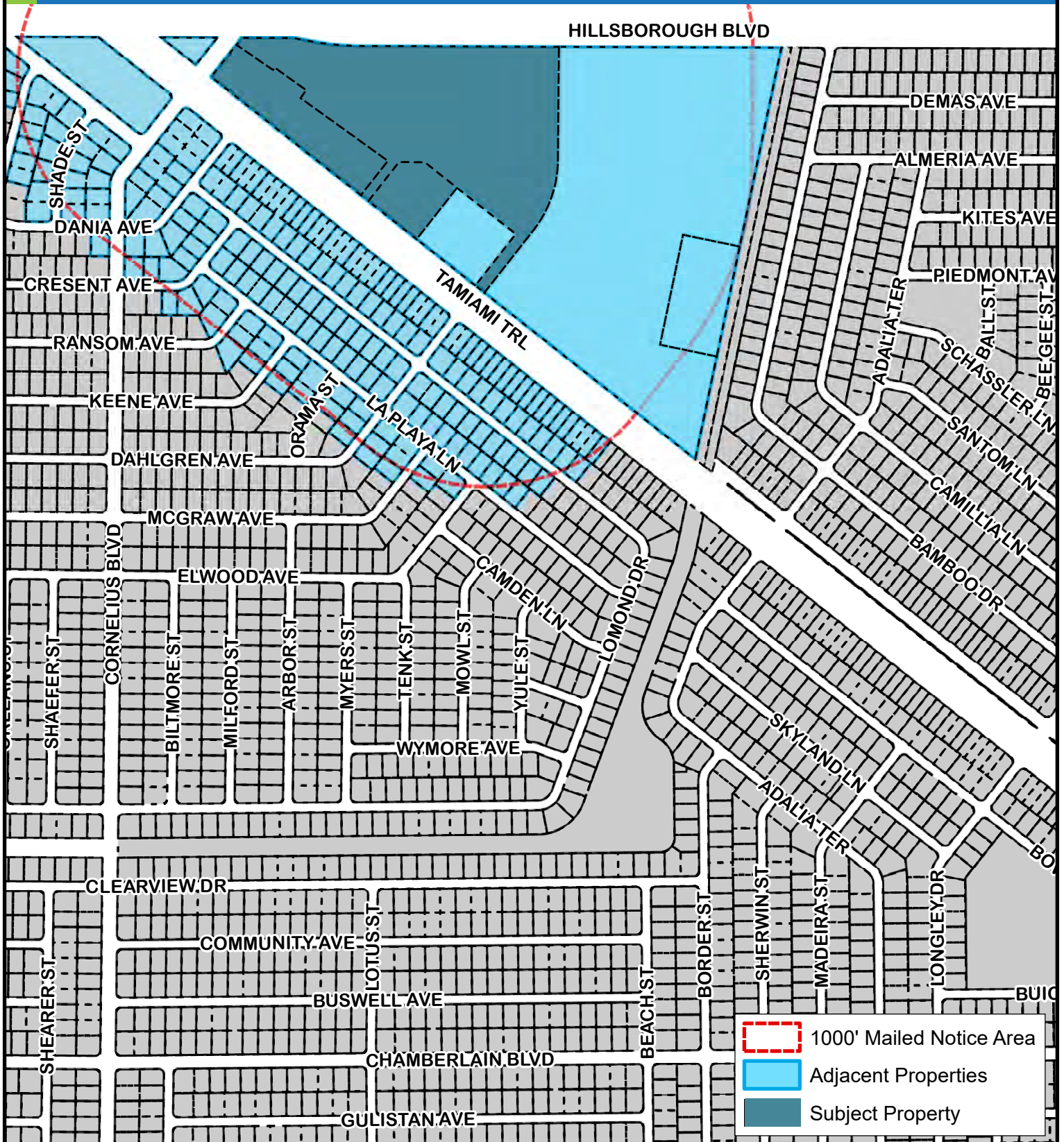
Related Past Experience:

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

Exhibit 1

CHARLOTTE COUNTY

1,000' Mailed Notice Area of PD-24-13



03/40/21 Mid-County



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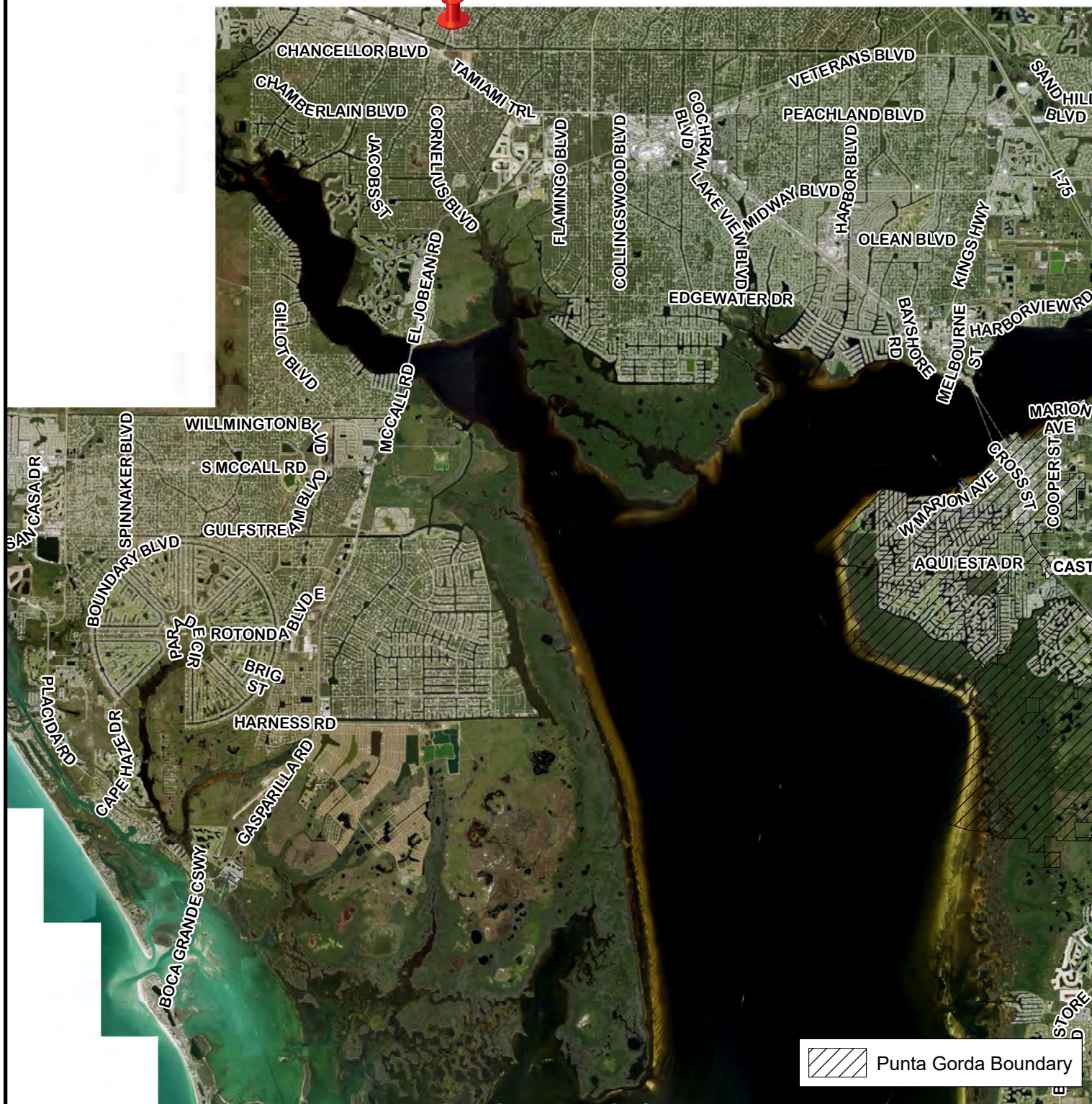
CHARLOTTE COUNTY

Location Map for PD-24-13



CHARLOTTE COUNTY
Community Development

**SUBJECT
PROPERTY**



03/40/21 Mid-County



(NOT TO SCALE)

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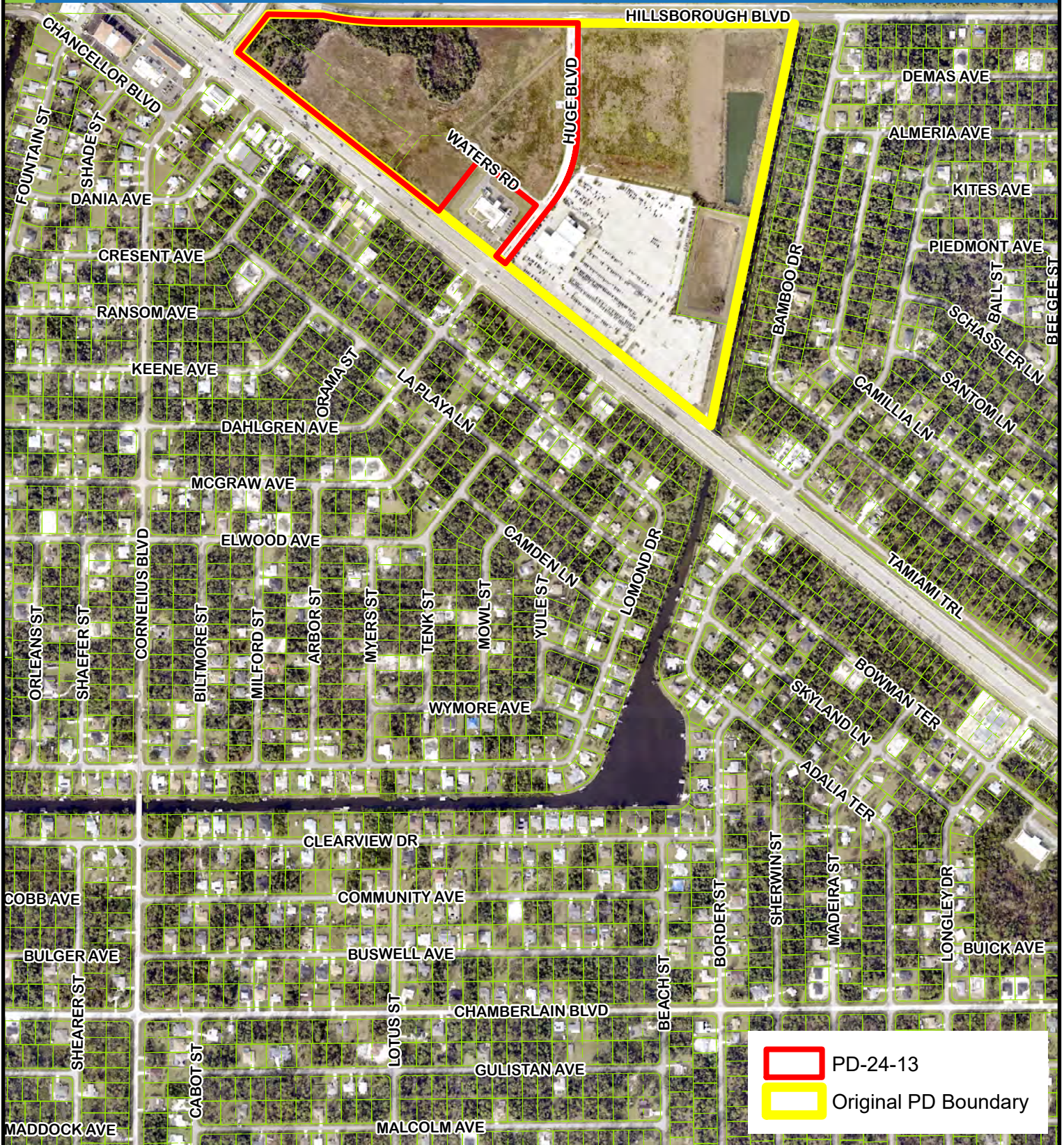
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CHARLOTTE COUNTY

Area Image for PD-24-13



 PD-24-13
 Original PD Boundary

03/40/21 Mid-County



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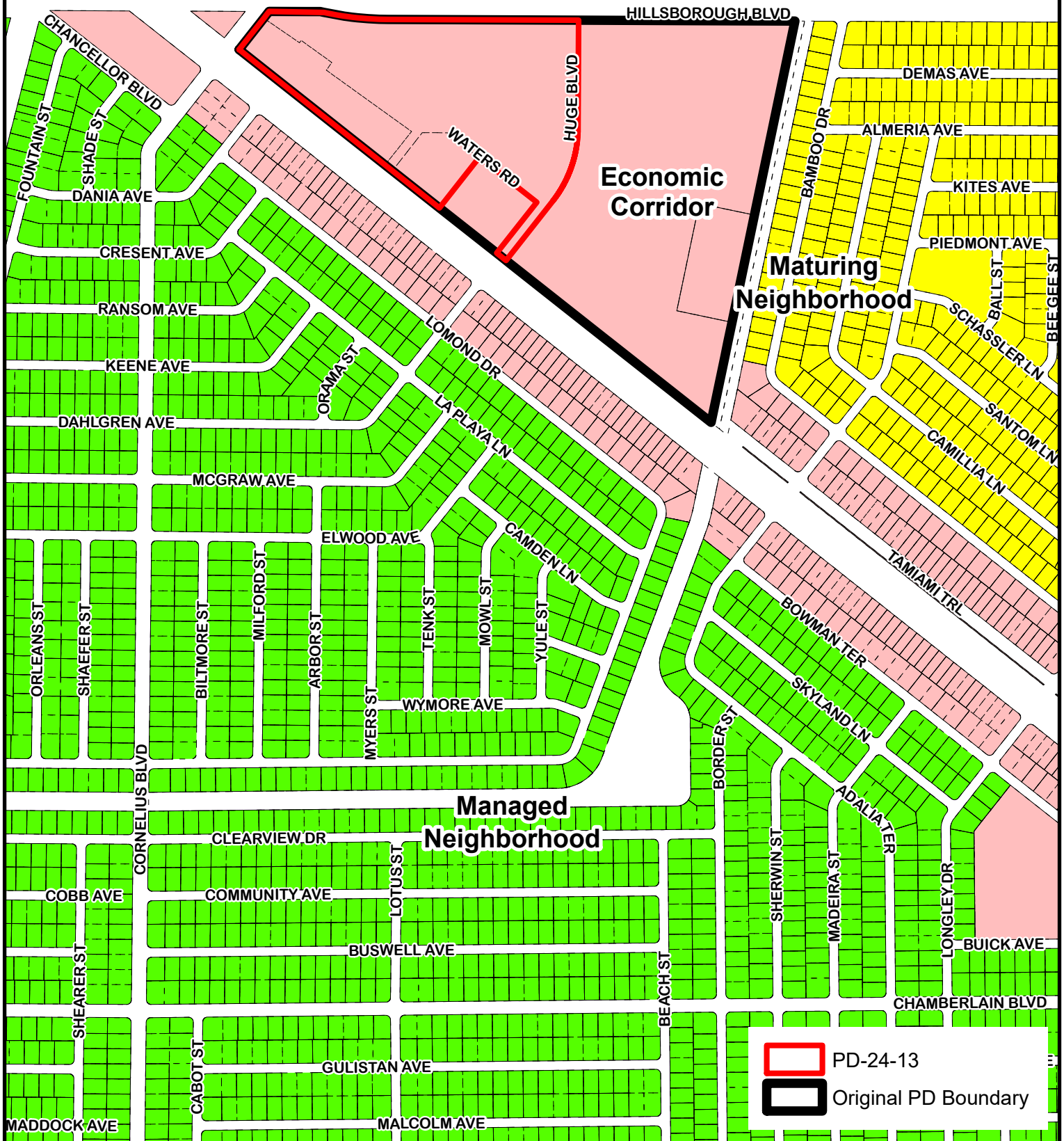
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CHARLOTTE COUNTY

Framework for PD-24-13



03/40/21 Mid-County



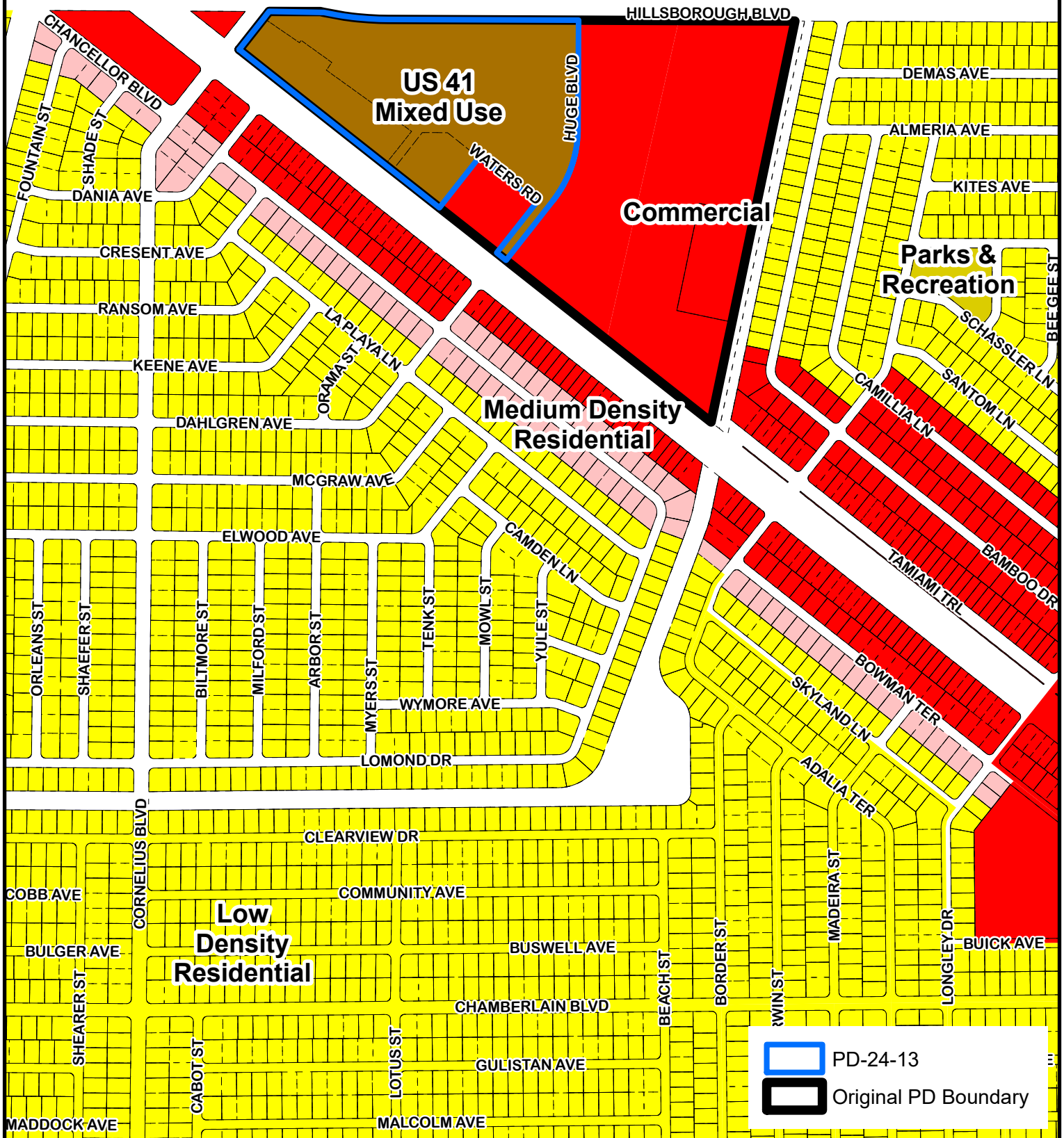
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CHARLOTTE COUNTY

FLUM Designations for PD-24-13



03/40/21 Mid-County



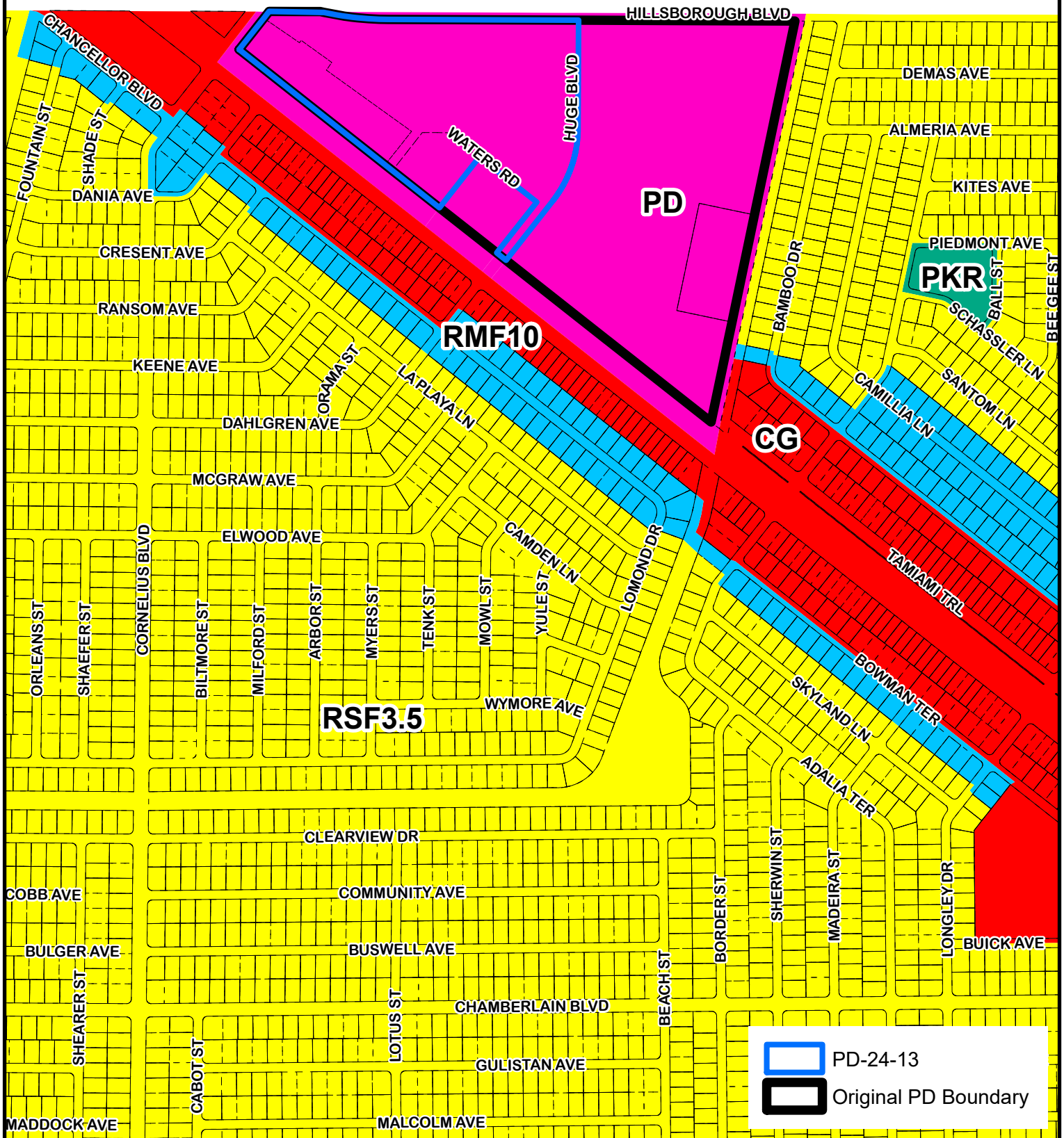
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CHARLOTTE COUNTY

Zoning Designations for PD-24-13



03/40/21 Mid-County



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