



CHARLOTTE COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT

LARGE SCALE* PLAN AMENDMENT (MAP)
Application Information

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

Application Submittal Requirements

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

Consistency with the Comprehensive Plan

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

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

Application Materials

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

Additional Copies for Hearing Packet

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

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

ATTENTION

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

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

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

Type text here

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

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

FLU Policy 1.2.10 TDU Receiving Zones

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

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

Receiving Zones within the Rural Service Area include lands within:

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

AND

Must not be in a prohibited Receiving Zone:

FLU Policy 1.2.11 Prohibited Receiving Zones

Density shall not be transferred into:

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



CHARLOTTE COUNTY
 COMMUNITY DEVELOPMENT DEPARTMENT

APPLICATION for
 LARGE SCALE PLAN AMENDMENT (MAP)

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

1. PARTIES TO THE APPLICATION

Name of Applicant: Bluegrass Land & Mine

Mailing Address: 3300 State Road 31

City: Punta Gorda	State: FL	Zip Code: 33982
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Phone Number: 863-444-8041	Fax Number:
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Email Address: toddharris67@yahoo.com

Name of Agent: Robert H. Berntsson

Mailing Address: 3195 S. Access Road

City: Englewood	State: FL	Zip Code: 34224
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Phone Number: 941-627-1000 x5	Fax Number:
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Email Address: rberntsson@bigwlaw.com

Name of Engineer/Surveyor: Southwest Engineering & Design

Mailing Address: 252450 Airport Road, Suite 8

City: Punta Gorda	State: FL	Zip Code: 33980
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Phone Number: 941-637-9655	Fax Number:
----------------------------	-------------

Email Address: gbayne@sedfl.com

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

Mailing Address:

City:	State:	Zip Code:
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Phone Number:	Fax Number:
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Email Address:

2. PROPERTY INFORMATION

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

Property Account #: 402619200002, 402619200001, 402619100002, 402619100003, 402613100004		
Section: 19	Township: 40	Range: 26
Parcel/Lot #:	Block #:	Subdivision:
Total acreage or square feet of the property: 308.01 +/- acres		

3. SURVEY:

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

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

5. NOTARIZED AUTHORIZATION:

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

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

7. EXISTING LAND USE DESIGNATIONS

Future Land Use Map (FLUM) designation(s)	Acreage
Agriculture	308.01 +/- acres
Zoning District(s)	Acreage
Agriculture (AG)	308.01 +/- acres

8. APPLICANT'S PROPOSED CHANGE(S):

Amend the future land use and zoning to Mineral Resource Extraction and Excavation and Mining to allow for excavation on site.

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

N/A

9. REASON FOR PROPOSED CHANGE(S) (attach additional sheets if necessary):

To allow for continued mining operations on site.

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

Prior excavation and sludge composting.

11. SURROUNDING LAND USES:

North: Vacant Grazeland and homes on acreage.

South: Wright Farms Excavation

East: Vacant Grazeland

West: Vacant Grazeland

12. ENVIRONMENTAL ASSESSMENT:

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

13. INFRASTRUCTURE:

A. Roadway

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

SR 31 and Neal Road

- ii. *Traffic Impact Analysis*: This study must be authored by a registered professional engineer in the State of Florida. Provide a study showing the impacts development of the subject site, at

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

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

B. Potable Water and Sanitary Sewer and other Utility Services

- i. Submit a letter from any water or sewer utilities that will be serving the subject site stating availability of utility service to the property.
- ii. Attach an *Estimated Potable Water and Sanitary Sewer Usage Report*: provide a report showing the gallons per day that may be generated by development of the subject site at the maximum buildout allowed under the proposed FLUM designation(s). If buildout is voluntarily restricted by the applicant, the report may utilize the restricted buildout numbers.

14. HISTORICAL OR ARCHEOLOGICAL SITES: The applicant must submit an *Archeological/Historical Memo* indicating that a review of the National Register of Historic Places, the Florida Master Site File and the Local Historic Register (when available) has been performed and the results of that review. If the subject site contains any object listed in these resources, the applicant must provide an *Archeological/Historical Survey* performed by a professional archeologist licensed in the State of Florida.

15. ADJACENT PROPERTY OWNERS INFORMATION:

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

FORM A. PROPERTY OWNER AUTHORIZATION TO APPLICANT

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

I give authorization for Bluegrass Land & Mine to be the applicant for this PLAN AMENDMENT.

STATE OF South Carolina COUNTY OF Colleton

The foregoing instrument was acknowledged before me this 8 day of August, 2024, by

Mark Williams who is personally known to me or has/have produced

SC Drivers License as identification and who did/did not take an oath.

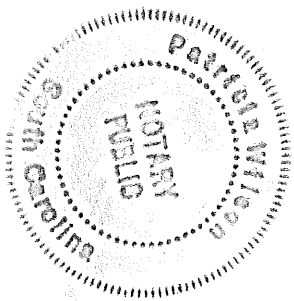
Patricia Wilson | [Signature]
Notary Public Signature | Signature of Owner

Patricia Wilson | Mark Williams
Notary Printed Signature | Printed Signature of Owner

Notary | 7622 Ashton Rd
Title | Address
My Commission Ends
August 19, 2031.

Commission Code | Islandton, SC 29929
City, State, Zip

843-893-7126
Telephone Number



FORM B. APPLICANT AUTHORIZATION TO AGENT

I, the undersigned, being first duly sworn, depose and say that I am the applicant for this PLAN AMENDMENT of the property described and which is the subject matter of the proposed hearing. I give authorization for Robert H. Berntsson to be my agent for this application.

Type text here

STATE OF Florida, COUNTY OF Charlotte

The foregoing instrument was acknowledged before me this 14th day of October, 2024, by

Todd Harris who is personally known to me or has/have produced

as identification and who did/~~did not~~ take an oath.

Sandra K Seymour

Notary Public Signature

Todd Harris

Signature of Applicant

Sandra K Seymour

Notary Printed Signature

Todd Harris

Printed Signature of Applicant

Notary

Title

Address

81312

3300 State Road 31

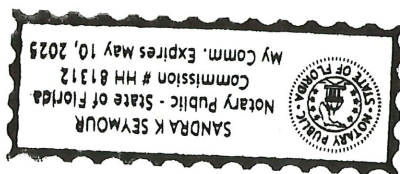
Punta Gorda, FL 33982

Commission Code

City, State, Zip

863-444-8041

Telephone Number



AFFIDAVIT

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

STATE OF Florida, COUNTY OF Charlotte

The foregoing instrument was acknowledged before me this 15th day of October, 2024, by

Robert H. Berntsson who is personally known to me or has/have produced
as identification and who did/did not take an oath.

<u>[Signature]</u> Notary Public Signature	<u>[Signature]</u> Signature of Applicant or Agent
 Notary Printed Signature	<u>Robert H. Berntsson</u> Printed Signature of Applicant or Agent
 Title	<u>3195 S. Access Road</u> Address
 Commission Code	<u>Englewood, FL 34224</u> City, State, Zip
	<u>941-627-1000 x5</u> Telephone Number



EXHIBIT A

The Land is described as follows:

PARCEL 1:

A portion of SECTION 19 AND SECTION 20, TOWNSHIP 40 SOUTH, RANGE, 26 EAST; Begin more specifically described as follows:

Begin at the Northeast corner of SECTION 19, TOWNSHIP 40 SOUTH RANGE 26 EAST; thence South 89° 45'53" West along the North line of said SECTION 19, A DISTANCE OF 1229.68 feet; thence South 00° 37'26" West, a distance of 2630.63 feet to the South line of the North 1/2 of Section 19, Township 40 South, Range 26 East; thence South 89° 53'33" East along said South line, a distance of 1272.42 feet to the Southeast corner of the North 1/2 of said Section 19; thence South 00° 14'24" East along the West line of said Section 20, a distance of 48.29 feet; thence North 88° 49'18" East, a distance of 522.80 feet; thence South 05° 47'49" West, a distance of 117.73 feet; thence South 11° 23'30" West, a distance of 990.77 feet; thence South 21° 44'54" East, a distance of 113.21 feet; thence South 38° 23'58" East, a distance of 323.07 feet; thence South 87° 25'37" East, a distance of 429.34 feet; thence North 10° 48'46" West, a distance of 538.73 feet; thence North 28° 17'50" East, a distance of 34.78 feet; thence North 63° 40'36" East, a distance of 184.42 feet; thence North 88° 21'13" East, a distance of 132.61 feet; thence South 61° 23'20" East, a distance of 411.52; thence South 41° 12'08" East, a distance of 125.70 feet; thence South 47° 59'30" East, a distance of 161.36 feet; thence South 41° 01'34" East, a distance of 192.81 feet; thence South 69° 08'46" East, a distance of 229.48 feet; thence South 76° 44'38" East, a Distance of 337.92 feet; thence South 83° 42'08" East, a distance of 151.33 feet; thence South 83° 42'05" East, a distance of 50.51 feet to the East line of the West 1/2 of Section 20, Township 40 South, Range 26 East; thence North 00° 10'23" West along said East line of the West 1/2 of Section 20, a distance of 4221.59 feet to the Northeast corner of the Northwest 1/4 of said section 20; thence North 89° 58'50" West along the North line of the Northwest 1/4 of said Section 20, a distance of 2635.99 to the Northwest corner of said Section 20 and the Point of Beginning.

AND

A portion of SECTION 19, TOWNSHIP 40 SOUTH, RANGE 26 EAST, Charlotte County, Florida, being more specifically described as follows:

Commence at the Northeast corner of said SECTION 19, thence S 89° 45'53" W along the North line of said Section 19, a distance of 1229.68 feet; thence S 00° 37'26" W, distance of 1497.93 feet; thence N 89° 22'34" W, a distance of 330.51 feet to the point of beginning; thence S 03° 11'18" E, a distance of 60.30 feet; thence N 86° 48'42" E, a distance of 60.30 feet; thence N 03° 11'18" W, a distance of 60.30 feet; thence S 86° 48'42" W, a distance of 60.30 feet to the Point of beginning.

LESS AND EXCEPT that portion lying and being in SECTION 20, TOWNSHIP 40 SOUTH, RANGE, 26 EAST.

PARCEL 2:

North 1/2 of SECTION 19, TOWNSHIP 40 SOUTH, RANGE 26
LESS 30 acres in the Southwest corner to Walker by deed recorded in Official Records Book 1355, Page 1036
Public Records of Charlotte County, Florida

AND LESS AND EXCEPT Parcel 1 as described above.

PARCEL 3:

Begin at the Southwest corner of Northwest 1/4 of SECTION 19, TOWNSHIP 40 SOUTH, RANGE 26 EAST, Charlotte County, Florida; thence South 89° 39'33" East along the South line of said Tract 44.25 feet to the Easterly maintained right-of-way of State Road 31 for point of Beginning; thence continue same line 1980.00 feet; thence North 00° 27'44" East and parallel to said right-of-way, 660.00 feet; thence North 89° 39'33" West and parallel to South line of said Tract 1980.00 feet to a point on said maintained right-of-way; thence South 00° 27'44" West along said right-of-way, 660.00 feet to the point of beginning.

PROPERTY INFORMATION REPORT

Certified to: Charlotte County

ORDER DATE: July 17, 2024

SEARCH DATE: **30 years up to July 17th, 2023**

LEGAL DESCRIPTION : See Exhibit "A"

PARCEL I.D. NO.: 402619200002, 402619200001, 402619100002, 402619100003 and 402619100004

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

BREVARD-HARBOR EDGE, LLC, a Florida limited liability company, as to Parcel 1 and WILLIAMS FARMS PARTNERSHIP, a Florida general partnership, as to Parcels 2 and 3 and, as disclosed in the Public Records, has been since October 27, 2016.

AND SAID PROPERTY IS SUBJECT TO THE FOLLOWING ENCUMBRANCES, IF ANY:

1. Mortgage from Williams Farms PTR, a Florida general partnership to The First State Bank of Arcadia recorded in Official Record Book 3758, Page 544, Future Advance recorded in Official Records Book 3933, Page 685; Modification of Mortgage recorded in Official Records Book 3964, Page 1824; Modification of Mortgage recorded in Official Records Book 4088, Page 913; and Modification of Mortgage recorded in Official Records Book 4124, Page 2150. , of the Public Records of Charlotte County, Florida, in the original principal amount of \$2,000,000.00.
2. Mortgage and Security Agreement executed by Brevard-Harbor Edge, LLC, Mortgagor, in favor of Farm Credit of Florida, ACA, in its sole capacity and as agent/nominee for Florida Federal land Bank Association, FLCA, Mortgagee, dated February 23, 2023, in the original principal amount of \$23,000,000.00, recorded March 6, 2023 in Official Records Instrument Number 3229399, and release of the following collateral security instrument(s):
 - a) Collateral Assignment of Leases and Rents recorded March 6, 2023, in Official Records Instrument Number 3229400.
 - b) UCC-1 Financing Statement recorded February 28, 2023, in Official Records Instrument Number 3226411.
3. Ordinance Number 93-54 creating the Neal Road Street and Drainage recorded in Official Records Book 1312, Page 1667, Public Records of Charlotte County, Florida
4. Easement granted to Florida Gas Transmission Company recorded in Official Records Book 1756, Page 189, Public Records of Charlotte County, Florida.
5. Easement recorded in Official Records Book 1778, Page 74, Public Records of Charlotte County, Florida
6. Sovereign Submerged Lands Easement recorded in Official Records Book 1841, Page 1450, Public Records of Charlotte County, Florida.
7. Perpetual Irrigation and Utility Easement recorded in Official Records Book 4135, Page 1373, Public Records of Charlotte County, Florida.
8. Perpetual Drainage Easement recorded in Official Records Book 4135, Page 1383, Public Records of Charlotte County, Florida.
9. Easement Agreement recorded in Official Records Book 4135, Page 1391, Public Records of Charlotte County, Florida.
10. Drainage Easement recorded in Official Records Book 4135, Page 1401, Public Records of Charlotte County, Florida.
11. Notice of Approval recorded in Official Records Book 4277, Page 756, Public Records of Charlotte County, Florida.
12. Notice of Approval recorded in Official Records Book 4630, Page 484, Public Records of Charlotte County, Florida.

WIDEIKIS, BENEDICT & BERNTSSON LLC
3195 S. ACCESS ROAD
ENGLEWOOD, FLORIDA 34224
Phone: 941-627-1000 Fax 941-255-0684
THE BIG W LAW FIRM

Countersigned:

By: *Robert H. Berntsson*

Date: July 17, 2024

Robert H. Berntsson

Traffic Impact Study for Williams Excavation Rezone

3300 SR 31, Punta Gorda FL 33982

(PID: 402619200001, 402619200002, 402619100002, 402619100003, 402619100004)

Prepared For:

Southwest Engineering and Design

25450 Airport Road, Suite 8

Punta Gorda, Florida 33950

941-637-9655 Ph

941-637-1149 Fx

Prepared By:

Protean Design Group, Inc.

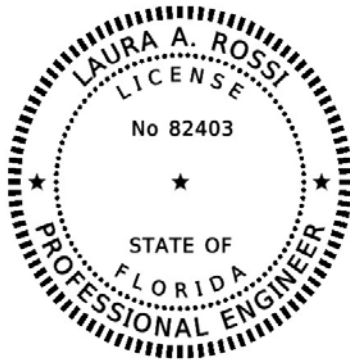
201 West Marion Avenue, Suite 1201

Punta Gorda, FL 33950

o: 941.676.8448

February 2024

This item has been digitally signed and sealed by:



On the date adjacent to the seal

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Protean Design Group, Inc.

201 West Marion Avenue, Suite 1201

Punta Gorda, FL 33950

Laura A. Rossi, P.E. NO. 82403, P.T.O.E.

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Appendix A- Proposed Site Plan

Appendix B – Roadway Level of Service (LOS) Data

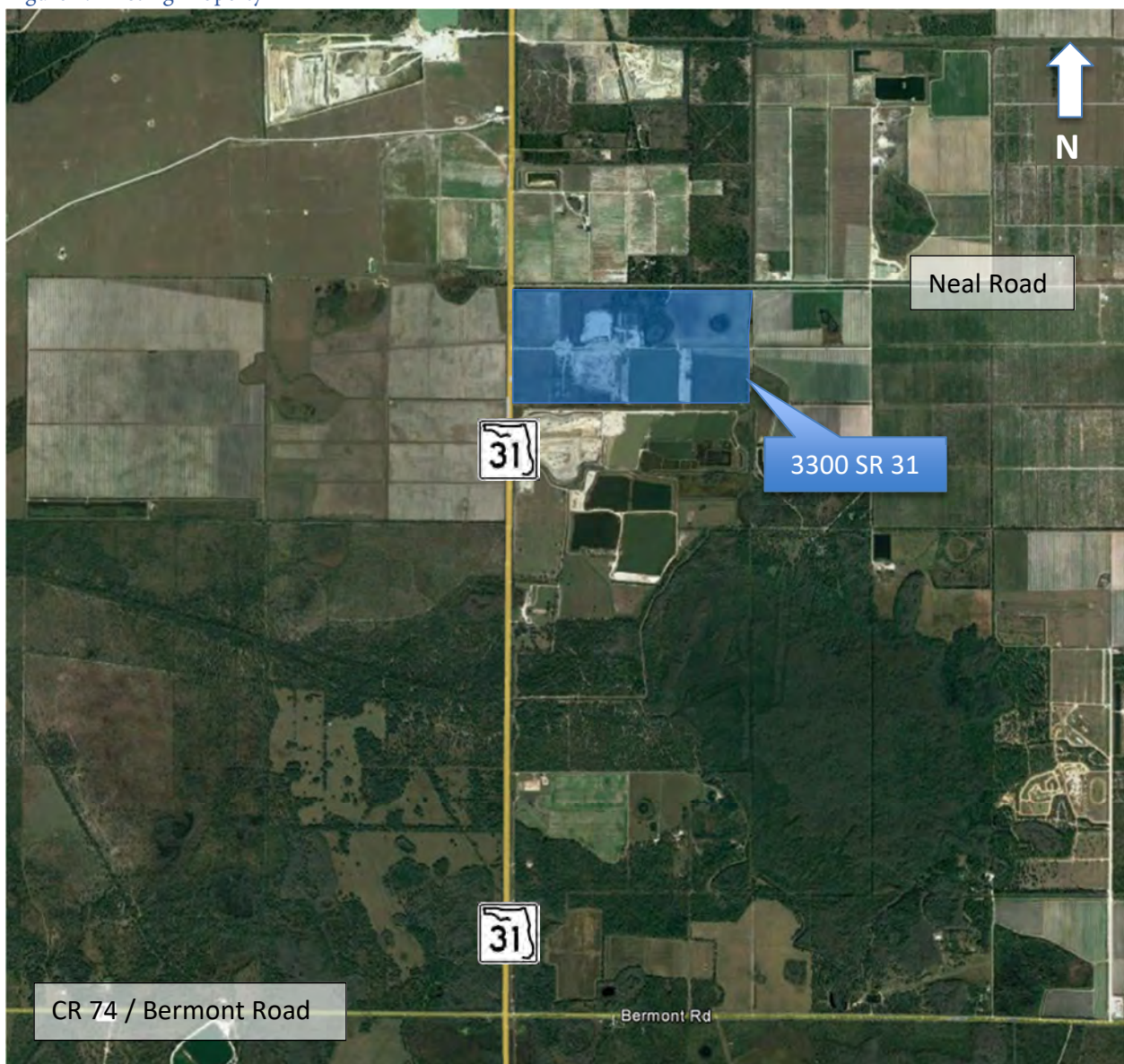
Appendix C - Synchro Analysis

Appendix D - Signal Four Analytics

Existing Condition

The 308-acre property is shown below in Figure 2. It is currently zoned as agriculture with a future land use of agriculture. The site currently operates as an excavation and generates truck traffic. In 2023, 541,378 cubic yards of material were removed from the site generating an average of 130 trucks leaving per work day for a total of 260 trucks entering and exiting the site on an average day. The speed limit on Bermont Road / CR-74 is 45 to 55 mph and 60 mph on SR-31. There are no current exclusive turn lanes along SR-31 at the property entrance.

Figure 2: Existing Property



Proposed Condition and Trip Generation

The excavation will be expanded to a total of 75.56 acres (of the 308-acre property). This additional area will be dug to remove 3,254,560 cubic yards (C.Y.) of fill dirt, topsoil, and shell to form the reservoirs. The reservoirs will be used for irrigation and are shown in Figure 3 and in Appendix A. These areas will be dug after the current cells are depleted resulting in no additional traffic generated, just a time extension of the operation based on additional available material.

Figure 3: Proposed Site Plan



When analyzing the traffic impact on the surrounding roadways during the reservoirs' construction, trips generated by the construction are directly related to the estimated volume of material being created by digging the reservoirs. The formula below estimates the average trips per day and per hour that will be leaving the site over a 10-year period. This duration was used to calculate the daily trips, since it is the duration of the permit.

Calculation 1: Excavation Volume vs. Trucks Leaving

Volume of Material to be removed: 3,254,560 cubic yards
 Estimated Life Span of Excavation: 10 years

Average Trips per work day Leaving (Monday through Friday):

$$78 \text{ Trucks/ work day} = \frac{3,254,560 \text{ CY}}{10 \text{ YR}} * \frac{1 \text{ Truck}}{16 \text{ CY}} * \frac{1 \text{ YR}}{52.18 \text{ weeks}} * \frac{1 \text{ week}}{5 \text{ work days}}$$

$$\text{Weekday Trips per hour leaving} = \frac{78 \text{ Trucks}}{\text{work day}} * \frac{1 \text{ work day}}{8 \text{ hours}} = 10 \text{ trucks leaving/ hour}$$

It is important to note that trucks are not stored on site and arrive (enter) at the same rate they leave over the permitted hours of operation between 7 AM and 4 PM, Monday through Friday. Since many variables can affect the rate of trucks entering and leaving the site, an average rate of 78 trucks leaving per day (10 trucks leaving per hour) will be considered.

Table 1: Trip Generation

Daily (trucks/ day)		Hourly (trucks/ hour)	
Entering	Leaving	Entering	Leaving
78	78	10	10

The site is currently operating as an excavation generating an average of 130 trucks leaving per day (17 trucks leaving per hour). This rezone will extend the availability of materials within the site without increasing the trip generation i.e.: 130 trucks leaving per day in the existing condition/ cells and 78 trucks leaving per day with the transition from the current cells to the new proposed cells.

Adjacent Roadway Level of Service (LOS)

This study analysis's the traffic impact to the surrounding roadways during the excavation where a level of service analysis has been completed for both SR-31 and Bermont Road / CR-74 for the opening year of 2024 and a 10 year build out of 2034:

Trip Distribution on SR-31 and Bermont Road / CR-74:

To analyze the LOS of the adjacent roadways, trips entering and leaving the property due to the excavation of the reservoirs are estimated using the worst-case scenario, where 100% of the vehicles are distributed onto SR-31 and Bermont Road / CR-74. This traffic distribution results in 20 trucks/ hour (10 entering and 10 exiting) being added to the existing traffic along SR-31 and Bermont Road

/ CR-74 during the AM and PM peak hour. The existing traffic generated from the site is being considered negligible in the LOS calculations to be conservative.

SR-31:

Traffic counts on SR-31 were performed 2,200 feet north of Neal Road, from 7/5/2022 to 7/7/2022 (see Appendix B). The two-way volume peak hour of SR-31 was found to be from 10 to 11 AM with an adjusted peak season peak hour volume of 608 vehicles per hour (vph). This 2022 peak hour volume was adjusted to the existing year of 2024, and a build out year of 2034, using an assumed annual growth rate of 5%; which is equivalent to Bermont Road's growth rate (Charlotte County: 2023 Roadway Level of Service Data) (Appendix B). This results in 671 vph (2024) and 1,092 vph (2034). The level of service (LOS) of SR-31 in 2024 and 2034 was calculated using NCHRP Report 825 Section H and the Highway Capacity Manual (HCM) Sixth Edition. The 2034 LOS was then compared to the new LOS of SR-31 in 2034 due to the development of the excavation. See Appendix B for the calculations. Based on the NCHRP and HCM capacity limits, SR-31 is at an LOS B in 2024 and LOS C in 2034. With the addition of the proposed excavation the LOS of SR-31 would remain at LOS C in the 2034 Build Out year. This results in no change in the LOS conditions from the existing condition considering the growth rate of traffic projected for the roadway; showing the construction of the reservoirs would not affect SR-31's LOS in the build out year.

Bermont Road / CR-76:

The Charlotte County 2023 Roadway Level of Service (LOS) Data lists Bermont Road / CR-74, as currently operating at 14% to 44% capacity and LOS B/C (see Appendix B and Table 2). The list also details the peak hour two-way volume, LOS threshold, for Bermont Road / CR-74 as 1,330 to 2,180 vph with an operating 2023 peak hour two-way volume of 188 to 963 vph. Per the data, an annual growth rate of 5.0% will be utilized for this study, with a current year of 2024 and an anticipated build-out year of 2034.

Table 2 identifies the percent capacity used for Bermont Road / CR-74 during the build out year of 2034, including the 5.0% annual growth rate of the adjacent traffic volume and volume from recently approved excavations on Neal Road (136 vph). As a result of the construction of the excavations, the maximum total number of external trips being added to Bermont Road / CR-74

equals 20 peak two-way trips. If 20 vph are added to the existing traffic along Bermont Road / CR-74 during the peak hour due to the construction of the reservoirs, the resultant peak hour volume is shown in Table 2 on the next page.

Table 2: No-Build vs. Build LOS Bermont Road/ CR-74 Analysis

Bermont Road/ CR-74 from U.S. 17 to Happy Hollow Rd (45 MPH)				
Analysis Year	Peak Hour Volume (vph) (100th Hourly Volume)	Trips added from Excavations (vph)	LOS Limit (Pk. Hr. Two-way Vol.)*	Percent Capacity Used
2024 No-Build*	1,011	0	2,180	46.38%
2034 No-Build (w/ 5% annual growth rate and recently approved excavations on Neal Road @ 136 vph)	1,783	0		81.78%
2034 Build	1,803	20		82.70%

Bermont Road/ CR-74 from Happy Hollow Rd to S.R. 31 (55 MPH)				
Analysis Year	Peak Hour Volume (vph) (100th Hourly Volume)	Trips added from Excavations (vph)	LOS Limit (Pk. Hr. Two-way Vol.)*	Percent Capacity Used
2024 No-Build*	311	0	1,330	23.38%
2034 No-Build (w/ 5% annual growth rate and recently approved excavations on Neal Road @ 136 vph)	643	0		48.31%
2034 Build	663	20		49.82%

Bermont Road/ CR-74 from S.R. 31 to County Line (55 MPH)				
Analysis Year	Peak Hour Volume (vph) (100th Hourly Volume)	Trips added from Excavations (vph)	LOS Limit (Pk. Hr. Two-way Vol.)*	Percent Capacity Used
2024 No-Build*	197	0	1,330	14.81%
2034 No-Build (w/ 5% annual growth rate and recently approved excavations on Neal Road @ 136 vph)	457	0		34.35%
2034 Build	477	20		35.86%

* Charlotte County: 2023 Roadway Level of Service Data with 5% annual growth rate

The analysis concluded that Bermont Road / CR-74 would result in 64.1% to 17.3% available capacity during the construction of the reservoirs and would not change the existing Level of Service of Bermont Road / CR-74.

Turn Lane Warrant Analysis

A left and right turn lane warrant analysis was conducted at the SR-31 and property entrance per Highway Capacity Manual (HCM) 2010, AASHTO Greenbook (2018) Table 9-25, and Synchro analysis for the opening year of 2024 and a 10 year build out of 2034.

Trip Distribution on SR-31 and Bermont Road / CR-74:

According to turning movement counts taken at an active excavation with its entrance on SR-31, 70% of trucks arrive from the south (going northbound (NB)) and 30% from the north (going southbound (SB)). Trucks leaving the facility follow a 55% NB: 45% SB split. Trips entering and leaving the proposed excavation are expected to follow the same distributions as the similar facility. This traffic distribution results in the distribution in the table below.

Table 3: Trip Distribution for Turn Lane Analysis

	Entering		Leaving	
NB	70%	7	55%	6
SB	30%	3	45%	4

Right Turn Lane Warrant at Entrance:

A right turn does not exist at the excavation's entrance. Per the Synchro Analysis in Appendix C, the volume of northbound right turning vehicles entering the excavation does not create a slow-down or impact to the northbound through movement in either the AM peak hour or PM peak hour. This is true for both the opening year of 2024 and a 10 year build out of 2034, therefore a right turn lane is not required based on turning volumes alone.

In addition to the volume of the vehicles, safety should also be considered when warranting a turn lane. SR 31 is a high speed, two-lane corridor with a history of sideswipe and rear end incidents resulting from vehicles attempting to pass other vehicles (Signal 4 Analytics, 2019 to 2023) (Appendix D). With the addition of large trucks with slower turning movements and larger turning

radii, these incidents have a chance of increasing. A turn lane would mitigate against this type of incident.

Left Turn Lane Warrant at Entrance:

A left turn lane does not exist at the excavation's entrance. According to AASHTO Greenbook (2018) Table 9-25, referenced within the FDOT Access Management Guidebook and seen on the next page, a left turn lane on a two-lane highway in a rural area "may be desirable" at a three-leg intersection when the major road peak hour volume exceeds 200 (veh/hr/ln) while a left-turn lane peak-hour volume exceeds 5 vph.

Table 4: Table 9-25 Suggested Left-Turn Treatment Guidelines

Table 9-25. Suggested Left-Turn Treatment Guidelines Based on Results from Benefit-Cost Evaluations for Intersections on Two-Lane Highways in Rural Areas (16)

Left-Turn Lane Peak-Hour Volume (veh/h)	Three-Leg Intersection, Major-Road Two-Lane Highway Peak-Hour Volume (veh/h/ln) that Warrants a Bypass Lane	Three-Leg Intersection, Major-Road Two-Lane Highway Peak-Hour Volume (veh/h/ln) that Warrants a Left-Turn Lane	Four-Leg Intersection, Major-Road Two-Lane Highway Peak-Hour Volume (veh/h/ln) that Warrants a Left-Turn Lane
5	50	200	150
10	50	100	50
15	< 50	100	50
20	< 50	50	< 50
25	< 50	50	< 50
30	< 50	50	< 50
35	< 50	50	< 50
40	< 50	50	< 50
45	< 50	50	< 50
50 or More	< 50	50	< 50

Note: These guidelines apply where the major road is uncontrolled and the minor-road approaches are stop- or yield-controlled. Both the left-turn peak-hour volume and the major-road volume warrants should be met as shown in Figure 9-36.

This guidance from AASHTO Greenbook (2018) includes many variables since it is based on benefit-cost evaluations, so the left turn lane was also analyzed with Synchro (HCM 2010). Per the Synchro Analysis in Appendix C, the volume of southbound left turning vehicles entering the excavation does not create a slow-down or impact to the southbound through movement in either the AM peak hour or PM peak hour. This is true for both the opening year of 2024 and a 10 year build out of 2034, therefore a left turn lane is not required based on turning volumes alone.

In addition to the volume of the vehicles, safety should also be considered when warranting a turn lane. SR 31 is a high speed, two-lane corridor with a history of sideswipe and rear end incidents resulting from vehicles attempting to pass other vehicles (Signal 4 Analytics 2019 to 2023) (Appendix D). With the addition of large trucks with slower turning movements and larger turning radii, these incidents have a chance of increasing. A turn lane would mitigate against this type of incident.

Conclusion

It has been concluded that the additional trips generated by the proposed excavation will not be significant enough to affect the LOS of SR-31 or Bermont Road / CR-74. In addition, neither a right turn lane or left turn lane is required due to volume alone at the excavation's entrance (by the construction of the reservoirs alone in the 2024 opening year or 2034 build out year) but due to safety considerations both a right and left turn lane are recommended. Turn lane requirements and permits on SR 31 shall be coordinated with FDOT.

Appendix A- Proposed Site Plan

REZONE FOR WILLIAMS EXCAVATION

SECTION 19 TOWNSHIP 40 SOUTH, RANGE 26 EAST
CHARLOTTE COUNTY, FLORIDA

SUMMARY:

PROPOSED IS THE NEAL RD AGRICULTURAL
EXCAVATION. THE PROJECT WILL CONSIST OF TWO
PROPOSED PONDS TO A TOTAL OF XX.XX ACRES.
THE PONDS WILL BE USED FOR IRRIGATION.

ZONING:

SUBJECT PROPERTY AG

OWNER/DEVELOPER:

WILLIAMS FARMS PARTNERSHIP
7622 ASHTON RD
ISLANDTON, SC 29929

BREVARD-HARBOR EDGE LLC
6140 DOVECOTE LN
MEMPHIS, TN 38120

ENGINEER:

SOUTHWEST ENGINEERING & DESIGN, INC.
25450 AIRPORT ROAD, SUITE B
PUNTA GORDA, FLORIDA 33950
PHONE: 941-637-9655

SURVEYOR:

GEN3 LAND SURVEYING INC
17840 TOLEDO BLADE BLVD, SUITE B
PORT CHARLOTTE, FL 33948
PHONE: (941) 629-6801

ENVIRONMENTAL:

SOUTHWEST ENGINEERING & DESIGN, INC.
25450 AIRPORT ROAD, SUITE B
PUNTA GORDA, FLORIDA 33950
PHONE: 941-637-9655

NOTES:

- 1) ALL EASEMENTS, PER RECORD PLAT, ARE SHOWN.
- 2) SLOPE EASEMENTS, IF REQUIRED, WILL BE OBTAINED BY THE OWNER.
- 3) ELEVATIONS SHOWN ARE BASED ON NAVD, 1988 (NAVD 88 DATUM + 1.13 = NGVD 29 DATUM)
- 4) OFF SITE DRAINAGE WILL BE ACCOMDATED ON THIS SITE.
- 5) CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES.
- 6) ALL CONSTRUCTION SHALL BE IN COMPLIANCE WITH O.S.H.A SAFETY STANDARDS, INCLUDING O.S.H.A. TRENCH SAFETY STANDARDS.
- 7) CONTRACTOR SHALL NOTIFY ENGINEER OF RECORD OF ANY ERRORS OR DISCREPANCIES ON THE PLANS PRIOR TO CONSTRUCTION.
- 8) MAINTENANCE OF TRAFFIC THROUGH WORK ZONES WILL CONFORM TO FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS.
- 9) SIGNAGE AND PAINT MARKINGS WILL CONFORM TO FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS, DCA ACCESSIBILITY REQUIREMENTS AND THE LATEST ADA REQUIREMENTS.
- 10) HANDICAP ACCESS TO MEET LATEST ADA REQUIREMENTS.
- 11) A) TOTAL PROPERTY BOUNDARY = XX.XX ACRES.
B) PROJECT LIMITS = XX.XX ACRES
C) THERE ARE NO WETLANDS LOCATED WITHIN THE PROJECT BOUNDARY
D) FLOOD ZONE "X" ELEVATION (N.A.) - PANEL NO. 0300 G, COMMUNITY MAP NO. 12015C, DATED DECEMBER 12, 2022

DESCRIPTION:

THE NORTH ONE HALF OF SECTION 19, TOWNSHIP 40 SOUTH,
RANGE 26 EAST, CHARLOTTE COUNTY FLORIDA, FLORIDA.

LESS AND EXCEPT:

MAINTAINED RIGHT OF WAY FOR NEAL ROAD.

LESS AND EXCEPT:

MAINTAINED RIGHT OF WAY FOR STATE ROAD #31

LESS AND EXCEPT:

A PORTION OF SECTION 19, TOWNSHIP 40 SOUTH, RANGE 26 EAST,
CHARLOTTE COUNTY, FLORIDA, BEING MORE SPECIFICALLY
DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION
19;THENCE S 89°45'53"W, ALONG THE NORTH LINE OF SAID SECTION
19, A DISTANCE OF 1229.67 FEET; THENCE S00°37'28"W, A DISTANCE
OF 2630.58 FEET TO SOUTH LINE OF THE NORTH ONE HALF OF SAID
SECTION 19; THENCE S89°53'33"E, ALONG THE SOUTH LINE OF THE
NORTH ONE HALF OF SAID SECTION 19, A DISTANCE OF 1272.42
FEET TO THE SOUTHEAST CORNER OF THE NORTH ONE HALF OF
SAID SECTION 19; THENCE N00°18'23"W, ALONG THE EAST LINE OF
SAID SECTION 19, A DISTANCE OF 2637.89 FEET TO THE POINT OF
BEGINNING.

LESS AND EXCEPT:

A PORTION OF SECTION 19, TOWNSHIP 40 SOUTH, RANGE 26 EAST,
CHARLOTTE COUNTY, FLORIDA, BEING MORE SPECIFICALLY
DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 19;
THENCE S 89°45'53" W ALONG THE NORTH LINE OF SAID SECTION 19,
A DISTANCE OF 1229.67 FEET; THENCE S 00°37'28" W, A DISTANCE
OF 1497.93; THENCE N 89°22'34" W, A DISTANCE OF 330.51 FEET TO
THE POINT OF BEGINNING; THENCE S 03°11'18" E, A DISTANCE OF
60.30 FEET; THENCE N 86°48'42" E, A DISTANCE OF 60.30 FEET;
THENCE N 03°11'18" W, A DISTANCE OF 60.30 FEET; THENCE S
86°48'42" W, A DISTANCE OF 60.30 FEET TO THE POINT OF
BEGINNING.

AND

A PORTION OF SECTION 19, TOWNSHIP 40 SOUTH, RANGE 26 EAST,
CHARLOTTE COUNTY, FLORIDA,
BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION
19;THENCE S89°45'56"W, ALONG THE NORTH LINE OF SAID SECTION
19, A DISTANCE OF 1229.67 FEET; THENCE S00°37'28"W, A DISTANCE
OF 2630.58 FEET TO SOUTH LINE OF THE NORTH ONE HALF OF SAID
SECTION 19; THENCE S89°53'33"E, ALONG THE SOUTH LINE OF THE
NORTH ONE HALF OF SAID SECTION 19, A DISTANCE OF 1272.42
FEET TO THE SOUTHEAST CORNER OF THE NORTH ONE HALF OF
SAID SECTION 19; THENCE N00°18'23"W, ALONG THE EAST LINE OF
SAID SECTION 19, A DISTANCE OF 2637.89 FEET TO THE POINT OF
BEGINNING.

LESS AND EXCEPT:

MAINTAINED RIGHT OF WAY FOR NEAL ROAD.

SURVEY NOTES:

PER FEMA FLOOD MAP: FLOOD ZONE "X", BASE FLOOD ELEVATION
="N/A", COMMUNITY MAP #120061, PANELS 0150G/0325G, DATE
PRINTED 12-15-22

ELEVATIONS ARE BASED ON N.A.V.D. 1988.

BASE B.M.: NATIONAL GEODETIC SURVEY B.M. #M 638, EL. = 38.72
N.A.V.D. 1988.

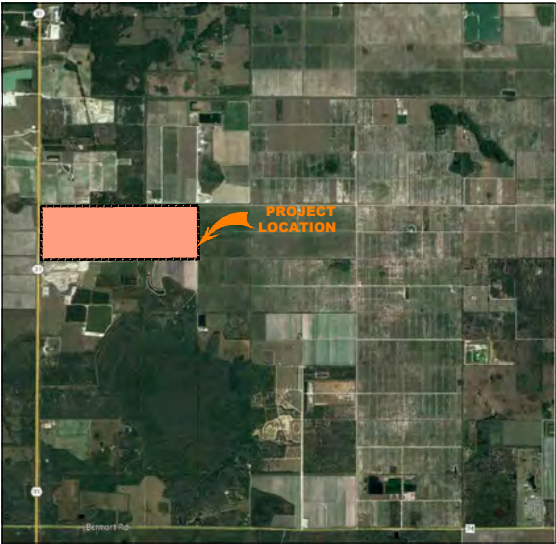
BEARINGS ARE BASED ON DEED DATA.

ALL DISTANCES AND ELEVATIONS ARE EXPRESSED IN DECIMAL
FEET.

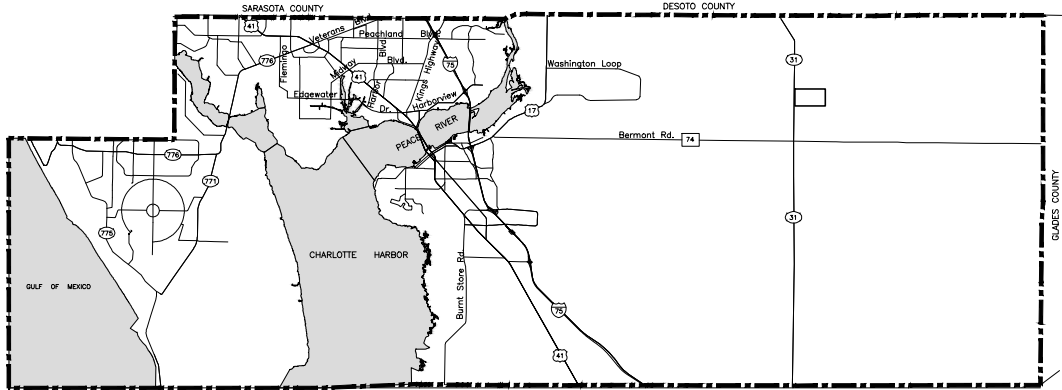
SYMBOLS DEPICTED ON THIS SKETCH ARE NOT TO SCALE AND FOR
INFORMATIONAL PURPOSES ONLY.

LANDSCAPING, UNDERGROUND UTILITIES AND NON PERMANENT
IMPROVEMENTS HAVE NOT BEEN LOCATED.

STATE PLANE COORDINATES OBTAINED BY USE OF G.P.S.
THROUGH THE FLORIDA PERMANENT REFERENCE NETWORK
(FPRN) AND ARE BASED ON FLORIDA WEST NAD 83-(2011) DATUM IN
DECIMAL FEET.



VICINITY MAP



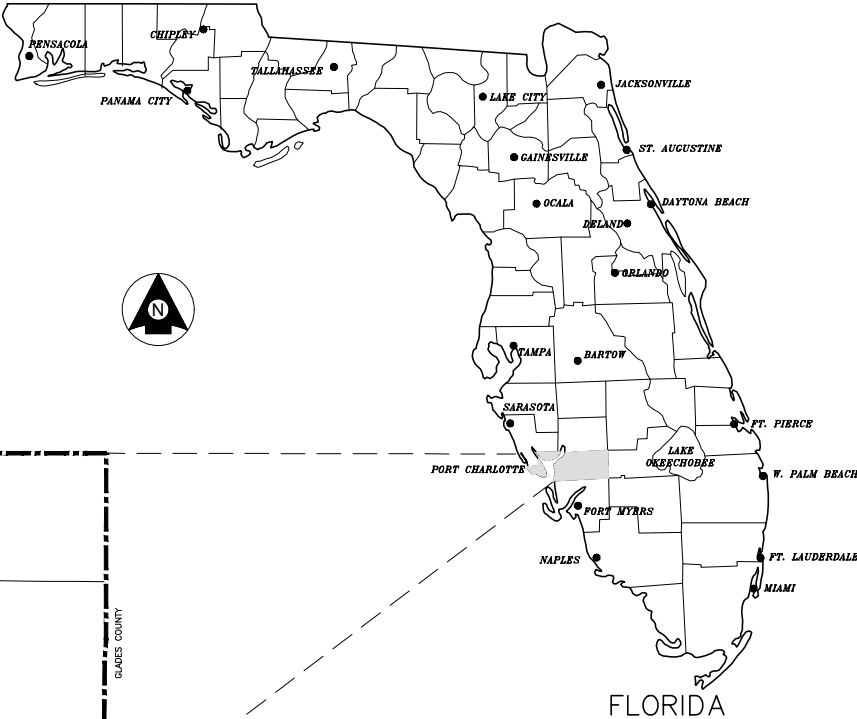
CHARLOTTE COUNTY MAP

HOURS OF OPERATION NOTE:

EXCAVATION HOURS OF OPERATION SHALL BE 7:00 A.M.
TO 6:00 P.M. MONDAY THROUGH FRIDAY, 7:00 A.M. TO
NOON ON SATURDAY.

UTILITY NOTIFICATION

UTILITY LOCATIONS DEPICTED WITHIN THIS CONSTRUCTION PLAN SET HAVE BEEN COMPILED FROM FIELD
SURVEYS AND DOCUMENTS SUPPLIED BY THE VARIOUS UTILITY COMPANIES. THE ENGINEER MAKES NO
CLAIM TO THE ACCURACY OF THE UTILITY LOCATIONS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL
NOTIFY ALL UTILITIES AND IS RESPONSIBLE FOR VERIFYING THE DEPTHS AND FIELD LOCATIONS OF ALL
EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION. ACTUAL UTILITY LOCATIONS AND
DEPTHS MAY VARY FROM THOSE DEPICTED WITHIN THIS CONSTRUCTION PLAN SET. PROTECTION OF ALL
UTILITIES WITHIN THE AREA OF CONSTRUCTION AND ALL COSTS TO REMEDY DAMAGES TO EXISTING
UTILITIES AND DISTURBED AREAS SHALL BE BORNE BY THE CONTRACTOR.



SHEET INDEX

- | | |
|-----|---|
| 1 | COVER SHEET |
| 2 | EXISTING AND FUTURE LAND USE ZONING MAP |
| 3 | AERIAL AND EXISTING CONDITIONS |
| 4 | OVERALL EXCAVATION PLAN |
| 5-6 | .500 FOOT FEATURES |
| 7 | .1/2 MILE FEATURES |

PLANS PREPARED BY:



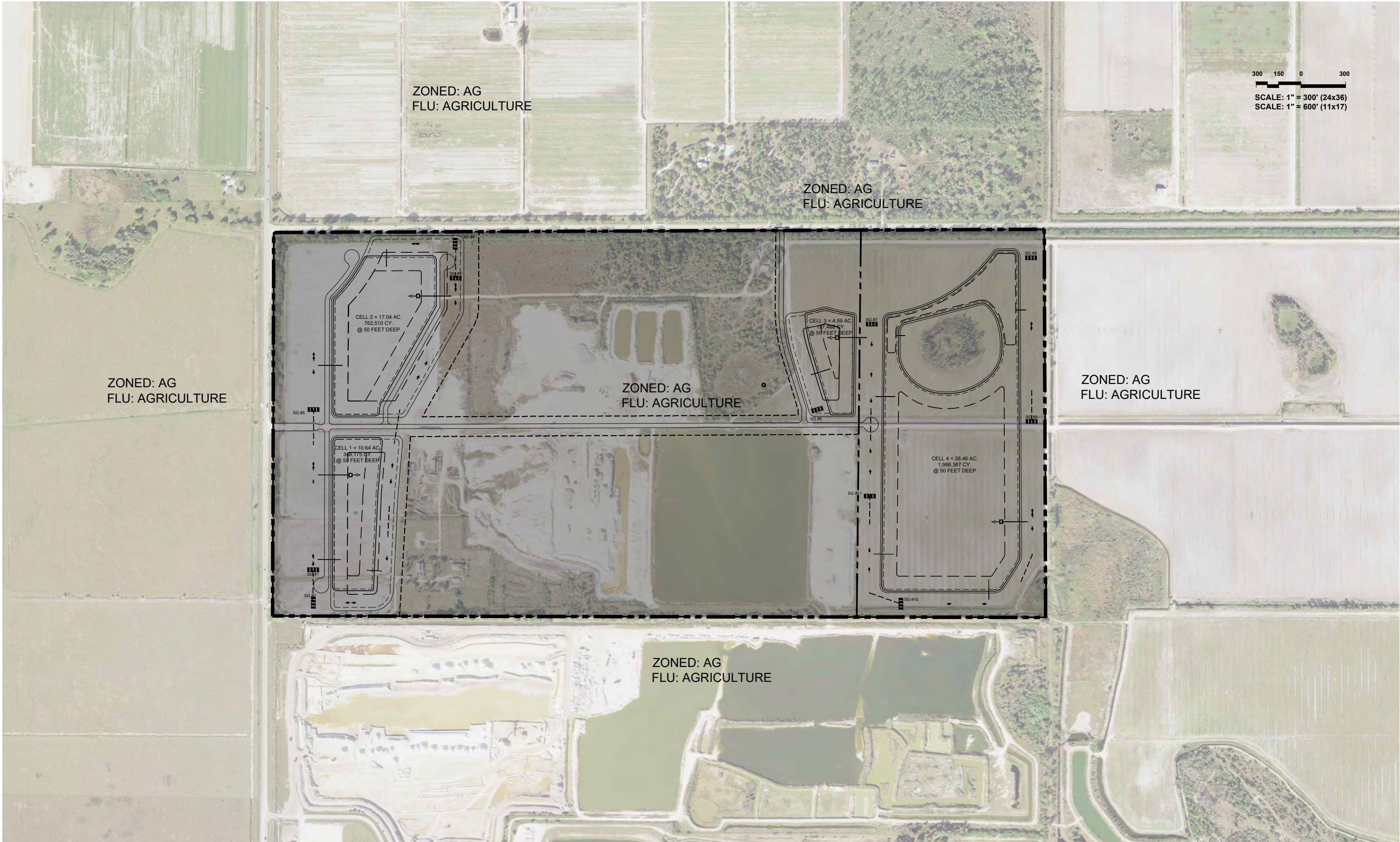
25450 Airport Road, Suite B
Punta Gorda, Florida 33950
Tel. (941) 637-9655 | Fax (941) 637-1149
www.sedfl.com
Certificate of Authorization No. 26551

**PRELIMINARY PLAN ONLY
NOT FOR CONSTRUCTION**

January 09, 2024

JOB NUMBER : 22-0630

1/9/2024 1:39:05 PM - P:23-0630 - WILLIAMS FDEP & EXCAVATION EXPANSION\DESIGN\CADD\PLAN SET - REZONE\02_LAND USE MAP_BOUNDARY.DWG - REED MCKOWN



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						Project No.: 23-0630
						Project Manager: D H B
						Project Engineer: -
						Project Designer: -
						Checked By: -
						Approved By: D H B
REV.	DATE	BY	CK'D	DESCRIPTION		

REZONE FOR WILLIAMS EXCAVATION EXISTING & FUTURE LAND USE ZONING MAP

PUNTA GORDA

SECTION 19, TOWNSHIP 40 SOUTH, RANGE 26 EAST

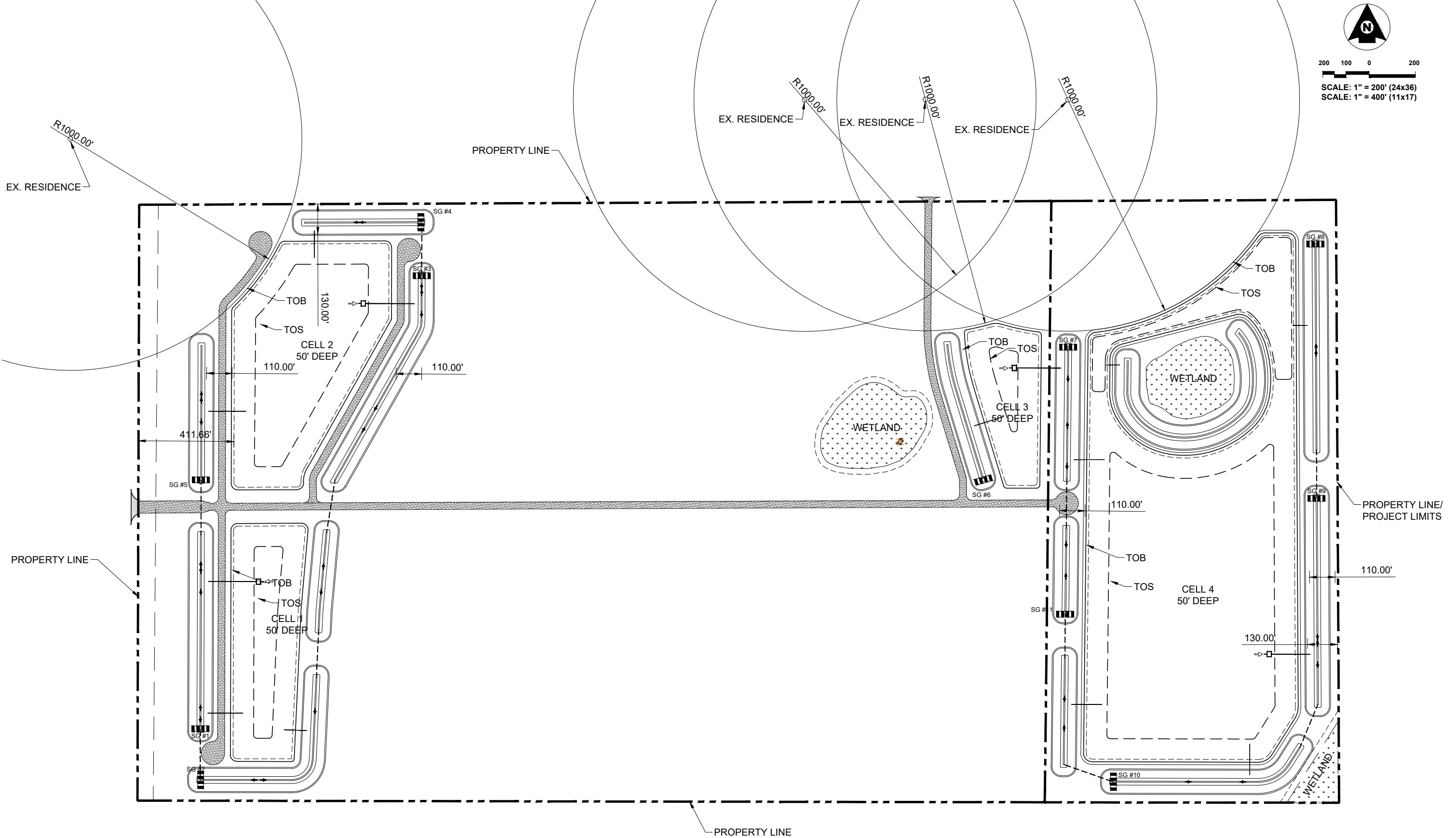
FLORIDA

**PRELIMINARY PLAN ONLY
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January 09, 2024

DATE: JAN 2024	DATUM: NAVD 88
SHEET <u>2</u> of <u>10</u>	
PROJECT No.: 23-0630	



1/9/2024 1:39:39 PM - P:23-0630 - WILLIAMS FDEP & EXCAVATION EXPANSION\DESIGN\CADD\PLAN SET - REZONE\04_OVERALL EXCAVATION PLAN.DWG - REED MCKOWN



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REV.	DATE	BY	CK'D	DESCRIPTION

Project No.:	23-0630
Project Manager:	D H B
Project Engineer:	-
Project Designer:	-
Checked By:	-
Approved By:	D H B

REZONE FOR WILLIAMS EXCAVATION OVERALL EXCAVATION PLAN

PUNTA GORDA

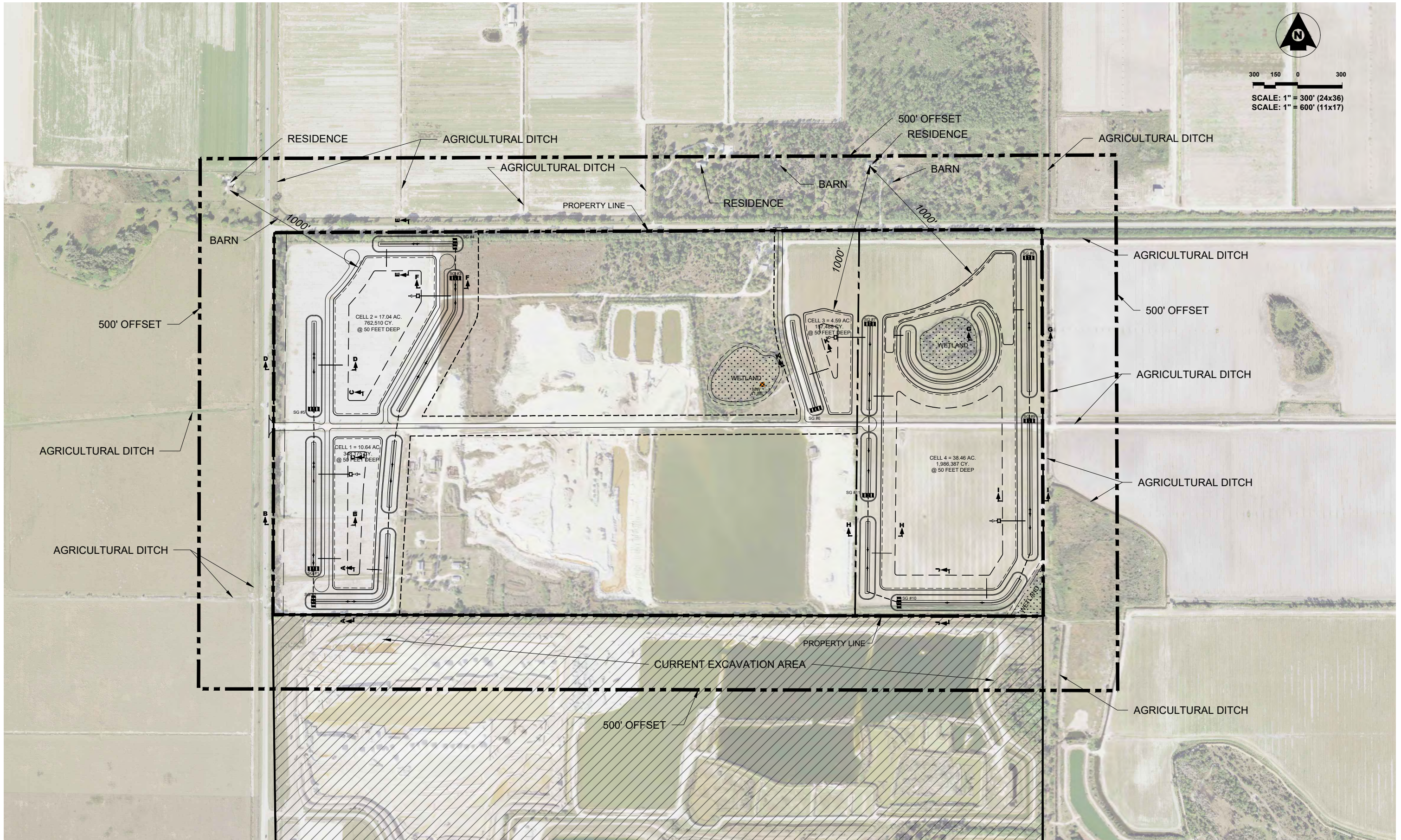
SECTION 19, TOWNSHIP 40 SOUTH, RANGE 26 EAST

FLORIDA

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January 09, 2024

DATE:	JAN 2024	DATUM:	NAVD 88
SHEET	4	of	10
PROJECT No.:	23-0630		

1/9/2024 1:39:57 PM - P:23-0630 - WILLIAMS FDEP & EXCAVATION EXPANSION DESIGN/CADD PLAN SET - REZONE05_500 FT FEATURES PLAN.DWG - REED MCKOWN



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Certificate of Authorization No. 26551

REV.	DATE	BY	CK'D	DESCRIPTION

Project No.:	23-0630
Project Manager:	D H B
Project Engineer:	-
Project Designer:	-
Checked By:	-
Approved By:	D H B

REZONE FOR WILLIAMS EXCAVATION 500 FOOT FEATURES EXHIBIT

PUNTA GORDA

SECTION 19, TOWNSHIP 40 SOUTH, RANGE 26 EAST

FLORIDA

**PRELIMINARY PLAN ONLY
NOT FOR CONSTRUCTION**
January 09, 2024

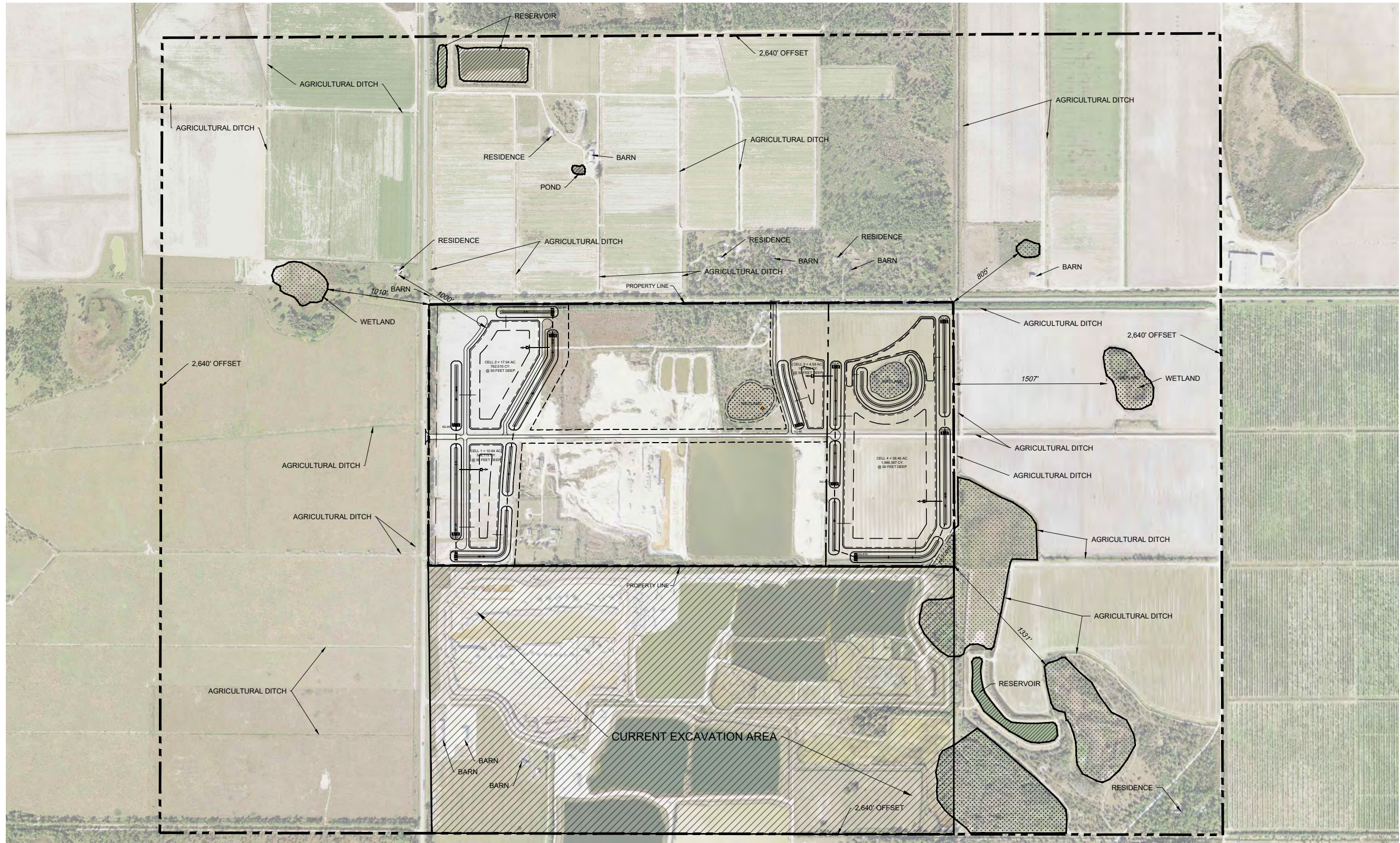
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SHEET	5	of	10
PROJECT No.:	23-0630		

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300 150 0 300

SCALE: 1" = 300' (24x36)
SCALE: 1" = 600' (11x17)



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Punta Gorda, Florida 33950
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www.sedfi.com
Certificate of Authorization No. 26551

						Project No.: 23-0630
						Project Manager: D H B
						Project Engineer: -
						Project Designer: -
						Checked By: -
						Approved By: D H B
REV.	DATE	BY	CK'D	DESCRIPTION		

REZONE FOR WILLIAMS EXCAVATION 1/2 MILE FEATURES EXHIBIT

PUNTA GORDA

SECTION 19, TOWNSHIP 40 SOUTH, RANGE 26 EAST

FLORIDA

**PRELIMINARY PLAN ONLY
NOT FOR CONSTRUCTION**
January 09, 2024

DATE: JAN 2024	DATUM: NAVD 88
SHEET 5 of 10	
PROJECT No.: 23-0630	

Southwest Engineering & Design Transmittal

TO: Charlotte County Land Development	DATE: 01/19/2023	JOB NO: 18-0414
18500 Murdock Circle	ATTENTION: Joanne Vernon	
Port Charlotte, Florida 33954	RE: Neal Road South Farm (04-EX-10) 2022/2023 Annual Report	

WE ARE SENDING YOU: ☒ Attached ☐ Under separate cover via _____ the following items

☐ Shop Drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications

☐ Copy of Letter ☐ Change Order ☐ Other: _____

NO	DATE	Copies	DESCRIPTION
1	1/19/2024	1	Letter to Joanne Vernon
2	1/19/2024	1	2022/2023 Excavation Activity Status Report
3	1/19/2024	1	Neal Road South Farm 2023 Annual Report
4	1/19/2024	1	11"x17" 2023 Drone Survey
5	1/19/2024	1	Check # 4458, Pay: CCBOCC, Amount: \$ 5,000

THESE ARE TRANSMITTED AS CHECKED BELOW:

☐ For Approval ☐ Approved as Submitted

☐ For Your Use ☐ Approved as Noted

☒ As requested ☐ Returned for Corrections

☐ For Review and Comment ☐

☐ FOR BIDS DUE _____

VIA

☒ Hand Delivered

☐ FedEx – 2 Day

☐ UPS – Ground

☐ U.S. Mail

☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS:

RECEIVED BY:



SIGNED: _____

January 19, 2024

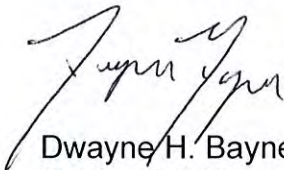
Joanne Vernon, P.E.
Charlotte County – Growth Management Dept.
18400 Murdock Circle
Port Charlotte, FL 33948

**Re: Neal Road South Farm
Excavation Permit Number: 04-EX-10**

Dear Ms. Vernon:

Please find attached the 2023 Annual Report for the above referenced project. Based on information from James Williams the site is in compliance with the Charlotte County permit. As reported from the operator 541,378 cubic yards of material have been removed during the reporting period. If you have any questions regarding this information please call me at (941) 637-9655

Yours truly,
Southwest Engineering & Design, Inc.



Dwayne H. Bayne
Senior Field Inspector

**Owner/Operator: Williams Farm Partnership
Attn: Todd Harris
53090 Bermont Road
Punta Gorda, Florida 33982**

1. Permit# 04-EX-10 Excavation Name Williams Farm South Excavation



Charlotte County
Public Works Department, Engineering Division
~~-2021/2022~~ Excavation Activity Status Report
2022 / 2023

Per Ordinance 2021-004, this report, along with the fee, is to be filed on or before December 31, ²⁰²³~~2021~~. The report must include all activity from October 1, ~~2022~~ through October 1, ~~2023~~. Failure to submit this report, not provide all requested information, or misrepresentation of information may result in suspension of the permitted activities.

Make all checks payable to Charlotte County Board of County Commissioners or CCBCC.

Activity Status Report Fee:
Commercial/Specific- \$5,000

1. Excavation Name: Williams Farm South Excavation (aka Neal Road South Farm)

2. Permit Number: 04-EX-10 Permit Expiration Date: 2028-03-12

3. Permittee: Williams Farm Partnership

4. A.) Provide current contact information for the Permittee:

Name Todd Harris Phone Number (863) 444-8041

Emergency Contact Phone Number: _____

Address _____

City Punta Gorda State Florida Zip Code 33982

Fax number _____

E-mail address toddharris67@yahoo.com

B.) Provide current contact information for the Operator: SAA 4 a)

Name _____ Phone Number _____

Emergency Contact Phone Number: _____

Address _____

City _____ State _____ Zip Code _____

Fax number: _____

E-mail address: _____

Permit# 04-EX-10 Excavation Name Williams Farm South Excavation

c.) Provide current contact information for the property Owner: SAA 4 a)

Name _____ Phone Number _____

Emergency Contact Phone Number _____

Address _____

City _____ State _____ Zip Code _____

Fax number _____

E-mail address _____

5. Place a check mark next to the item below which best describes this project:

☐ Excavation activity related to this project is complete. Closure documentation is attached.

☐ Excavation activity has ceased and will not resume. Closure documentation is attached. A new application will be filed if excavation is to resume.

☐ Excavation has been temporarily halted; but is expected to resume in accordance with the permit. (This must be based on field measurements not truckloads)

Amount of material removed during reporting period _____ cu. yd.

Approximate amount of material removed to date _____ cu. yd.

Remaining amount of material _____ cu. yd.

☒ Excavation progressing as planned. (This must be based on field measurements not truckloads)

Amount of material removed during reporting period 541,378 cu. yd.

Approximate amount of material removed to date 5,274,716 cu. yd.

Remaining amount of material 65,034 cu. yd.

6. Attach a narrative summarizing the Excavation and Reclamation progress to date. The narrative shall include, at a minimum, the following:

- All activity performed at the site during the reporting period.
- Compliance with all conditions of the permit and permitted plans.
- Any non-compliance with conditions of the permit and permitted plans.
- Document any Reclamation that has been completed and how this activity meets or does not meet the plans supplied by the applicant and approved by the Excavation Administrator.

7. Operating Hours and Days:

Begin 7:00 a.m. End 6:00 p.m. Days Monday thru Friday

Saturday hours: Begin 7:00 a.m. End 12:00 p.m.

First truck enters site at 7:00 a.m. Last truck leaves site at Closing p.m.

Permit# 04-EX-10 Excavation Name Williams Farm South Excavation

8. Amount of material planned to be excavated during next reporting period _____ cu. yd.

9. Percentage of excavated material of total approved cu. yds. Remaining 1.2 %
(Based on survey data and what has been dug out of ground)

10. Note dates of expiration of all permits associated with excavation activity. *Must include copies
Of all most recent reports required by state or federal agencies.

SWFWMD _____ Army Corps of Engineers _____
DEP _____ Other (identify) _____

11. Other-Please Explain _____

12. Number of truckloads exiting the site during the reporting period _____

13. Reclamation Bond # _____

Reclamation Bond Amount _____

Date Reclamation Bond expires _____

* Provide a copy of current Bonds

14. Applicant must submit an As-Built drawing, signed and sealed by a professional engineer,
showing the current status of the site.

Person submitting this form: _____ Owner, _____ Permit Holder, _____ Engineer,
_____ Attorney, _____ Agent.

Signature of person supplying information

Gary W. Bayne, P.E.

Printed Name

25450 Airport Road, Suite B

Address

Punta Gorda, Florida 33950

City, State, Zip Code

(941) 637-9655

Telephone Number

Permit# 04-EX-10 Excavation Name Williams Farm South Excavation

ENGINEER'S CERTIFICATION

I certify all information provided is accurate, and that all work on this site has been conducted in accordance with the permit provisions, including the excavation plans.

Signed by Professional Engineer _____

Printed Name Gary W. Bayne, P.E.

Firm Name Southwest Engineering & Design, Inc

Phone Number (941) 637-9655

Address 25450 Airport Road, Punta Gorda, Florida 33950

Continued on next page...



Please complete the information in this form and return with Annual Report and Inspection fee, new or current copy of Reclamation Bond, and asbuilt drawings.

Charlotte County
Community Development Department-Excavations
Attn: Diane Clim
18400 Murdock Circle
Port Charlotte, FL 33948

PLEASE BE ADVISED, regular site visits by the County may occur at any time during the course of the permit without notification and ALL permit stipulations must be in place including everything on the permitted excavation plans.

2023 ANNUAL REPORT

**Neal Road South Farm
EXCAVATION PERMIT 04-EX-10**

Project title:
**Neal Road South Farm
Punta Gorda, Florida**



Prepared by:

Southwest Engineering & Design, Inc.
25450 Airport Road, Suite B
Punta Gorda, FL 33950

January 2024

Southwest Engineering & Design, Inc.
FBPE COA # 26551

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11"x17" - 2023 Drone Survey

ABSTRACT

The Neal Road South Farm site is owned by Williams Farm Partnership and is located in Section 19, Township 40 South, and Range 26 East with an access at 3300 SR 31 in Charlotte County, Florida. The applicant proposed to excavate 5,730,000 +/- cubic yards of material for a maximum of 10 years to an elevation that ranges from 36.50 feet on the west side to 49.00 feet below land surface on the east side of the excavation area. An existing haul road connects to SR 31, which also serve as an access road for the agriculture portion of the entire property.

Southwest Engineering & Design, Inc. concluded that for the fiscal year ending December 8, 2023 that excavation activity has occurred.

541,378 cubic yards of material have been removed from the excavation during the reporting year (October 1, 2022 to September 30, 2023).

2023 ANNUAL REPORT

Introduction

The following Annual Report is intended to satisfy the requirements as specified in the Charlotte County Ordinance Number 2007-054 Article XXIII Excavation and Earthmoving and as stipulated in the Excavation Permit 04-EX-10 for the fiscal year 2023. The information and conclusions presented in this report are primarily based on information gathered from the owner, a site inspection, and existing regulatory records.

The project is located in Section 19, Township 40 South, and Range 26 East at 3300 SR 31 in Charlotte County, Florida. The property size is 1,120 acres, with an excavation size of 100 acres.

Operation

The Neal Road South Farm project is a resource mine and the product being removed from this excavation is fill dirt, top soil and shell to be used on various development projects for private development. An onsite inspection and survey was conducted by Southwest Engineering & Design, Inc. (SED) employee on December 8, 2023.

OPERATIONAL SCHEDULE AND SUMMARY

YEAR	EXCAVATION	RECLAMATION
2016	Based on site the 2016 Annual Report. 0 cubic yards of material have been removed from the site	
2017	James Williams states that the amount of material removed from the site is: Cubic yards removed: 20,000	
2018	Continuing excavating. Cubic yards removed: 344,983.53	Maintain structural integrity of berms and continued reclamation work.
2019	Continuing excavating. Cubic yards removed: 197,572.82	Maintain structural integrity of berms and continued reclamation work.
2020	Continuing excavating. Cubic yards removed: 501,161.44	Maintain structural integrity of berms and continued reclamation work.
2021	Continuing excavating. Cubic yards removed: 512,440.36	Maintain structural integrity of berms and continued reclamation work.
2022	Continuing excavating. Cubic yards removed: 336,213	Maintain structural integrity of berms and continued reclamation work.
2023	Continuing excavating. Cubic yards removed: 541,378	Maintain structural integrity of berms and continued reclamation work.
2024	Continuing excavating. Estimated cubic yards to be removed: 16,258.50	Maintain structural integrity of berms and continued reclamation work.
2025	Continuing excavating. Estimated cubic yards to be removed: 16,258.50	Maintain structural integrity of berms and continued reclamation work.

2026	Estimated cubic yards to be removed: 16,258.50	Maintain structural integrity of berms and continued reclamation work.
2027	Estimated cubic yards to be removed: 16,258.50	Finish all reclamation work.

Material Removed

541,378 cubic yards of material have been removed from the excavation site during the reporting period (October 1, 2022 to September 30, 2023).

Structural Adequacy

SED has observed vegetation on the majority of the hydraulic barrier berms.

Reclamation

Reclamation for the site is ongoing.

Compliance

Based on the information as outlined above, Neal Road South Farm is in compliance with Charlotte County Ordinance Number 2007-054 Article XXIII Excavation and Earthmoving and as stipulated in the Excavation Permit 04-EX-10 for the fiscal year 2023.

APPENDIX

Legal Description (Charlotte County Property Appraisers)

ZZZ 194026 P1 208.20 AC. M/L COMM AT NE COR SEC 19 TH W 1229.68 FT FOR
POB TH S 2630.63 FT TO S LN OF N ½ SEC 19 TH W ALG S LN 1939.54 FT N 660
FT W 1980 FT TO E ROW SR31 TH N ALG ROW 1946.63 FT TO N LN SEC 19 TH E
ALG N LN 3978.85 FT TO POB LESS 3636 S.F. AS DESC IN 4135/1339 PARCEL 3
417/425 E1778/74 E1791/239 2130/1129 E4135/1383 E4135/1391 E4135/1401



DATE OF ACQUISITION: OCTOBER 30, 2023
NOTE: CONTOURS WERE NOT IN EXISTENCE AREA OUTLINE
ARE APPROXIMATED ONLY AND SHOULD BE TREATED AS
"BEST GUESSES".

Appendix B – Roadway Level of Service (LOS) Data

Peak Hour Two-Way Volume:

The peak hours of SR-31, for the two-way volume, were found to be from 7 AM to 8 AM and from 1 PM to 2 PM with an adjusted peak season peak hour volume

Multiple by Peak Season Conversion Factor (PSCF) for SR-31 (1.13) and 5% growth rate. Counts taken on 7/5 to 7/7/2022

$538 * 1.13 = 608$ vph in 2022

$538 * 1.13 * (1.05^2) = 671$ vph in year 2024

$538 * 1.13 * (1.05^{12}) = 1092$ vph in year 2034

SR-31 Existing Level of Service Calculation for yr 2024:

Posted speed =	60 mph	
Free Flow Speed =	65 mph	assume 5 mph greater than posted= 65 mph
PHF =	0.868	PHF = $538 / (155 * 4) = 86.8\%$
One direction (SB) peak hourly flow (adjusted by PSCF and 5% growth rate from 2022 to 2024, includes the proposed excavations on the south side of Neal Road at 68 vph)		
=	413 vph	
Trucks % =	0.5711	
fhv =	0.7779	HCM Eq 11-2
Passenger Car Equivalent flow rate =	612 pcphpl	HCM Eq 11-3
Density = $494 \text{ pcphpl} / 65 \text{ mph} =$	9.42 pcpmpl	

PER HCM Exhibit 10-6 and NCHRP 825 Exhibit 26 = LOS B

Note: Density range for LOS B is 6 to 14 pcpmpl

SR-31 Level of Service Calculation for yr 2034:

Posted speed =	60 mph	
Free Flow Speed =	65 mph	assume 5 mph greater than posted= 65 mph
PHF =	0.868	PHF = $538 / (155 * 4) = 86.8\%$
One direction (SB) peak hourly flow (adjusted by PSCF and 5% growth rate from 2022 to 2034, includes the proposed excavations on the south side of Neal Road at 68 vph)		
=	630 vph	
Trucks = 48.67% (From FDOT Online Site 010041, see below) =	0.5420	
fhv =	0.7868	HCM Eq 11-2
Passenger Car Equivalent flow rate =	923 pcphpl	HCM Eq 11-3
Density = $805 \text{ pcphpl} / 65 \text{ mph} =$	14.20 pcpmpl	

PER HCM Exhibit 10-6 and NCHRP 825 Exhibit 26 = LOS C

Note: Density range for LOS B is 6 to 14 pcpmpl

SR-31 Opening Year Level of Service Calculation for yr 2024 with Excavation trips added:

Posted speed =	60 mph	
Free Flow Speed =	65 mph	assume 5 mph greater than posted= 65 mph
PHF =	0.868	PHF = $538 / (155 * 4) = 86.8\%$
One direction (SB) peak hourly flow including the volume generated by the project (assumes the worse case with 2 vph added per lane for the excavation of the reservoir)		
= $413 \text{ vph} + 20 \text{ vph} =$	433 vph	
Truck % =	0.5909	
fhv =	0.7719	HCM Eq 11-2
Passenger Car Equivalent flow rate =	647 pcphpl	HCM Eq 11-3
Density = $465 \text{ pcphpl} / 65 \text{ mph} = 6.85 \text{ pcpmpl}$	9.95 pcpmpl	$\leq 14 \text{ pcpmpl}$

PER HCM Exhibit 10-6 and NCHRP 825 Exhibit 26 = LOS B

Note: Density range for LOS B is 6 to 14 pcpmpl

SR-31 Build out Year Level of Service Calculation for yr 2034 with Excavation trips added:

Posted speed =	60 mph	
Free Flow Speed =	65 mph	assume 5 mph greater than posted= 65 mph
PHF =	0.8677	PHF = $538 / (155 * 4) = 86.8\%$
One direction (SB) peak hourly flow including the volume generated by the project (assumes the worse case with 2 vph added per lane for the excavation of the reservoir)		
= $630 \text{ vph} + 20 \text{ vph} =$	650 vph	
Truck % =	0.5561	
fhv =	0.7824	HCM Eq 11-2
Passenger Car Equivalent flow rate =	958 pcphpl	HCM Eq 11-3

$$\text{Density} = 465 \text{ pcphpl} / 65 \text{ mph} = 6.85 \text{ pcpmpl} \quad 14.73 \text{ pcpmpl} \leq 14 \text{ pcpmpl}$$

PER HCM Exhibit 10-6 and NCHRP 825 Exhibit 26 = LOS C

Note: Density range for LOS B is 6 to 14 pcpmpl

Exhibit 26. Level of service criteria for freeway facilities.

Level of Service	Urban/Suburban Freeway Average Facility or Section Density (pc/mi/ln)	Rural Freeway Average Facility or Section Density (pc/mi/ln)
A	≤ 11	≤ 6
B	>11–18	>6–14
C	>18–26	>14–22
D	>26–35	>22–29
E	>35–45	>29–39
F	>45 or any section has $d/c > 1.00$	>39 or any section has $d/c > 1.00$




Source: Adapted from HCM Exhibit 10-6.




Note: d/c = demand-to-capacity ratio.




CHARLOTTE COUNTY: 2023 ROADWAY LEVEL OF SERVICE DATA




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

Appendix C- Synchro Analysis

Intersection						
Int Delay, s/veh	0.3					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	4	6	413	7	3	259
Future Vol, veh/h	4	6	413	7	3	259
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	87	87	87	87	87	87
Heavy Vehicles, %	100	100	58	100	100	58
Mvmt Flow	5	7	475	8	3	298
Major/Minor	Minor1	Major1		Major2		
Conflicting Flow All	783	479	0	0	483	0
Stage 1	479	-	-	-	-	-
Stage 2	304	-	-	-	-	-
Critical Hdwy	7.4	7.2	-	-	5.1	-
Critical Hdwy Stg 1	6.4	-	-	-	-	-
Critical Hdwy Stg 2	6.4	-	-	-	-	-
Follow-up Hdwy	4.4	4.2	-	-	3.1	-
Pot Cap-1 Maneuver	254	429	-	-	716	-
Stage 1	461	-	-	-	-	-
Stage 2	571	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	253	429	-	-	716	-
Mov Cap-2 Maneuver	253	-	-	-	-	-
Stage 1	461	-	-	-	-	-
Stage 2	568	-	-	-	-	-
Approach	WB	NB		SB		
HCM Control Delay, s	16.1	0		0.1		
HCM LOS	C					
Minor Lane/Major Mvmt		NBT	NBRWBLn1	SBL	SBT	
Capacity (veh/h)		-	-	336	716	-
HCM Lane V/C Ratio		-	-	0.034	0.005	-
HCM Control Delay (s)		-	-	16.1	10.1	0
HCM Lane LOS		-	-	C	B	A
HCM 95th %tile Q(veh)		-	-	0.1	0	-

Intersection						
Int Delay, s/veh	0.4					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	6	4	259	3	7	413
Future Vol, veh/h	6	4	259	3	7	413
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	87	87	87	87	87	87
Heavy Vehicles, %	100	100	58	100	100	58
Mvmt Flow	7	5	298	3	8	475
Major/Minor	Minor1	Major1		Major2		
Conflicting Flow All	791	300	0	0	301	0
Stage 1	300	-	-	-	-	-
Stage 2	491	-	-	-	-	-
Critical Hdwy	7.4	7.2	-	-	5.1	-
Critical Hdwy Stg 1	6.4	-	-	-	-	-
Critical Hdwy Stg 2	6.4	-	-	-	-	-
Follow-up Hdwy	4.4	4.2	-	-	3.1	-
Pot Cap-1 Maneuver	251	558	-	-	861	-
Stage 1	573	-	-	-	-	-
Stage 2	455	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	248	558	-	-	861	-
Mov Cap-2 Maneuver	248	-	-	-	-	-
Stage 1	573	-	-	-	-	-
Stage 2	449	-	-	-	-	-
Approach	WB	NB		SB		
HCM Control Delay, s	16.7	0		0.2		
HCM LOS	C					
Minor Lane/Major Mvmt		NBT	NBRWBLn1	SBL	SBT	
Capacity (veh/h)		-	-	319	861	-
HCM Lane V/C Ratio		-	-	0.036	0.009	-
HCM Control Delay (s)		-	-	16.7	9.2	0
HCM Lane LOS		-	-	C	A	A
HCM 95th %tile Q(veh)		-	-	0.1	0	-

Intersection						
Int Delay, s/veh	0.3					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	4	6	630	7	3	462
Future Vol, veh/h	4	6	630	7	3	462
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	87	87	87	87	87	87
Heavy Vehicles, %	100	100	58	100	100	58
Mvmt Flow	5	7	724	8	3	531
Major/Minor	Minor1	Major1		Major2		
Conflicting Flow All	1265	728	0	0	732	0
Stage 1	728	-	-	-	-	-
Stage 2	537	-	-	-	-	-
Critical Hdwy	7.4	7.2	-	-	5.1	-
Critical Hdwy Stg 1	6.4	-	-	-	-	-
Critical Hdwy Stg 2	6.4	-	-	-	-	-
Follow-up Hdwy	4.4	4.2	-	-	3.1	-
Pot Cap-1 Maneuver	119	297	-	-	555	-
Stage 1	339	-	-	-	-	-
Stage 2	430	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	118	297	-	-	555	-
Mov Cap-2 Maneuver	118	-	-	-	-	-
Stage 1	339	-	-	-	-	-
Stage 2	427	-	-	-	-	-
Approach	WB	NB		SB		
HCM Control Delay, s	25.7	0		0.1		
HCM LOS	D					
Minor Lane/Major Mvmt	NBT	NBRWBLn1		SBL	SBT	
Capacity (veh/h)	-	- 185		555	-	
HCM Lane V/C Ratio	-	- 0.062		0.006	-	
HCM Control Delay (s)	-	- 25.7		11.5	0	
HCM Lane LOS	-	- D		B	A	
HCM 95th %tile Q(veh)	-	- 0.2		0	-	

Intersection						
Int Delay, s/veh	0.3					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	6	4	462	3	7	630
Future Vol, veh/h	6	4	462	3	7	630
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	87	87	87	87	87	87
Heavy Vehicles, %	100	100	58	100	100	58
Mvmt Flow	7	5	531	3	8	724

Major/Minor	Minor1	Major1	Major2		
Conflicting Flow All	1273	533	0	0	534
Stage 1	533	-	-	-	-
Stage 2	740	-	-	-	-
Critical Hdwy	7.4	7.2	-	-	5.1
Critical Hdwy Stg 1	6.4	-	-	-	-
Critical Hdwy Stg 2	6.4	-	-	-	-
Follow-up Hdwy	4.4	4.2	-	-	3.1
Pot Cap-1 Maneuver	118	396	-	-	680
Stage 1	432	-	-	-	-
Stage 2	334	-	-	-	-
Platoon blocked, %			-	-	-
Mov Cap-1 Maneuver	116	396	-	-	680
Mov Cap-2 Maneuver	116	-	-	-	-
Stage 1	432	-	-	-	-
Stage 2	327	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	28.9	0	0.1
HCM LOS	D		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT
Capacity (veh/h)	-	-	162	680
HCM Lane V/C Ratio	-	-	0.071	0.012
HCM Control Delay (s)	-	-	28.9	10.4
HCM Lane LOS	-	-	D	B
HCM 95th %tile Q(veh)	-	-	0.2	0

Appendix D – Signal Four Analytics

REPORT_NUMBER	CRASH_YEAR	CRASH_DATE_AN D_TIME	TOTAL_NUMBER_ OF_VEHICLES	TOTAL_NUMBER_O F_PERSONS	LIGHT_CONDITION	WEATHER_CONDITIO N	ROAD_SURFACE_C ONDITION	TYPE_OF_IMPACT	FIRST_HARMFUL_EVENT	LOCATION	S4_CRASH_TYPE _SIMPLIFIED	S4_CRASH_SEVERITY	S4_DAY_OR_NIGHT
87167080	2019	1/10/2019 13:10	2	2	Daylight	Clear	Dry	Angle	Motor Vehicle in Transport	On Roadway	Unknown	No Injury	DAY
87203619	2019	2/1/2019 17:28	1	1	Dusk	Clear	Mud, Dirt, Gravel	Other	Overturn/Rollover	Off Roadway	Rollover	Serious Injury	DAY
89000562	2019	4/14/2019 2:10	1	1	0 Dark - Not Lighted	Clear	Dry		Animal	On Roadway	Animal	No Injury	NIGHT
89001683	2019	7/30/2019 18:25	2	2	Daylight	Rain	Wet		Ditch	Off Roadway	Off Road	Injury	DAY
87167101	2019	8/4/2019 9:30	1	1	Daylight	Cloudy	Wet	Other	Overturn/Rollover	Shoulder	Rollover	Injury	DAY
89002308	2019	9/29/2019 13:17	2	4	Daylight	Clear	Dry	Sideswipe, Same Direction	Motor Vehicle in Transport	On Roadway	Sideswipe	No Injury	DAY
88184367	2019	11/4/2019 6:15	2	2	Dawn	Cloudy	Dry	Front to Rear	Motor Vehicle in Transport	On Roadway	Rear End	Injury	NIGHT
89003616	2020	1/21/2020 6:45	2	2	Daylight	Clear	Dry	Front to Rear	Motor Vehicle in Transport	On Roadway	Rear End	No Injury	NIGHT
88073417	2020	2/2/2020 1:50	1	1	1 Dark - Not Lighted	Clear	Dry	Other	Tree (standing)	Shoulder	Off Road	Serious Injury	NIGHT
89003967	2020	2/11/2020 18:35	1	1	6 Dark - Not Lighted	Clear	Dry		Animal	On Roadway	Animal	No Injury	DAY
89912231	2020	5/28/2020 8:11	1	1	1 Dark - Not Lighted	Rain	Wet		Tree (standing)	Off Roadway	Off Road	Injury	DAY
89912460	2020	6/25/2020 8:51	2	2	Daylight	Clear	Dry		Cargo/Equipment Loss or Shift	On Roadway	Unknown	Injury	DAY
89913047	2020	9/5/2020 2:45	1	1	1 Dark - Not Lighted	Clear	Dry		Ditch	Shoulder	Off Road	No Injury	NIGHT
89913822	2020	11/19/2020 12:50	1	1	Daylight	Clear	Dry		Animal	On Roadway	Animal	No Injury	DAY
89914449	2021	1/20/2021 7:39	2	2	Dawn	Clear	Dry	Front to Rear	Motor Vehicle in Transport	On Roadway	Rear End	No Injury	DAY
89914955	2021	2/28/2021 23:01	1	1	2 Dark - Not Lighted	Clear	Dry		Animal	On Roadway	Animal	Injury	NIGHT
24543898	2021	7/14/2021 1:09	1	1	1 Dark - Not Lighted	Clear	Dry		Animal	On Roadway	Animal	No Injury	NIGHT
24544084	2021	7/30/2021 13:21	2	2	Daylight	Clear	Dry		Other Non-Fixed Object	On Roadway	Unknown	Injury	DAY
24544714	2021	9/22/2021 12:45	1	1	Daylight	Clear	Dry		Overturn/Rollover	Off Roadway	Rollover	No Injury	DAY
24544825	2021	10/1/2021 6:00	1	1	1 Dark - Unknown Lighting	Clear	Dry		Culvert	Off Roadway	Off Road	No Injury	NIGHT
24545264	2021	11/5/2021 5:20	1	1	1 Dark - Not Lighted	Rain	Wet		Ran into Water/Canal	Off Roadway	Other	No Injury	NIGHT
24545784	2021	12/14/2021 7:15	1	1	Dusk	Fog, Smog, Smoke	Dry		Ditch	On Roadway	Off Road	No Injury	DAY
24545898	2021	12/21/2021 11:10	2	2	Daylight	Clear	Dry	Front to Rear	Motor Vehicle in Transport	On Roadway	Rear End	No Injury	DAY
24546262	2022	1/20/2022 0:44	1	1	1 Dark - Not Lighted	Clear	Dry		Animal	On Roadway	Animal	No Injury	NIGHT
24546644	2022	2/16/2022 15:11	1	1	Daylight	Clear	Dry		Other Non-Fixed Object	On Roadway	Other	No Injury	DAY
24546766	2022	2/24/2022 14:10	2	2	Daylight	Clear	Dry	Sideswipe, Same Direction	Motor Vehicle in Transport	On Roadway	Sideswipe	No Injury	DAY
24547018	2022	3/15/2022 23:47	1	1	4 Dark - Not Lighted	Clear	Dry		Animal	On Roadway	Animal	No Injury	NIGHT
24547276	2022	4/2/2022 22:58	1	1	1 Dark - Not Lighted	Rain	Wet		Utility Pole/Light Support	Off Roadway	Off Road	Injury	NIGHT
24914946	2022	4/25/2022 20:24	2	3	3 Dark - Not Lighted	Clear	Dry	Angle	Motor Vehicle in Transport	On Roadway	Other	Serious Injury	NIGHT
24547587	2022	4/27/2022 6:45	2	4	Daylight	Fog, Smog, Smoke	Dry	Front to Rear	Motor Vehicle in Transport	On Roadway	Rear End	No Injury	NIGHT
24911059	2022	5/4/2022 4:42	2	2	2 Dark - Not Lighted	Clear	Dry	Front to Front	Motor Vehicle in Transport	On Roadway	Head On	Fatality	NIGHT
24547836	2022	5/17/2022 20:26	1	1	0 Dark - Not Lighted	Clear	Dry		Animal	On Roadway	Animal	No Injury	NIGHT
25449360	2022	11/11/2022 12:00	2	2	Daylight	Clear	Dry	Sideswipe, Same Direction	Motor Vehicle in Transport	On Roadway	Sideswipe	No Injury	DAY
25450551	2023	2/5/2023 17:22	1	1	Daylight	Clear	Dry		Animal	On Roadway	Animal	No Injury	DAY
25450799	2023	2/24/2023 13:05	2	2	Daylight	Clear	Dry	Angle	Motor Vehicle in Transport	On Roadway	Left Turn	Injury	DAY
25451306	2023	4/2/2023 21:50	1	1	3 Dark - Not Lighted	Clear	Dry		Animal	On Roadway	Animal	No Injury	NIGHT
25452195	2023	6/16/2023 8:34	2	2	Daylight	Clear	Dry	Front to Rear	Motor Vehicle in Transport	On Roadway	Rear End	No Injury	DAY
25022635	2023	7/22/2023 16:45	1	1	Daylight	Clear	Dry	Other	Fence	Off Roadway	Off Road	Serious Injury	DAY
26145198	2023	9/28/2023 21:24	1	1	1 Dark - Not Lighted	Rain	Wet		Ran into Water/Canal	Off Roadway	Other	No Injury	NIGHT
26145672	2023	11/9/2023 18:36	2	2	3 Dark - Not Lighted	Clear	Dry	Sideswipe, Same Direction	Motor Vehicle in Transport	On Roadway	Sideswipe	No Injury	DAY

SOUTHWEST ENGINEERING AND DESIGN
PROTECTED SPECIES ASSESSMENT

Section 19, Township 40, Range 26

Williams FDEP & Excavation Expansion

Project 23-0630

Charlotte County, Florida



January 2025

Prepared for:

Southwest Engineering and Design

25450 Airport Road, Suite B

Punta Gorda, Florida 33955

Prepared by:

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Introduction

The following assessment has been prepared to identify onsite vegetative communities and address wildlife species listed by the Florida Fish and Wildlife Conservation Commission (FWC) and the U.S. Fish and Wildlife (FWS) as endangered or threatened, which may be utilizing the subject property.

The subject property is located in Section 19, Township 40 and Range 40 within Charlotte County, Florida. More specifically the project is located east of State Road 31, south of Neal Road, north of Bermond Road, and west of Graham Road in northern Charlotte County, Florida. Please refer to the attached location map.

Site Conditions

A site inspection was conducted by a qualified staff environmentalist in January 2025. During the pedestrian transect survey temperatures ranged from 70 – 78 °F, winds were 10-15 mph, and skies were clear to partly cloudy.

Vegetative Classifications

Field observations, along with utilizing the Charlotte County Soil Survey and aerial photographs, were used to develop a map of the on-site vegetative communities. The following table conveys the vegetative association found on the subject property. These vegetative communities were identified and classified using the Florida Land Use Cover and Forms Classification System (FLUCCS). A description for each of the on-site vegetative communities is included. Please refer to the FLUCCS Map.

FLUCCS ID	FLUCCS DESCRIPTION	ACREAGE
740	Disturbed Land	47.85 ±
190	Open Land	12.36 ±
818	Auto Parking Facilities	14.21 ±
110	Residential, Low Density	8.56 ±
162	Sand and Gravel Pit	96.93
320	Shrub and Brushland	28.39 ±
520	Lakes	28.55 ±
530	Reservoirs	5.11 ±

242	Sod Farm	42.63 ±
619	Exotic Wetland Hardwoods	2.61 ±
8145	Roads and Highways, Graded and Drained	5.46 ±
641	Freshwater Marsh	2.15 ±
436	Upland Scrub, Pine and Hardwoods	7.20 ±
626	Hydric Pine Savanah	0.90 ±
510D	Ditch	4.59 ±
Total		307.50

FLUCCS 740 – Disturbed Land

These upland areas have previously been cleared and these inactive fields lack any significant canopy. These areas are characterized by dense groundcover and midstory of various grasses, shrubs, sedges, weeds, and forbs. Ground cover and midstory species present include Virginia mountain mint (*Pycnanthemum virginianum*), large flower Mexican clover (*Richardia grandiflora*), Bermuda grass (*Cynodon dactylon*), tropical girdlepod (*Mitracarpus hirtus*), little bluestem (*Schizachyrium scoparium*), bushy bluestem (*Andropogon glomeratus*), dog fennel (*Eupatorium capillifolium*), broom snakeweed (*Gutierrezia sarothrae*), cogon grass (*Imperata cylindrica*), ceasar's weed (*Urena lobata*), turkey tangle frogfruit (*Phyla nodiflora*), limpograss (*Hemarthria altissima*), southern wax myrtle (*Myrica cerifera*), coastal plain willow (*Salix caroliniana*), pokeweed (*Phytolacca americana*), groundseltree (*Baccharis halimifolia*), Bermuda grass (*Cynodon dactylon*), and ivy-leaved morning-glory (*Ipomoea hederacea*).

FLUCCS 626 - Hydric Pine Savanah

This wetland habitat lacks a significant canopy but does have a sparse canopy of longleaf pine (*Pinus palustris*) and melaleuca (*Melaleuca quinquenervia*). Midstory and groundcover species are filled with grasses, forbs, and wetland shrubs. The main dominate species include: limpograss (*Hemarthria altissima*), bushy bluestem (*Andropogon glomeratus*), southern wax myrtle (*Myrica cerifera*), Brazilian peppertree (*Schinus terebinthifolia*), Asiatic pennywort (*Centella asiatica*), Peruvian primrose-willow (*Ludwigia peruviana*), broom snakeweed (*Gutierrezia sarothrae*), pale meadow beauty (*Rhexia mariana*), pickerelweed (*Pontederia cordata*), groundseltree (*Baccharis halimifolia*), climbing hempyvine (*Mikania scandens*), and tropical girdlepod (*Mitracarpus hirtus*).

FLUCCS 190 – Open Land

This upland habitat lacks any significant canopy and/or midstory. Groundcover species present include: large flower Mexican clover (*Richardia grandiflora*), tropical girdlepod (*Mitracarpus hirtus*), beggarticks (*Bidens frondosa*), and purple love grass (*Eragrostis pectinacea*).

FLUCCS 818 – Auto Parking Facilities

These areas are designated for parking farm equipment and personal vehicles on the property. No significant vegetation was present during the pedestrian transect survey.

FLUCCS 110 – Residential, Low Density

This area consists of one (1) single family home and two pole barns. Species present include a canopy comprised of a scatter of southern live oak and cabbage palms. Groundcover species present include St. Augustine grass (*Stenotaphrum secundatum*).

FLUCCS 162 – Sand and Gravel Pits

These pits are used primarily to support construction activity with the extraction of shell, fill dirt, mulch, and topsoil. No significant vegetation was present during the pedestrian transect survey.

FLUCCS 320 – Shrub and Brushland

These upland habitats have a canopy of Australian pine (*Casuarina equisetifolia*), water oak (*Quercus nigra*), sabal palm (*Sabal palmetto*), punk tree (*Melaleuca quinquenervia*), southern live oak (*Quercus virginiana*), and slash pine (*Pinus elliottii*). Midstory and groundcover species present include: Brazilian peppertree (*Schinus terebinthifolia*), saw palmetto (*Serenoa repens*), American beautyberry (*Callicarpa americana*), muscadine (*Vitis rotundifolia*), earleaf greenbrier (*Smilax auriculata*), wax myrtle (*Myrica cerifera*), tropical girdlepod (*Mitracarpus hirtus*), cogon grass (*Imperata cylindrica*) Caesar's weed (*Urena lobata*), bushy bluestem (*Andropogon glomeratus*), and dog fennel (*Eupatorium capillifolium*).

FLUCCS 520 – Lakes

This body of water lacks any significant canopy, though a scatter of sabal palms (*Sabal palmetto*) can be found along the edges of the reservoir. Midstory and groundcover species present include cogon grass (*Imperata cylindrica*), hairy pod cowpea (*Vigna luteola*) and common reed (*Phragmites australis*).

FLUCCS 530 – Reservoirs

This man-made surface water habitat lacks a significant canopy, however, contains scattered Mexican primrose-willow (*Ludwigia octovalvis*) and Brazilian peppertree (*Schinus terebinthifolius*).

FLUCCS 242 – Sod Farm

This habitat lacks any significant canopy, however contains a scatter of longleaf pine (*Pinus palustris*) along the outskirts of the field. This field is comprised of all St. Augustine grass (*Stenotaphrum secundatum*).

FLUCCS 619 – Exotic Wetland Hardwoods

These wetland areas are characterized by a heavy canopy comprised mostly of punk tree (*Melaleuca quinquenervia*), an extremely invasive species. Also, present are a scatter of sabal palm (*Sabal Palmetto*) and southern live oak (*Quercus virginiana*). Midstory and groundcover species present include: Brazilian peppertree (*Schinus terebinthifolia*), muscadine (*Vitis rotundifolia*), Ceasar's weed (*Urena lobata*), Peruvian primrose-willow (*Ludwigia peruviana*), climbing hempvine (*Mikania scandens*), broomsedge bluestem (*Andropogon virginicus*), limpo grass (*Hemarthria altissima*), pickerelweed (*Pontederia cordata*), yellow lotus (*Nelumbo lutea*), limpo grass (*Hemarthria altissima*), and southern cattail (*Typha domingensis*).

FLUCCS 641 – Freshwater Marshes

This wetland area has a sparse canopy of red maple (*Acer rubrum*), southern live oak (*Quercus virginiana*), and sabal palm (*Sabal palmetto*). This wetland area is also characterized by a dense groundcover of various hydrophytic and emergent herbaceous vegetative species. Ground cover species present include: alligator flag (*Thalia*), spatterdock (*Nuphar advena*), southern cattail (*Typha domingensis*), coastal plain willow (*Salix caroliniana*), bushy bluestem (*Andropogon glomeratus*), hairy crabgrass (*Digitaria sanguinalis*), cogon grass (*Imperata cylindrica*), common reed (*Phragmites australis*), annual saltmarsh aster (*Symphyotrichum subulatum*), bull tongue arrowhead (*Sagittaria lancifolia*), whorled pennywort (*Hydrocotyle verticillate*), fragrant flatsedge (*Cyperus odoratus*), and weeping lovegrass (*Eragrostis curvula*).

FLUCCS 436 – Upland Scrub, Pine, and Hardwoods

This upland area contains a canopy comprised of Australian pine (*Casuarina equisetifolia*), water oak (*Quercus nigra*), sabal palm (*Sabal palmetto*), southern live oak (*Quercus virginiana*), slash pine (*Pinus elliotii*), and punk tree (*Melaleuca quinquenervia*). Midstory and groundcover species present include: wax myrtle (*Myrica cerifera*), Brazilian peppertree (*Schinus terebinthifolia*), saw palmetto (*Serenoa repens*), tropical girdlepod (*Mitracarpus hirtus*), American beautyberry (*Callicarpa americana*), muscadine (*Vitis rotundifolia*), earleaf greenbrier (*Smilax auriculata*), saw greenbrier (*Smilax bona-nox*), kunth's maiden fern (*Thelypteris kunthii*), ceasar's weed (*Urena lobata*), annual ragweed (*Ambrosia artemisiifolia*), and resurrection fern (*Pleopeltis polypodioides*).

FLUCCS 510D – Ditch

These ditches are located throughout the northern and southern ends of the property within the sod fields and are characterized as man-made drainage ditches. The ditches display steep bank/side slopes, water depths which vary greatly depending on seasonal precipitation patterns, and are relatively bare of vegetation. Sparsely distributed vegetative species identified within this association include: Mexican primrose-willow (*Ludwigia octovalvis*), variegated pond-lily (*Nuphar variegata*), water lettuce (*Pistia*), giant duck weed (*Spirodela polyrhiza*), and southern cattail (*Typha domingensis*).

FLUCCS 8145 – Roads and Highways, Graded and Drained

This area is used primarily for farm equipment, excavation equipment, and dump trucks to access the sod fields and sand and gravel pits. Also, present is a small parking area that is graded and drained for employee parking of personal vehicles.

Survey Method

To provide 80 percent coverage of the site, a linear and non-linear overlapping transects were completed along the subject property, per FWC guidelines. Evidence of protected species was gathered through, not only direct observation, but also through observation of signs such as fecal matter, tracks, nests, and burrows. If evidence of utilization by a protected species, an aerial photograph was marked depicting the approximate location. In addition, a search through the available online resources was conducted to reveal the previously documented protected species which may be utilizing the subject property. These resources included but were not limited to: FWS Florida Bonneted Bat Consultation Area Map, FWS Florida Panther Consultation Area Map, FWC Historical Bald Eagle Nesting Areas Map, FWS Crested Caracara Consultation Area Map, FWS Red-cockaded Woodpecker Consultation Area Map, FWS Everglades Snail Kite Consultation Area Map, and the Charlotte County Scrub Jay Permit Boundary. In the event that the parcel contained suitable habitat for listed protected species, or if the site was in close proximity to the consultation areas, additional consultation was provided during the site assessment.

Survey Results

Search of available online resources revealed that the proposed project area is located within the Florida bonneted bat (*Eumops floridanus*) FWS Consultation Area. No evidence of utilization by the Florida bonneted bat was observed on-site during the pedestrian transect survey. However, if future development of the subject parcel requires federal authorizations or permitting, consultation with the FWS might be mandatory, requiring project review and approval prior to development.

Search of available online resources revealed that the proposed project area is located within the Florida Panther (*Puma concolor coryi*) Consultation Area Map. No evidence of utilization by the Florida panther was observed on-site during the pedestrian transect survey. If future development of the subject property requires any federal authorizations and/or permits, consultation with the FWS may be triggered, requiring systematic project review and approval by the FWS prior to development of the property.

According to the FWC and Audubon Bald Eagles (*Haliaeetus leucocephalus*) Nest Locators Map, one bald eagles' nest (ID CHO68) has been documented approximately 0.17 ± miles of the subject property. The nest was monitored by the Audubon EagleWatch Program and the nest status was documented to be *Destroyed* for the 2024 nesting season and the ID status is permanent. According to the Audubon Florida EagleWatch Public Nest Map, the nest is gone. Under current federal guidelines, eagles' nests are allotted a 330' primary protection zone and 660' secondary protection zone. Any development within the 330' primary protection zone would require a permit from the FWS along with compensatory mitigation. Construction within the 660' protection zone would require a bald eagle management plan and nest monitoring during the

nesting season. (October 1-May 31). This nest is located within the 330' and 660' protection zone, however the nest is documented to be gone. Therefore, coordination with the FWS will likely not be required prior to development of the subject parcel and will not likely entail additional permitting and protection measures relative to the bald eagle.

Search of available online resources revealed that the subject parcel is located within the Consultation Area of the Red-cocked Woodpecker (*Picoides borealis*). According to the FWC Red-cockaded Woodpecker Observation Locations, the nearest documented red-cockaded woodpecker (RCW) is 0.60 ± miles southwest of the proposed project area (OBJECTID: 2457). Considering the lack of “ideal” red-cockaded woodpecker habitat within the subject property, in conjunction with no observed evidence of site utilization by the species, the red-cockaded woodpecker is not likely to affect the future development of the subject property. However, applicable environmental regulatory agencies may require a species-specific survey relative to the red-cockaded woodpecker prior to development of the property.

Search of available online resources revealed that the proposed project area is located within the FWS Crested Caracara (*Caracara cheriway*) Consultation Area. During the on-site transect survey, no evidence of nesting activity or utilization by the crested caracara was observed. The crested caracara is not anticipated to be utilizing the subject property; therefore, the crested caracara will not likely affect future development. However, applicable regulatory agencies may require a species-specific survey prior to development on the subject property.

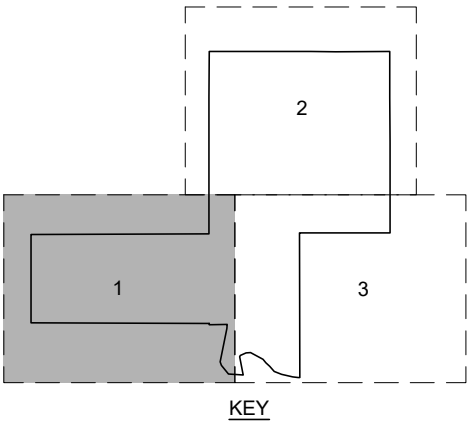
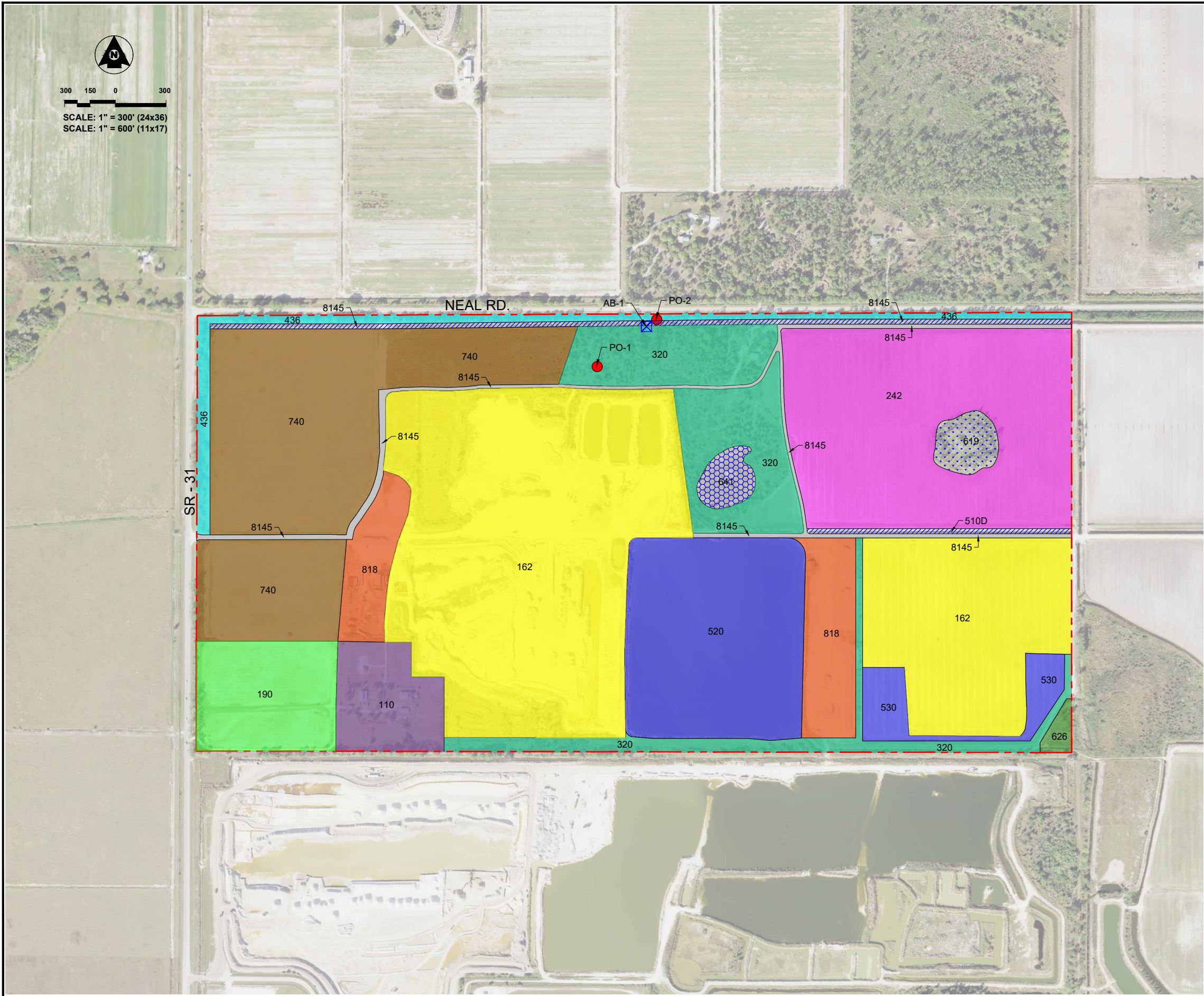
Search of available online resources revealed that the proposed project area is not located within the Consultation Area of the Florida Scrub-Jay (*Aphelocoma coerulescens*). Upon further review, the Charlotte County Scrub Jay Permit Boundaries Map revealed the subject property is not in a Florida scrub jay review area, therefore, will not require additional review or permitting relative to the species. Therefore, the Florida scrub jay will not likely affect future development of the subject property.

Other Listed Species

The subject site contains upland habitats which are being utilized by the gopher tortoise (*Gopherus polyphemus*). Two (2) potentially-occupied gopher tortoise burrows and (1) abandoned burrow were 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.

*Wetlands were observed on site during the pedestrian transect survey. Therefore, coordination with Florida Department of Environmental Protection (FDEP) and/or Army Corps of Engineers (ACOE) will likely be required prior to the development of the subject parcel.

1/14/2025 9:27:05 AM - P:123-0630 - WILLIAMS F&P & EXCAVATION EXPANSION DESIGN\CD\1\FLUCCS MAP - 307AC.DWG - RONALD GARABRANDT



LEGEND

FLUCCS DISCRIPTION

ACREAGE

- 110 - RESIDENTIAL, LOW DENSITY 8.56 ±
- 162 - SAND & GRAVEL PIT 96.93 ±
- 190 - OPEN LAND 12.36 ±
- 242 - SOD FARM 42.63 ±
- 320 - SHRUB & BRUSHLAND 28.39 ±
- 436 - UPLAND SCRUB PINE & HARDWOODS 7.20 ±
- 510D - DITCHES 4.59 ±
- 520 - LAKES 28.55 ±
- 530 - RESERVOIRS 5.11 ±
- 619 - EXOTIC WETLAND HARDWOODS 2.61 ±
- 626 - HYDRIC PINE SAVANNA 0.90 ±
- 641 - FRESHWATER MARSH 2.15 ±
- 740 - DISTURBED LAND 47.85 ±
- 818 - AUTO PARKING FACILITIES 14.21 ±
- 8145 - ROADS & HIGHWAYS (GRADED & DRAINED) 5.46 ±

TOTAL = 307.50 ±

- Gopher Tortoise Burrows
- Abandoned Gopher Tortoise Burrows

NOTES

- FOR PERMIT USE ONLY, NOT FOR CONSTRUCTION.
- PROJECT BOUNDARY IS APPROXIMATE AND OBTAINED FROM CHARLOTTE COUNTY GIS.
- MAPPING APPROXIMATE AND BASED ON INTERPETATION OF 2017 AERIAL PHOTOGRAPHY AT 1" = 20' SCALE.
- THE DELINEATION OF ANY ON-SITE WETLANDS, SURFACE WATERS AND/OR OTHER SURFACE WATERS (IF APPLICABLE) IS PRELIMINARY AND SUBJECT TO REVIEW BY APPLICABLE REGULATORY AGENCIES.



25450 Airport Road, Suite B
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Certificate of Authorization No. 26551

						Project No.: 23-0630
						Project Manager: D H B
						Project Engineer: -
						Project Designer: -
						Checked By: -
						Approved By: D H B
REV.	DATE	BY	CK'D	DESCRIPTION		

WILLIAMS EXCAVATION
FLUCCS MAP

PUNTA GORDA

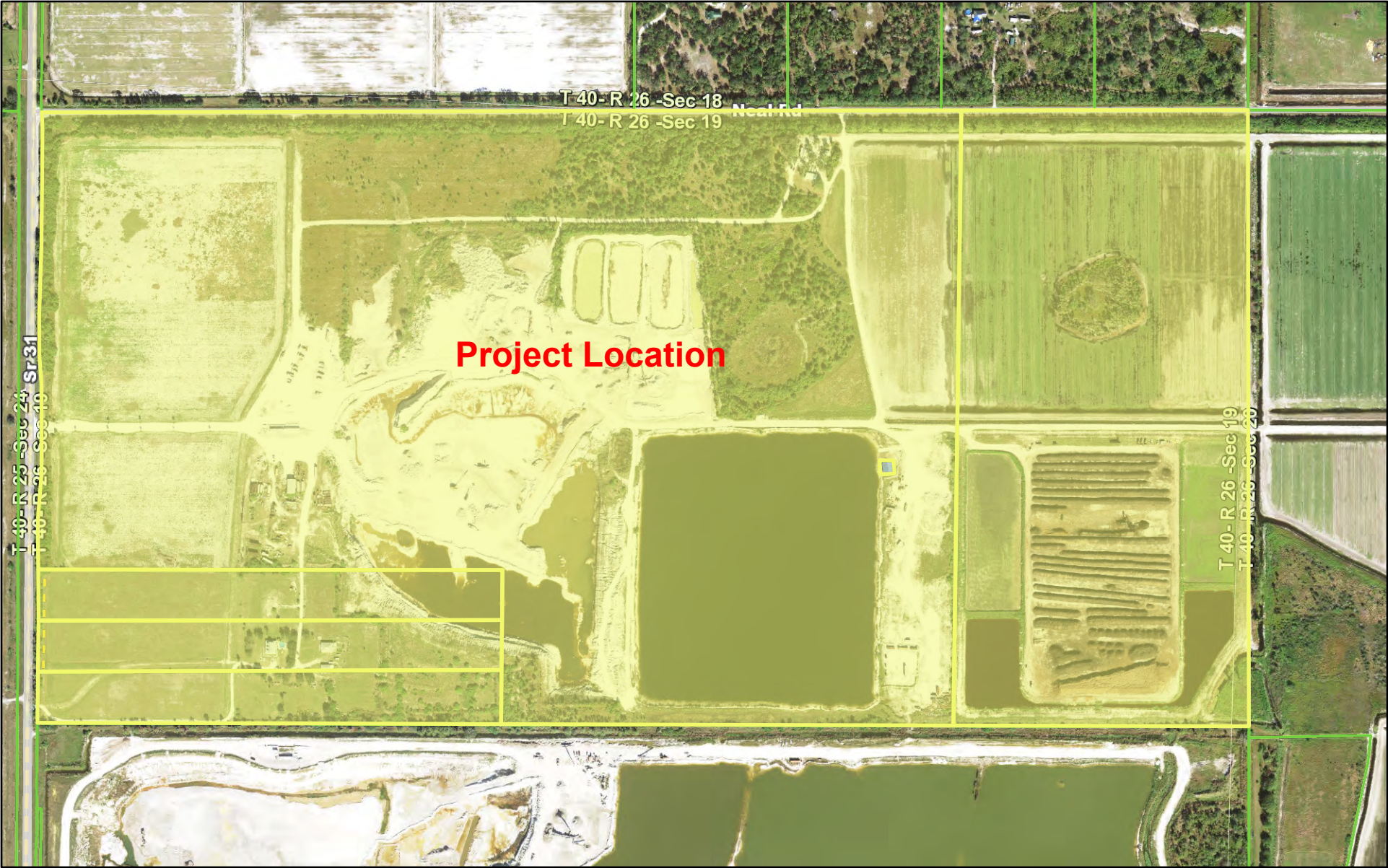
SECTION 19, TOWNSHIP 40 SOUTH, RANGE 26 EAST

FLORIDA





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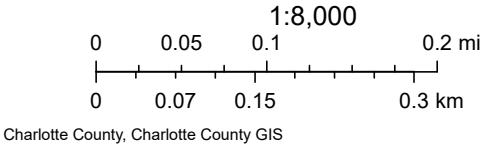
DATE: OCT 2024	DATUM: AS NOTED
SHEET 1 of 3	
PROJECT No.: 23-0630	

Project Location Map, Williams Excavation Expansion

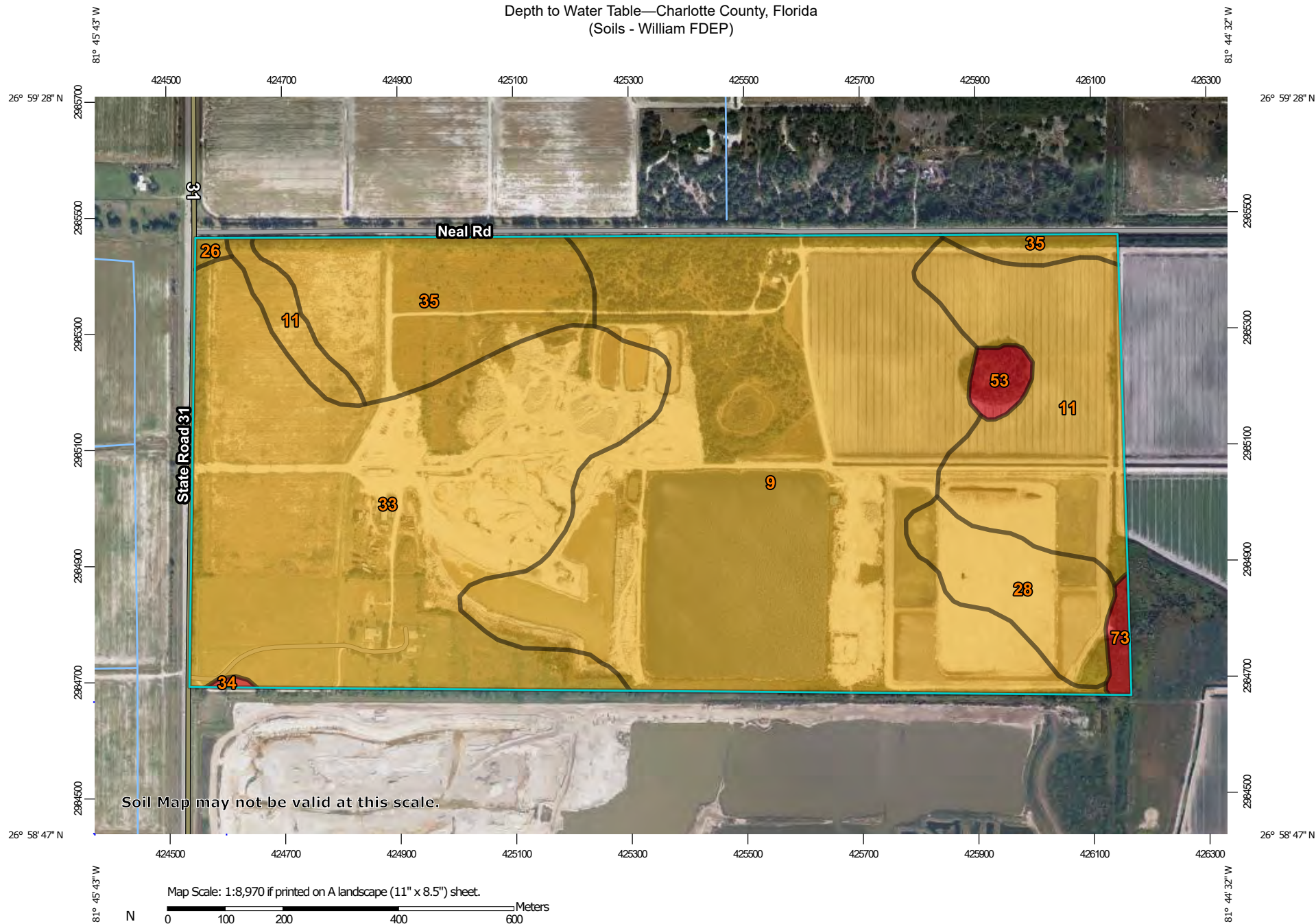


January 9, 2025

-  Override 1
-  Property Ownership
-  City of Punta Gorda Boundary
-  Lots



Depth to Water Table—Charlotte County, Florida (Soils - William FDEP)



Soil Map may not be valid at this scale.

Map Scale: 1:8,970 if printed on A landscape (11" x 8.5") sheet.

0 100 200 400 600 Meters

0 400 800 1600 2400 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84




**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

1/9/2025
Page 1 of 4








MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils







Soil Rating Polygons


-  0 - 25
-  25 - 50
-  50 - 100
-  100 - 150
-  150 - 200
-  > 200
-  Not rated or not available

Soil Rating Lines


-  0 - 25
-  25 - 50
-  50 - 100
-  100 - 150
-  150 - 200
-  > 200
-  Not rated or not available

Soil Rating Points






-  0 - 25
-  25 - 50
-  50 - 100
-  100 - 150
-  150 - 200
-  > 200

 Not rated or not available


Water Features

 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Charlotte County, Florida
Survey Area Data: Version 23, Aug 20, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Feb 4, 2021—Mar 2, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Depth to Water Table

Map unit symbol	Map unit name	Rating (centimeters)	Acres in AOI	Percent of AOI
9	EauGallie sand, 0 to 2 percent slopes	31	128.3	40.9%
11	Myakka fine sand, 0 to 2 percent slopes	31	38.3	12.2%
26	Pineda-Pineda, wet, fine sand, 0 to 2 percent slopes	30	0.6	0.2%
28	Immokalee sand, 0 to 2 percent slopes	31	14.0	4.5%
33	Oldsmar sand, 0 to 2 percent slopes	30	96.9	30.9%
34	Malabar fine sand, 0 to 2 percent slopes	15	0.3	0.1%
35	Wabasso sand, 0 to 2 percent slopes	31	30.8	9.8%
53	Myakka fine sand, frequently ponded, 0 to 1 percent slopes	0	2.7	0.9%
73	Pineda fine sand, frequently ponded, 0 to 1 percent slopes	0	1.8	0.6%
Totals for Area of Interest			313.7	100.0%

Description

"Water table" refers to a saturated zone in the soil. It occurs during specified months. Estimates of the upper limit are based mainly on observations of the water table at selected sites and on evidence of a saturated zone, namely grayish colors (redoximorphic features) in the soil. A saturated zone that lasts for less than a month is not considered a water table.

This attribute is actually recorded as three separate values in the database. A low value and a high value indicate the range of this attribute for the soil component. A "representative" value indicates the expected value of this attribute for the component. For this soil property, only the representative value is used.

Rating Options

Units of Measure: centimeters

Aggregation Method: Dominant Component

Component Percent Cutoff: None Specified

Tie-break Rule: Lower

Interpret Nulls as Zero: No

Beginning Month: January

Ending Month: December