

DRC-25-143 - S Site Plan Review On-line Permit

**Description of Work:** [PD FINAL DETAIL -Turnleaf Phase 2 is a +/- 117.27 acre residential development consisting on 204 single family units, as well as supporting utility, roadw](#)

**Application Status:** [Corrections Required](#)

**Application Detail:** [Detail](#)

**Application Type:** [GM-Site Plan Review](#)

**Address:** [13203 Turnleaf BLVD, Punta Gorda, Florida 33955](#)

**Owner Name:** [Burnt Store Developers, LLC](#)

**Owner Address:** [7807 Baymeadows Road, Jacksonville, Florida 32256](#)

**Application Name:** [S Site Plan Review On-line Permit](#)

| Application Comments: | View ID | Comment | Date |
|-----------------------|---------|---------|------|
|-----------------------|---------|---------|------|

**Custom Fields:** **ADDITIONAL PARCEL INFORMATION**  
Additional Parcel Information

|                         |                    |
|-------------------------|--------------------|
| <b>APPLICATION TYPE</b> |                    |
| Preliminary             | PD Concept         |
| PD Preliminary Design   | Minor Modification |
| Major Modification      | PD Final Detail    |

|                                                                                               |                                                                              |
|-----------------------------------------------------------------------------------------------|------------------------------------------------------------------------------|
| <b>OVERVIEW INFORMATION</b>                                                                   |                                                                              |
| Is the project to be completed in phases?<br><a href="#">Yes</a>                              | If Yes - the estimated number of phases is?<br><a href="#">2</a>             |
| Is the property located within a Development of Regional Impact?<br><a href="#">No</a>        | If Yes - Please provide the name of the DRI<br><a href="#">-</a>             |
| Do commercial design standards apply?<br><a href="#">No</a>                                   | Is the proposed project a cluster development under se<br><a href="#">No</a> |
| If Yes - please provide the name of the overlay district.<br><a href="#">Burnt Store Road</a> | Is the project located within the ECAP?<br><a href="#">No</a>                |

|                                                   |                                                                                                                    |
|---------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|
| <b>PROJECT INFORMATION</b>                        |                                                                                                                    |
| Project Name<br><a href="#">Turnleaf Phase 2A</a> | Brief Description of Proposed Project<br><a href="#">204 single family development located in Turnleaf Phase 2</a> |

|                                                                                                                        |                                                                                                       |
|------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|
| <b>ADDITIONAL PROPERTY DETAILS</b>                                                                                     |                                                                                                       |
| Is the property located within a platted subdivision recorded in the official Plat Books?<br><a href="#">No</a>        | If Yes - how is the property identified (what is the su<br><a href="#">-</a>                          |
| Parcel Description - Section<br><a href="#">9</a>                                                                      | Parcel Description - Township<br><a href="#">42</a>                                                   |
| Other Property Description<br><a href="#">422309426001</a>                                                             | Subdivision - Lot:<br><a href="#">-</a>                                                               |
| Sub Area - is the property to be developed smaller than the property described above?<br><a href="#">-</a>             | What is the property's zoning designation?<br><a href="#">PD</a>                                      |
| What is the zoning designation of the surrounding properties? - EAST:<br><a href="#">RSF3.5</a>                        | What is the zoning designation of the surrounding p<br><a href="#">PD</a>                             |
| What is the property's Future Land Use Map (FLUM) designation?<br><a href="#">Burnt Store Village Residential</a>      | What is the FLUM designation of the surrounding pi<br><a href="#">Burnt Store Village Residential</a> |
| What is the FLUM designation of the surrounding properties - SOUTH:<br><a href="#">Burnt Store Village Residential</a> | What is the FLUM designation of the surrounding pi<br><a href="#">Burnt Store Village Residential</a> |
| Is the property, or a portion of the property, within the Special Flood Hazard Area?<br><a href="#">No</a>             | Is the property, or portion of the property, in a Storm<br><a href="#">No</a>                         |
| What is the minimum width of the property?<br><a href="#">900</a>                                                      | What is the average depth of the property?<br><a href="#">3.704</a>                                   |
| What is the total land area (acres or sq. ft.):<br><a href="#">+/- 117</a>                                             | Are any taxes or assessments against the property<br><a href="#">No</a>                               |

|                                                                                                                 |                                                                               |
|-----------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|
| <b>PROPERTY DEVELOPMENT HISTORY</b>                                                                             |                                                                               |
| Has this property ever undergone a previous site plan review?<br><a href="#">No</a>                             | If Yes - please indicate the SPR number:<br><a href="#">-</a>                 |
| Are there any current re-zonings filed and/or any pending decisions?<br><a href="#">No</a>                      | If Yes - please indicate the type of request(s) and peti<br><a href="#">-</a> |
| Have any special conditions been granted for this property which were not already listed?<br><a href="#">No</a> | Is a variance from subdivision requirements or a rezo<br><a href="#">No</a>   |

|                                                                                                                  |                                                                  |
|------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------|
| <b>LAND USE DETAILS</b>                                                                                          |                                                                  |
| Does the development plan include any new roads that are proposed for County maintenance?<br><a href="#">Yes</a> | If Yes - is this clearly indicated on the<br><a href="#">Yes</a> |
| Is the property proposed to be subdivided in to lots (FS Chapter 177 Subdivision)?<br><a href="#">Yes</a>        | Total number of lots?<br><a href="#">204</a>                     |
| Proposed density (lots/acre)?<br><a href="#">-</a>                                                               | Total square footage of recreation are<br><a href="#">-</a>      |
| Total maximum area of all impervious surfaces?<br><a href="#">-</a>                                              | Percentage of lot covered by building<br><a href="#">-</a>       |
| Total seating capacity?<br><a href="#">-</a>                                                                     | Number of off street parking spaces?<br><a href="#">-</a>        |
| Maximum height allowed?<br><a href="#">-</a>                                                                     | Front yard setback proposed?<br><a href="#">-</a>                |
| Side yard setback proposed?<br><a href="#">-</a>                                                                 | Side yard setback required?<br><a href="#">-</a>                 |

Side yard abutting road required?

Water setback proposed?

If Yes - please specify the types:

Total square footage measured from the interior face of the exterior walls:

—

Rear yard setback proposed?

Water setback required?

Gross Floor Area (Total square footag

Is any portion of the development site  
[Charlotte Harbor](#)

#### INFRASTRUCTURE INFORMATION

Proposed minimum elevation above sea level (NGVD) of the crown of the road

Existing land average high:

Please identify the type of sanitary water facilities being proposed?

[Charlotte County Utilities](#)

What is the distance between the closest water main and the property line?

Date of concept approval:

If Part - please explain:

—

Proposed minimum elevation above sea level (NC

Please identify the type of sewer facilities being p  
[Charlotte County Utilities](#)

If other water supply - please specify:

Is there a fire hydrant within 300 feet?

[Yes](#)

Previous Site Plan Review petition number?

—

#### ENVIRONMENTAL INFORMATION

Provide a brief description of the existing vegetation on the property:

If Yes - is the water tidal?

Is an excavation of any form proposed?

If Yes - what is the resultant water?

[Fresh](#)

If Yes - have wetlands been delineated by appropriate State and Federal Agencies?

[No](#)

If Yes - please list the species:

Is there any exotic vegetation on the site?

[No](#)

If Yes - does the project propose to preserve these sites?

Do any bodies of water exist on the property?

Are any water related structures proposed?

If Yes - what is the proposed use of the excavation (naviga

If Fresh - what means will be taken to control aquatic wee

If Yes - are impacts proposed?

If Yes - has contact been made with FFWCC, FFWS and/of

Are there any known archeological or historical sites loca  
[No](#)

#### PERMITTING DETAILS

Has the County stormwater management plan approval been applied for?

[No](#)

Has a SWFWMD or SFWMD permit, or modification to an existing permit, been applied for?

[Yes](#)

Has a Florida Department of Environmental Protection (FDEP) permit or approval been applied for?If Yes - has FDEP approval been received?

[No](#)

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?

[No](#)

Is a US Army Corps of Engineers permit required?

[Yes](#)

Are there any other permits or approvals necessary to develop this property?

Is there a dumpster included in the site plan

If Yes - has the Army Corps permit been reci

[Yes](#)

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

[Yes](#)

Planner

[Yes](#)

Traffic Engineer

[Yes](#)

Architect

[No](#)

Surveyor

[Yes](#)

Legal Representation

[Yes](#)

#### SPECIFIC SHORTFALLS

Is the application substantially complete?

[No](#)

If No - describe in details what is missing and when it will be a  
[Turnleaf Phase 2 Plat will be a replat of Turnleaf Phase 1A which is](#)

#### PLAN ROOM ACKNOWLEDGEMENT

Upload Plans Acknowledgement

[v](#)

#### PROFESSIONAL DETAILS

| Professional Type | Company Name | Contact Person | Mailing Address | Email Address | Phone number |
|-------------------|--------------|----------------|-----------------|---------------|--------------|
|-------------------|--------------|----------------|-----------------|---------------|--------------|

Total Fee Assessed: [\\$1,728.00](#)

Total Fee Invoiced: [\\$1,728.00](#)

Balance: [\\$0.00](#)

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

**Parcel No:** [422309426001](#)

| Contact Info: | Name                                      | Organization Name                  | Contact Type | Relationship | Address            | Status | Contact Start Date |
|---------------|-------------------------------------------|------------------------------------|--------------|--------------|--------------------|--------|--------------------|
|               | <a href="#">James McGowan</a>             | <a href="#">Burnt Store Dev...</a> | Applicant    |              | 7807 Baymeadows... | Active | 08/08/2025         |
|               | <a href="#">Korina Higginbotham</a>       |                                    | Agent        |              | 2271 McGregor B... | Active | 08/08/2025         |
|               | <a href="#">Burnt Store Developers...</a> |                                    | Owner        |              | 7807 Baymeadows... | Active | 08/08/2025         |

| Licensed Professionals Info: | Primary | License Number | License Type | Name | Business Name | Business License # |
|------------------------------|---------|----------------|--------------|------|---------------|--------------------|
|------------------------------|---------|----------------|--------------|------|---------------|--------------------|

**File Date:** [08/08/2025](#)

| Structure: | Name | Type | Status | Status Date |
|------------|------|------|--------|-------------|
|------------|------|------|--------|-------------|

| Workflow Status: | Task                                      | Assigned To        | Status          | Status Date | Action By          |
|------------------|-------------------------------------------|--------------------|-----------------|-------------|--------------------|
|                  | <a href="#">Intake Sufficiency Review</a> |                    | Sufficient      | 10/01/2025  | Belinda Hall       |
|                  | <a href="#">Setup Agenda</a>              | Belinda Hall       | Agenda Sched... | 10/02/2025  | Belinda Hall       |
|                  | <a href="#">Plans Distribution</a>        | Maryann Franks     | Routed for R... | 03/24/2026  | Maryann Franks     |
|                  | <a href="#">Comp Planning Review</a>      | Jie Shao           | Approved        | 10/27/2025  | Jie Shao           |
|                  | <a href="#">Landscape Plans Review</a>    | Elizabeth Nocheck  | Approved        | 10/17/2025  | Elizabeth Nocheck  |
|                  | <a href="#">Stormwater Plans Review</a>   | Jason Thomas       | Approved        | 01/12/2026  | Jason Thomas       |
|                  | <a href="#">PW Surveyor Plans Review</a>  | James K Davis      | Approved        | 10/16/2025  | James K Davis      |
|                  | <a href="#">Real Estate Services</a>      | Patricia Stefan    | Approved        | 10/06/2025  | Patricia Stefan    |
|                  | <a href="#">Charlotte Co Utilities...</a> | Sandra Weaver      | Approved as ... | 10/17/2025  | Sandra Weaver      |
|                  | <a href="#">Fire Plans Review</a>         | Scott Morris       | Approved as ... | 10/03/2025  | Scott Morris       |
|                  | <a href="#">Concurrency Review</a>        | Ravi Kamarajugadda | Approved        | 01/26/2026  | Ravi Kamarajugadda |
|                  | <a href="#">Zoning Plans Review</a>       | Maryann Franks     | Approved        | 01/17/2026  | Maryann Franks     |
|                  | <a href="#">Building Plans Review</a>     | Julia Galofre      | Approved as ... | 10/03/2025  | Julia Galofre      |
|                  | <a href="#">PW Lighting District</a>      | Jody Mansell       | Approved        | 10/17/2025  | Jody Mansell       |
|                  | <a href="#">PW Signs and Markings...</a>  | Robert Campbell    | Approved        | 10/06/2025  | Robert Campbell    |
|                  | <a href="#">PW Construction Services</a>  | Roy Benjamin       | Approved        | 10/06/2025  | Roy Benjamin       |
|                  | <a href="#">PW Transportation Engi...</a> | Robert Fakhri      | Approved        | 01/26/2026  | Robert Fakhri      |
|                  | <a href="#">Address Plans Review</a>      | Chandler Hucknall  | Approved as ... | 10/14/2025  | Chandler Hucknall  |
|                  | <a href="#">Health Dept Plans Review</a>  | Melanie Brese      | Not Required    | 10/13/2025  | Melanie Brese      |
|                  | <a href="#">Environment Plans Review</a>  | Jim Keltner        | Approved as ... | 05/08/2026  | Jim Keltner        |
|                  | <a href="#">Plans Consolidation</a>       | Maryann Franks     | Approved        | 05/12/2026  | Maryann Franks     |
|                  | <a href="#">SPR Meeting and Decision</a>  | Maryann Franks     |                 | 10/02/2025  |                    |

| Adhoc Task Status: | Task | Assigned To | Status | Status Date | Action By |
|--------------------|------|-------------|--------|-------------|-----------|
|--------------------|------|-------------|--------|-------------|-----------|

**Tracking #:** [1434433598317](#)

| Condition Status: | Name | Short Comments | Status | Apply Date | Severity | Action By |
|-------------------|------|----------------|--------|------------|----------|-----------|
|-------------------|------|----------------|--------|------------|----------|-----------|

| Scheduled/Pending Inspections: | Inspection Type | Scheduled Date | Inspector | Status | Comments |
|--------------------------------|-----------------|----------------|-----------|--------|----------|
|--------------------------------|-----------------|----------------|-----------|--------|----------|

| Resulted Inspections: | Inspection Type | Inspection Date | Inspector | Status | Comments |
|-----------------------|-----------------|-----------------|-----------|--------|----------|
|-----------------------|-----------------|-----------------|-----------|--------|----------|

**Assigned To:**

| Conditions of Approval: | Group | Type | Condition Name | Short Comments | Status | Status Date | Severity |
|-------------------------|-------|------|----------------|----------------|--------|-------------|----------|
|-------------------------|-------|------|----------------|----------------|--------|-------------|----------|

| Failed Checklist Item: | Inspection Type | Checklist Name | Checklist Item | Status | Score | Major Violation | Comments |
|------------------------|-----------------|----------------|----------------|--------|-------|-----------------|----------|
|------------------------|-----------------|----------------|----------------|--------|-------|-----------------|----------|

| Passed Checklist Item: | Inspection Type | Checklist Name | Checklist Item | Status | Score | Major Violation | Comments |
|------------------------|-----------------|----------------|----------------|--------|-------|-----------------|----------|
|------------------------|-----------------|----------------|----------------|--------|-------|-----------------|----------|



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-25-00073** Permit Type / Sub-Type : Land Development / Storm Water / NA

Job Address : **13209 Turnleaf BLVD,**

Section : Township : 42 Range : 23 Folio # : 422309426001

Lot / Block : 0000 / 0000 Subdivision : TLF

Owner Name : BURNT STORE DEVELOPERS LLC

Sub-contractor: License # :

GENERAL

Inspection Notification Options : Receive EMAIL and TEXT Receive-SMS : Yes  
Receive-email : Yes Expiration Date : 8/10/2028

Type

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

PERMIT INFO

Do you have a valid Water Management : Yes Date of SWFWMD or SFWMD approval : 08/08/2025

PLAN ROOM ACKNOWLEDGEMENT

Upload Plans Acknowledgement : CHECKED

Description of Work Turnleaf Phase 2 is a +/- 117.27 acre residential development located on the East side of Burnt Store Road in Charl

Date Issued : 09/02/2025 Issued By : Jason Thomas

INSPECTIONS

| IVR # | Inspection Type  | Inspector | Status  | Date |
|-------|------------------|-----------|---------|------|
|       | Final Inspection |           | Pending |      |

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



August 19, 2025

Barraco and Associates, Inc.  
2271 McGregor Blvd., Suite 100  
Fort Myers, FL 33902

**Attn: Carl A Barraco Jr., P.E.**

**Re: Turnleaf Phase 2; CCU Project No. 25/1019**

Dear Mr. Barraco:

The referenced project engineering plans are approved. This approval letter and approved plans shall be submitted for a final project approval to the Charlotte County Site Plan Review Process. If any changes occur during the Charlotte County Site Plan Review Process that impacted the Utility approved plans, a resubmittal will be required.

Any utility changes incurred after the final Charlotte County Site Plan Review Process approval will require a resubmission to the Utility, and to the Charlotte County Site Plan Review Process, if deemed necessary.

This approval is valid for 1 year from the date shown on the CCU stamp on the Cover Sheet. Please contact our Engineering Services Coordinator at 941-764-4510 when final Charlotte County Site Plan Review Process approval, if applicable, has been granted and/or the developer is ready to initiate action on this project.

You will receive a PDF of the stamped, approved plans along with a CCU checklist which reflects, line-by-line, the current water and sewer Minimum Drawing Requirements. This was developed to assist you on the information CCU will be evaluating during the initial engineering construction plan review and the review of the as-built and record drawings.

Note: All FDEP and other required permits must be obtained and copies on file with CCU before any construction of utility mains occur.

FDEP clearance documentation to be signed by the Utilities Director shall include signed and sealed drawings (including approved CADD files) for the improvements that are being requested for clearance. Redlines and as-built drawings not signed and sealed, will no longer be accepted for clearance documentation. Partial FDEP clearance requests may be signed and sealed by a licensed land surveyor or the Engineer of Record. Final FDEP clearance requests shall be signed and sealed by the EOR.

Please note: All shop drawings shall be submitted to the Utility Department for review and approval prior to start of construction.

If you have any questions, feel free to contact me at [Basia.Baster@CharlotteCountyFL.gov](mailto:Basia.Baster@CharlotteCountyFL.gov) or 941-764-4586.

Sincerely,

*Basia Baster*

Basia Baster-Cegerenko  
Charlotte County Utilities

A handwritten signature in blue ink, reading "Bruce R. Bullert".

---

Bruce R. Bullert P.E.  
Charlotte County Utilities  
Engineering Services Manager



# PASSARELLA & ASSOCIATES INC

**TO:** Bruce Noble  
**FROM:** Bethany Brosious *BB*  
**DATE:** May 6, 2026  
**RE:** Turnleaf Gopher Tortoise Relocation  
Project No. 21GPH3544

Listed species surveys for Turnleaf (Project) were conducted in February 2021, June 2022, and September 2023. In addition, gopher tortoise (*Gopherus polyphemus*) surveys were conducted on the Project site in July 2024, August 2025, and February 2026.

Gopher tortoise relocation activities, authorized by Florida Fish and Wildlife Conservation Commission (FWCC) Permit No. GTC 23-00315C, occurred within Turnleaf Phase 1 in September 2023.

Gopher tortoise relocation activities within Phase 2 of the Project were authorized by FWCC Permit Nos. GTC-24-00419C and GTC-24-00419A and were completed in November 2024.

An additional gopher tortoise relocation, authorized by FWCC Permit No. GTC-24-00419C, was conducted on May 5 and 6, 2026, to excavate and relocate the remaining burrows within the Phase 2 limits.

As of May 6, 2026, gopher tortoise relocation activities are complete. Gopher tortoises located in future development phases of the Project will be relocated prior to commencing land disturbance.

BB/lr

*Offices in Florida and South Carolina*

13620 Metropolis Avenue • Suite 200 • Fort Myers, FL 33912 • Phone: (239) 274-0067 • Fax: (239) 274-0069  
[www.passarella.net](http://www.passarella.net)

# **TURNLEAF PHASE 2 UPDATED LISTED SPECIES SURVEY**

**March 2026**

## **1.0 INTRODUCTION**

This report documents the results of the updated listed species survey conducted by Passarella & Associates, Inc. for Turnleaf Phase 2 (Project). The survey was conducted to determine if the Project site was being utilized by state and/or federally listed species, as identified by the Florida Fish and Wildlife Conservation Commission (FWCC) and the U.S. Fish and Wildlife Service (USFWS). In addition, the Project was surveyed for plant species listed by the Florida Department of Agriculture and Consumer Services and the USFWS as endangered, threatened, or commercially exploited.

The Project is located in Section 9, Township 42 South, Range 23 East, Charlotte County (Figure 1). More specifically, the Project is located on the east side of Burnt Store Road, approximately three miles northeast of the intersection of Burnt Store Road and Zemel Road. Surrounding land uses include agricultural land to the north, single-family residences to the east, agricultural lands and residential development to the south, and Burnt Store Road to the west.

Previous listed species surveys were conducted in February 2021, June 2022, and September 2023. In addition, gopher tortoise surveys were conducted on the Project site in July 2024 and August 2025.

A gopher tortoise relocation, which was authorized by the FWCC (GTC-24-00419 and GTC-24-00419A) was completed in November 2024.

## **2.0 METHODOLOGY**

A field survey was conducted during daylight hours by qualified ecologists walking parallel belt transects through the Project site. Transects were spaced to ensure that sufficient visual coverage of ground and flora was obtained. At regular intervals, the ecologists stopped, remained quiet, and listened for wildlife vocalizations. The survey was conducted with the aid of 8x or 10x power binoculars.

## **3.0 RESULTS**

The field survey was conducted on February 18, 2026. Weather conditions during the survey included temperatures in the high 60s, clear skies, and winds from the southeast at eight miles per hour.

During the survey, 15 potentially active gopher tortoise burrows (*Gopherus polyphemus*), 6 wood storks (*Mycteria americana*), and 1 crested caracara (*Caracara plancus cheriway*) were documented within the Project limits (Figure 2). The gopher tortoise is a state-threatened species, the wood stork is a state- and federally threatened species, and the crested caracara is a state- and federally threatened species.

The gopher tortoise burrows located within the Project limits are likely the result of transient tortoises from adjacent properties that moved into the Project limits following the completion of relocation activities previously completed in November 2024.

Six wood storks were observed foraging within an on-site ditch. The wood stork has been proposed for delisting by the USFWS, which will become effective on March 12, 2026.

The crested caracara was observed foraging within the Project limits. No nests or nesting behaviors were documented during the survey.

#### **4.0 SUMMARY**

A listed species survey of the Project site was conducted. During the survey, 15 gopher tortoise burrows, 6 wood storks, and 1 crested caracara were documented within the Project limits. Prior to the start of construction activities on Phase 2, the remaining gopher tortoises will be relocated in accordance with FWCC Gopher Tortoise Permitting Guidelines.

No listed plant species were documented during the survey.

#### **5.0 REFERENCES**

Florida Fish and Wildlife Conservation Commission. 2025. Florida's Endangered and Threatened Species (Updated October 2025). Tallahassee, Florida.

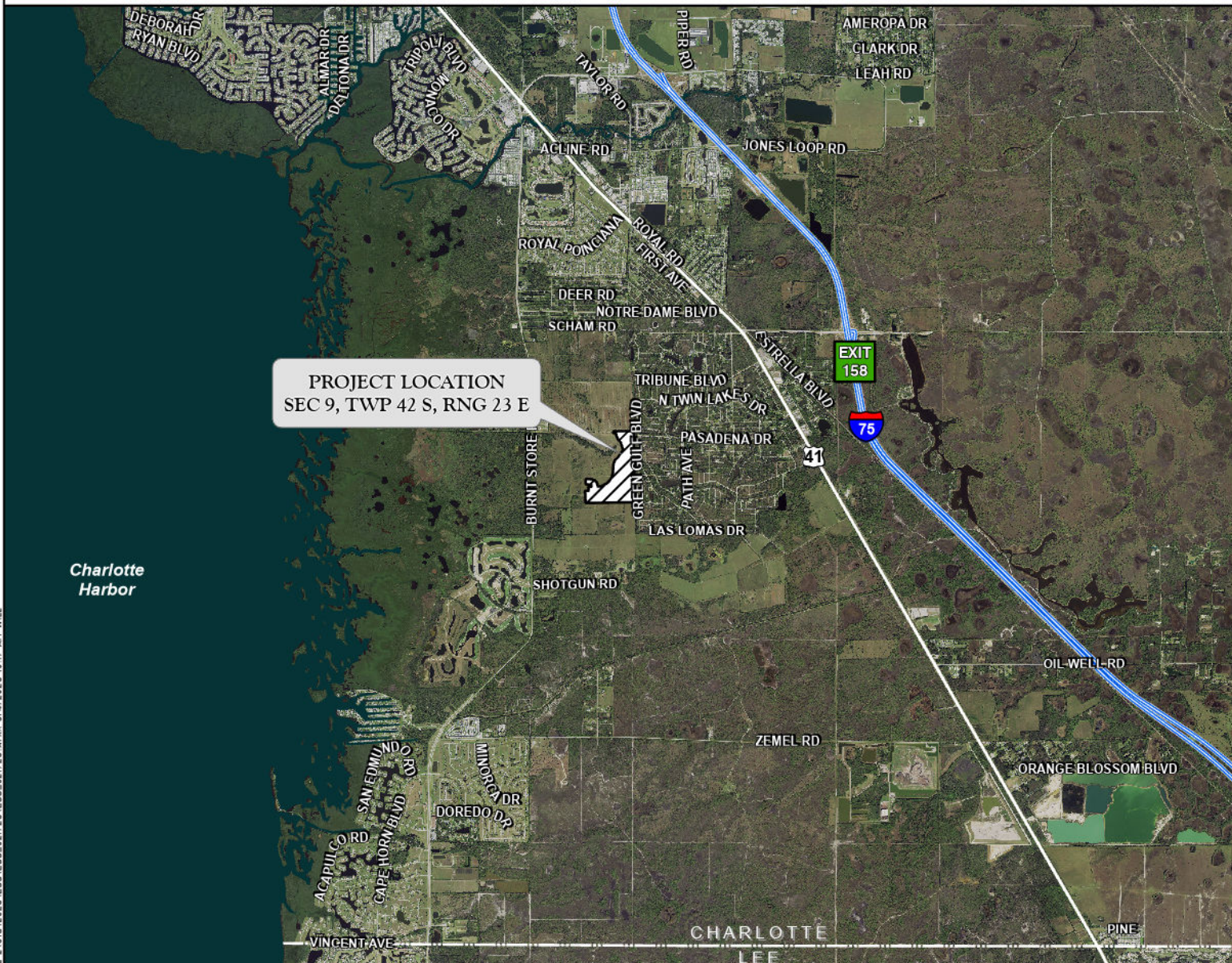
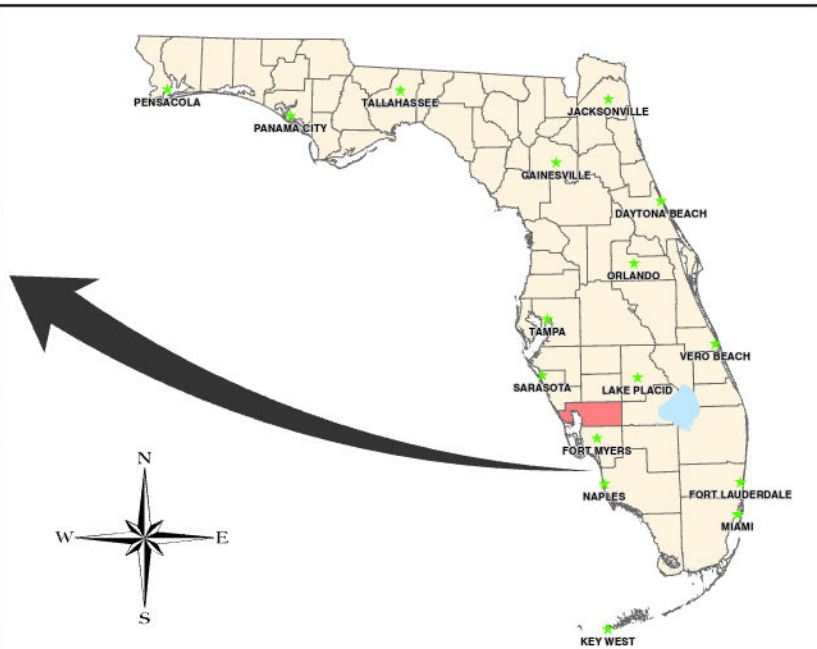
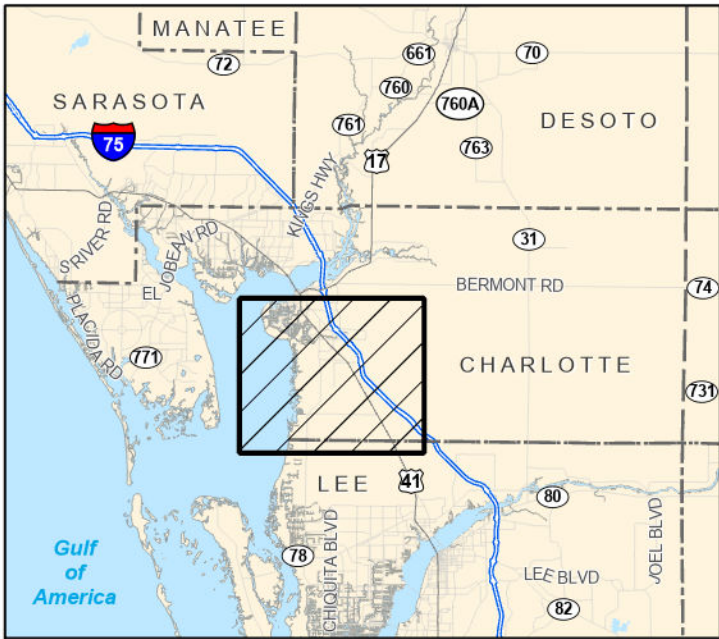


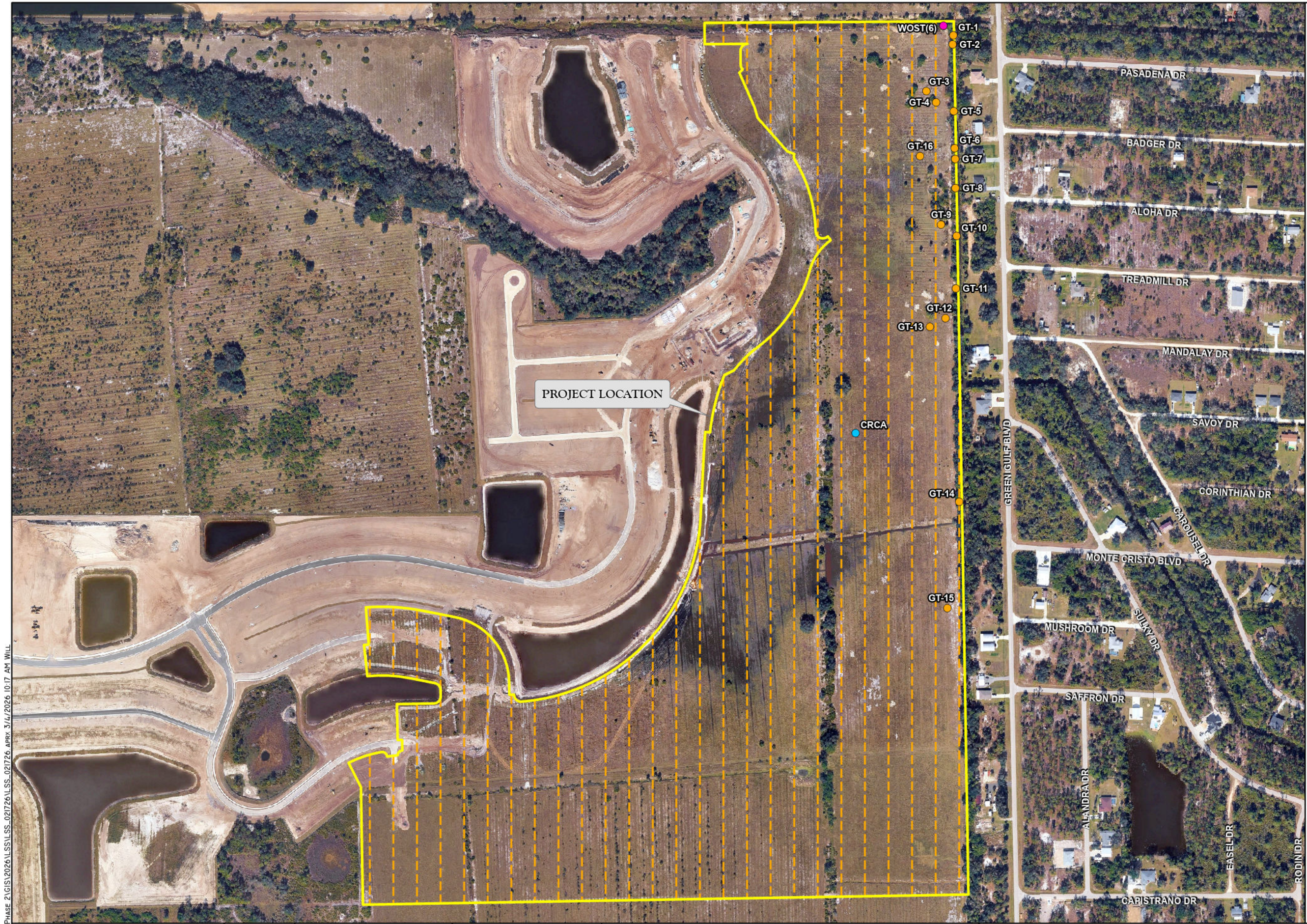
FIGURE 1. PROJECT LOCATION MAP  
TURNLEAF PHASE 2

|             |         |
|-------------|---------|
| DRAWN BY    | DATE    |
| T.S.        | 2/17/26 |
| REVIEWED BY | DATE    |
| K.M.        | 2/17/26 |
| REVISED     | DATE    |



J:\2021\20210354\PHASE 2\GIS\2026\155\155-021726\155-021726.dwg 3/1/2026 10:17 AM WLL

J:\2021\21GPH3544\PHASE 2\GIS\2026\SS\SS-021726\SS-021726 APX 3/1/2026 10:17 AM WILL



LEGEND

TURNLEAF PHASE 2

CRESTED CARACARA

GOPHER TORTOISE BURROW (TYP.)

WOOD STORK (6)

SURVEY TRANSECTS (APPROX.)

0200400

Feet

NOTES:

AERIAL PHOTOGRAPH WAS ACQUIRED FROM GOOGLE EARTH WITH A FLIGHT DATE OF JANUARY 4, 2025.

PROPERTY BOUNDARY PER BARRACO AND ASSOCIATES INC. DRAWING No. TURNLEAF PH2 BOUNDARY.DWG DATED FEBRUARY 16, 2026.

|           |      |             |         |                                                                                                           |  |                                                                               |                          |
|-----------|------|-------------|---------|-----------------------------------------------------------------------------------------------------------|--|-------------------------------------------------------------------------------|--------------------------|
| REVISIONS | DATE | DRAWN BY    | DATE    | 13620 Metropolis Avenue<br>Suite 200<br>Ft. Myers, FL 33912<br>Phone (239) 274-0067<br>Fax (239) 274-0069 |  | TURNLEAF PHASE 2<br>AERIAL WITH SURVEY TRANSECTS AND LISTED SPECIES LOCATIONS | DRAWING No.<br>21GPH3544 |
|           |      | P.F.        | 2/18/26 |                                                                                                           |  |                                                                               |                          |
|           |      | DESIGNED BY | DATE    |                                                                                                           |  |                                                                               |                          |
|           |      | K.M.        | 2/18/26 |                                                                                                           |  |                                                                               |                          |
|           |      | REVIEWED BY | DATE    |                                                                                                           |  |                                                                               | SHEET No.<br>FIGURE 2    |
|           |      | B.B.        | 2/18/26 |                                                                                                           |  |                                                                               |                          |

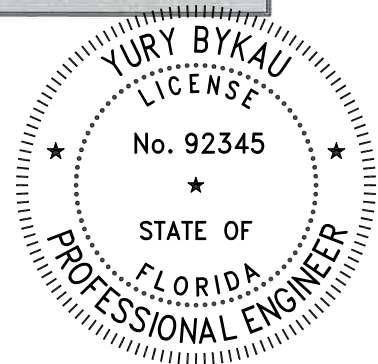
MEMORANDUM

TO: Mr. Robert Fakhri, P.E.  
Charlotte County Transportation Engineer

FROM: Yury Bykau, P.E.  
Senior Project Manager

DATE: November 21, 2025

RE: Turnleaf – Phase 1 & 2 Link LOS Analysis  
Charlotte County, Florida



TR Transportation Consultants, Inc. has prepared a supplementary analysis as requested by the Charlotte County Staff for the first and second phase of the proposed Turnleaf project located along the east side of Burnt Store Road and approximately one mile to the north of Shotgun Road in Charlotte County, Florida. Based on the discussion with the Developer, the first phase will be developed with 413 single-family dwelling units and the second phase with 204 single-family dwelling units (total 617 units), which are anticipated to be completed by the year 2029/2030.

The trip generation for the proposed Phase 1 and Phase 2 development was determined by referencing the Institute of Transportation Engineer's (ITE) report, titled ***Trip Generation Manual***, 12<sup>th</sup> Edition based on Land Use Code 210 (Single-Family Detached Housing). **Table 1** outlines the anticipated weekday A.M. and P.M. peak hour and daily trip generation of the development as currently proposed with the first phase.

**Table 1**  
**Trip Generation**  
**Turnleaf – Phase 1 & Phase 2**

| Land Use                                                  | Weekday A.M. Peak Hour |     |       | Weekday P.M. Peak Hour |     |       | Daily<br>(2-way) |
|-----------------------------------------------------------|------------------------|-----|-------|------------------------|-----|-------|------------------|
|                                                           | In                     | Out | Total | In                     | Out | Total |                  |
| Single-Family<br>Detached Housing<br>(617 Dwelling Units) | 113                    | 306 | 419   | 318                    | 195 | 513   | 5,245            |

Attached **Table 1B** and **Table 2B** summarize the results of the link Level of Service Analysis that was prepared consistently with the previous traffic study prepared for this project, which included an east-west connector between Burnt Store Road and US 41. The analysis was also completed with the latest traffic data obtained from the **2025 Charlotte County's Roadway Level of Service Data Sheet**. From the Level of Service Analysis indicated in Table 2B, it was determined that the proposed Phase 1 and Phase 2 development will not cause any significantly impacted roadway links to fall below the minimum acceptable Level of Service standards. All analyzed roadway segments were shown to operate at or above the minimum acceptable Level of Service.

If you have any additional questions, please do not hesitate to contact us.

Attachments

**TABLES 1B-3B**  
**LOS ANALYSIS**  
**(PHASE 1 & PHASE 2)**

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

TOTAL AM PEAK HOUR PROJECT TRAFFIC = 419 VPH      IN= 113      OUT= 306  
TOTAL PM PEAK HOUR PROJECT TRAFFIC = 513 VPH      IN= 318      OUT= 195

| <u>ROADWAY</u>      | <u>SEGMENT</u>         | <u>Sta.</u><br><u>#</u> | <u>ROADWAY</u><br><u>CLASS</u> | <u>LOS A</u><br><u>VOLUME</u> | <u>LOS B</u><br><u>VOLUME</u> | <u>LOS C</u><br><u>VOLUME</u> | <u>LOS D</u><br><u>VOLUME</u> | <u>LOS E</u><br><u>VOLUME</u> | PERCENT | TWO-WAY | % PROJ         |
|---------------------|------------------------|-------------------------|--------------------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|---------|---------|----------------|
|                     |                        |                         |                                |                               |                               |                               |                               |                               | PROJECT | PROJECT | TRAFFIC        |
|                     |                        |                         |                                |                               |                               |                               |                               |                               | TRAFFIC | TRAFFIC | of ADOPTED LOS |
| Burnt Store Rd      | N. of Acline Rd        | 171                     | 4LD                            | 0                             | 0                             | 3,245                         | 3,528                         | 3,528                         | 35%     | 180     | 5.1%           |
|                     | N. of Notre Dame Blvd  | 186                     | 4LD                            | 0                             | 0                             | 3,245                         | 3,528                         | 3,528                         | 42%     | 215     | 6.1%           |
|                     | N. of Site             | 186                     | 4LD                            | 0                             | 0                             | 3,245                         | 3,528                         | 3,528                         | 46%     | 236     | 6.7%           |
|                     | S. of Site             | 186                     | 4LD                            | 0                             | 0                             | 3,245                         | 3,528                         | 3,528                         | 25%     | 128     | 3.6%           |
|                     | S. of Heritage Landing | 186                     | 4LD                            | 0                             | 0                             | 3,245                         | 3,528                         | 3,528                         | 25%     | 128     | 3.6%           |
|                     | S. of Zemel Rd         | 187                     | 4LD                            | 0                             | 0                             | 3,245                         | 3,528                         | 3,528                         | 18%     | 92      | 2.6%           |
| Zemel Rd            | E. of Burnt Store Rd   | 307                     | 2LU                            | 0                             | 0                             | 1,408                         | 1,616                         | 1,616                         | 2%      | 10      | 0.6%           |
| US 41               | S of Zemel Rd          | 189                     | 4LD                            | 0                             | 3,040                         | 4,350                         | 5,290                         | 6,070                         | 11%     | 56      | 1.3%           |
|                     | S. of Tuckers Grade    | 189                     | 4LD                            | 0                             | 3,040                         | 4,350                         | 5,290                         | 6,070                         | 12%     | 62      | 1.2%           |
|                     | S. of Notre Dame Blvd  | 328                     | 4LD                            | 0                             | 3,040                         | 4,350                         | 5,290                         | 6,070                         | 0%      | 0       | 0.0%           |
|                     | N. of Burnt Store Rd   | 288                     | 4LD                            | 0                             | 0                             | 3,245                         | 3,528                         | 3,528                         | 16%     | 82      | 2.3%           |
|                     | N. of Aqui Esta        | N/A                     | 4LD                            | 0                             | 0                             | 3,245                         | 3,528                         | 3,528                         | 12%     | 62      | 1.7%           |
| Jones Loop Rd       | E. of US 41            | 273                     | 4LD                            | 0                             | 0                             | 3,245                         | 3,528                         | 3,528                         | 11%     | 56      | 1.6%           |
| Aqui Esta Dr        | W. of US 41            | 170                     | 2LU                            | 0                             | 0                             | 1,408                         | 1,616                         | 1,616                         | 2%      | 10      | 0.6%           |
| Acline Rd           | E. of US 41            | 167                     | 2LU                            | 0                             | 0                             | 1,104                         | 1,560                         | 1,560                         | 2%      | 10      | 0.7%           |
| Tuckers Grade       | E. of US 41            | 188                     | 4LD                            | 0                             | 0                             | 3,245                         | 3,528                         | 3,528                         | 16%     | 82      | 2.3%           |
| Notre Dame Blvd     | E. of Burnt Store Rd   | N/A                     | 2LU                            | 0                             | 0                             | 1,408                         | 1,616                         | 1,616                         | 2%      | 10      | 0.6%           |
| East-West Connector | E. of Burnt Store Rd   | N/A                     | 2LU                            | 0                             | 0                             | 1,408                         | 1,616                         | 1,616                         | 29%     | 149     | 9.2%           |

\* Two-way peak hour Level of Service Thesholds for County roadways were taken from the 2025 Charlotte County Roadway Level of Service Data Spreadsheet

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

|                            |     |     |          |          |
|----------------------------|-----|-----|----------|----------|
| TOTAL PROJECT TRAFFIC AM = | 419 | VPH | IN = 113 | OUT= 306 |
| TOTAL PROJECT TRAFFIC PM = | 513 | VPH | IN = 318 | OUT= 195 |

| ROADWAY             | SEGMENT               | Sta.<br># | 2024         |                             |                     | 2030             |         | VESTED               | 2030 Total          |        | PERCENT<br>PROJECT | MAX PROJ.<br>TWO-WAY | 2030 Total |         |
|---------------------|-----------------------|-----------|--------------|-----------------------------|---------------------|------------------|---------|----------------------|---------------------|--------|--------------------|----------------------|------------|---------|
|                     |                       |           | 2024<br>AADT | ANNUAL<br>RATE <sup>1</sup> | PK HR               | BACKGROUND PK HR | PROJECT | BACKGROUND PK HR     | COMBINED<br>TWO-WAY |        |                    |                      |            |         |
|                     |                       |           |              |                             | PK SEASON           | PK SEASON        | TWO-WAY | PK SEASON            |                     |        |                    |                      |            |         |
|                     |                       |           |              |                             | VOLUME <sup>2</sup> | VOLUME           | LOS     | TRAFFIC <sup>3</sup> |                     | VOLUME |                    |                      | LOS        | TRAFFIC |
| Burnt Store Rd      | N. of Acline Rd       | 171       | 20,745       | 2.00%                       | 1,909               | 2,150            | C       | 1,069                | 3,219               | C      | 35%                | 180                  | 3,399      | D       |
|                     | N. of Notre Dame Blvd | 186       | 18,500       | 2.00%                       | 1,702               | 1,917            | C       | 1,160                | 3,077               | C      | 42%                | 215                  | 3,292      | D       |
|                     | N. of Site            | 186       | 18,500       | 2.00%                       | 1,702               | 1,917            | C       | 1,178                | 3,095               | C      | 46%                | 236                  | 3,331      | D       |
|                     | S. of Site            | 186       | 18,500       | 2.00%                       | 1,702               | 1,917            | C       | 1,155                | 3,072               | C      | 25%                | 128                  | 3,200      | C       |
| East-West Connector | E. of Burnt Store Rd  | N/A       | N/A          | N/A                         | N/A                 | N/A              | N/A     | 477                  | 477                 | C      | 29%                | 149                  | 626        | C       |

<sup>1</sup> The growth rates were assumed to be 2% as requested by the County Staff.

<sup>2</sup> The 2024 peak hour peak season two-way traffic volumes were obtained from 2025 Charlotte County Roadway Level of Service Data.

<sup>3</sup> Obtained from Table 3A.

**TABLE 3B  
VESTED TRIPS**

| <u><b>SIMPLE LIFE VESTED TRAFFIC <sup>1</sup></b></u>      |       | % OF DEVELOPMENT |        |
|------------------------------------------------------------|-------|------------------|--------|
| TOTAL PROJECT TRAFFIC PM =                                 | 159   | VPH              | (100%) |
| <u><b>HERITAGE STATION VESTED TRAFFIC <sup>2</sup></b></u> |       |                  |        |
| TOTAL PROJECT TRAFFIC PM =                                 | 127   | VPH              | (100%) |
| <u><b>HERITAGE LANDING VESTED TRAFFIC <sup>3</sup></b></u> |       |                  |        |
| TOTAL PROJECT TRAFFIC PM =                                 | 1,205 | VPH              | (75%)  |
| <u><b>CORAL CREEK <sup>4</sup></b></u>                     |       |                  |        |
| TOTAL PROJECT TRAFFIC PM =                                 | 224   | VPH              | (50%)  |
| <u><b>STARLING <sup>5</sup></b></u>                        |       |                  |        |
| TOTAL PROJECT TRAFFIC PM =                                 | 682   | VPH              | (50%)  |
| <u><b>MARK LINDER <sup>6</sup></b></u>                     |       |                  |        |
| TOTAL PROJECT TRAFFIC PM =                                 | 159   | VPH              | (50%)  |

| <u><b>ROADWAY</b></u> | <u><b>SEGMENT</b></u>     | <u><b>Sta.<br/>#</b></u> | <u><b>SIMPLE LIFE <sup>1</sup></b></u> |                                   | <u><b>HERITAGE STATION <sup>2</sup></b></u> |                                   | <u><b>HERITAGE LANDING <sup>3</sup></b></u> |                                   | <u><b>CORAL CREEK <sup>4</sup></b></u> |                                   | <u><b>STARLING <sup>5</sup></b></u> |                                   | <u><b>MARK LINDER <sup>6</sup></b></u> |                                   | <u><b>COMBINED<br/>TWO-WAY<br/>VESTED<br/>TRAFFIC</b></u> |
|-----------------------|---------------------------|--------------------------|----------------------------------------|-----------------------------------|---------------------------------------------|-----------------------------------|---------------------------------------------|-----------------------------------|----------------------------------------|-----------------------------------|-------------------------------------|-----------------------------------|----------------------------------------|-----------------------------------|-----------------------------------------------------------|
|                       |                           |                          | PERCENT                                | PROJECT                           | PERCENT                                     | PROJECT                           | PERCENT                                     | PROJECT                           | PERCENT                                | PROJECT                           | PERCENT                             | PROJECT                           | PERCENT                                | PROJECT                           |                                                           |
|                       |                           |                          | <u><b>PROJECT<br/>TRAFFIC</b></u>      | <u><b>TWO-WAY<br/>TRAFFIC</b></u> | <u><b>PROJECT<br/>TRAFFIC</b></u>           | <u><b>TWO-WAY<br/>TRAFFIC</b></u> | <u><b>PROJECT<br/>TRAFFIC</b></u>           | <u><b>TWO-WAY<br/>TRAFFIC</b></u> | <u><b>PROJECT<br/>TRAFFIC</b></u>      | <u><b>TWO-WAY<br/>TRAFFIC</b></u> | <u><b>PROJECT<br/>TRAFFIC</b></u>   | <u><b>TWO-WAY<br/>TRAFFIC</b></u> | <u><b>PROJECT<br/>TRAFFIC</b></u>      | <u><b>TWO-WAY<br/>TRAFFIC</b></u> |                                                           |
| Burnt Store Rd        | N. of Acline Rd           | 171                      | 38%                                    | 60                                | 29%                                         | 37                                | 48%                                         | 578                               | 35%                                    | 78                                | 35%                                 | 239                               | 48%                                    | 76                                | 1,069                                                     |
|                       | N. of Notre Dame Blvd     | 186                      | 38%                                    | 60                                | 36%                                         | 46                                | 48%                                         | 578                               | 44%                                    | 99                                | 44%                                 | 300                               | 48%                                    | 76                                | 1,160                                                     |
|                       | S. of Notre Dame Blvd     | 186                      | 38%                                    | 60                                | 36%                                         | 46                                | 48%                                         | 578                               | 46%                                    | 103                               | 46%                                 | 314                               | 48%                                    | 76                                | 1,178                                                     |
|                       | S. of Coral Creek Project | 186                      | 35%                                    | 56                                | 43%                                         | 55                                | 60%                                         | 723                               | 25%                                    | 56                                | 25%                                 | 171                               | 60%                                    | 95                                | 1,155                                                     |
| East-West Connector   | E. of Burnt Store Rd      | N/A                      | 27%                                    | 43                                | 6%                                          | 8                                 | 12%                                         | 145                               | 29%                                    | 65                                | 29%                                 | 198                               | 12%                                    | 19                                | 477                                                       |

<sup>1</sup> Obtained from the traffic study for Simple Life, dated October 15, 2021. Assumed 100% of development per methodology notes.

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

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

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

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

<sup>6</sup> 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 SHEET**

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

| VV<br>SNO | Roadway           | Station | From                    | To                 | Context Class | Lanes  | 2024 AADT | Level of Service Calculations¹ |                              |                                                   |      |      |   |                  |         |                                 |
|-----------|-------------------|---------|-------------------------|--------------------|---------------|--------|-----------|--------------------------------|------------------------------|---------------------------------------------------|------|------|---|------------------|---------|---------------------------------|
|           |                   |         |                         |                    |               |        |           | K100                           | 100 <sup>th</sup> Hr<br>Vol. | Level of Service Limits (PK.<br>Hr. Two-way Vol.) |      |      |   | Level of Service |         | Percent (%)<br>Capacity<br>Used |
|           |                   |         |                         |                    |               |        |           |                                |                              | B                                                 | C    | D    | E | Adopled          | 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       | 19%                             |
| 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 | 3,935     | 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.              | Veteran's 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.       | Toldeo 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 | -         | 0.092                          | -                            | *                                                 | 1408 | 1616 | * | D                | C       | N/A                             |
| 45        | Cooper Street     | 151     | Airport Rd.             | Taylor Rd.         | C3R           | 2-Lane | 3,562     | 0.092                          | 328                          | *                                                 | 1408 | 1616 | * | D                | C       | 20%                             |

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

| VV<br>SNO | Roadway               | Station | From                                 | To                   | Context Class | Lanes  | 2024 AADT | Level of Service Calculations <sup>1</sup> |                              |                                                   |      |      |   |                  |         |                                 |
|-----------|-----------------------|---------|--------------------------------------|----------------------|---------------|--------|-----------|--------------------------------------------|------------------------------|---------------------------------------------------|------|------|---|------------------|---------|---------------------------------|
|           |                       |         |                                      |                      |               |        |           | K100                                       | 100 <sup>th</sup> Hr<br>Vol. | Level of Service Limits (Pk.<br>Hr. Two-way Vol.) |      |      |   | Level of Service |         | Percent (%)<br>Capacity<br>Used |
|           |                       |         |                                      |                      |               |        |           |                                            |                              | B                                                 | C    | D    | E | Adopted          | Current |                                 |
| 136       | Midway Blvd           | 69      | Riviera Ln.                          | Lakeview Blvd.       | C3R           | 2-Lane | 5,453     | 0.092                                      | 502                          | *                                                 | 1408 | 1616 | * | D                | C       | 31%                             |
| 137       | Midway Blvd           | 68      | Lakeview Blvd.                       | U.S. 41              | C3R           | 4-Lane | 9,294     | 0.092                                      | 855                          | *                                                 | 3245 | 3528 | * | D                | C       | 24%                             |
| 138       | Midway Blvd           | 64      | U.S. 41                              | Elkcam Blvd.         | C3R           | 4-Lane | 10,519    | 0.092                                      | 968                          | *                                                 | 3245 | 3528 | * | D                | C       | 27%                             |
| 139       | Midway Blvd           | 66      | Elkcam Blvd.                         | Harbor Blvd.         | C3R           | 4-Lane | 13,928    | 0.092                                      | 1,281                        | *                                                 | 3245 | 3528 | * | D                | C       | 36%                             |
| 140       | Midway Blvd           | 65      | Harbor Blvd                          | Orlando Blvd.        | C3R           | 4-Lane | 14,726    | 0.092                                      | 1,355                        | *                                                 | 3245 | 3528 | * | D                | C       | 38%                             |
| 141       | Midway Blvd           | 67      | Orlando Blvd.                        | Inverness St.        | C3R           | 4-Lane | 15,174    | 0.092                                      | 1,396                        | *                                                 | 3245 | 3528 | * | D                | C       | 40%                             |
| 142       | Midway Blvd           | 70      | Inverness St.                        | Kings Highway        | C3R           | 4-Lane | 14,223    | 0.092                                      | 1,309                        | *                                                 | 3245 | 3528 | * | D                | C       | 37%                             |
| 143       | Murdock Circle        | 83      | Education Way                        | U.S. 41              | C3C           | 4-Lane | 10,236    | 0.092                                      | 942                          | *                                                 | 2898 | 3455 | * | D                | C       | 27%                             |
| 144       | Murdock Circle        | 87      | U.S. 41                              | Veterans Blvd.       | C3C           | 4-Lane | 13,361    | 0.092                                      | 1,229                        | *                                                 | 2898 | 3455 | * | D                | C       | 36%                             |
| 145       | Jones Loop Road N     | 273     | Burnt Store Rd.                      | Taylor Rd.           | C3R           | 4-Lane | 19,800    | 0.092                                      | 1,822                        | *                                                 | 3245 | 3528 | * | D                | C       | 52%                             |
| 146       | Jones Loop Road N     | 173     | Taylor Rd.                           | I-75                 | C3C           | 4-Lane | 26,915    | 0.092                                      | 2,476                        | *                                                 | 2898 | 3455 | * | D                | C       | 72%                             |
| 147       | Jones Loop Road N     | 318     | I-75                                 | Piper Rd             | C3C           | 4-Lane | 12,342    | 0.092                                      | 1,135                        | *                                                 | 2898 | 3455 | * | D                | C       | 33%                             |
| 148       | N Jones Loop Road     | 174     | E of Piper Rd                        | 0                    | C3R           | 2-Lane | 4,199     | 0.092                                      | 386                          | *                                                 | 1408 | 1616 | * | D                | C       | 24%                             |
| 149       | N. Beach Road         | 119     | Sarasota Co. Line                    | Gulf Blvd.           | C3R           | 2-Lane | 3,013     | 0.092                                      | 277                          | *                                                 | 1408 | 1616 | * | D                | C       | 17%                             |
| 150       | Notre Dame Blvd       |         | Burnt Store Rd.                      | US 41                | C3R           | 2-Lane | 1,404     | 0.092                                      | 129                          | *                                                 | 1408 | 1616 | * | D                | C       | 8%                              |
| 151       | O'Hara Drive          | 243     | Collingswood Blvd.                   | Midway Blvd.         | C3R           | 2-Lane | 1,981     | 0.092                                      | 182                          | *                                                 | 1408 | 1616 | * | D                | C       | 11%                             |
| 152       | Olean Blvd            | 73      | U.S. 41                              | Easy St.             | C3C           | 4-Lane | 6,225     | 0.092                                      | 573                          | *                                                 | 2898 | 3455 | * | D                | C       | 17%                             |
| 153       | Olean Blvd            | 72      | Easy St.                             | Conway Blvd.         | C3R           | 2-Lane | 5,507     | 0.092                                      | 507                          | *                                                 | 1408 | 1616 | * | D                | C       | 31%                             |
| 154       | Olean Blvd            | 71      | Conway Blvd.                         | Beacon Dr.           | C3R           | 2-Lane | 5,441     | 0.092                                      | 501                          | *                                                 | 1408 | 1616 | * | D                | C       | 31%                             |
| 155       | Olean Blvd            | 74      | Beacon Dr.                           | Kings Highway        | C3R           | 2-Lane | 4,742     | 0.092                                      | 436                          | *                                                 | 1408 | 1616 | * | D                | C       | 27%                             |
| 156       | Orlando Blvd          | 75      | Midway Blvd.                         | Quasar Blvd.         | C3R           | 2-Lane | 2,148     | 0.092                                      | 198                          | *                                                 | 1408 | 1616 | * | D                | C       | 12%                             |
| 157       | Parade Cir            |         | Rotonda Blvd N                       | Rotonda Blvd N       | C3R           | 2-Lane | 3,462     | 0.092                                      | 319                          | *                                                 | 1408 | 1616 | * | D                | C       | 20%                             |
| 158       | Paulson Drive         | 229     | U.S. 41                              | Prineville St.       | C3C           | 2-Lane | 4,370     | 0.092                                      | 402                          | *                                                 | 1104 | 1560 | * | D                | C       | 26%                             |
| 159       | Peachland Blvd        | 265     | Cochran Blvd.                        | Forrest Nelson Blvd. | C3R           | 2-Lane | 7,914     | 0.092                                      | 728                          | *                                                 | 1408 | 1616 | * | D                | C       | 45%                             |
| 160       | Peachland Blvd        | 77      | Forrest Nelson Blvd.                 | Atwater St.          | C3R           | 2-Lane | 9,691     | 0.092                                      | 892                          | *                                                 | 1408 | 1616 | * | D                | C       | 55%                             |
| 161       | Peachland Blvd        | 79      | Atwater St.                          | Harbor Blvd.         | C3R           | 2-Lane | 9,691     | 0.092                                      | 892                          | *                                                 | 1408 | 1616 | * | D                | C       | 55%                             |
| 162       | Peachland Blvd        | 78      | Harbor Blvd.                         | Beacon Dr.           | C3R           | 2-Lane | 10,107    | 0.092                                      | 930                          | *                                                 | 1408 | 1616 | * | D                | C       | 58%                             |
| 163       | Peachland Blvd        | 80      | Beacon Dr.                           | Loveland Blvd.       | C3R           | 2-Lane | 11,230    | 0.092                                      | 1,033                        | *                                                 | 1408 | 1616 | * | D                | C       | 64%                             |
| 164       | Pellam Blvd           | 240     | Wintergarden Ave.                    | Cochran Blvd.        | C3R           | 2-Lane | 4,749     | 0.092                                      | 437                          | *                                                 | 1408 | 1616 | * | D                | C       | 27%                             |
| 165       | Pellam Blvd           | 241     | Edgewater Dr.                        | Wintergarden Ave.    | C3R           | 2-Lane | 2,834     | 0.092                                      | 261                          | *                                                 | 1408 | 1616 | * | D                | C       | 16%                             |
| 166       | Pine Street           | 131     | Sarasota Co. Line                    | Second St.           | C3R           | 4-Lane | 9,934     | 0.092                                      | 914                          | *                                                 | 3245 | 3528 | * | D                | C       | 26%                             |
| 168       | Piper Road            | 175     | Jones Loop Rd.                       | Golf Course Blvd.    | C3C           | 4-Lane | 10,784    | 0.092                                      | 992                          | *                                                 | 2898 | 3455 | * | D                | C       | 29%                             |
| 169       | Port Charlotte Blvd   | 101     | Sunrise Waterway                     | Edgewater Dr.        | C3R           | 2-Lane | 2,393     | 0.092                                      | 220                          | *                                                 | 1408 | 1616 | * | D                | C       | 14%                             |
| 170       | Prineville Street     | 230     | Paulson Dr.                          | Hillsborough Blvd.   | C3C           | 2-Lane | 5,340     | 0.092                                      | 491                          | *                                                 | 1104 | 1560 | * | D                | C       | 31%                             |
| 171       | Quesada Avenue        | 81      | Cochran Boulevard (aka Toledo Blade) | Forrest Nelson Blvd. | C3R           | 2-Lane | 9,250     | 0.092                                      | 851                          | *                                                 | 1408 | 1616 | * | D                | C       | 53%                             |
| 172       | Quesada Avenue        | 84      | Forrest Nelson Blvd.                 | Hinton St.           | C3R           | 2-Lane | 10,854    | 0.092                                      | 999                          | *                                                 | 1408 | 1616 | * | D                | C       | 62%                             |
| 173       | Quesada Avenue        | 85      | Hinton St.                           | Harbor Blvd.         | C3R           | 2-Lane | 5,084     | 0.092                                      | 468                          | *                                                 | 1408 | 1616 | * | D                | C       | 29%                             |
| 174       | Rampart Blvd          | 192     | Kings Highway                        | I-75                 | C3R           | 2-Lane | 14,039    | 0.092                                      | 1,292                        | *                                                 | 1408 | 1616 | * | D                | C       | 80%                             |
| 175       | Rio De Janeiro Avenue | 106     | Harborview Rd.                       | Rampart Blvd.        | C3R           | 2-Lane | 8,861     | 0.092                                      | 815                          | *                                                 | 1408 | 1616 | * | D                | C       | 50%                             |
| 176       | Rio De Janeiro Avenue | 107     | Rampart Blvd.                        | Sandhill Blvd.       | C3R           | 2-Lane | 5,694     | 0.092                                      | 524                          | *                                                 | 1408 | 1616 | * | D                | C       | 32%                             |
| 177       | Rio Villa Drive       | 176     | Deltona Dr.                          | U.S. 41              | C3R           | 2-Lane | 2,580     | 0.092                                      | 237                          | *                                                 | 1408 | 1616 | * | D                | C       | 15%                             |
| 178       | Robin Rd              |         | Gasparilla Rd                        | End of Road          | C3C           | 2-Lane | 28        | 0.092                                      | 3                            | *                                                 | 1104 | 1560 | * | D                | C       | 0%                              |
| 179       | Rotonda Blvd E        | 154     | Boundary Blvd.                       | C.R. 771             | C3R           | 2-Lane | 4,716     | 0.092                                      | 434                          | *                                                 | 1408 | 1616 | * | D                | C       | 27%                             |
| 180       | Rotonda Blvd N        | 122     | Parade Cir.                          | Rotonda Cir.         | C3R           | 2-Lane | 2,115     | 0.092                                      | 195                          | *                                                 | 1408 | 1616 | * | D                | C       | 12%                             |
| 181       | Rotonda Blvd W        | 135     | Normandy Way                         | Boundary Blvd.       | C3R           | 2-Lane | 5,072     | 0.092                                      | 467                          | *                                                 | 1408 | 1616 | * | D                | C       | 29%                             |

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

| VV<br>SNO | Roadway           | Station | From               | To                  | Context Class | Lanes  | 2024 AADT | Level of Service Calculations <sup>1</sup> |                              |                                                   |      |      |      |                  |         |                                 |
|-----------|-------------------|---------|--------------------|---------------------|---------------|--------|-----------|--------------------------------------------|------------------------------|---------------------------------------------------|------|------|------|------------------|---------|---------------------------------|
|           |                   |         |                    |                     |               |        |           | K100                                       | 100 <sup>th</sup> Hr<br>Vol. | Level of Service Limits (PK.<br>Hr. Two-way Vol.) |      |      |      | Level of Service |         | Percent (%)<br>Capacity<br>Used |
|           |                   |         |                    |                     |               |        |           |                                            |                              | B                                                 | C    | D    | E    | Adopted          | Current |                                 |
| 182       | Rotonda Blvd W    | 136     | Boundary Blvd.     | Parade Cir.         | C3R           | 2-Lane | 2,644     | 0.092                                      | 243                          | *                                                 | 1408 | 1616 | *    | D                | C       | 15%                             |
| 183       | Jones Loop Road S | 193     | Taylor Rd.         | I-75                | C3C           | 2-Lane | 2,187     | 0.092                                      | 201                          | *                                                 | 1104 | 1560 | *    | D                | C       | 13%                             |
| 184       | San Casa Drive    | 138     | Worth Ave.         | C.R. 775            | C3C           | 2-Lane | 6,347     | 0.092                                      | 584                          | *                                                 | 1104 | 1560 | *    | D                | C       | 37%                             |
| 185       | San Casa Drive    | 139     | S.R. 776           | Worth Ave.          | C3C           | 2-Lane | 7,438     | 0.092                                      | 684                          | *                                                 | 1104 | 1560 | *    | D                | C       | 44%                             |
| 186       | Sandhill Blvd     | 109     | Kings Highway      | Deep Creek Blvd.    | C3C           | 2-Lane | 17,124    | 0.092                                      | 1,575                        | *                                                 | 1104 | 1560 | *    | D                | F       | 101%                            |
| 187       | Sandhill Blvd     | 110     | Deep Creek Blvd.   | Rio De Janeiro Ave. | C3R           | 2-Lane | 6,720     | 0.092                                      | 618                          | *                                                 | 1408 | 1616 | *    | D                | C       | 38%                             |
| 188       | Sheehan Blvd      | 231     | Midway Blvd.       | Alton Rd.           | C3R           | 2-Lane | 2,395     | 0.092                                      | 220                          | *                                                 | 1408 | 1616 | *    | D                | C       | 14%                             |
| 189       | Shreve Street     | 150     | Henry St.          | Pompano Ter.        | C3R           | 2-Lane | 5,407     | 0.092                                      | 497                          | *                                                 | 1408 | 1616 | *    | D                | C       | 31%                             |
| 190       | Spinnaker Blvd    | 215     | Cougar Way         | Gulfstream Blvd.    | C3R           | 2-Lane | 4,257     | 0.092                                      | 392                          | *                                                 | 1408 | 1616 | *    | D                | C       | 24%                             |
| 191       | Spinnaker Blvd    | 214     | Gulfstream Blvd.   | S.R. 776            | C3R           | 2-Lane | 2,859     | 0.092                                      | 263                          | *                                                 | 1408 | 1616 | *    | D                | C       | 16%                             |
| 192       | Spinnaker Blvd    | 149     | S.R. 776           | Wilmington Blvd.    | C3R           | 2-Lane | 1,240     | 0.092                                      | 114                          | *                                                 | 1408 | 1616 | *    | D                | C       | 7%                              |
| 193       | SR 31*            | -       | Lee County Line    | Cypress Pkwy        | C3R           | 4-Lane | 15,700    | 0.090                                      | 1,413                        | *                                                 | 2898 | 3455 | *    | C                | C       | 49%                             |
| 194       | SR 31*            | -       | Cypress Pkwy       | Lake Babcock Dr     | C3R           | 4-Lane | 15,700    | 0.090                                      | 1,413                        | *                                                 | 2898 | 3455 | *    | C                | C       | 49%                             |
| 195       | SR 31*            | -       | Lake Babcock Dr    | Cook Brown Rd       | C3R           | 4-Lane | 15,700    | 0.090                                      | 1,413                        | *                                                 | 2898 | 3455 | *    | C                | C       | 49%                             |
| 196       | SR 31*            | -       | Cook Brown Rd      | CR 74               | C3R           | 4-Lane | 8,658     | 0.090                                      | 779                          | *                                                 | 2898 | 3455 | *    | C                | C       | 27%                             |
| 197       | SR 31*            | -       | CR 74              | DeSoto Co. Line     | C2            | 2-Lane | 7,178     | 0.090                                      | 646                          | 440                                               | 2898 | 3455 | 2710 | C                | C       | 22%                             |
| 198       | SR 776*           | 306     | Toledo Blade Blvd. | U.S. 41             | C3C           | 4-Lane | 30,500    | 0.090                                      | 2,745                        | *                                                 | 2898 | 3455 | *    | D                | C       | 79%                             |
| 199       | SR 776*           | 86      | Cornelius Blvd.    | Toledo Blade Blvd.  | C3C           | 4-Lane | 38,000    | 0.090                                      | 3,420                        | *                                                 | 2898 | 3455 | *    | D                | D       | 99%                             |
| 200       | SR 776*           | 14      | El Jobean Bridge   | Cornelius Blvd.     | C3C           | 4-Lane | 35,189    | 0.090                                      | 3,167                        | *                                                 | 3245 | 3528 | *    | D                | C       | 90%                             |
| 201       | SR 776*           | 13      | C.R. 771           | El Jobean Bridge    | C3R           | 4-Lane | 35,189    | 0.090                                      | 3,167                        | *                                                 | 3245 | 3528 | *    | D                | C       | 90%                             |
| 202       | SR 776*           | 160     | Coliseum Blvd.     | C.R. 771            | C3C           | 4-Lane | 27,522    | 0.090                                      | 2,477                        | *                                                 | 3245 | 3528 | *    | D                | C       | 70%                             |
| 203       | SR 776*           | 194     | Oceanspray Blvd.   | Coliseum Blvd.      | C3C           | 4-Lane | 27,522    | 0.090                                      | 2,477                        | *                                                 | 2760 | 3290 | *    | D                | C       | 75%                             |
| 204       | SR 776*           | 145     | Sunnybrook Blvd.   | Oceanspray Blvd.    | C3C           | 4-Lane | 29,789    | 0.090                                      | 2,681                        | *                                                 | 2760 | 3290 | *    | D                | C       | 81%                             |
| 205       | SR 776*           | 146     | Spinnaker Blvd.    | Sunnybrook Blvd.    | C3C           | 4-Lane | 29,789    | 0.090                                      | 2,681                        | *                                                 | 2760 | 3290 | *    | D                | C       | 81%                             |
| 206       | SR 776*           | 143     | Gulfstream Blvd.   | Spinnaker Blvd.     | C3C           | 4-Lane | 29,789    | 0.090                                      | 2,681                        | *                                                 | 2760 | 3290 | *    | D                | C       | 81%                             |
| 207       | SR 776*           | 144     | Oriole Blvd.       | Gulfstream Blvd.    | C3C           | 4-Lane | 31,589    | 0.090                                      | 2,843                        | *                                                 | 2898 | 3455 | *    | D                | C       | 82%                             |
| 208       | SR 776*           | 142     | Pine St.           | Oriole Blvd.        | C3C           | 4-Lane | 31,589    | 0.090                                      | 2,843                        | *                                                 | 2898 | 3455 | *    | D                | C       | 82%                             |
| 209       | SR 776*           | 120     | Beach Rd.          | Pine St.            | C3C           | 4-Lane | 31,844    | 0.090                                      | 2,886                        | *                                                 | 2898 | 3455 | *    | D                | C       | 83%                             |
| 210       | Sunnybrook Blvd   | 134     | Boundary Blvd.     | Rotonda Blvd. North | C3R           | 2-Lane | 6,369     | 0.092                                      | 586                          | *                                                 | 1408 | 1616 | *    | D                | C       | 36%                             |
| 211       | Sunnybrook Blvd   | 133     | Gulfstream Blvd.   | Boundary Blvd.      | C3R           | 2-Lane | 10,536    | 0.092                                      | 969                          | *                                                 | 1408 | 1616 | *    | D                | C       | 60%                             |
| 212       | Sunnybrook Blvd   | 148     | S.R. 776           | Oceanspray Blvd.    | C3R           | 2-Lane | 6,228     | 0.092                                      | 573                          | *                                                 | 1408 | 1616 | *    | D                | C       | 35%                             |
| 213       | Sunnybrook Blvd   | 147     | Waterford Ave.     | S.R. 776            | C3R           | 2-Lane | 2,682     | 0.092                                      | 247                          | *                                                 | 1408 | 1616 | *    | D                | C       | 15%                             |
| 214       | Sunnybrook Road   | 233     | Highlands Rd.      | Broadpoint Dr.      | C3R           | 2-Lane | 6,127     | 0.092                                      | 564                          | *                                                 | 1408 | 1616 | *    | D                | C       | 35%                             |
| 215       | Taylor Road       | 179     | U.S. 41 N          | Burnt Store Rd.     | C3C           | 2-Lane | 8,108     | 0.092                                      | 746                          | *                                                 | 1104 | 1560 | *    | D                | C       | 48%                             |
| 216       | Taylor Road       | 180     | Burnt Store Rd.    | Airport Rd.         | C3C           | 2-Lane | 11,250    | 0.092                                      | 1,035                        | *                                                 | 1104 | 1560 | *    | D                | C       | 66%                             |
| 217       | Taylor Road       | 181     | Airport Rd.        | Cooper St.          | C3C           | 2-Lane | 1,034     | 0.092                                      | 95                           | *                                                 | 1104 | 1560 | *    | D                | C       | 6%                              |
| 218       | Toledo Blade Blvd | 93      | Collingswood Blvd. | S.R. 776            | C3C           | 2-Lane | 8,757     | 0.092                                      | 622                          | *                                                 | 1104 | 1560 | *    | D                | C       | 40%                             |
| 219       | Toledo Blade Blvd | 196     | S.R. 776           | U.S. 41 N           | C3C           | 2-Lane | 9,198     | 0.092                                      | 846                          | *                                                 | 1104 | 1560 | *    | D                | C       | 54%                             |
| 220       | Toledo Blade Blvd | 16      | U.S. 41 N          | Sarasota Co Line    | C3R           | 4-Lane | 20,278    | 0.092                                      | 1,866                        | *                                                 | 3245 | 3528 | *    | D                | C       | 53%                             |
| 221       | Tucker's Grade    | 188     | U.S. 41            | I-75                | C3R           | 4-Lane | 13,494    | 0.092                                      | 1,241                        | *                                                 | 3245 | 3528 | *    | D                | C       | 35%                             |
| 223       | US Highway 17*    | 182     | Marion Ave         | I-75                | C3C           | 6-Lane | 22,500    | 0.090                                      | 2,025                        | *                                                 | 4505 | 5114 | *    | D                | C       | 40%                             |
| 224       | US Highway 17*    | 183     | I-75               | Copeley Ave         | C3C           | 6-Lane | 22,500    | 0.090                                      | 2,025                        | *                                                 | 4290 | 4870 | *    | D                | C       | 42%                             |
| 225       | US Highway 17*    | -       | Copeley Ave        | CR 74               | C3C           | 4-Lane | 29,500    | 0.090                                      | 2,655                        | *                                                 | 2898 | 3455 | *    | D                | C       | 77%                             |
| 226       | US Highway 17*    | 284     | CR 74              | Washington Loop Rd. | C3R           | 4-Lane | 18,700    | 0.090                                      | 1,683                        | *                                                 | 3245 | 3528 | *    | D                | C       | 48%                             |
| 227       | US Highway 17*    | 112     | Washington Loop Rd | Washington Loop Rd. | C2            | 4-Lane | 16,200    | 0.090                                      | 1,458                        | 3040                                              | 4350 | 5290 | 6070 | D                | C       | 28%                             |

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

| VV<br>SNO | Roadway                                                                                                                                                                                                                                   | Station | From                 | To                   | Context Class | Lanes  | 2024 AADT | Level of Service Calculations <sup>1</sup> |                              |                                                   |      |      |      |                  |         |                                 |  |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|----------------------|----------------------|---------------|--------|-----------|--------------------------------------------|------------------------------|---------------------------------------------------|------|------|------|------------------|---------|---------------------------------|--|
|           |                                                                                                                                                                                                                                           |         |                      |                      |               |        |           | K100                                       | 100 <sup>th</sup> Hr<br>Vol. | Level of Service Limits (PK.<br>Hr. Two-way Vol.) |      |      |      | Level of Service |         | Percent (%)<br>Capacity<br>Used |  |
|           |                                                                                                                                                                                                                                           |         |                      |                      |               |        |           |                                            |                              | B                                                 | C    | D    | E    | Adopted          | Current |                                 |  |
| 228       | US Highway 17*                                                                                                                                                                                                                            | 115     | Washington Loop Rd   | DeSoto Co. Line      | C2            | 4-Lane | 16,367    | 0.090                                      | 1,473                        | 3040                                              | 4350 | 5290 | 6070 | D                | C       | 28%                             |  |
| 229       | US Highway 41*                                                                                                                                                                                                                            | 189     | Lee County Line      | Zemel Rd.            | C2            | 4-Lane | 26,000    | 0.090                                      | 2,340                        | 3040                                              | 4350 | 5290 | 6070 | D                | C       | 44%                             |  |
| 230       | US Highway 41*                                                                                                                                                                                                                            | 328     | Zemel Rd.            | Morningside Dr       | C2            | 4-Lane | 22,918    | 0.090                                      | 2,063                        | 3040                                              | 4350 | 5290 | 6070 | D                | C       | 39%                             |  |
| 231       | US Highway 41*                                                                                                                                                                                                                            | 185     | Morningside Dr       | Tuckers Grade Blvd   | C3C           | 4-Lane | 22,918    | 0.090                                      | 2,063                        | *                                                 | 2898 | 3455 | *    | D                | C       | 60%                             |  |
| 232       | US Highway 41*                                                                                                                                                                                                                            | -       | Tuckers Grade Blvd   | Taylor Rd.           | C3C           | 4-Lane | 22,918    | 0.090                                      | 2,063                        | *                                                 | 2898 | 3455 | *    | D                | C       | 60%                             |  |
| 233       | US Highway 41*                                                                                                                                                                                                                            | -       | Taylor Rd            | Burnt Store Rd.      | C3R           | 4-Lane | 17,100    | 0.090                                      | 1,539                        | *                                                 | 3245 | 3528 | *    | D                | C       | 44%                             |  |
| 234       | US Highway 41*                                                                                                                                                                                                                            | 288     | Burnt Store Rd.      | US 41/Cross St       | C3R           | 4-Lane | 32,386    | 0.090                                      | 2,915                        | *                                                 | 3245 | 3528 | *    | D                | C       | 83%                             |  |
| 235       | US Highway 41*                                                                                                                                                                                                                            | -       | US 41/Cross St NB    | Melbourne St.        | C3C           | 2-Lane | 26,364    | 0.090                                      | 2,373                        | *                                                 | 1615 | 2281 | *    | D                | F       | 104%                            |  |
| 237       | US Highway 41*                                                                                                                                                                                                                            | -       | US 41/Cross St SB    | Melbourne St.        | C3C           | 2-Lane | 29,000    | 0.090                                      | 2,610                        | *                                                 | 1615 | 2281 | *    | D                | F       | 114%                            |  |
| 236       | US Highway 41*                                                                                                                                                                                                                            | -       | Melbourne St.        | Harborview Rd.       | C3C           | 6-Lane | 45,500    | 0.090                                      | 4,095                        | *                                                 | 4505 | 5114 | *    | D                | C       | 80%                             |  |
| 238       | US Highway 41*                                                                                                                                                                                                                            | 277     | Harborview Rd.       | Harbor Blvd.         | C3C           | 6-Lane | 45,500    | 0.090                                      | 4,095                        | *                                                 | 4505 | 5114 | *    | D                | C       | 80%                             |  |
| 239       | US Highway 41*                                                                                                                                                                                                                            | 278     | Harbor Blvd          | Forrest Nelson Blvd. | C3C           | 6-Lane | 51,976    | 0.090                                      | 4,678                        | *                                                 | 4505 | 5114 | *    | D                | D       | 91%                             |  |
| 240       | US Highway 41*                                                                                                                                                                                                                            | 285     | Forrest Nelson Blvd. | Murdock Circle       | C3C           | 6-Lane | 56,842    | 0.090                                      | 5,113                        | *                                                 | 4505 | 5114 | *    | D                | D       | 100%                            |  |
| 241       | US Highway 41*                                                                                                                                                                                                                            | 287     | Murdock Circle       | Toledo Blade Blvd.   | C3C           | 6-Lane | 39,145    | 0.090                                      | 3,523                        | *                                                 | 4505 | 5114 | *    | D                | C       | 69%                             |  |
| 242       | US Highway 41*                                                                                                                                                                                                                            | 295     | Toledo Blade Blvd.   | Sarasota Co Line     | C3C           | 6-Lane | 38,000    | 0.090                                      | 3,420                        | *                                                 | 4505 | 5114 | *    | D                | C       | 67%                             |  |
| 250       | Veterans Blvd                                                                                                                                                                                                                             | 89      | US-41                | Murdock Circle       | C3C           | 4-Lane | 24,969    | 0.092                                      | 2,297                        | *                                                 | 2898 | 3455 | *    | D                | C       | 66%                             |  |
| 251       | Veterans Blvd                                                                                                                                                                                                                             | 280     | Murdock Circle       | Cochran Blvd.        | C3C           | 4-Lane | 29,214    | 0.092                                      | 2,688                        | *                                                 | 2898 | 3455 | *    | D                | C       | 78%                             |  |
| 252       | Veterans Blvd                                                                                                                                                                                                                             | 282     | Cochran Blvd.        | Harbor Blvd.         | C3C           | 4-Lane | 25,647    | 0.092                                      | 2,360                        | *                                                 | 2898 | 3455 | *    | D                | C       | 68%                             |  |
| 253       | Veterans Blvd                                                                                                                                                                                                                             | 26      | Harbor Blvd.         | Loveland Blvd.       | C3C           | 4-Lane | 24,241    | 0.092                                      | 2,230                        | *                                                 | 2898 | 3455 | *    | D                | C       | 65%                             |  |
| 254       | Veterans Blvd                                                                                                                                                                                                                             | 258     | Loveland Blvd.       | Kings Highway        | C3C           | 4-Lane | 25,172    | 0.092                                      | 2,316                        | *                                                 | 2898 | 3455 | *    | D                | C       | 67%                             |  |
| 255       | Veterans Blvd                                                                                                                                                                                                                             | 308     | Kings Highway        | Peachland Blvd.      | C3C           | 4-Lane | 27,068    | 0.092                                      | 2,490                        | *                                                 | 2898 | 3455 | *    | D                | C       | 72%                             |  |
| 256       | Westchester Blvd                                                                                                                                                                                                                          | 99      | Gardner Dr.          | Beacon Dr.           | C3R           | 2-Lane | 4,621     | 0.092                                      | 425                          | *                                                 | 1408 | 1616 | *    | D                | C       | 26%                             |  |
| 257       | Westchester Blvd                                                                                                                                                                                                                          | 98      | Beacon Dr.           | Kings Highway        | C3R           | 2-Lane | 4,662     | 0.092                                      | 429                          | *                                                 | 1408 | 1616 | *    | D                | C       | 27%                             |  |
| 258       | Wilmington Blvd                                                                                                                                                                                                                           | 42      | Gondelier Waterway   | S.R. 776             | C3R           | 2-Lane | 3,278     | 0.092                                      | 302                          | *                                                 | 1408 | 1616 | *    | D                | C       | 19%                             |  |
| 259       | Winchester Blvd                                                                                                                                                                                                                           | 310     | S.R. 776             | Sarasota Co Line     | C3R           | 4-Lane | 9,376     | 0.092                                      | 863                          | *                                                 | 3245 | 3528 | *    | D                | C       | 24%                             |  |
| 260       | Winchester Blvd                                                                                                                                                                                                                           | 314     | S.R.776              | Apple Valley Ave     | C3R           | 4-Lane | 8,897     | 0.092                                      | 819                          | *                                                 | 3245 | 3528 | *    | D                | C       | 23%                             |  |
| 261       | Yorkshire St                                                                                                                                                                                                                              |         | Bachman Blvd         | Peachland Blvd.      | C3R           | 2-Lane | 1,423     | 0.092                                      | 131                          | *                                                 | 1408 | 1616 | *    | D                | C       | 8%                              |  |
| 262       | Zemel Road                                                                                                                                                                                                                                | 307     | Burnt Store Rd.      | County Landfill      | C3R           | 2-Lane | 3,384     | 0.092                                      | 311                          | *                                                 | 1408 | 1616 | *    | D                | C       | 19%                             |  |
| 263       | Zemel Road                                                                                                                                                                                                                                | 257     | County Landfill      | U.S. 41              | C3C           | 2-Lane | 3,242     | 0.092                                      | 298                          | *                                                 | 1104 | 1560 | *    | D                | C       | 19%                             |  |
|           | Notes and Assumptions for the LOS Computations:<br>1. LOS Calculations are based on 2023 Multimodal Quality/Level of Service Handbook<br>2. "*" Traffic Data Information Obtained from FDOT 2023 Charlotte County Level of Service Report |         |                      |                      |               |        |           |                                            |                              |                                                   |      |      |      |                  |         |                                 |  |

# **ITE 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: 155

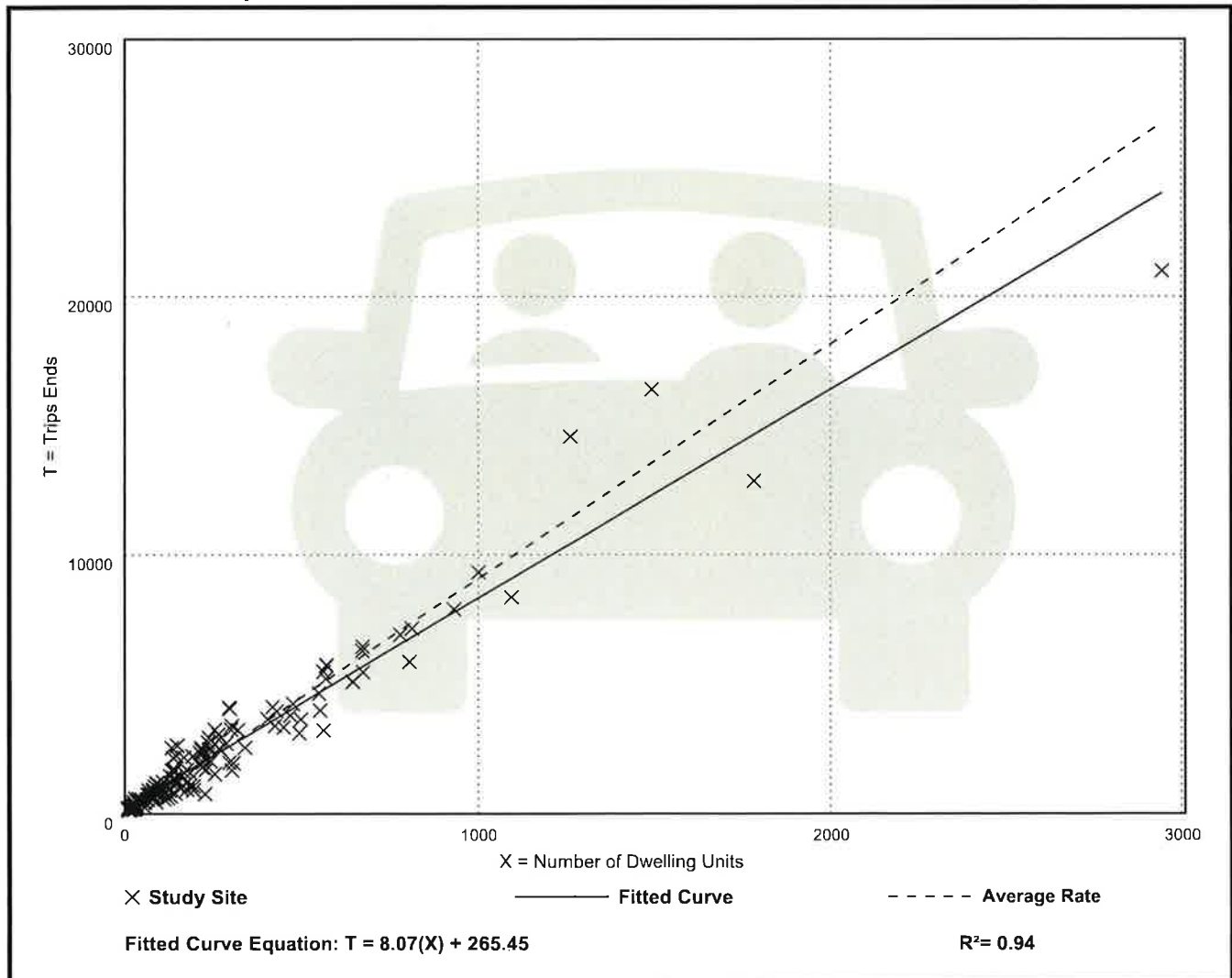
Avg. Num. of Dwelling Units: 261

Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per Dwelling Unit

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 9.09         | 3.47 - 23.80   | 2.29               |

## 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: 153

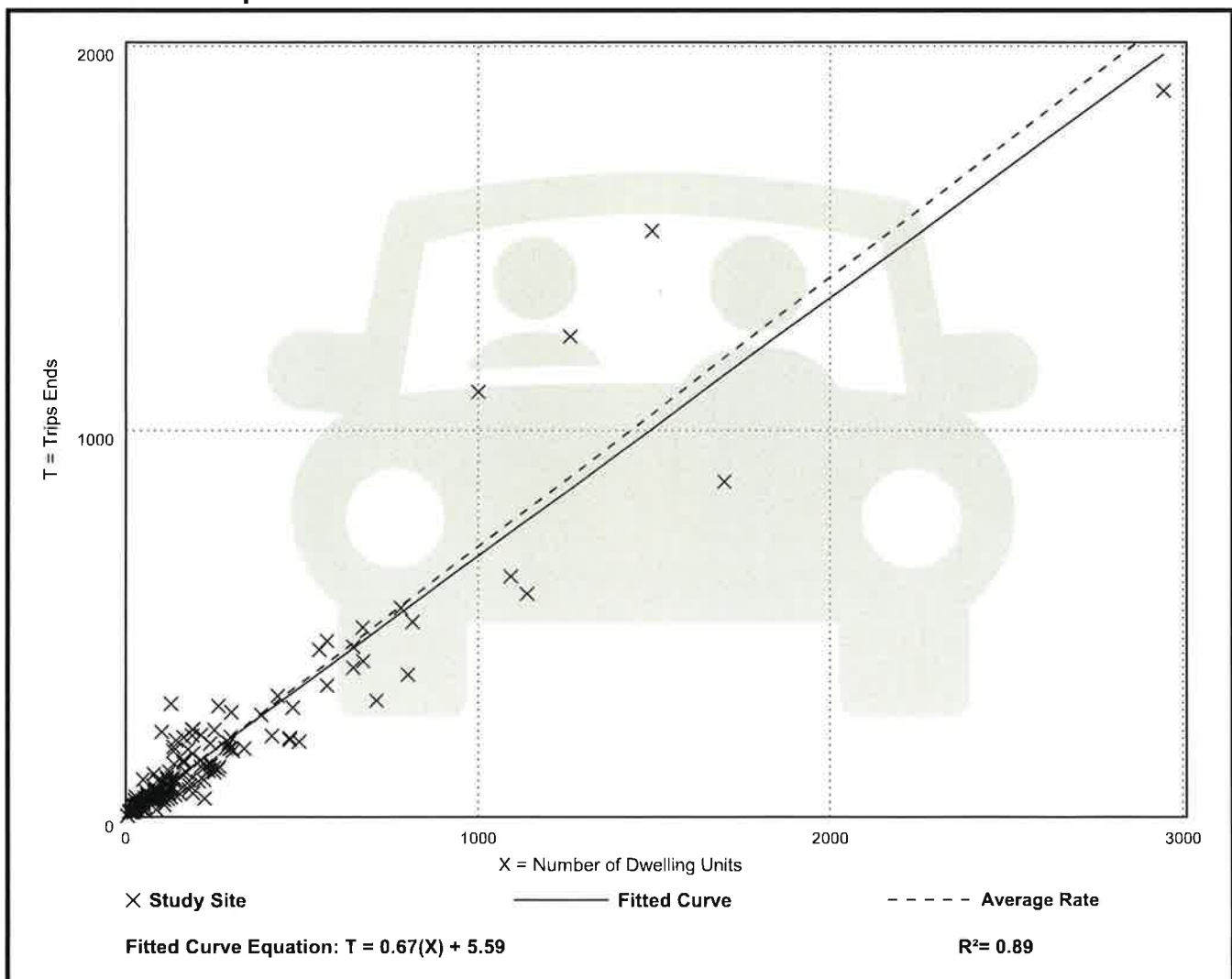
Avg. Num. of Dwelling Units: 239

Directional Distribution: 27% entering, 73% exiting

## Vehicle Trip Generation per Dwelling Unit

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 0.70         | 0.22 - 2.27    | 0.26               |

## 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: 166

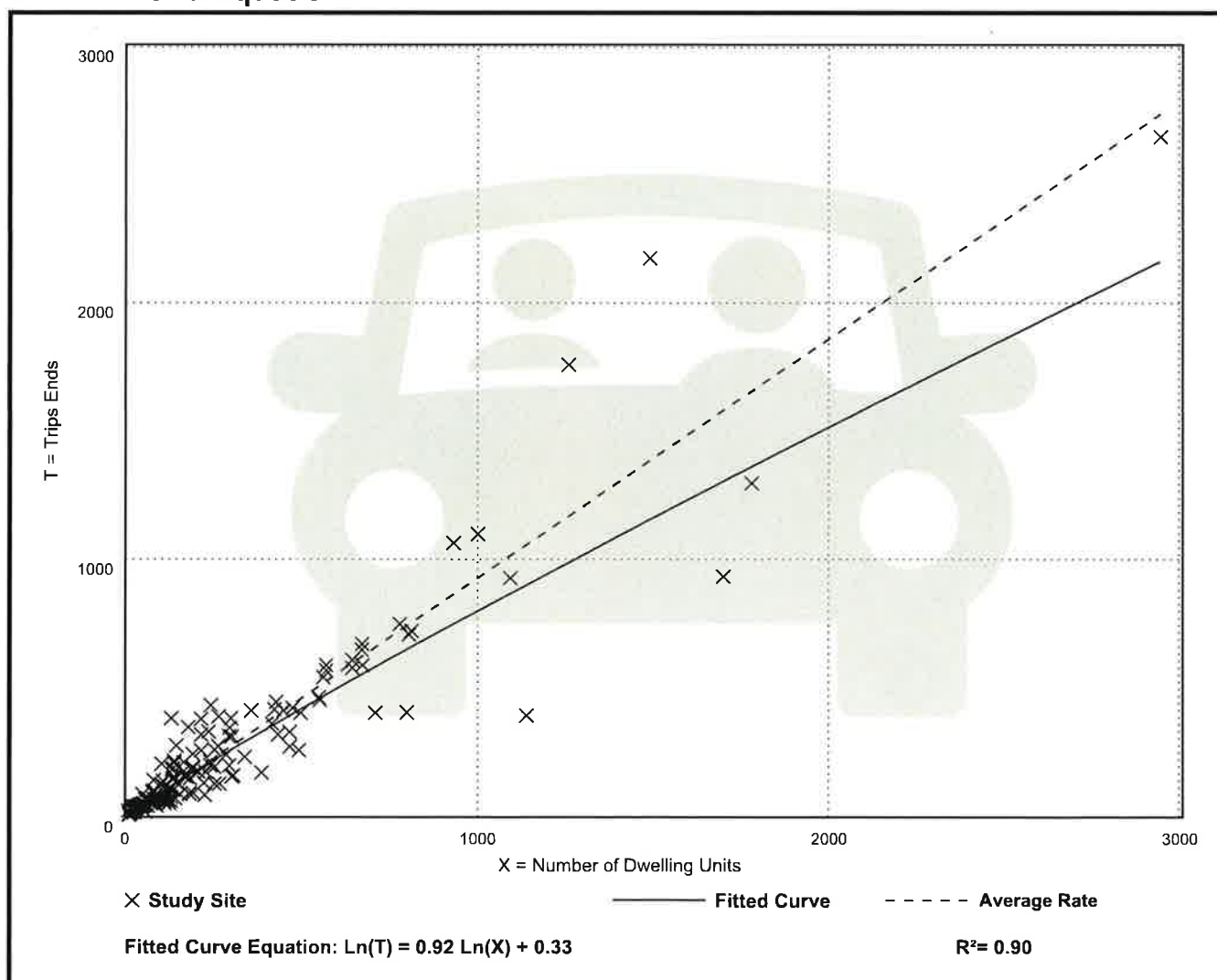
Avg. Num. of Dwelling Units: 266

Directional Distribution: 62% entering, 38% exiting

## Vehicle Trip Generation per Dwelling Unit

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 0.93         | 0.35 - 2.98    | 0.33               |

## Data Plot and Equation



CHG  
BEC

ORDINANCE  
NUMBER 2024 - 010

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, AMENDING THE CHARLOTTE COUNTY ZONING ATLAS FROM PLANNED DEVELOPMENT (PD) TO PD, IN ORDER TO HAVE A RESIDENTIAL DEVELOPMENT UP TO 1,762 DWELLING UNITS (A REDUCTION OF 341 DWELLING UNITS); ADOPTING THE GENERAL PD CONCEPT PLAN, REQUIRING A TRANSFER OF 1,311 DENSITY UNITS TO REACH THE MAXIMUM OF 1,762 DWELLING UNITS; FOR PROPERTY, INCLUDING THREE PARCELS, LOCATED AT 12390, 13250 AND 13280 BURNT STORE ROAD, WITHIN THE BOUNDARY OF THE BURNT STORE AREA PLAN AND IN THE PUNTA GORDA AREA, CONTAINING 425.93 ACRES MORE OR LESS; CHARLOTTE COUNTY, FLORIDA; COMMISSION DISTRICT II; PETITION PD-23-00007; APPLICANT, BURNT STORE DEVELOPERS, LLC; PROVIDING AN EFFECTIVE DATE.

ROGER D. EATON, CHARLOTTE COUNTY CLERK OF  
CIRCUIT COURT  
# PAGE: 21  
INSTR #: 3397763 Doc Type: GOV  
Recorded: 04/25/2024 at 03:50 PM  
Rec. Fee: RECORDING \$180.00

RECITALS

WHEREAS, in a public hearing held on Tuesday, April 23, 2024, the Board of County Commissioners of Charlotte County, Florida ("Board") reviewed Petition PD-23-00007, submitted by applicant, Burnt Store Developers, LLC ("Applicant"), which requested a rezoning from Planned Development (PD) to PD, and adopting the General PD Concept Plan, and requiring a transfer of 1,311 density units, in order to allow for residential development of single-family homes, twin villas, townhomes, and multi-family up to 1,762 units, and its associated residential amenities, and associated infrastructure, for property including three parcels, located at 12390, 13250 and 13280 Burnt Store Road, containing 425.93 acres more or less, within the Burnt Store Area Plan and in the Punta Gorda area, Commission District II, and more particularly described in Exhibit "A" which is attached hereto ("Property"); and

MIN

WHEREAS, the Applicant seeks to rezone the Property from Planned Development (PD) to PD in order to allow for residential development of up to 1,762 dwelling units on the subject property; and

WHEREAS, Petition PD-23-00007 was 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, the P&Z Board recommended approval on March 11, 2024; and

WHEREAS, after due consideration, based on the findings and analysis provided by County Staff and the evidence presented to it, the Board finds that approval of Petition PD-23-00007 is consistent with the County's Comprehensive Plan and meets the requirements for the granting of a rezone; and

WHEREAS, the Board finds that approval of Petition PD-23-00007 to rezone the subject property from Planned Development (PD) to PD to be in the best interests of the County.

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

SECTION 1. The following petition, made by applicant, Burnt Store Developers, LLC ("Applicant"), for an amendment to the Charlotte County Zoning Atlas is hereby approved subject to the General PD Concept Plan and conditions contained in the attached Exhibit "B":

Petition PD-23-00007 requesting a rezoning from Planned Development (PD) to PD and adopting the General PD Concept Plan, requiring a transfer of 1,311 density units, in order to allow for residential

development of single-family homes, twin villas, townhomes, and multi-family up to 1,762 units, for property located at 12390, 13250, and 13280 Burnt Store Road, within the boundary of the Burnt Store Area Plan and in the Punta Gorda area, containing 425.93 acres more or less; Charlotte County, Florida, Commission District II, and more particularly described in Exhibit "A" which is attached hereto.

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's effective date shall be upon filing in

the Office of the Secretary of State, State of Florida.

[SIGNATURE PAGE FOLLOWS]

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

BOARD OF COUNTY COMMISSIONERS  
OF CHARLOTTE COUNTY, FLORIDA

By: William G. Thax  
William G. Thax, Chairman

ATTEST:

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

By: Kimberly Wells  
Deputy Clerk

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

By: Janette S. Knowlton  
Janette S. Knowlton, County Attorney  
LR2023-0991













### PD Conditions for Application PD-23-00007

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

- a. Development on the subject property shall occur as generally illustrated on the General PD Concept Plan submitted by the applicant, prepared by Barraco and Associates, Inc., dated February 29, 2024 (Attachment 1: Master Concept Plan – Turnleaf Planned Development), 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 85.19± acres (The PD Concept Plan includes 14.82± acres of wetlands and associated uplands, 64.24± acres of lake area, 8.519± acres of which may be counted toward open space). In addition, the PD Concept Plan Site Plan Review (Petition No. DRC-23-00186) comments/conditions according to the letter dated February 21, 2024, and signed by Shaun Cullinan, Charlotte County Planning and Zoning Official, are required to be met as applicable. Such General PD Concept Plan shall be valid until a Final Detail Site Plan is approved per Section 3-9-45, Planned Development (PD).
- b. The base density for the subject property is 451 units. The proposal is to develop a total of 1,762 dwelling units. Any residential development above 451 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 homes attached or detached.
  - ii. Townhomes.
  - iii. Multi-family.
  - iv. Amenities such as clubhouse, community pool, tennis court or other similar non-commercial recreational uses and structures.
  - v. Community garden.
  - vi. Park, public or not-for-profit.
  - vii. Accessory uses and structures. Uses and structures which are customarily accessory and clearly incidental to permitted uses and structures are permitted in this district, including, but not limited to:
    - 1) Accessory structures, including, but not limited to, garages, carports and sheds.
    - 2) Detached accessory structures greater than 250 square feet but no greater than 400 square feet in area, must be DBPR approved or otherwise meet the Florida Building Code. All roofs must be pitched and include overhangs and eaves which meet current building codes. Rounded corners are prohibited. These structures are allowed with metal siding in the same color as the primary structure.
    - 3) Fences or walls.



- 4) Swimming pools, tennis court or other similar non-commercial recreational uses and structures.
- d. No development shall occur prior to Final Detail Site Plan approval of any or all phases, which will be scheduled on the Board of County Commissioners land use consent agenda.
- e. A development timeline and phasing plan for the entire PD shall be submitted as part of the application for Final Detail Site Plan approval. If approved, a monitoring report shall be submitted annually from the day of Final Detail Site Plan approval until buildout, identifying the development activities which occurred during the past year and summarizing the status of the PD buildout in the current and previous year (as applicable).
- f. The maximum building height for single-family homes and townhomes is 35 feet from the base flood elevation. The maximum building height for multi-family structures and amenity structures is 45 feet from the base flood elevation. The project must comply with all development standards listed on the PD Concept Plan.
- g. 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 in perpetuity by the developer, a homeowners' association, a Community Development District, or similar entity.
- h. The applicant/property owner shall provide a pedestrian/sidewalk system with a minimum width of five feet throughout the development, which shall be identified in the Final Detail Site Plan. A pedestrian/sidewalk system with a minimum width of eight feet shall be placed along one side of the Spine Road as shown on the proposed General PD Concept Plan (Attachment 1) and along the northern property line within the 50-foot right-of-way reservation as also shown on the proposed PD Concept Plan (Attachment 1), and such sidewalk system shall connect to the existing sidewalk system on Burnt Store Road. The developer shall coordinate with the County's Public Works Department to ensure that the proposed 8-foot sidewalk is completed no later than at the time of the 50% completion of the residential development.
- i. There shall be two main entrances. One shall be located on Burnt Store Road and the second shall be located on or about the north property boundary, as well as at least one emergency access point along the eastern boundary of the site. These entrances are shown on the proposed General PD Concept Plan (Attachment 1). The exact locations for these access points will be fully described and included in the Final Detail Site Plan. 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 Detail Site Plan review and these comments shall be fully described and included in the Final Detail Site Plan.
- j. As part of the applicant's development agreement addressing condition k. below, the applicant shall address concurrency per Article XIV, Concurrency Management. The applicant shall meet Transportation Concurrency and account for the project's traffic and the traffic of any previously approved developments which have reserved level of

service (LOS) capacity in the applicable roadway LOS analysis. If the analysis shows that the LOS falls below the adopted minimum standard, a proportionate share analysis and a Proportionate Fair Share Agreement may be required to satisfy Transportation Concurrency.

- k. Before the project can receive any residential Certificates of Occupancy, the conditions relating to a traffic signal on Burnt Store Road at the main residential entrance to the Turnleaf development shall be memorialized in a developer's agreement acceptable to the County.
- l. 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 may be issued. The developer may extend reclaimed water utility lines, if available at the time of construction.
- m. The 25-foot PD setback is required as shown on the PD Concept Plan. Entrances, landscaping and buffers may be located within the 25-foot PD setback.
- n. The site shall be developed with a unified landscaping theme. Landscaping and Buffers:
  - i. At a minimum, a type "B" buffer shall be required along the property boundary abutting properties zoned RE-1 and RSF-3.5, which are designated for single-family homes.
  - ii. At a minimum, a type "B" buffer shall be required for portion of the property which is designated for multi-family development.
  - iii. At a minimum, a type "C" buffer is required for all amenities and recreational areas.
  - iv. At a minimum, a type "A" buffer is required along the remaining property boundary.
  - v. All other landscaping and buffers shall follow Section 3-9-100, Buffers, Landscaping, and Tree Requirements.
- o. The final design of the amenity area shall be determined at Final Detail Site Plan review.
- p. The Habitat management plan (Attachment 2: Native Habitat Management Plan) shall be implemented to make sure that the onsite wetland identified as "Preserve" on the PD Concept Plan shall be restored and preserved in perpetuity. At a minimum, a 25-foot buffer is required along all wetlands.
- q. If outdoor lighting is included in the proposed amenity area, it must be shielded or directed in such a way that the light does not shine beyond the boundaries of the subject property.
- r. The proposed three amenity areas, containing a total of 8.37 acres, may contain a clubhouse, with a swimming pool, a tennis court, or similar uses, and a parking area. If a clubhouse is constructed, it shall be built to the highest wind-bearing loads required by Charlotte County and will be made available for use as a post-storm hurricane

refuge to the proposed neighborhood following a natural disaster. It is understood that the clubhouse will not be able to accommodate all residents of the community.

s. School Concurrency:

- i. If the Site must meet school concurrency under a valid interlocal agreement, prior to Final Detail Site Plan or Final Plat approval for any residential development for any Phases, the Developer or applicant/property owner must obtain a School Concurrency Availability Determination Letter (SCADL) from Charlotte County Public Schools (CCPS) indicating that sufficient capacity exists, or has been accounted for through a binding and enforceable agreement with CCPS.
  - ii. If an agreement is required, the terms of both agreements shall be incorporated into the Planned Development Final Detail Site Plan but shall not constitute a major modification.
- t. Per the submitted "Phase I Cultural Resource Assessment of the Burnt Store 425 Parcel, Charlotte County, Florida" report, prepared by Archaeological and Historical Conservancy, Inc. and dated November 2022. The site (8CH666) needs to be preserved as shown on the PD Concept Plan (Attachment 1). If the site contains archaeological resources which need to be protected or buffered, a modification to the proposed General PD Concept Plan is required at the Final Detail Site Plan stage. If the modification does not change the density, intensity, open space requirements, or the proposed PD conditions, it will be considered a minor modification; otherwise, a major modification to the proposed General PD Concept Plan is required. All ground disturbing activities in the area of an archaeological site shall be monitored by a professional archaeologist. In the event that uncovers human remains, then the provisions of Florida State Statute 872.05, the Unmarked Human Remains Act, may apply.

**Attachment 1**  
**Master Concept Plan –**  
**Turnleaf Planned Development**

# MASTER CONCEPT PLAN FOR

# TURNLEAF RESIDENTIAL PLANNED DEVELOPMENT

PART OF SECTION 4 & 9, TOWNSHIP 42 SOUTH, RANGE 23 EAST  
PUNTA GORDA, CHARLOTTE COUNTY, FLORIDA

## PROJECT DATA

| SITE ADDRESS                                                                                                     | PROJECT DATUM                                                                             |
|------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|
| 13288 BURNING STORE RD<br>PUNTA GORDA, FL 33955                                                                  | FLORIDA STATE PLANE WEST ZONE (FWD18030)<br>NATIONAL GEODETTIC VERTICAL DATUM (NGVD) 1929 |
| ZONING                                                                                                           | RECORD PLAT                                                                               |
| CURRENT: RES 8 PD<br>PROPOSED: PD                                                                                |                                                                                           |
| FLOOD ZONE                                                                                                       | STRAP NUMBERS                                                                             |
| ACCORDING TO F.A.R.M. NO. 1267000387, MAP<br>REVISED AUGUST 28, 2008, THE PROPERTY IS<br>LOCATED IN ZONE "A & B" | 422306030001<br>422306030001<br>422304400001                                              |

## PERMIT REQUIREMENTS

| AGENCY                                    | STATUS | NOTES |
|-------------------------------------------|--------|-------|
| SW FLORIDA WATER MANAGEMENT DISTRICT      | .      | .     |
| CHARLOTTE COUNTY DEVELOPMENT ORDER        | .      | .     |
| FLORIDA DEPARTMENT OF HEALTH              | .      | .     |
| FLORIDA DEPT. OF ENVIRONMENTAL PROTECTION | .      | .     |
| P.D.O.T. CONNECTION PERMIT                | .      | .     |
| P.D.O.T. DRAINAGE CONNECTION PERMIT       | .      | .     |
| P.D.O.T. UTILITY PERMIT                   | .      | .     |
| ARMY CORPS OF ENGINEERS                   | .      | .     |
| P.D.E.P. NOTICE OF INTENT                 | .      | .     |

NOTE: CONTRACTOR MUST OBTAIN AND KEEP ON FILE A COPY OF ALL PERMITS  
REQUIRED PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY

## DESIGN TEAM

| PROJECT ENGINEER       | PROJECT MANAGEMENT    |
|------------------------|-----------------------|
| CARL BARRACO, P.E.     | JEFF WASKO, P.E.      |
| DESIGN ENGINEER        | PROJECT SURVEYOR      |
| JEFF WASKO, P.E.       | SCOTT A. WHEELER, PSM |
| LEAD DESIGN TECHNICIAN | SITE PLANNING         |
| JAMIE WILSON, P.E.     | ALYSSA FONTANE        |
| DESIGN STAFF           | LANDSCAPE DESIGN      |
| CHRIS PALEY            | GRIGIO DIORIO         |
| QUALITY CONTROL        | LAND PLANNER          |
| WESLEY L. P.E.         | ALEXIS CRESPO         |

THESE PLANS MAY HAVE BEEN MODIFIED IN SIZE BY REPRODUCTION.  
THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.

ALL DIMENSIONS ARE IN FEET.



PROJECT  
LOCATION



LOCATION MAP



## INDEX OF DRAWINGS

ENGINEER OF RECORD SIGNATURE AND SEAL APPLY TO THE FOLLOWING PLAN SHEETS, INCLUDING ANY SUPPLEMENTS.

| SHEET | DESCRIPTION                  | XREF | DRAWING NAME  |
|-------|------------------------------|------|---------------|
| 1     | COVER SHEET AND LOCATION MAP | A    | 23991-201.DWG |
| 2     | MASTER CONCEPT PLAN          | B    | 23991-202.DWG |
| 3     | DETAILS                      |      | 23991-203.DWG |

## CROSS-REFERENCED DRAWINGS

| XREF | DESCRIPTION       | DRAWING NAME  |
|------|-------------------|---------------|
| A    | AERIAL PHOTOGRAPH | PROJ0220.JPG  |
| B    | BASE PLAN         | 23991-200.DWG |

**Barraco**  
and Associates, Inc.  
CIVIL ENGINEERING • LAND SURVEYING  
LAND PLANNING  
www.barraco.net  
2271 MCGREGOR BLVD., SUITE 100  
FORT MYERS, FLORIDA 33902-2800  
PHONE (239) 461-3170  
FAX (239) 461-3169  
FLORIDA CERTIFICATES OF AUTHORIZATION  
ENGINEERING 7185 - SURVEYING 0010-0046  
VIRGIL@BARRACO.COM

**BURNT STORE  
DEVELOPERS,  
LLC**

1807 BAYMEADOWS ROAD E  
SUITE 205  
JACKSONVILLE, FL 32256

PHONE (904) 562-1358  
FAX (904) 562-2481

## PROJECT DESCRIPTION

## TURNLEAF PLANNED DEVELOPMENT

PART OF SECTION 4 & 9,  
TOWNSHIP 42 SOUTH, RANGE 23 EAST  
CHARLOTTE COUNTY, 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.

PLANNED DEVELOPMENT (PD) IS A TYPE OF DEVELOPMENT  
WHICH IS NOT SUBJECT TO THE REQUIREMENTS OF THE  
FLORIDA ZONING ACT, BUT IS SUBJECT TO THE  
REQUIREMENTS OF THE FLORIDA ZONING ACT.

FILE NAME: 23991-201-CONCEPT.DWG  
LOCATION: 13288 BURNING STORE RD  
PLOT DATE: MAY 3, 2011 11:15 AM  
PLOT BY: JEFF WASKO

CROSS-REFERENCED DRAWINGS  
MASTER: 23991-200.DWG

PLAN REVISIONS

11/28/2010 REVISED PER COMMENTS

2/28/2011 ADD ARCHITECTURAL SITE

PLAN STATUS

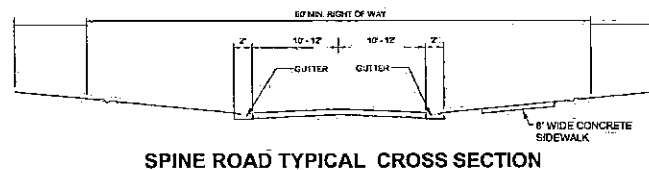
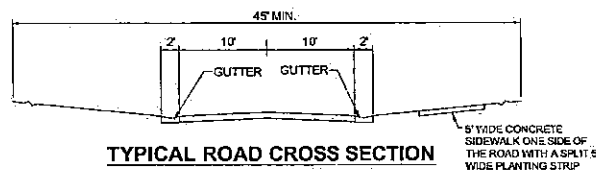
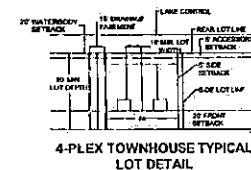
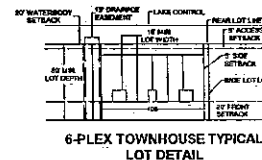
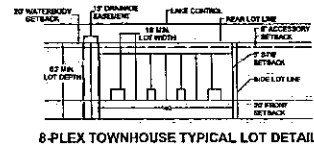
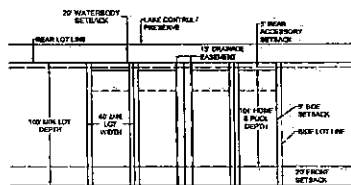
NOT FOR CONSTRUCTION

COVER SHEET  
AND  
LOCATION MAP

PROJECT FILE NO. SHEET NUMBER

23991 1





| Dwelling Type                  | Min. Lot Size | Min. Lot Width | Min. Lot Depth | Min. Front Setback <sup>1)</sup> | Side Setback                   | Rear Setback (Principal) | Rear Setback Accessory Setback | Max. Height  | Max. Lot Coverage | Waterbody | PD Setback |
|--------------------------------|---------------|----------------|----------------|----------------------------------|--------------------------------|--------------------------|--------------------------------|--------------|-------------------|-----------|------------|
| Single-Family Detached         | 4,000 SF      | 40'            | 100'           | 20'                              | 5'                             | 10'                      | 5'                             | 35'          | 70%               | 20'       | 25'        |
| Single-Family Semi-Detached    | 3,000 SF      | 30'            | 100'           | 20'                              | 5/10'                          | 10'                      | 5'                             | 35'          | 70%               | 20'       | 25'        |
| Townhouse                      | 1,280 SF      | 16'            | 80'            | 20'                              | 5/10'                          | 10'                      | 5'                             | 35'          | 75%               | 20'       | 25'        |
| Multi-Family Building          | 10,000 SF     | 75'            | 100'           | 20'                              | 7.5' (15' building separation) | 15'                      | 5'                             | 45/3 stories | 60%               | 20'       | 25'        |
| Recreation Building/ Clubhouse | 10,000 SF     | 100'           | 100'           | 15'                              | 5'                             | 5'                       | 5'                             | 45/3 stories | 60%               | 20'       | 25'        |

(1) Dwelling units with side loaded garages shall have a minimum front yard setback of 15'. Secondary front yards on corner lots shall have a minimum front setback of 10'.

**BURNT STORE  
DEVELOPERS,  
LLC**

7807 BAYMEADOWS ROAD E  
SUITE 208  
JACKSONVILLE, FL 32256

PHONE (904) 582-1358  
FAX (904) 996-2481

### PROJECT DESCRIPTION

TURNLEAF  
PLANNED  
DEVELOPMENT

PART OF SECTION 449,  
TOWNSHIP 42 SOUTH, RANGE 23 EAST  
CHARLOTTE COUNTY, 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.

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COPYRIGHT 2018, BARRETT AND ASSOCIATES,  
REPRODUCTION OF THIS OR ANY PART THEREOF IS  
PROHIBITED WITHOUT WRITTEN PERMISSION

1st NAME: JESSICA COLLEMAN DING  
LOCATION: JESSICA DING COLLEGE  
PLOT DATE: THU 2-28 2018 11:05 AM  
PLOT BY: ALYSSA FONTAINE

CROSS-REFERENCED DRAWING:

FLANDEY, S. K. A.

|            |                         |
|------------|-------------------------|
| 11-28-2023 | REVISOR PUBLIC COMMENTS |
| 2-23-2024  | ADD ARCHAEOLOGICAL      |

## PLAN STATUS

MASTER  
CONCEPT  
PLAN

|                   |              |
|-------------------|--------------|
| PROJECT / FILE NO | SHEET NUMBER |
| 23991             | 3            |

# **Attachment 2**

## **Native Habitat Management Plan**

This native habitat management plan applies to a portion of the subject property located at 13250 and 13280 Burnt Store Road.

**BURNT STORE 295  
CHARLOTTE COUNTY APPLICATION NO. PD-21-00009  
NATIVE HABITAT MANAGEMENT PLAN**

**August 2021**

**INTRODUCTION**

The following Native Habitat Management Plan has been prepared to address the long-term management of the proposed on-site wetlands and their upland preservation areas for the proposed development known as Burnt Store 295 (Project). Preservation areas are identified on the adopted PD Concept Plan, prepared by Barraco and Associates, Inc., as approved by Charlotte County Board of County Commissioners.

The Project is located in Section 9, Township 42 South, Range 23 East, Charlotte County. The Project area is 295± acres and is comprised primarily of undeveloped pasture and forested land.

**NATIVE HABITAT PRESERVATION AREA MANAGEMENT PLAN**

An aggressive maintenance plan shall be implemented to ensure that the preserve areas remain relatively free (i.e., less than 5 percent aerial coverage) of exotic and nuisance vegetative species, and maintain a minimum 80 percent aerial coverage of desirable native vegetative species ("Success Criteria"). The maintenance plan will consist of an initial exotic/nuisance vegetation treatment and removal event, with scheduled maintenance events to ensure that regrowth of exotic and nuisance vegetation is limited. All maintenance activities shall be conducted via a combination of hand removal and in-place treatment in conjunction with spray application of approved herbicides which can be used to selectively treat undesirable vegetation. No herbicide treatment of desirable native species is permitted. Additionally, native vegetation may have to be planted in order to meet the desired aerial coverage criteria of at least 80 percent.

Exotic plant species will include all Category I invasive exotics as listed by the Florida Exotic Pest Plant Council (EPPC). Hand removal will include the felling of exotics trees, hand removal, and herbicide treatment of the stumps; or hand pulling. Herbicide treatment will be with a U.S. Environmental Protection Agency approved herbicide that includes a visual trace dye. If physical removal will cause more damage to the native vegetation within the preserve, exotic vegetation within the interior of the preserve will be treated in place.

**Prohibited Activities**

Filling, dumping, construction of buildings, roads, billboards or other advertising, excavating, alteration, trimming, or removal of native vegetation within the preservation area will be prohibited except for restoration activities consistent with natural areas conservation management, the removal of dead trees and shrubs or leaning trees that could cause property damage, and activities conducted in accordance with a prescribed burn plan developed with the Florida Forest Service.

## **Measures to Protect Wildlife and Integrity of the Native Habitat**

Entrance to the preservation area will be limited to the property owner(s), developer(s), and their guests for purposes of maintenance activities or passive recreational uses not inconsistent with retention of land or water areas in their existing, natural vegetative, hydrologic, scenic, open or wooded condition. Contractors hired to perform maintenance activities must have all required licensing, per Florida Pesticide Law (Florida Statutes (F.S.), 487). Public access to the preservation area will not be permitted. In the case of any entrance to the preservation area, care shall be taken to protect wildlife and the integrity of the habitat in accordance with local, state, and federal guidelines. Habitat for wildlife, as well as overall increase in the ecological value of the preservation areas, will be ensured through implementation of the maintenance plan.

## **Monitoring Plan**

To ensure that the preservation areas meet the success criteria described above, the initial exotic removal/restoration event shall occur within 45 days of issuance of a building permit for the subject property, and the first monitoring event shall be conducted within 45 days following the initial exotic removal/restoration event. The County may grant extensions of no more than 90 days to accommodate unforeseen circumstances, such as drought, frost, or freeze. Subsequent monitoring events will be conducted annually for a period of no less than three years. If, at the end of three years, the preserve areas have met or exceeded the success criteria described above, monitoring requirements for the preserve areas shall be suspended. However, additional monitoring may be required if the success criteria of native or invasive/nuisance plant coverage has not been achieved.

If assessment of the preserve areas demonstrates that the success criteria have been achieved, the responsible party shall provide written certification by an Environmental Scientist, Biologist, registered Engineer, or Landscape Architect that the maintenance efforts have met applicable success criteria. If certification of success is not submitted or is not approved by the County, then annual monitoring shall continue until the criteria has been met and deemed successful. The monitoring program and any corrective actions to maintain the preserve areas shall be at the sole expense of the property owner(s) or developer.

The results of these monitoring events will be compiled in monitoring reports which will include:

- Qualitative overview of vegetative species present, including native species percent coverage
- Percent coverage by exotic/nuisance vegetation
- Wildlife observations
- Permanent fixed-point photograph stations
- Discussion of ongoing maintenance activities
- Identification of insufficiencies and recommendations for future remediation

Such monitoring reports must be provided to the County within 45 days of the monitoring inspection event, unless an extension by the County is granted.



## FLORIDA DEPARTMENT *of* STATE

**RON DESANTIS**  
Governor

**CORD BYRD**  
Secretary of State

April 25, 2024

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

Dear Roger Eaton,

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Charlotte County Ordinance No. 2024-010, which was filed in this office on April 24, 2024.

Sincerely,

Matthew Hargreaves  
Administrative Code and Register Director

MJH/wlh



Ticket# 3925335-1  
BCC 04.23.24 Meeting  
5 x 12.  
Submitted by: Kimberly Sargent  
AD ID# 3923798  
Publish: 04/08/24  
163352 3923798

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

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

04/08/24

as well as being posted online at [www.yoursun.com](http://www.yoursun.com) and [www.floridapublicnotices.com](http://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.

(Signature of Affiant)

Sworn and subscribed before me this 8th day of  
April, 2024

(Signature of Notary Public)



Personally known  X  OR     Produced Identification

## Legacy/From A1

from the IRS before the city's deadline, Calwood said.

The other disqualified applicant was the current operator, the New Operation Cooper Street Board.

The city broke the current lease with the NOCS board claiming it wasn't transparent about its operations and finances. Officials also weren't happy the board leased building space to the YMCA for after-school activities without the city's approval.

After public comment, committee members commented on the only proposal.

Member Julie Rogan-Suiter suggested the City Council would consider adding other items while negotiating with the YMCA. She asked if a percentage of the new operational board could be made up of community



At left, Valerie Wist tells the board about how she grew up playing at the Cooper Street Rec Center. She said she met her boyfriend there and later married him. They were together for 30 years. Their children and grandchildren use the rec center in Punta Gorda.

members and business owners.

She said the Y should consider hiring residents to work at the rec center and create a service work program.

Board chair Brittany Mettler, who cast the dissenting vote, called the YMCA's proposal "inconclusive." She said it lacks

information about sub-leases and that all current and non-YMCA and partner activities would stop. She also said the YMCA requested the city pay for expenses.

The expenses and renewal proposals are not reasonable and should be negotiated, she said. A 3% increase over a

five-year period will not keep up with average annual inflation. Over the past five years, the average 12-month percent change is 3.74%, according to the US Bureau of Labor Statistics.

Mettler said if the playground on the rec center campus isn't open to the public at all times, the

YMCA should pay, not the city. However, the council can add it to the operational agreement.

After the meeting, NAACP of Charlotte County President Connie Payne asked why the community building needs an "oversight."

"It's like the master and the slave. Why?" Payne said. "This building is our legacy. We've always been able to handle it. We never needed an oversight, which is the white folk. That's how I'm taking it."

Jim Blue said he has always been welcome at the rec center.

"Live at PG1," said Blue, who is running for a Florida House of Representatives for District 76. "The one thing I believe in strongly is protecting local power, community power. I hope this board and the council will decide to leave the power in the community."

NAACP member Richard E. Patrick said the proposal should be less about a nonprofit having money, and more about a connection to that community.

"The decision we all think is coming, think what it will do to the community," he said. "This will cause mass hurt in the community."

Scott Barnard, YMCA chief development officer, didn't speak during the meeting. But afterward, he talked to members of the NAACP and other groups.

"We want community members on the Cooper Street board," Barnard said. "We will welcome residents from the community to apply for positions at the rec center. We've always been about being a part of the community and bringing people together because that's what makes us stronger."

He said he has been in the NAACP and other groups.

"We want community members on the Cooper Street board," Barnard said. "We will welcome residents from the community to apply for positions at the rec center. We've always been about being a part of the community and bringing people together because that's what makes us stronger."

He said he has been in the NAACP and other groups.

## Gaza/From A1

marked by shattered multi-story buildings and climbing over debris. Cars were overturned and charred. Southern Gaza's main hospital, Nasser, was in shambles.

"It's all just rubble," a distressed Ahmad Abu al-Rish said. "Animals can't live here, so how is a human supposed to?"

In a few weeks, he vowed a ground offensive in nearby Rafah. But the city shelters some 1.4 million people — more than half of Gaza's population. The prospect of an offensive has raised global alarm, including from Israel's top ally, the U.S., which has demanded to see a credible plan to protect civilians. Allowing people to return to nearby Khan Younis could relieve some pressure on Rafah.

White House national security spokesman John Kirby repeated on Sunday the U.S. opposition to a Rafah offensive and told ABC the U.S. believes that the partial Israeli withdrawal "literally is just about real and profit for these troops that have been on the ground for four months and not necessarily that we can tell, indicative of some coming new operation for these troops."

Israeli military quietly drew down troops in devastated northern Gaza earlier in the war. But it has continued to carry out airstrikes and raids in areas where Hamas has retreated, including Gaza's largest hospital, Shifa, leaving what the head of the World Health Organization called "an empty shell."

The six-month mark has been met with growing frustration in Israel, where anti-government protests have erupted and anger is mounting over what some see as government inaction to help free about 130 remaining hostages, about a quarter of whom have died. Hamas-led militants took about 250 captives when they crossed from Gaza into Israel on Oct. 7 and killed 1,200 people, mostly civilians.

Several thousand protesters called for a "hostage deal now" at a rally outside the Knesset in Jerusalem, organized by hostages' families. In southern Israel, weeping relatives gathered at the site of a music festival where more than 300 people were killed on Oct. 7.

"It's an impossible reality for us. It's no longer reality for the Gazans and the people of this country. We just want to live," said one protester, Talla Barak.

"I would agree to anything to return the hostages and stop the mass killings in Gaza," said another protester, Michal Fruchtman.

Negotiations in pursuit of the hostages' release were expected to resume in Cairo on Sunday. An Israeli delegation led by the head of the Mossad intelligence agency was going to Cairo, according to an Israeli official who spoke on condition

of anonymity because they were not authorized to discuss the matter with the media.

Pressure rose for action now.

"This doesn't seem a war against terror. This doesn't seem anymore a war about defending Israel. This really, at this point, seems like a war against humanity itself," chief of staff Andrei told ABC, days after an Israeli airstrike killed seven of his World

Central Kitchen colleagues in Gaza. Aid deliveries on a crucial new sea route to the territory were suspended.

"Humanity has been all but abandoned" in Gaza, the International Federation of Red Cross and Red Crescent Societies said in a statement.

The U.N. and partners now warn of "imminent famine" for more than 1 million people in Gaza as humanitarian workers urge

Israel to loosen restrictions on the delivery of aid overland, the only way to meet soaring needs as some Palestinians forage for weeds to eat. Thousands of aid trucks have been waiting to enter Gaza.

"It's a slow-motion massacre of people to subject them to the kind of deprivation of food and water that they have been subjected to for the last six months," Doctors Without Borders

USA executive director Avri Ben-Dor told CBS. Mothers who have given birth in Gaza since the war began are especially vulnerable.

The Health Ministry in Gaza said the bodies of 36 people killed in Israeli bombardment had been brought to the territory's remaining functional hospitals in the past 24 hours. It said 33,175 have been killed since the war began.

## 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 THURSDAY, APRIL 11, 2024, AT 2:00 PM, OR AS SOON THEREAFTER AS THE MATTER MAY BE HEARD DURING THE COURSE OF ACTION. THIS MEETING AND HEARING WILL BE HELD IN CONFERENCE CHAMBERS, ROOM 119, FIRST FLOOR, BUILDING A, THE CHARLOTTE COUNTY ADMINISTRATION CENTER, 1150 W. WILKINSON CIRCLE, FORT CHARLOTTE, FLORIDA. THIS 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/board-commissioners/planning-zoning-board/agenda.html>.

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 904-764-4903 AND MENTION THE PETITION NUMBER OF THE MATTER YOU WISH TO DISCUSS.

**PETITIONS**  
**LAND USE CONSENT AGENDA**  
DRC-24-003 Quad-Judicial Commission District II  
Debra Procyk is requesting a PD Final Detail Site Plan approval for Wilder Amenity Center. The project consists of a 3,958 sq ft lake house, pool, 54 sq ft mail room, tennis and pickleball courts, 1,800 sq ft tennis building, 2,275 sq ft fitness center, playground, and yoga lawn. This project site is 5.87 acres and is zoned U-1 (11533/21364, Tucker Point Phase I) and U-2 (11533/21364, Tucker Point Phase II).

**LAND USE REGULAR AGENDA**  
PAS-23-00008 Legislative Commission District V  
Pursuant to Section 163.3117, Florida Statutes, adopt a Small Scale Plan Amendment to change Charlotte County FLUM Series Map #11-2030 Future Land Use, from Public Lands and Facilities (PL) to Parks and Recreation (PR), for property located at 11123 McArthur Avenue, in the Port Charlotte area, containing 4.96 acres, Commission District V. Petition No. PAS-23-00008; Applicant: Tina Powell, Charlotte County Parks & Natural Resources Division Manager providing an effective date.

2-23-05-20 Quad-Judicial Commission District V  
An Ordinance pursuant to Section 115.64, Florida Statutes, amending the Charlotte County Zoning Atlas from Residential Single-Family S3 (RFS-13) to Parks and Recreation (PR), for property located at 11123 McArthur Avenue, in the Port Charlotte area, containing 4.96 acres, Commission District V, Petition No. 2-23-05-20; Applicant: Tina Powell, Charlotte County Parks & Natural Resources Division Manager providing an effective date.

PAS-23-00007 Legislative Commission District II  
Pursuant to Section 163.3117, Florida Statutes, adopt a Small Scale Plan Amendment to change Charlotte County FLUM Series Map #11-2030 Future Land Use, from Public Lands and Facilities (PL) to Parks and Recreation (PR), for property located at 5221 and 5225 Taylor Road, in the Punta Gorda area, containing 18.31 acres, Commission District II, Petition No. PAS-23-00007; Applicant: Scott View V, LLC providing an effective date.

PD-23-00016 Quad-Judicial Commission District II  
An Ordinance pursuant to Section 115.64, Florida Statutes, amending the Charlotte County Zoning Atlas from Residential Estate 1 (RE-1) to Planned Development (PD), and adopting its associated General PD Concept Plan, in order to have a maximum of 14,000 square feet of "Storage" pursuant to the County Code sec. 5-9-2. Rules of Construction; Definitions, including 11 buildings and no more than 68,000 square feet of storage, for property located at 5221 and 5225 Taylor Road, in the Punta Gorda area, containing 18.31 acres, Commission District II, Petition No. PD-23-00016; Applicant: Scott View V, LLC providing an effective date.

PD-23-00007 Quad-Judicial Commission District II  
An Ordinance pursuant to Section 115.64, Florida Statutes, amending the Charlotte County Zoning Atlas from Planned Development (PD) to PD in order to have a residential development up to 1,268 dwelling units (a reduction of 341 dwelling units) adopting the General PD Concept Plan requiring a maximum of 1,311 density units to reach the maximum of 1,268 dwelling units for property, including three parcels, located at 12180, 12190 and 12180 Burnt Store Road, within the boundary of the Burnt Store Area Plan and in the Punta Gorda area, containing 63.31 acres, Commission District II, Petition No. PD-23-00007; Applicant: Burnt Store Developers, LLC providing an effective date.

TCF-24-01 Legislative County-wide  
Pursuant to Section 163.318(4), Florida Statutes, transmit a Large Scale Plan Amendment (Plan Amendment) to the Department of Community and Other State Review agencies for review and comment; this request is to amend the Public Works and Sanitary Sewer Subelement under the Infrastructure Element by revising WSW Policy 3.3.3, Community Utility System Reporting and creating a new WSW Policy 3.3.4, Feasibility of Providing Sanitary Sewer Services; Petition No. TCF-24-01; Applicant: Dave Watson, Utilities Director, Charlotte County Utilities 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 race, color, sex, religion, national origin, or ancestry in its policies, programs, and activities. If you are a person with a disability and need a reasonable accommodation to participate in this meeting, please contact the Board of County Commissioners at 904-764-4903, or by email to [David.Lyons@CharlotteCountyFL.gov](mailto:David.Lyons@CharlotteCountyFL.gov).

Published April 8, 2024



CHG  
BCC

RESOLUTION  
NUMBER 2022 - 138

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, APPROVING A PETITION FOR A TRANSFER OF 409 DENSITY UNITS TO A RECEIVING ZONE LOCATED AT 13250 and 13280 BURNT STORE ROAD, IN THE PUNTA GORDA AREA, WITHIN THE BOUNDARY OF THE BURNT STORE AREA PLAN AREA, AND IN COMMISSION DISTRICT II; CONTAINING 295.13 ACRES MORE OR LESS; 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 TDU-22-08; APPLICANT, BURNT STORE DEVELOPERS, LLC; 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 "TDU Code"), establishes processes and requirements for approval of petitions for transfers of density units in connection with petitions for rezonings and for amendments to the County's Comprehensive Plan, the approval of which would increase density on parcels of property; and

WHEREAS, on October 26, 2021, the Board of County Commissioners of Charlotte County, Florida ("Board") approved Petition PD-21-00009, via Ordinance Number 2021-035, submitted by Coral Creek Burnt Store LLC, amending the Charlotte County

Zoning Atlas from Residential Estate 1 (RE-1) to Planned Development (PD), increasing the density from 29 units to 1,440 units, on 295.13 acres more or less of property located at 13250 and 13280 Burnt Store Road, in the Punta Gorda area, and within the Burnt Store Area Plan area, Charlotte County, Florida, and more particularly described in Exhibit "A" which is attached hereto and provided herein ("Property"); and

WHEREAS, Burnt Store Developers, LLC ("Applicant") has now submitted a petition for a transfer of density units via Petition TDU-22-08 ("TDU Petition") in connection with the above-stated rezoning, for approval by the Board, requesting a transfer of 409 units of density to the Property in accordance with the County's Comprehensive Plan and the provisions of the TDU Code; and

WHEREAS, the proposed transfer of 409 density units, together with the existing base density, will allow the development of a residential community of up to 438 dwelling units on the Property; and

WHEREAS, the Certificate of Transferrable Density Credits for the density being transferred under Petition TDU-22-08 is attached hereto as Exhibit "B"; and

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

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

1. The TDU Petition submitted by applicant, Burnt Store Developers, LLC ("Applicant"), requesting the transfer of 409 units of density to the property located at 13250 and 13280 Burnt Store Road, in the Punta Gorda area, and within the Burnt Store Area

Plan area, Charlotte County, Florida, described in Exhibit "A", attached hereto and incorporated herein by reference, is hereby approved.

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

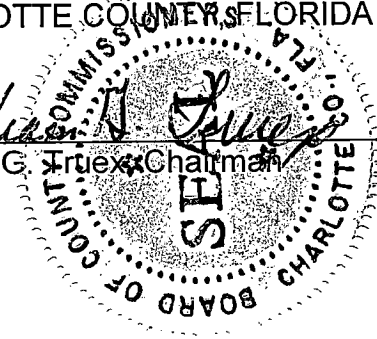
[SIGNATURE PAGE FOLLOWS]

PASSED AND DULY ADOPTED this 11th day of October, 2022.

BOARD OF COUNTY COMMISSIONERS  
OF CHARLOTTE COUNTY, FLORIDA

By: \_\_\_\_\_

William G. True, Chairman



ATTEST:

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

By: \_\_\_\_\_

Deputy Clerk

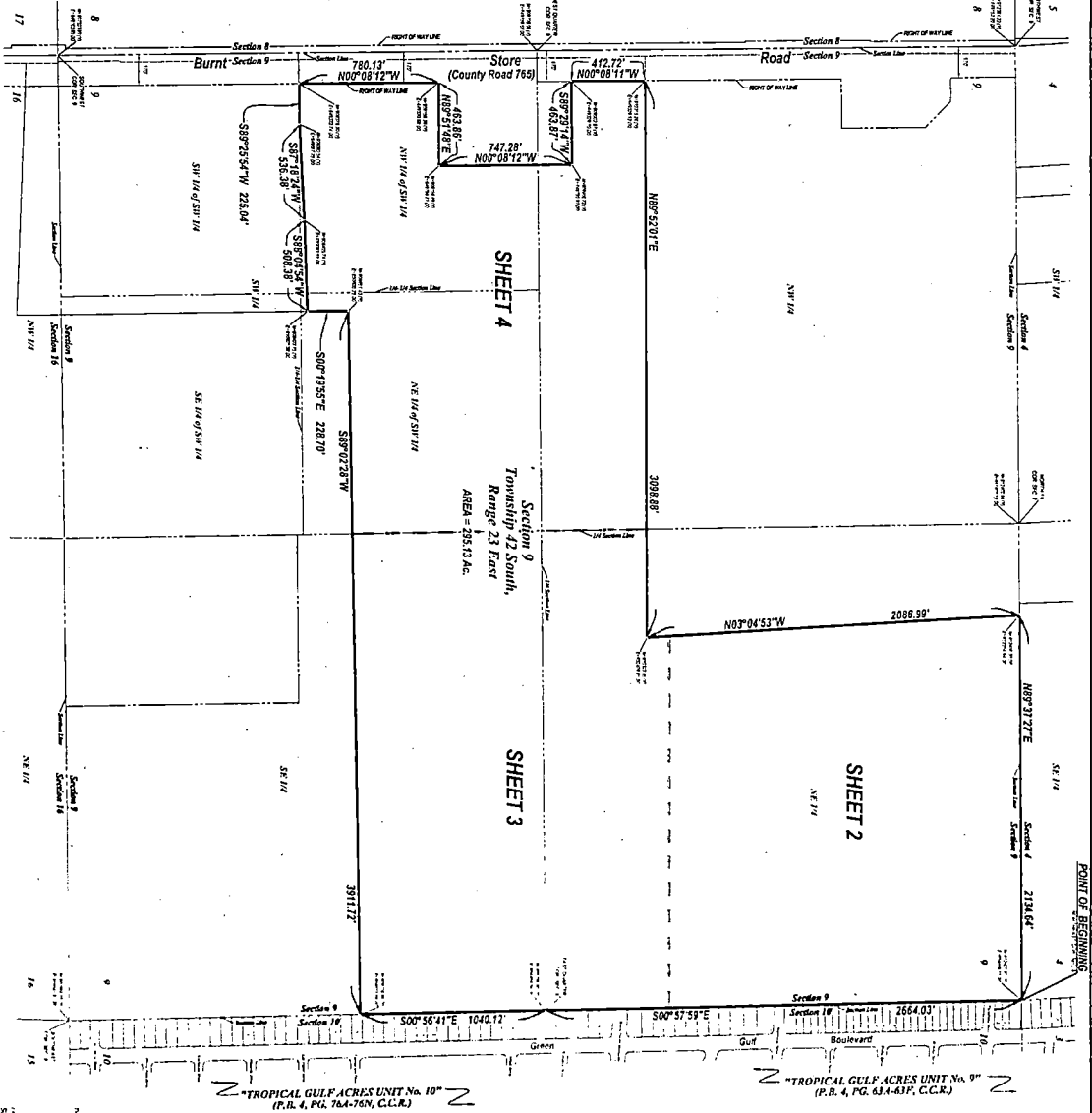
APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

By: \_\_\_\_\_

Janette S. Knowlton, County Attorney

LR2022-0667

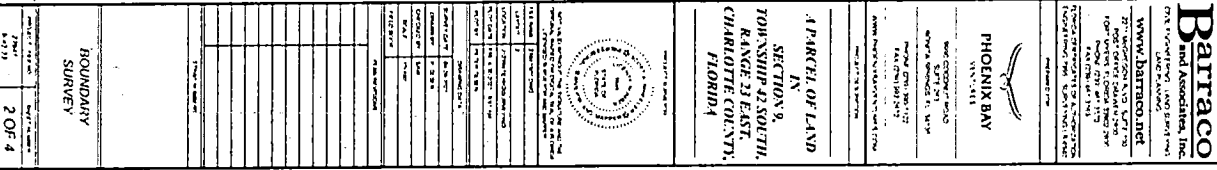
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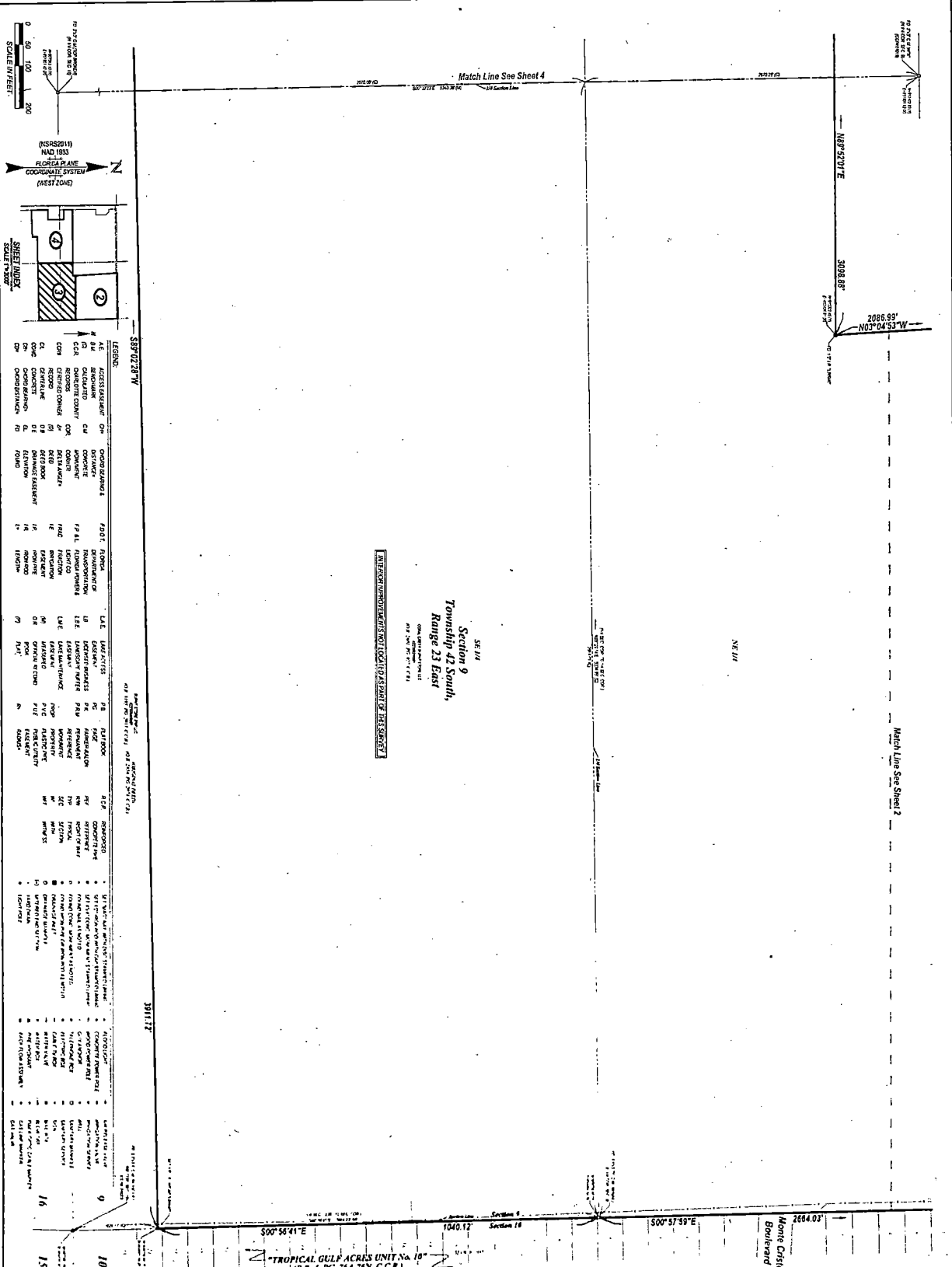


**Barraco**  
and Associates, Inc.  
ONE EIGHTY-THREE TWO EIGHTY-THREE  
UNIT FIVE  
WWW.BARRACO.NET  
2225 WASHINGTON ST. SUITE 200  
PORTLAND, OREGON 97201  
PHONE 503 441 1100  
FAX 503 441 1101

  
PHOENIX BAY  
INVESTMENTS  
9001 COUNTRY CLUB DRIVE  
SUITE 1000  
DALLAS, TEXAS 75243  
PHONE 214/750-1212  
FAX 214/750-1213  
WWW.PHOTOGRAPHYART.COM  
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|                                                                                                                                                   |                        |
|---------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|
| UNITED STATES OF AMERICA<br>DEPARTMENT OF THE INTERIOR<br>BUREAU OF LAND MANAGEMENT<br>NATIONAL SYSTEM OF PUBLIC LANDS<br>LAND ACQUISITION REPORT |                        |
| 1. Agency<br>BLM                                                                                                                                  | 2. Project Name<br>BLM |
| 3. Section<br>10                                                                                                                                  | 4. Township<br>10N     |
| 5. Range<br>10E                                                                                                                                   | 6. County<br>BLM       |
| 7. State<br>BLM                                                                                                                                   | 8. Section<br>10       |
| 9. Township<br>10N                                                                                                                                | 10. Range<br>10E       |
| 11. County<br>BLM                                                                                                                                 | 12. Section<br>10      |
| 13. State<br>BLM                                                                                                                                  | 14. Section<br>10      |
| 15. Township<br>10N                                                                                                                               | 16. Range<br>10E       |
| 17. County<br>BLM                                                                                                                                 | 18. Section<br>10      |
| 19. State<br>BLM                                                                                                                                  | 20. Section<br>10      |
| 21. Township<br>10N                                                                                                                               | 22. Range<br>10E       |
| 23. County<br>BLM                                                                                                                                 | 24. Section<br>10      |
| 25. State<br>BLM                                                                                                                                  | 26. Section<br>10      |
| 27. Township<br>10N                                                                                                                               | 28. Range<br>10E       |
| 29. County<br>BLM                                                                                                                                 | 30. Section<br>10      |
| 31. State<br>BLM                                                                                                                                  | 32. Section<br>10      |
| 33. Township<br>10N                                                                                                                               | 34. Range<br>10E       |
| 35. County<br>BLM                                                                                                                                 | 36. Section<br>10      |
| 37. State<br>BLM                                                                                                                                  | 38. Section<br>10      |
| 39. Township<br>10N                                                                                                                               | 40. Range<br>10E       |
| 41. County<br>BLM                                                                                                                                 | 42. Section<br>10      |
| 43. State<br>BLM                                                                                                                                  | 44. Section<br>10      |
| 45. Township<br>10N                                                                                                                               | 46. Range<br>10E       |
| 47. County<br>BLM                                                                                                                                 | 48. Section<br>10      |
| 49. State<br>BLM                                                                                                                                  | 50. Section<br>10      |
| 51. Township<br>10N                                                                                                                               | 52. Range<br>10E       |
| 53. County<br>BLM                                                                                                                                 | 54. Section<br>10      |
| 55. State<br>BLM                                                                                                                                  | 56. Section<br>10      |
| 57. Township<br>10N                                                                                                                               | 58. Range<br>10E       |
| 59. County<br>BLM                                                                                                                                 | 60. Section<br>10      |
| 61. State<br>BLM                                                                                                                                  | 62. Section<br>10      |
| 63. Township<br>10N                                                                                                                               | 64. Range<br>10E       |
| 65. County<br>BLM                                                                                                                                 | 66. Section<br>10      |
| 67. State<br>BLM                                                                                                                                  | 68. Section<br>10      |
| 69. Township<br>10N                                                                                                                               | 70. Range<br>10E       |
| 71. County<br>BLM                                                                                                                                 | 72. Section<br>10      |
| 73. State<br>BLM                                                                                                                                  | 74. Section<br>10      |
| 75. Township<br>10N                                                                                                                               | 76. Range<br>10E       |
| 77. County<br>BLM                                                                                                                                 | 78. Section<br>10      |
| 79. State<br>BLM                                                                                                                                  | 80. Section<br>10      |
| 81. Township<br>10N                                                                                                                               | 82. Range<br>10E       |
| 83. County<br>BLM                                                                                                                                 | 84. Section<br>10      |
| 85. State<br>BLM                                                                                                                                  | 86. Section<br>10      |
| 87. Township<br>10N                                                                                                                               | 88. Range<br>10E       |
| 89. County<br>BLM                                                                                                                                 | 90. Section<br>10      |
| 91. State<br>BLM                                                                                                                                  | 92. Section<br>10      |
| 93. Township<br>10N                                                                                                                               | 94. Range<br>10E       |
| 95. County<br>BLM                                                                                                                                 | 96. Section<br>10      |
| 97. State<br>BLM                                                                                                                                  | 98. Section<br>10      |
| 99. Township<br>10N                                                                                                                               | 100. Range<br>10E      |
| 101. County<br>BLM                                                                                                                                | 102. Section<br>10     |
| 103. State<br>BLM                                                                                                                                 | 104. Section<br>10     |
| 105. Township<br>10N                                                                                                                              | 106. Range<br>10E      |
| 107. County<br>BLM                                                                                                                                | 108. Section<br>10     |
| 109. State<br>BLM                                                                                                                                 | 110. Section<br>10     |
| 111. Township<br>10N                                                                                                                              | 112. Range<br>10E      |
| 113. County<br>BLM                                                                                                                                | 114. Section<br>10     |
| 115. State<br>BLM                                                                                                                                 | 116. Section<br>10     |
| 117. Township<br>10N                                                                                                                              | 118. Range<br>10E      |
| 119. County<br>BLM                                                                                                                                | 120. Section<br>10     |
| 121. State<br>BLM                                                                                                                                 | 122. Section<br>10     |
| 123. Township<br>10N                                                                                                                              | 124. Range<br>10E      |
| 125. County<br>BLM                                                                                                                                | 126. Section<br>10     |
| 127. State<br>BLM                                                                                                                                 | 128. Section<br>10     |
| 129. Township<br>10N                                                                                                                              | 130. Range<br>10E      |
| 131. County<br>BLM                                                                                                                                | 132. Section<br>10     |
| 133. State<br>BLM                                                                                                                                 | 134. Section<br>10     |
| 135. Township<br>10N                                                                                                                              | 136. Range<br>10E      |
| 137. County<br>BLM                                                                                                                                | 138. Section<br>10     |
| 139. State<br>BLM                                                                                                                                 | 140. Section<br>10     |
| 141. Township<br>10N                                                                                                                              | 142. Range<br>10E      |
| 143. County<br>BLM                                                                                                                                | 144. Section<br>10     |
| 145. State<br>BLM                                                                                                                                 | 146. Section<br>10     |
| 147. Township<br>10N                                                                                                                              | 148. Range<br>10E      |
| 149. County<br>BLM                                                                                                                                | 150. Section<br>10     |
| 151. State<br>BLM                                                                                                                                 | 152. Section<br>10     |
| 153. Township<br>10N                                                                                                                              | 154. Range<br>10E      |
| 155. County<br>BLM                                                                                                                                | 156. Section<br>10     |



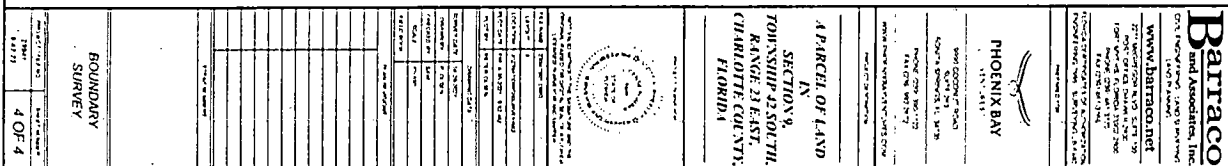


**Barraco**  
and Associates, Inc.  
CONSULTING ENGINEERS AND SURVEYORS  
www.barraco.net  
2200 SOUTH FLORISSANT AVE  
SUITE 200  
FORT WORTH, TEXAS 76104  
TEL: 817.335.7777  
FAX: 817.335.7778  
E-MAIL: info@barraco.net

**PHOENIX BAY**  
SERVICES  
3600 GULF Fwy  
SUITE 200  
FORT WORTH, TEXAS 76104  
TEL: 817.335.7777  
FAX: 817.335.7778  
E-MAIL: info@barraco.net

**SECTION 9**  
TOWNSHIP 42 SOUTH,  
RANGE 23 EAST,  
CHARLOTTE COUNTY,  
FLORIDA

**BOUNDARY SURVEY**  
3 OF 4



# CERTIFICATE OF TRANSFERABLE DENSITY CREDITS

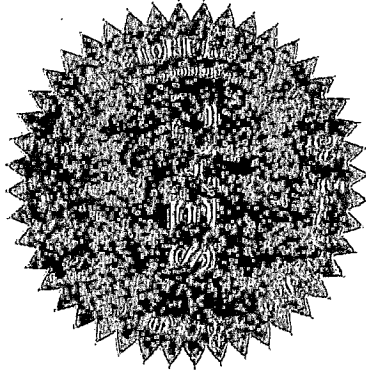
CHARLOTTE COUNTY, FLORIDA

Certificate No. CSZ-038.1B.1B  
TRANSFER OF DENSITY FROM  
CERTIFICATE No. CSZ-038.1B

This certificate is the property of  
Burnt Store Developers, LLC

This Certificate was created on March 28, 2022

*The Certificate Holder Acquired 500 Units of Density from Pamela J. Roebuck, Esq., POA*



Certification Application No.  
Adopted Resolution No.  
Date of County Approval  
No. of Units of Density Approved  
No. of Units of Density retained on Sending Zone  
Form of Covenant

CSZ-08-10-01  
2008-156  
December 16, 2008  
1,534  
12  
Conservation Easement

*Jie Shao*

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



CHG  
BCC

RESOLUTION  
NUMBER 2025 -260

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, APPROVING A PETITION FOR A TRANSFER OF 198 DENSITY UNITS TO A RECEIVING ZONE GENERALLY LOCATED SOUTH OF TRIBUNE BOULEVARD, NORTH OF SAN PABLO DRIVE, WEST OF GREEN GULF BOULEVARD, AND EAST OF BURNT STORE ROAD, CONTAINING 425.93± ACRES, IN THE PUNTA GORDA AREA AND WITHIN THE BURNT STORE AREA PLAN AREA, 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; COMMISSION DISTRICT II; PETITION TDU-25-01; APPLICANT; BURNT STORE DEVELOPERS, LLC.

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 "TDU Code"), establishes processes and requirements for approval of petitions for transfers of density units in connection with Sending Zones, Receiving Zones, and petitions for rezonings, street vacations, plat vacations, and for amendments to the County's Comprehensive Plan, the approval of which would increase density on parcels of property; and

WHEREAS, the Applicant submitted a petition for a transfer of density units, via Petition TDU-25-01, for approval by the Board, requesting a transfer 198 units of

MIN

density to a Receiving Zone (RZ), generally located south of Tribune Boulevard, north of San Pablo Drive, west of Green Gulf Boulevard, and east of Burnt Store Road, containing 425.93± acres, within the Punta Gorda area and within the Burnt Store Area Plan area, Charlotte County, Florida, Commission District II, and more particularly described in Exhibit "A" attached hereto ("Property"), in accordance with the County's Comprehensive Plan and the provisions of the TDU Code; and

WHEREAS, the proposed transfer of 198 density units will allow for development of up to 649 dwelling units on the Property (RZ); and

WHEREAS, the Certificate of Transferrable Density Credits for the 198 units of density being transferred under Petition TDU-25-01 is attached hereto as Exhibit "B"; and

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

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

1. The TDU Petition submitted by applicant, Burnt Store Developers, LLC ("Applicant"), requesting the transfer of 198 units of density to the Property generally located south of Tribune Boulevard, north of San Pablo Drive, west of Green Gulf Boulevard, and east of Burnt Store Road, in the Punta Gorda area and within the Burnt Store Area Plan area, Charlotte County, Florida, Commission District II, described in Exhibit "A" attached hereto, is hereby approved.

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

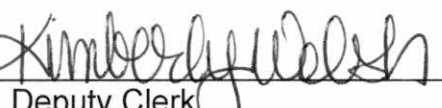
PASSED AND DULY ADOPTED this 22nd day of July, 2025.

BOARD OF COUNTY COMMISSIONERS  
OF CHARLOTTE COUNTY, FLORIDA

By:   
Joseph M. Tiseo, Chairman

ATTEST:

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

By:   
Deputy Clerk

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

By:   
Janette S. Knowlton, County Attorney  
LR2025-0441

KPW





**GREENPOINTE COMMUNITIES, LLC**

7807 BAYMEADOWS ROAD E  
SUITE 205  
JACKSONVILLE, FL 32256

PHONE (904) 952-1358  
FAX (904) 956-2481

PROJECT DESCRIPTION

**A PARCEL OF LAND IN SECTIONS 4 AND 9, TOWNSHIP 42 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA**

PROJECT SURVEYOR



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

FILE NAME: 24221109.DWG

LAYOUT: 3

LOCATION: J24222000.DWG SURVEYING

PLOT DATE: WED, 8/26/2015 - 11:26 AM

PLOT BY: PETER OLSEN

DRAWING DATA

SURVEY DATE: 04-22-2015

DRAWN BY: P. OLSEN

CHECKED BY: SAH

SCALE: 1"=500'

FIELD BOOK:

PLAN REVISIONS

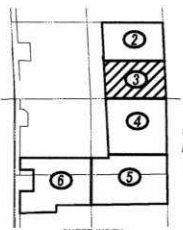
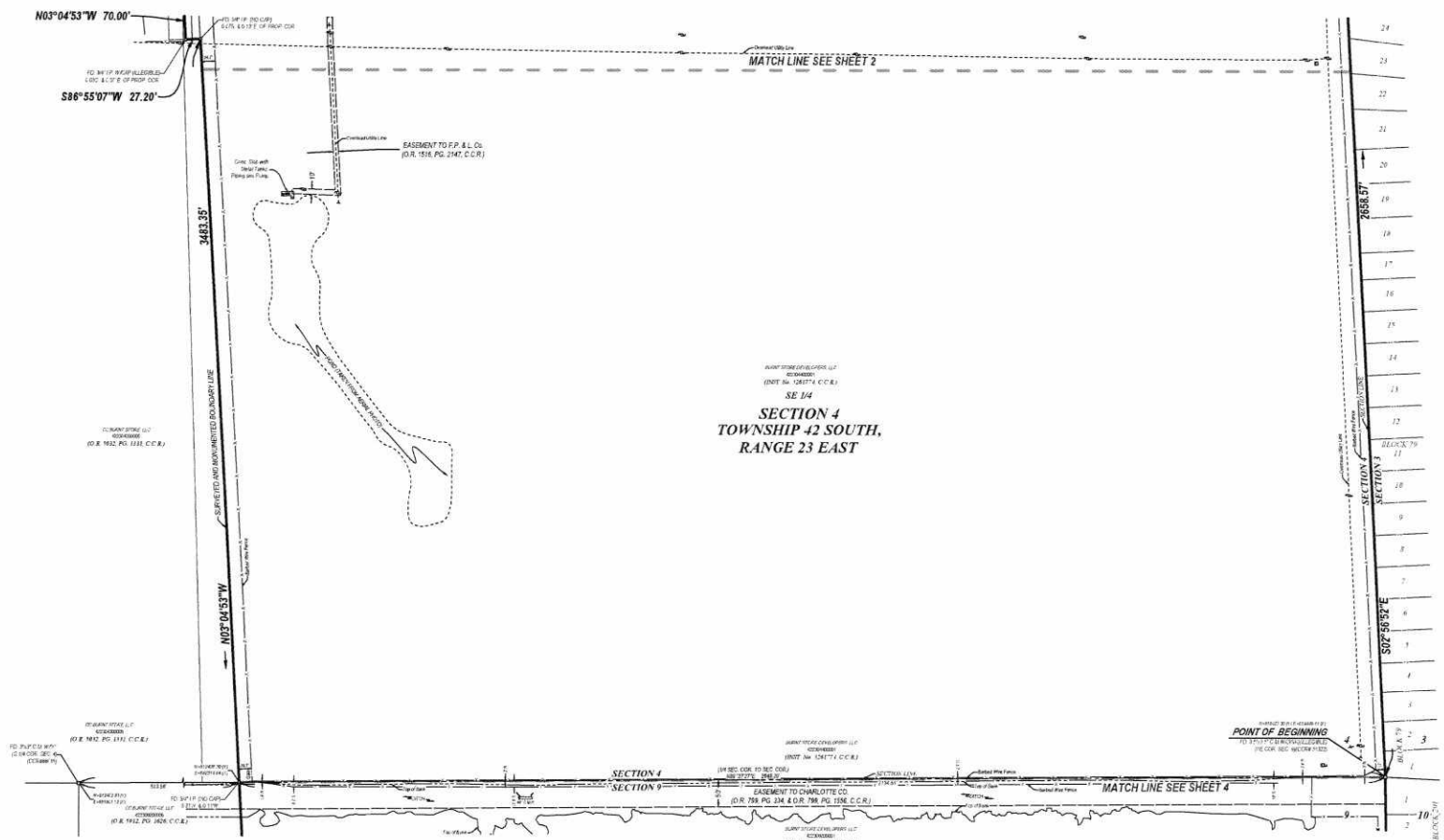
| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
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STRAP NUMBERS

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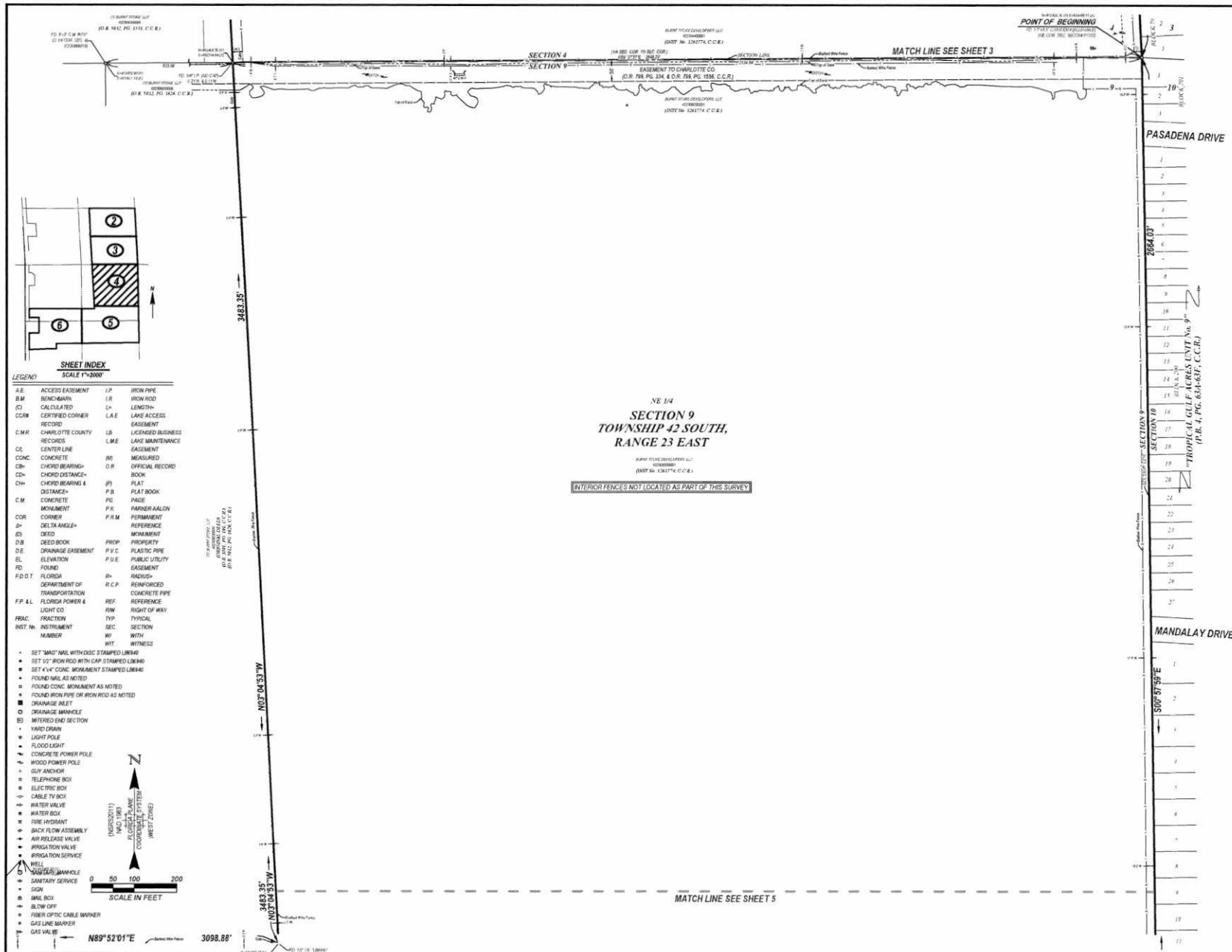
**BOUNDARY SURVEY**

| PROJECT / FILE NO. | SHEET NUMBER |
|--------------------|--------------|
| 24221              | 3 OF 6       |
| 8-42-23            |              |



LEGEND

|        |                         |      |                          |           |                                      |        |                                    |        |                          |      |              |             |
|--------|-------------------------|------|--------------------------|-----------|--------------------------------------|--------|------------------------------------|--------|--------------------------|------|--------------|-------------|
| A.E.   | ACCESS EASEMENT         | C.H. | CHORD BEARING & DISTANCE | F.D.T.    | FLORIDA DEPARTMENT OF TRANSPORTATION | L.A.E. | LAKE ACCESS EASEMENT               | P.K.   | PARTIAL KALON REFERENCE  | REF. | REFERENCE    | SET 1/2\"/> |
| B.M.   | BENCHMARK               | C.M. | CALCULATED CORNER        | F.P.A.L.  | FLORIDA POWER & LIGHT CO.            | L.B.   | LICENSED BUSINESS LINE MAINTENANCE | P.R.M. | PERMANENT MONUMENT       | R.W. | RIGHT OF WAY | SET 1/2\"/> |
| C.C.R. | CERTIFIED CORNER RECORD | COR. | CORNER                   | FRAC.     | FRACTION                             | M.     | MEASURED                           | P.P.C. | PLASTIC PIPE             | SEC. | SECTION      | SET 1/2\"/> |
| C.M.R. | CHARLOTTE COUNTY RECORD | D.   | DEED                     | INST. NO. | INSTRUMENT NUMBER                    | O.R.   | OFFICIAL RECORD BOOK               | P.U.E. | PUBLIC UTILITY EASEMENT  | WIT. | WITNESS      | SET 1/2\"/> |
| C.L.   | CENTER LINE             | D.R. | DEED BOOK                |           |                                      |        |                                    |        |                          |      |              | SET 1/2\"/> |
| CONC.  | CONCRETE                | D.E. | DRAINAGE EASEMENT        | I.P.      | IRON PIPE                            | (P)    | PLAT                               | R-     | RADIUS                   |      |              | SET 1/2\"/> |
| C.H.   | CHORD BEARING           | E.L. | ELEVATION                | I.R.      | IRON ROD                             | P.B.   | PLAT BOOK                          | R.C.P. | REINFORCED CONCRETE PIPE |      |              | SET 1/2\"/> |
| C.D.   | CHORD DISTANCE          | F.D. | FOUND                    | L-        | LENGTH                               | P.C.   | PAGE                               |        |                          |      |              | SET 1/2\"/> |



**Barraco**  
and Associates, Inc.

CIVIL ENGINEERING - LAND SURVEYING  
LAND PLANNING

[www.barraco.net](http://www.barraco.net)

2271 MAGNOLIA BLVD., SUITE 100  
FORT MYERS, FLORIDA 33902-2800  
PHONE (239) 461-1170  
FAX (239) 461-3169

FLORIDA CERTIFICATE OF AUTHORIZATION  
ENGINEERING 1995 - SURVEYING LICENSE

PREPARED FOR

**GREENPOINTE COMMUNITIES, LLC**

1767 BAYMEADOWS ROAD E  
SUITE 205  
JACKSONVILLE, FL 32256

PHONE (904) 962-1308  
FAX (904) 966-2461

PROJECT DESCRIPTION

**A PARCEL OF LAND IN SECTIONS 4 AND 9, TOWNSHIP 42 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA**

PROJECT SURVEYOR



NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL BASED ON DIGITAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

FILE NAME 24223101.DWG

LAYOUT 4

LOCATION 12422200000000000000

PLOT DATE WED, 8-23-2023 - 11:37 AM

PLOT BY PETER OLSEN

DRAWING DATA

SURVEY DATE 05-23-2023

DRAWN BY P. OLSEN

CHECKED BY SAM

SCALE 1"=100'

FIELD BOOK

PLAN REVISIONS



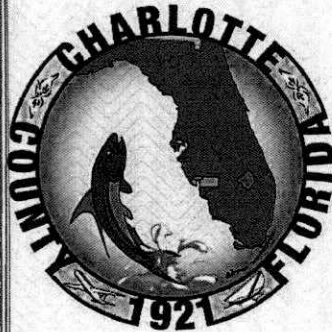


# CERTIFICATE OF TRANSFERABLE DENSITY CREDITS

CHARLOTTE COUNTY, FLORIDA

Certificate No. CSZ-001.4A.1

TRANSFER OF DENSITY FROM  
CERTIFICATE No. CSZ-1.4A



This Certificate is the Property of  
**Burnt Store Developers, LLC**

This Certificate was created on May 9, 2023

The Certificate Holder Acquired 450 units (Substandard Platted  
Lots) of density from Coral Creek Burnt Store LLC

A handwritten signature in cursive script, reading "Jie Shao".

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

