



CHARLOTTE COUNTY

Community Development

DATE: April 13, 2026

TO: Honorable Board of County Commissioners

FROM: Maryann Franks, Zoning Supervisor
Professional Qualifications as provided in Exhibit 1.

RE: **DRC-25-179 Final Detail Site Plan, Circle K Flamingo**

Requested Action(s):

Bohler Engineering FL., LLC is requesting PD Final Detail Site Plan approval for Circle K Flamingo. The project consists of a 3,956 SF Circle K convenience store with six fuel stations and a 4,316 sq. ft. canopy. The project site is 1.86± acres and is located at 1785 El Jobean Road, Port Charlotte, FL and is located within the West Port Marketplace.

Analysis

This project site is 1.86± acres and is located at 1785 El Jobean Road, Port Charlotte, FL and is located within the West Port Marketplace. The site is designated as Murdock Village Mixed Use in the 2030 Future Land Use Map and is currently zoned Planned Development (PD). The proposed Final Detail Site consists of a 3,956 SF Circle K convenience store with six fuel stations and a 4,316 sq. ft. canopy and is consistent with the County's Comprehensive Plan and existing PD conditions.

This Final Detail Site Plan complies with all conditions, as well as being in compliance with the approved concept plan. The site plans are attached as Exhibit 2.

The Final Detail Site Plan has been approved through the Site Plan Review process, this proposal will not create any concurrency issues (Exhibit 4, Approval Letter).

Based upon the analysis and conclusions set forth herein, in staff's professional opinion, the application (Final Detail Site Plan, DRC-25-179) is generally consistent with Charlotte County's comprehensive plan, Charlotte County's Code of Laws and Ordinances and other applicable guidelines

COMMUNITY DEVELOPMENT DEPARTMENT

18400 Murdock Circle
Port Charlotte, FL 33948
Phone: 941.764.4909 | Fax: 941.764-4180



CHARLOTTE COUNTY

Community Development

Qualifications of Maryann Franks

Qualifications of Maryann Franks

Position: Zoning Supervisor

Years with Charlotte County: 25

Position Summary & Experience: I have worked as a Zoning Tech I, Zoning Tech II, Permitting, Licensing & Zoning Supervisor, Zoning Coordinator and Zoning Supervisor for Charlotte County Community Development, Zoning Department for 25 years. My duties include reviewing and making recommendations of compliance with Charlotte County zoning regulations on preliminary and final detail site plans to the Board of County Commissioners. I also coordinate and compile the recommendations and conditions of the reviewing departments and agencies into the final recommendation to the Board of County Commissioners. My duties include supervising the Environmental Specialist, the Zoning Technicians, zoning reviews, host and attend meetings and providing customer service. I assist the Zoning Official and the Planners when needed.

Exhibit 1

GENERAL SURVEY NOTES:

- 1. BEARING STRUCTURE IS BASED ON THE MONUMENTED NORTH RIGHT-OF-WAY LINE OF STATE ROAD 776 (EL JOBEAN ROAD), BEING 569°10'05"E ASSUMED.
2. THIS SURVEY REFLECTS ONLY MATTERS OF RECORD AS PROVIDED BY THE CLIENT OR CLIENTS REPRESENTATIVE.
3. THIS SURVEY WAS MADE ON THE GROUND. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS.
4. THIS SITE LIES IN ZONES "AE" AND "SHADED X", BASED ON FLOOD INSURANCE RATE MAP NO. 12015C0043G, COMMUNITY NO. 120061, UNINCORPORATED, CHARLOTTE COUNTY, FLORIDA, HAVING AN EFFECTIVE DATE OF 12/15/2022.

5. ACCORDING TO FLORIDA STATUTES, CHAPTER 472.025, A LAND SURVEYOR SHALL NOT AFFIX HIS SEAL OR NAME TO ANY PLAN OR DRAWING WHICH DEPICTS WORK WHICH HE IS NOT LICENSED TO PERFORM OR WHICH IS BEYOND HIS PROFESSION OR SPECIALTY THEREIN. THEREFORE, WE ARE UNABLE TO CERTIFY AS TO MUNICIPAL ZONING COMPLIANCE, INTERPRETATION OF ZONING CODES OR THE DETERMINATION OF VIOLATIONS THEREOF.

6. THIS SURVEY MADE WITH BENEFIT OF COMMITMENT FOR TITLE NO. 12058622 REVISION 2, EFFECTIVE: 08/15/2025, ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY. SUBJECT PROPERTY IS THE SAME AS THE PROPERTY DESCRIBED IN SCHEDULE A OF THE TITLE COMMITMENT.

7. THIS "BOUNDARY AND TOPOGRAPHIC SURVEY" WAS MADE IN ACCORDANCE WITH LAWS AND/OR STANDARDS OF PRACTICE FOR THE STATE OF FLORIDA.

8. THIS SURVEY IS VALID ONLY TO THE PARTIES TO WHOM IT IS CERTIFIED AND IS NON-TRANSFERABLE.

9. THE PROPERTY RUNS CONTIGUOUS WITH STATE ROAD 776(EL JOBEAN RD), A PAVED PUBLIC RIGHT-OF-WAY.

10. OBSERVABLE SURFACE EVIDENCE OF UTILITIES SERVING THE PROPERTY AND STORM DRAINAGE FACILITIES ARE SHOWN HEREON.

11. ALL PARCELS AND/OR LOTS SHOWN HEREON ARE CONTIGUOUS BETWEEN SAID PARCELS AND/OR LOTS AND DO NOT CREATE ANY GAPS, GORES OR HIATUSES.

12. NO SURFACE EVIDENCE OF SITE USE AS A CEMETERY WAS OBSERVED.

13. ELEVATIONS ARE BASED ON BENCHMARK DESIGNATION BM 72, BEING: 9.961 FEET, (NAVD 1988), PUBLISHED BY FLORIDA DEPARTMENT OF TRANSPORTATION.

14. THE MAPPED FEATURES SHOWN HEREON ARE RELATIVE TO FLORIDA STATE PLANE COORDINATE SYSTEM EAST ZONE, NAD(83)-(2011)-(EPOCH 2010.0000), ESTABLISHED PER FDOT FPRN. THE COORDINATE SYSTEM AND DISPLAYED UNITS ARE IN U.S. SURVEY FEET.

NOTES PERTAINING TO TABLE A ITEMS OF ALTA/NSPS LAND TITLE SURVEY STANDARDS:

ITEM 16: NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WAS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

ITEM 17: NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WAS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. SURVEYOR IS NOT AWARE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES.

DESCRIPTION:

A Leasehold Interest as described in that certain Ground Lease from KL Westport Expansion LLC, a Florida limited liability company, Lessor, to Circle K Stores, Inc., a Texas corporation, Lessee, dated ____, 2024, recorded ____, 2024, in Official Records Instrument Number ____, of the Public Records of Charlotte County, Florida, creating a Leasehold Estate as to a portion of the following property:

LOT 3, WEST PORT MARKET PLACE, AS RECORDED IN PLAT BOOK ____, PAGES ____, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

MORE PARTICULARLY DESCRIBED AS: (WRITTEN BY SURVEYOR)

BEGIN AT THE SOUTHEAST CORNER OF TRACT F-1, WEST PORT EAST IA, AS RECORDED IN PLAT BOOK 28, PAGE 3, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; RUN THENCE 569°10'05"W, ALONG THE SOUTHERLY BOUNDARY OF SAID TRACT F-1, ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 776 (EL JOBEAN ROAD), A DISTANCE OF 261.63 FEET; THENCE N20°49'55"W, A DISTANCE OF 310.00 FEET; THENCE N68°10'05"E, A DISTANCE OF 261.63 FEET TO THE EASTERLY BOUNDARY LINE OF SAID TRACT F-1; THENCE S20°49'55"E, ALONG SAID EASTERLY LINE, A DISTANCE OF 310.00 FEET TO THE POINT OF BEGINNING.

SCHEDULE B-2 EXCEPTIONS NOTES:

- 6. Utility Escrow Transfer Agreements with the Board of County Commissioners of Charlotte County, a political subdivision of the State of Florida, recorded in Official Records Book 1665, Page 1539, and in Official Records Book 1669, Page 2092, of the Public Records of Charlotte County, Florida. (BLANKET IN NATURE OVER SUBJECT PROPERTY. SUBJECT PROPERTY LIES WITHIN PORT CHARLOTTE SUBDIVISION SECTION-FORTY-ONE, PB 5, PG 51A-K)
7. Interlocal Agreement between Charlotte County, Florida, a political subdivision of the State of Florida, and Murdock Village Community Redevelopment Agency, a public body corporate and politic, recorded in Official Records Book 2243, Page 971, of the Public Records of Charlotte County, Florida. (BLANKET IN NATURE OVER SUBJECT PROPERTY.)
8. Ordinance No. 2005-020 adopted by the Board of County Commissioners of Charlotte County, related to community redevelopment establishing a Redevelopment Trust Fund for the Murdock Village Community Redevelopment area, recorded in Official Records Book 2655, Page 1840, of the Public Records of Charlotte County, Florida. (BLANKET IN NATURE OVER SUBJECT PROPERTY.)
9. Resolution No. 2005-042 adopted by the Board of County Commissioners of Charlotte County, a political subdivision of the State of Florida, acting Ex-Officio as the Governing Board of Murdock Village Community Redevelopment Agency, recorded in Official Records Book 2655, Page 1850, relating to Community redevelopment within the Murdock Village Community Redevelopment Area, as amended by Resolution No. 2005-188 recorded in Official Records Book 2817, Page 1213, of the Public Records of Charlotte County, Florida. (BLANKET IN NATURE OVER SUBJECT PROPERTY.)
10. Covenant requiring payment of Community Redevelopment Assessments recorded in Official Records Book 3309, Page 645, Public Records of Charlotte County, Florida. (BLANKET IN NATURE OVER SUBJECT PROPERTY.)
11. INTENTIONALLY DELETED
12. Resolution Number 2010-097 adopted by the Board of County Commissioners of Charlotte County, a political subdivision of the State of Florida, and Ex-Officio of the Governing Board of Murdock Village Community Redevelopment Agency, approving an amendment to the Murdock Village Community Redevelopment Agency recorded in Official Records Book 3522, Page 981, of the Public Records of Charlotte County, Florida. (BLANKET IN NATURE OVER SUBJECT PROPERTY.)
13. INTENTIONALLY DELETED
14. INTENTIONALLY DELETED
15. INTENTIONALLY DELETED
16. Resolution Number 2017-016 adopted by the Board of County Commissioners of Charlotte County, recorded in Official Records Book 4167, Page 2158, of the Public Records of Charlotte County, Florida. (BLANKET IN NATURE OVER SUBJECT PROPERTY.)
17. Resolution Number 2017-178 adopted by the Board of County Commissioners of Charlotte County, a political subdivision of the State of Florida, and Ex-Officio as the Governing Board of Murdock Village Community Redevelopment Agency approving an amendment to the Murdock Village Community Redevelopment Plan recorded in Official Records Book 4218, Page 1365, together with Resolution Number 2021-094 recorded in Official Records Book 4805, Page 965, of the Public Records of Charlotte County, Florida. (BLANKET IN NATURE OVER SUBJECT PROPERTY.)
18. Amended Covenant requiring payment of Community Redevelopment Assessments by Charlotte County, a charter county and a political subdivision of the State of Florida, and the Murdock Village Community Redevelopment Agency, a public body corporate and political, recorded in Official Records Book 4240, Page 259, Public Records of Charlotte County, Florida. (BLANKET IN NATURE OVER SUBJECT PROPERTY.)
19. Resolution Number 2017-236 adopted by the Board of County Commissioners of Charlotte County, acting Ex-Officio as the Governing Board of Murdock Village Community Redevelopment Agency, approving the disposition of property owned by the Murdock Village Community Redevelopment Agency recorded in Official Records Book 4248, Page 616, of the Public Records of Charlotte County, Florida. (IS NOT ON, NOR DOES IT TOUCH, THE SUBJECT PROPERTY.)
20. Resolution Number 2017-237 adopted by the Board of County Commissioners of Charlotte County approving the Disposition of property owned by the Murdock Village Community Redevelopment Agency recorded in Official Records Book 4248, Page 965, of the Public Records of Charlotte County, Florida. (IS NOT ON, NOR DOES IT TOUCH, THE SUBJECT PROPERTY.)
21. Memorandum of Agreement by and between Murdock Village Community Redevelopment Agency, a public body corporate ad politic, and Lost Lagoon Development, LLLP, a Florida limited liability limited partnership, recorded in Official Records Book 4319, Page 1349, as affected by First Addendum and Amendment to Agreement for Purchase and Sale recorded in Official Records Book 4556, Page 587, Second Amendment to Agreement for Purchase and Sale as evidenced by Resolution Number 2020-077 recorded in Official Records Book 4591, Page 1885, by Third Amendment to Agreement for Purchase and Sale recorded in Official Records Book 4606, Page 1979, and Fourth Amendment to Agreement for Purchase and Sale recorded in Official Records Book 4660, Page 1284, of the Public Records of Charlotte County, Florida. (IS NOT ON, NOR DOES IT TOUCH, THE SUBJECT PROPERTY.)
22. Ordinance Number 2020-008 adopted by the Board of County Commissioners of Charlotte County amending the Charlotte County Zoning Atlas recorded in Official Records Book 4533, Page 917, of the Public Records of Charlotte County, Florida. (IS NOT ON, NOR DOES IT TOUCH, THE SUBJECT PROPERTY.)
23. Resolution Number 2020-093 adopted by the Board of County Commissioners of Charlotte County releasing certain subsurface rights to real property located in the Murdock Village Community Redevelopment Area which is subject to the sale to the Lost Lagoon Development, LLLP, recorded in Official Records Book 4601, Page 226, of the Public Records of Charlotte County, Florida. (IS NOT ON, NOR DOES IT TOUCH, THE SUBJECT PROPERTY.)
24. Escrow Agreement by and between Charlotte County, Florida, a political subdivision of the State of Florida, Murdock Village Community Redevelopment Agency, a public body corporate and politic, Lost Lagoon Development, LLLP, a Florida limited liability limited partnership, and Roger D. Eaton, in his official capacity as the Clerk of the Circuit Court and County Comptroller recorded in Official Records Book 4625, Page 1532, of the Public Records of Charlotte County, Florida. (IS NOT ON, NOR DOES IT TOUCH, THE SUBJECT PROPERTY.)
25. Resolution Number 2021-063 adopted by the Board of County Commissioners of Charlotte County, a political subdivision of the State of Florida, and Ex-Officio of the Governing Board of Murdock Village Community Redevelopment Agency, recorded in Official Records Book 4765, Page 1011, of the Public Records of Charlotte County, Florida. (BLANKET IN NATURE OVER SUBJECT PROPERTY.)
26. Resolution Number 2023-005 adopted by the Board of County Commissioners of Charlotte County authorizing the County Administrator and his or her designees to execute documents necessary to close the sale of real property to Koller Group Acquisitions, LLC, recorded in Official Records Instrument Number 3202058, of the Public Records of Charlotte County, Florida. (DOCUMENT CONTAINS NO DESCRIPTION.)
27. Resolution Number 2023-007 adopted by the Board of County Commissioners of Charlotte County, acting Ex-Officio as the Governing Board of Murdock Village Community Redevelopment Agency adopting a Resolution authorizing the Murdock Village Community Redevelopment Agency's Executive Director and his or her designees to execute documents necessary to close the sale of real property to Koller Group Acquisitions, LLC, recorded in Official Records Instrument Number 3202066, of the Public Records of Charlotte County, Florida. (DOCUMENT CONTAINS NO DESCRIPTION.)
28. First Amendment to Agreement for Sale and Purchase by and between of Charlotte County, a political subdivision of the State of Florida, Murdock Village Community Redevelopment Agency, a public body corporate and political, and Koller Group Acquisitions, LLC, a Florida limited liability company, recorded in Official Records Instrument Number 3202086, of the Public Records of Charlotte County, Florida. (BLANKET IN NATURE OVER SUBJECT PROPERTY.)
29. Resolution Number 2024-075 adopted by the Board of County Commissioners of Charlotte County granting KL West Port Expansion LLC Planned Development (PD) final detail site plan approval for certain roads in the West Port East Project recorded in Official Records Instrument Number 3411044, of the Public Records of Charlotte County, Florida. (BLANKET IN NATURE OVER SUBJECT PROPERTY.)

SCHEDULE B-2 EXCEPTIONS NOTES:

30. Development Agreement by and between KL Westport Expansion LLC, a Florida limited liability company, and Charlotte County, a political subdivision of the State of Florida, recorded in Official Records Instrument Number 3417576, of the Public Records of Charlotte County, Florida. (BLANKET IN NATURE OVER SUBJECT PROPERTY.)

31. INTENTIONALLY DELETED

32. Development Agreement (Infrastructure Improvements) by and between KL Westport Expansion LLC, a Florida limited liability company, and CRE-JDG Driftwood Bay Owner, LLC, a Delaware limited liability company, recorded in Official Records Instrument Number 3417579, of the Public Records of Charlotte County, Florida. (BLANKET IN NATURE OVER SUBJECT PROPERTY.)

33. Utility Improvement Cost-Sharing Agreement (West Port East - Phase One) by and between KL Westport Expansion LLC, a Florida limited liability company, KL Westport Expansion Commercial LLC, a Florida limited liability company, and CRE-JDG Driftwood Bay Owner, LLC, a Delaware limited liability company, recorded in Official Records Instrument Number 3417844, of the Public Records of Charlotte County, Florida. (BLANKET IN NATURE OVER SUBJECT PROPERTY.)

34. Restrictive Covenant Agreement by and between KL Westport Expansion LLC, a Florida limited liability company, KL Westport Expansion Commercial LLC, a Florida limited liability company, and CRE-JDG Driftwood Bay Owner, LLC, a Delaware limited liability company, recorded in Official Records Instrument Number 3417845, of the Public Records of Charlotte County, Florida. (BLANKET IN NATURE OVER SUBJECT PROPERTY.)

35. INTENTIONALLY DELETED

36. INTENTIONALLY DELETED

37. Terms and conditions contained in that certain New Facility Ground Lease from GB West Port, LLC, a Florida limited liability company, Lessor, to Circle K Stores, Inc., a Texas corporation, Lessee, Lease dated August 1, 2025, as evidenced by Memorandum of Lease recorded ____, 2025, in Official Records Instrument Number ____, of the Public Records of Charlotte County, Florida. (DOCUMENT NOT PROVIDED)

38. INTENTIONALLY DELETED

39. INTENTIONALLY DELETED

40. INTENTIONALLY DELETED

41. Assignment and Assumption of Utility Improvement Cost-Sharing Agreement (West Port East - Phase One) by and between KL Westport Expansion LLC, a Florida limited liability company, and GB West Port, LLC, a Florida limited liability company, recorded October 31, 2024, in Official Records Instrument Number 3462639, of the Public Records of Charlotte County, Florida. (BLANKET IN NATURE OVER SUBJECT PROPERTY.)

42. Development and Escrow Agreement (Infrastructure Improvements) by and between KL Westport Expansion LLC, a Florida limited liability company, GB West Port, LLC, a Florida limited liability company, and Greene Hamrick Schermer & Johnson, P.A., a Florida professional association, recorded October 31, 2024, in Official Records Instrument Number 3462640, of the Public Records of Charlotte County, Florida. (BLANKET IN NATURE OVER SUBJECT PROPERTY.)

43. Temporary Construction and Access Easement Agreement (Infrastructure Improvements) by and between GB West Port, LLC, a Florida limited liability company, and KL Westport Expansion LLC, a Florida limited liability company, recorded October 31, 2024, in Official Records Instrument Number 3462641, of the Public Records of Charlotte County, Florida. (IS NOT ON, NOR DOES IT TOUCH THE SUBJECT PROPERTY.)

44. Restrictive Covenant Agreement by and between KL Westport Expansion LLC, a Florida limited liability company, KL Westport Expansion Commercial LLC, a Florida limited liability company, and GB West Port, LLC, a Florida limited liability company, recorded October 31, 2024, in Official Records Instrument Number 3462642, of the Public Records of Charlotte County, Florida. (BLANKET IN NATURE OVER SUBJECT PROPERTY.)

45. Ordinance Number 2024-041 adopted by the Board of County Commissioners of Charlotte County creating the West Port East Community Development District recorded December 11, 2024, in Official Records Instrument Number 3475138, of the Public Records of Charlotte County, Florida. (IS NOT ON, NOR DOES IT TOUCH, THE SUBJECT PROPERTY.)

46. Notice of Establishment of the West Port East Community Development District recorded January 9, 2025, in Official Records Instrument Number 3483315, of the Public Records of Charlotte County, Florida, which may impose and levy taxes or assessments on the property. (IS NOT ON, NOR DOES IT TOUCH, THE SUBJECT PROPERTY.)

47. Restrictions, covenants, conditions, easements and other matters contained on the Plat of West Port East 1A recorded in Plat Book 28, Page 3, of the Public Records of Charlotte County, Florida. (ON SUBJECT PROPERTY AS SHOWN HEREON.)

48. Restrictions, covenants, conditions, easements and other matters contained on the Plat of West Port Market Place recorded in Plat Book ____, Pages ____, of the Public Records of Charlotte County, Florida. (ON SUBJECT PROPERTY AS SHOWN HEREON.)

49. Declaration of Fuel Facility Restriction by GB West Port, LLC, a Florida limited liability company, recorded ____, in Official Records Instrument Number ____, of the Public Records of Charlotte County, Florida. (DOCUMENT NOT PROVIDED.)

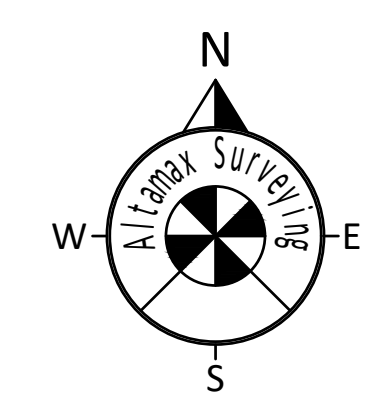
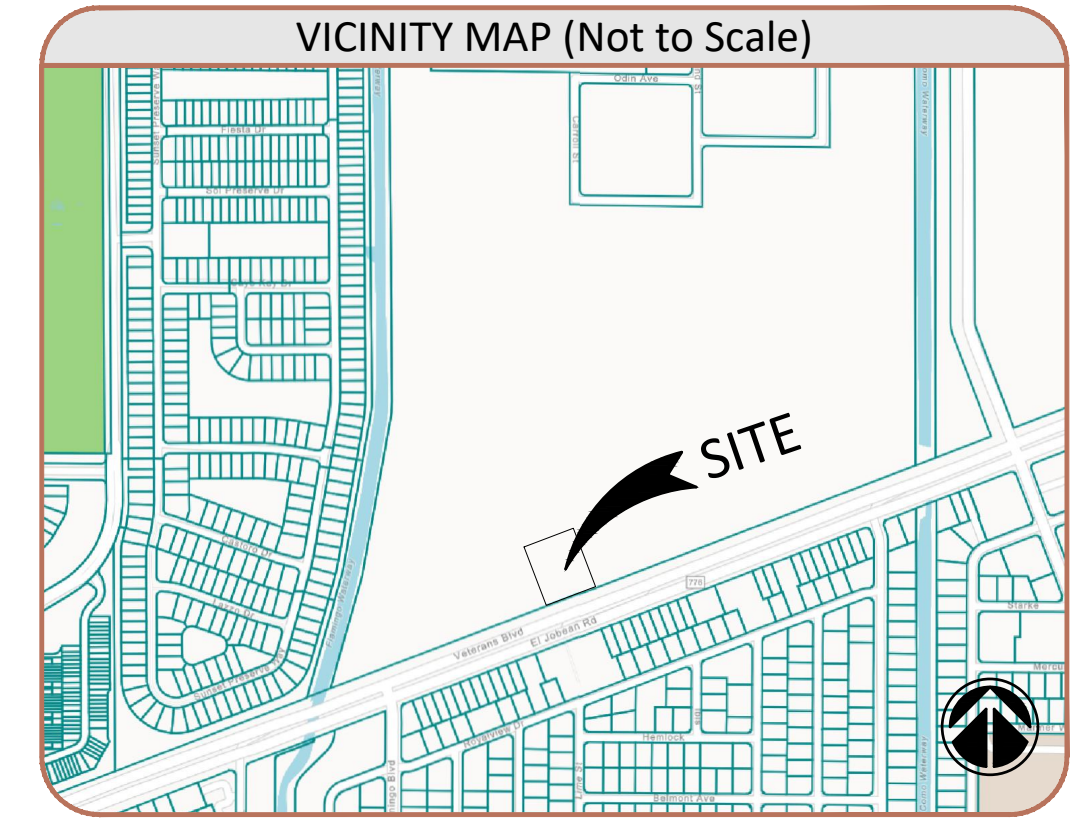
NOTE: Resolution No. 2003-48 pertaining to the West Murdock Town Center Conceptual Master Plan, recorded in Official Records Book 2187, Page 410, of the Public Records of Charlotte County, Florida.

NOTE: Resolution Number 2003-128 recorded in Official Records Book 2286, Page 2026, authorizing and directing the acquisition for the Murdock Village Redevelopment project, together with Resolution Number 2007-137 amending Resolution number 2003-128 recorded in Official Records Book 3215, Page 771, of the Public Records of Charlotte County, Florida.

NOTE: Resolution Number 2008-015 relating to community redevelopment within the Murdock Village Community Redevelopment area recorded in Official Records Book 3321, Page 634, as affected by Agreement to Release and Grant Utility Easements recorded July 13, 2017, in Official Records Book 4218, Page 1570, of the Public Records of Charlotte County, Florida.

NOTE: There is a Recorded Notice of Environmental Resource Permit issued by the South Florida Water Management District to West Port Community Development District recorded in Official Records Instrument Number 3379996, of the Public Records of Charlotte County, Florida.

NOTE: Resolution Number 2016-052 adopted by the Board of County Commissioners of Charlotte County, a political subdivision of the State of Florida, acting Ex-Officio as the Governing Board of Murdock Village Community Redevelopment Agency recorded in Official Records Book 4077, Page 67, of the Public Records of Charlotte County, Florida.



LEGEND table listing symbols for various survey features such as AIR CONDITIONER, BOTTOM OF BANK, BUILDING HEIGHT MEASUREMENT, BACK FLOW PREVENTER, BENCHMARK, BOLLARD, BURIED ELECTRIC LINE, BURIED CABLE TELEVISION LINE, CALCULATED & MEASURED, CENTRAL ANGLE, CONCRETE BLOCK WALL, COVERED CONCRETE, CERTIFIED CORNER RECORD, CONCRETE FLUME, CONCRETE HEADWALL, CHAIN LINE FENCE, CENTERLINE, CONCRETE MONUMENT, CORRUGATED METAL PIPE, CLEAN OUT, CONCRETE, COVERED, CONCRETE PAD, CURB INLET, CONCRETE WALKWAY, DISCREED, DEED BOOK, DRAINAGE EASEMENT, DUMPSTER PAD, DRIVEWAY, EASEMENT NUMBER, ELECTRIC BOX, ELECTRICAL METER, ELEVATION, EASEMENT, EDGE OF PAVEMENT, FLORIDA DEPARTMENT OF TRANSPORTATION, FLOOD PERMANENT REFERENCE NETWORK, FLOOD INSURANCE RATE MAP, FINISHED FLOOR ELEVATION, FIRE HYDRANT, BURIED FORCE MAIN LINE, FOUND, BURIED FIBER OPTIC CABLE LINE, FIBER OPTIC CABLE BOX, FLAG POLE, BURIED GAS LINE, GAS METER, GAS VALVE, GREASE TRAP MANHOLE, GUY WIRE ANCHOR, HANDICAP PARKING, HIGH DENSITY PREVENTIVE PIPE, RECORD INSTRUMENT#, INVERT ELEVATION, IRON PIPE, IRON ROD, ARC LENGTH, LICENSED BUSINESS, LIGHT POLE, LICENSED SURVEYOR, LANDSCAPE AREA, METAL FENCE, METAL SHED, METERED END SECTION, MOUNTING WELL, NAIL & DOK, NORTH AMERICAN VERTICAL DATUM, NORTH AMERICAN DATUM, NATIONAL GEODETIC VERTICAL DATUM, NOT TO SCALE, OFFICIAL RECORDS BOOK, OVERHEAD WIRE, PLAT BOOK, POINT OF CURVATURE, POINT OF COMPOUND CURVATURE, PER PLANS, PAGE, POINT OF INTERSECTION, POINT OF BEGINNING, POINT OF COMMENCEMENT, POINT OF REVERSE CURVATURE, PARKING SPACES, PROFESSIONAL SURVEYOR & MAPPER, PEDESTRIAN SIGNAL POLE, POINT OF TANGENCY, POLYVINYL CHLORIDE PIPE, CURVE RADIUS, REINFORCED CONCRETE PIPE, REUSE WATER LINE, REUSE WATER METER, REUSE WATER VALVE, RAMP, RIGHT-OF-WAY, SANITARY MANHOLE, BURIED SANITARY LINE, SURVEY, SQUARE FEET, STATE PLANE, SHOWN FOR DIRECTION ONLY, SIGN, STOCK WIRE FENCE, SEWER VALVE, SPOT ELEVATION, BURIED TELECOMMUNICATIONS LINE, STORM MANHOLE, BURIED TELECOMMUNICATIONS LINE, STORM INLET, TOP OF BANK, TRAFFIC SIGNAL POLE, TRAFFIC SIGN, TRANSFORMER/JUNCTION BOX, TELEPHONE RISER, TRAFFIC SIGNAL BOX, TELEVISION BOX, TRAFFIC SIGNAL WIRE, TYPICAL, UNKNOWN UTILITY, UTILITY EASEMENT, UTILITY MARKER, UTILITY POLE, VITRIFIED CLAY PIPE, VINYL FENCE, BURIED WALK LINE, WOOD FENCE, WOOD SHED, WATER VALVE, WATER METER, YARD DRAIN.

ZONING INFORMATION:

NOT PROVIDED AT TIME OF SURVEY.

PARKING COUNT:

REGULAR SPACES: 00
HANDICAP SPACES: 00
TOTAL SPACES: 00

LAND AREA:

81,105 SQUARE FEET
1.8619 ACRES
MORE OR LESS.

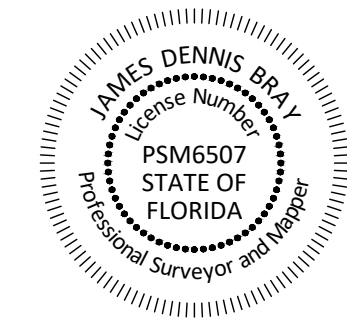
ALTA/NSPS Land Title Survey Certification

To: CIRCLE K STORES INC., A TEXAS CORPORATION; FIDELITY NATIONAL TITLE INSURANCE;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6(a), 6(b), 8, 11a, 13, 16, 17, and 19 of Table A thereof. The field work was completed on 12/12/2024.

Date: 12/12/2024

JAMES D. BRAY PSM 6507



This Survey is "NOT VALID" without the original signature and seal of this Florida licensed Surveyor and Mapper, unless provided with electronic signature. The seal appearing on this document was authorized by the signing Professional Surveyor and Mapper on the Date of the electronic signature.

ADDRESS:

1033 BUENA VISTA CIRCLE
PORT CHARLOTTE, FL 33953

Job Information

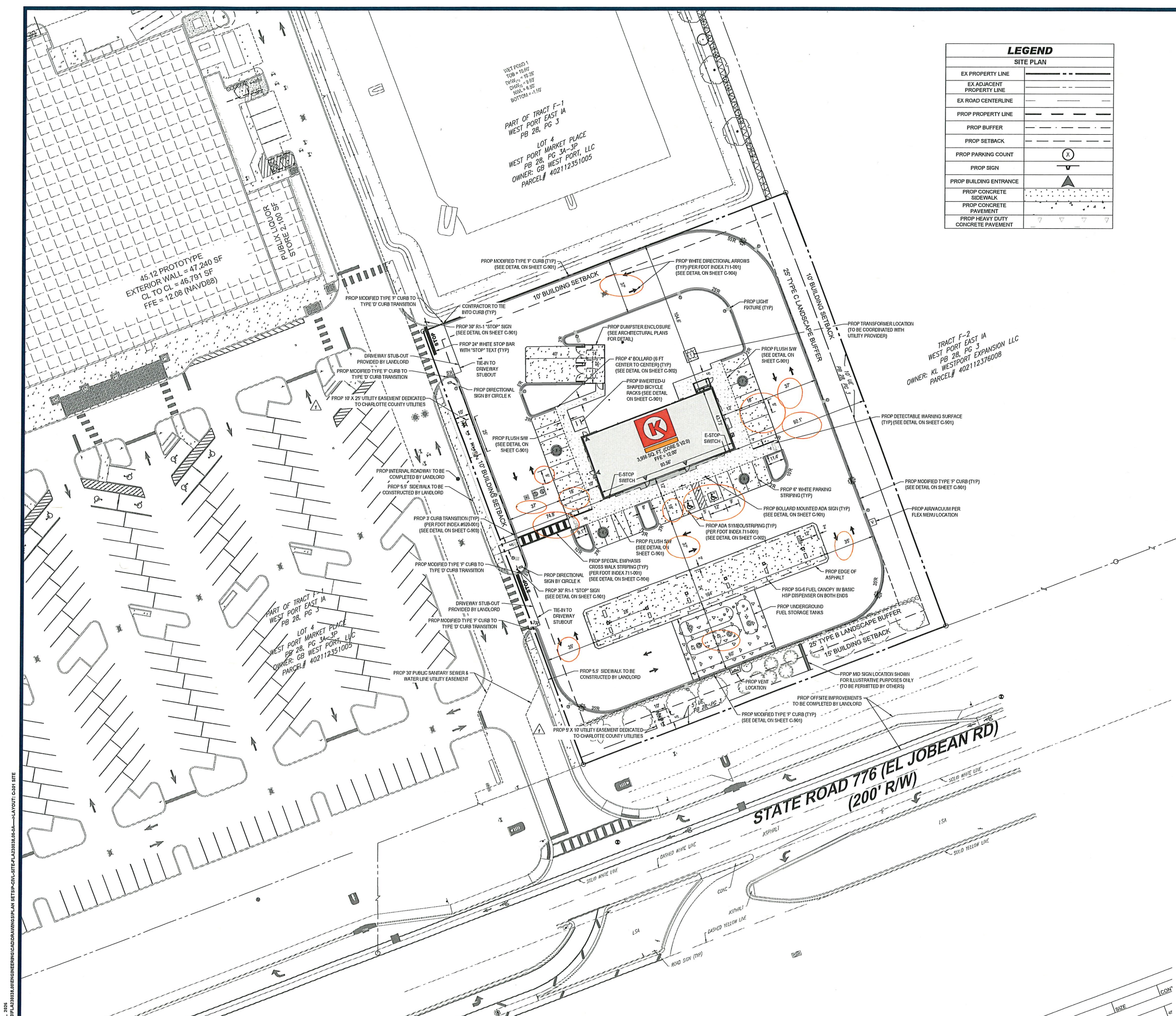
JOB NO. 906619
CF NO. CHL-12-40-21
FIELD DATE: 12/12/2024
DRAWN BY: DSK/GIL

Revisions

Table with columns: DATE, DESCRIPTION, BY. Row 1: 08/20/25, NEW TITLE COMMITMENT, DSK. Row 2: 9/19/25, ADJUST BOUNDARY TO NEW REPLAT, DSK.

Altamax Surveying
910 Belle Avenue, Suite 1100
Casselberry, FL 32708
Phone: 407-677-0200
Licensed Business No. 7833
www.altamaxsurveying.com
james@altamaxsurveying.com





LEGEND
SITE PLAN

EX PROPERTY LINE	---
EX ADJACENT PROPERTY LINE	---
EX ROAD CENTERLINE	---
PROP PROPERTY LINE	---
PROP BUFFER	---
PROP SETBACK	---
PROP PARKING COUNT	(X)
PROP SIGN	▲
PROP BUILDING ENTRANCE	▲
PROP CONCRETE SIDEWALK	▨
PROP CONCRETE PAVEMENT	▩
PROP HEAVY DUTY CONCRETE PAVEMENT	▧



REVIEWED FOR COMPLIANCE
3/30/2026
DRC-25

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

SITE DATA TABLE
APPLICANT / OWNER INFORMATION

APPLICANT:	CIRCLE K STORES INC. 3802 CORPORATE PARK DR. SITE 200 TAMPA, FL 33619
PARCEL NUMBER:	402112351005
SITE ADDRESS:	SR 776 & FLAMINGO BLVD, FORT CHARLOTTE, FL 33953
JURISDICTION:	CHARLOTTE COUNTY
ZONING:	PLANNED DEVELOPMENT (PD-22-60003)
FUTURE LAND USE:	MURDOCK VILLAGE MIXED USE
EXISTING LAND USE:	VACANT COMMERCIAL
PROPOSED LAND USE:	CONVENIENCE STORE WITH GAS SALES
FEMA ZONE:	ZONE 'X' AND 'AE' (BFE = 9.00' PER FIRM# 12015C0043G)

PARCEL INFORMATION

BULK REQUIREMENTS

ITEM	REQUIRED	PROPOSED
MIN. STRUCTURE SETBACKS		
FRONT (SOUTH)	15'	15'
SIDE (WEST)	10'	10'
SIDE (EAST)	10'	10'
REAR (NORTH)	10'	10'
MIN. LANDSCAPE SETBACKS		
NORTH	0'	0'
SOUTH	25'	25'
WEST	0'	0'
EAST	25'	25'
MAX FAR	0.11	0.05
MAX ISR	0.80	0.66
BUILDING HEIGHT	9'	22'

AREA CALCULATIONS

TOTAL PROJECT AREA	81,165 SF (1.86 AC)
EXISTING GREEN SPACE	88,402 SF (1.84 AC, 99%)
EXISTING POND AREA	0 SF (0.00 AC, 0%)
EXISTING TOTAL IMPERVIOUS AREA	703 SF (0.02 AC, 1%)
PROPOSED GREEN SPACE	26,438 SF (0.61 AC, 32.8%)
PROPOSED POND AREA	0 SF (0.00 AC, 0%)
PROPOSED TOTAL IMPERVIOUS AREA	54,569 SF (1.25 AC, 67.2%)
PROPOSED BUILDING AREA	3,950 SF (0.09 AC, 7.2%)
PROPOSED VIA AREA	47,066 SF (1.08 AC, 86.4%)
PROPOSED OTHER IMPERVIOUS AREA	3,647 SF (0.08 AC, 6.4%)

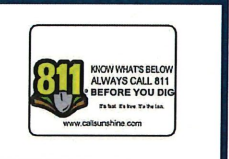
PARKING CALCULATIONS

REQUIRED PARKING SPACES	1 SPACE PER 200 SF GFA, PLUS 1 SPACE PER EVERY EMPLOYEE DURING LARGEST SHIFT (3956 GFA / 200 SF GFA) + 6 (EMPLOYEES) = 28 SPACES
TOTAL SPACES PROVIDED	27 SPACES (2 ADA)

- SITE NOTES**
- THE CONTRACTOR MUST BE FAMILIAR WITH ALL NOTES ON THE GENERAL NOTES SHEET.
 - THE CONTRACTOR SHALL REFERENCE THE GENERAL NOTES SHEET FOR ADA NOTES.
 - THIS SET IS NOT INTENDED FOR BIDDING PURPOSES UNLESS STATED OTHERWISE ON THE PLANS.
 - THE PROPOSED ACTIVITIES SHALL COMPLY WITH AUTHORITY HAVING JURISDICTION (AHJ) DEVELOPMENT REGULATIONS (LATEST EDITION) INCLUDING, BUT NOT LIMITED TO THE TREE AND LANDSCAPE CODE, STORM WATER MANAGEMENT REGULATIONS, AND FIRE CODES AT THE TIME OF PERMITTING.
 - ALL RADI DIMENSIONS ARE 3' AT THE FACE OF CURB UNLESS OTHERWISE NOTED.
 - FREE STANDING SIGNAGE SHOWN ONLY FOR REPRESENTATIONAL PURPOSES, AND SHALL BE PERMITTED SEPARATELY.
 - STANDARD INDICES REFER TO THE LATEST VERSION OF F.D.O.T. "ROADWAY AND TRAFFIC DESIGN STANDARDS" AT THE TIME OF DRAWING PREPARATION.

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	01/09/2026	CHARLOTTE COUNTY UTILITIES COMMENTS	AJ	RH



ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS SO SPECIFICALLY INDICATED.

PROJECT No.: FLA230038-00-0A
DRAWN BY: JJ
CHECKED BY: JJ
DATE: 09/15/2025
CAD I.D.: P-CIVIL-SITE

SITE CONSTRUCTION PLANS
FOR

PROPOSED DEVELOPMENT
SR 776 & FLAMINGO BLVD
FORT CHARLOTTE
FL, 33953
CHARLOTTE COUNTY
S 12 - T 40 S - R 21 E

BOHLER
135 WEST CENTRAL BOULEVARD,
SUITE 600
ORLANDO, FLORIDA 32801
Phone: (321) 234-2880

FLORIDA BUSINESS CERT. OF AUTH. NO. 30780

This item has been digitally signed and sealed by Ryan Keith Hixman, PE on the date adjacent to the seal. Signature must be verified on any electronic copies.

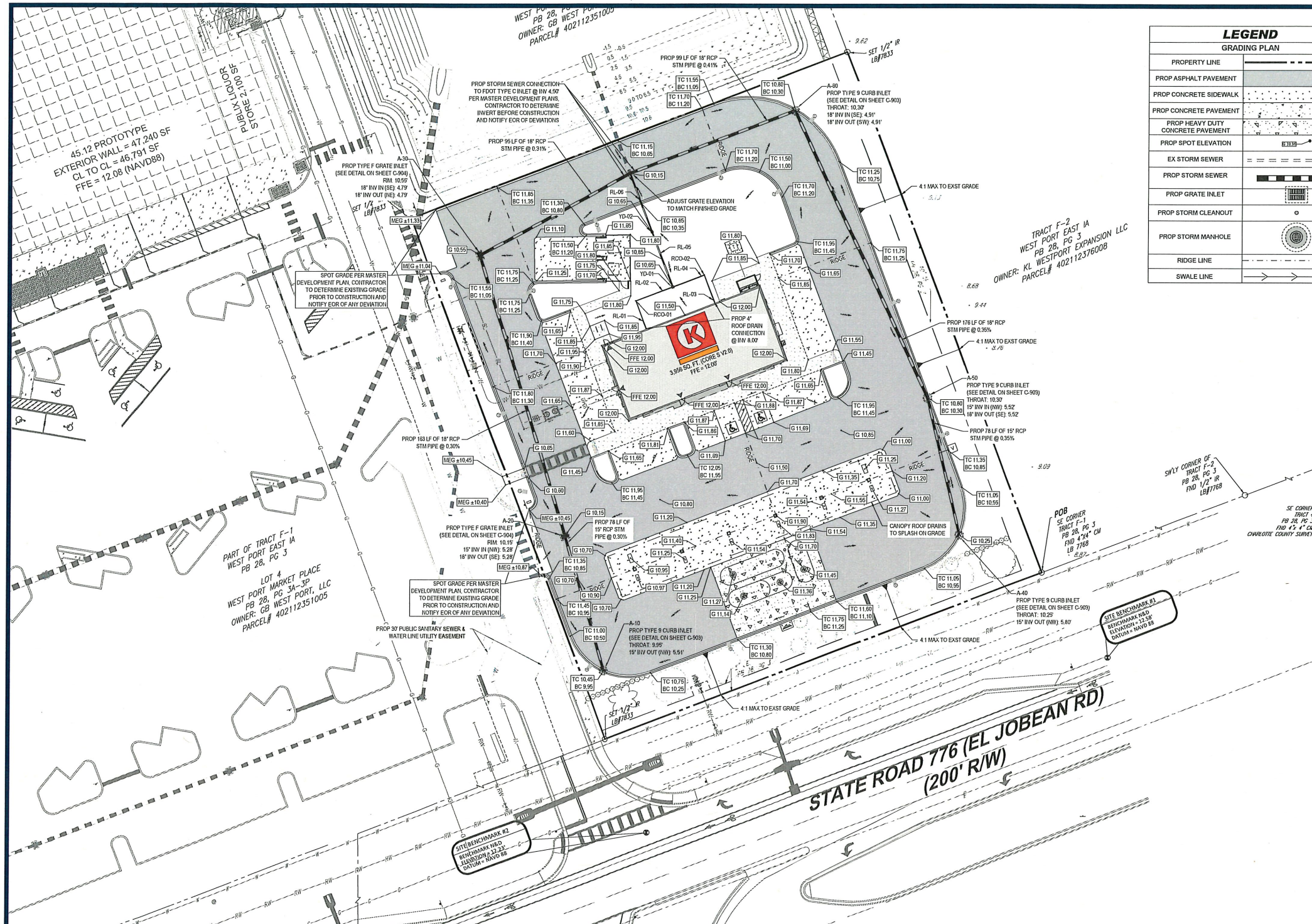
SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C-301

REVISION 1 - 01/08/2026

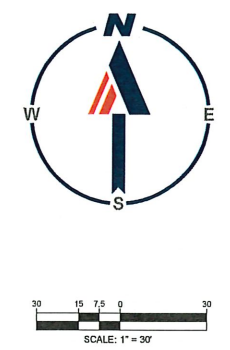
THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

CCU#25-1064



LEGEND
GRADING PLAN

PROPERTY LINE	---
PROP ASPHALT PAVEMENT	▨
PROP CONCRETE SIDEWALK	▨
PROP CONCRETE PAVEMENT	▨
PROP HEAVY DUTY CONCRETE PAVEMENT	▨
PROP SPOT ELEVATION	▽
EX STORM SEWER	---
PROP STORM SEWER	---
PROP GRATE INLET	⊠
PROP STORM CLEANOUT	○
PROP STORM MANHOLE	⊙
RIDGE LINE	---
SWALE LINE	---



THIS PLAN TO BE UTILIZED FOR GRADING, DRAINAGE AND UTILITIES PURPOSES ONLY

REVIEWED FOR COMPLIANCE
3/30/2026
DRC-25

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROJECT MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DESIGNED BY
1	01/09/2025	CHARLOTTE COUNTY UTILITIES COMMENTS	AJ RH

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
www.call811.com

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL
THIS DRAWING IS INTENDED FOR MUNICIPAL AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS SO SPECIFICALLY INDICATED.

PROJECT No.: FLA230038-00-0A
DRAWN BY: 33953
CHECKED BY: JX
DATE: 09/15/2025
CAD LID.: P-CIVL-GRDR

SITE CONSTRUCTION PLANS
FOR
K
PROPOSED DEVELOPMENT
SR 776 & FLAMINGO BLVD
PORT CHARLOTTE
FL 33953
CHARLOTTE COUNTY
S 12 - T 40 S - R 21 E

BOHLER
135 WEST CENTRAL BOULEVARD, SUITE 600
ORLANDO, FLORIDA 32801
Phone: (321) 234-2880
FLORIDA BUSINESS CERT. OF AUTH. NO. 92720

PAVING GRADING AND DRAINAGE PLAN
SHEET NUMBER:
C-401
REVISION 1 - 01/08/2025

GENERAL NOTES

1. THE CONTRACTOR MUST BE FAMILIAR WITH ALL NOTES ON THE GENERAL NOTES SHEET.
2. CONTRACTOR WILL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. NOTIFY THE ENGINEER IN WRITING OF ANY NECESSARY RELOCATIONS OR CROSSING CONFLICTS PRIOR TO PROCEEDING WITH CONSTRUCTION.
3. PRIOR TO CONSTRUCTION OR INSTALLATION, SHOP DRAWINGS SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEER OF RECORD. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL OTHER AGENCY APPROVALS IF REQUIRED.
4. COORDINATE ALL UTILITY LEADS AND BUILDING CONNECTIONS WITH THE ARCHITECTURAL PLANS. NOTIFY THE ENGINEER AND ARCHITECT OF RECORD IN WRITING OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION.
5. STANDARD INDEXES REFER TO THE LATEST EDITION OF F.D.O.T. "ROADWAY AND TRAFFIC DESIGN STANDARDS" AT THE TIME OF DRAWING PREPARATION.
6. ALL DISTURBED AREAS WITHIN RIGHT-OF-WAY WILL NEED TO BE SOCDED.

PAVING AND GRADING NOTES

1. ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE SURVEYOR'S BENCHMARKS AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO GROUNDING.
2. THE PROJECT SURVEY REFERENCED ON THE COVER SHALL BE CONSIDERED A PART OF THESE PLANS.
3. THE GEOTECHNICAL REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF ANY SUCH DISCREPANCY BETWEEN GEOTECHNICAL REPORT AND PLANS, ETC.
4. ALL UNDERGROUND UTILITIES SHALL BE COMPLETED PRIOR TO CONSTRUCTION OF THE PAVING BASE.
5. WHERE ANY PROPOSED PAVEMENT IS TO BE CONNECTED TO EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE SAWCUT TO ENSURE A PROPER JOINT.
6. MATERIALS AND INSTALLATION SHALL MATCH THE PAVEMENT DETAILS PROVIDED AND BE INSTALLED ACCORDING TO FOOT OR OTHER PROJECT SPECIFICATIONS.
7. RETAINING WALLS (IF APPLICABLE) SHOWN ARE FOR GRADING AND LAYOUT PURPOSES ONLY. WALL DESIGN PLANS ARE TO BE PROVIDED BY OTHERS. SEE WALL DESIGN PREPARED BY OTHERS FOR TRUE TOP AND BOTTOM OF WALL ELEVATIONS. RETAINING WALLS SHALL BE NO GREATER THAN 5' IN HEIGHT AT THE END OF WALL. RETAINING WALLS ARE TO BE PERMITTED SEPARATELY.

DATUM NOTE

ELEVATIONS ARE BASED ON BENCHMARK DESIGNATION BM 72, BEING: 9.961 FEET, (NAVD 1988), PUBLISHED BY FLORIDA DEPARTMENT OF TRANSPORTATION.

FEMA NOTE

THIS SITE LIES IN ZONES "AE" AND "SHADED X", BASED ON FLOOD INSURANCE RATE MAP NO. 12015C0043G, COMMUNITY NO. 120061, UNINCORPORATED, CHARLOTTE COUNTY, FLORIDA, HAVING AN EFFECTIVE DATE OF 12/15/2022.

DEWATERING NOTE

CONTRACTOR RESPONSIBLE FOR OBTAINING ALL DEWATERING PERMITS PRIOR TO CONSTRUCTION. OBTAINING DEWATERING PERMITS IS OUTSIDE OF BOHLER'S SCOPE OF WORK.

STORM DRAINAGE NOTES

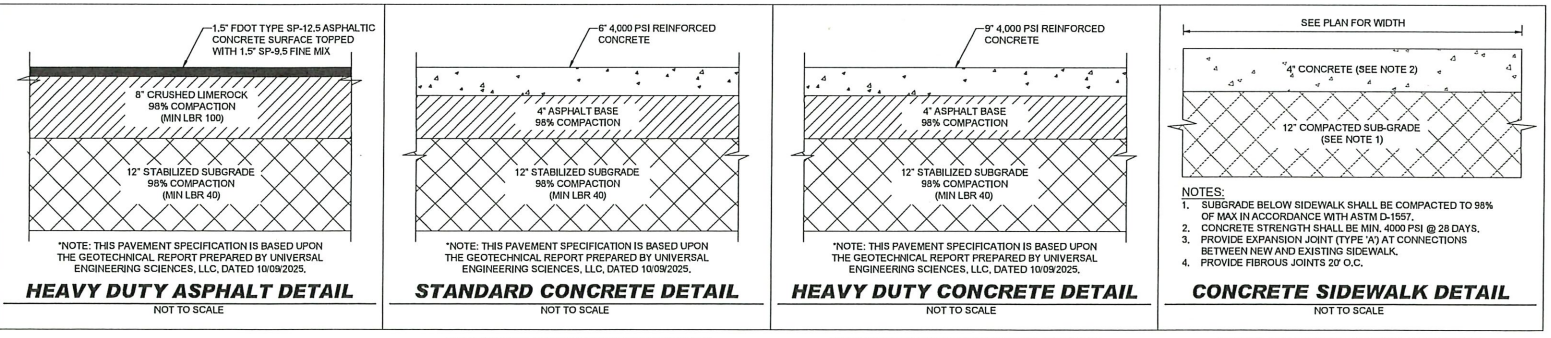
- A. GENERAL:
1. THE CONTRACTOR MUST BE FAMILIAR WITH ALL NOTES ON THE GENERAL NOTES SHEET.
 2. DISTANCES AND LENGTHS OF PIPE SHOWN ON PLANS ARE REFERENCED TO THE CENTER OF STRUCTURES.
- B. MATERIALS:
1. REINFORCED CONCRETE PIPE (RCP) SHALL MEET THE REQUIREMENTS OF ASTM C-76, CLASS III, WALL THICKNESS 18". LATEST REVISION, RUBBER GASKETS OR OTHER MANUFACTURER SUPPLIED JOINT SEALER SHALL BE USED.
 2. ALL PVC DRAINAGE PIPE AND FITTINGS SHALL BE NON-PRESSURE POLYVINYL CHLORIDE (PVC) PIPE CONFORMING TO ASTM D 3034, SDR 35, WITH PUSH-ON RUBBER GASKET JOINTS.
 3. ALL HIGH DENSITY POLYETHYLENE PIPE AND FITTINGS SHALL MEET THE REQUIREMENTS OF ASTM F2948 AND AASHTO M-294 LATEST REVISIONS. ALL PIPING TO BE NON-PERFORATED TUBING.
- C. INSTALLATION:
1. PIPE SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS
 2. BEDDING AND INITIAL BACKFILL OVER STORM DRAINAGE PIPES SHALL BE PER MANUFACTURERS SPECIFICATIONS OR AHSJ SPECIFICATIONS IF A PUBLIC PIPE.
- D. CONNECTIONS TO EXISTING STORM STRUCTURES:
1. THE HOLE INTO THE EXISTING STRUCTURE SHALL BE SAW CUT OR CORE DRILLED AND MEET THE AUTHORITY HAVING JURISDICTIONS (A/HJ) DETAIL IF CONNECTING TO A PUBLIC STRUCTURE.
 2. USE NON-SHRINKING GROUT TO FILL ALL GAPS AROUND THE JOINT.
 3. AFTER PIPE IS CONNECTED WITH THE INLET, THE END OF THE PIPE MUST BE CUT FLUSH WITH THE INSIDE SURFACE OF THE INLET.
 4. REFER TO F.D.O.T. STANDARD PLAN INDEX 425-001 FOR FILTER FABRIC WRAP ON GROUTED PIPE TO STRUCTURE JOINT DETAIL.

YARD DRAIN / CLEANOUT SCHEDULE:

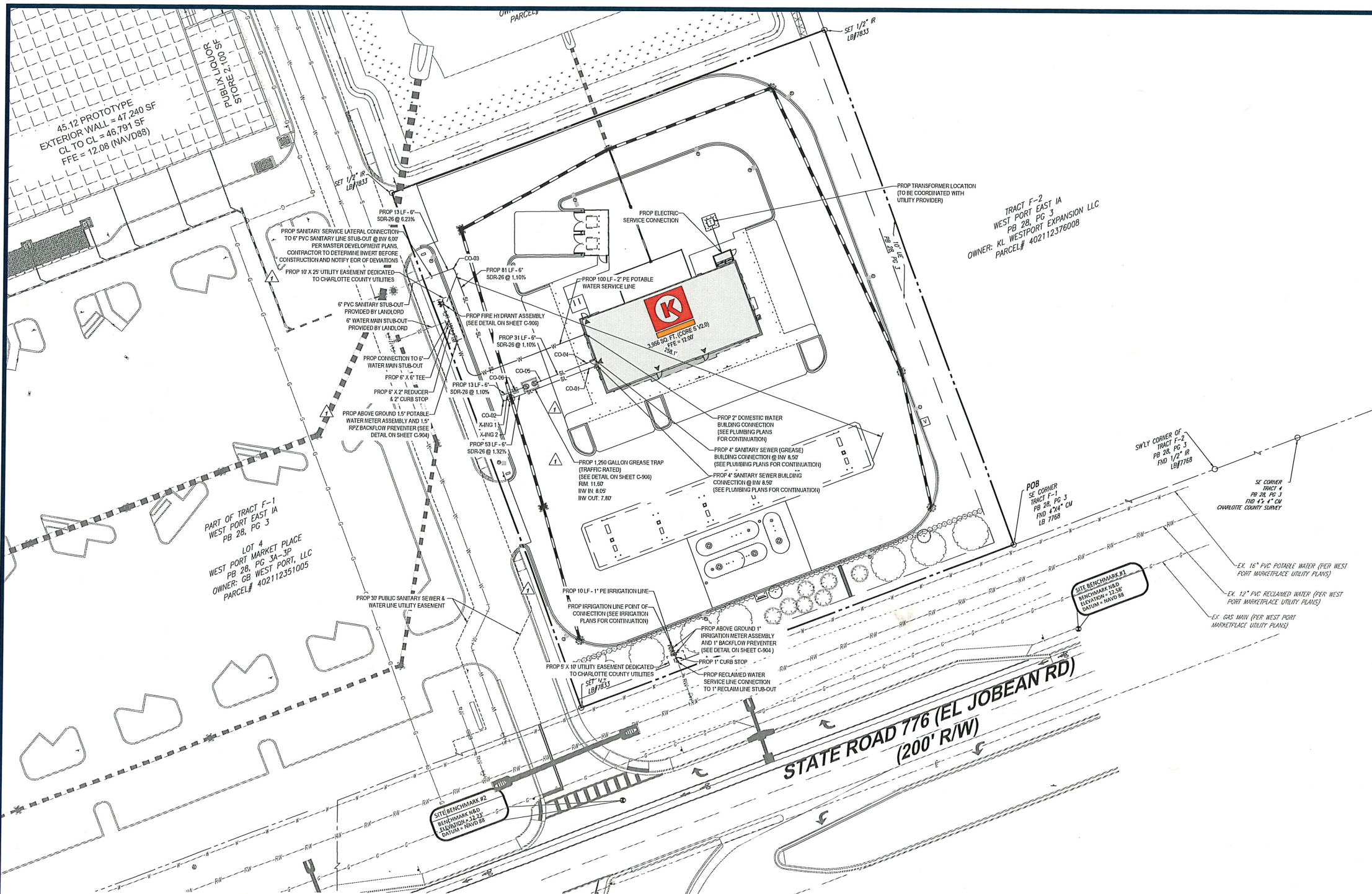
RCO-01 CLEANOUT RIM ELEV = AT GRADE INV = 7.50'	RCO-02 CLEANOUT RIM ELEV = AT GRADE INV = 7.50'
YD-01 ADS YARD DRAIN RIM ELEV = 10.85' INV = 6.75'	YD-02 ADS YARD DRAIN RIM ELEV = 10.85' INV = 5.65'

ROOF DRAIN SCHEDULE:

PIPE No.	SIZE (IN)	TYPE	LENGTH (FT)	SLOPE (%)
RL-01	4"	HDPE PIPE	16	3.13%
RL-02	4"	HDPE PIPE	22	3.41%
RL-03	4"	HDPE PIPE	16	3.13%
RL-04	4"	HDPE PIPE	19	3.95%
RL-05	8"	HDPE PIPE	33	3.33%
RL-05	8"	HDPE PIPE	35	3.29%



FEB 27, 2025 10:52:31P\A23033\01\ENGINEERING\CADD\AWING\SPR\PLAN SET\SP-CIVL-GRDR-FLA23033-00-0A-LAYOUT-C401-GRDR



THIS PLAN TO BE UTILIZED FOR UTILITIES PURPOSES ONLY

LEGEND	
UTILITY PLAN	
EX. UNDERGROUND WATER LINE	—W—W—
EX. UNDERGROUND ELECTRIC LINE	—E—E—
EX. STORM SEWER	—S—S—
EX. SANITARY SEWER MAIN	—S—S—
EX. FORCE MAIN	—FM—FM—
EX. GAS LINE	—G—G—
EX. OVERHEAD LINE	—OH—OH—
EX. SANITARY MANHOLE	(S)
PROP UNDERGROUND WATER LINE	—W—W—
PROP UNDERGROUND ELECTRIC LINE	—E—E—
PROP STORM SEWER	—S—S—
PROP SANITARY SEWER MAIN	—S—S—
PROP SANITARY FORCE MAIN	—FM—FM—
PROP GAS LINE	—G—G—
PROP OVERHEAD LINE	—OH—OH—
PROP SANITARY MANHOLE	(S)
PROP SANITARY CLEANOUT	(C)
PROP BACKFLOW PREVENTER	(B)
PROP WATER METER	(M)
PROP WATER VALVE	(V)

UTILITY CROSSING SCHEDULE:

X-ING 1:	X-ING 2:
TOP UTILITY - 6" SANITARY	TOP UTILITY - 6" SANITARY
SANITARY BOTTOM = 7.89'	SANITARY BOTTOM = 7.75'
BOTTOM UTILITY - 18" STORM	BOTTOM UTILITY - 18" STORM
STORM TOP = 6.79'	STORM TOP = 6.80'

*ALL OTHER CROSSINGS TO MEET THE AHJ REQUIREMENTS.

SANITARY CLEANOUT SCHEDULE:

CO-01 (TRAFFIC RATED) RIM ELEV = AT GRADE INV = 8.40'	CO-02 (TRAFFIC RATED) RIM ELEV = AT GRADE INV = 7.70'
CO-03 (TRAFFIC RATED) RIM ELEV = AT GRADE INV = 6.81'	CO-04 RIM ELEV = AT GRADE INV = 8.40'
CO-05 (TRAFFIC RATED) RIM ELEV = AT GRADE INV = 8.07'	CO-06 (TRAFFIC RATED) RIM ELEV = AT GRADE INV = 7.75'

- GENERAL NOTE**
- THE CONTRACTOR MUST BE FAMILIAR WITH ALL NOTES ON THE GENERAL NOTES SHEET.
 - ALL ON-SITE WATER AND SEWER DISTRIBUTION COLLECTION LINES ARE TO BE PRIVATELY OWNED & MAINTAINED UNLESS OR UNTIL A UTILITY EASEMENT IS DESCRIBED & APPROVED BY ALL INVOLVED PARTIES.
 - ALL POTABLE WATER, RECLAIMED WATER, AND SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPROVED CONSTRUCTION PLAN.
 - FDEP WATER AND WASTEWATER PERMITS MUST BE OBTAINED PRIOR TO BEGINNING CONSTRUCTION.
 - PROPER DOCUMENTATION FOR ALL PUBLIC UTILITY EASEMENTS SHALL BE PROVIDED TO THE PROPERTY MANAGEMENT DEPARTMENT PRIOR TO CERTIFICATE OF COMPLETION.
 - UTILITY RECORD DRAWINGS ARE REQUIRED PRIOR TO PLACING THIS WATER AND WASTEWATER FACILITIES INTO SERVICE. CONTRACTOR TO VERIFY REQUIREMENT WITH LOCAL AUTHORITY HAVING JURISDICTION (AHJ) PRIOR TO START OF CONSTRUCTION.

- PRIVATE SANITARY SEWER NOTES**
- A. GENERAL:
- DISTANCE AND LENGTHS SHOWN ON PLANS AND PROFILE DRAWINGS ARE REFERENCED TO THE CENTER OF STRUCTURES.
 - PRIOR TO COMMENCING CONSTRUCTION, CONTRACTOR TO CAMERA EXISTING SANITARY SEWER LINE FROM POINT OF CONNECTION THROUGH THE NEXT SEQUENTIAL DOWNSTREAM RUN OF PIPE. ADDITIONALLY, PRIOR TO COMPLETION OF CONSTRUCTION, CONTRACTOR SHALL CAMERA THE NEWLY INSTALLED SANITARY SEWER MAIN TO ENSURE NO DIPS OR DEBRIS WITHIN LINE.
 - ANY EXISTING SERVICES BEING DISRUPTED SHALL BE REPLACED AND RECOVERED.
 - BYPASS PUMPING MAY BE REQUIRED AND SANITARY SERVICE MAINTAINED WHILE EXISTING SEWER IS BEING REPLACED, THE BYPASS PUMP DESIGN IS OUTSIDE OF BOHLER'S SCOPE OF WORK.
 - THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY AUTHORITY WITH MAKING CONNECTION TO PUMP STATION / MANHOLE.
 - CONTRACTOR MUST COORDINATE WITH UTILITY AUTHORITY(IES) AND PROPERTY OWNER(S) AND PROVIDE AT LEAST 48-HOURS NOTICE PRIOR TO REPLACING SERVICES.

- B. MATERIALS:
- UNLESS OTHERWISE REQUIRED BY THE AHJ, ALL PVC SEWER PIPE AND FITTINGS SHALL BE NON-PRESSURE POLYVINYL CHLORIDE (PVC) PIPE CONFORMING TO ASTM D 3034, SDR 26, WITH PUSH-ON RUBBER GASKET JOINTS.
 - ALL FITTINGS AND ACCESSORIES SHALL BE PER PLANS, AHJ SPECIFICATIONS, OR APPROVED EQUIV.
 - ALL SANITARY CLEANOUTS WITHIN PAVEMENT SHALL HAVE A LID THAT IS H2O LOADING.
- C. INSTALLATION:
- PIPE AND FITTINGS:
 - SEWER PIPE SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, AND THE UN-BELL PLASTICS PIPE ASSOCIATION'S RECOMMENDED PRACTICE FOR THE INSTALLATION OF PVC SEWER PIPE.
 - BEDDING AND INITIAL BACKFILL OVER SEWER MAINS AND SERVICES SHALL BE PER AHJ SPECIFICATIONS.
 - CLEANOUTS:
 - CLEANOUTS SHALL BE SET PLUMB TO LINE AND GRADE ON FIRM CLEAN SUBGRADE PROVIDING UNIFORM BEARING UNDER THE BASE.
 - ALL OPENINGS AND JOINTS SHALL BE SEALED WATER-TIGHT.
 - SERVICE:
 - MINIMUM SLOPE OF ALL SERVICE LINES SHALL BE 1.04% FOR 6" PIPES AND 2.08% FOR 4" PIPES, UNLESS OTHERWISE ALLOWED BY THE AHJ.
 - EACH SERVICE CONNECTION SHALL BE PLUGGED WATER-TIGHT WITH AN APPROVED PLUG.
 - CONNECTION OF SERVICES TO BUILDING'S PLUMBING SHALL BE COORDINATED WITH THE ARCHITECTURAL DRAWINGS.
- D. TESTING:
- ALL TESTING SHALL CONFORM TO AHJ REQUIREMENTS UNLESS OTHERWISE NOTED

- PRIVATE WATER DISTRIBUTION NOTES**
- CONTRACTOR SHALL FOLLOW GUIDELINES AND PROCEDURES OUTLINED BY UTILITY PROVIDER, AND HAVE UTILITY PROVIDER'S MANUAL ON-SITE AT ALL TIMES. THIS POLICY MANUAL SHALL BE CONSIDERED PART OF THE CONSTRUCTION DOCUMENTS AS IT PERTAINS TO APPROVED MATERIALS, INSTALLATION METHODS, INSPECTION NOTIFICATION, AND AS-BUILT/PROJECT CLOSEOUT REQUIREMENTS.
 - ALL PIPES AND FITTINGS SHALL MEET THE REQUIREMENTS OF ASTM D2241 AND ASTM D3035 LATEST REVISIONS. ALL PIPING TO BE NON-PERFORATED TUBING, IF THE PIPE MATERIAL SPECIFIED OR PROCURED BY THE GC IS NOT GOVERNED BY THE ASTM SPECIFICATIONS NOTED, IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL MANUFACTURER'S SPECIFICATIONS ARE ADHERED TO.
 - CONTRACTOR TO COORDINATE WITH UTILITY AUTHORITY AND ADJACENT PROPERTY OWNERS AND BUSINESSES FOR ANY ANTICIPATED WATER INTERRUPTIONS FOR CONNECTION TO EXISTING WATER LINE.
 - CONTRACTOR TO DEFLECT OR BEND WATER LINES AS NECESSARY TO MAINTAIN 12" VERTICAL SEPARATION FROM STORM SEWER PER FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION UNLESS A GREATER CLEARANCE IS REQUIRED BY THE AHJ.

DATUM NOTE

ELEVATIONS ARE BASED ON BENCHMARK DESIGNATION BM 72, BEING: 9.961 FEET, (NAVD 1988), PUBLISHED BY FLORIDA DEPARTMENT OF TRANSPORTATION.

REVIEWED FOR COMPLIANCE
3/30/2026
DRC-25

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROFESSIONAL ARCHITECTURE
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DESIGNED BY
1	01/08/2026	CHARLOTTE COUNTY UTILITIES COMMENTS	AJ RH



ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS SPECIFICALLY NOTED.

PROJECT No.: FLA230038-00-0A
DRAWN BY: xx
CHECKED BY: xx
DATE: 09/15/2025
CAD L.D.: P-CIVIL-UTL

SITE CONSTRUCTION PLANS
FOR

PROPOSED DEVELOPMENT

SR 776 & FLAMINGO BLVD
PORT CHARLOTTE
FL 33953
CHARLOTTE COUNTY
S 12 - T 40 S - R 21 E

BOHLER

135 WEST CENTRAL BOULEVARD, SUITE 600
ORLANDO, FLORIDA 32801
Phone: (321) 234-2880

FLORIDA BUSINESS CERT. OF AUTH. NO. 30780

FLORIDA PROFESSIONAL ENGINEER
No. 83371
Ryan Keith Hillman, PE
Digitally signed by Ryan Keith Hillman, PE on the date adjacent to the seal. Signature must be verified on any electronic copies.

SHEET TITLE:
UTILITY PLAN

SHEET NUMBER:
C-501

REVISION 1 - 01/08/2026



April 2, 2026

Bohler Engineering FL., LLC
Attn: Ryan Hileman
135 W Central Blvd. #600
Orlando, FL. 32801

**Re: DRC-25-179 Circle K Flamingo – PD Final Detail Site Plan
Date February 12, 2026, Site Plan Review agenda**

County staff has reviewed the PD Final Detail Site Plan for Circle K Flamingo. The project consists of a 3,956 SF Circle K convenience store with fuel canopy (4,316 sf). This project site is 1.86± acres and is located at parcel #402112351012, 1801 El Jobean Rd. Port Charlotte, FL.

It is the decision of the Zoning Official to forward DRC-25-179 to the Board of County Commissioners with a recommendation of approval. The comments are as follows:

1. Reviewed site plan. All structures are subject to further review at time of building permitting.
2. Must receive access from DOT. Must have a 20 ft. visibility triangle for ingress/egress.
3. Must comply with 3-9-83.
4. The project has an Approved Master Tree Removal Permit #20250412896 for the commercial parcels issued on November 19, 2025, and is valid for six-months (May 19, 2026). Applicant will need to submit an updated Tree Removal Application when applying for a building permit and sign item #4 stating the lot does not contain trees – assuming the lands have been cleared under the master permit.
5. Fire hydrant required to within 300' of each building.
6. If the building(s) is required to have a fire sprinkler system, then the FDC (Fire Dept. Connection) shall be within 100' of the fire hydrant.
7. Per Charlotte County Ordinance 3-3-4 (5) Fire hydrants shall be installed as may be necessary so that the distance between hydrants does not exceed 800 feet. The minimum flow from any hydrant shall be such that it is designed to deliver 1250 G.P.M. at 20 pounds P.S.I. residual pressure for a minimum of two hours.

8. FDC shall be a 5" Storz connection with a height of 30" above finish grade and at a 30-degree angle.
9. Roadways shall be at least 20' wide of clear space for fire department access.
10. Please pull all future permits under 1785 El Jobean Rd.
11. FDOT Permits are required.
12. Plans are approved by CCU.
13. All utilities construction must be performed in accordance with the Utilities Department approved and signed plans and in accordance with any conditions specified in the Utility Department plans approval letter.
14. CCU Final Plans Approval Letter is required prior to the issuance of any construction permits.
15. A Utility Agreement must be executed and all applicable utility connection fees paid PRIOR to construction of utilities.
16. Contact Sandra Weaver at Sandra.Weaver@charlottecountyfl.gov for further information on these items.
17. Use CCU Application for Plans Review and Utility Agreement and Minimum Technical & Drawing Standards found at these links:
<https://www.charlottecountyfl.gov/core/fileparse.php/529/urlt/plan-review-new-service-application.pdf>
Design Compliance Standards | Charlotte County, FL (charlottecountyfl.gov)
18. SWP-26-00015 approved on 2/19/26.
19. The proposed irrigation encroaches in the southerly 5' P.U.E, and the easterly 10' P.U.E. The owner will need to complete an occupation of easement.
20. Landscaping, buffers, and tree requirements must be consistent with the conditions established in the PD rezoning and meet all applicable regulations of Section 3-9-100: Buffers, Landscaping, and Tree Requirements (informational comment).
21. Prior to or at the time of building permit application, provide a completed Tree Permit Application as appropriate for this site, along with a tree inventory of location, types, sizes of trees overlaid on a site plan of the building, parking, and other site amenities. Identify the trees proposed to be removed and preserved. All trees to be preserved or removed must be in accordance with Section 3-9-100: Buffers, Landscaping, and Tree Requirements, of the County Code. Tree permits must be obtained prior to any land clearing/ fill activity or the issuance of any building permits (informational comment).
22. The landscape plan has been approved for the project. A copy of the approved landscape plans, with the digital approval stamps, must be uploaded/included with any/all permits for the site.

The decision to approve or deny this PD Final Detail Site Plan application will be made by the Board of County Commissioners on the May 26, 2026, Land Use Consent Agenda. It is recommended but not required to have a representative present at the meeting. No permits will be issued until final approval of the Board of County Commissioners.

Shaun Cullinan

Shaun Cullinan
Planning and Zoning Official