



CHARLOTTE COUNTY  
COMMUNITY DEVELOPMENT DEPARTMENT

**SMALL SCALE\* PLAN AMENDMENT (MAP)**  
**Application Information**

\*Small Scale means any petition that involves a FLUM change of 10 acres or less.

**Application Submittal Requirements**

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

**Consistency with the Comprehensive Plan**

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

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

**Application Materials**

☒ Completed Application Form

- ☒ Survey and accurate legal description (including acreage), signed and sealed by a registered land surveyor
  - For unplatted property, one original boundary survey– an AutoCAD format copy may be required
  - For platted land, provide one original surveyor's sketch
- ☒ Most current *Title Insurance Policy* or an *Ownership and Encumbrance Report* for subject property
- ☒ Notarized authorization from each owner, as applicable (Form A)
- ☒ Notarized authorization for agent to submit petition, as applicable (Form B)
- N/A ☐ A copy of any covenants, easements or restrictions that have been recorded for the subject site
- ☒ *Environmental Assessment Report*
- ☒ *Traffic Impact Report*
- ☒ Letters of availability of utility service from water and sewer utilities that would provide service to the site and *Estimated Potable Water and Sanitary Sewer Usage Report*
- ☒ *Archeological/Historical Memo* indicating whether or not listed objects are located on the subject site
  - *Archeological/Historical Survey*, as applicable
- ☒ Narrative addressing rezoning standards of approval
- N/A ☐ Adjacent property owners map and an electronic copy of the adjacent property owners list in text format (txt file) provided on disc
- ☒ Affidavits A & B, signed and notarized
- ☒ Filing fee of \$2,490, with check made payable to the Charlotte County Board of County Commissioners or CCBCC

**Additional Copies for Board Packet**

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

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

## **ATTENTION**

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

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

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

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

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

### **FLU Policy 1.2.10 TDU Receiving Zones**

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

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

Receiving Zones within the Rural Service Area include lands within:

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

**AND**

Must not be in a prohibited Receiving Zone:

### **FLU Policy 1.2.11 Prohibited Receiving Zones**

Density shall not be transferred into:

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



**CHARLOTTE COUNTY  
BUILDING AND GROWTH MANAGEMENT DEPARTMENT**

**APPLICATION for  
SMALL SCALE PLAN AMENDMENT (MAP)**

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

**1. PARTIES TO THE APPLICATION**

**Name of Applicant:** Truex Preferred Construction, LLC

Mailing Address: 3797 S. Access Road

City: Englewood

State: FL

Zip Code: 34224

Phone Number: 941-475-6680

Fax Number:

Email Address: paul@truexpreferrredconstruction.com

**Name of Agent:** Robert H. Berntsson

Mailing Address: 3195 S. Access Road

City: Englewood

State: FL

Zip Code: 34224

Phone Number: 941-627-1000 x5

Fax Number:

Email Address: rberntsson@bigwlaw.com

**Name of Engineer/Surveyor:** Atwell, LLC

Mailing Address: 4161 Tamiami Trail, Unit 5

City: Port Charlotte

State: FL

Zip Code: 33952

Phone Number: 941-625-1165

Fax Number:

Email Address: trebol@atwell.com

**Name of Property Owner** (if more than one property owner, attach a separate sheet with a list of all owners):  
Same as applicant

Mailing Address:

City:

State:

Zip Code:

Phone Number:

Fax Number:

Email Address:



## 2. PROPERTY INFORMATION

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

|  |               |                                    |
|--|---------------|------------------------------------|
| Property Account #: 412002381005                                 |               |                                    |
| Section: 2   | Township: 41  | Range: 20                          |
| Parcel/Lot #: Lots 5, 19 and 20                                  | Block #: 3571 | Subdivision: Port Charlotte Sec 64 |
| Total acreage or square feet of the property: 30.000 square feet |               |                                    |

## 3. SURVEY:

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

## 4. PROOF OF LAND OWNERSHIP: Provide the most current *Title Insurance Policy* or an *Ownership and Encumbrance Report* on the subject property.

## 5. NOTARIZED AUTHORIZATION: A written, notarized authorization from each owner must be provided with this application if:

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

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

## 7. EXISTING LAND USE DESIGNATIONS

| Future Land Use Map (FLUM) designation(s) | Acreage                   |
|---|---------------------------|
| Medium Density Residential                | 20,000+/- square feet +/- |
| Commercial                                | 10,000+/- square feet     |
|   |                           |
| Zoning District(s)                        | Acreage                   |
| RMF-10                                    | 20,000+/- square feet +/- |
| CG  | 10,000+/- square feet     |

## 8. APPLICANT'S PROPOSED CHANGE(S):

Amending FLUM designation(s) to: Commercial

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**If the proposed change involves an increase in density, which of the Receiving Zone criteria does the property meet, or would this be an exemption consistent with a Revitalization Plan?**  
Reduction in density with approval of small scale map amendment and PD rezoning.

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**9. REASON FOR PROPOSED CHANGE(S):**

To allow for the expansion of the commercial business to the rear.

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

Cleared and vacant

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**11. SURROUNDING LAND USES:**

North: Commercial

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South: Primarily duplexes, residential

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East: Vacant residential

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West: Vacant residential

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**12. ENVIRONMENTAL ASSESSMENT:**

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

**13. INFRASTRUCTURE:**

**A. Roadway**

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

SR 776, South Access Road, Burlington Avenue

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- ii. *Traffic Impact Report*: This narrative does not need to be authored by a registered professional engineer. Address the number of vehicle trips that may be generated by development of the subject site at maximum buildout allowed under the proposed FLUM and Zoning.

**B. Potable Water and Sanitary Sewer**

- i. Submit a letter from the utility companies (water/sewer) stating availability of utility service to the property.
- ii. Attach an *Estimated Potable Water and Sanitary Sewer Usage Report* showing the gallons per day that may be generated by development of the subject site at maximum buildout allowed under the proposed FLUM and Zoning.

**14. HISTORICAL OR ARCHEOLOGICAL SITES:** When the property under review is within the area determined to contain potential historic and archeological resources by the Archaeological Predictive Model (depicted on SPAM Series Map #3), the applicant must submit an *Archeological/Historical Memo* indicating that a review of the National Register of Historic Places, the Florida Master Site File and the Local Historic Register (when available) has been performed and the results of that review. If the subject site contains any object listed in these resources, the applicant must provide an *Archeological/Historical Survey* performed by a professional archeologist licensed in the State of Florida.

**15. ADJACENT PROPERTY OWNERS INFORMATION:**

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

**FORM A. PROPERTY OWNER AUTHORIZATION TO APPLICANT** N/A

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

I give authorization for \_\_\_\_\_ to be the applicant for this PLAN AMENDMENT.

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by

\_\_\_\_\_ who is personally known to me or has/have produced

\_\_\_\_\_ as identification and who did/did not take an oath.

|                                   |                                     |
|-----------------------------------|-------------------------------------|
| _____<br>Notary Public Signature  | _____<br>Signature of Owner         |
| _____<br>Notary Printed Signature | _____<br>Printed Signature of Owner |
| _____<br>Title                    | _____<br>Address                    |
| _____<br>Commission Code          | _____<br>City, State, Zip           |
|                                   | _____<br>Telephone Number           |





### AFFIDAVIT A

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

STATE OF Florida, COUNTY OF Charlotte

The foregoing instrument was acknowledged before me this 27 day of February, 2025, by

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

[Signature]  
Notary Public Signature

[Signature]  
Signature of Applicant or Agent

Notary Printed Signature

Robert H. Berntsson  
Printed Signature of Applicant or Agent

Title

3195 S. Access Road  
Address

Commission Code

Englewood, FL 34224  
City, State, Zip

941-627-1000 x5  
Telephone Number


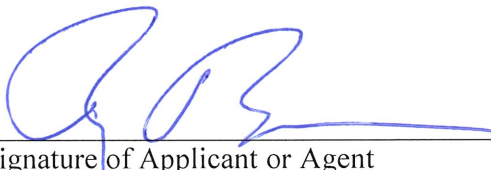


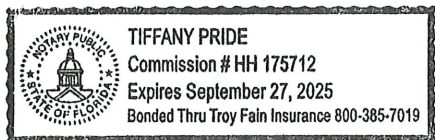
### AFFIDAVIT B

The applicant/owner hereby acknowledges and agrees that any staff discussion about conditions of approval are preliminary only, and are not final, nor are they the specific conditions or demands required to gain approval of the application, unless the conditions or demands are actually included in writing in the final development order or the final denial determination or order.

STATE OF Florida, COUNTY OF Charlotte

The foregoing instrument was acknowledged before me this 27 day of February 2025, by  
Robert H. Berntsson who is personally known to me or has/have produced  
\_\_\_\_\_ as identification and who did/did not take an oath.

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



ABBREVIATION & SYMBOL LEGEND:

□ = FOUND CONCRETE MONUMENT (SIZE & I.D. NOTED)  
⊗ = FOUND 5/8" CAPPED IRON ROD (I.D. NOTED)  
● = SET 5/8" CAPPED IRON ROD (L.B. #8024)  
⊙ = FOUND NAIL & DISK (I.D. NOTED)  
⊙ = SET NAIL & DISK (L.B. #8024)  
⊙ = FOUND IRON PIPE (SIZE NOTED)  
▼ = FOUND/SET SURVEY NAIL (AS NOTED)

(P) = PLAT  
(M) = MEASURED  
(C) = CALCULATED  
(D) = DEED  
U. & D. = UTILITY & DRAINAGE  
L.B. = LICENSED SURVEYOR BUSINESS  
L.S. = LAND SURVEYOR  
P.C. = POINT OF CURVATURE  
P.T. = POINT OF TANGENCY  
C.M. = CONCRETE MONUMENT  
C.I.R. = CAPPED IRON ROD  
R/W = RIGHT-OF-WAY  
C/L = CENTER LINE  
TYP. = TYPICAL  
CONC. = CONCRETE  
I.D. = IDENTIFICATION  
A.C. = AIR CONDITIONER  
CA = CERTIFICATE OF AUTHORIZATION  
FES = FLORIDA ENGINEERING & SURVEYING  
R.C.P. = REINFORCED CONCRETE PIPE  
P.R.M. = PERMANENT REFERENCE MONUMENT  
P.C.P. = PERMANENT PLAT CONTROL POINT  
R.L.S. = REGISTERED LAND SURVEYOR  
P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER  
P.L.S. = PROFESSIONAL LAND SURVEYOR  
P.I.D. = PARCEL IDENTIFICATION NUMBER  
P.B., PG. = PLAT BOOK, PAGE  
O.R.I. = OFFICIAL RECORDS INSTRUMENT  
O.R.B. = OFFICIAL RECORDS BOOK  
T.B.M. = TEMPORARY BENCH MARK  
F.F. = FINISHED FLOOR  
GAR. = GARAGE ELEVATION  
EL. ELEV. = ELEVATION  
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM  
F.I.R.M. = FLOOD INSURANCE RATE MAP  
INV. = INVERT ELEVATION  
E/P = EDGE OF PAVEMENT  
S/W = SIDEWALK  
SQ.FT. = SQUARE FEET  
± = MORE OR LESS  
OHL = OVERHEAD UTILITY LINES  
⊙ = UTILITY POLE

⊙ = WATER METER  
⊙ = TELEPHONE SERVICE RISER  
\* = METAL LIGHT POLE  
x2.00 = EXISTING ELEVATIONS  
x = EXISTING ELEVATION  
XX.XX = EDGE OF PAVEMENT ELEVATION  
XX.XX = SIDEWALK ELEVATION

SURVEYORS NOTES:

DESCRIPTION SHOWN HEREON FURNISHED BY CLIENT.

THE SURVEY AS SHOWN HEREON WAS MADE WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.

THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULT OF A SURVEY PERFORMED ON THE INDICATED DATE AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS AT THAT TIME.

OFFICIAL RECORDS BOOK 814, PAGE 1957-RELEASE OF UTILITY EASEMENT AND/OR DRAINAGE EASEMENT BEING SHOWN ON SURVEY.

THERE ARE NO APPARENT ENCROACHMENTS OTHER THAN SHOWN, NO BOUNDARY LINE DISPUTES, EASEMENTS OR CLAIMS OF EASEMENTS OF WHICH THIS FIRM HAS KNOWLEDGE.

NO UNDERGROUND UTILITIES, FACILITIES, FOUNDATIONS OR IMPROVEMENTS, IF ANY, HAVE BEEN LOCATED EXCEPT AS SHOWN.

BEARINGS SHOWN HEREON ARE BASED ON THE RECORD PLAT OF PORT CHARLOTTE SUBDIVISION SECTION SIXTY FOUR, THE SOUTH R/W LINE OF SOUTH ACCESS ROAD BEING N. 89°57'54" E.

SYMBOL CHARACTERS AND OR POSITIONS MAY NOT BE DEPICTED TO SCALE AND ARE FOR CLARIFICATION PURPOSES.

PROPERTY SHOWN HEREON APPEARS TO LIE WITHIN FLOOD ZONE "X" BASE FLOOD ELEVATION (NOT DETERMINED) AS PER F.I.R.M. MAP #12015C, COMMUNITY #120061, PANEL 0191 G, DATED 12/15/2022, NEEDS TO BE VERIFIED BY THE LOCAL F.E.M.A. OFFICIAL.

THIS SURVEY IS PROTECTED BY COPYRIGHT AND IS ONLY CERTIFIED TO THE PERSONS LISTED HEREON. ANY ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT THE CONSENT OF THE SIGNING PARTY. ANY USE OR REPRODUCTION OF THIS SURVEY WITHOUT THE CONSENT OF THE SURVEYOR IS PROHIBITED.

SECTION 2  
TOWNSHIP 41 S.  
RANGE 20 E.



SCALE 1" = 20'

BOUNDARY & TOPOGRAPHIC SURVEY OF:  
LOTS 5, 19 & 20, BLOCK 3571  
PORT CHARLOTTE SUBDIVISION SECTION SIXTY FOUR

PER RECORDED PLAT IN PLAT BOOK 5, PAGES 78A-78F,  
PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

L1 = S 89°57'54" W 160.00' (P&M)  
L2 = N 89°57'54" E 80.00' (P&M)

ELEVATION NOTE:

ALL ELEVATIONS SHOWN HEREON ARE BASED ON A CHARLOTTE COUNTY BENCHMARK, E-ENG011, ELEVATION=11.124', N.G.V.D. 1929. ELEVATION WAS CONVERTED TO N.A.V.D. 1988 USING NATIONAL GEODETIC SURVEY ONLINE CONVERSION SOFTWARE (VERTCON), RESULTING ELEVATION=10.097', N.A.V.D. 1988. ALL ELEVATIONS ARE REFERENCED TO N.A.V.D. 1988.

FILE #: 15-02-160  
DATE OF FIELD SURVEY: 2/24/2015, 5/18/2022, 2/7/2024  
FIELD BOOK: 7  
PAGE: 45-46, PREVIOUS SURVEY  
CHECKED BY: JDG  
DRAWN BY: JDG

CERTIFIED TO:  
TRUEX PREFERRED CONSTRUCTION, LLC

REVISION: 5/14/2015-REVISE CERTIFICATIONS, JDG  
REVISION: 7/9/2015-REVISE EASEMENT, JDG  
REVISION: 5/18/2022-UPDATE SURVEY & CONVERT ELEVATIONS, JDG  
REVISION: 3/13/2024-UPDATE SURVEY, ADD LOT 20 & CONVERT ELEVATIONS TO NAVD 88, JDG

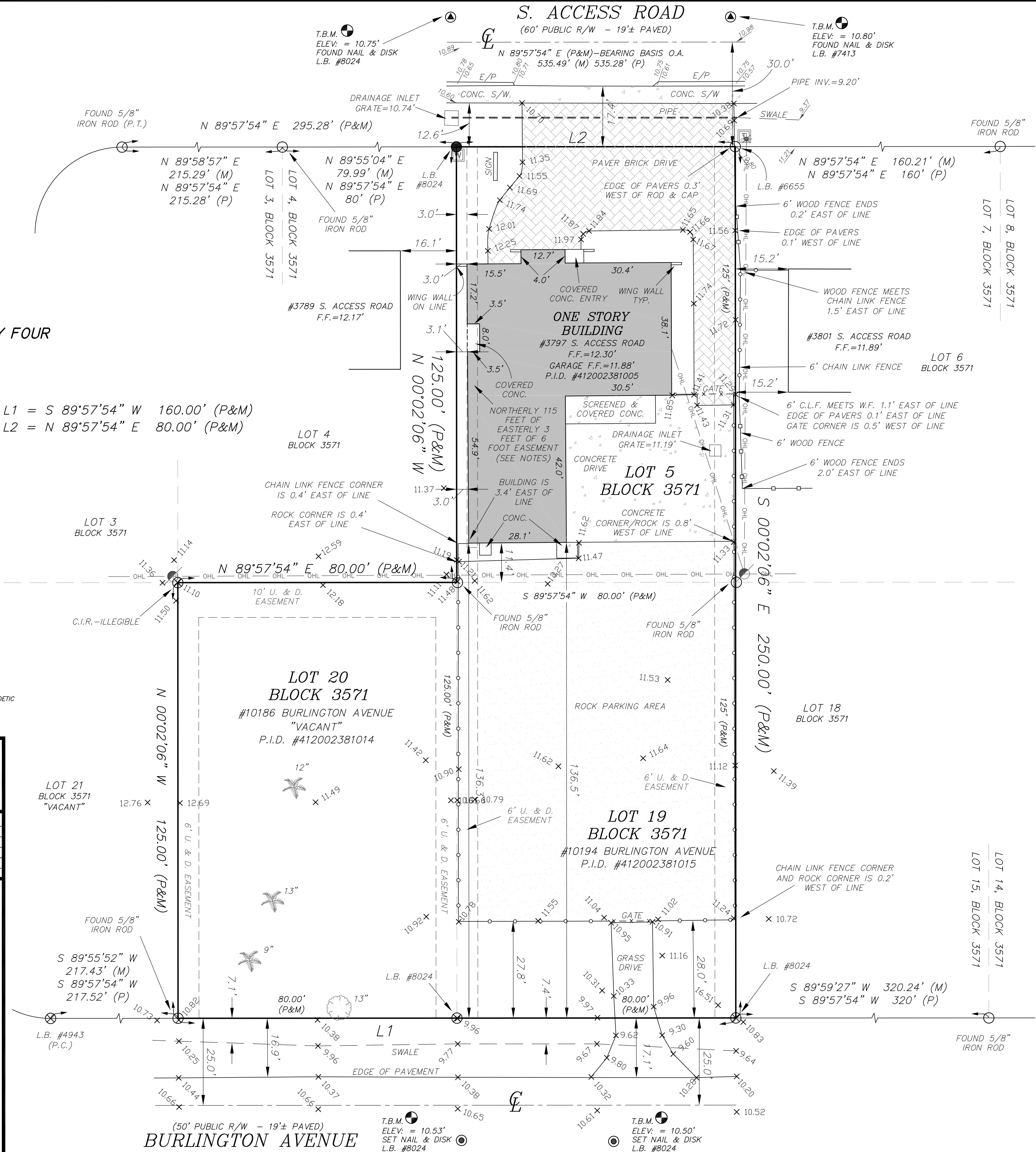
FLORIDA ENGINEERING  
&  
SURVEYING, LLC  
LB #8024

631 N. TAMiami TRAIL  
NOKOMIS, FLORIDA 34275  
TEL: (941) 485-3100  
FAX: (941) 485-3107

www.flengineerandsurveying.com

© COPYRIGHTED MATERIAL 2024

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS PREPARED UNDER MY DIRECT SUPERVISION AND IS IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYS, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. SURVEY SHOWN HEREON "NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER". THE DIGITAL SIGNATURE AND SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY JUSTIN D. GARNER, PSM #6896 ON MARCH 13, 2024.







# TRUEX EXPANSION LOT

Trip Generation Report  
Charlotte County, Florida  
**Job No. BK4709**

**Prepared for:**

**Truex Preferred Construction, LLC**  
10194 Burlington Avenue  
Englewood, Florida 34224

**Prepared by:**

**Atwell, LLC**  
4161 Tamiami Trail, Building 5, Unit 501  
Port Charlotte, Florida 33952

January 11, 2025



### PROJECT SUMMARY:

Atwell was contracted by Truex Preferred Construction, LLC to prepare a Trip Generation Report to evaluate the proposed Truex Expansion Lot project consisting of the construction of a 4,786 SF commercial (Trade Contractor) building and all associated infrastructure. The proposed project address is 3797 South Access Road, Englewood, FL 34224. The Charlotte County PID # 412002381005. The trip generation estimates were generated using the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11<sup>th</sup> Edition.

### TRIP GENERATION COMPARISON:

For this analysis, rates under Land Use Code 180 (Specialty Trade Contractor) were used to estimate the quantity of trips generated by the proposed project development. **Table 1** below shows the land uses and trip generation rate percentages during the peak commuter hour.

| ITE Land Use Characteristics                   | AM Directional Distribution |     |         | PM Directional Distribution |     |         |
|--|-----------------------------|-----|---------|-----------------------------|-----|---------|
|  | In                          | Out | Pass-by | In                          | Out | Pass-by |
| 180 - Specialty Trade Contractor (Sq. Ft. GFA) | 75%                         | 25% | 0%      | 33%                         | 67% | 0%      |

TABLE: 1  
VEHICULAR TRIP GENERATION RATES

Table 2 below shows the daily and peak commuter hour vehicular trip ends generated for each land use.

| ITE Land Use Characteristics                   | Units  | Daily | AM Peak Hour Trips |     |       | PM Peak Hour Trips |     |       |
|--|--------|-------|--------------------|-----|-------|--------------------|-----|-------|
|  |        |       | In                 | Out | Total | In                 | Out | Total |
| 180 - Specialty Trade Contractor (Sq. Ft. GFA) | SF GFA | 47    | 6                  | 2   | 8     | 3                  | 6   | 9     |
| Total Trips:                                   |        | 47    | 6                  | 2   | 8     | 3                  | 6   | 9     |

TABLE: 2  
GENERATED VEHICULAR TRIP ENDS



### CONCLUSION:

This analysis shows the trip generation rates, and generated trip ends that the Truex Expansion Lot project would have on the servicing roadways. Based on this analysis and the resulting data, the following is concluded:

- The project is projected to generate 47 total daily trips with 8/9 peak hour commuter trips in the AM/PM.
- According to the Charlotte County Engineering Design Manual, Part 7, Traffic Impact Statement, a small project generating less than 50 average daily trips does not require a traffic study.
- The proposed project would have a "de minimis" impact on the Level of Service of the surrounding roadways.

Sincerely,

**ATWELL, LLC**

A handwritten signature in blue ink, appearing to read "SR Sonberg".

Steven R. Sonberg, P.E., P.S.M.  
Director

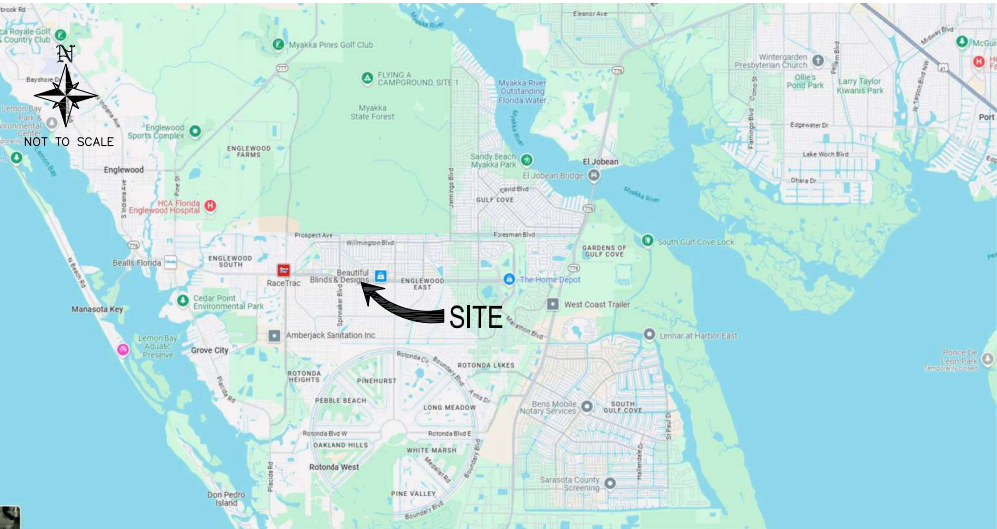
Attachments:  
PD Concept Plan

S:\Jobs\47xx\4709\DOCUMENTS\Traffic\BK 4709 Truex Exansion Lot Traffic Summary\_Report Final.docx

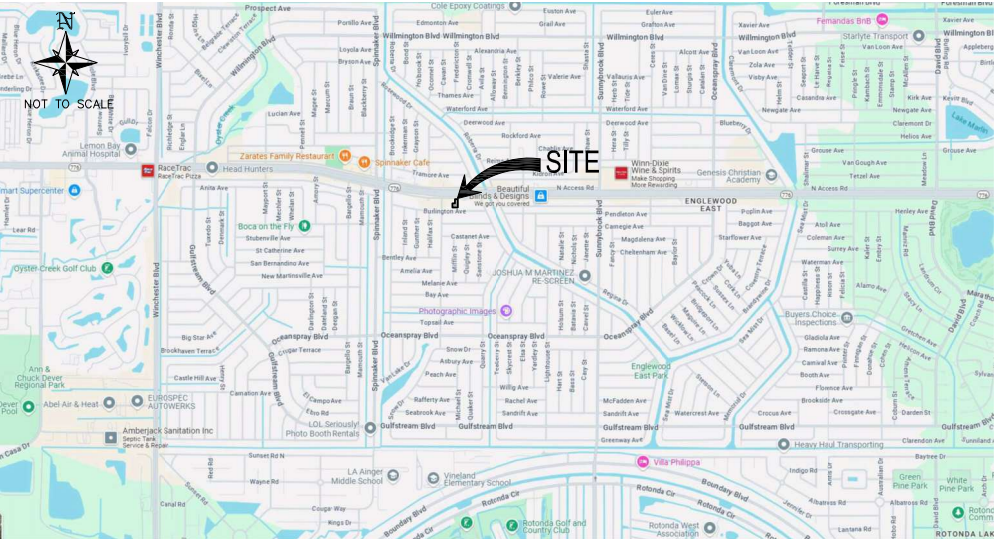
# TRUEX EXPANSION LOT

## PD CONCEPT PLAN SET

PREPARED FOR:  
**TRUEX PREFERRED CONSTRUCTION**  
10194 BURLINGTON AVE.  
ENGLEWOOD , FL., 34224  
(941) 475-6680



GENERAL LOCATION MAP



LOCATION MAP

SECTION 02, TOWNSHIP 41 SOUTH, RANGE 20 EAST  
CHARLOTTE COUNTY, FLORIDA

### SITE INFORMATION

|                   |   |
|-------------------|---|
| PROJECT AREA:     | 0.46 ACRES                                    |
| PARCEL STRAP NO.: | 412002381005                                  |
| PARCEL ADDRESS:   | 3797 SOUTH ACCESS ROAD<br>ENGLEWOOD, FL 34224 |
| CURRENT ZONING:   | PD PLANNED DEVELOPMENT                        |
| PROPOSED USE:     | COMMERCIAL                                    |

### UTILITY SERVICE PROVIDERS

|  |   |
|--|---|
| <b>WATER:</b><br>CHARLOTTE COUNTY UTILITIES          | 3100 LOVELAND BLVD<br>PORT CHARLOTTE, FL 33980<br>PHONE: (941) 764-4300                 |
| <b>SEWER:</b><br>CHARLOTTE COUNTY UTILITIES          | 3100 LOVELAND BLVD<br>PORT CHARLOTTE, FL 33980<br>PHONE: (941) 764-4300                 |
| <b>ELECTRIC:</b><br>FLORIDA POWER AND LIGHT          | 2245 MURPHY CT.<br>NORTH PORT, FL 34289<br>PHONE: (800) 375-8490                        |
| <b>PHONE:</b><br>CENTURYLINK                         | 4195 KINGS HIGHWAY<br>PORT CHARLOTTE, FL 33980<br>PHONE: (941) 637-5141                 |
| <b>CABLE: COMCAST</b><br>RESIDENTIAL:                | 12600 WESTLINKS DRIVE, SUITE 4<br>FORT MYERS, FL, 33913<br>PHONE: (239) 318-1525 OFFICE |
| COMMERCIAL::   | 5205 FRUITVILLE ROAD,<br>SARASOTA, FL, 34232<br>(941)356-1564 OFFICE                    |
| <b>FIRE PROTECTION:</b><br>CHARLOTTE COUNTY FIRE/EMS | 26571 AIRPORT RD.<br>PUNTA GORDA, FL 33982<br>PHONE: (941) 833-5600                     |
| <b>SOLID WASTE DISPOSAL:</b><br>WASTE MANAGEMENT     | 25515 OLD LANDFILL ROAD<br>PORT CHARLOTTE, FL 33980<br>PHONE: (941) 629-1106            |

### PROJECT CONTACTS

|   |  |
|---|--|
| <b>CIVIL ENGINEER:</b><br>ATWELL, LLC<br>TODD R. REBOL, P.E., DIRECTOR  | 4161 TAMiami TRAIL – BLDG 5 UNIT 501<br>PORT CHARLOTTE, FLORIDA 33952<br>PHONE: (941) 625-1165 |
| <b>SURVEYOR:</b><br>ATWELL, LLC<br>C. DREW BRANCH, P.S.M.               | 4161 TAMiami TRAIL – BLDG 5 UNIT 501<br>PORT CHARLOTTE, FLORIDA 33952<br>PHONE: (941) 625-1165 |
| <b>ENVIRONMENTAL:</b><br>IAN VINCENT & ASSOCIATES<br>IAN M. VINCENT     | 4050 ROCK CREEK DRIVE<br>PORT CHARLOTTE, FL 33948<br>PHONE: (941) 457-6272                     |
| <b>LANDSCAPE ARCHITECT:</b><br>JOHN T. SWEN, P.A.                       | P.O. BOX 494466<br>PORT CHARLOTTE, FL 33949<br>PHONE: (941) 626-7365                           |
| <b>TRAFFIC ENGINEER:</b><br>PROTEAN DESIGN GROUP<br>KIM HORLANDER, P.E. | 201 WEST MARION AVENUE<br>PUNTA GORDA, FL 33950<br>PHONE: (941) 676-8448                       |

## BANKS ENGINEERING

Professional Engineers, Planners, & Land Surveyors  
Serving The State Of Florida

4161 TAMiami TRAIL – BLDG 5 UNIT 501  
PORT CHARLOTTE, FLORIDA 33952  
PHONE: (941) 625-1165 FAX: (941) 625-1149  
ENGINEERING LICENSE # EB 6469  
SURVEY LICENSE # LB 6690  
WWW.BANKSENG.COM

TODD R. REBOL, P.E.  
FL. LIC. #64040

### INDEX OF SHEETS

| SHEET | TITLE           |
|-------|-----------------|
| 1     | COVER           |
| 2     | AERIAL          |
| 3     | PD CONCEPT PLAN |

| ALL ELEVATIONS ON CIVIL ENGINEERING PLANS REFERENCE: NAVD88 |      |                      |    |
|---|------|----------------------|----|
| NO.   | DATE | REVISION DESCRIPTION | BY |
|   |      |                      |    |
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EAST BOUND S.R. 776

S. ACCESS ROAD



0 20' 40' 60'  
GRAPHIC SCALE 1" = 20' FT

SUBJECT  
PARCEL

BURLINGTON AVENUE

PREPARED FOR:

**TRUEX PREFERRED CONSTRUCTION**

10194 BURLINGTON AVENUE  
ENGLEWOOD, FL 34224  
PHONE: 941-475-6680

ALL ELEVATIONS ON CIVIL ENGINEERING PLANS REFERENCE NAVD 1988

| NO. | DATE | REVISION DESCRIPTION | BY |
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**BANKS**  
ENGINEERING

Professional Engineers, Planners, & Land Surveyors  
Serving South-West Florida

4161 TAMAMI TRAIL - BLDG 5 UNIT 501  
PORT CHARLOTTE, FLORIDA 33952  
PHONE: (941) 625-1165

ENGINEERING LICENSE # EB 6469  
SURVEY LICENSE # LB 6590

WWW.BANKSENGFLA.COM

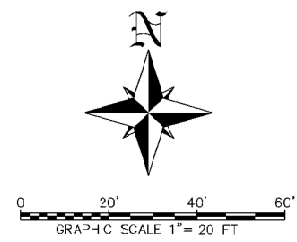
TODD R. REBOL, P.E.  
LICENSE NO. 64040

**AERIAL**  
**TRUEX EXPANSION LOT**  
**CHARLOTTE COUNTY, FLORIDA**

| COMPLETION DATE: | PROJECT: | DRAFTED BY: | DESIGNED BY: | REVIEWED BY: | SCALE:   | SHEET: |
|------------------|----------|-------------|--------------|--------------|----------|--------|
| 10-9-23          | 4709     | TBV         | TRR          | TRR          | 1" = 20' | 2      |

S:\4709\4709\BANKSENG\TRUEX\TRUEX\_EXPANSION\_LOT\TRUEX\_EXPANSION\_LOT.dwg, 12/2/2024 2:28:57 AM, SAVY CORPS, SAVY CORPS





1. THE 25 FOOT PD SETBACK IS PROPOSED TO BE WAIVED FOR THIS PROJECT.

|  |  |  |  |  |  |  |
|--|--|--|--|--|--|--|
| PREPARED FOR:  |  |  |  |  |  |  |
| <b>TRUEX PREFERRED CONSTRUCTION</b>  |  |  |  |  |  |  |
| 10194 BURLINGTON AVENUE<br>ENGLEWOOD, FL 34224<br><b>PHONE: 941-475-6680</b> |  |  |  |  |  |  |

ALL ELEVAT CNS ON CIVIL ENGINEERING PLANS REFERENCE NAVD 1988

| NO. | DATE | REVISION | DESCRIPTION | BY |
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## BANKS

### ENGINEERING

Professional Engineers, Planners, & Land Surveyors  
Serving South-West Florida

---

1000 N. TAMPAWATER RESERVE DRIVE, SUITE 200  
PORT CHARLOTTE, FLORIDA 33982  
PHONE: (239) 908-5990 FAX: (239) 939-2523

ENGINEERING LICENSE # EB 6469  
SURVEY LICENSE # LB 639C

WWW.BANKSENG.COM

**PD CONCEPT PLAN**  
TRUEX EXPANSION LOT  
 CHARLOTTE COUNTY, FLORIDA

| COMPLETION DATE: | PROJECT: | DRAFTED BY: | DESIGNED BY: | REVISED BY: | SCALE:   | SHEET: |
|------------------|----------|-------------|--------------|-------------|----------|--------|
| 10-9-23          | 4709     | TBM         | TRR          | TRR         | 1" = 20' | 3      |

TODD R. REBEL, P.E.  
LICENSE NO. 84040



**AVAILABILITY REQUEST FORM**

Charlotte County Government Utilities Department

25550 Harbor View Road, Suite 1

Port Charlotte, FL 33980

Email: [Administrative.Assistants@CharlotteCountyFL.gov](mailto:Administrative.Assistants@CharlotteCountyFL.gov)

Phone: 941.764.4300 Option 3

Date: 12/23/2024

First Name

Last Name

KaeleyGatz

Organization

Atwell, LLC

Email Address

kgatz@atwell.com

Phone Number

9416251165

Site Address

House Number

Street Name

Street Suffix

3797S. Access (412002381005)Rd.

Short Legal Description

PCH 064 3571 0005

Subdivision

Section

Block

Lot

**Availability - Completed by CCU Staff**

| Potable Water |   | Sewer       |   | Reclaimed Water |   |
|---------------|---|-------------|---|-----------------|---|
| Connected     |   | Connected   |   | Connected       |   |
| Mandatory     | x | Mandatory   |   | Mandatory       |   |
| Available     |   | Available   | x | Available       |   |
| Unavailable   |   | Unavailable |   | Unavailable     | x |

**Comments**

\*COMMERCIAL PROPERTIES HAVE SERVICES AVAILABLE THROUGH A PRIVATE DEVELOPER'S AGREEMENT.

\*TO DISCUSS IF CONNECTION TO THE SEWER WILL BE REQUIRED A DRT MEETING WOULD BE NEEDED.  
THAT CAN BE SCHEDULED WITH DENISE.ELLIOTT@CHARLOTTECOUNTYFL.GOVCompleted By: KDDate: 1/13/2025**FOR ANY UTILITIES DEEMED UNAVAILABLE AT THIS TIME, THE PROPERTY OWNER AND/OR THEIR AGENT SHOULD RECONFIRM AVAILABILITY PRIOR TO DEVELOPMENT OF PROPERTY.****All commercial developments are to access the following link for guidelines and familiarize themselves with the requirements for plans review and the utility service agreement.****<https://www.charlottecountyfl.gov/departments/utilities/about-utilities/forms.shtml>**

Disclaimer: Information provided on this form is provided as a public convenience. Every effort is made to ensure that information provided is timely and accurate. However, Charlotte County makes no warranty, representation or guaranty as to its complete accuracy, nor does Charlotte County assume liability for any errors, omissions, or inaccuracies in the information provided, regardless how caused. In any case, where reliance on information is required, please check with County staff for updated information and/or the official records of the County.

# **PROTECTED SPECIES ASSESSMENT**

**10186 Burlington Avenue  
Charlotte County, Florida**

**January 2025**

**Prepared by:**



22102 Kimble Avenue □ Port Charlotte, FL 33952  
(941) 457-6272  
[www.IVAenvironmental.com](http://www.IVAenvironmental.com)



## **INTRODUCTION**

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

The subject property (Charlotte County parcel ID's# 412002381005) is located in Section 02, Township 41S, and Range 20E within Englewood, Florida. Please refer to the attached Location Map.

## **SITE CONDITIONS**

A site inspection was conducted by qualified staff ecologists in January 2025. During the inspection, temperatures ranged from 55° - 60° F, winds were 5-10 mph, and skies were partly cloudy.

## **VEGETATIVE COMMUNITIES**

Field observations, in conjunction with the Charlotte County Soil Survey and aerial photographs, were used to develop a map of the vegetative communities onsite. The vegetative communities were identified and classified utilizing the Florida Land Use Cover and Forms Classification System (FLUCCS). The following table displays the vegetative associations found on the subject property. A description of the communities is also included. Please refer to the attached Protected Species Assessment Map.

| <b>FLUCCS ID</b> | <b>FLUCCS DESCRIPTION</b> | <b>ACREAGE</b> |
|------------------|---------------------------|----------------|
| 140              | Commercial and Services   | 0.41           |
| 190              | Open Land                 | 0.28           |
| <b>TOTAL</b>     |                           | <b>0.69</b>    |

### **FLUCCS 140– Commercial and Services**

This upland area lacks significant vegetation and is made up of a paved driveway, parking lot, and an office building.

### **FLUCCS 190 – Open Land**

This upland habitat contains a scattered canopy of cabbage palm (*Sabal palmetto*), live oak (*Quercus virginiana*), and Brazilian pepper (*Schinus terebinthifolius*). Midstory and groundcover species present include: grapevine (*Vitis sp.*), greenbrier (*Smilax sp.*), flattop goldenrod (*Euthamia caroliniana*), cogon grass (*Imperata cylindrica*), hairy indigo (*Indigofera hirsuta*), blue mistflower (*Conoclinium coelestinum*), Caesarweed (*Urena lobata*), flatsedges (*Cyperus spp.*), air-potato (*Dioscorea bulbifera*), dog fennel (*Eupatorium capillifolium*), lantana (*Lantana camara*), and creeping oxeye (*Wedelia trilobata*).

## **LISTED SPECIES SURVEY METHODOLOGY**

To provide approximately 80 percent coverage of the site, both linear and nonlinear overlapping transects were completed across the parcels per FWC guidelines. Transects were spaced approximately 30-50 feet apart depending on the visibility within the vegetative association being surveyed. Evidence of protected species was gathered through both direct observation and through observation of signs such as tracks, nests, burrows, and fecal material. If evidence of utilization by a protected species which may require permitting prior to development

of the subject properties was observed, an aerial photograph was marked depicting the approximate location. In addition, a search of available online resources was conducted to reveal the previously documented presence of listed species which may be utilizing the subject properties. These resources included, but were not limited to, the following: FWS Wood Stork Colony Map(s); Charlotte County Natural Resources Department Scrub Jay Territory Search Database; Audubon Eagle Nest Locator Database; FWS Florida Bonneted Bat Consultation Area Map(s); FWS Crested Caracara Consultation Area Map(s); FWS Red-cockaded Woodpecker Consultation Area Map(s); and FWS Panther Consultation Area Map(s). If the site contained suitable habitat for a protected species, or if the site was within close proximity to a verified sighting or consultation area for a protected species, additional scrutiny was given during the inspection relative to that specific species.

### **LISTED SPECIES ASSESSMENT RESULTS**

Search of available online resources revealed that the subject property is located within an 18.6-mile radius designated as Core Foraging Area of several wood stork (*Mycteria americana*) nesting colonies. Each of the documented colonies appears to be greater than 4 miles from the subject property. Under current regulations, the proximity of the off-site nesting colonies is not likely to affect the future development of the subject property. However, any impacts which require federal review may trigger additional coordination relative to the species.

Search of available online resources revealed that the subject property is located within the Consultation Area of the Florida scrub jay (*Aphelocoma coerulescens*). Review of the Charlotte County Natural Resources Department Florida Scrub Jay Territory Search Database revealed that the subject property is a scrub jay review area parcel. Mitigation fees in accordance with approved Habitat Conservation Plan (HCP) fee structure table will be required. Additionally, all clearing and tree removal will be prohibited during the scrub jay nesting season (March 1 – June 30th).

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

The subject parcel is located within the FWS Consultation Area of the Florida bonneted bat (*Eumops floridanus*). No evidence of utilization by the Florida bonneted bat was observed onsite during the site inspection. The Florida bonneted bat is not anticipated to be utilizing the subject property, and therefore, is not likely to affect the future development of the property. However, any impacts which require federal review may trigger additional coordination relative to the species.

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

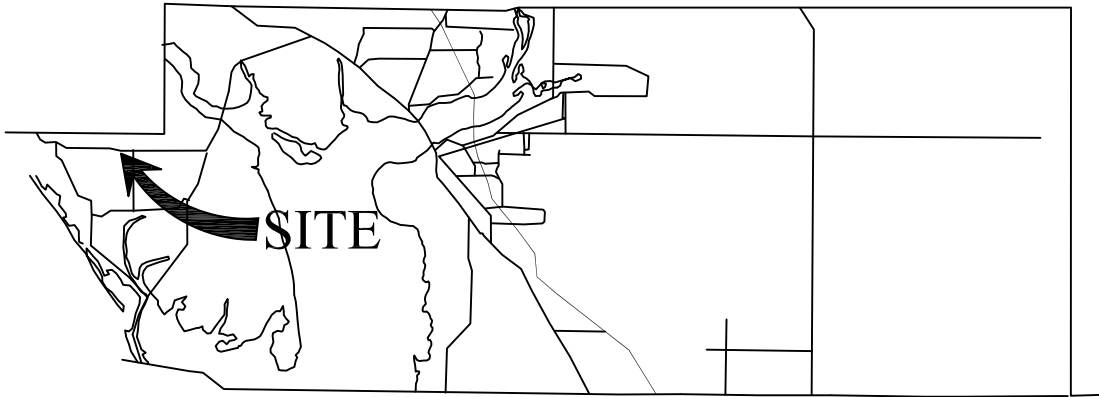
The subject site contains upland habitats which are being utilized by the gopher tortoise (*Gopherus polyphemus*). One (1) potentially occupied gopher tortoise burrow was observed on the parcel. A 100% gopher tortoise survey and relocation permit from the Florida Fish and Wildlife Conservation Commission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

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

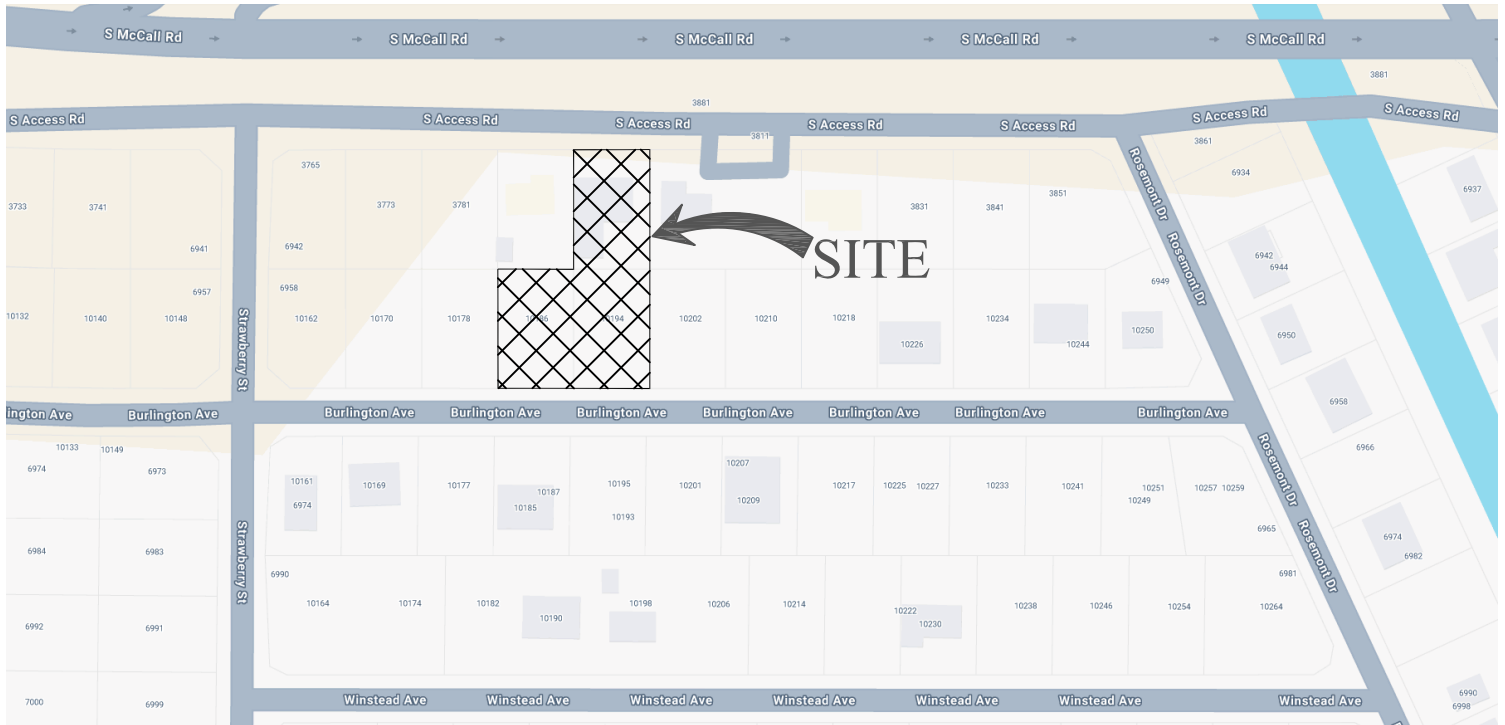


# SECTION 02; TOWNSHIP 41S; RANGE 20E

NOT TO SCALE



CHARLOTTE COUNTY, FLORIDA



LOCATION MAP

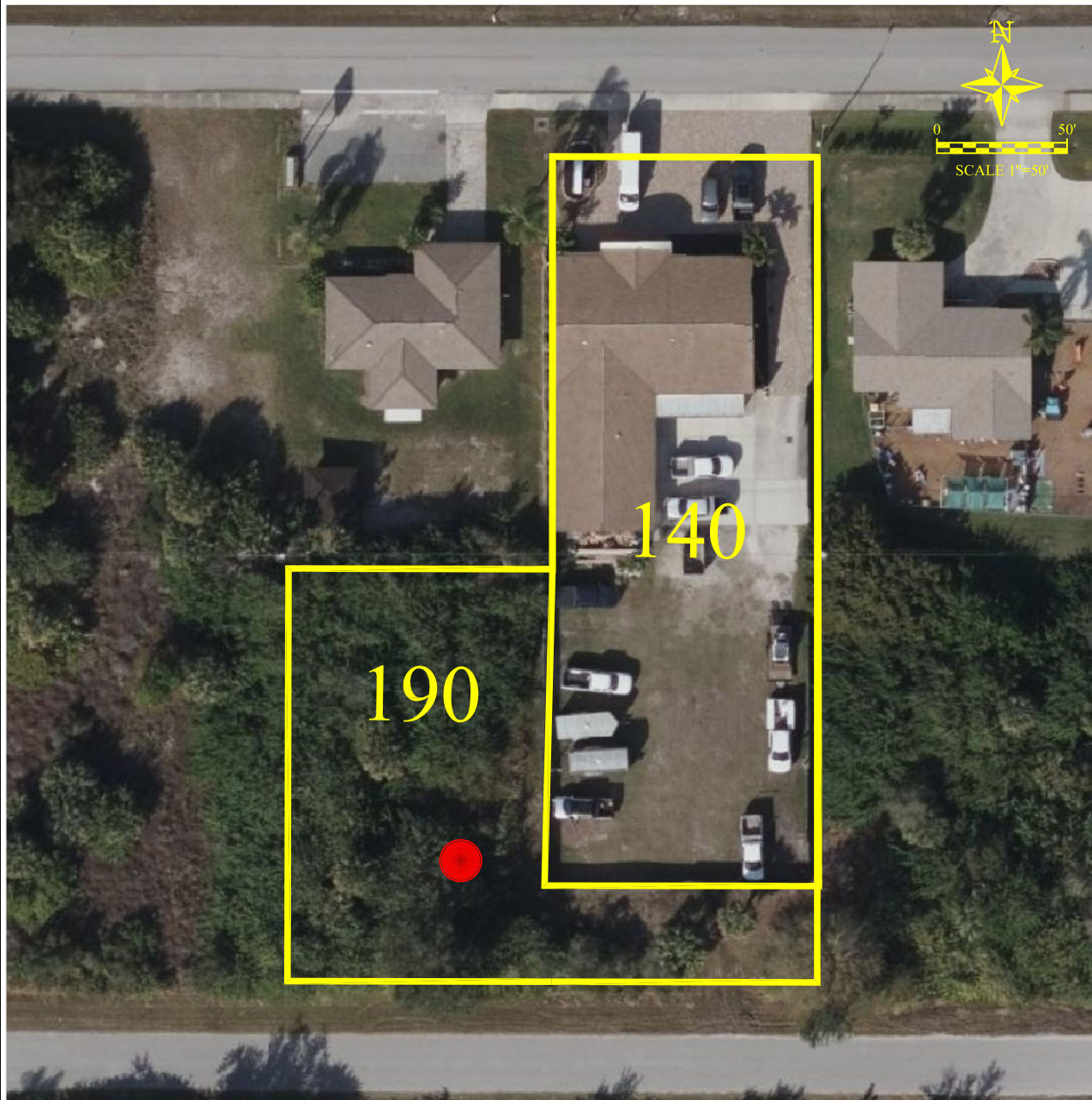
24-740 / JANUARY 8, 2025

10186 BURLINGTON AVENUE LOTS 5, 19, & 20

LOCATION MAP



# SECTION 02; TOWNSHIPS 41S; RANGE 20E



## LEGEND

| FLUCCS | DESCRIPTIONS            | ACREAGE |
|--------|-------------------------|---------|
| 140    | COMMERCIAL AND SERVICES | 0.41±   |
| 190    | OPEN LAND               | 0.28±   |
| TOTAL  |                         | 0.69±   |

● POTENTIALLY OCCUPIED  
GOPHER TORTOISE BURROW ( 1 )

### NOTES:

1. FOR PERMIT USE ONLY, NOT FOR CONSTRUCTION.
2. PROJECT BOUNDARY IS APPROXIMATE AND WAS OBTAINED FROM CHARLOTTE COUNTY GIS.
3. MAPPING APPROXIMATE AND BASED ON INTERPRETATION OF 2017 AERIAL PHOTOGRAPHY AT 1"=30' SCALE.
4. THE DELINEATION OF ANY ON-SITE WETLANDS, SURFACE WATERS, AND/OR OTHER SURFACE WATERS IS PRELIMINARY AND SUBJECT TO REVIEW/APPROVAL BY APPLICABLE REGULATORY AGENCIES.

24-740 / JANUARY 8, 2025

10186 BURLINGTON AVENUE LOTS 5, 19, & 20  
PROTECTED SPECIES ASSESSMENT MAP

**IVA.**  
— ENVIRONMENTAL SERVICES —