

DRC-26-027 - S PD Mod Site Plan Review On-line Permit

This record was locked by REQUIREMENT on 2026-02-24.
Condition: Open Record at Same Address : Another permit of the same type already exists at this location, and is currently active. Severity: Required
Total conditions: 1 (Required: 1)

[Learn more about this requirement and how to resolve it](#)

Menu

Reports

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Description of Work:

The Cassia Bay (f/k/a Crosswinds) parcel consists of 68.43 acres located east of Burnt Store Road. A minor modification is proposed to incorporate 100 si units. With the proposed modification, the development would include a total of 222 units.

Application Status:

In Review

Application Detail:

Detail

Application Type:

GM-Site Plan Review

Address:

12150 BURNT STORE RD, Punta Gorda, FL 33955

Owner Name:

TPG AG EHC III PHM MULTI STATE 6 LLC

Owner Address:

C/O PLUTE HOME COMPANY LLC ATTN PAM KRAFT, 24311 WALDEN CENTER DR, BONITA SPRINGS, FL 34134

Application Name:

S PD Mod Site Plan Review On-line Permit

Application Comments:

View ID

Comment

Date

Custom Fields:

ADDITIONAL PARCEL INFORMATION

Additional Parcel Information

—

APPLICATION TYPE

Preliminary

PD General Concept

PD Detailed Concept

Minor Modification

Major Modification

PD Final Detail

OVERVIEW INFORMATION

Is the project to be completed in phases?

If Yes - the estimated number of phases is?

Yes

2

Is the property located within a Development of Regional Impact?

If Yes - Please provide the name of the DRI

No

—

Do commercial design standards apply?

Is the proposed project a cluster development under se

No

No

If Yes - please provide the name of the overlay district.

Is the project located within the ECAP?

Burnt Store Area Plan

No

PROJECT INFORMATION

Project Name

Brief Description of Proposed Project

Cassia Bay

Minor Modification to approved DRC-25-142

ADDITIONAL PROPERTY DETAILS

Is the property located within a platted subdivision recorded in the official Plat Books?

If Yes - how is the property identified (what is the su

No

—

Parcel Description - Section

Parcel Description - Township

04

42

Other Property Description

Subdivision - Lot:

—

Sub Area - is the property to be developed smaller than the property described above?

What is the property's zoning designation?

—

PD

What is the zoning designation of the surrounding properties? - EAST:

What is the zoning designation of the surrounding p

RSF5_RE1

PD

What is the property's Future Land Use Map (FLUM) designation?

What is the FLUM designation of the surrounding pi

Burnt Store Village Residential, Low Density Residential

Low Density Residential

What is the FLUM designation of the surrounding properties - SOUTH:

What is the FLUM designation of the surrounding pi

Burnt Store Village Residential, Low Density Residential

Burnt Store Village Residential, Low Density Residentia

Is the property, or a portion of the property, within the Special Flood Hazard Area?

Is the property, or portion of the property, in a Storm

Yes

Yes

What is the minimum width of the property?

What is the average depth of the property?

+/- 1100

+/- 1300

What is the total land area (acres or sq. ft.):

Are any taxes or assessments against the property

68.43 ac

No

PROPERTY DEVELOPMENT HISTORY

Has this property ever undergone a previous site plan review?

If Yes - please indicate the SPR number:

Yes

DRC-25-142

Are there any current re-zonings filed and/or any pending decisions?

If Yes - please indicate the type of request(s) and peti

No

—

Have any special conditions been granted for this property which were not already listed?

Is a variance from subdivision requirements or a rezo

Yes

No

LAND USE DETAILS

Does the development plan include any new roads that are proposed for County maintenance?

If Yes - is this clearly indicated on the

No

—

Is the property proposed to be subdivided in to lots (FS Chapter 177 Subdivision)?

Total number of lots?

Yes

100

Proposed density (lots/acre)?

Total square footage of recreation are

—

—

	Total maximum area of all impervious surfaces?		Percentage of lot covered by building
	Total seating capacity?		Number of off street parking spaces?
	Maximum height allowed?		Front yard setback proposed?
	Side yard setback proposed?		Side yard setback required?
	Side yard abutting road required?		Rear yard setback proposed?
	Water setback proposed?		Water setback required?
	If Yes - please specify the types:		Gross Floor Area (Total square footag
	Total square footage measured from the interior face of the exterior walls:		Is any portion of the development site Charlotte Harbor

INFRASTRUCTURE INFORMATION

	Proposed minimum elevation above sea level (NGVD) of the crown of the road		Proposed minimum elevation above sea level (NC
	Existing land average high:		Please identify the type of sewer facilities being p Charlotte County Utilities
	Please identify the type of sanitary water facilities being proposed?		If other water supply - please specify:
	Charlotte County Utilities		Is there a fire hydrant within 300 feet?
	What is the distance between the closest water main and the property line?		No
	Date of concept approval:		Previous Site Plan Review petition number?
	If Part - please explain:		

ENVIRONMENTAL INFORMATION

	Provide a brief description of the existing vegetation on the property:		Do any bodies of water exist on the property?
	If Yes - is the water tidal?		Are any water related structures proposed?
	Is an excavation of any form proposed?		If Yes - what is the proposed use of the excavation (naviga
	If Yes - what is the resultant water?		If Fresh - what means will be taken to control aquatic wee
	If Yes - have wetlands been delineated by appropriate State and Federal Agencies?		If Yes - are impacts proposed?
	If Yes - please list the species:		If Yes - has contact been made with FFWCC, FFWS and/of
	Is there any exotic vegetation on the site?		Are there any known archeological or historical sites loca
	No		No
	If Yes - does the project propose to preserve these sites?		

PERMITTING DETAILS

	Has the County stormwater management plan approval been applied for?		If Yes - has approval been received?
	Has a SWFWMD or SFWMD permit, or modification to an existing permit, been applied for?		If Yes for either - has an approved permit been received?
	Has a Florida Department of Environmental Protection (FDEP) permit or approval been applied for?		If Yes - has FDEP approval been received?
	If Yes - what is the date for the wastewater permit or approval?		If applicable - provide the date of approval o
	If applicable - provide the date of approval of the FDEP permit for the water distribution line?		If applicable - provide the date of approval o
	Is a permit or approval required by FDOT?		Is there a dumpster included in the site plan?
	Is a US Army Corps of Engineers permit required?		If Yes - has the Army Corps permit been reci
	Are there any other permits or approvals necessary to develop this property?		If Yes - please list all other permits or approv

PUBLIC DISCLOSURE EXEMPTION

Contains confidential and exempt from public disclosure pursuant to Florida Statutes §119

PROFESSIONALS INFORMATION

	Engineer		Architect
	Yes		No
	Planner		Surveyor
	No		Yes
	Traffic Engineer		Legal Representation
	Yes		No

SPECIFIC SHORTFALLS

	Is the application substantially complete?		If No - describe in details what is missing and when it will be a
	Yes		

PLAN ROOM ACKNOWLEDGEMENT

Upload Plans Acknowledgement

PROFESSIONAL DETAILS

Professional Type	Company Name	Contact Person	Mailing Address	Email Address	Phone number
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Total Fee Assessed: [\\$885.00](#)

Total Fee Invoiced: [\\$885.00](#)

Balance: [\\$0.00](#)

Job Value: [\\$0.00](#)

Parcel No: [422304100004](#)

Contact Info:	Name	Organization Name	Contact Type	Relationship	Address	Status	Contact Start Date
	Ashley Butler	Barraco and Associates	Engineering Firm		2271 McGregor Blvd	Active	02/24/2026
	TPG AG EHC III PHM		Owner		C/O PLUTE HOME	Active	02/24/2026
	MUL...				...		
	TPG AG EHC III PHM		Owner		C/O PLUTE HOME	Active	02/24/2026
	MUL...				...		

Licensed Professionals Info:	Primary	License Number	License Type	Name	Business Name	Business License #
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File Date: [02/24/2026](#)

Structure:	Name	Type	Status	Status Date
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Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	Intake Sufficiency Review		Sufficient	02/24/2026	Belinda Hall
	Setup Agenda	Belinda Hall	Agenda Sched...	02/26/2026	Belinda Hall
	Plans Distribution	Maryann Franks	Routed for R...	05/26/2026	Maryann Franks
	Comp Planning Review	Jie Shao	Approved as ...	03/04/2026	Jie Shao
	Landscape Plans Review	Elizabeth Nocheck	Approved	05/07/2026	Elizabeth Nocheck
	Stormwater Plans Review	Jason Thomas	Approved	05/18/2026	Jason Thomas
	PW Surveyor Plans Review	James K Davis	Approved	03/12/2026	James K Davis
	Real Estate Services	Patricia Stefan	Approved as ...	03/12/2026	Stephen Kipa
	Fire Plans Review	Scott Morris	Approved as ...	03/03/2026	Scott Morris
	Concurrency Review	Ravi Kamarajugadda	Approved	03/11/2026	Ravi Kamarajugadda
	Zoning Plans Review	Maryann Franks	Approved	04/24/2026	Maryann Franks
	Building Plans Review	Julia Galofre	Approved as ...	03/06/2026	Julia Galofre
	PW Lighting District	Jody Mansell	Preliminary ...	03/17/2026	Jody Mansell
	PW Signs and Markings ...	Robert Campbell	Approved	03/02/2026	Robert Campbell
	PW Construction Services	Roy Benjamin	Approved	03/02/2026	Roy Benjamin
	PW Transportation Engi...	Robert Fakhri	Approved	03/11/2026	Robert Fakhri
	Address Plans Review	Chandler Hucknall	Approved	03/12/2026	Chandler Hucknall
	Environment Plans Review	Jim Keltner	Approved as ...	03/09/2026	Jim Keltner
	Health Dept Plans Review	Melanie Brese	Not Required	02/27/2026	Melanie Brese
	Charlotte Co Utilities...	Sandra Weaver	Approved	05/26/2026	Sandra Weaver
	Plans Consolidation	Maryann Franks	Approved	05/27/2026	Maryann Franks
	SPR Meeting and Decision	Maryann Franks		02/26/2026	

Adhoc Task Status:	Task	Assigned To	Status	Status Date	Action By
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Tracking #: [1434488167160](#)

Condition Status:	Name	Short Comments	Status	Apply Date	Severity	Action By
	Open Record at Same Ad...	Another permit of the ...	Applied	02/24/2026	Required	ADMIN ADMIN

Scheduled/Pending Inspections:	Inspection Type	Scheduled Date	Inspector	Status	Comments
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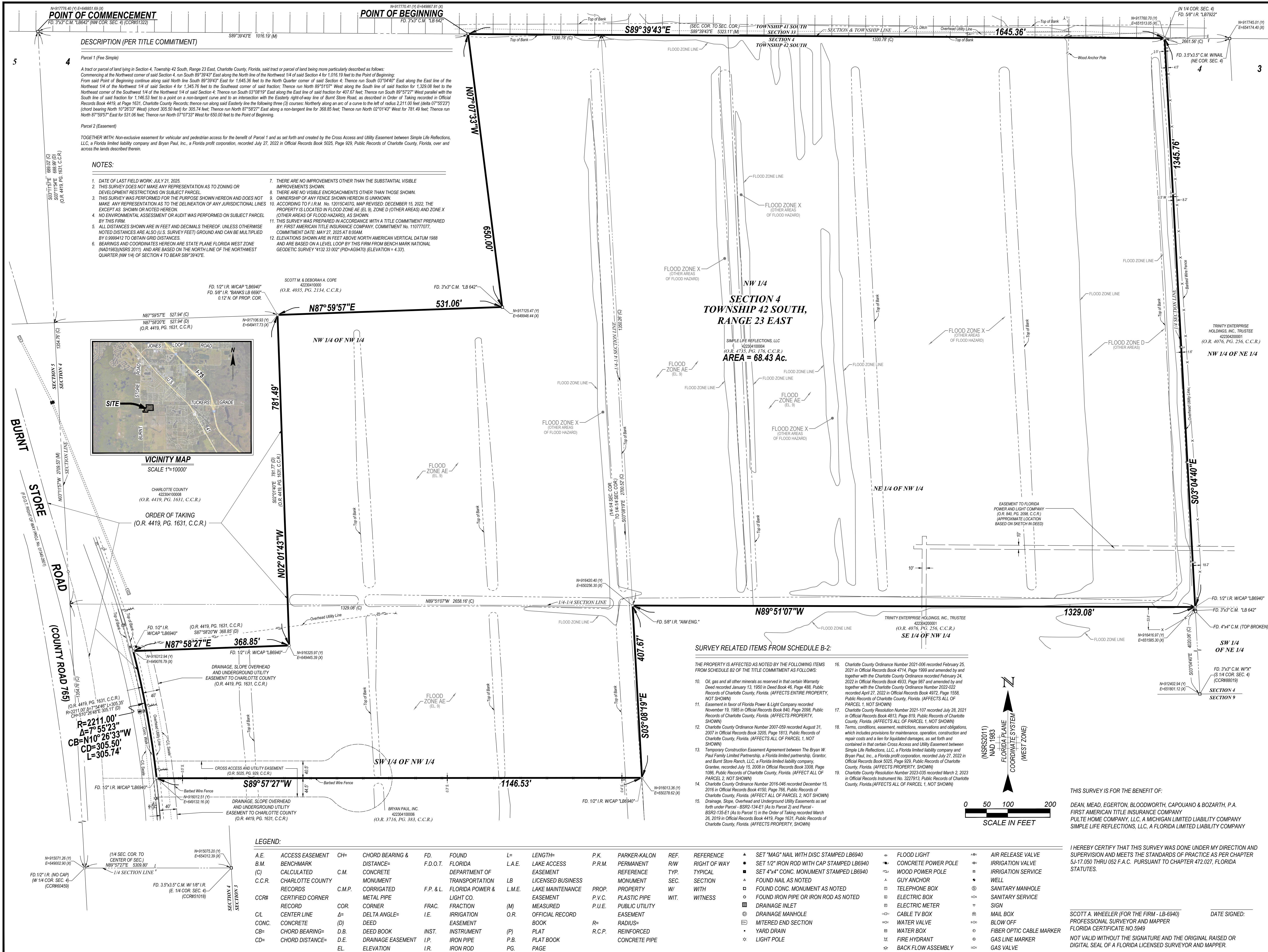
Resulted Inspections:	Inspection Type	Inspection Date	Inspector	Status	Comments
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Assigned To:

Conditions of Approval:	Group	Type	Condition Name	Short Comments	Status	Status Date	Severity
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Failed Checklist Item:	Inspection Type	Checklist Name	Checklist Item	Status	Score	Major Violation	Comments
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Passed Checklist Item:	Inspection Type	Checklist Name	Checklist Item	Status	Score	Major Violation	Comments
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Barraco
and Associates, Inc.

CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING

www.barraco.net

2271 MCGREGOR BLVD., SUITE 100
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FORT MYERS | PANAMA CITY BEACH

FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

Pulte
Homes

PULTE HOME CORPORATION
24311 WALDEN CENTER DRIVE
SUITE 300
BONITA SPRINGS, FLORIDA 34134

PHONE (239) 498-7711
FAX (239) 498-7707

WWW.PULTEHOMES.COM

PROJECT DESCRIPTION

**A PARCEL OF LAND
IN
SECTION 4,
TOWNSHIP 42 SOUTH,
RANGE 23 EAST,
CHARLOTTE COUNTY,
FLORIDA**

PROJECT SURVEYOR

SCOTT A. WHEELER
LICENSED SURVEYOR AND MAPPER
5949
STATE OF FLORIDA

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED OR DIGITAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

FILE NAME	24253S01.DWG
LAYOUT	1
LOCATION	J:\24253\DWG\SURVEYING\
PLOT DATE	TUE. 7-29-2025 - 2:11 PM
PLOT BY	PETER OLSEN
DRAWING DATA	
SURVEY DATE	07-21-2025
DRAWN BY	P. OLSEN
CHECKED BY	SAW
SCALE	1"=100'
FIELD BOOK	4816-9, 12, 19, 20, 21, 36
PLAN REVISIONS	
STRAP NUMBERS	
PROJECT / FILE NO.	24253 4-42-23
SHEET NUMBER	1 OF 1



PERMIT - INSPECTION JOB CARD

THIS PERMIT MUST BE POSTED IN A CONSPICUOUS PLACE ON THE
FRONT OF THE PREMISES BEFORE WORK IS STARTED.

In consideration of the granting of this permit, it is agreed, in all respects, the work is to be performed and completed in accordance with the permitted plans and the applicable codes of Charlotte County, Florida. This permit may be revoked at any time upon the violation of any of the provisions of said laws, ordinances, or rules and regulations or upon any change in the plans and specifications unauthorized by this department. This permit shall become invalid unless the work authorized by such permit is commenced within 180 days after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. Work shall be considered to be in active progress when the permit has received an approved inspection within 180 days of previous approved inspection. This provision shall not be applicable in case of civil commotion or strike or when the building work is halted due directly to judicial injunction, order or similar process. **NOTICE:** In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies, federal agencies, or Property Owner Associations. To schedule an inspection, please call 941-743-1201 or 941-623-4048.

Permit No. **SWP-25-00079** Permit Type / Sub-Type : Land Development / Storm Water / NA

Job Address : **12150 BURNT STORE RD, Punta Gorda, FL, 33955**

Section : 4 Township : 42 Range : 23 Folio # : 422304100004

Lot / Block : 0000 / 0000 Subdivision : ZZZ

Owner Name : SIMPLE LIFE REFLECTIONS LLC

Sub-contractor: License # :

GENERAL			
Inspection Notification Options :	Receive EMAIL and TEXT	Receive-SMS :	Yes
Receive-email :	Yes	Expiration Date :	8/28/2028

Type			
Residential :	CHECKED	Commercial :	UNCHECKED
Exemptions :	UNCHECKED	Subdivision :	UNCHECKED

PERMIT INFO			
Do you have a valid Water Management	Yes	Date of SWFWMD or SFWMD approval :	08/26/2025
Permit or approval required from the FL	No	Permit required from FDOT :	No

PLAN ROOM ACKNOWLEDGEMENT			
Upload Plans Acknowledgement :	CHECKED		

Description of Work	The construction of 230 residential lots, an amenity center, internal roadways, and associated infrastructure.		
Date Issued :	09/09/2025	Issued By :	Jason Thomas

INSPECTIONS				
IVR #	Inspection Type	Inspector	Status	Date

**WARNING TO OWNER : YOUR FAILURE TO RECORD A NOTICE OF
COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR
IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN
FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY
BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT. FS
713.135**



Charlotte County Government
Community Development
PERMIT - OFFICE COPY

In consideration of the granting of this permit, it is agreed, in all respects, the work is to be performed and completed in accordance with the permitted plans and the applicable codes of Charlotte County, Florida. This permit shall become invalid unless the work authorized by such permit is commenced within 180 days after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. Work shall be considered to be in active progress when the permit has received an approved inspection within 180 days of previous approved inspection. This provision shall not be applicable in case of civil commotion or strike or when the building work is halted due directly to judicial injunction, order or similar process. **NOTICE:** In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as water

Permit No. **SWP-25-00079** Permit Type / Sub-Type : Land Development / Storm Water / NA

Job Address : 12150 Burnt Store RD, Punta Gorda, FL, 33955

Section : 4 Township : 42 Range : 23 Folio # : 422304100004

Lot / Block : 0000 / 0000 Subdivision : ZZZ

SETBACKS Front : Rear : Right : Left :

Owner Name : SIMPLE LIFE REFLECTIONS LLC

CONTRACTOR : License # :

GENERAL

Inspection Notification Options : Receive EMAIL and TEXT Receive-SMS : Yes
Receive-email : Yes Expiration Date : 8/28/2028

Type

Residential : CHECKED Commercial : UNCHECKED
Exemptions : UNCHECKED Subdivision : UNCHECKED

PERMIT INFO

Do you have a valid Water Management : Yes Date of SWFWMD or SFWMD approval : 08/26/2025
Permit or approval required from the FL : No Permit required from FDOT : No

PLAN ROOM ACKNOWLEDGEMENT

Upload Plans Acknowledgement : CHECKED

Date Issued : 09/09/2025 Issued By : Jason Thomas

Description of Work Cassia Bay - MODIFICATION Approved 5/11/26.



Charlotte County Government
Community Development

PERMIT - OFFICE COPY

24 HOURS NOTICE REQUIRED FOR INSPECTION 941/833-4086
TOLL FREE FROM ENGLEWOOD 941/681-3768

Know the Florida Litter Law. Florida Statutes 403.413 Commercial illegal dumping is a 3rd degree felony which can be punishable by imprisonment, fines, forfeiture of equipment, and civil penalties.

Notice: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the Public Records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies, or federal agencies.

Notice: Each building permit for the demolition or renovation of an existing structure shall contain an asbestos notification statement which indicates the owner's or operator's responsibility to comply with the provisions of s.493.003 and to notify the Department of Environmental Protection of her or his intentions to remove asbestos, where applicable, in accordance with State and Federal law.

Notice: It should be the responsibility of every contractor who shall make contracts for the installation or repairs of building, structure, electrical, gas, mechanical, or plumbing systems, for which a permit is required, to comply with state or local rules and regulations concerning licensing and inspections which the applicable governing authority may have adopted.

NOTICE TO APPLICANT: Please note outstanding balance of impact fee(s) in the amount of **0.00** due on this permit. Impact fees would be due prior to

WARNING TO OWNER

**YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN
YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU
INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN
ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.**

TRAFFIC IMPACT STATEMENT

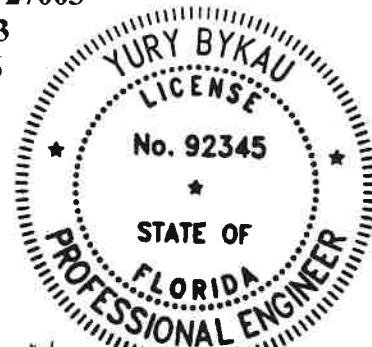
FOR

CROSSWINDS CHARLOTTE COUNTY

PROJECT NO. F2411.01

PREPARED BY:
TR Transportation Consultants, Inc.
Certificate of Authorization Number: 27003
2726 Oak Ridge Court, Suite 503
Fort Myers, Florida 33901-9356
(239) 278-3090

November 18, 2024



Yury Bykau 11/18/24
Yury Bykau, P.E.
License No. 92345

CONTENTS

- I. INTRODUCTION
- II. EXISTING CONDITIONS
- III. PROPOSED DEVELOPMENT
- IV. TRIP GENERATION & DISTRIBUTION
- V. TRAFFIC IMPACT AREA
- VI. LEVEL OF SERVICE ANALYSIS
- VII. CONCLUSION

I. INTRODUCTION

TR Transportation Consultants, Inc. has conducted a traffic impact statement to fulfill requirements set forth by the Charlotte County Department of Community Development for projects seeking rezoning approval. The proposed project is located at the southeast quadrant of Burnt Store Road and Scham Road in Charlotte County, Florida. **Figure 1** illustrates the approximate location of the subject site.

The site is currently zoned Planned Development (PD) and is governed by Ordinance No. 2022-007 which approved for up to 230 site built “tiny homes” on the subject site. The Developer is proposing to rezone the site to allow for up to 230 traditional residential single-family units. Access to the subject site is proposed to Burnt Store Road via a single connection opposite of the existing full median opening adjacent to the site.

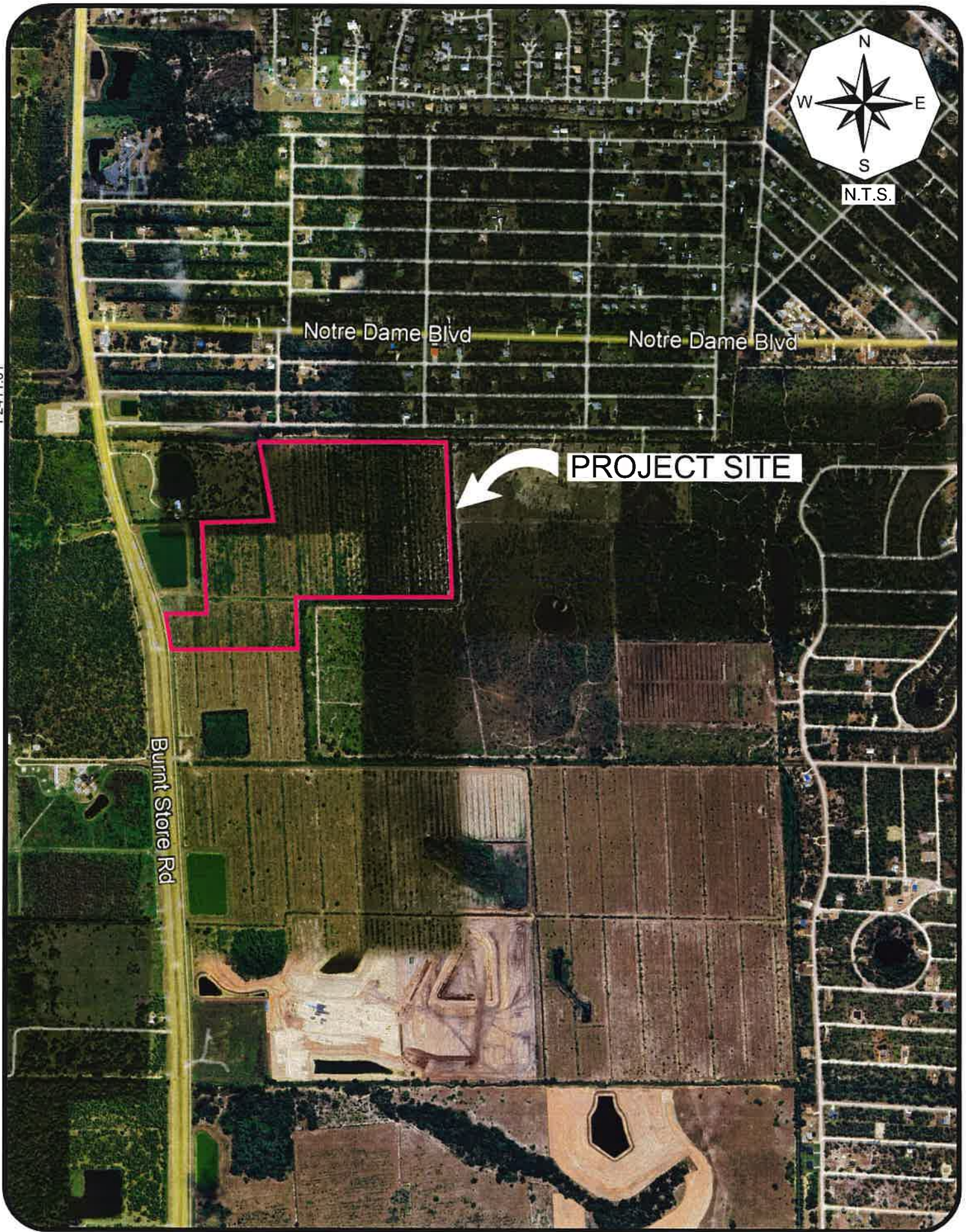
This report examines the impact of the development on the surrounding roadways and intersections. Trip generation and assignments to the various surrounding intersections will be completed and analysis conducted to determine the impacts of the development on the surrounding streets and intersections.

II. EXISTING CONDITIONS

The subject site is currently vacant. The site was previously approved for the development of up to 230 site built “tiny homes” as part of Ordinance No. 2022-007. The subject site is generally bordered by Burnt Store Road to the west and by vacant land to the north, south and east.

Burnt Store Road is a four-lane divided arterial roadway that borders the subject site to the west. Burnt Store Road has a posted speed limit of 55 mph and is under the jurisdiction of Charlotte County.

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III. PROPOSED DEVELOPMENT

The Developer is proposing to rezone the site to allow for up to 230 traditional residential single-family units. **Table 1** summarizes the land uses utilized for trip generation purposes for the subject site.

Table 1
Land Use
Crosswinds

Land Use	Size
Single-Family Residential	230 Dwelling Units

Access to the subject site is proposed to Burnt Store Road via a single connection opposite of the existing full median opening adjacent to the site.

IV. TRIP GENERATION & DISTRIBUTION

The trip generation for the proposed development was determined by referencing the Institute of Transportation Engineer's (ITE) report, titled ***Trip Generation Manual***, 11th Edition. Land Use Code 210 (Single-Family Detached Housing) was utilized for the trip generation purposes of the proposed residential development. The equations utilized from this land use are contained in the Appendix of this report for reference. **Table 2** outlines the anticipated weekday A.M. and P.M. peak hour and daily trip generation of the development as currently proposed.

Table 2
Trip Generation
Crosswinds

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Single-Family Detached Housing (230 Dwelling Units)	40	119	159	137	80	217	2,171

The trips the proposed development is anticipated to generate as shown in Table 2 were then assigned to the surrounding roadway network. As requested by the County Staff

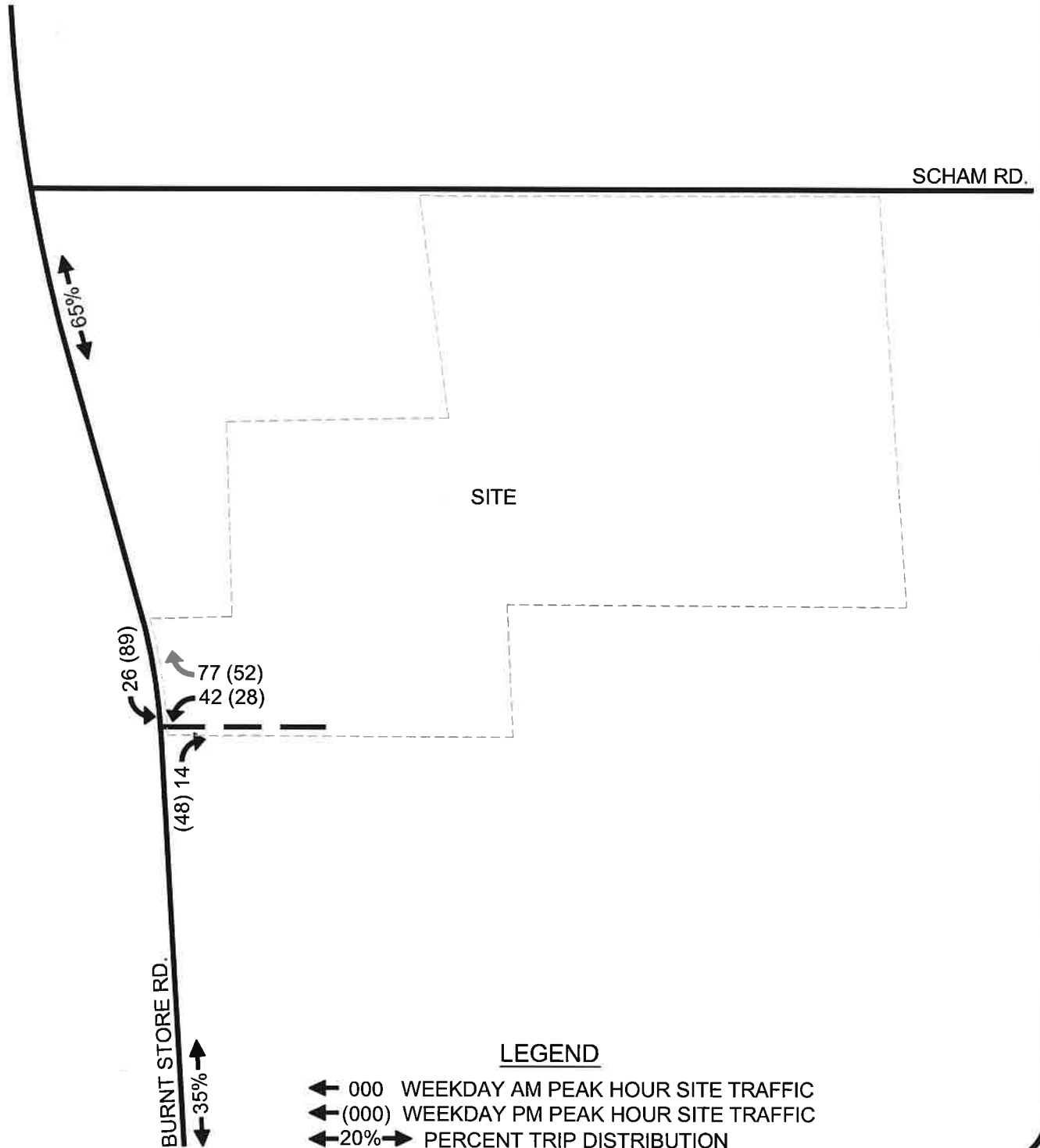
during the pre-application meeting, the analysis was completed based on two scenarios. The first scenario was based on the existing roadway conditions. The second scenario was based on inclusion of a future east-west connector from Burnt Store Road to Tuckers Grade. The new trips anticipated to be added to the surrounding roadway network were assigned based upon the routes drivers are anticipated to utilize to approach the subject site consistent with previously approved traffic study on site. **Figure 2** illustrates the assignment of the project related trips to the proposed site access drive based on existing roadway conditions. **Figure 3** illustrates the assignment of the project related trips to the proposed site access drive based on the potential future east-west connector extending from Burnt Store Road to Tuckers Grade.

V. TRAFFIC IMPACT AREA

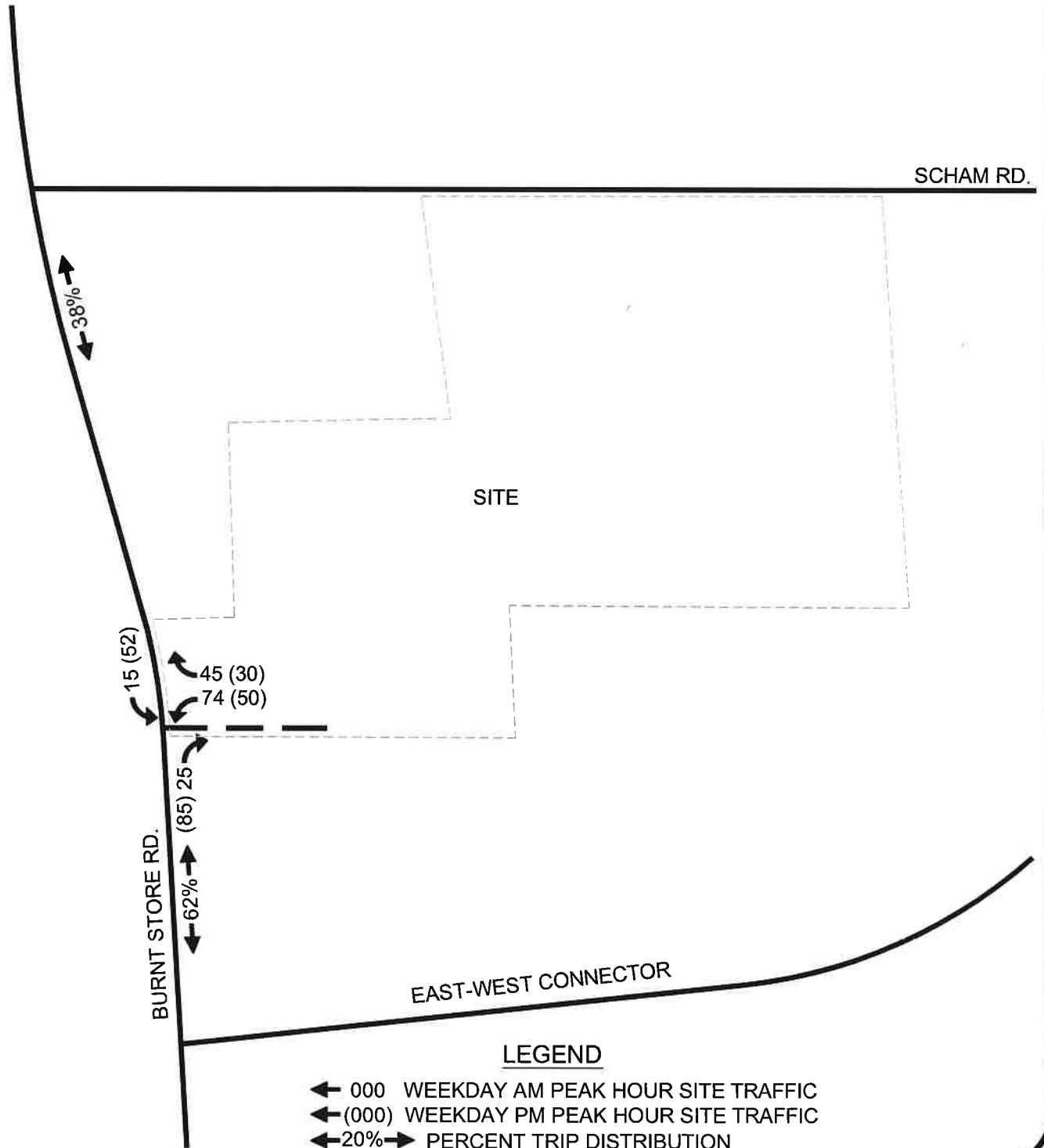
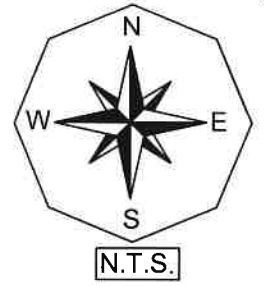
In order to determine which roadway segments surrounding the site will be significantly impacted as outlined in the Charlotte County Engineering Design Manual – Part 7, **Table 1A**, contained in the Appendix, was created. This table indicates which roadway links will experience a significant impact as a result of the added development traffic based on the existing roadway conditions. **Table 1B**, contained in the Appendix, was also created to indicate which roadway links will experience a significant impact as a result of the added development traffic based on the future east-west connector as described in the second scenario. A traffic impact area is defined in the Charlotte County Engineering Design Manual as any roadway where the project trips exceed 5% of the Peak Hour – Two Way adopted service volume at the adopted Level of Service standard pursuant to the Comprehensive Plan.

The Level of Service threshold volumes were taken from the latest *Charlotte County Roadway Level of Service Data* spreadsheet tables provided by the Charlotte County Transportation Engineering Division for all roadways in the study area. Based on the information contained within Table 1A and Table 1B, no roadway segments analyzed in the study area are anticipated to be significantly impacted.

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VI. LEVEL OF SERVICE ANALYSIS

A horizon year analysis of 2027 was selected as the analysis year to evaluate the future impacts this project will have on the surrounding roadway network. Based on this horizon year, a growth rate was applied to the existing traffic conditions for all roadway links that could be significantly impacted by this development. Consistent with historical traffic studies prepared along this corridor, a minimum background growth rate of 2% compounded annually was assumed on all roadway links. The existing peak hour peak season two-way volumes were obtained from the most recent *Charlotte County Roadway Level of Service Data* report.

Based on the project distribution illustrated on Table 1A and Table 1B, the link data was analyzed for the year 2027 without the development and year 2027 with the development. Consistent with historical traffic studies prepared along this corridor, the vested traffic from the approved developments in the area were also included in the future 2027 background traffic volumes. The vested projects included in the analysis and the percentage of which they were included were Heritage Landing DRI (75%), Heritage Station (100%), Coral Creek PD (50%), Starling PD (100%), Turnleaf Phase 1 (100%), and Mark Linder PD (50%). The vested traffic data was obtained from the traffic studies prepared for each project as well as from the vested project intensity data provided by the County Staff. Attached **Table 3A** summarizes the vested trip data and distribution of vested trips based on the existing roadway conditions scenario. Attached **Table 3B** summarizes the vested trip data and distribution of vested trips based on the future east-west connector scenario.

Table 2A, located in the Appendix of this report indicates the methodology utilized to conduct the Level of Service Analysis based on the existing roadway conditions scenario. **Table 2B**, located in the Appendix of this report indicates the methodology utilized to conduct the Level of Service Analysis based on the future east-west connector scenario. From the Level of Service Analysis indicated in Table 2A (without East-West connector scenario), the proposed rezoning request is NOT projected to cause Burnt Store Road

adjacent to the site to operate below the adopted Level of Service Standard. Burnt Store Road was shown to operate at a poor Level of Service in the 2027 background conditions (without project). Therefore, this roadway segment is considered as future pre-existing deficiencies that this project should not be responsible for mitigating.

From the Level of Service Analysis indicated in Table 2B (with East-West connector scenario), Burnt Store Road was shown to operate at an acceptable Level of Service “C” in 2027 both with and without the proposed development traffic conditions. This is because the future east-west connector south of the site would divert a significant amount of traffic along Burnt Store Road, thus reducing traffic on the adjacent Burnt Store Road roadway link. As a result, Burnt Store adjacent to the site is projected to operate at or above the adopted Level of Service Standard with the future east-west connector scenario.

A detailed traffic study evaluating turn lane improvements at the proposed site access drive as well as operational analysis will be completed at the time the project seeks a site plan approval.

VII. CONCLUSION

The proposed development is located at the southeast quadrant of Burnt Store Road and Scham Road in Charlotte County, Florida. The site is currently zoned Planned Development (PD) and is governed by Ordinance No. 2022-007 which approved for up to 230 site built “tiny homes” on the subject site. The Developer is proposing to rezone the site to allow for up to 230 traditional residential single-family units.

The Level of Service analysis conducted as part of this report indicates that the proposed rezoning request is not projected to cause Burnt Store Road to operate below the adopted Level of Service Standard. The analysis was prepared based on the two scenarios. The first scenario was based on existing roadway conditions (without East-West Connector).

The second scenario was based on the future east-west connector scenario between Burnt Store Road and US 41. Based on the first scenario, Burnt Store Road was shown to operate at a poor Level of Service in the 2027 background conditions, or regardless of the traffic from this rezone request. Based on the second scenario, Burnt Store Road was shown to operate at an acceptable Level of Service “C” in 2027 both with and without the proposed development traffic conditions. This is because the future east-west connector south of the site would divert a significant amount of traffic along Burnt Store Road, thus reducing traffic on the adjacent Burnt Store Road roadway link. As a result, Burnt Store adjacent to the site is projected to operate at or above adopted Level of Service Standard with the future east-west connector scenario.

A detailed traffic study evaluating turn lane improvements at the proposed site access drive as well as operational analysis will be completed at the time the project seeks a site plan approval.

APPENDIX

**TABLES 1A, 2A & 3A
(WITHOUT EAST-WEST CONNECTOR
SCENARIO)**

TABLE 1A
TWO-WAY PROJECT TRAFFIC VS. LOS D LINK VOLUMES
CROSSWINDS - EXISTING BURNT STORE RD CONDITIONS

TOTAL AM PEAK HOUR PROJECT TRAFFIC =		159 VPH	IN=	40	OUT=	119							
TOTAL PM PEAK HOUR PROJECT TRAFFIC =		217 VPH	IN=	137	OUT=	80							
ROADWAY	SEGMENT	Sta. #	ROADWAY CLASS	LOS A	LOS B		LOS C	LOS D		LOS E	PERCENT PROJECT TRAFFIC		% PROJ TRAFFIC of ADOPTED LOS
					VOLUME	VOLUME		VOLUME	VOLUME		TRAFFIC	TRAFFIC	
Burnt Store Rd	N. of Site	186	4LD	0	0	0	3,245	3,528	3,528	3,528	65%	141	4.0%
	S. of Site	186	4LD	0	0	0	3,245	3,528	3,528	3,528	35%	76	2.2%

* Two-way peak hour Level of Service Thresholds for County roadways were taken from the 2024 Charlotte County Roadway Level of Service Data Spreadsheet

TABLE 2A
CHARLOTTE COUNTY TRAFFIC COUNTS AND LEVEL OF SERVICE CALCULATIONS
CROSSWINDS - EXISTING BURNT STORE RD CONDITIONS

[illegible]

¹ The growth rates were assumed to be 2% consistent with historical traffic studies.

² The 2024 peak hour peak season two-way traffic volumes were obtained from 2024 Charlotte County Roadway Level of Service Data.

³ Obtained from Table 3A.

TABLE 3A
VESTED TRIPS

[illegible]

² Obtained from the traffic study for Heritage Station, dated November 24, 2021. Assumed 100% of development per methodology notes.

³ Obtained from the traffic study for Heritage Landing, dated April 30, 2019. Assumed 75% of development per methodology notes.

⁴ Trip generation based on 496 single-family dwelling units (ITE LUC 210) with assumption of 50% of development per methodology notes. Obtained from the traffic study for Heritage Landing, dated April 26, 2016, assumed 10% of development per methodology notes.

⁵ Trio generation based on 776 single-family dwelling units (ITE LUC 210) with assumption of 100% of development per methodology notes.

6 Trip generation based on 421 single-family dwelling units (ITE LUC 210) with assumption of 100% of development per methodology notes.

⁷ Trip generation based on 344 single-family dwelling units (ITE LUC 210) with assumption of 50% of development per methodology notes.

111p generation based on 544 single-family dwelling units (1 LE LDC 2.14) with assumption of 50% of development per methodology notes.

**TABLES 1B, 2B & 3B
(WITH EAST-WEST CONNECTOR
SCENARIO)**

TABLE 1B
TWO-WAY PROJECT TRAFFIC VS. LOS D LINK VOLUMES
CROSSWINDS - WITH EAST-WEST CONNECTOR SCENARIO

TOTAL AM PEAK HOUR PROJECT TRAFFIC =		159 VPH	IN=	40	OUT=	119						
TOTAL PM PEAK HOUR PROJECT TRAFFIC =		217 VPH	IN=	137	OUT=	80						
ROADWAY	SEGMENT	Sta.	ROADWAY #	CLASS	LOS A VOLUME	LOS B VOLUME	LOS C VOLUME	LOS D VOLUME	LOS E VOLUME	PERCENT PROJECT TRAFFIC	TWO-WAY PROJECT TRAFFIC	% PROJ TRAFFIC of ADOPTED LOS
Burnt Store Rd	N. of Site	186	4LD	0	0	0	3,245	3,528	3,528	38%	82	2.3%
	S. of Site	186	4LD	0	0	0	3,245	3,528	3,528	62%	135	3.8%

* Two-way peak hour Level of Service Thresholds for County roadways were taken from the 2024 Charlotte County Roadway Level of Service Data Spreadsheet

TABLE 2B
CHARLOTTE COUNTY TRAFFIC COUNTS AND LEVEL OF SERVICE CALCULATIONS
CROSSWINDS - WITH EAST-WEST CONNECTOR SCENARIO

TOTAL PROJECT TRAFFIC AM =		159	VPH	IN =	40	OUT=	119											
TOTAL PROJECT TRAFFIC PM =		217	VPH	IN =	137	OUT=	80											
ROADWAY	SEGMENT	Sta. #	2023 AADI		ANNUAL RATE ¹	PK SEASON VOLUME ²	2024		2027		VESTED		2027 Total		MAX PROJ.		2027 Total	
			PK HR	BACKGROUND PK HR			PK SEASON VOLUME	LOS	PROJECT TWO-WAY TRAFFIC ³	LOS	BACKGROUND PK HR	PK SEASON VOLUME	LOS	PROJECT TWO-WAY TRAFFIC	COMBINED TWO-WAY TRAFFIC	LOS		
Burnt Store Rd	N. of Site	186	18,500	2.00%	2.00%	1,669	1,669	1,771	1,771	C	1,294	C	3,065	3,065	C	82	3,147	C
	S. of Site	186	18,500	2.00%	2.00%	1,669	1,669	1,771	1,771	C	1,294	C	3,065	3,065	C	135	3,200	C

¹ The growth rates were assumed to be 2% consistent with historical traffic studies.

² The 2024 peak hour peak season two-way traffic volumes were obtained from 2024 Charlotte County Roadway Level of Service Data.

³ Obtained from Table 3B.

**TABLE 3B
VESTED TRIPS**

HERITAGE STATION VESTED TRAFFIC ²

TOTAL PROJECT TRAFFIC PM = 127 VPH (100%)

HERITAGE LANDING VESTED TRAFFIC ³

TOTAL PROJECT TRAFFIC PM = 1,205 VPH (75%)

CORAL CREEK ⁴

TOTAL PROJECT TRAFFIC PM = 224 VPH (50%)

STARLING ⁵

TOTAL PROJECT TRAFFIC PM = 682 VPH (50%)

TURNLEAF PHASE 1 ⁶

TOTAL PROJECT TRAFFIC PM = 384 VPH (75%)

MARK LINDER ⁷

TOTAL PROJECT TRAFFIC PM = 159 VPH (50%)

ROADWAY	SEGMENT	Sta. #	<u>HERITAGE STATION ²</u>		<u>HERITAGE LANDING ³</u>		<u>CORAL CREEK ⁴</u>		<u>STARLING ⁵</u>		<u>TURNLEAF PHASE 1 ⁶</u>		<u>MARK LINDER ⁷</u>		COMBINED
			PERCENT	PROJECT	PERCENT	PROJECT	PERCENT	PROJECT	PERCENT	PROJECT	PERCENT	PROJECT	PERCENT	PROJECT	
			PROJECT	TWO-WAY	PROJECT	TWO-WAY	PROJECT	TWO-WAY	PROJECT	TWO-WAY	PROJECT	TWO-WAY	PROJECT	TWO-WAY	
			TRAFFIC	TRAFFIC	TRAFFIC	TRAFFIC	TRAFFIC	TRAFFIC	TRAFFIC	TRAFFIC	TRAFFIC	TRAFFIC	TRAFFIC	TRAFFIC	
Burnt Store Rd	S. of Notre Dame Blvd	186	36%	46	48%	576	46%	103	46%	314	46%	177	48%	76	1,294

² Obtained from the traffic study for Heritage Station, dated November 24, 2021. Assumed 100% of development per methodology notes.

³ Obtained from the traffic study for Heritage Landing, dated April 30, 2019. Assumed 75% of development per methodology notes.

⁴ Trip generation based on 496 single-family dwelling units (ITE LUC 210) with assumption of 50% of development per methodology notes.

⁵ Trip generation based on 776 single-family dwelling units (ITE LUC 210) with assumption of 100% of development per methodology notes.

⁶ Trip generation based on 421 single-family dwelling units (ITE LUC 210) with assumption of 100% of development per methodology notes.

⁷ Trip generation based on 344 single-family dwelling units (ITE LUC 210) with assumption of 50% of development per methodology notes.

**CHARLOTTE COUNTY ROADWAY
LEVEL OF SERVICE DATA**

CHARLOTTE COUNTY: 2024 ROADWAY LEVEL OF SERVICE DATA SHEET - PEAK HOUR TWO-WAY

VV SNO	Roadway	Station	From	To	Context Class	Lanes	2024 AADT	K100 Vol.	Level of Service Calculations							
									Level of Service Limits (Pk. Hr. Two-way Vol.)					Level of Service		Percent (%) Capacity Used
									B	C	D	E	Adopted	Current		
1	Acline Road	167	U.S. 41	Taylor Rd.	C3C	2-Lane	1,865	0.092	172	*	1104	1560	*	D	C	11%
2	Acline Road	191	Burnt Store Rd.	U.S. 41	C3R	2-Lane	1,563	0.092	144	*	1408	1616	*	D	C	9%
3	Airport Road	249	Cooper St.	Taylor Rd.	C3R	2-Lane	5,688	0.092	523	*	1408	1616	*	D	C	32%
4	Airport Road	169	Taylor Rd	I-75	C3C	2-Lane	6,333	0.092	583	*	1104	1560	*	D	C	37%
5	Airport Road	168	I-75	Golf Course Blvd.	C3C	2-Lane	4,591	0.092	422	*	1104	1560	*	D	C	27%
6	Appleton Blvd	211	San Cruz Waterway	C.R. 771	C3R	2-Lane	3,619	0.092	333	*	1408	1616	*	D	C	21%
7	Aqui Esta Drive	170	Bal Harbor Blvd.	U.S. 41	C3R	2-Lane	9,234	0.092	850	*	1408	1616	*	D	C	53%
8	Cooper Street	250	U.S. 41	Airport Rd.	C3C	2-Lane	6,065	0.092	558	*	1104	1560	*	D	C	36%
9	Atwater Street	25	Peachland Blvd.	Veterans Blvd.	C3R	2-Lane	4,107	0.092	378	*	1408	1616	*	D	C	23%
10	Bachman Blvd		Atwater St.	Yorkshire St.	C3R	2-Lane	1,139	0.092	105	*	1408	1616	*	D	C	6%
11	Bayshore Road	27	Sibley Bay St.	Edgewater Dr.	C3C	2-Lane	2,381	0.092	219	*	1104	1560	*	D	C	14%
12	Bayshore Road	312	Edgewater Dr.	U.S. 41	C3R	2-Lane	2,824	0.092	260	*	1408	1616	*	D	C	16%
13	Beach Road	118	Gulf Blvd.	S.R. 776	C3R	2-Lane	8,831	0.092	812	*	1408	1616	*	D	C	50%
14	Beacon Drive	234	Westchester Blvd.	Elmira Blvd.	C3R	2-Lane	2,902	0.092	267	*	1408	1616	*	D	C	17%
15	Beacon Drive	235	Elmira Blvd.	Olean Blvd.	C3R	2-Lane	3,088	0.092	284	*	1408	1616	*	D	C	18%
16	Beacon Drive	220	Olean Blvd.	Midway Blvd.	C3R	2-Lane	3,463	0.092	319	*	1408	1616	*	D	C	20%
17	Beaver Lane	222	Hancock Ave.	Westchester Blvd.	C3R	2-Lane	4,061	0.092	374	*	1408	1616	*	D	C	23%
18	Biscayne Drive	1	Cornelius Blvd.	Chancellor Blvd.	C3R	2-Lane	3,244	0.092	298	*	1408	1616	*	D	C	18%
19	Biscayne Drive	3	SR-776	Cornelius Blvd.	C3R	2-Lane	3,072	0.092	283	*	1408	1616	*	D	C	17%
20	Brig Cir W		Harness Rd	Brig St	C3R	2-Lane	242	0.092	22	*	1408	1616	*	D	C	1%
21	Brig St		Brig Cir W	Boundary Blvd.	C3R	2-Lane	551	0.092	51	*	1408	1616	*	D	C	3%
22	Boundary Blvd		Cape Haze Dr.	Rotonda Blvd S	C3R	2-Lane	1,344	0.092	124	*	1408	1616	*	D	C	8%
23	Burnt Store Road	187	Lee County line	Zemel Rd.	C3R	4-Lane	15,221	0.092	1,400	*	3245	3528	*	D	C	40%
24	Burnt Store Road	186	Zemel Rd.	Acline Rd.	C3R	4-Lane	18,500	0.092	1,702	*	3245	3528	*	D	C	48%
25	Burnt Store Road	171	Acline Rd.	U.S. 41	C3R	4-Lane	20,745	0.092	1,909	*	3245	3528	*	D	C	54%
26	Campbell St		Eisenhower Dr	Chamberlain Blvd.	C3R	2-Lane	217	0.092	20	*	1408	1616	*	D	C	1%
27	Cape Haze Drive	161	Amberjack Cove Waterway	C.R. 775	C3R	2-Lane	3,259	0.092	300	*	1408	1616	*	D	C	18%
28	Capricorn Blvd	224	Rampart Blvd.	Sandhill Blvd.	C3R	2-Lane	3,799	0.092	350	*	1408	1616	*	D	C	22%
29	Carmalita Street	190	BMX Track	U.S. 41	C3R	2-Lane	4,861	0.092	447	*	1408	1616	*	D	C	28%
30	Carmalita Street	311	Florida St.	BMX Track	C3R	2-Lane	2,577	0.092	237	*	1408	1616	*	D	C	15%
31	Chamberlain Blvd	2	Cornelius Blvd.	US 41	C3R	2-Lane	3,091	0.092	284	*	1408	1616	*	D	C	18%
32	Chancellor Blvd	123	Campbell St.	Apollo Waterway	C3R	2-Lane	3,895	0.092	362	*	1408	1616	*	D	C	22%
33	Chancellor Blvd	124	Apollo Waterway	US-41	C3R	2-Lane	5,793	0.092	533	*	1408	1616	*	D	C	33%
34	Cochran Blvd	15	Education Way	Collingswood Blvd.	C3R	2-Lane	7,124	0.092	655	*	1408	1616	*	D	C	41%
35	Cochran Blvd	96	Pellam Blvd.	Education Way	C3R	2-Lane	12,182	0.092	1,121	*	1408	1616	*	D	C	69%
36	Cochran Blvd	94	Lakeview Blvd.	Pellam Blvd.	C3R	2-Lane	14,620	0.092	1,345	*	1408	1616	*	D	C	83%
37	Cochran Blvd	95	U.S. 41	Lakeview Blvd.	C3C	4-Lane	14,970	0.092	1,377	*	2898	3455	*	D	C	40%
38	Cochran Blvd	259	U.S. 41 S.	Veterans Blvd.	C3C	4-Lane	22,347	0.092	2,056	*	2898	3455	*	D	C	60%
39	Collingswood Blvd	4	Toledo Blade Blvd.	S.R. 776	C3R	2-Lane	3,583	0.092	330	*	1408	1616	*	D	C	20%
40	Collingswood Blvd	5	Wintergarden Ave.	Toledo Blade Blvd.	C3R	2-Lane	6,895	0.092	634	*	1408	1616	*	D	C	39%
41	Collingswood Blvd	31	Edgewater Dr.	Wintergarden Ave.	C3R	2-Lane	5,849	0.092	538	*	1408	1616	*	D	C	33%
42	Collingswood Blvd	32	O'Hara Dr.	Edgewater Dr.	C3R	2-Lane	3,701	0.092	340	*	1408	1616	*	D	C	21%
43	Conway Blvd	33	U.S. 41	Olean Blvd	C3R	2-Lane	3,967	0.092	365	*	1408	1616	*	D	C	23%
44	Conway Blvd	246	Olean Blvd	Midway Blvd	C3R	2-Lane	2,267	0.092	209	*	1408	1616	*	D	C	13%
45	Cooper Street	151	Airport Rd.	Taylor Rd.	C3R	2-Lane	3,562	0.092	328	*	1408	1616	*	D	C	20%

BURNT STORE ROAD AREA PLAN
BCC WORKSHOP SEPTEMBER 2023

Burnt Store Road Area Plan

BCC Workshop, September 19, 2023



Alternative Alignments

- East-West Connector
Right-of-Way 120ft
- Right-of-Way
Acquisition few
Parcels
- Commercial
Frontage
- Design Speed
45mph
- Posted Speed
45mph



ORDINANCE NO. 2022-007

Rec. Fee: RECORDING \$129.00 Cashier By: THERESAA

7 PLANNED DEVELOPMENT (PD) TO PLANNED DEVELOPMENT
8 (PD); A MAJOR MODIFICATION TO AMEND THE PD
9 CONDITIONS ESTABLISHED IN ORDINANCE NUMBER
10 2021-006, IN ORDER TO ALLOW FOR SITE BUILT HOMES UP
11 TO 230 UNITS; FOR PROPERTY LOCATED AT 12150 BURNT
12 STORE ROAD, IN THE BURNT STORE AREA PLAN AREA AND
13 IN THE PUNTA GORDA AREA; CONTAINING 68.43 ACRES
14 MORE OR LESS; COMMISSION DISTRICT II, CHARLOTTE
15 COUNTY, FLORIDA; PETITION PD-21-00016; APPLICANT,
16 SIMPLE LIFE VENTURES, LLC; PROVIDING AN EFFECTIVE
17 DATE.
18

19 RECITALS

20 WHEREAS, in a public hearing held on Tuesday, February 22,
21 2022, the Board of County Commissioners of Charlotte County, Florida ("Board")
22 reviewed Petition PD-21-00016, submitted by applicant, Simple Life Ventures,
23 LLC ("Applicant"), which requested a rezoning from Planned Development (PD)
24 to Planned Development (PD) on 68.43 acres more or less of property owned by
25 Simple Life Reflections LLC, whose address is 135 2nd Avenue North, Suite 3,
26 Jacksonville Beach, Florida 33250, and described as property located at 12150
27 Burnt Store Road, in the Burnt Store Area Plan area and in the Punta Gorda
28 area, containing 68.43 acres more or less, in Commission District II, Charlotte
29 County, Florida, and more particularly described in Exhibit "A" which is attached
30 hereto and provided herein ("Property"); and

31 WHEREAS, the Property was originally rezoned from Agriculture
32 Estates (AE) to Planned Development (PD) on August 21, 2007, pursuant to

33 Ordinance Number 2007-059, along with a PD Concept Plan and its associated
34 PD conditions, in order to allow for the residential development of 42 single-
35 family units and 350 multi-family units; and

36 WHEREAS, subsequently, the Property was rezoned from Planned
37 Development (PD) to Planned Development (PD) on February 23, 2021,
38 pursuant to Ordinance Number 2021-006, along with a PD Concept Plan and its
39 associated PD conditions, in order to allow for development of a manufactured
40 home community of up to 230 homes; and

41 WHEREAS, at this time, the Applicant seeks a rezoning from
42 Planned Development (PD) to Planned Development (PD), which is a major
43 modification to the existing Planned Development (PD) and its associated
44 Planned Development (PD) conditions, in order to allow for site built homes up to
45 230 units; and

46 WHEREAS, Petition PD-21-00016 has previously been heard by
47 the Charlotte County Planning and Zoning Board ("P&Z Board") and, based on
48 the findings and analysis provided by County Staff and the evidence presented to
49 the P&Z Board, has been recommended for approval on February 22, 2022; and

50 WHEREAS, after due consideration, based on the findings and
51 analysis provided by County Staff and the evidence presented to it, the Board
52 has found that approval of Petition PD-21-00016 is consistent with the County's
53 Comprehensive Plan, and that it meets the requirements for the granting of a
54 rezone; and

55 WHEREAS, based on the above findings, the Board has
56 determined it to be in the best interests of the County to rezone the subject
57 property from Planned Development (PD) to Planned Development (PD).

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

60 SECTION 1. The following petition, made by applicant,
61 Simple Life Ventures, LLC, for an amendment to the Charlotte County Zoning
62 Atlas is hereby approved subject to the conditions contained in the attached
63 Exhibit "B":
64

65 Petition PD-21-00016 requesting rezoning from
66 Planned Development (PD) to Planned Development
67 (PD) for property located at 12150 Burnt Store Road,
68 in the Burnt Store Area Plan area and in the Punta
69 Gorda area, containing 68.43 acres more or less;
70 Commission District II, Charlotte County, Florida, and
71 more particularly described in Exhibit "A".

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

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

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PASSED AND DULY ADOPTED this 22nd day of February, 2022.

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ATTEST:

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Roger D. Eaton, Clerk of the Circuit Court

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and Ex-Officio Clerk of the

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Board of County Commissioners

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BOARD OF COUNTY COMMISSIONERS
OF CHARLOTTE COUNTY, FLORIDA

By:

William G. Truex
William G. Truex, Chairman



By:

Deann Smolinski

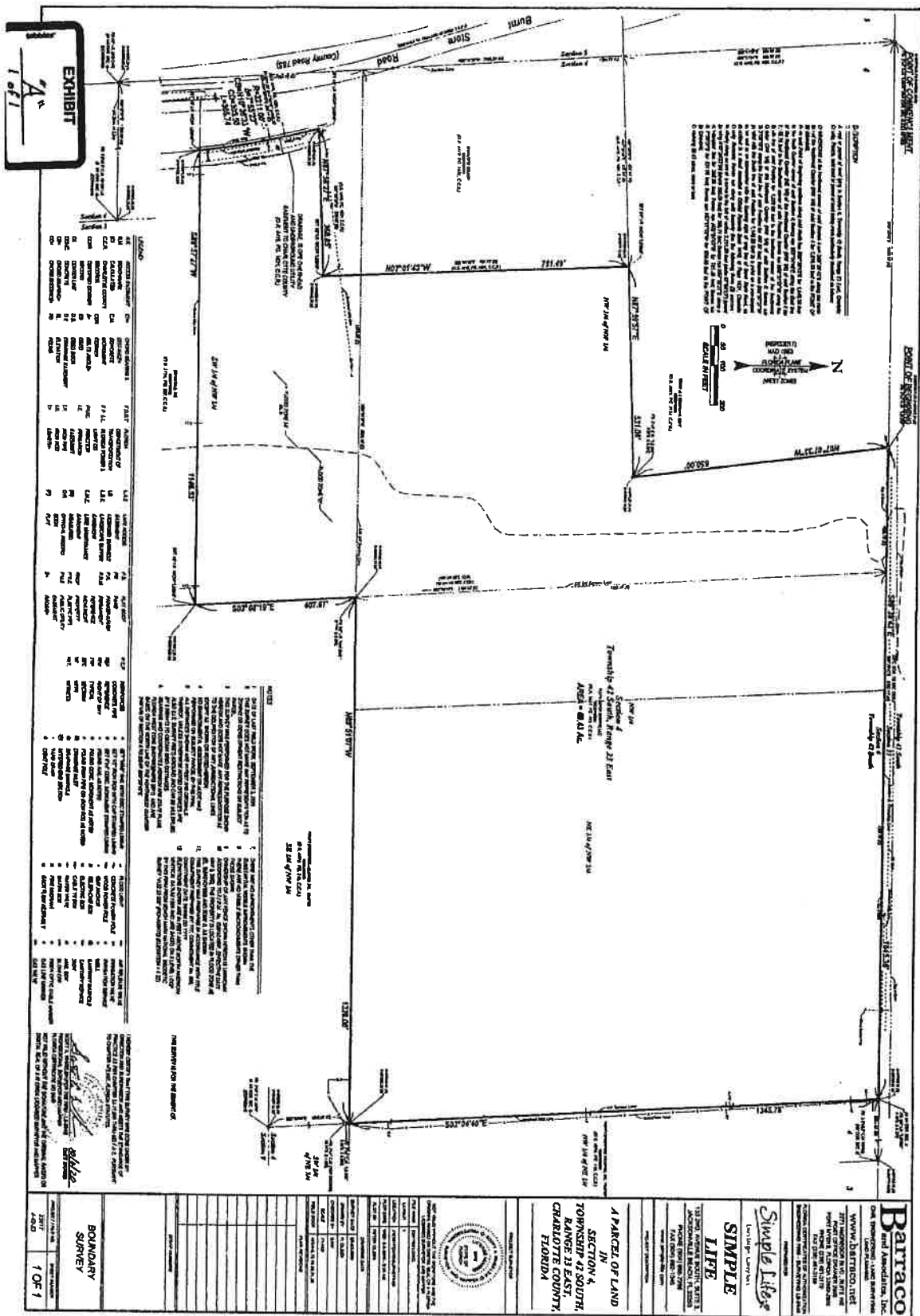
Deputy Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

By:

Janette S. Knowlton
Janette S. Knowlton, County Attorney

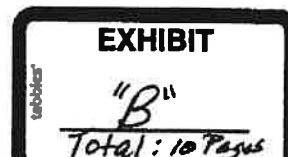
LR2021-0867



PD Conditions for PD-20-00016

Revisions to Ordinance Number 2021-006

- a. Development on the subject property shall occur as generally illustrated on the PD Concept Plan submitted by the applicant, prepared by Barraco and Associates, Inc., dated October 14, 2020 (Attachment 1: PD Concept Plan), except such modifications as may be required to meet the conditions of the PD zoning district. The open space area shall be no less than 13.69± acres (The PD Concept Plan includes 22± acres of lake area, 2.2± acres of which may be counted toward open space). In addition, the PD Concept Plan Site Plan Review (Petition No. DRC-20-00099) conditions of recommended approval according to the letter dated November 30, 2020, and signed by Shaun Cullinan, Charlotte County Planning and Zoning Official, are required to be met. Such PD Concept Plan shall be valid for one year from the date of this Ordinance and may be extended per Section 3-9-45, Planned Development (PD).
- b. The base density for the subject property is six units. The proposal is to develop a total of 230 dwelling units. Any residential development above six units shall require transferred density units. The transfer of density units must be approved by the Board of County Commissioners subject to the County's Land Development Regulations 3-9-150: Transfer of Density Units, as may be amended, prior to Final Detail Site Plan or Preliminary Plat approval, whichever occurs first.
- c. Permitted uses and accessory uses.
 - i. Single-family home.
 - ii. Manufactured home (HUD), minimum requirement is Wind Zone 3.
 - iii. Minor home occupation. (See Section 3-9-74, home occupations, as may be amended.)
 - iv. Community offices and maintenance facilities.
 - v. Park, public or not-for-profit.
 - vi. Community recreational facilities.
 - vii. Permitted accessory uses and structures: Uses and structures which are customarily accessory and clearly incidental to permitted uses; are located on the same lot or parcel within this development; are not likely to attract visitors in large numbers; and involve operations or structures consistent with the character of the proposed development, including the following:
 - 1) Accessory structures designed to meet Florida Building Code may be placed adjacent (not attached) to primary structures. These accessory structures shall be structurally independent, self-supporting and free standing. These structures must also meet the fire code. Construction trailers and cargo containers are prohibited except when used during the site construction/development.
 - 2) Enclosed storage structures and garage facilities with use limited to the management of this development and its residents.
 - 3) Keeping of pets, excluding animal breeding, boarding and training.



- 4) Laundry facilities and sales of groceries and sundries, subject to the following:
 - a) Such establishments and parking areas related primarily to their operations shall not occupy more than 1.36 acres.
 - b) Such establishments shall be used only by residents of this development.
 - c) The commercial nature of such establishments shall not be visible from any street outside this development so as to attract customers other than residents of the development.
 - d) Such establishments shall not be located closer than 100 feet from any public street and shall be accessible only from a street within the development.
- 5) Open storage areas. This area may be used for open storage of items including but not limited to recreational vehicles, boats, and recreational equipment, the use of which is limited to residents of this development. No such areas shall exceed 3.4 acres.
- 6) Community garden.
- 7) Clubhouse, pools, sport courts, and similar amenities.

d. Development standards:

Required Parking	Per Section 3-9-79, at the time of development
Lot (min.)	
Area (sq. ft.)	2,100
Width (ft.)	30
Setbacks (min. ft)	
Front	15
Side (interior)	0
Side (Street)	10
Rear (Interior)	0
Abutting water	20
Structure Separation	10
Lot coverage for all structures	65%
Maximum Heights for all structures (ft.)	35

- e. All roadways within the development shall be constructed to Charlotte County standards. Following Final Detail Site Plan approval, all private roadways shall be

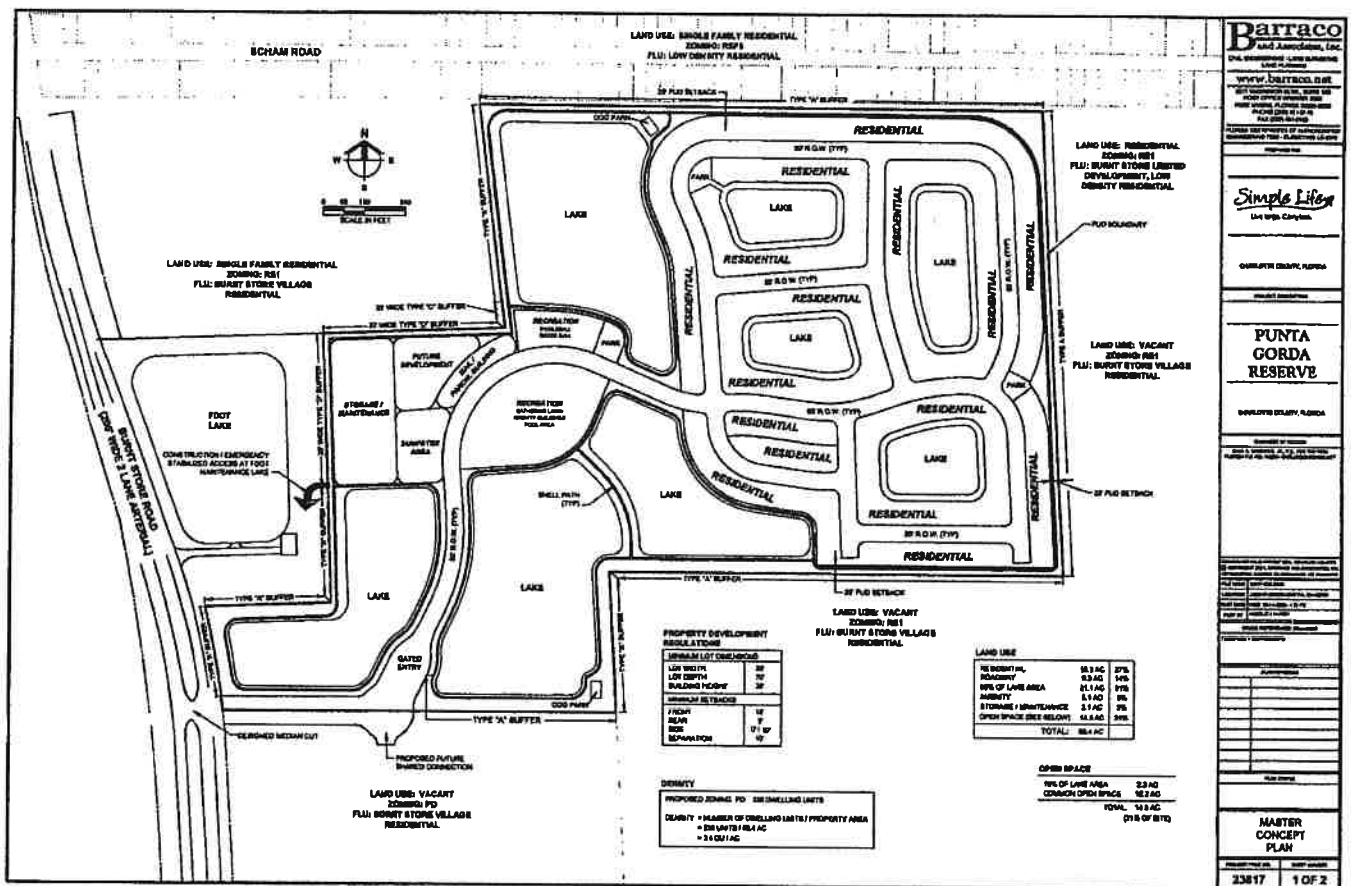
- required to be maintained by the developer, and subsequently, a homeowners' association or similar entity.
- f. The applicant/property owner shall provide a trail system with a minimum width of five feet throughout the development as shown on the proposed PD Concept Plan.
 - g. There shall be one main entrance located on the proposed future shared connection which is shown on the proposed PD Concept Plan. One emergency access point is proposed which is also shown on the proposed PD Concept Plan. The applicant/property owner, and subsequently, the homeowners' association or similar entity, is required to construct the entrance road as shown on the proposed PD Concept Plan and must provide evidence of their legal authority to construct a portion of such entrance road on the property immediately adjacent to the south with the application for Final Detail Site Plan Approval. With respect to the site related improvements and other items, County Transportation staff reserve the right to make additional comments at the time of Final ~~Detailed~~ Detail Site Plan development level.
 - h. The development must use potable water and sanitary sewer utilities. The potable water and sanitary sewer lines must be connected to the site before any certificates of occupancy shall be issued. The developer may extend reclaimed water utility lines, if available at the time of construction.,
 - i. The 25-foot PD setback is required as shown on the PD Concept Plan. Roads and stormwater facilities may be located within the 25-foot PD setback.
 - j. The site shall be developed with a unified landscaping theme. Landscaping and Buffers:
 - i. At a minimum, a type A buffer shall be required along the property boundary.
 - ii. At a minimum, a type C buffer is required for all recreational areas.
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 - v. Landscaping and buffers shall be in compliance with EX-1 and EX-2, prepared by Barraco and Associates, Inc., dated February 10, 2021 (Attachment 2: EX-1: Site Plan Exhibit & EX-2: Typical Sections).
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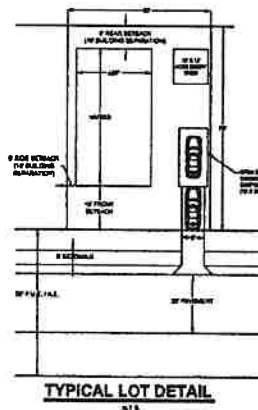
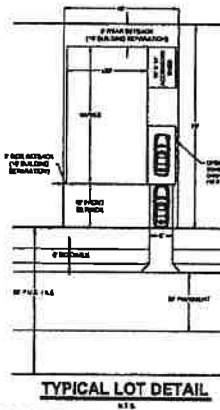
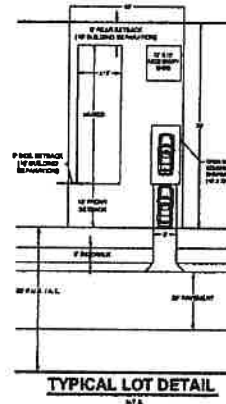
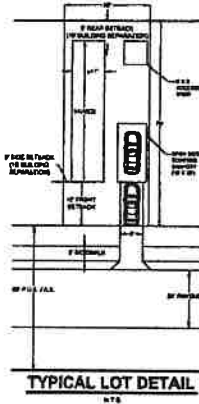
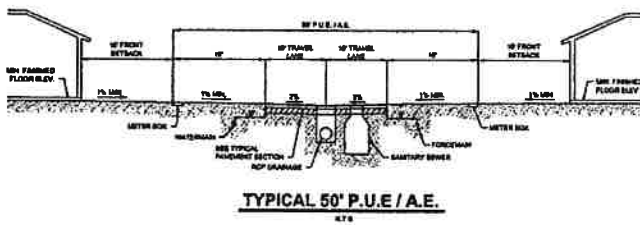
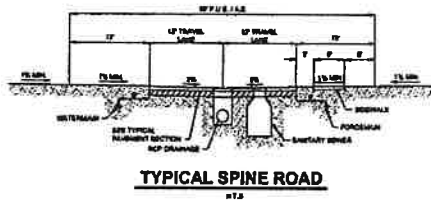
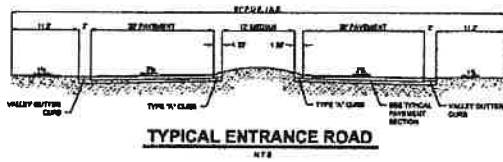
Charlotte County Public Schools (CCPS) indicating that sufficient capacity exists, or has been accounted for through a binding and enforceable agreement with CCPS to address school concurrency.

- ii. If an agreement is required, the terms of both agreements shall be incorporated into the Planned Development Final Detail Site Plan approval and shall not constitute a major modification.

Attachment 1

PD Concept Plan





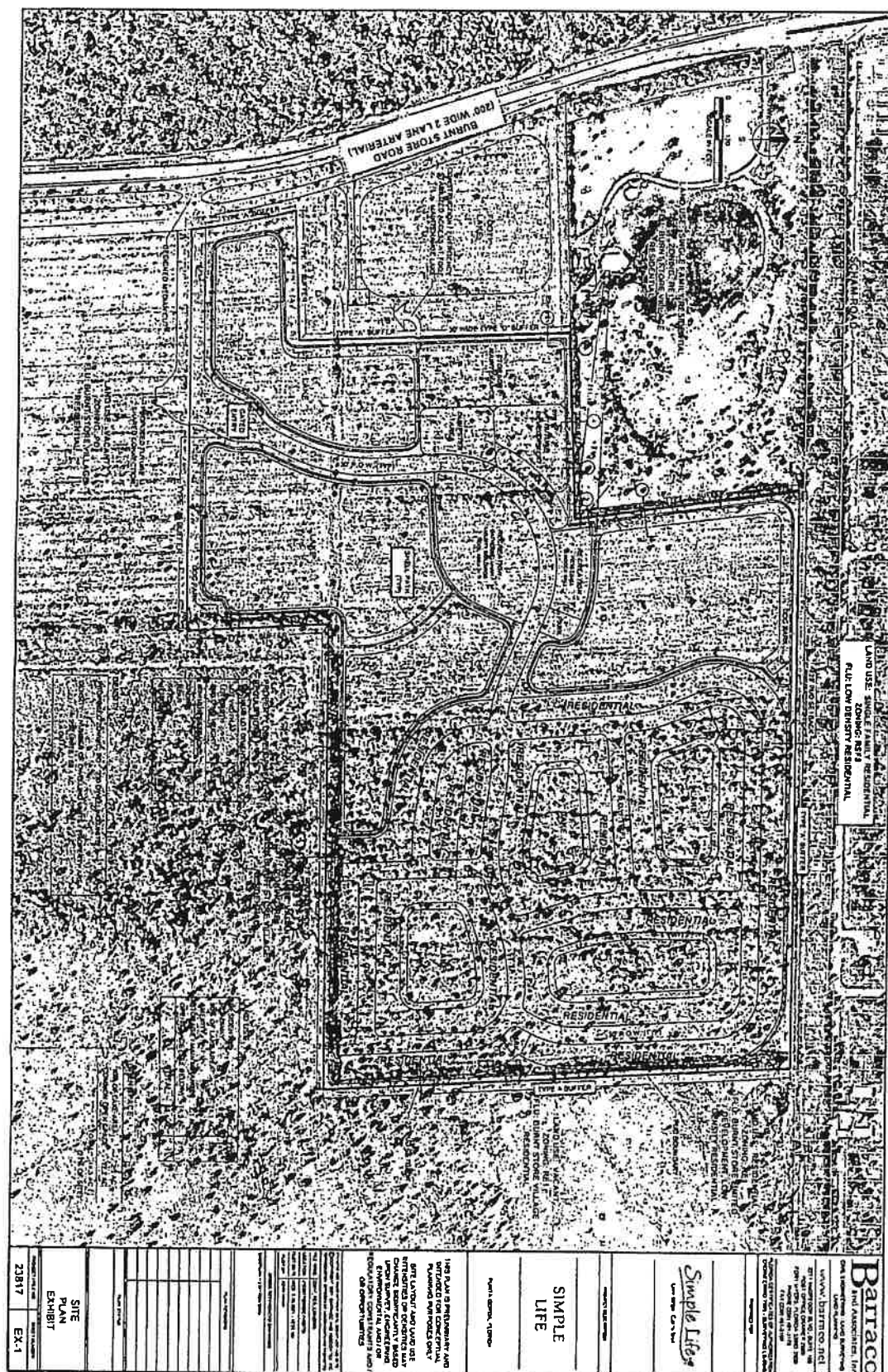
Barraco
Land Development, Inc.
www.barraco.net
10000 N. 10th Ave., Suite 100
Phoenix, AZ 85020
Phone: (602) 998-1111
Fax: (602) 998-1112
Email: info@barraco.net

Simple Life
Landscape Construction

PUNTA GORDA RESERVE
GOLF COURSE, FLORIDA

23817 2 OF 2

Attachment 2
EX-1: Site Plan Exhibit &
EX-2: Typical Sections



TRIP GENERATION EQUATIONS

Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 174

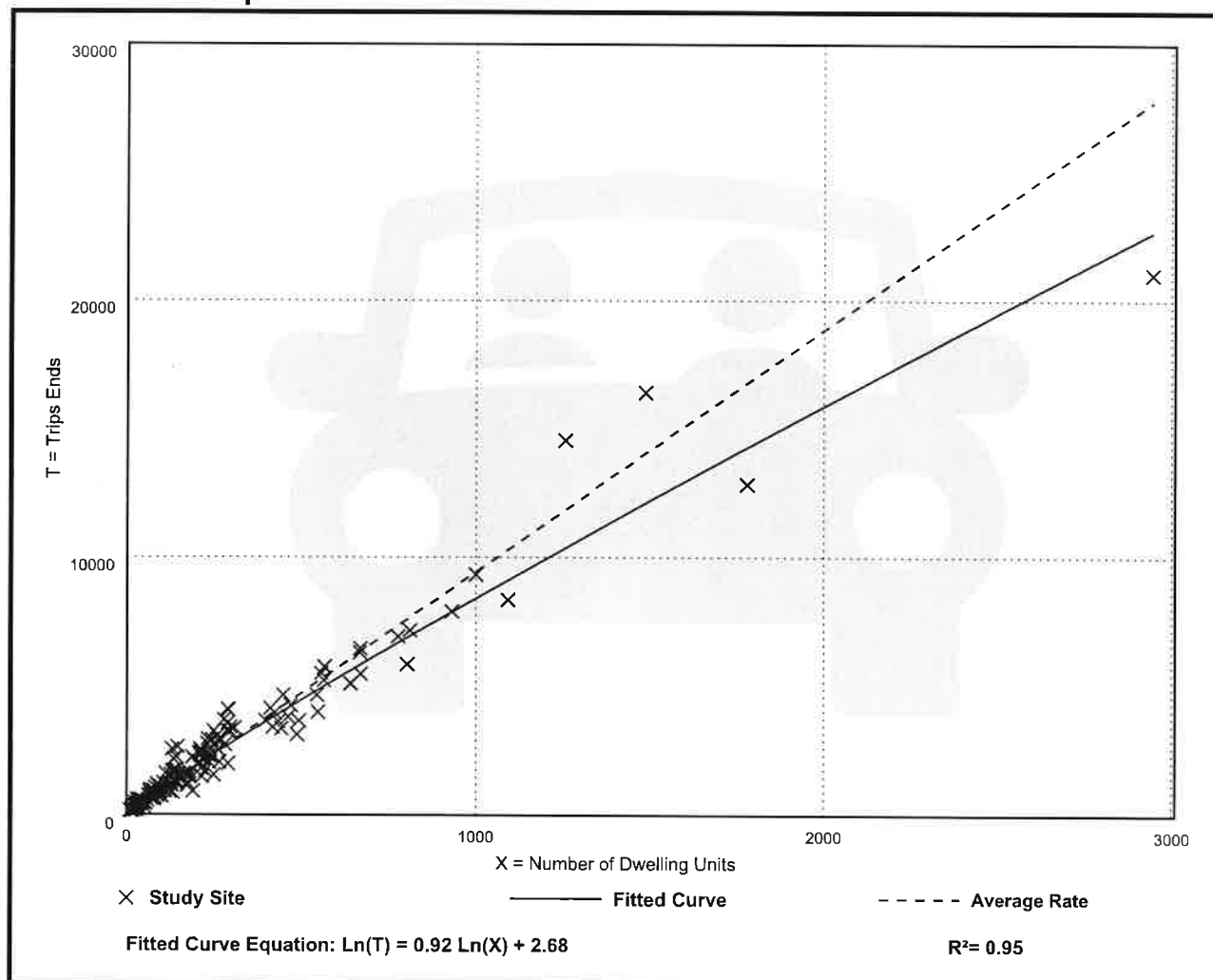
Avg. Num. of Dwelling Units: 246

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.43	4.45 - 22.61	2.13

Data Plot and Equation



Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 192

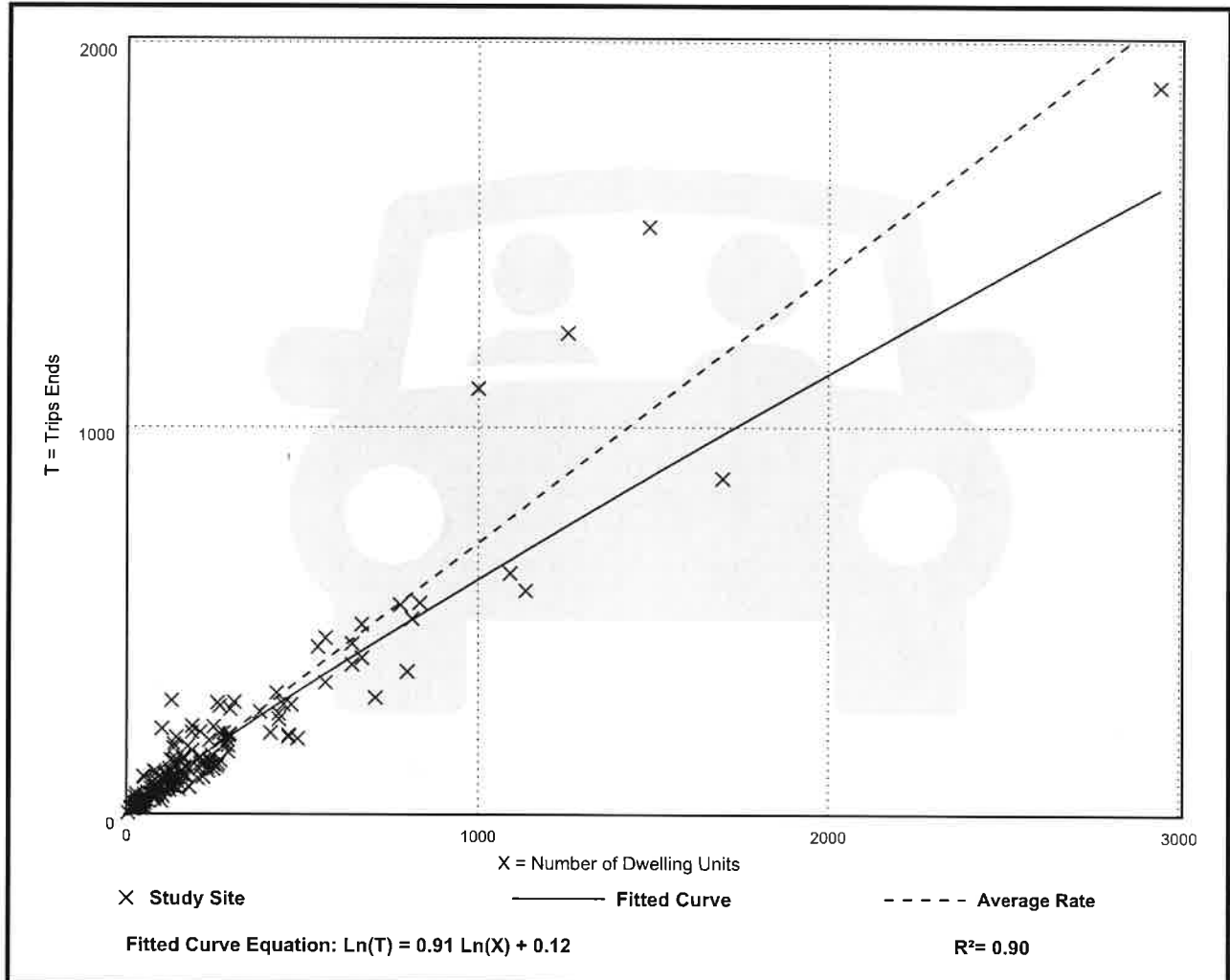
Avg. Num. of Dwelling Units: 226

Directional Distribution: 26% entering, 74% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.70	0.27 - 2.27	0.24

Data Plot and Equation



Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 208

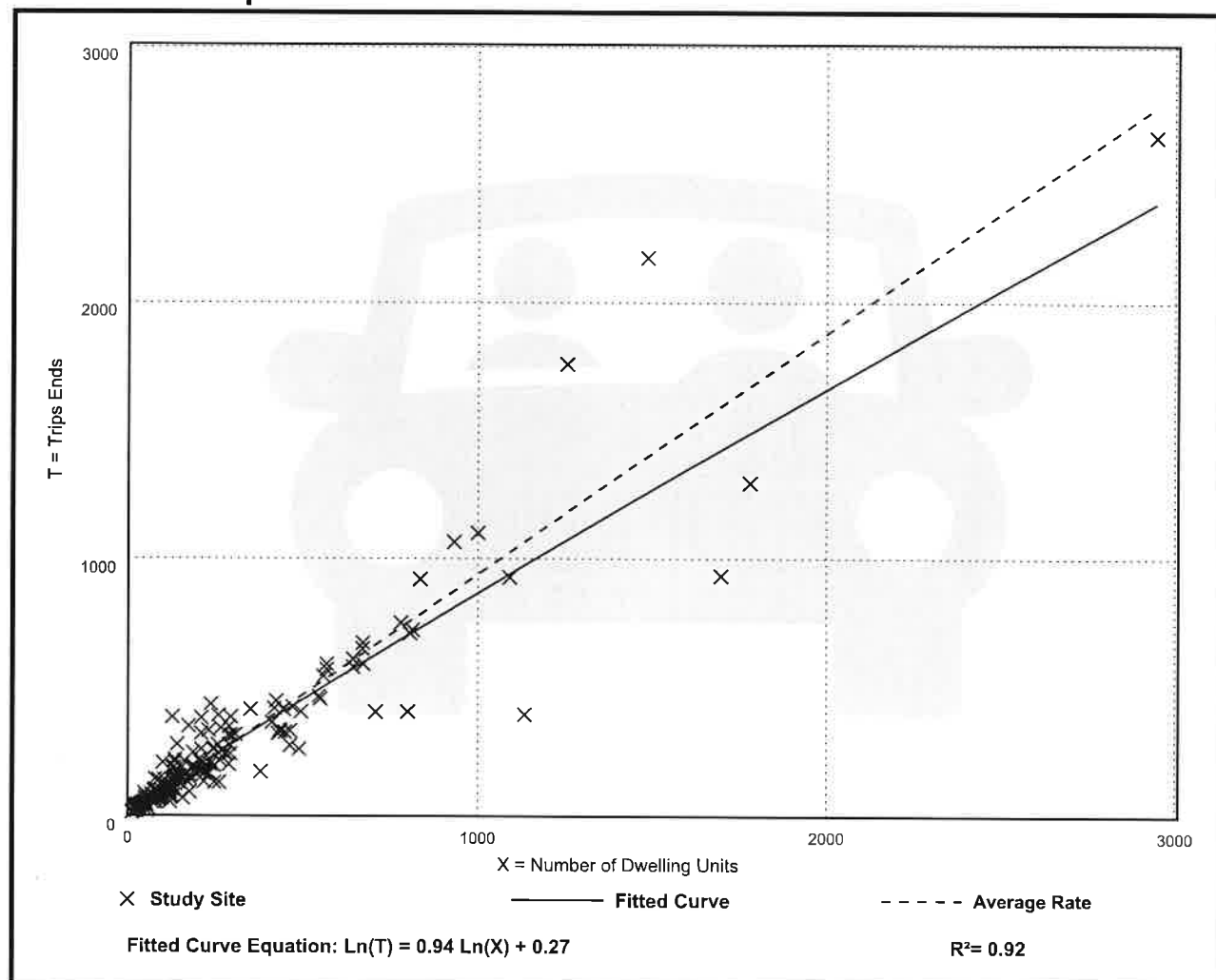
Avg. Num. of Dwelling Units: 248

Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.94	0.35 - 2.98	0.31

Data Plot and Equation



12150 Burnt Store Road

Section 4, Township 42 South, Range 23 East
Charlotte County, Florida

Protected Species Assessment

November 2024

Prepared for:

**D.R. Horton Homes
10541 Six Mile Cypress Pkwy., Suite 100
Fort Myers, FL 33966**

Prepared by:

***Atwell*
4470 Camino Real Way, Suite 101
Fort Myers, FL 33966
(239) 334-3680**

INTRODUCTION

The 68.43± acre project is located within a portion of Section 4, Township 42 South, Range 23 East, Charlotte County, Florida. The site is bordered to the north, east, and south by undeveloped privately owned land and to the west by both private and county owned land as well as Burnt Store Road.

SITE CONDITIONS

Based on historical aerials it appears the property has been used for citrus farming since before 1985. Currently the majority of the site consists of abandoned citrus groves. Multiple irrigation ditches bisect the property.

VEGETATIVE CLASSIFICATIONS

The predominant upland and wetland vegetation associations were mapped in the field on June 28, 2024 digital color 1" = 200' scale aerial photography. The property boundary was obtained from Barraco and Associates, Inc. and inserted into the digital aerial. The property boundary was not staked in the field at the time of our site inspection and was, therefore, estimated based on the overlay of the boundary on the aerial photography.

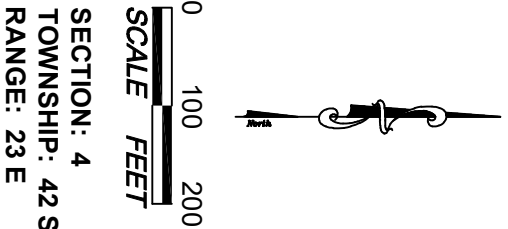
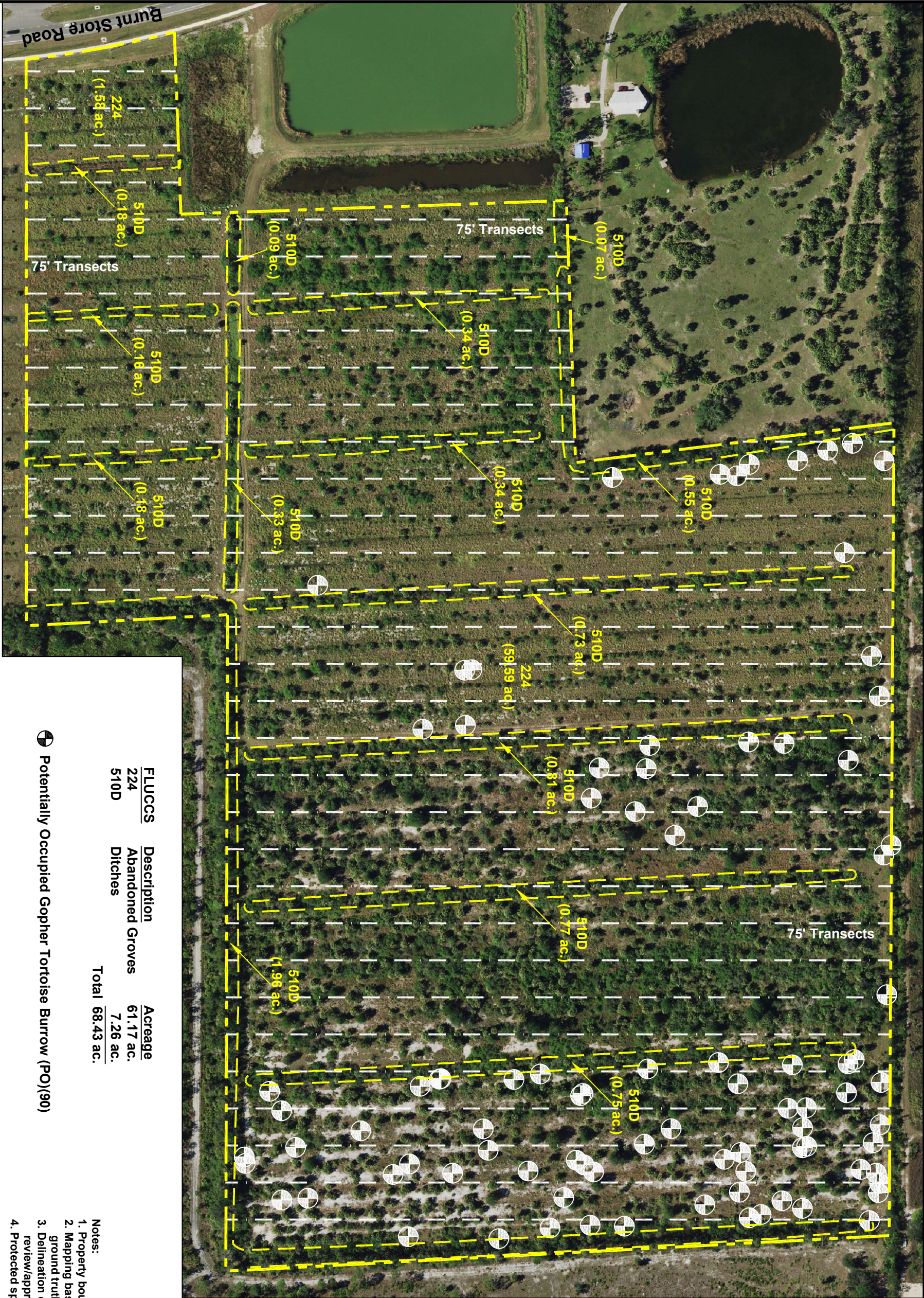
Two vegetation associations were identified using the Florida Land Use, Cover and Forms Classification System (FLUCCS). Figure 2 depicts the approximate location and configuration of these vegetation associations and Table 1 summarizes the acreages by FLUCCS Code. A brief description of each FLUCCS Code is provided below.

Table 1. Acreage Summary by FLUCCS Code

FLUCCS CODE	DESCRIPTION	ACREAGE
224	Abandoned Groves	61.17
510D	Ditches	7.26
Total		68.43

FLUCCS Code 224, Abandoned Groves

The vast majority of the site consists of abandoned citrus grove vegetated with cabbage palm (*Sabal palmetto*), Brazilian pepper (*Schinus terebinthifolius*), cogongrass (*Imperata cylindrica*), bahia grass (*Paspalum notatum*), smutgrass (*Sporobolus indicus*), ragweed (*Ambrosia artemisiifolia*), Caesar weed (*Urena lobata*), dog fennel (*Eupatorium capillifolium*), southern gaura (*Gaura angustifolia*), natalgrass (*Rhynchelytrum repens*), pepper vine (*Ampelopsis arborea*), scattered saw palmetto (*Serenoa repens*), wax myrtle



FLUCCS	Description	Acreage
224	Abandoned Groves	61.17 ac.
510D	Ditches	7.26 ac.
Total		68.43 ac.

● Potentially Occupied Gopher Tortoise Burrow (PO)(90)

- Notes:
1. Property boundary was obtained from Barraco and Associates, Inc.
 2. Mapping based on photointerpretation of 2023 aerial photography and ground truthing in June 2024.
 3. Delineation of jurisdictional wetlands is preliminary and subject to field review/approval by applicable regulatory agencies.
 4. Protected species assessment conducted June 28, 2024.

Figure 1. Protected Species Assessment

12150 Burnt Store Road

(*Myrica cerifera*), widely scattered citrus (*Citrus* sp.), sand live oak (*Quercus geminata*), and live oak (*Quercus virginiana*).

FLUCCS Code 510D, Ditches

Multiple irrigation ditches are located within the parcel. The ditches are vegetated by Brazilian pepper, wax myrtle, willow (*Salix caroliniana*), primrose willow (*Ludwigia peruviana*), cabbage palm, chain fern (*Woodwardia virginica*), para grass (*Urochloa mutica*), and sesbania (*Sesbania* sp.).

SURVEY METHOD

Based on the general habitat types (FLUCCS Codes) identified on-site there is a very low potential for a limited number of species listed as endangered, threatened, or species of special concern by the Florida Fish and Wildlife Conservation Commission (FWC) or the United States Fish and Wildlife Service (FWS) to potentially occur on the subject parcel. These species include beautiful pawpaw (*Deeringothamnus pulchellus*), gopher tortoise (*Gopherus polyphemus*), American alligator (*Alligator mississippiensis*), eastern indigo snake (*Drymarchon corais couperi*), red-cockaded woodpecker (*Picoides borealis*), Audubon's crested caracara (*Polyborus plancus audubonii*), Florida scrub jay *Aphelocoma coerulescens coerulescens*), burrowing owl (*Athene cunicularia floridana*), a variety of wading birds, Big Cypress fox squirrel (*Sciurus niger avicennia*), Sherman's fox squirrel (*Sciurus niger shermani*), Florida bonneted-bat (*Eumops floridanus*), and Florida panther (*Felis concolor coryi*). The bald eagle (*Haliaeetus leucocephalus*), which has been delisted by the FWC and FWS, is still protected by other regulations and was therefore included in the survey. The Florida black bear (*Ursus americanus floridanus*), delisted in 2012, is still protected by the Florida Black Bear Management Plan and was therefore included in the survey.

In order to comply with FWC/FWS survey methodology guidelines, each habitat type was surveyed for the occurrence of the species listed above using meandering pedestrian belt transects. Observations for listed species were made during a specific protected species survey event. The meandering pedestrian belt transects were spaced approximately 75 feet apart. The approximate location of direct sighting or sign (such as tracks, nests, and droppings) of a listed species, when observed, was denoted on the aerial photography. The 1" = 200' scale aerial Protected Species Assessment map (Figure 1) depicts the approximate location of the survey transects and the results of the survey. The listed species survey was conducted during the morning and mid-day hours of June 28, 2024. The weather at the time of the survey was warm and sunny with a light breeze.

Prior to conducting the protected species survey, a search of the FWC listed species database was conducted to determine the known occurrence of listed species in the project area. This search revealed no known protected species occurring on or immediately adjacent to the site.

SURVEY RESULTS

A total of 90 potentially occupied gopher tortoise burrows were located within the property boundary. No additional species listed by either the FWS or the FWC were observed on the site during the protected species survey. In addition to the site inspection, a search of the FWC species database revealed no known protected species within or immediately adjacent to the project limits.

Gopher Tortoise

Ninety (90) potentially occupied gopher tortoise burrows were found onsite. Based on 80 percent survey coverage, it is estimated that 113 potentially occupied gopher tortoise burrows occur within this general area. A single tortoise can have multiple burrows and therefore a burrow occupancy correction factor is used to equate the numbers of burrows to the actual number of animals present. This factor can vary depending on the quality of a given habitat. The FWC standard burrow occupancy correction factor is 0.5 gopher tortoises per burrow. Based on this survey there are estimated to be 57 gopher tortoises present within approximately 68.43 acres of potential gopher tortoise habitat on-site.

The gopher tortoise is listed as a threatened species by the FWC and is not listed by the FWS. The majority of these burrows are located in the eastern portion of the site.

ORDINANCE
NUMBER 2021 - 006

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, AMENDING THE CHARLOTTE COUNTY ZONING ATLAS FROM PLANNED DEVELOPMENT (PD) TO PLANNED DEVELOPMENT (PD) TO ALLOW FOR DEVELOPMENT OF A MANUFACTURED HOME COMMUNITY, INCREASING DENSITY FROM SIX UNITS TO 230 UNITS, FOR PROPERTY LOCATED AT 12150 BURNT STORE ROAD, IN THE BURNT STORE AREA PLAN AREA AND IN THE PUNTA GORDA AREA, CONTAINING 68.43 ACRES MORE OR LESS; THE SUBJECT PROPERTY IS PART OF THE PROPERTY FOR A PD REZONING, ORDINANCE NUMBER 2007-059, WHICH CONTAINS 78.56 ACRES MORE OR LESS; COMMISSION DISTRICT II, CHARLOTTE COUNTY, FLORIDA; PETITION PD-20-00008; APPLICANT, SIMPLE LIFE VENTURES, LLC; PROVIDING AN EFFECTIVE DATE.

CHARLOTTE COUNTY CLERK OF CIRCUIT COURT
OR BOOK: 4714 PAGE 1999 PAGE: 1 OF 15
INSTR # 2908261 Doc Type: GOV
Recorded: 2/25/2021 at 9:49 AM
Rec. Fee: RECORDING \$129.00
Cashier By: JOANC

RECITALS

WHEREAS, in a public hearing held on Tuesday, February 23, 2021, the Board of County Commissioners of Charlotte County, Florida ("Board") reviewed Petition PD-20-00008, submitted by applicant, Simple Life Ventures, LLC ("Applicant"), which requested a rezoning from Planned Development (PD) to Planned Development (PD) on 68.43 acres more or less of property owned by Punta Gorda Reserve LLC, whose address is 23421 Walden Center Drive, Suite 300, Bonita Springs, Florida 34134, and described as property located at 12150 Burnt Store Road, in the Punta Gorda area, and within the boundary of the Burnt Store Area Plan, Commission District II, Charlotte County, Florida, and more particularly described in Exhibit "A" which is attached hereto and provided herein ("Property"); and

WHEREAS, the Property was originally rezoned from Agriculture Estates (AE) to Planned Development (PD) on August 21, 2007, pursuant to

Ordinance Number 2007-059, along with a PD Concept Plan, to allow for a mixed residential development of 42 single-family units and 350 multi-family units; and

WHEREAS, at this time, the Applicant seeks a rezoning from Planned Development (PD) to Planned Development (PD) in order to allow for development of a manufactured home community of up to 230 homes on the Property; and

WHEREAS, Petition PD-20-00008 has previously been heard by the Charlotte County Planning and Zoning Board ("P&Z Board") and, based on the findings and analysis provided by County Staff and the evidence presented to the P&Z Board, has been recommended for approval on February 8, 2021; and

WHEREAS, after due consideration, based on the findings and analysis provided by County Staff and the evidence presented to it, the Board has found that approval of Petition PD-20-00008 is consistent with the County's Comprehensive Plan, and that it meets the requirements for the granting of a rezone; and

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

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

SECTION 1. The following petition, made by applicant, Simple Life Ventures, LLC, for an amendment to the Charlotte County Zoning Atlas is hereby approved subject to the conditions contained in the attached Exhibit "B":

Petition PD-20-00008 requesting rezoning from
Planned Development (PD) to Planned Development
(PD) for 68.43 acres more or less of property, located
at 12150 Burnt Store Road, in the Punta Gorda area,
and within the boundary of the Burnt Store Area Plan,
Commission District II, Charlotte County, Florida, and
more particularly described in Exhibit "A".

SECTION 2. That the zoning for this property shall run with the

property and shall apply to any subsequent owners, heirs and assigns.

SECTION 3. This Ordinance shall take effect upon filing in the Office

of the Secretary of State, State of Florida.

[SIGNATURE PAGE FOLLOWS]

PASSED AND DULY ADOPTED this 23rd day of February, 2021.

BOARD OF COUNTY COMMISSIONERS
OF CHARLOTTE COUNTY, FLORIDA

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



ATTEST:

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

By: Daniel R. Wall
Deputy Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

By: Janette S. Knowlton
Janette S. Knowlton, County Attorney
LR2020-0784

PD Conditions for PD-20-00008

- a. Development on the subject property shall occur as generally illustrated on the PD Concept Plan submitted by the applicant, prepared by Barraco and Associates, Inc., dated October 14, 2020 (Attachment 1: PD Concept Plan), except such modifications as may be required to meet the conditions of the PD zoning district. The open space area shall be no less than 13.69± acres (The PD Concept Plan includes 22± acres of lake area, 2.2± acres of which may be counted toward open space). In addition, the PD Concept Plan Site Plan Review (Petition No. DRC-20-00099) conditions of recommended approval according to the letter dated November 30, 2020, and signed by Shaun Cullinan, Charlotte County Planning and Zoning Official, are required to be met. Such PD Concept Plan shall be valid for one year from the date of this Ordinance and may be extended per Section 3-9-45, Planned Development (PD).
- b. The base density for the subject property is six units. The proposal is to develop a total of 230 dwelling units. Any residential development above six units shall require transferred density units. The transfer of density units must be approved by the Board of County Commissioners subject to the County's Land Development Regulations 3-9-150: Transfer of Density Units, as may be amended, prior to Final Detail Site Plan or Preliminary Plat approval, whichever occurs first.
- c. Permitted uses and accessory uses.
 - i. Manufactured home (HUD), minimum requirement is Wind Zone 3.
 - ii. Minor home occupation. (See Section 3-9-74, home occupations, as may be amended.)
 - iii. Community offices and maintenance facilities.
 - iv. Park, public or not-for-profit.
 - v. Community recreational facilities.
 - vi. *Permitted accessory uses and structures:* Uses and structures which are customarily accessory and clearly incidental to permitted uses; are located on the same lot or parcel within this development; are not likely to attract visitors in large numbers; and involve operations or structures consistent with the character of the proposed development, including the following:
 - 1) Accessory structures designed to meet Florida Building Code may be placed adjacent (not attached) to primary structures. These accessory structures shall be structurally independent, self-supporting and free standing. These structures must also meet the fire code. Construction trailers and cargo containers are prohibited except when used during the site construction/development.
 - 2) Enclosed storage structures and garage facilities with use limited to the management of this development and its residents.
 - 3) Keeping of pets, excluding animal breeding, boarding and training.
 - 4) Laundry facilities and sales of groceries and sundries, subject to the following:



- a) Such establishments and parking areas related primarily to their operations shall not occupy more than 1.36 acres.
 - b) Such establishments shall be used only by residents of this development.
 - c) The commercial nature of such establishments shall not be visible from any street outside this development so as to attract customers other than residents of the development.
 - d) Such establishments shall not be located closer than 100 feet from any public street and shall be accessible only from a street within the development.
- 5) Open storage areas. This area may be used for open storage of items including but not limited to recreational vehicles, boats, and recreational equipment, the use of which is limited to residents of this development. No such areas shall exceed 3.4 acres.
 - 6) Community garden.
 - 7) Clubhouse, pools, sport courts, and similar amenities.

d. Development standards:

Required Parking	Per Section 3-9-79, at the time of development
Lot (min.)	
Area (sq. ft.)	2,100
Width (ft.)	30
Setbacks (min. ft)	
Front	15
Side (interior)	0
Side (Street)	10
Rear (Interior)	0
Abutting water	20
Structure Separation	10
Lot coverage for all structures	65%
Maximum Heights for all structures (ft.)	35

- e. All roadways within the development shall be constructed to Charlotte County standards. Following Final Detail Site Plan approval, all private roadways shall be required to be maintained by the developer, and subsequently, a homeowners' association or similar entity.

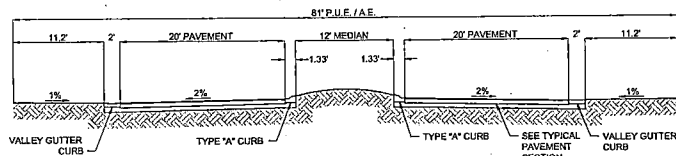
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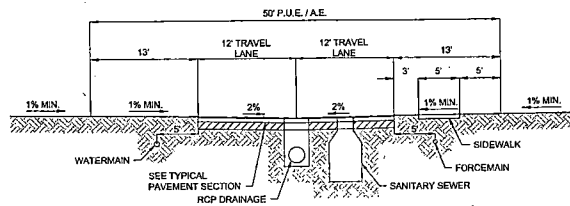
Attachment 1

PD Concept Plan



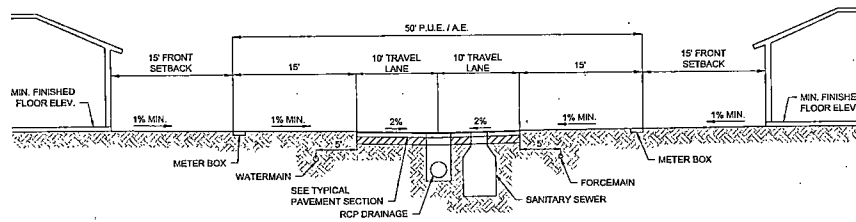
TYPICAL ENTRANCE ROAD

N.T.S.



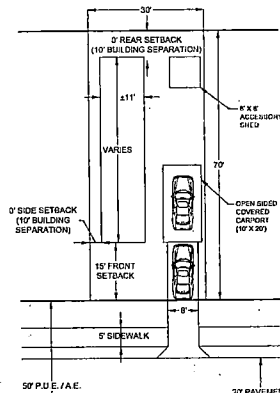
TYPICAL SPINE ROAD

N.T.S.



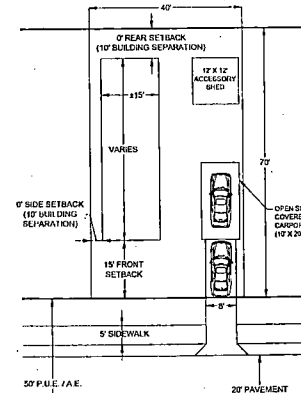
TYPICAL 50' P.U.E. / A.E.

N.T.S.



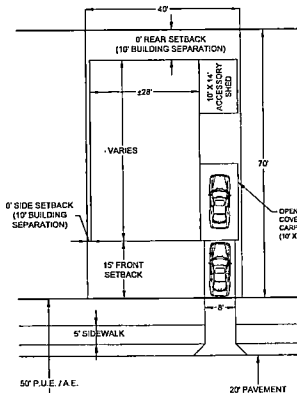
TYPICAL LOT DETAIL

N.T.S.



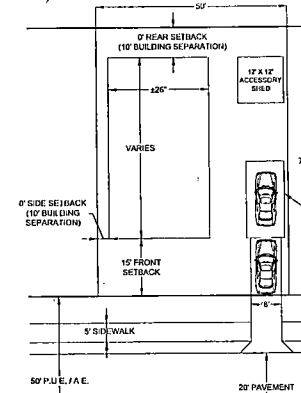
TYPICAL LOT DETAIL

N.T.S.



TYPICAL LOT DETAIL

N.T.S.



TYPICAL LOT DETAIL

N.T.S.

Barraco
and Associates, Inc.

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LAND PLANNING

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2271 MCGREGOR BLVD., SUITE 100
FORT MYERS, FLORIDA 33902-2800
PHONE (739) 401-3170
FAX (739) 401-3103

FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7905 - SURVEYING LB-4340

PREPARED FOR

Simple Life
Live Large. Carry Less.

CHARLOTTE COUNTY, FLORIDA

PROJECT DESCRIPTION

**PUNTA
GORDA
RESERVE**

CHARLOTTE COUNTY, FLORIDA

ENGINEER OF RECORD

CHARL A. BARRACO, JR., P.E. FOR THE FIRM
FLORIDA P.E. NO. 41551 - CHARL@BARRACO.NET

DRAWING NOT VALID WITHOUT SEAL, SIGNATURE AND DATE
OF REGISTERED PROFESSIONAL ENGINEER, INC.
ALL INFORMATION, CHANGES OR REVISIONS ARE PROHIBITED

FILE NAME: 12510-12510.DWG

LOCATION: 12510-12510 (SOUTHERN EXHIBIT)

PLOT DATE: WED. 10-14-2009 - 4:14 PM

PLOT BY: ANGELIKA HANDEY

GRADES REFERENCE DRAWINGS

BASEPLAN: 12510-12510.DWG

PLAN REVISIONS

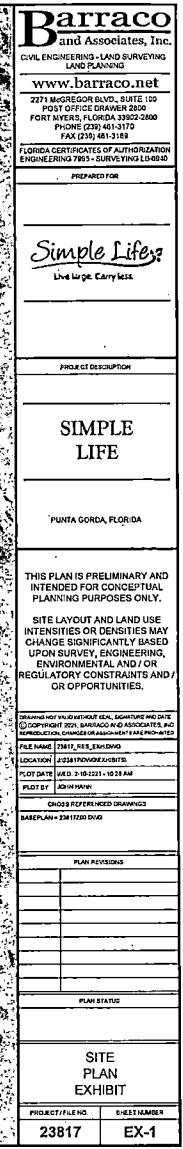
PLAN STATUS

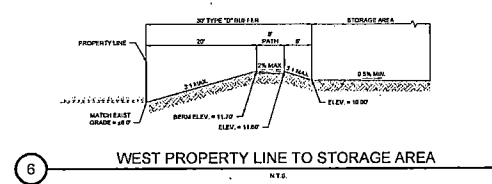
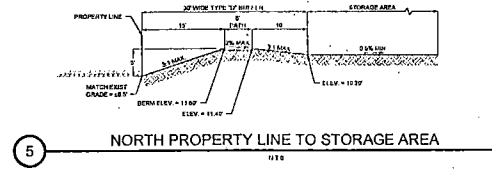
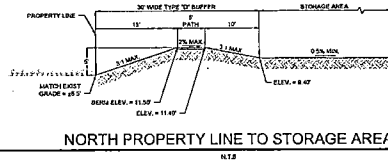
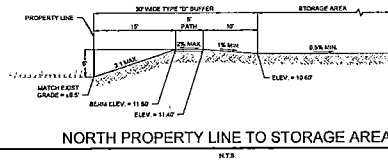
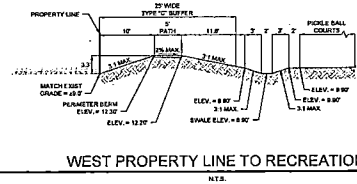
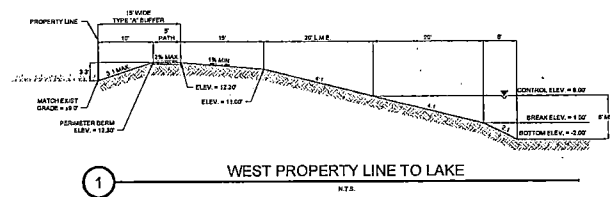
**TYPICAL LOT
DETAILS & ROAD
CROSS SECTIONS**

PROJECT FILE NO. SHEET NUMBER

23817 2 OF 2

Attachment 2
EX-1: Site Plan Exhibit &
EX-2: Typical Sections





Barraco
and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING
www.barraco.net
2271 MAGREGOR BLVD., SUITE 100
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 481-3170
FAX (239) 481-3100
FLORIDA CERTIFICATE OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LD-0040

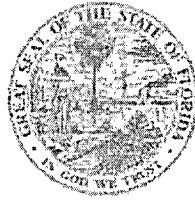
PREPARED FOR
Simple Life
Live Large. Carry Less

PROJECT DESCRIPTION
SIMPLE LIFE
PUNTA GORDA, FLORIDA

THIS PLAN IS PRELIMINARY AND
INTENDED FOR CONCEPTUAL
PLANNING PURPOSES ONLY.
SITE LAYOUT AND LAND USE
INTENSITIES OR DENSITIES MAY
CHANGE SIGNIFICANTLY BASED
UPON SURVEY, ENGINEERING,
ENVIRONMENTAL AND / OR
REGULATORY CONSTRAINTS AND /
OR OPPORTUNITIES.

DATE: 12/21/2011
DRAWN BY: J. BARRACO
CHECKED BY: J. BARRACO
PLOT DATE: 12/21/2011 10:28 AM
PLOT BY: JOHN WAIN
CROSS REFERENCES DRAWINGS

PLAN REVISIONS	
PLAN STATUS	
NOT FOR CONSTRUCTION	
TYPICAL SECTIONS	
PROJECT FILE NO.	SHEET NUMBER
23817	EX-2



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

February 25, 2021

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

Attention: Ms. Dawn Smoleski

Dear Mr. Eaton:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Charlotte County Ordinance No. 2021-006, which was filed in this office on February 25, 2021.

Sincerely,

Ernest L. Reddick
Program Administrator

ELR/lb



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

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

02/08/2021

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

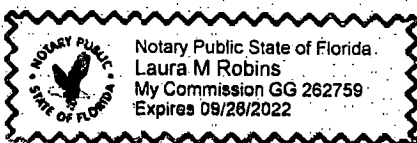
Melinda Prescott
(Signature of Affiant)

Sworn and subscribed before me this 8th
day of February, 2021.

Laura M Robins
(Signature of Notary Public)

Personally known X OR Produced
Identification

RECEIVED
PURCHASING DEPT.
2021 FEB 11 AM 10:24
CHARLOTTE COUNTY
FLORIDA



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

A PUBLIC MEETING AND HEARING ON PROPOSALS AND PETITIONS AS DESCRIBED BELOW WILL BE CONDUCTED BY THE BOARD OF COUNTY COMMISSIONERS AT A REGULAR MEETING ON **TUESDAY, February 23, 2021, at 2:00 P.M.** OR AS SOON THEREAFTER AS THE MATTER MAY BE HEARD DURING THE COURSE OF ACTION. THE MEETING AND HEARING WILL BE HELD IN COMMISSION CHAMBERS, ROOM 119, FIRST FLOOR, BUILDING A, THE CHARLOTTE COUNTY ADMINISTRATION CENTER, 18500 MURDOCK CIRCLE, PORT CHARLOTTE, FLORIDA. THE BOARD IS NOT BOUND TO CONSIDER THE PETITIONS IN THE ORDER LISTED IN THIS NOTICE. ANY OF THESE PETITIONS MAY BE CONSIDERED AS SOON AS THE MEETING COMMENCES.

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

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

PETITIONS

LAND USE REGULAR AGENDA

- | | | |
|---|-----------------------|------------------------------|
| PA-19-08-17 | Legislative | Commission District I |
| Pursuant to Section 163.3184(3), Florida Statutes, adopt a Small-scale Plan Amendment to change Charlotte County FLUM Series Map #1: 2030 Future Land Use, from Low Density Residential (LDR) to High Density Residential (HDR), increasing density from 37 units to 112 units; for property located at 24258 Harborview Road and 4088 Oakview Drive, in the Port Charlotte area, containing 7.48± acres; Commission District I; Petition No. PA-19-08-17; Applicant: P. F. Poinciana LLC; providing an effective date. | | |
| PD-20-00002 | Quasi-Judicial | Commission District I |
| An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Residential Multifamily 5 (RMF-5) to Planned Development (PD), increasing density from 37 units to 112 units, for property located at 24258 Harborview Road and 4088 Oakview Drive, in the Port Charlotte area, containing 7.48± acres; Commission District I; Petition No. PD-20-00002; Applicant: P. F. Poinciana LLC; providing an effective date. | | |
| FP-20-10-14 | Quasi-judicial | Commission District V |
| Casto Port Charlotte Cochran, LLC has requested Preliminary & Final Plat approval for a two-lot commercial subdivision to be named Veterans Corner. The site is 1.32 ± acres and located south of Kenilworth Boulevard, north of Veterans Boulevard, east of the Pellam Waterway, and west of Cochran Boulevard, in the Port Charlotte area. | | |
| FP-20-11-17 | Quasi-judicial | Commission District I |
| Blue Broadway Land, LLC. has requested Preliminary and Final Plat approval for a Two-lot subdivision to be named, Jacaranda. The site is 15.48 ± acres and is located at 1200 Loveland Boulevard, within the Sandhill DRI, in the Port Charlotte area. | | |

Michael & Lynda Lee is requesting to vacate an undeveloped portion of Pelican Road, within Pine Lake Subdivision, a total of 0.18 ± acres as recorded in Plat Book 3, Page 37B, of the Public Records of Charlotte County, Florida, and located south of Cypress Road, north and east of Placida Road, and west of Everington Road, in the West County area.

TLDR-20-05 Revisions to Earthmoving Code**Legislative****Countywide**

An Ordinance of the Board of County Commissioners of Charlotte County, Florida, amending Charlotte County Code Chapter 3-5, Planning and Development, Article XXIII: Earthmoving by renaming Section 3-5-477 from "Operation standards" to "Operation standards; Public Nuisance; Enforcement and Remedies", and Section 3-5-489 from "Earthmoving permit modifications" to "Modifications to approved permits"; deleting Section 3-5-483: Roadway service life reduction fee (RSLR) in their entirety; and revising Section 3-5-473: Application requirement, Section 3-5-474: Staff review and action, Section 3-5-475: Nonconformities, Section 3-5-476: Exempt earthmoving operations, Section 3-5-477: Operation standards; Public Nuisance; Enforcement and Remedies, Section 3-5-478: Standard earthmoving and construction permits, Section 3-5-479: Specific earthmoving permits, Section 3-5-481: Specific earthmoving permit application requirements, Section 3-5-482: Performance assurance for land reclamation (PALR), Section 3-5-484: Specific earthmoving permit process and procedures, Section 3-5-489: Modifications to approved permits, Section 3-5-490: Earthmoving permit inspections, and Section 3-5-493: Earthmoving permit violations; providing for inclusion in the Charlotte County Code; providing for conflict with other ordinances; providing for severability; and providing for an effective date. Applicant: Charlotte County Board of County Commissioners.

TCP-20-05**Legislative****Commission District IV**

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

PD-20-00008**Quasi-Judicial****Commission District II**

An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Planned Development (PD) to PD to allow for development of a manufactured home community, increasing density from six units to 230 units, for property located at 12150 Burnt Store Road, in the Burnt Store Area Plan area and in the Punta Gorda area, containing 68.43± acres; the subject property is part of the property for a PD rezoning, Ordinance Number 2007-059, which contains 78.56± acres; Commission District II; Petition No. PD-20-00008; Applicant: Simple Life Ventures, LLC; providing an effective date.

Z-20-32-22**Quasi-Judicial****Commission District II**

An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Planned Development (PD) to Residential Estate 1 (RE-1), for property located at 12100 Burnt Store Road, in the Burnt Store Area Plan area and in the Punta Gorda area, containing 10.04± acres; Commission District II; Petition No. Z-20-32-22; Applicant: Charlotte County Board of County Commissioners; providing an effective date.

PD-20-00007**Quasi-Judicial****Commission District IV**

An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Planned Development (PD) to Planned Development (PD), this is a major modification to an approved PD Concept Plan and its associated PD conditions via Ordinance Number 2017-004; for property located northeast of Biscayne Drive, southeast of the Crestwood Waterway, east of Tulip Street, and, northwest of El Jobean Road (SR 776), south and southwest of Murdock Village, and northwest of Charlotte County Fairgrounds, in the Port Charlotte area, containing 125.40± acres; Commission District IV; Petition No. PD-20-00007 Applicant: Lennar Homes, LLC; providing an effective date.

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

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

Publish: February 8, 2021



adno=3784289-1

Barraco and Associates, Inc. is requesting modification of the PD Final Detail Site Plan (DRC-25-142) approval for Cassia Bay, formerly known as Crosswinds. The proposed project consists of incorporating 96 lots within the Coastal High Hazard area and 4 lots within the non-Coastal High Hazard area with a total of 100 single-family lots. This project site is 68.43± acres and is located at 12150 Burnt Store Road, Punta Gorda, FL.

CHA
BLC

RESOLUTION
NUMBER 2026 - 045

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, APPROVING PETITIONS FOR: (1) THE REQUEST BY APPLICANT, TPG AG EHC III (PHM) MULTI STATE 6, LLC, TO RECERTIFY 95 NON-CHHA (COASTAL HIGH HAZARD AREA) DENSITY UNITS FROM PROPERTY; AND (2) THE CONCURRENT REQUEST BY APPLICANT TO TRANSFER 95 CHHA DENSITY UNITS TO THE SAME PROPERTY LOCATED AT 12150 BURNT STORE ROAD, IN THE BURNT STORE AREA PLAN AREA AND IN THE PUNTA GORDA AREA, CONTAINING 68.43± ACRES; IN COMMISSION DISTRICT II; IN ACCORDANCE WITH PART III LAND DEVELOPMENT AND GROWTH MANAGEMENT, CHAPTER 3-9, ZONING, ARTICLE V, ENVIRONMENTAL REQUIREMENTS AND OTHER REQUIREMENTS, SECTION 3-9-150 TRANSFER OF DENSITY UNITS (TDU), OF THE CODE OF LAWS AND ORDINANCES OF CHARLOTTE COUNTY, FLORIDA; PETITION NUMBERS: CSZ-25-33 AND TDU-25-05; PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, Part III, Land Development and Growth Management, Chapter 3-9, Zoning, Article V, Environmental Requirements and Other Requirements, Section 3-9-150, Transfer of Density Units (TDU), of the Code of Laws and Ordinances of Charlotte County, Florida (hereinafter "Code"), establishes processes and requirements for approval of petitions for certification or recertification of density units and transfers of density units in connection with petitions for rezonings and for amendments to the County's Comprehensive Plan; and

MMW

WHEREAS, the Code provides the qualifications and procedures for a severance of density involving a Sending Zone, or SZ (as that term is defined in the Code); and

WHEREAS, the Code provides the qualifications and procedures for transferring density involving a Receiving Zone, or RZ (as that term is defined in the Code); and

WHEREAS, TPG AG EHC III (PHM) MULTI STATE 6, LLC ("Applicant") submitted Petition CSZ-25-33 to recertify 95 Non-CHHA (Coastal High Hazard Area) density units from property located at 12150 Burnt Store Road, in the Burnt Store Area Plan area and in the Punta Gorda area, containing 68.43± acres, and which is described in Exhibit "A" attached hereto ("SZ Property"), in accordance with the provisions of the Code; and

WHEREAS, the SZ Property currently has a Future Land Use Map (FLUM) designation of Burnt Store Village Residential and Planned Development zoning; and

WHEREAS, Applicant concurrently submitted Petition TDU-25-05 for approval by the Board to transfer 95 Coastal High Hazard Area (CHHA) density units to a Receiving Zone which is the same property located at 12150 Burnt Store Road, in the Burnt Store Area Plan area and in the Punta Gorda area containing 68.43± acres, and which is described in Exhibit "A" attached hereto ("RZ Property"), in accordance with the provisions of the Code; and

WHEREAS, the Certificate of Transferrable Density Credits for the 95 units of density being transferred under Petition TDU-25-05 is attached hereto as Exhibit "B"; and

WHEREAS, the SZ Property qualifies as a Sending Zone (SZ) and the RZ Property qualifies as a Receiving Zone (RZ) pursuant to the County's Comprehensive Plan and the Code; and

WHEREAS, the Applicant desires to recertify 95 non-CHHA units of density from the SZ Property; and

WHEREAS, the TDU Applicant desires to simultaneously receive ninety-five (95) units of CHHA density onto the RZ Property; and

WHEREAS, the CSZ Applicant and TDU Applicant have submitted all of the information and documentation required for the approval of the CSZ Petition and the TDU Petition pursuant to the Code.

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

1. Petition CSZ-25-33 submitted by TPG AG EHC III (PHM) MULTI STATE 6, LLC ("CSZ Applicant") requesting Recertification of 95 Non-CHHA density units from property located at 12150 Burnt Store Road, in the Burnt Store Area Plan area and in the Punta Gorda area, and further described in Exhibit "A", which exhibit is attached hereto, is hereby approved.
2. Petition TDU-25-05 submitted by TPG AG EHC III (PHM) MULTI STATE 6, LLC ("TDU Applicant") requesting the transfer of 95 Coastal High Hazard (CHHA) density units to a Receiving Zone which is the same property located at 12150 Burnt Store Road, in the Burnt Store Area

Plan area and in the Punta Gorda area, and further described in Exhibit "A", which exhibit is attached hereto, is hereby approved.

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

PASSED AND DULY ADOPTED this 25th day of February, 2026.

BOARD OF COUNTY COMMISSIONERS
OF CHARLOTTE COUNTY, FLORIDA

By: _____

Joseph M. Tiseo, Chairman

ATTEST:

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

By: _____

Deputy Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

By: _____

Thomas M. David, County Attorney

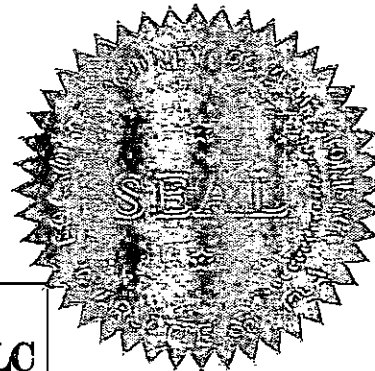
LR2025-1174 / LR2025-1175

CERTIFICATE OF TRANSFERABLE DENSITY CREDITS



CHARLOTTE COUNTY, FLORIDA

Certificate No. CSZ-077B.1
Transfer of Density From
Certificate No. CSZ-077B



This certificate is awarded to
TPG AG EHC III (PHM) MULTI STATE 6, LLC

This Certificate was created on October 20, 2025
The Certificate Holder Acquired 95 Units of Density (57 Units within TS/13VE
and 38 Units within TS/11AE) from D. R. Horton, Inc.

Certificate Application No.
Adopted Resolution No.
No. of Units of Density Approved
Form of Covenant
Sending Zone Criteria
Location of Units

CSZ-24-05
2024-215
119 Units: 81 Units within TS/13VE and 38 Units within TS/11AE
Restrictive Covenant
Section 3-9-150(d)(1)(I), TDU Code
East County/CHHA

Jie Shao

Jie Shao, AICP, MCP, Planner, Principal
Comprehensive Planning Division
Community Development Department



CHA
BLC

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NUMBER 2026 - 045

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Plan area and in the Punta Gorda area, and further described in Exhibit "A", which exhibit is attached hereto, is hereby approved.

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

PASSED AND DULY ADOPTED this 25th day of February, 2026.

BOARD OF COUNTY COMMISSIONERS
OF CHARLOTTE COUNTY, FLORIDA

By: _____

Joseph M. Tiseo, Chairman

ATTEST:

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

By: _____

Kimberly J. Walsh
Deputy Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

By: _____

Thomas M. David, County Attorney

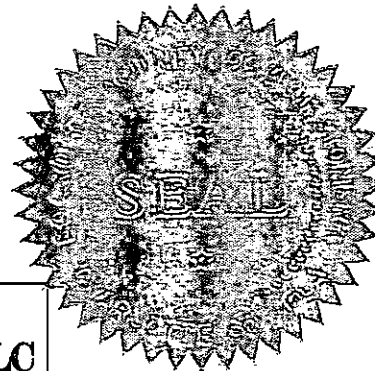
LR2025-1174 / LR2025-1175

CERTIFICATE OF TRANSFERABLE DENSITY CREDITS



CHARLOTTE COUNTY, FLORIDA

Certificate No. CSZ-077B.1
Transfer of Density From
Certificate No. CSZ-077B



This certificate is awarded to
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This Certificate was created on October 20, 2025
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Section 3-9-150(d)(1)(I), TDU Code
East County/CHHA

Jie Shao

Jie Shao, AICP, MCP, Planner, Principal
Comprehensive Planning Division
Community Development Department





January 27, 2026

Barraco and Associates, Inc.
Attn: Ashley Butler
2271 McGregor Blvd, Suite 100
Fort Myers, FL. 33901

**Re: DRC-25-142 Crosswinds – PD Final Detail Site Plan
Date December 24, 2025, Site Plan Review agenda**

County staff has reviewed the PD Final Detail Site Plan for Crosswinds. The project consists of 122 single-family units, private amenity center, site landscaping and supporting utility, roadway and stormwater infrastructure. This project site is 68.43± acres and is located at 12150 Burnt Store Rd. Punta Gorda, FL.

It is the decision of the Zoning Official to forward DRC-25-142 to the Board of County Commissioners with a recommendation of approval. The comments are as follows:

1. "Cottage" Lane is already in use elsewhere in the county. Please reach out to confirm a different street name for this road. Further comments to come during plat review.
2. Site plan review. All structures are subject to further review at time of building permitting. Please be aware of flood zone requirements.
3. SWP-25-00079 approved on 9/09/25.
4. Prior to or at the time of building permit application, provide a completed Tree Permit Application as appropriate for this site, along with a tree inventory (survey) of location, types, sizes of trees overlaid on a site plan of the building, parking, and other site amenities. Identify the trees proposed to be removed and preserved. All trees to be preserved or removed must be in accordance with Section 3-9-100: Buffers, Landscaping, and Tree Requirements, of the County Code. Tree permits must be obtained prior to any land clearing/ fill activity or the issuance of any building permits
5. Applicant will need to provide an FWC After-Action Report or Burrow Excavation Completion Report stating the tortoise burrows have been excavated / bucket-trapped and gopher tortoise moved out of harms-way for Tree Removal Approval.
6. At the time of development, the project must comply with Chapter 3-5, Article IV, Clearing, Filling and Soil Conservation requirements of the County Code. Best Use Management Plans must be documented on final site plans and utilized during all land clearing and development activities.

7. The project must also comply with Chapter 3-5, Article XVI, Open Space/Habitat Reservation Trust requirements of the County Code. Given the presence of habitat for use by listed species, the Final site and Landscape plans should depict, and label as preserved, in perpetuity a minimum of 5% of the development area for preservation area with calculations shown to meet or exceed requirements OR absence of preservation of habitat, the applicant must contribute an equal amount of \$300 per acre or fraction thereof, to the Open Space/Habitat Reservation Fund.
8. Plans do not show any streetlighting or Fiber Optic cable located under the sidewalk where the main entrance will be going. please notify the Charlotte County Public Works Lighting District when main entrance work begins.
jody.mansell@charlottecountyfl.gov Cell 941-575-3648
9. A NB right turn lane is required at the project entrance to be further analyzed and shown at the Final Site Plan approval process.
10. Plans are approved by CCU.
11. All utilities construction must be performed in accordance with the Utilities Department approved and signed plans and in accordance with any conditions specified in the Utility Department plans approval letter.
12. CCU Final Plans Approval Letter is required prior to the issuance of any construction permits.
13. A Utility Agreement must be executed and all applicable utility connection fees paid PRIOR to construction of utilities.
14. Contact Sandra Weaver at Sandra.Weaver@charlottecountyfl.gov for further information on these items.
15. Use CCU Application for Plans Review and Utility Agreement and Minimum Technical & Drawing Standards found at these links:
<https://www.charlottecountyfl.gov/core/fileparse.php/529/urlt/plan-review-new-service-application.pdf>
Design Compliance Standards | Charlotte County, FL (charlottecountyfl.gov)
16. Roadways shall be at least 20' wide of clear space for fire department access.
17. Gates shall be installed with an EVAC System for emergency operation use.
18. Fire hydrant required within 800' between each fire hydrant.
19. Approved for 122 units outside of the Coastal High Hazard Area
20. The landscape plan has been approved for the project. A copy of the approved landscape plan, with the digital approval stamps, must be uploaded/included with any/all permits for the site.

The decision to approve or deny this PD Final Detail Site Plan application will be made by the Board of County Commissioners on the March 25, 2026, Land Use Consent Agenda. It is recommended but not required to have a representative present at the meeting. No permits will be issued until final approval of the Board of County Commissioners.

Shaun Cullinan
Planning and Zoning Official