



CHARLOTTE COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT

APPLICATION for
PLANNED DEVELOPMENT REZONING

Date Received:	Time Received:
Date of Log-In:	Petition #:
	Access #:
Receipt #:	Amount Paid:

1. PARTIES TO THE APPLICATION

Name of Applicant: Rapid Building Solutions, LLC

Mailing Address: 350 E. Crown Point Rd., Suite 1080

City: Winter Garden State: FL Zip Code: 34787

Phone Number: (407) 347-9614 Fax Number:

Email Address: wayne@rapidbuildingsolutions.com

Name of Agent: Geri L. Waksler, McCrory Law Firm, PL

Mailing Address: 309 Tamiami Trail

City: Punta Gorda State: FL Zip Code: 33950

Phone Number: (941) 205-1122 Fax Number: (941) 205-1133

Email Address: geri@mccrorylaw.com

Name of Engineer/Surveyor: Mark McCleary, CE-Site

Mailing Address: 13650 Fiddlesticks Blvd., PMB 202-389

City: Fort Myers State: FL Zip Code: 33912

Phone Number: (239) 936-9777 Fax Number:

Email Address: mmccleary@ce-site-.net

Name of Property Owner (if more than one property owner, attach a separate sheet with a list of all owners):
See Exhibit "1"

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 #: 412005156023, 412005156024, and 412005156016		
Section: 05	Township: 41	Range: 20
Parcel/Lot #: 37-39	Block #:	Subdivision: EGG
Total acreage or square feet of the property: 7.37 acres		

3. SURVEY:

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

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

5. NOTARIZED AUTHORIZATION:

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

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

7. EXISTING LAND USE DESIGNATIONS

Future Land Use Map (FLUM) designation(s)	Acreage
Commercial	5.304 acres
Medium Density Residential	2.066 acres
Zoning District(s)	Acreage
Commercial General	5.304 acres
RMF10	2.066 acres

8. APPLICANT'S PROPOSED CHANGE(S):

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?
 Rezoning the entire property to Planned Development for a commercial use.

9. REASON FOR PROPOSED CHANGE(S):

The Applicant intends to develop a self-storage facility with outdoor storage as an accessory use.

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

Vacant Land

11. SURROUNDING LAND USES:

North: Single Family Homes (RSF3.5)

South: Commercial Uses (CG)

East: Single Family Homes (RMF15)

West: Car Dealership and Denny's (CG)

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):

S. McCall Road

- ii. *Traffic Impact Analysis*: This study must be authored by a registered professional engineer in the State of Florida. Provide a study showing the impacts development of the subject site would have on the surrounding roadway network. Where traffic impacts reduce LOS below 'D' provide a proportionate fair share assessment for impacted roadways.

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

accompany any *Traffic Impact Analysis*.

B. Potable Water and Sanitary Sewer

- i. Submit a letter from any water or sewer utilities that will be serving the subject site stating availability of utility service to the property.
- ii. Attach an *Estimated Potable Water and Sanitary Sewer Usage Report*: provide a report showing the gallons per day that may be generated by development of the subject site at the maximum buildout

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. REZONING NARRATIVE

Charlotte County Code Section 3-9-11(e) lists the following standards for approval. A narrative stating the applicant's justification for the rezoning based upon the following standards of approval is required:

- A. Whether the proposed change would be contrary to the Comprehensive Plan.
- B. The existing land use pattern in adjacent areas.
- C. The capacity of public facilities and services, including but not limited to schools, roads, recreational facilities, wastewater treatment, water supply, and stormwater drainage facilities.
- D. Whether the proposed change will adversely influence living conditions or property values in adjacent areas.
- E. Whether the proposed change will affect public safety.

16. CONCEPT PLAN and DEVELOPMENT INFORMATION: Submit the following information regarding the proposed project.

(All maps must contain title of the project, landowner of record, names of the representatives of the landowner of record, scale, date, and north arrow)

- A. Include a *General Location Map*.
- B. Include *Existing Features Map(s)* showing all streets, curb cuts, buildings, watercourses, easements, other important physical features, zoning designations and future land use map designations in the property and on adjacent lands.
- C. Include a *Concept Design Map* showing locations of structures, acreage, density, and intensity for each proposed land use; show points of access and traffic flow and road improvements; show buffers, landscaped areas, and open space.
- D. Supply tabulations of total gross acreage in the proposed development, the percentage of total acreage to be devoted to each proposed use, height, and intensity of use identified through Floor Area Ratio calculations and/or projected number of housing units proposed by dwelling type.
- E. Supply a phasing plan or general schedule of the development.
- F. Supply standards for height, open space, building density, and parking area.
- G. Include a narrative in which you cite specifically how this project meets the intent and goals of the Planned Development Zoning District, including any "community enhancements".

- H. Show the general façade and overall architectural design scheme; explain building orientation, if applicable.
- I. Describe any Green Building or Low Impact Development (LID) design techniques that will be used.
- J. Supply a copy of any draft deed restrictions, protective covenants, and other statements or devices which will be used to control the use, development and maintenance of the land and improvements thereon, including those areas which are to be commonly owned and maintained.
- K. Supply any additional information identified at the preapplication conference, at concept approval, or requested by the Zoning Official or Building and Growth Management Director prior to submittal of the rezoning application.

18. 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

EXHIBIT 1

Property Owner

1912 Group, LLC
6565 North Shore Trail
Forest Lake, MN 55025

Property Owner's Parcel ID Nos.

412005156023
412005156016

Richard Ellsworth Redding, Jr.
5247 Olive Hill Rd.
Fallbrook, CA 92028

412005156024

LEGAL DESCRIPTION

LOT 37, ENGLEWOOD GARDENS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 57, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, LESS ROAD RIGHT-OF-WAY.

AND

LOTS 38 AND 39, ENGLEWOOD GARDENS, AS RECORDED IN PLAT BOOK 2, PAGE 57, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

LESS AND EXCEPT:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 38 OF SAID ENGLEWOOD GARDENS, THENCE NORTH 30°59'42" EAST, 27.04 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 776, AS SHOWN ON FLORIDA D.O.T. RIGHT-OF-WAY MAP, SECTION NO. 01050-2152, AND THE POINT OF BEGINNING. THENCE CONTINUE NORTH 30°59'42" EAST, ALONG THE WESTERLY LINE OF SAID LOT 38, A DISTANCE OF 310.00 FEET; THENCE SOUTH 56°27'34" EAST, A DISTANCE OF 301.95 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 39. THENCE SOUTH 31°31'41" WEST, ALONG SAID EASTERLY LINE A DISTANCE OF 273.50 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 776. THENCE NORTH 63°25'19" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING.

I CERTIFY THAT THIS SURVEY WAS MADE UNDER MY SUPERVISION AND THAT IT REPRESENTS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS IN CHAPTER 25-170.00 THRU 25-170.05, F.L.A. AS AMENDED, AND THAT I AM A LICENSED PROFESSIONAL SURVEYOR AND A MEMBER OF THE FLORIDA SURVEYING BOARD.

MARK D. HICKLIFY (FOR THE FNS 10-19-90)
PROFESSIONAL SURVEYOR AND
FLORIDA SURVEYING BOARD MEMBER

DATE SIGNED: 5/18/22

UNLESS IT BEARS THE SIGNATURE AND ORIGINAL SIZED COPY OF THE LAND SURVEYOR LISTED, THIS DRAWING IS NOT VALID AND IS FOR INFORMATIONAL PURPOSES ONLY.



LOT 37, ENGLEWOOD GARDENS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 57, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, LESS ROAD RIGHT-OF-WAY.

LESS AND EXCEPT:
COMMENCING AT THE SOUTHWEST CORNER OF LOT 38 OF SAID ENGLEWOOD GARDENS, THENCE NORTH 30°59'42" EAST, 27.04 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NR 776, AS SHOWN ON FLORIDA D.O.T. RIGHT-OF-WAY MAP, SECTION NO 01050-2152, AND THE POINT BEGINNING. THENCE CONTINUE NORTH 30°59'42" EAST, ALONG THE WESTERLY LINE OF SAID LOT 38, A DISTANCE OF 310.00 FEET; THENCE SOUTH 56°27'34" EAST, A DISTANCE OF 301.95 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 39. THENCE SOUTH 31°31'41" WEST, ALONG SAID EASTERLY LINE, A DISTANCE OF 273.50 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 776. THENCE NORTH 63°25'19" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING.

1. PREPARED AS A BOUNDARY SURVEY. DATE OF LAST FIELDWORK: 09-26-2021.
2. PARCEL MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY OF RECORD. (RECORDED, UNRECORDED, WRITTEN AND UNWRITTEN).
3. IMPROVEMENTS OTHER THAN THOSE SHOWN NOT LOCATED.
4. MAP BASED ON TITLE POLICY NUMBER: A02-0208758 DATED DECEMBER 31, 2003, AT 8:51 AM AND TITLE SEARCH RECORD FILE NUMBER: D1219535 DATED FEBRUARY 8, 2022 AT 11:00 PM AND TITLE SEARCH RECORD: 1219535 DATED FEBRUARY 6, 2022 AT 11:00 PM.
5. THIS SURVEY WAS NOT INTENDED TO DELINEATE OR DEFINE ANY WETLANDS, ENVIRONMENTALLY SENSITIVE AREAS, WILDLIFE HABITATS OR JURISDICTIONAL LINES OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER ENTITY.
6. PARCEL LIES IN FLOOD ZONE "X", AS SHOWN ON FEDERAL INSURANCE RATE MAP NUMBER 12071C0445F, DATED 08-28-08.
7. DIMENSIONS OF IMPROVEMENTS SHOWN SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
8. THE LOCATION OF UTILITIES PER ON-SITE OBSERVATIONS OF ABOVE GROUND MARKINGS BY THE UTILITY COMPANIES AND WATER AND SEWER RECORD DRAWINGS.
9. BASIS OF BEARING: THE NORTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 776 BEARS NORTH 63°25'15" WEST.

▲ = SET PK. NAIL AND DISC	⊖ = CENTER LINE
▲ = SET 5/8" IRON ROD AND CAP	⊖ = CLEAN OUT
▲ = SET 4x4 CONCRETE MONUMENT	⊖ = DRAINAGE STRUCTURE
▲ = FOUND HAIL AND DISC	⊖ = FIRE HYDRANT
Δ = FOUND PK.	⊖ = FIRE VALVE
Δ = FOUND PK. NAIL	⊖ = STORM MANHOLE
Δ = FOUND IRON ROD	⊖ = WATER METER
Δ = FOUND 5/8" IRON ROD AND CAP (FIC)	⊖ = WATER VALVE
Δ = FOUND 5-5" CONC. CONCRETE MONUMENT (CONC)	⊖ = TELEPHONE RISER
Q = FOUND 1" IRON PIPE (PIP)	⊖ = WATER BACK FLOW PREVENTOR
Q = FOUND DRILL & X-CUT	⊖ = EXISTING GRADES
BOC = BACK OF CURB	→ = GUY WIRE
LOP = EDGE OF PAVEMENT	⊖ = GATE VALVE
LE = LICENSED BUSINESS	⊖ = MOUND POWER POLE
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM (1929)	⊖ = SINGLE POLE SIGN
OR = OFFICIAL RECORDS	⊖ = DOUBLE POLE SIGN
P.B. = PLAT BOOK	⊖ = OVERHEAD ELECTRIC
PG = PAGE	⊖ = FENCE
P.K. = PARKER KAYLOR	⊖ = MAILBOX
BOC = BACK OF CURB	⊖ = SEWER VALVE
LOP = EDGE OF PAVEMENT	⊖ = BACKFLOW PREVENTER
TOP = TOP OF BANK	
TOE = TOE OF SLOPE	
LCUE = LE COUNTY UTILITY EASEMENT	
PU = PUBLIC UTILITY EASEMENT	
PI = POINT OF INTERSECTION	
CC = COUNTY DEVELOPMENT CODE	
ROW = RIGHT OF WAY	
CB = CROWN BASIN	
○ = LIGHT POLE	
— = CABLE RISER	
— = FLAG POLE	
CLP = CHAIN LINKED FENCE	
— = FENCE/MCH	

OWNER'S POLICY OF TITLE INSURANCE

Issued by **Commonwealth Land Title Insurance Company**



Commonwealth Land Title Insurance Company is a member of the LandAmerica family of title insurance underwriters.

POLICY NUMBER
A02-0208758

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B AND THE CONDITIONS AND STIPULATIONS, COMMONWEALTH LAND TITLE INSURANCE COMPANY, a Pennsylvania corporation, herein called the Company, insures, as of Date of Policy shown in Schedule A, against loss or damage, not exceeding the Amount of Insurance stated in Schedule A, sustained or incurred by the insured by reason of:

1. Title to the estate or interest described in Schedule A being vested other than as stated therein;
2. Any defect in or lien or encumbrance on the title;
3. Unmarketability of the title;
4. Lack of a right of access to and from the land.

The Company also will pay the costs, attorneys' fees and expenses incurred in defense of the title, as insured, but only to the extent provided in the Conditions and Stipulations.

IN WITNESS WHEREOF, COMMONWEALTH LAND TITLE INSURANCE COMPANY has caused its corporate name and seal to be hereunto affixed by its duly authorized officers, the Policy to become valid when countersigned by an authorized officer or agent of the Company.

COMMONWEALTH LAND TITLE INSURANCE COMPANY

Attest:

Wm. Chadwick Perrine

Secretary



By:

Janet A. Albert

President

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
(b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
 - (a) created, suffered, assumed or agreed to by the insured claimant;
 - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
 - (c) resulting in no loss or damage to the insured claimant;
 - (d) attaching or created subsequent to Date of Policy; or
 - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the estate or interest insured by this policy.
4. Any claim, which arises out of the transaction vesting in the insured the estate or interest insured by this policy, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws that is based on:
 - (a) the transaction creating the estate or interest insured by this policy being deemed a fraudulent conveyance or fraudulent transfer; or
 - (b) the transaction creating the estate or interest insured by this policy being deemed a preferential transfer except where the preferential transfer results from the failure:
 - (i) to timely record the instrument of transfer; or
 - (ii) of such recordation to impart notice to a purchaser for value or a judgment or lien creditor.

OWNER'S POLICY OF TITLE INSURANCE

Issued by: **Commonwealth Land Title Insurance Company**



Commonwealth Land Title Insurance Company is a member of the LandAmerica family of title insurance underwriters.

POLICY NUMBER

A02-0208758

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B AND THE CONDITIONS AND STIPULATIONS, COMMONWEALTH LAND TITLE INSURANCE COMPANY, a Pennsylvania corporation, herein called the Company, insures, as of Date of Policy shown in Schedule A, against loss or damage, not exceeding the Amount of Insurance stated in Schedule A, sustained or incurred by the insured by reason of:

1. Title to the estate or interest described in Schedule A being vested other than as stated therein;
2. Any defect in or lien or encumbrance on the title;
3. Unmarketability of the title;
4. Lack of a right of access to and from the land.

The Company also will pay the costs, attorneys' fees and expenses incurred in defense of the title, as insured, but only to the extent provided in the Conditions and Stipulations.

IN WITNESS WHEREOF, COMMONWEALTH LAND TITLE INSURANCE COMPANY has caused its corporate name and seal to be hereunto affixed by its duly authorized officers, the Policy to become valid when countersigned by an authorized officer or agent of the Company.

COMMONWEALTH LAND TITLE INSURANCE COMPANY

Attest:

Wm. Chadwick Perine

Secretary



By:

Janet A. Alpert

President

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
(b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
 - (a) created, suffered, assumed or agreed to by the insured claimant;
 - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
 - (c) resulting in no loss or damage to the insured claimant;
 - (d) attaching or created subsequent to Date of Policy; or
 - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the estate or interest insured by this policy.
4. Any claim, which arises out of the transaction vesting in the insured the estate or interest insured by this policy, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws that is based on:
 - (a) the transaction creating the estate or interest insured by this policy being deemed a fraudulent conveyance or fraudulent transfer; or
 - (b) the transaction creating the estate or interest insured by this policy being deemed a preferential transfer except where the preferential transfer results from the failure:
 - (i) to timely record the instrument of transfer; or
 - (ii) of such recordation to impart notice to a purchaser for value or a judgment or lien creditor.

Policy of Title Insurance

Commonwealth Land Title Insurance Company

Schedule A

Order Number: 42186084CA

Policy Number: A02-0208758

Reference Number: Adams

Amount of Insurance: [REDACTED]

Date of Policy: The date shown below or the date of recording of the instruments referred to in Item 3, whichever is the later.

December 31, 2003 at 8:51 AM

1. Name of Insured

THE 1912 GROUP, LLC, a Florida limited liability company

2. The estate or interest in the land described herein and which is covered by this policy is:
Fee Simple

3. Title to the estate or interest in the land is vested in:
The 1912 Group, LLC, a Florida limited liability company

4. The Land referred to in this policy is described as follows:
(See attached Exhibit A for legal description)

Kirk Pinkerton, A Professional Association

By: David B. Mauchan

720 South Orange Avenue
Sarasota, FL 34236

This policy is invalid unless a cover sheet and Schedule B are attached.

Exhibit A

Policy Number: A02-0208758

Lot 37, ENGLEWOOD GARDENS, according to the Plat thereof as recorded in Plat Book 2, Page 57, of the Public Records of Charlotte County, Florida, LESS Road Right-of-Way.

Schedule B

Policy Number: A02-0208758

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes and assessments for the year 2004 and subsequent years.
2. Non Ad-Valorem Special Assessment Lien in favor of The Englewood Water District recorded in Official Records Book 1963, Page 1010, of the Public Records of Charlotte County, Florida.
3. Lands lie within various county special assessment districts and municipal taxing districts and are subject to liens for and unpaid special assessments by virtue of the ordinances and resolutions creating these districts. The special assessments are payable with the ad valorem taxes.
4. Easement in favor of Florida Power & Light Company as set forth in Official Records Book 354, Page 162, of the Public Records of Charlotte County, Florida.
5. A perpetual and non-exclusive easement for utility purposes in favor of the Englewood Water District recorded in Official Records Book 776, Page 1875, of the Public Records of Charlotte County, Florida.
6. Notice of Central Sanitary Sewer Availability recorded in Official Records Book 1321, Page 591, of the Public Records of Charlotte County, Florida.
7. Matters as shown on the Plat recorded in Plat Book 2, Page 57, of the Public Records of Charlotte County, Florida.
8. Unrecorded Lease Agreement dated December 15, 2003 between The 1912 Group, LLC, a Florida limited liability company, and Bay Auto Wholesale Outlet, Inc., a Florida corporation.
9. The following items as shown on the boundary survey Number 6434C, by Brigham Surveying, Inc., dated March 13, 1996:
Encroachment of fence posts (ownership unknown) onto adjacent property along southeasterly boundary line and into Right-Of-Way along front boundary line.
Asphalt parking area encroaches into Right-of-Way along front boundary line.
Adjacent Curb encroaches onto insured property along Northwesterly boundary line.
10. Mortgage from The 1912 Group, LLC, a Florida limited liability company, to Duane S. Adams and Marilyn Adams, dated December 24, 2003, recorded December 31, 2003, in Official Records Book 2372, Page 2139, of the Public Records of Charlotte County, Florida, in the original principal amount of \$300,000.00.
11. Mortgage from The 1912 Group, LLC, a Florida limited liability company, to Joseph (Jay) and Janis Schwietz, as tenants by the entireties, Donna and Stephen Kohs, as tenants by the entireties, Thomas and Nancee Bruggeman, as tenants by the entireties, dated December 24, 2003, recorded December 31, 2003, in Official Records Book 2372, Page 2149, of the Public Records of Charlotte County, Florida, in the original principal amount of \$200,000.00.
12. Assignment of Leases, Rents and Profits from The 1912 Group, L.L.C., to Joseph (Jay) and Janis Schwietz, as tenants by the entireties, Donna and Stephen Kohs, as tenants by the entireties, Thomas and Nancee Bruggeman, as tenants by the entireties, recorded in Official Records Book 2372, Page 2170, of the Public Records of Charlotte County, Florida.

NOTE: All recording references in this commitment/policy shall refer to the Public Records of Charlotte County, Florida, unless otherwise noted.

NOTE: In accordance with Florida Statutes section 627.4131, please be advised that the insured hereunder may present inquiries, obtain information about coverage, or receive assistance in resolving complaints, by contacting the Commonwealth Land Title Insurance Company Regional Office, 201 South Orange Avenue, Suite 1350, Orlando, FL 32801 Telephone 407-481-8181.

TITLE SEARCH REPORT

Fund File Number: 1219535

The information contained in this title search is being furnished by Attorneys' Title Fund Services, LLC. If this report is to be used by a title insurance agent for evaluation and determination of insurability by the agent prior to the issuance of title insurance, then the agent shall have liability for such work.

Provided For: McCrory Law Firm, P.L.

Agent's File Reference: Englewood Garden 38&39

After an examination of this search the Agent must:

- A. *Evaluate all instruments, plats and documents contained in the report.*
- B. *Include in the Commitment under Schedule B, any additional requirements and/or exceptions you find necessary from your analysis of the surveys, prior title evidence or other relevant information from the transaction.*
- C. *Verify the status of corporations and limited partnerships and other business entities with the appropriate governmental agency or other authority.*
- D. *Determine whether the property has legal access.*
- E. *Determine if any unpaid municipal taxes or assessments exist, which are not recorded in the Official Records Books of the county.*
- F. *Determine whether any portion of the property is submerged or artificially filled; if the property borders a body of water, and if riparian or littoral rights exist.*
- G. *The information provided herein does not include a search of federal liens and judgment liens filed with the Florida Department of State pursuant to Sec. 713.901, et seq., F.S., and Sec. 55.201, et seq., F.S., respectively, which designate the Florida Department of State as the place for filing federal liens and judgment liens against personal property. For insuring purposes:*
 - (a) *Pursuant to Sec. 713.901, et seq., F.S., personal property includes, but is not limited to, mortgages, leaseholds, mortgages on leaseholds, interests in cooperative associations, vendees' interests, and options when those interests are held by a partnership, corporation, trust or decedent's estate; and*
 - (b) *Pursuant to Sec. 55.201, et seq., F.S., personal property includes, but is not limited to, leaseholds, interests in cooperative associations, vendees' interests, and options regardless of the type of entity holding such interests, including individuals. (Note: Mortgages have been specifically excluded from the personal property interests in which a judgment lien may be acquired under the provisions of Sec. 55.201, et seq., F.S.)*

Prepared Date: February 11, 2022

Attorneys' Title Fund Services, LLC

Prepared by: Lori Means, Examiner

Phone Number: (800) 526-3855 x6705

Email Address: lmeans@thefund.com

TITLE SEARCH REPORT

Fund File Number: 1219535

Effective Date of approved base title information: March 2, 1978

Effective Date of Search: February 6, 2022 at 11:00 PM

Apparent Title Vested in:

Richard Ellsworth Redding Jr.

Description of real property to be insured/foreclosed situated in Charlotte County, Florida.

Lots 38 and 39, ENGLEWOOD GARDENS, as recorded in Plat Book 2, Page 57, Public Records of Charlotte County, Florida.

LESS and EXCEPT:

Commencing at the Southwest corner of Lot 38 of said Englewood Gardens, thence North 30°59'42" East, 27.04 feet to a point on the Northerly Right-of- Way line of State Road No. 776, as shown on Florida D.O.T. Right-of- Way Map, Section No. 01050-2152, and the Point of Beginning. Thence continue North 30°59'42" East, along the Westerly line of said Lot 38, a distance of 310.00 feet; Thence South 56°27'34" East, a distance of 301.95 feet to a point on the Easterly line of said Lot 39. Thence South 31°31'41" West, along said Easterly line a distance of 273.50 feet to the Northerly Right-of-Way line of said State Road No. 776. Thence North 63°25'19" West, along said Right-of-Way line, a distance of 300.00 feet to the Point of Beginning.

Muniments of Title, including bankruptcy, foreclosure, quiet title, probate, guardianship and incompetency proceedings, if any, recorded in the Official Records Books of the county:

1. Warranty Deed from Raymond A. Webb to B. Wellman Redding, recorded March 2, 1978 in O.R. Book 569, Page 1760, Public Records of Charlotte County, Florida.
2. Quit Claim Deed from B. Wellman Redding a/k/a Betty W. Redding and Richard E. Redding to Richard E. Redding and Betty W. Redding, recorded November 18, 2009 in O.R. Book 3350, Page 1512, Public Records of Charlotte County, Florida.
3. Warranty Deed from Richard E. Redding to Dr. Richard Ellsworth Redding, Trustee of the Dr. Richard Ellsworth Redding (as to 1/2 interest), recorded March 5, 2009 in O.R. Book 3363, Page 2146, Public Records of Charlotte County, Florida.
4. Death Certificate of Richard E. Redding Sr, recorded March 28, 2014 in O.R. Book 3852, Page 1093, Public Records of Charlotte County, Florida.
5. Trustee's Deed from Caldwell Trust Company, as Successor Trustee of the Dr. Richard Ellsworth Redding Revocable Trust dated February 5, 2009 as amended to Richard Ellsworth Redding, Jr., as to 1/2 interest, recorded June 9, 2014 in O.R. Book 3875, Page 77, Public Records of Charlotte County, Florida.
6. Probate proceedings of Betty Wellman Redding a/k/a Betty Redding, deceased, Case No. 14-1387-CP, in the Circuit Court for Charlotte County, Florida.

Mortgages, Assignments and Modifications:

1. Nothing Found

TITLE SEARCH REPORT

Fund File Number: 1219535

Other Property Liens:

1. Nothing Found

Restrictions/Easements:

1. All matters contained on the Plat of Englewood Gardens, as recorded in Plat Book 2, Page 57, Public Records of Charlotte County, Florida.
2. Restrictive Covenants contained in Declaration of Restrictions recorded in O.R. Book 12, Page 349, and Restrictions set forth in Warranty Deed's recorded in Deed Book 41, Page 319 and Deed Book 42, Page 71, Public Records of Charlotte County, Florida.
3. Easement in favor of Florida Power and Light Company contained in instrument recorded October 31, 1979, under O.R. Book 614, Page 760, Public Records of Charlotte County, Florida.
4. Easement contained in instrument recorded May 1, 1984, under O.R. Book 772, Page 267, Public Records of Charlotte County, Florida.
5. Notice of Non Ad-Valorem Special Assessment Lien recorded in O.R. Book 1963, Page 1010, Public Records of Charlotte County, Florida.
6. Lands lie within various county special assessment districts and municipal taxing districts and are subject to liens for any unpaid special assessments by virtue of the ordinances and resolutions creating these districts. The special assessments are payable with the ad valorem taxes.
7. Rights of the lessees under unrecorded leases.

Other Encumbrances:

1. Nothing Found

REAL PROPERTY TAX INFORMATION ATTACHED

Proposed Insured:

A 20-year name search was not performed on the proposed insured. It is the agent's responsibility to obtain a name search if a loan policy to be issued based on this product is other than a 100% purchase money mortgage.

TITLE SEARCH REPORT

Fund File Number: 1219535

STANDARD EXCEPTIONS

Unless satisfactory evidence is presented to the agent eliminating the need for standard exceptions, the following should be made a part of any commitment or policy.

- 1. General or special taxes and assessments required to be paid in the year 2022 and subsequent years.*
- 2. Rights or claims of parties in possession not shown by the public records.*
- 3. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.*
- 4. Easements or claims of easements not shown by the public records.*
- 5. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.*
- 6. Any owner policy issued pursuant hereto will contain under Schedule B the following exception: Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the lands insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands.*
- 7. Federal liens and judgment liens, if any, filed with the Florida Department of State pursuant to Sec. 713.901, et seq., F.S., and Sec. 55.201, et seq., F.S., respectively, which designate the Florida Department of State as the place for filing federal liens and judgment liens against personal property. For insuring purposes:
 - (a) Pursuant to Sec. 713.901, et seq., F.S., personal property includes, but is not limited to, mortgages, leaseholds, mortgages on leaseholds, interests in cooperative associations, vendees' interests, and options when those interests are held by a partnership, corporation, trust or decedent's estate; and*
 - (b) Pursuant to Sec. 55.201, et seq., F.S., personal property includes, but is not limited to, leaseholds, interests in cooperative associations, vendees' interests, and options regardless of the type of entity holding such interests, including individuals. (Note: Mortgages have been specifically excluded from the personal property interests in which a judgment lien may be acquired under the provisions of Sec. 55.201, et seq., F.S.)**
- 8. Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority, for unpaid service charges for services by any water systems, sewer systems or gas systems serving the land described herein; and any lien for waste fees in favor of any county or municipality.*

The report does not cover bankruptcies or other matters filed in the Federal District Courts of Florida.

TITLE SEARCH REPORT

Fund File Number: 1219535

In foreclosure proceedings, title should be examined between the effective date of this report and the recording of the lis pendens to assure that all necessary and proper parties are joined. Consideration should be given to joining as defendants any persons in possession, other than the record owner, and any parties, other than those named herein, known to the plaintiff or the plaintiff's attorney and having or claiming an interest in the property.

Prior to issuance of any policy of title insurance underwritten by Old Republic National Title Insurance Company, the agent must obtain and evaluate a title search for the period between the effective date of this Title Search Report and the recording date(s) of the instrument(s) on which the policy is based.

If this product is not used for the purpose of issuing a policy, then the maximum liability for incorrect information is \$1,000.

Note: The Agent is responsible for obtaining underwriting approval on any commitment prepared from this product in the amount of \$1,000,000.00 or more.

PROPERTY OWNER AUTHORIZATION TO APPLICANT

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

I give authorization for Rapid Building Solutions, LLC to be the applicant for this REZONING.

1912 GROUP LLC

By: Donna A. Kohn
Print Name: DONNA A. Kohn
Print Title: manager

STATE OF FLORIDA
COUNTY OF SARASOTA



The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 14 day of FEBRUARY, 2022 by DONNA Kohn, as MANAGER of 1912 GROUP LLC., who is ☐ personally known to me or ☒ who has produced MNDL as identification and who did/did not take an oath.

Linda C. Ewing
Notary Public, State of FLORIDA
My Commission Expires: 03/22/2025

PROPERTY OWNER AUTHORIZATION TO APPLICANT

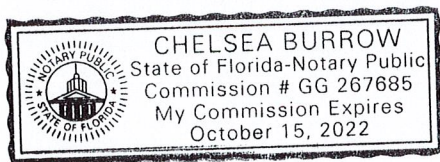
I, the undersigned, being first duly sworn, depose and say that I am the owner of the property described and which is the subject matter of the proposed hearing.

I give authorization for Rapid Building Solutions, LLC to be the applicant for this REZONING.

Richard Ellsworth Redding, Jr.
Richard Ellsworth Redding, Jr.

STATE OF Florida
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 11th day of February, 2022 by Richard Redding who is ☐ personally known to me or ☒ who has produced drivers license as identification and who did/did not take an oath.



Chelsea Burrow
Notary Public, State of Florida
My Commission Expires: 10/15/22

FORM B. APPLICANT AUTHORIZATION TO AGENT

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

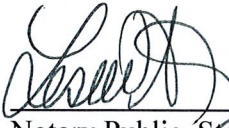
I give authorization for Geri L. Waksler, McCrory Law Firm, PL to be my agent for this application.


RAPID BUILDING SOLUTIONS, LLC

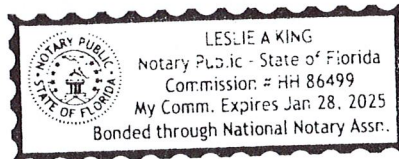
By: _____
Print Name: Francis Webster
Print Title: President

STATE OF FL
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 11th day of Feb, 2022 by Francis Webster as President of Rapid Building Solutions, LLC who is ☒ personally known to me or ☐ who have produced _____ as identification and who did/did not take an oath.



Notary Public, State of _____
My Commission Expires: _____



PROTECTED SPECIES ASSESSMENT

**1912 S McCall Road
Charlotte County, Florida**

January 2022

Prepared by:



4050 Rock Creek Drive □ Port Charlotte, FL 33948

(941) 457-6272

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 is located in Section 05, Township 41S, Range 20E in Englewood, Florida. Please refer to the attached Location Map.

SITE CONDITIONS

A site inspection was conducted by a qualified staff ecologist in January 2022. During the inspection, temperatures ranged from 75° - 80° F, winds were 1-5 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 following table displays the vegetative associations found on the subject property. The vegetative communities were identified and classified utilizing the Florida Land Use Cover and Forms Classification System (FLUCCS). A description of the communities is also included. Please refer to the attached Protected Species Assessment Map.

FLUCCS ID	FLUCCS DESCRIPTION	ACREAGE
140	Commercial and Services	0.82
411	Pine Flatwoods	2.71
434D	Disturbed Hardwood/Conifer, Mixed	3.41
630	Wetland Forested, Mixed	0.43
TOTAL		7.37

FLUCCS 140 – Commercial and Services

This area is being utilized to sell automobiles.

FLUCCS 411 – Pine Flatwoods

This upland habitat contains canopy of slash pine (*Pinus elliottii*) with scattered live oak (*Quercus virginiana*), seaside mahoe (*Thespesia populnea*), and strangler fig (*Ficus aurea*). Midstory and groundcover species present include: grapevine (*Vitis* sp.), greenbrier (*Smilax* sp.), wax myrtle (*Myrica cerifera*), Brazilian pepper (*Schinus terebinthifolius*), Caesarweed (*Urena lobata*), runner oak (*Quercus pumila*), rusty lyonia (*Lyonia ferruginea*), and staggerbush (*Lyonia fruticosa*).

FLUCCS 434D – Disturbed Hardwood/Conifer, Mixed

This upland habitat contains canopy of cabbage palm (*Sabal palmetto*), slash pine, live oak, and strangler fig. Midstory and groundcover species present include: Virginia chain fern (*Woodwardia virginica*), grapevine,

greenbrier, wax myrtle, Brazilian pepper, lovegrass (*Eragrostis sp.*), Caesarweed, air-potato (*Dioscorea bulbifera*), seaside mahoe, balsam apple (*Momordica charantia*), and elephant's foot (*Elephantopus sp.*).

FLUCCS 630 – Wetland Forested, Mixed

This wetland habitat contains a canopy of strangler fig. Midstory and groundcover species present include: seaside mahoe and Brazilian pepper.

LISTED SPECIES SURVEY METHODOLOGY

To provide approximately 80% coverage of the site, both linear and nonlinear overlapping transects were completed across the parcel per FWC guidelines. Transects were spaced approximately 20 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 property 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 property. 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). In the event that the site contained suitable habitat for a protected species, or if the site is 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 6 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.

Search of available online resources revealed that the subject property is located within the Consultation Area of the Florida scrub jay (*Aphelocoma coerulescens*). However, review of the Charlotte County Natural Resources Department Florida Scrub Jay Territory Search Database revealed that the subject property is not a scrub jay review area parcel. No evidence of utilization by the species was observed on the subject property. Therefore, the Florida scrub jay is not likely to affect the future development of the property.

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

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

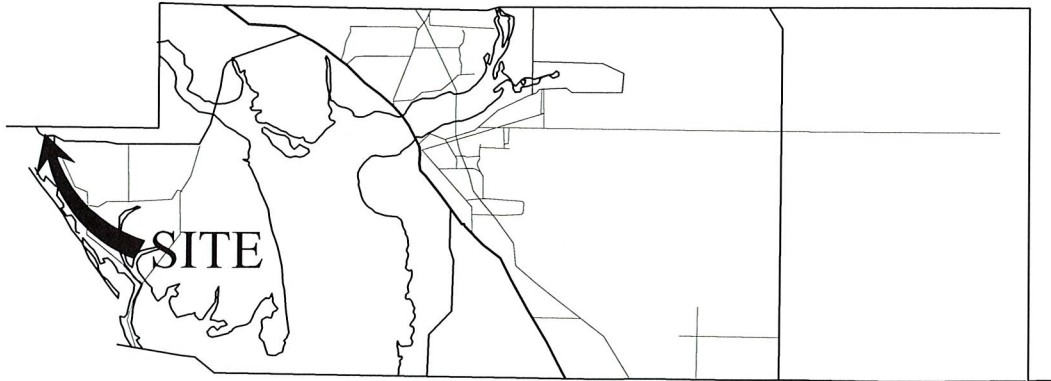
The subject site contains upland habitats which are being utilized by the gopher tortoise (*Gopherus polyphemus*). Five (5) potentially occupied gopher tortoise burrows were observed on the parcel. A 100% gopher tortoise survey and relocation permit from the Florida Fish and Wildlife Conservation Commission will be required prior to development of the site if the gopher tortoise burrows 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 05; TOWNSHIP 41S; RANGE 20E

NOT TO SCALE



CHARLOTTE COUNTY, FLORIDA



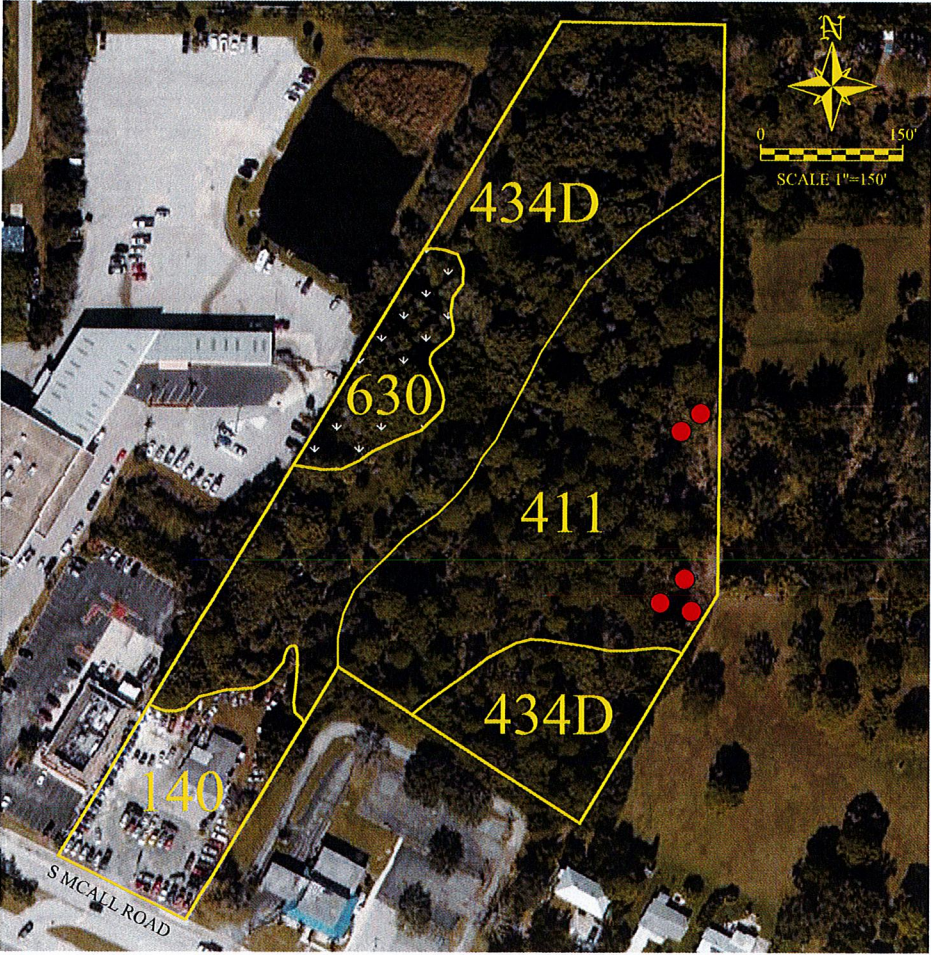
LOCATION MAP

22-001 / JANUARY 10, 2022

1912 S MCALL ROAD
LOCATION MAP

IWA
Ian Vincent & Associates
Environmental Consulting Services

SECTION 05; TOWNSHIP 41S; RANGE 20E



LEGEND

FLUCCS	DESCRIPTIONS	ACREAGE
140	COMMERCIAL AND SERVICES	0.82±
411	PINE FLATWOODS	2.71±
434D	DISTURBED HARDWOOD / CONIFER, MIXED	3.41±
630	WETLAND FORESTED, MIXED	0.43±
TOTAL		7.37±

POTENTIALLY OCCUPIED
GOPHER TORTOISE BURROW (5)



WETLAND

0.43±

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"=150' 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.

22-001 / JANUARY 10, 2022

1912 S MCALL ROAD
PROTECTED SPECIES ASSESSMENT MAP

I V A
Ian Vincent & Associates
Environmental Consulting Services

**WETLAND CLASSIFICATION
AND
IMPACT JUSTIFICATION STATEMENT**

**1912 S McCall Road
Charlotte County, Florida**

May 2022

Prepared by:



4050 Rock Creek Drive, Port Charlotte, FL 33948
(941) 457-6272
www.IVAenvironmental.com

INTRODUCTION

The following Native Habitat Management Plan has been prepared to address the long-term management of the wetland and upland preservation areas for the proposed development. In addition, the on-site wetlands have been classified in accordance with Charlotte County Comprehensive Plan Natural Resources Element Policy ENV 3.1.1 – Identification and Categorization of Wetlands.

The subject property is located in Section 05, Township 41S, Range 20E in Englewood, Florida. Please refer to the attached Location Map.

WETLAND CLASSIFICATION

The Charlotte County Comprehensive Plan requires that all wetlands within a parcel under development review be categorized as either Category I or Category II wetlands. Additional scrutiny is afforded to impacts proposed within wetlands which qualify as Category I. For the purposes of this analysis, all wetlands on site have been consolidated into a single wetland due to both existing wetland areas (as illustrated on the attached Protected Species Assessment Map) due to both wetlands containing a direct hydrologic surface water connection to Charlotte Harbor. In order to qualify as a Category I wetland, a wetland must have no more than 30% undesirable vegetation and meet at least two of the following criteria:

1. Any wetland of any size that has a permanent surface water connection to natural surface waterbodies with special water classifications, such as an Outstanding Florida Water, an Aquatic Preserve, or Class I or II waters. A natural hydrological connection that has been enhanced by human technology will be considered a connection under this category.
The subject wetland does not meet this criterion.
2. Any wetland of any size that has a direct connection to the Floridan aquifer by way of an open sinkhole or spring.
The subject wetland does not meet this criterion.
3. Any wetland of any size that has functioning hydroperiods with minimal human disturbance and provides critical habitat for listed species.
The wetland exhibits altered hydrologic regime as a result of development on adjacent parcel and public infrastructure. The wetland does not fall within an area designated as critical habitat for any state or federally listed species. Therefore, the wetland does not meet this criterion.
4. Any wetland of any size whose functioning hydroperiods are connected via a direct natural surface water connection to parks or conservation lands.
The subject wetland does not meet this criterion.
5. Any wetland of any size where downstream or other hydrologically connected habitats are significantly dependent on discharges from the wetland.
The subject wetland does not meet this criterion.

During site inspections conducted in January 2022, exotic species, primarily strangler fig (*Ficus aurea*). Brazilian pepper (*Schinus terebinthifolius*), seaside mahoe (*Thespesia populnea*), and Java plum (*Syzygium cumini*) comprised approximately 90% of the canopy coverage within this wetland. As such, the subject wetland does not meet any of the five criteria above and the presence of exotic vegetation is greater than the 30% threshold. Therefore, the wetland does not qualify be categorized as a Category I wetland and falls within the definition of category II wetlands.

WETLAND IMPACT JUSTIFIATION STATEMENT

The category II wetland onsite is comprised primarily of exotic and nuisance species, is surrounded by development, relatively small in size (0.43 +/- acres), and provides minimal ecological function. Therefore, this wetland would be considered low quality from a Southwest Florida Water Management District (SWFWMD) Environmental Resource Permitting perspective and would likely be permitted for impact without the necessity to provide compensatory mitigation or a detailed discussion of elimination and reduction of impacts.

As the attached site development plan illustrates, the location of the wetland along the western property line is an area that would make avoidance of the wetland with the required 25 foot upland buffer impractical and infeasible from a site plan standpoint, resulting in a loss of nearly 20% of the proposed storage area and an unreasonable economic hardship associated with the single 15,000 +/- square foot building #1 being reduced to roughly 8,000 square feet in the southern portion of the site due to the wetland severing the developable uplands between the building and the proposed stormwater management area. The resulting remnant area available for a second building between the preserved wetland and the stormwater management area would be less than 2,000 square feet and not economically sound for development.

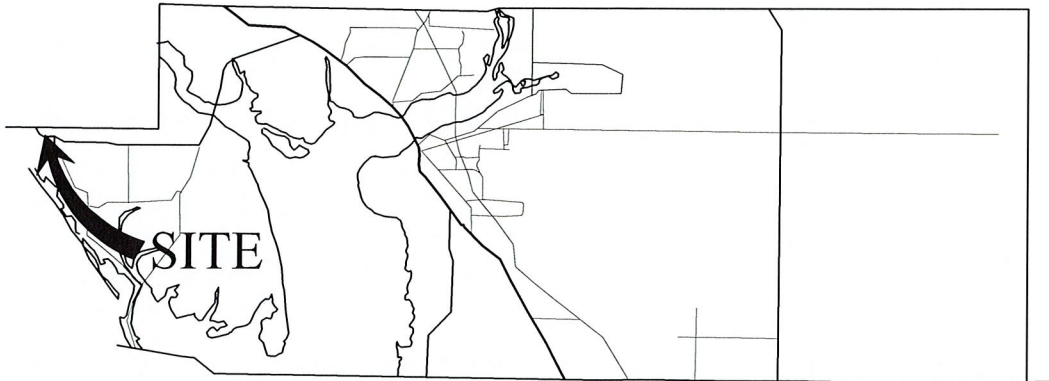
In addition to the economic ramifications of preserving the onsite wetland, the remaining wetland would be surrounded by development on all four sides with the required 25 foot buffer present on approximately 70% of the wetland as the adjacent parcel has been developed to the wetland line with no upland buffer present. This remnant wetland would provide little ecological function from a wildlife or vegetative community standpoint.

Based on the low function of the Category II wetland, the economic impact of preserving the wetland, and the even lower function that would result if the project were designed to avoid the wetland impacts, preservation of the onsite wetland is not feasible or practical and would provide no appreciable ecological benefit.



SECTION 05; TOWNSHIP 41S; RANGE 20E

NOT TO SCALE



CHARLOTTE COUNTY, FLORIDA



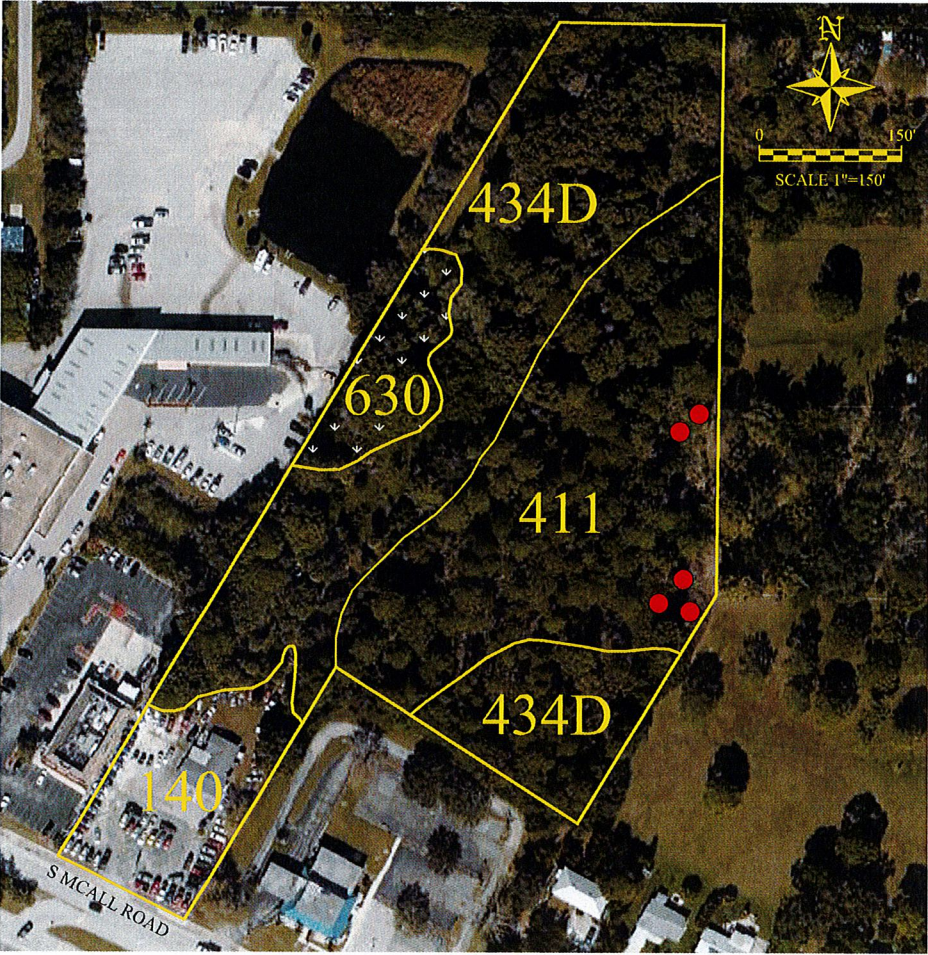
LOCATION MAP

22-001 / JANUARY 10, 2022

1912 S MCALL ROAD
LOCATION MAP

IWA
Ian Vincent & Associates
Environmental Consulting Services

SECTION 05; TOWNSHIP 41S; RANGE 20E



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GOPHER TORTOISE BURROW (5)

WETLAND

0.43±

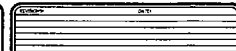
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22-001 / JANUARY 10, 2022

1912 S MCALL ROAD
PROTECTED SPECIES ASSESSMENT MAP

I V A
Ian Vincent & Associates
Environmental Consulting Services



JMB TRANSPORTATION ENGINEERING, INC.
TRAFFIC/TRANSPORTATION ENGINEERING & PLANNING SERVICES

TRAFFIC IMPACT STATEMENT

1912 McCall Road Self Storage
(Charlotte County, Florida)

March 7, 2022

Prepared by:

JMB TRANSPORTATION ENGINEERING, INC.
4711 7TH AVENUE SW
NAPLES, FLORIDA 34119
CERTIFICATE OF AUTHORIZATION NO. 27830

(JMB PROJECT NO. 220319)

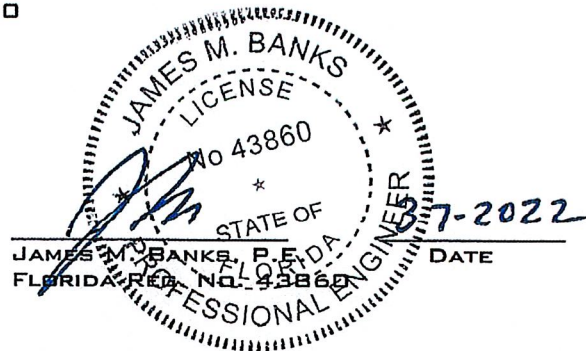


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Conclusions

Road Impact Mitigation Requirements

Based upon the findings of this report, it was determined that the proposed 1912 McCall Road Self-Storage will not have a significant or negative impact upon the surrounding road network. Furthermore, the project will not cause any roadways to operate below acceptable levels of service. It was verified that all roadways, within the project's area of influence, currently have a surplus of capacity and can accommodate the traffic associated with the self-storage land use and the network will continue to operate at acceptable levels of service for project build-out traffic conditions. Furthermore, the report concludes that the project will not create any transportation deficiencies that need to be mitigated.

Site-Related Roadway Improvements

The proposed mini-warehouse (i.e., self-storage) will have one (1) right-in/out access on State Road 776 (McCall road), which is a four-lane divided urban arterial having a posted speed limit of 45 MPH. State Road 776 is under the jurisdiction of the Florida Department of Transportation (FDOT). The volume of traffic turning right-into the site is well below the Florida Department of Transportation's (FDOT) minimum right turn lane warrants. Therefore, a right-ingress turn lane will not be required at the site's access on S.R. 776. It should also be noted that there is not available right of way to construct a right ingress turn lane.

Purpose of Report

The following report has been prepared pursuant to the criteria set forth by the Traffic Impact Statement Guidelines as set forth by the Charlotte County Government for project's seeking final development approval. This report provides an in-depth evaluation of the potential transportation related impacts which may occur as a result of developing 1912 McCall Road Self-Storage.

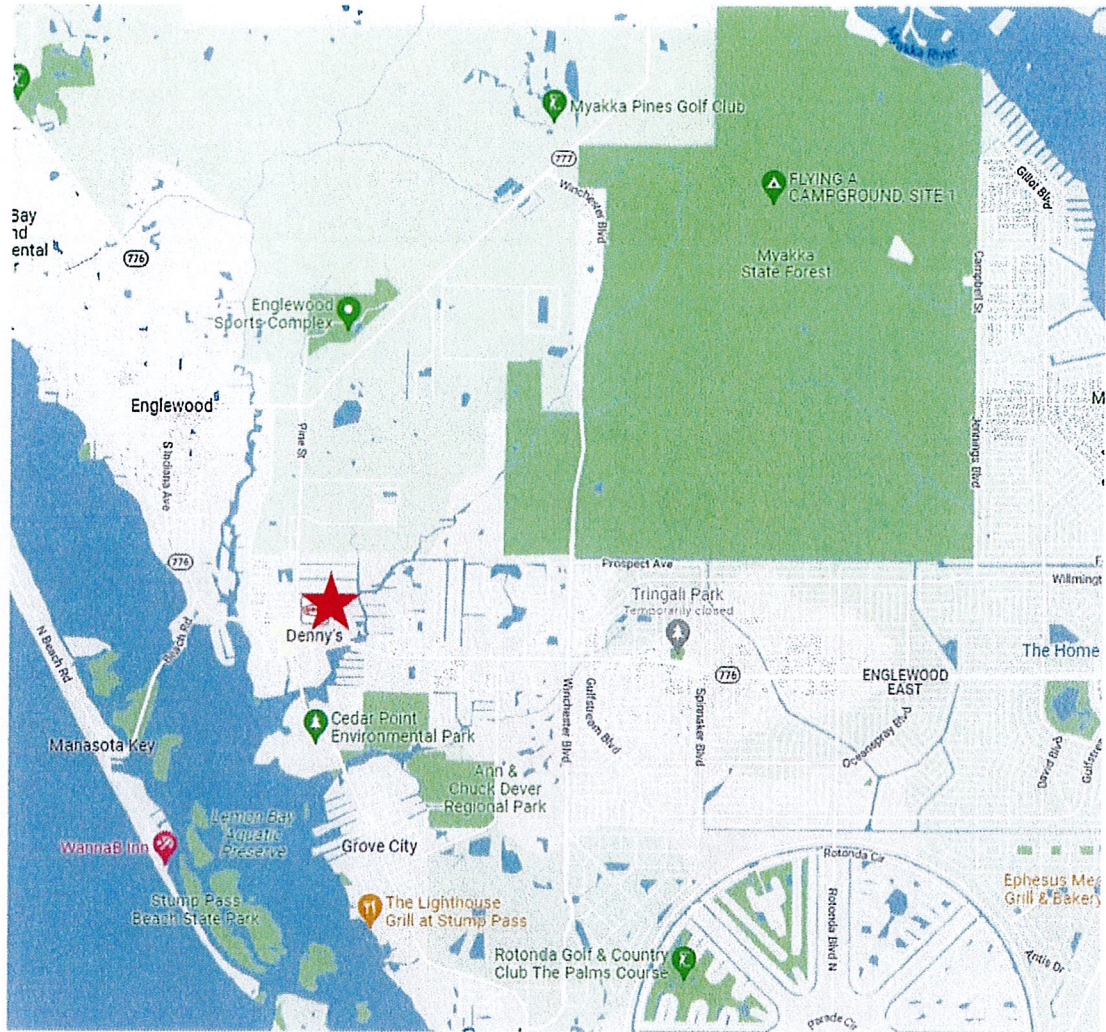
Scope of Project

1912 McCall Road Self-Storage is a proposed self-storage land use that will have a total indoor floor space of 94,068 square feet and an outdoor storage area of 24,008 square feet. The site is located at the project-named street address which is in the northwest quadrant of McCall Road and Pine Street, within Charlotte County, Florida. Access to the project will be provided via one (1) right-in/out access on McCall Road.

Table A
Proposed Land Uses

Land Use	Size
Self-Storage	Indoor Space = 94,069 s.f. Outdoor Space = 24,008 s.f. Total = 118,076 s.f.

PROJECT LOCATION



Project-Generated Traffic

Traffic which can be expected to be generated by the project was estimated based upon the guidelines established by the Institute of Transportation Engineers, Trip Generation Manual, 11th Edition. That is, historical traffic data collected at similar land uses was relied upon in estimating the project's traffic. In referencing the Trip Generation Manual, it was concluded that land use code Mini-Warehousing (LUC 151) was the most appropriate use in order to estimate the trips.

Table 1 (see page A-3) provides a detail of the calculations that were performed in estimating the site-generated trips, and the results are summarized below in Table B.

Table B
Trips Computations Summary
(Summation of Table 1)

	Daily Trips	AM Peak Hour	PM Peak Hour
Self-Storage (118,076 s.f.)	171	11	18

Existing + Committed Roadway Conditions

Figure 1 depicts the site location and the surrounding (E + C) road network.

S.R. 776 (McCall Road) is classified as a four-lane divided arterial having a performance standard of level of service LOS D. A maximum two-way service capacity of 3,222 for the 100th highest peak hour peak direction has been established for this road by Charlotte County Government. Within proximity of the site, SR 776 has a posted speed limit of 45 MPH.

Pine Street is classified as a four-lane divided collector having a performance standard of level of service LOS D, and has a maximum service capacity of 3,222 for the 100th highest peak hour peak direction. Within proximity of the site, Pine Street Drive has a posted speed limit of 45 MPH.

Project Generated Traffic Distribution

The project's traffic was distributed to the surrounding roadway network based upon logical means of ingress/egress, current and future traffic patterns in the area, and proximity of supporting land uses, such as businesses and residential areas. Table 2 provides a detail of the resultant traffic distributions based on a percentage basis. Table 2 also depicts the traffic distribution by volume.

Project Build-Out Conditions

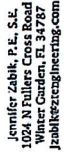
In order to establish project build-out traffic conditions, the project traffic was added to the forecasted 2024 background build-out traffic volumes. More specifically, the annual growth rates established by Charlotte County's 2021 Roadway Level of Service Data were applied to the respective roadway link's 100th highest hour traffic volumes. Table 3 provides a detail of the 2021 and 2024 background traffic conditions, as well as the 2024 background "+" project traffic conditions. Table 3 describes the traffic volumes based upon the two-way 100th highest hour along Pine Street and S.R. 776, as well as the roads' level of service. As determined, Pine Street and S.R. 776 will continue to operate at acceptable levels of service at 2024 project build-out conditions.

APPENDIX

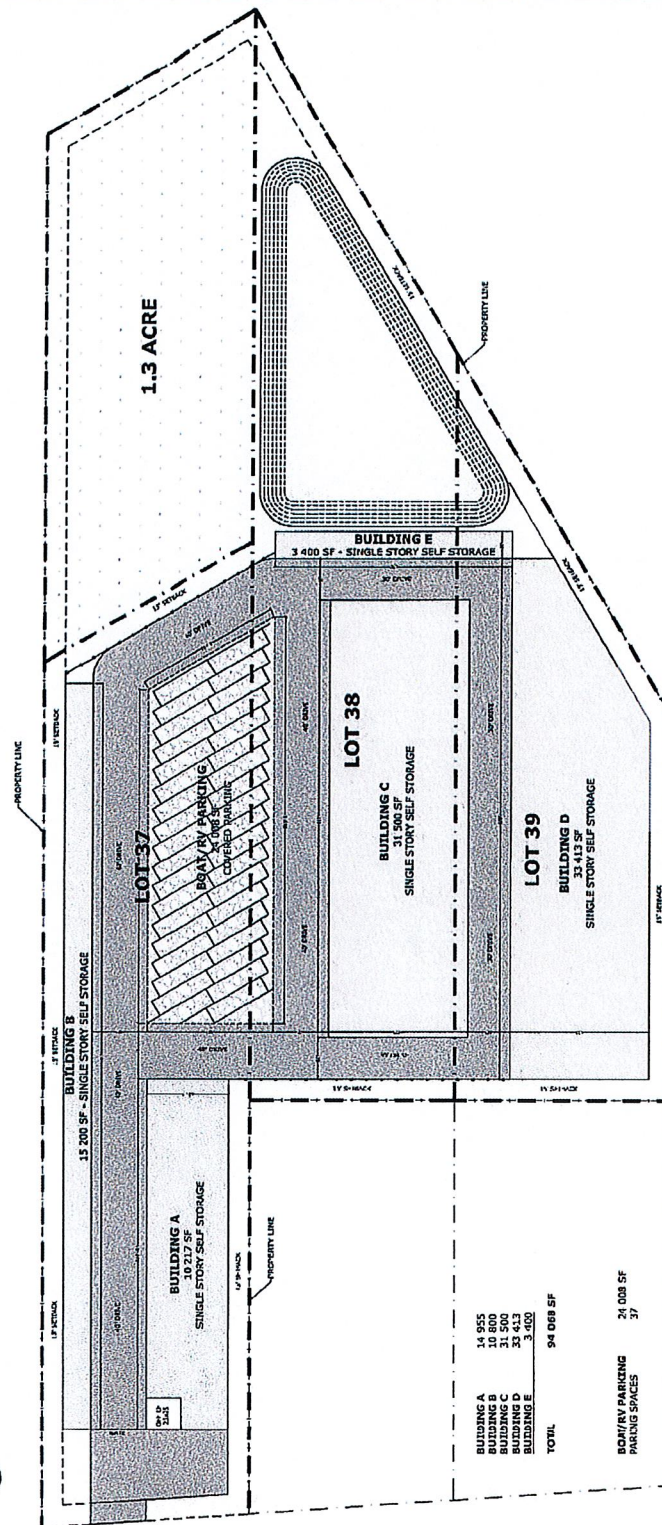
Site Plan

Tables 1 thru 3

Miscellaneous Documents



TOTAL GROSS SQ.FT.=
94 068 SF



BUILDING A	14 955
BUILDING B	10 800
BUILDING C	31 500
BUILDING D	33 413
BUILDING E	3 400
TOTAL	94 068

BOAT/RV PARKING	24 009 SF
PARKING SPACES	37

		CLIMATE CONTROLLED UNITS					
①	5 x 5	⑤	5 x 12	⑨	10 x 10	⑬	10 x 25
②	5 x 7	⑥	5 x 15	⑩	10 x 12	⑭	10 x 30
③	5 x 7.5	⑦	7 x 7	⑪	10 x 15	⑮	15 x 15
④	5 x 10	⑧	7 x 10	⑫	10 x 20	⑯	15 x 20

NON-CLIMATE CONTROLLED UNITS	
(1) 10 x 10	(M) 10 x 25
(J) 10 x 12	(N) 10 x 30
(K) 10 x 15	(O) 15 x 15
(L) 10 x 20	(P) 15 x 20

15 x 25	U 20 x 30
15 x 30	V 25 x 25
20 x 20	W 25 x 30
20 x 25	X 25 x 40

REV	DATE	DESCRIPTION	APP
1	09/30/21	LAY	J5
2	10/14/21	LAY	J5
	"	"	"
	"	"	"

ISSUE DATE	DATE
DESIGNED BY	DRAWN BY: YI
CHECKED BY:	SUBMITTED BY: NY

FOR APPROVAL ONLY

NOT FOR FIELD USE

SYSTEMS

1

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TABLE 1
TRIP GENERATION COMPUTATIONS
1912 McCall Road Self-Storage

Land Use

<u>Code</u>	<u>Land Use Description</u>	<u>Build Schedule</u>
151	Mini-Warehouse	118,076 s.f.

<u>Land Use</u>	<u>Trip Period</u>	<u>Trip Generation Equation (Based upon S.F.)</u>	<u>Total Trips</u>	<u>Trips Enter/Exit</u>
LUC 151	Daily Traffic (ADT) =	$T = 1.45(X) =$	171 ADT	
	AM Peak Hour (vph) =	$T = 0.09(X) =$	11 vph	6 / 4
	7-9 AM	59% Enter/ 41% Exit =		
	PM Peak Hour (vph) =	$T = 0.15(X) =$	18 vph	8 / 9
	4-6 PM	47% Enter/ 53% Exit =		

TABLE 2
PROJECT'S AREA OF IMPACT

Project Traffic Peak Hour Two-Way (vph) =		18									
Pine Street	SR 776	Placida Road	Road Class	Project Traffic % Distribution	Project Traffic PK Direction Volume (vph)	LOS "C" Service Volume Two-Way (vph)	LOS "D" Service Volume Two-Way (vph)	Project's Percentage LOS D Impact			
	Second St to S.R. 776		UC - 4D	25%	5	3078	3222	0.14%			
	Pine St to Oriole Blvd		MA - 4D	25%	5	3078	3222	0.14%			
	Beach Rd to Pine St		MA - 4D	25%	5	3078	3222	0.14%			
	South of SR 776		N/A	25%	5	N/A	N/A	N/A			

TABLE 3
ROADWAY LINK VOLUME & CAPACITY ANALYSIS

	2021 100th Hour Two-Way (vph)	2021 Peak Hour Two-Way <u>LOS</u>	Charlotte AGR	2024 100th Hour Two-Way (vph)	Project Peak Hour Two-Way (vphpd)	2024 Total Pk Hr Peak Season Two-Way (vphpd)	Max Service Vol. Peak Hour Two-Way (vphpd)	v/c <u>Ratio</u>	2024 Build-Out Peak Hour Two-Way <u>LOS</u>
Pine Street	1090	C	5%	1262	5	1095	3222	0.34	C
SR 776	2832	C	2%	3005	5	2837	3222	0.88	C
	2271	C	2%	2410	5	2276	3222	0.71	C
Placida Road	N/A	N/A	N/A	N/A	5	N/A	N/A	N/A	N/A

CHARLOTTE COUNTY: 2021 ROADWAY LEVEL OF SERVICE DATA

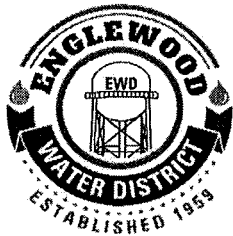
VV SNO	Roadway	Station	From	To	Speed	Fed. Func. Class.	Lanes	2021 AADT	Sugg. Gr. Rate	Level of Service Calculations ¹								Percent (%) Capacity Used	
										K100	100 th Hr Vol.	Level of Service Limits (Pk. Hr. Two-way Vol.)					Level of Service		
												B	C	D	E	Adopted	Current		
129	Midway Blvd	68	Lakeview Blvd.	U.S. 41	35	MA	4D	10,378	3.00%	0.091	944	-	1179	2628	2736	D	C	C	36%
130	Midway Blvd	64	U.S. 41	Elkcam Blvd.	40	MA	4D	17,612	5.00%	0.091	1,603	-	3078	3222	*	D	C	C	50%
131	Midway Blvd	66	Elkcam Blvd.	Harbor Blvd.	40	MA	4D	16,729	5.00%	0.091	1,522	-	3078	3222	*	D	C	C	47%
132	Midway Blvd	65	Harbor Blvd	Orlando Blvd.	35	MA	4D	18,552	5.00%	0.091	1,688	-	1179	2628	2736	D	D	D	64%
133	Midway Blvd	67	Orlando Blvd.	Inverness St.	35	MA	4D	16,957	5.00%	0.091	1,543	-	1179	2628	2736	D	D	D	59%
134	Midway Blvd	70	Inverness St.	Kings Highway	35	MA	4D	16,441	2.00%	0.091	1,496	-	1179	2628	2736	D	D	D	57%
135	Murdoch Circle	83	Education Way	U.S. 41	40	L	4D	11,565	3.00%	0.091	1,052	-	3078	3222	*	D	C	C	33%
136	Murdoch Circle	87	U.S. 41	Veterans Blvd.	40	L	4D	10,330	2.00%	0.091	940	-	3078	3222	*	D	C	C	29%
137	Jones Loop Road N	272	U.S.41	Burnt Store Rd.	45	MA	4D	16,720	5.00%	0.091	1,522	-	3078	3222	*	D	C	C	47%
138	Jones Loop Road N	273	Burnt Store Rd.	Taylor Rd.	45	MA	4D	14,406	4.00%	0.091	1,311	-	3078	3222	*	D	C	C	41%
139	Jones Loop Road N	173	Taylor Rd.	I-75	45	MA	4D	18,120	5.00%	0.091	1,649	-	3078	3222	*	D	C	C	51%
140	Jones Loop Road N	318	I-75	Piper Rd	45	MA	4D	11,077	5.00%	0.091	1,008	-	3078	3222	*	D	C	C	31%
141	N Jones Loop Road	174	E of Piper Rd	Gulf Blvd.	45	MA	2U	3,152	3.00%	0.091	287	-	1359	1440	*	D	C	C	20%
142	N. Beach Road	119	Sarasota Co. Line	Midway Blvd.	45	UC	2U	1,901	3.00%	0.091	173	-	1359	1440	*	D	C	C	12%
143	O'Hera Drive	243	Collingswood Blvd.	Easy St.	35	L	2U	2,094	2.00%	0.091	191	-	594	1197	1269	D	C	C	16%
144	Olean Blvd	73	U.S. 41	Easy St.	35	UC	4D	9,419	2.00%	0.091	857	-	1179	2628	2736	D	C	C	33%
145	Olean Blvd	72	Easy St.	Conway Blvd.	35	UC	2U	6,891	3.00%	0.091	627	-	594	1197	1269	D	D	D	52%
146	Olean Blvd	71	Conway Blvd.	Beacon Dr.	35	UC	2U	5,946	3.00%	0.091	541	-	594	1197	1269	D	C	C	45%
147	Olean Blvd	74	Beacon Dr.	Kings Highway	35	UC	2U	4,992	3.00%	0.091	454	-	594	1197	1269	D	C	C	38%
148	Orlando Blvd	75	Midway Blvd.	Quasar Blvd.	35	UC	2U	2,538	3.00%	0.091	231	-	594	1197	1269	D	C	C	19%
149	Paulson Drive	229	U.S. 41	Prineville St.	30	L	2U	3,889	3.00%	0.091	354	-	594	1197	1269	D	C	C	30%
150	Peachland Blvd	265	Cochran Blvd	Forrest Nelson Blvd.	35	UC	2U	7,119	5.00%	0.091	648	-	594	1197	1269	D	D	D	54%
151	Peachland Blvd	77	Forrest Nelson Blvd.	Alwater St.	35	UC	2U	8,776	4.00%	0.091	799	-	594	1197	1269	D	D	D	67%
152	Peachland Blvd	79	Alwater St.	Harbor Blvd.	35	UC	2U	8,636	5.00%	0.091	786	-	594	1197	1269	D	D	D	66%
153	Peachland Blvd	78	Harbor Blvd.	Beacon Dr.	35	UC	2U	7,930	5.00%	0.091	722	-	594	1197	1269	D	D	D	60%
154	Peachland Blvd	80	Beacon Dr.	Loveland Blvd.	35	UC	2U	10,956	5.00%	0.091	997	-	594	1197	1269	D	D	D	83%
155	Pellam Blvd	240	Wintergarden Ave.	Cochran Blvd	35	L	2U	4,325	2.00%	0.091	394	-	594	1197	1269	D	C	C	33%
156	Pellam Blvd	241	Edgewater Dr.	Wintergarden Ave.	35	L	2U	2,345	5.00%	0.091	213	-	594	1197	1269	D	C	C	18%
157	Pine Street	131	Sarasota Co. Line	Second St.	45	UC	4D	9,975	3.00%	0.091	908	-	3078	3222	*	D	C	C	28%
158	Pine Street	132	Second St.	S.R. 776	45	UC	4D	11,978	5.00%	0.091	1,090	-	3078	3222	*	D	C	C	34%
159	Pine Road	175	Jones Loop Rd.	E Henry St	45	MA	4D	9,358	5.00%	0.091	852	-	3078	3222	*	D	C	C	26%
160	Port Charlotte Blvd	101	Surfside Waterway	Edgewater Dr.	35	L	2U	2,429	5.00%	0.091	221	-	594	1197	1269	D	C	C	18%
161	Prineville Street	230	Paulson Dr.	Hillsborough Blvd.	30	L	2U	4,320	4.00%	0.091	393	-	594	1197	1269	D	C	C	33%
162	Quesada Avenue	81	Cochran Blvd	Forrest Nelson Blvd.	35	L	2U	7,632	4.00%	0.091	694	-	594	1197	1269	D	D	D	58%
163	Quesada Avenue	84	Forrest Nelson Blvd.	Hinton St.	35	L	2U	7,048	3.00%	0.091	641	-	594	1197	1269	D	D	D	54%
164	Quesada Avenue	85	Hinton St.	Harbor Blvd.	35	L	2U	4,371	3.00%	0.091	398	-	594	1197	1269	D	C	C	33%
165	Rampart Blvd	192	Kings Highway	I-75	35	L	2U	12,984	3.00%	0.091	1,182	-	594	1197	1269	D	D	D	99%
166	Rio De Janeiro Avenue	106	Harborview Rd.	Rampart Blvd.	35	RMC	2U	7,809	5.00%	0.091	711	-	594	1197	1269	D	D	D	59%
167	Rio De Janeiro Avenue	107	Rampart Blvd.	Sandhill Blvd.	35	RMC	2U	4,979	2.00%	0.091	453	-	594	1197	1269	D	C	C	38%
168	Rio Villa Drive	175	Deltana Dr.	U.S. 41	30	L	2U	3,382	5.00%	0.091	308	-	594	1197	1269	D	C	C	26%
169	Rotonda Blvd E	154	Boundary Blvd.	C.R. 771	35	UC	2U	3,989	5.00%	0.091	363	-	594	1197	1269	D	C	C	30%

A5

CHARLOTTE COUNTY: 2021 ROADWAY LEVEL OF SERVICE DATA

VV SNO	Roadway	Station	From	To	Speed	Fed. Func. Class.	Lanes	2021 AADT	Sugg. Gr. Rate	K100	100 th Hr Vol.	Level of Service Calculations ¹						Percent (%) Capacity Used
												Level of Service Limits (Pk. Hr. Two-Way Vol.)						
												B	C	D	E	Level of Service	Current	
170	Rotonda Blvd N	122	Parade Cir.	Rotonda Cir.	35	RMC	2U	2,112	5.00%	0.091	192	-	594	1197	1269	D	C	16%
171	Rotonda Blvd W	135	Normandy Way	Boundary Blvd.	35	RMC	2U	5,545	5.00%	0.091	505	-	594	1197	1269	D	C	42%
172	Rotonda Blvd W	136	Boundary Blvd.	Parade Cir.	35	RMC	2U	2,524	5.00%	0.091	230	-	594	1197	1269	D	C	19%
173	Jones Loop Road S	193	Taylor Rd.	I-75	45	RMC	2U	2,399	5.00%	0.091	218	-	1359	1440	*	D	C	15%
174	San Casa Drive	138	Worth Ave.	C.R. 775	45	RMC	2U	5,117	2.00%	0.091	466	-	1359	1440	*	D	C	32%
175	San Casa Drive	139	S.R. 776	Worth Ave.	45	RMC	2U	6,240	5.00%	0.091	568	-	1359	1440	*	D	C	39%
176	Sandhill Blvd	109	Kings Highway	Deep Creek Blvd.	45	UC	2U	15,951	3.00%	0.091	1,452	-	1359	1440	*	D	E	101%
177	Sandhill Blvd	110	Deep Creek Blvd.	Rio De Janeiro Ave.	45	UC	2U	5,402	3.00%	0.091	492	-	1359	1440	*	D	C	34%
178	Sheelean Blvd	231	Midway Blvd.	Alton Rd.	30	L	2U	2,139	5.00%	0.091	195	-	594	1197	1269	D	C	16%
179	Shreve Street	150	Henry St.	Pompano Ter.	30	L	2U	4,723	2.00%	0.091	430	-	594	1197	1269	D	C	36%
180	Spinnaker Blvd	215	Cougar Way	Gulfstream Blvd.	30	RMC	2U	2,262	4.00%	0.091	206	-	594	1197	1269	D	C	17%
181	Spinnaker Blvd	214	Gulfstream Blvd.	S.R. 776	30	RMC	2U	1,997	2.00%	0.091	182	-	594	1197	1269	D	C	15%
182	Spinnaker Blvd	149	S.R. 776	Wilmington Blvd.	40	RMC	2U	1,210	3.00%	0.091	110	-	1359	1440	*	D	C	8%
183	SR 776	306	Murdoch Cir./Enterprise Dr.	U.S. 41	55	MA	4D	23,115	2.00%	0.091	2,104	-	3078	3222	*	D	C	65%
184	SR 776	86	Biscayne Dr.	Murdoch Cir./Enterprise Dr.	55	MA	4D	28,285	2.00%	0.091	2,574	-	3078	3222	*	D	C	80%
185	SR 776	14	El Jobean Bridge	Biscayne Dr.	55	MA	4D	31,710	2.00%	0.091	2,886	-	3078	3222	*	D	C	90%
186	SR 776	13	C.R. 771	El Jobean Bridge	55	MA	4D	35,205	2.00%	0.091	3,204	-	3078	3222	*	D	D	99%
187	SR 776	160	Coliseum Blvd.	C.R. 771	55	MA	4D	25,219	2.00%	0.091	2,295	-	3078	3222	*	D	C	71%
188	SR 776	194	Oceanspray Blvd.	Coliseum Blvd.	55	MA	4D	23,717	2.00%	0.091	2,158	-	3078	3222	*	D	C	67%
189	SR 776	145	Sunnybrook Blvd.	Oceanspray Blvd.	55	MA	4D	24,372	2.00%	0.091	2,218	-	3078	3222	*	D	C	69%
190	SR 776	146	Spinnaker Blvd.	Sunnybrook Blvd.	55	MA	4D	17,948	2.00%	0.091	1,633	-	3078	3222	*	D	C	51%
191	SR 776	143	Gulfstream Blvd.	Spinnaker Blvd.	55	MA	4D	30,658	2.00%	0.091	2,790	-	3078	3222	*	D	C	87%
192	SR 776	144	Oriole Blvd.	Gulfstream Blvd.	45	MA	4D	31,345	2.00%	0.091	2,852	-	3078	3222	*	D	C	89%
193	SR 776	142	Pine St.	Oriole Blvd.	45	MA	4D	31,115	2.00%	0.091	2,862	-	3078	3222	*	D	C	88%
194	SR 776	120	Beach Rd.	Pine St.	45	MA	4D	24,959	2.00%	0.091	2,271	-	3078	3222	*	D	C	70%
195	Sunnybrook Blvd	134	Boundary Blvd.	Rotonda Blvd. North	35	RMC	2U	6,767	5.00%	0.091	616	-	594	1197	1269	D	D	51%
196	Sunnybrook Blvd	133	Gulfstream Blvd.	Boundary Blvd.	40	RMC	2U	9,002	5.00%	0.091	819	-	1359	1440	*	D	C	57%
197	Sunnybrook Blvd	148	S.R. 776	Oceanspray Blvd.	35	RMC	2U	6,053	5.00%	0.091	551	-	594	1197	1269	D	C	46%
198	Sunnybrook Blvd	147	Waterford Ave.	S.R. 776	35	RMC	2U	2,365	2.00%	0.091	215	-	594	1197	1269	D	C	18%
199	Sunnybrook Road	233	Highlands Rd.	Broadpoint Dr.	35	L	2U	5,567	3.00%	0.091	507	-	594	1197	1269	D	C	42%
200	Taylor Road	179	U.S. 41 N	Burnt Store Rd.	45	UC	2U	7,287	5.00%	0.091	661	-	1359	1440	*	D	C	46%
201	Taylor Road	180	Burnt Store Rd.	Airport Rd.	45	RMC	2U	8,841	3.00%	0.091	805	-	1359	1440	*	D	C	56%
202	Taylor Road	181	Alford Rd.	Cooper St.	45	RMC	2U	7,424	5.00%	0.091	676	-	1359	1440	*	D	C	47%
203	Toledo Blade Blvd	93	Collingswood Blvd.	S.R. 776	35	MA	2U	6,905	5.00%	0.091	628	-	594	1197	1269	D	D	52%
204	Toledo Blade Blvd	196	S.R. 776	U.S. 41 N	45	MA	2U	7,979	5.00%	0.091	726	-	1359	1440	*	D	C	50%
205	Toledo Blade Blvd	16	U.S. 41 N	Sarasota Co Line	45	UC	4D	14,135	5.00%	0.091	1,286	-	3078	3222	*	D	C	40%
206	Tucker's Grade	188	U.S. 41	I-75	45	MA	4D	12,480	5.00%	0.091	1,136	-	3078	3222	*	D	C	35%
207	US Highway 17	286	E of Nesbit					11,203		0.091		-						
208	US Highway 17	182	I-75	Marlympia Way	45	PA	6D	21,707	2.00%	0.091	1,975	-	5250	5390	*	D	C	37%
209	US Highway 17	183	Constitution Avenue	I-75	45	PA	6D	31,277	2.00%	0.091	2,846	-	5250	5390	*	D	C	53%

A6



Board of Supervisors

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Robert C. Stern Jr., Vice-Chair
Phyllis Wright
Taylor Meals
Steven Samuels

Raymond Burroughs
Administrator

Englewood Water District

201 Selma Avenue
Englewood, FL 34223-3443

Phone: 941-474-3217
Toll Free: 866-460-1080
Fax: 941-460-1025
Email: info@englewoodwater.com
Website: englewoodwater.com

February 8, 2022

Susan Johnson
McCrory Law Firm
309 Tamiami Trail
Punta Gorda, FL 33950

SUBJECT: Water and Sewer Availability –
PID 412005156023 – 1912 S. McCall Rd, Englewood, FL 34223
PID 412005156016 – 1918 S. McCall Rd, Englewood, FL 34223
PID 412005156024 – Unknown Address

Issued: 2/8/2022

Expiration: 2/7/2025

Dear Ms. Johnson,

Please be advised that the Englewood Water District hereinafter called "District" as a political subdivision and body corporate has the authority and duty to serve properties located within the District.

Based upon information supplied, the subject properties lie within the boundaries of the District. There is an existing 12" water main and 12" wastewater main located within the ROW/Utility Easements along S. McCall Rd. in front of 1912 S. McCall Rd. Therefore both water and wastewater service is available.

This statement does not constitute a contract for service. The District will provide service when the applicable fees and charges are paid and compliance of the rules and regulations of the District are met.

If you have any questions, you can reach me by phone at (941) 460-1020 or by email at kledford@ewdfl.com.

Sincerely,

Keith R. Ledford, Jr.

Keith R. Ledford, Jr., PE
Technical Support Manager

cc: John Sedlock – Engineer in Training
Anthony Tridente – GIS Specialist

Rapid Building Supply, LLC

Water and Sewer Usage Analysis

Water and Sewer Calculations							
Gallons per day calculated Potable Water and Sanitary Sewer LOS per ERC (Comprehensive Plan WSW Policies 1.1.2 and 1.1.3)							
Facility Type	Square Footage Proposed	Water		Sewer		Total Water (GPD)	Total Sewer (GPD)
Warehouses	85,825		30 GPD + 10 GPD/1000 SF		30 GPD + 10 GPD/1000 SF	868	868

Note: Analysis uses the Schedule of Daily Rated Gallonage for Various Occupancies which has since been replaced by ERUs based on meter size for commercial uses. Utility design is not complete at the concept plan stage, therefore meter size is unknown at this time.



This record search is for informational purposes only and does NOT constitute a project review. This search only identifies resources recorded at the Florida Master Site File and does NOT provide project approval from the Division of Historical Resources. Contact the Compliance and Review Section of the Division of Historical Resources at CompliancePermits@dos.MyFlorida.com for project review information.

February 2, 2022



Susan C. Johnson

Legal Assistant to Geri L. Waksler
309 Tamiami Trail, Punta Gorda, FL 33950
(941) 205-1122 ext. 306

In response to your request of February 2, 2022, the Florida Master Site File lists no cultural resources recorded at designated sites located by 1918 S. McCall Rd., and the "Unknown" (ID: 412005156024) in Charlotte County, FL.

When interpreting the results of this search, please consider the following information:

- This search area may contain *unrecorded* archaeological sites, historical structures or other resources even if previously surveyed for cultural resources.
- Because vandalism and looting are common at Florida sites, we ask that you limit the distribution of location information on archaeological sites.
- While many of our records document historically significant resources, the documentation of a resource at the Florida Master Site File does not necessarily mean the resource is historically significant.
- Federal, state and local laws require formal environmental review for most projects. This search DOES NOT constitute such a review. If your project falls under these laws, you should contact the Compliance and Review Section of the Division of Historical Resources at CompliancePermits@dos.MyFlorida.com

#

Please do not hesitate to contact us if you have any questions regarding the results of this search.

Kind Regards,

Eman M. Vovsi, Ph.D.
Sr. Data Base Analyst
Florida Master Site File
Eman.Vovsi@DOS.MyFlorida.com

 This record search is for informational purposes only and does NOT constitute a project review. This search only identifies resources recorded in the Florida Master Site File and does NOT provide project approval from the Division of Historical Resources. Contact the Compliance and Review Section of the Division of Historical Resources at CompliancePermits@dos.myflorida.com for project review information.

February 2, 2022



Susan C. Johnson

Legal Assistant to Geri L. Waksler
309 Tamiami Trail, Punta Gorda, FL 33950
(941) 205-1122 ext. 306

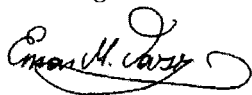
In response to your request of February 2, 2022, the Florida Master Site File lists one standing structure recorded at a designated site located by 1912 S. McCall Rd., Charlotte County, FL.

When interpreting the results of this search, please consider the following information:

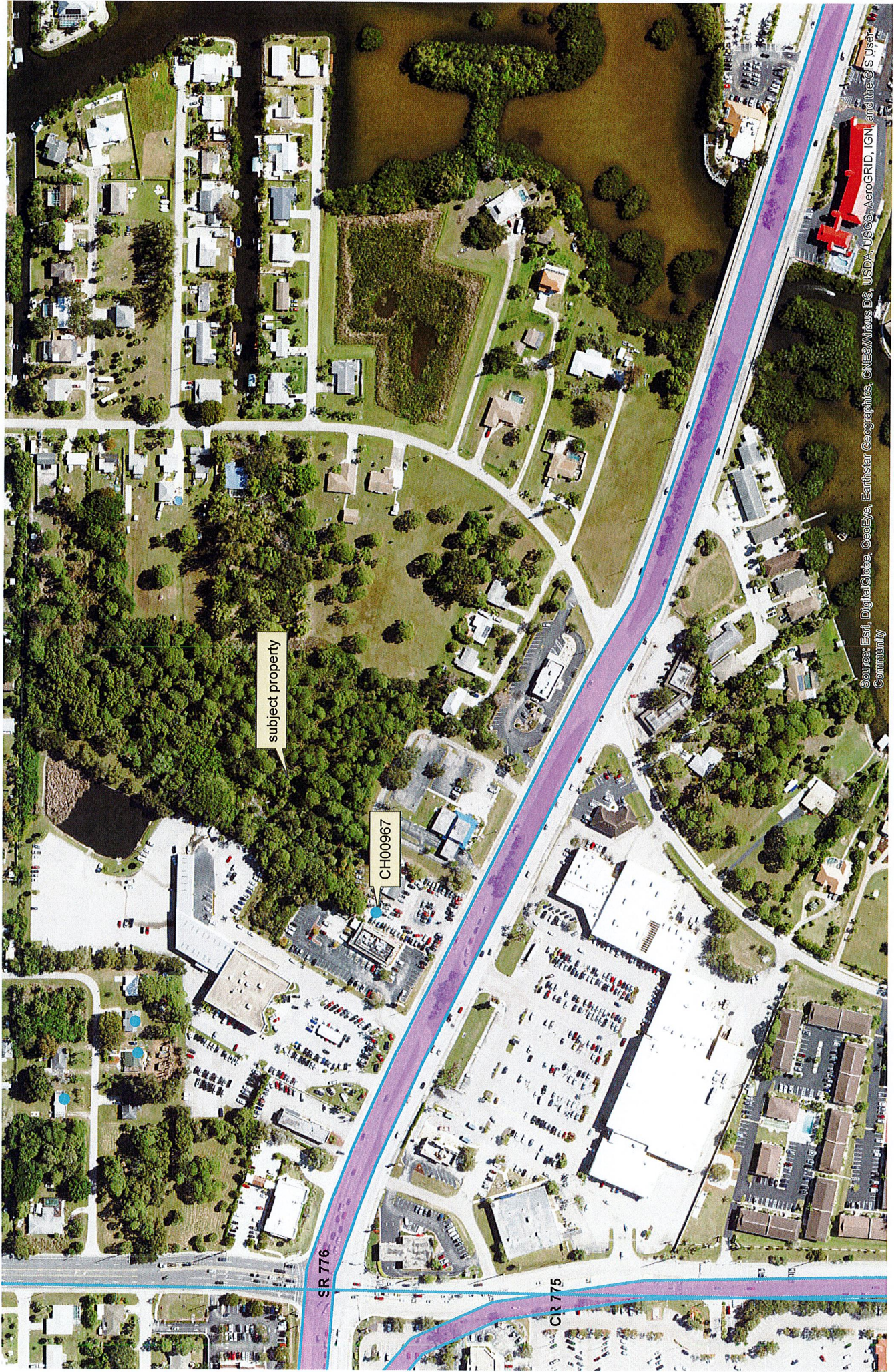
- This search area may contain *unrecorded* archaeological sites, historical structures or other resources even if previously surveyed for cultural resources.
- Because vandalism and looting are common at Florida sites, we ask that you limit the distribution of location information on archaeological sites.
- While many of our records document historically significant resources, the documentation of a resource at the Florida Master Site File does not necessarily mean the resource is historically significant.
- Federal, state and local laws require formal environmental review for most projects. This search DOES NOT constitute such a review. If your project falls under these laws, you should contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333.

Please do not hesitate to contact us if you have any questions regarding the results of this search.

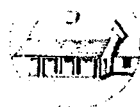
Kind Regards,

A handwritten signature in cursive script, appearing to read 'Eman M. Vovsi'.

Eman M. Vovsi, Ph.D.
Sr. Data Base Analyst
Florida Master Site File
Eman.Vovsi@DOS.MyFlorida.com



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 CH00967
Recorder #
Field Date 10/25/2007
Form Date 2/26/2008
FormNo 200710
FormNo = Field Date (YYYYMM)

First Site Form Recorded for this Site? YES

GENERAL INFORMATION

Site Name (address if none) 1912 S McCall Rd Multiple Listing (DHR only)
Other Names >>
Survey or Project Name Charlotte County Historic Resources Survey#
National Register Category Building(s)

LOCATION & IDENTIFICATION

Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
1912	South	McCall	Road	

Cross Streets (nearest/ between) Wall St/S McCall Rd
City / Town (within 3 miles) Englewood In Current City Limits? NO
County Charlotte Tax Parcel #(s) 00807150005003
Subdivision Name Englewood Gardens Block Lot 37
Ownership Private-Corporate-for Profit
Name of Public Tract (e.g., park)
Route to (especially if no street address)

MAPPING

USGS 7.5' Map Name Publication Date >> ENGLEWOOD, 1987
Township: Range: Section: 1/4 section: >> 41S, 20E, 5, UNSP
Irregular Section Name:
Landgrant
UTM: Zone 17 Easting 367483 Northing 2980288
Plat or Other Map (map's name, location)

DESCRIPTION

Style Ranch Other Style
Exterior Plan Irregular Other Exterior Plan
Number of Stories 1
Structural System(s) >> Concrete block
Other Structural System(s)
Foundation Type(s) >> Slab
Other Foundation Types
Foundation Material(s) >>
Other Foundation Material(s)
Exterior Fabric(s) >> Stucco
Other Exterior Fabric(s)
Roof Type(s) >> Gable
Other Roof Type(s)
Roof Material(s) >> Asphalt Shingles
Other Roof Material(s)
Roof Secondary Structure(s) (dormers etc) >> Not applicable
Other Roof Secondary Structure(s)
Number of Chimneys 1
Chimney Material Unspecified
Other Chimney Material(s)
Chimney Location(s) East/exterior

HISTORICAL STRUCTURE FORM

8CH00967

DESCRIPTION (continued)

Window Descriptions fixed windows; awning windows

Main Entrance Description (stylistic details) _____

Porches: #open _____ #closed _____ #incised 1 Location(s) S/2x1/metal posts

Porch Roof Types(s) under principle

Exterior Ornament _____

Interior Plan Unknown

Other Interior Plan _____

Condition Good

Structure Surroundings

Commercial: MOSTly this category Residential: SOME of this category

Institutional: NONE of this category Undeveloped: NONE of this category

Ancillary Features (Number / type of outbuildings, major landscape features) Parking to the south

Archaeological Remains (describe): _____

If archaeological remains are present, was an Archaeological Site Form completed? _____

Narrative Description (optional) _____

HISTORY

Construction year c1953

Architect (last name first): _____

Builder (last name first): _____

Changes in Locations or Conditions

Type of Change	Year of Change	Date Change Noted	Description of Changes
>> Addition; ; addition on north elevation			

Structure Use History

Use _____ Year Use Started _____ Year Use Ended _____ >> Private residence; c1953;

Other Structure Uses _____

Ownership History (especially original owner, dates, profession, etc.) _____

RESEARCH METHODS

Research Methods _____ >> Pedestrian

Other research methods _____

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? NO

Name of Local Register if Eligible _____

Individually Eligible for National Register? NO

Potential Contributor to NR District? NO

Area(s) of historical significance _____ >> _____

Other Historical Associations _____

Explanation of Evaluation (required) Lacks architectural distinction and significant historical association.

HISTORICAL STRUCTURE FORM

8CH00967

DOCUMENTATION (Photos, Plans, etc.)

Photographic Negatives or Other Collections Not Filed with FMSF, Including Field Notes, Plans, other Important Documents.

Document type: _____ Maintaining Organization: _____

File or Accession #: _____ Descriptive Information: _____

>> All materials at one location; Southeastern Archaeological Research; 07056; photos, maps, field notes, aerials

RECORDER INFORMATION

Recorder Name (Last, First) Borlas, Christopher

Recorder Address / Phone 315 NW 138th Terrace, Jonesville, Fl. 32669, 352-333-0049

Recorder Affiliation Southeastern Archaeological Research Other Affiliation _____

Is a Text-Only Supplement File Attached (Surveyor Only)? _____

***** MASTER SITE FILE USE ONLY *****

Cultural Resource Type: SS

Electronic Form Used: S110

Form Type Code: NORM

Form Quality Ranking: NEW

Form Status Code: SCAT

SHPO's Evaluation of Resource

Date _____

Supplement Information Status: NO SUPPLEMENT

Supplement File Status: NO SUPPLEMENT FILE

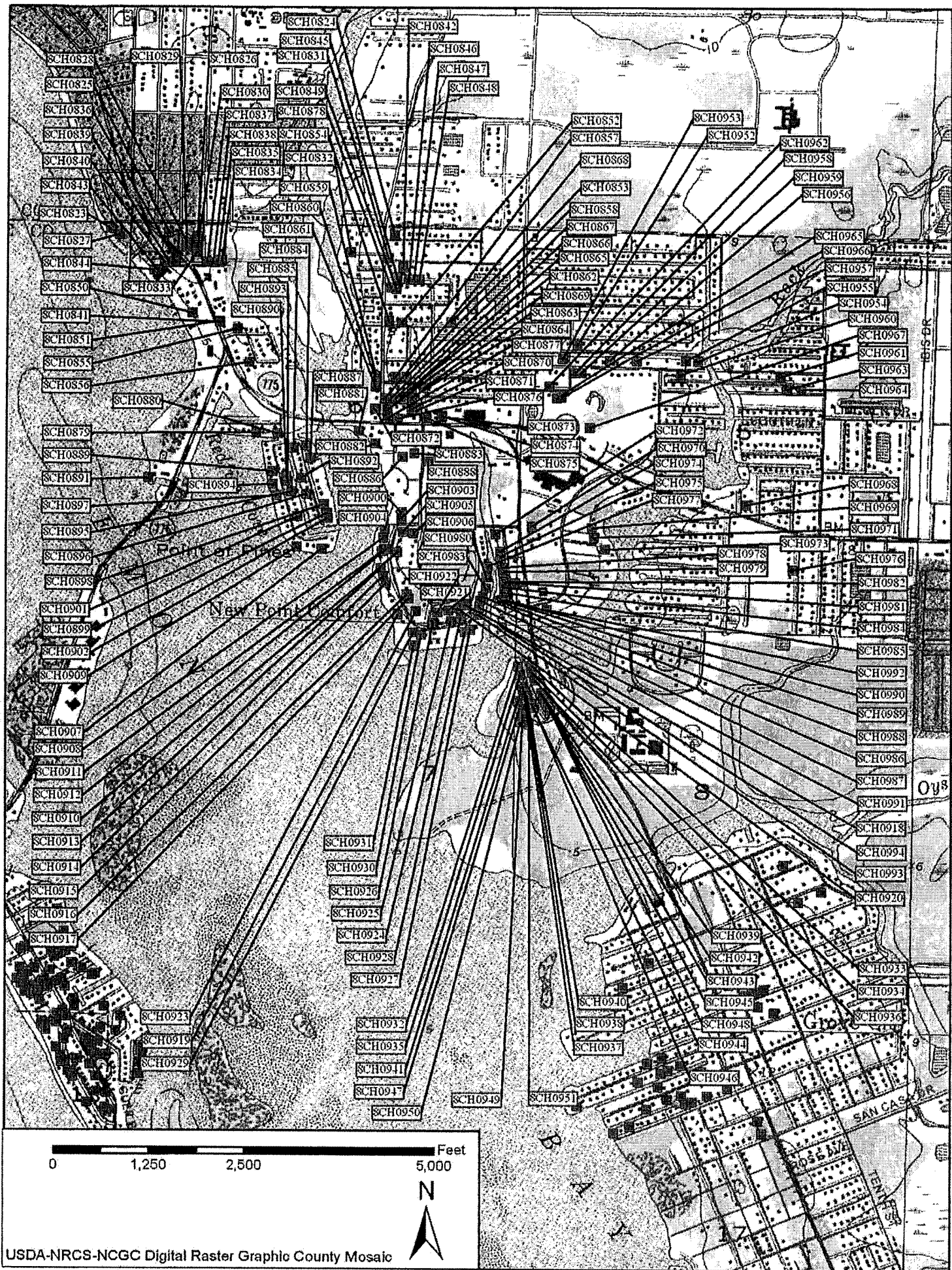
FMSF Staffer: _____

Computer Entry Date: 2/26/2008

Form Comments: _____

REQUIRED PAPER ATTACHMENTS

- (1) USGS 7.5" MAP WITH STRUCTURE PINPOINTED IN RED
- (2) LARGE SCALE STREET OR PLAT MAP
- (3) PHOTO OF MAIN FACADE, B&W, AT LEAST 3"X5"



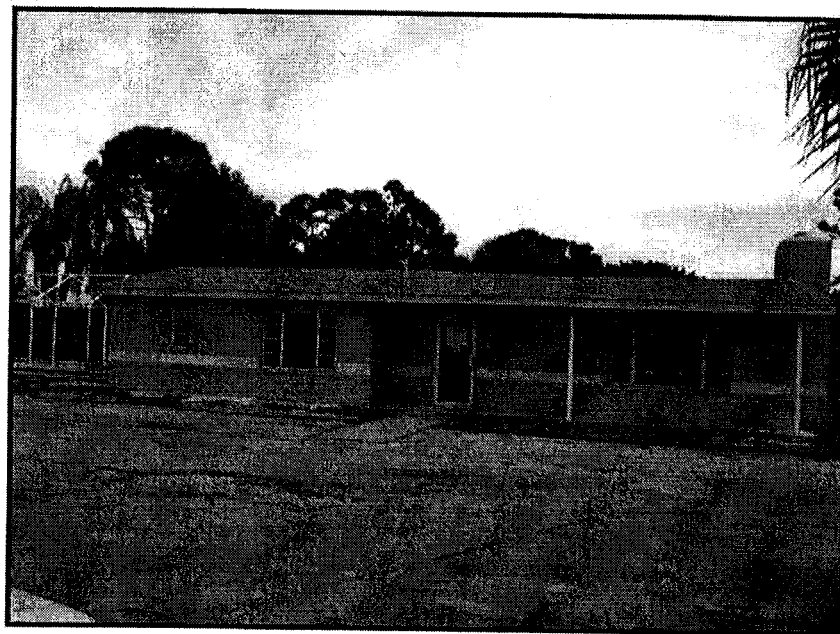
8CH967
at 1912 South McCall Road



Facing East



Facing North

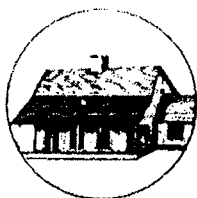


Facing Northeast

Architectural Historian: Travis Fulk
Photographs taken: October, 2007

SEARCH Project #: 2212-07056
www.searchinc.com

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 CH00967
 Field Date 4-3-2012
 Form Date 4-5-2012
 Recorder # 1

Shaded Fields represent the minimum acceptable level of documentation.
 Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) 1912 S McCall Road (SR 776) Multiple Listing (DHR only) _____
 Survey Project Name SR 776 From Spinnaker Road to Placida Road Survey # (DHR only) 2011
 National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
 Ownership: ☒ private-profit ☐ private-nonprofit ☐ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

Street Number 1912 Direction S Street Name McCall Street Type Road Suffix Direction _____
 Address: 1912 S McCall Road
 Cross Streets (nearest / between) Pine Street and Manor Road
 USGS 7.5 Map Name ENGLEWOOD USGS Date 1987 Plat or Other Map _____
 City / Town (within 3 miles) Englewood In City Limits? ☒ yes ☐ no ☐ unknown County Charlotte
 Township 41S Range 20E Section 5 1/4 section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 412005156023 Landgrant _____
 Subdivision Name Englewood Gardens Block _____ Lot _____
 UTM Coordinates: Zone ☐ 16 ☒ 17 Easting 367483 Northing 2980288
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1953 ☒ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Private Residence (House/Cottage/Cabin) From (year): 1953 To (year): Unk
 Current Use Auto dealership From (year): Unk To (year): Cur
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: 1-1-2010 Nature Roof replaced; new stucco
 Additions: ☒ yes ☐ no ☐ unknown Date: 1-1-1965 Nature Rooms, carport to N
 Architect (last name first): Unknown Builder (last name first): Unknown
 Ownership History (especially original owner, dates, profession, etc.) _____

Is the Resource Affected by a Local Preservation Ordinance? ☐ yes ☒ no ☐ unknown Describe _____

DESCRIPTION

Style Ranch Exterior Plan Irregular Number of Stories 1
 Exterior Fabric(s) 1. Stucco 2. _____ 3. _____
 Roof Type(s) 1. Gable 2. _____ 3. _____
 Roof Material(s) 1. Composition shingles 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
 Windows (types, materials, etc.) 1 fixed metal window with 4-light metal awning windows to either side; 1/1 metal casement windows; 6/6 SHS vinyl independent; 4/4 SHS vinyl independent
 Distinguishing Architectural Features (exterior or interior ornaments) Stucco band runs around building.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) Paved lot between building and road road.

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

NR List Date

SHPO - Appears to meet criteria for NR listing: ☐ yes ☒ no ☐ insufficient infoDate 8/26/2013 Init. AMMKEEPER - Determined eligible: ☐ yes ☐ no

Date _____

☐ Owner ObjectionNR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see *National Register Bulletin 15*, p. 2)

DESCRIPTION (continued)

Chimney: No. 1 Chimney Material(s): 1. Concrete block 2. Stucco
 Structural System(s): 1. Concrete block 2. _____ 3. _____
 Foundation Type(s): 1. Slab 2. _____
 Foundation Material(s): 1. Poured Concrete Footing 2. _____
 Main Entrance (stylistic details) Within opened incised porch

Porch Descriptions (types, locations, roof types, etc.) Open, incised, S with 2 steel, circular posts

Condition (overall resource condition): ☐ excellent ☒ good ☐ fair ☐ deteriorated ☐ ruinous
 Narrative Description of Resource _____

Archaeological Remains _____ ☐ Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

☒ FMSF record search (sites/surveys) ☒ library research ☐ building permits ☐ Sanborn maps
☒ FL State Archives/photo collection ☐ city directory ☐ occupant/owner interview ☒ plat maps
☒ property appraiser / tax records ☐ newspaper files ☐ neighbor interview ☐ Public Lands Survey (DEP)
☒ cultural resource survey (CRAS) ☐ historic photos ☐ interior inspection ☐ HABS/HAER record search
☐ other methods (describe) _____

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed) _____

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? ☐ yes ☒ no ☐ insufficient information
 Appears to meet the criteria for National Register listing as part of a district? ☐ yes ☒ no ☐ insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) 8CH967 is not considered NRHP eligible, neither individually or as part of a district, because it is a typical example of a Ranch-style building found throughout Charlotte County, and limited research revealed no significant historical associations.

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. Community planning & development 3. _____ 5. _____
 2. _____ 4. _____ 6. _____

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

1) Document type All materials at one location Maintaining organization Archaeological Consultants Inc
 Document description _____ File or accession #s P12002
 2) Document type _____ Maintaining organization _____
 Document description _____ File or accession #s _____

RECORDER INFORMATION

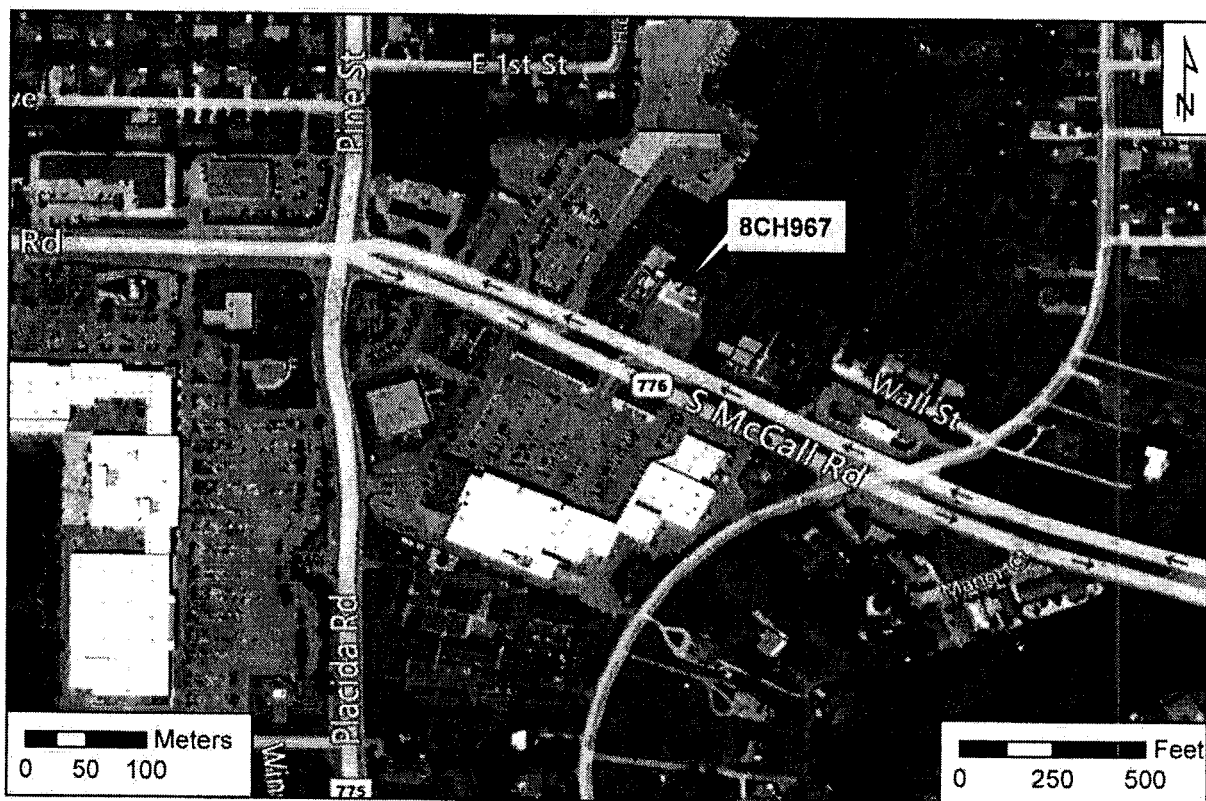
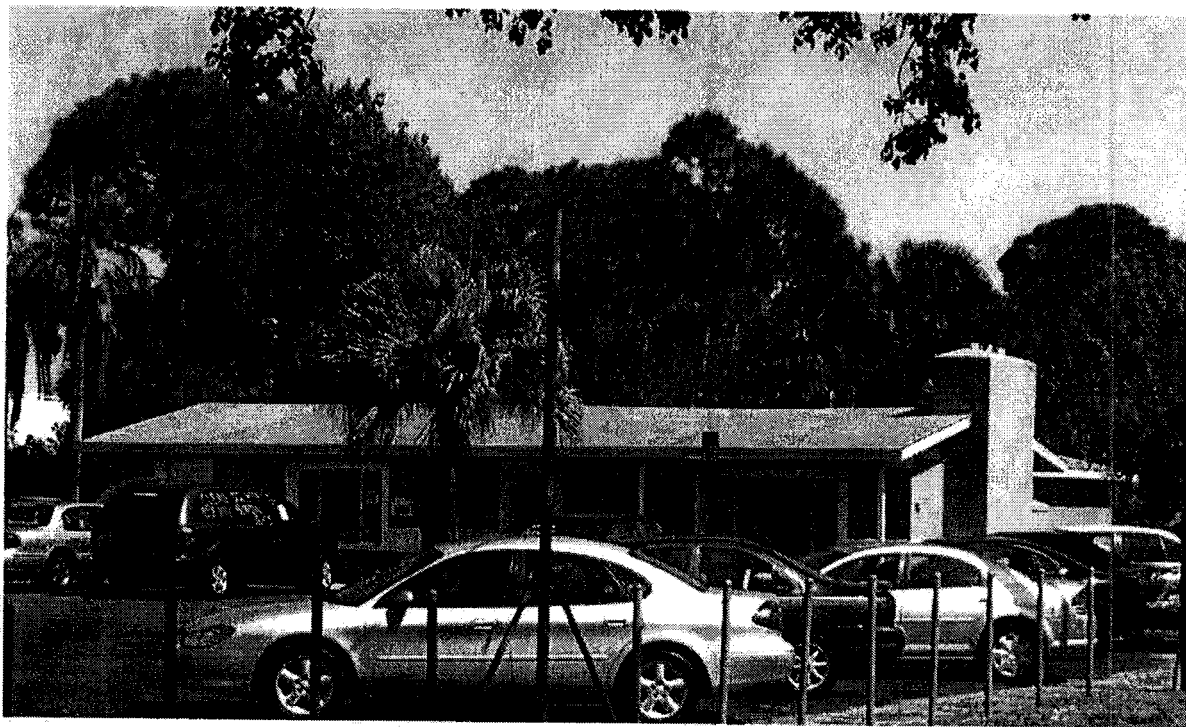
Recorder Name Christopher Berger Affiliation Archaeological Consultants Inc
 Recorder Contact Information 8110 Blaikie Court, Suite A, Sarasota, FL 34240/941-379-6206/ACIFlorida@comcast.net
 (address / phone / fax / e-mail)

Required Attachments

- ① USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED
 - ② LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
 - ③ PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE
- If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable).
 Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



PHOTOGRAPHS



Microsoft 2010 - Bing Maps Hybrid



HISTORIC STRUCTURE FORM

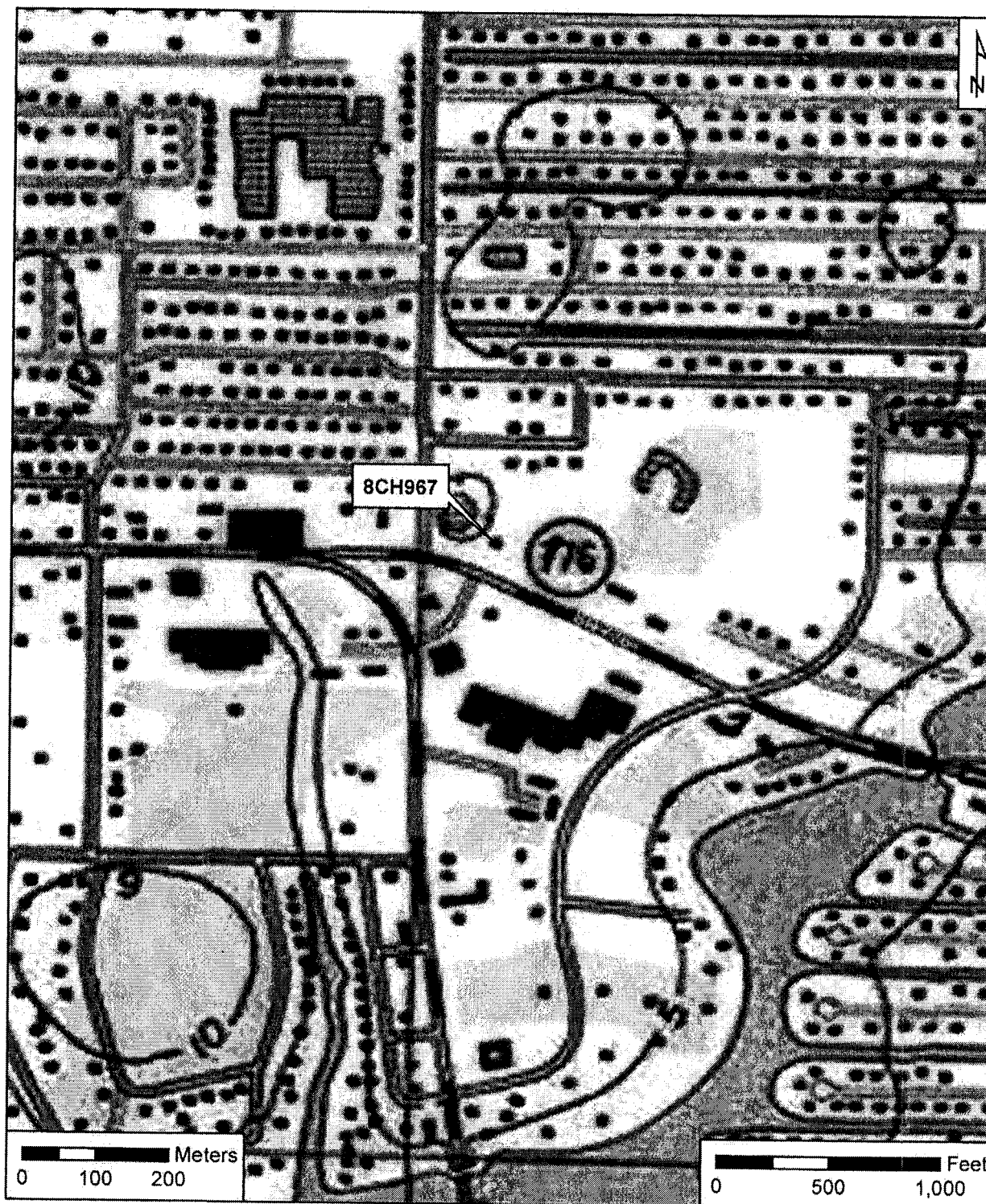
Site # 8CH967

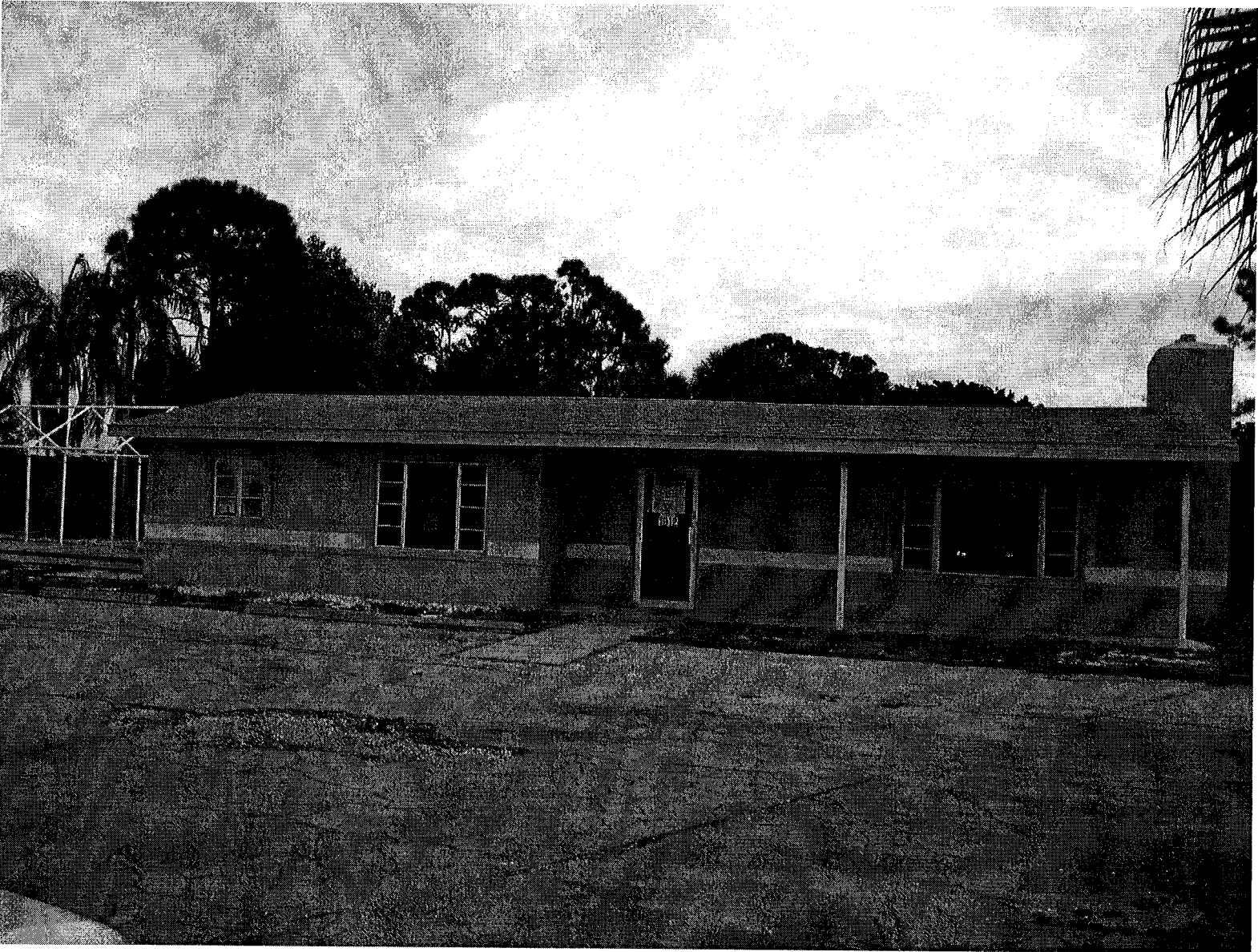
USGS

Englewood

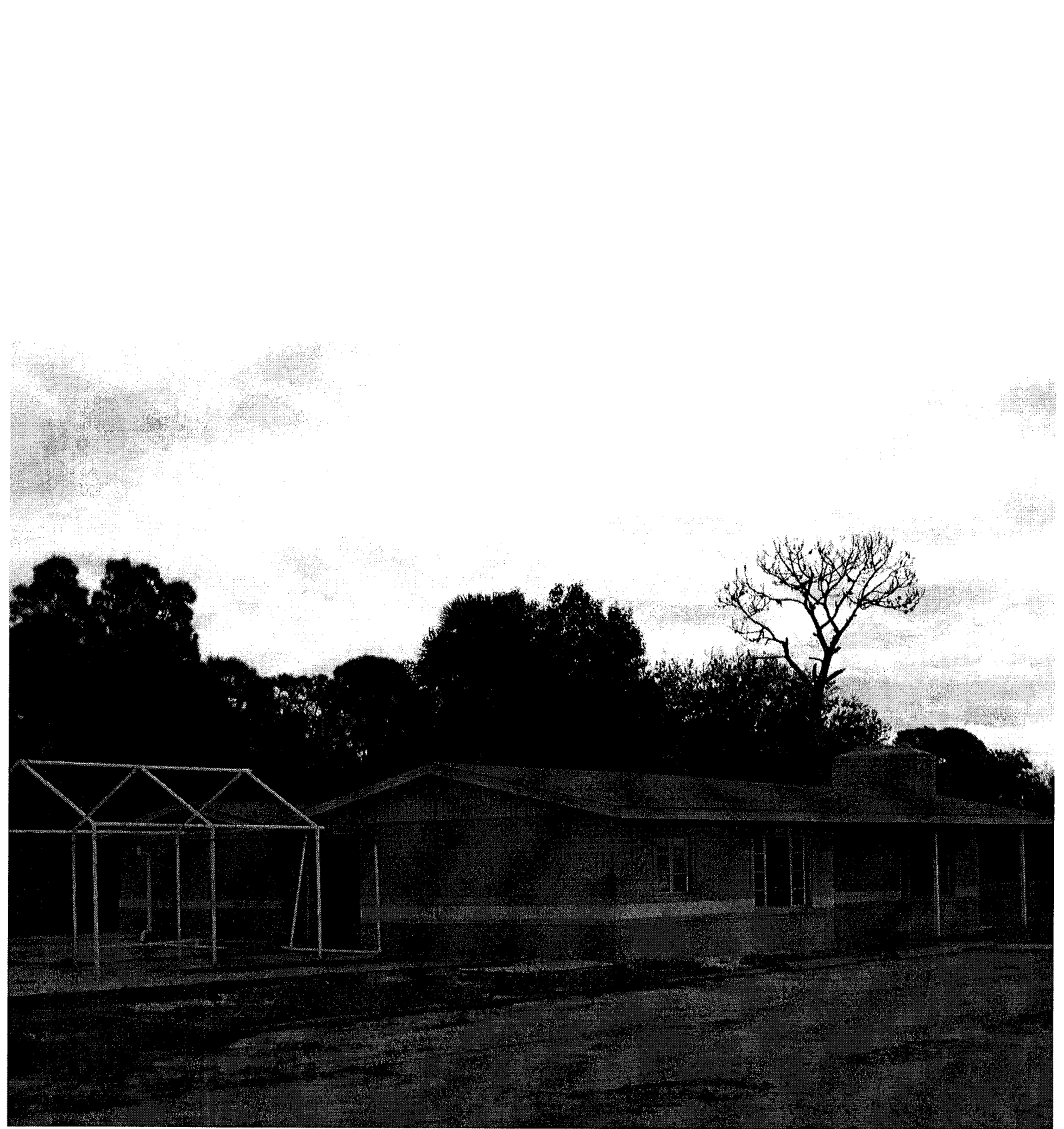
Township 41 South, Range 20 East, Section 5

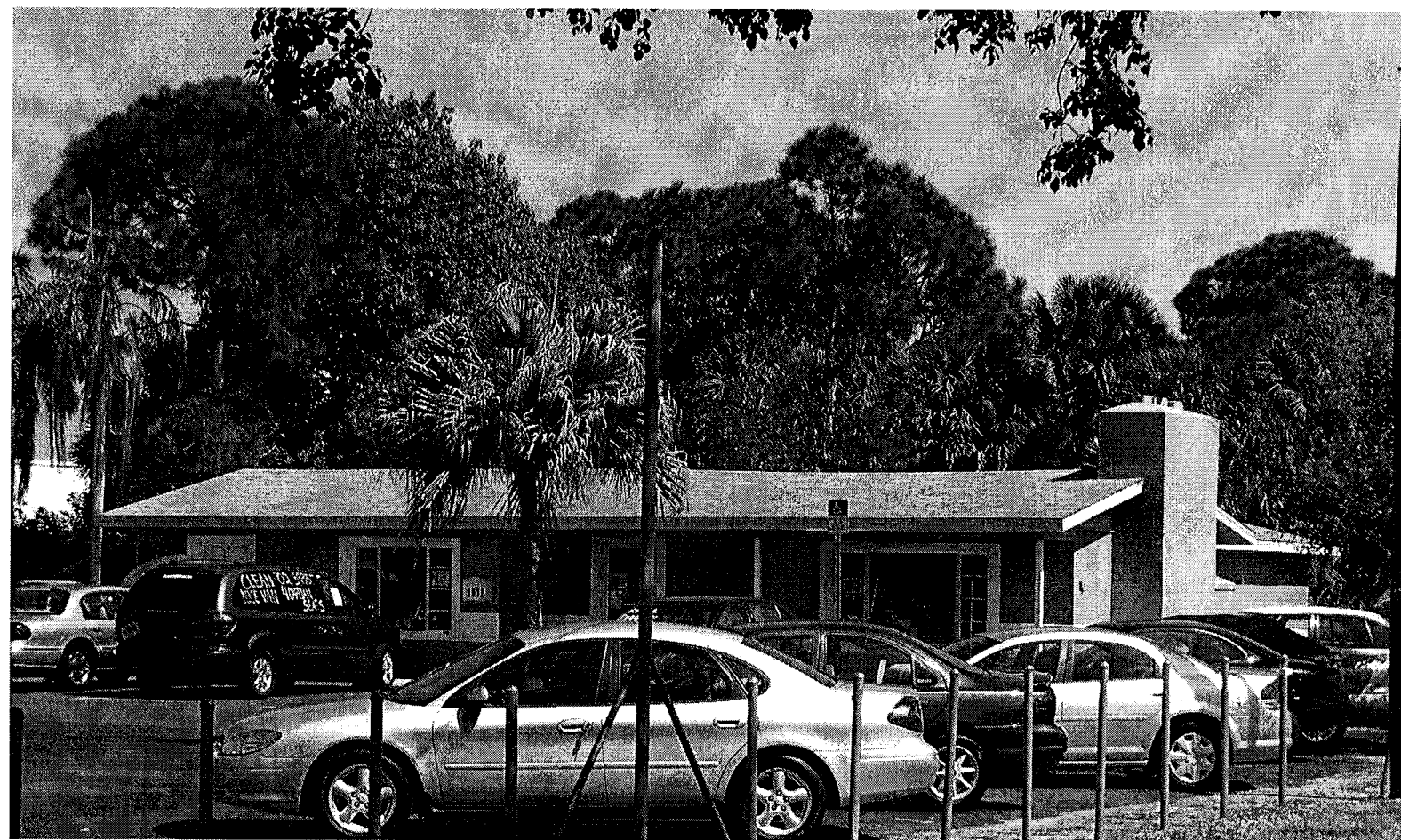
National Geographic Society (2011) *USA Topo Maps*.











APPLICATION FOR PLANNED DEVELOPMENT REZONING

Rapid Building Solutions, LLC

Zoning Narrative

Project Description

Rapid Buildings Solutions, LLC is proposing a rezoning to Planned Development for a 7.37 acre parcel located on S. McCall Road, east of Placida Road and west of Manor Road (the "Property"). The majority of the site, 5.23± acres, is currently designated as Commercial on the Future Land Use Map with Commercial General (CG) zoning. The remaining 2.066± acres have Medium Density Residential land use and Residential Multi-Family 10 (RMF-10) zoning. The Planned Development is for self-storage warehouses with outdoor storage of boats, trailers and recreational vehicles (the "Project"). The existing residential portion of the site will be utilized for stormwater management only. An application for Small Scale Future Land Use Map Amendment to change the FLUM designation of the Medium Density Residential portion of the Property to Commercial has been submitted concurrent with this rezoning application.

Zoning Standards of Approval

A. Whether the proposed change would be contrary to the Comprehensive Plan.

The Property is located within the Urban Service Area which are those areas intended for infill redevelopment and compact new development which maximizes the efficient use of available urban infrastructure. (FLU Policy 1.2.4) The Property is designated as a Revitalizing Neighborhood on the 2050 Framework Map (FLU Policy 4.2.4). According to FLU Policy 4.1.1, Revitalizing Neighborhoods:

"Revitalizing" Neighborhoods. These neighborhoods include areas that are predominately built-out, generally 50 percent or greater, and where the housing and commercial stock is aging and in general need of reinvestment and revitalization. Some of these areas are possible candidates to receive a Community Redevelopment Area designation in the future. Strengthening the residential and commercial base of these neighborhoods is critical for maintaining long-term stability and economic value. Revitalizing Neighborhoods are considered infill locations within the County. Revitalizing Neighborhoods will be encouraged to create Revitalization Plans to outline the redevelopment goals for that neighborhood.

This is an infill and redevelopment property in a built-out area, served by water and sewer, proposed for commercial development.

FLU Policy 4.1.6: Neighborhood Compatibility states:

The County shall protect the quality and integrity of established neighborhoods from adjacent incompatible development and shall include specific review criteria for rezoning actions to address residential compatibility. The following shall be considered: 1. A method for determining compatibility between residential zoning classifications. 2. Buffer or transition requirements necessary to develop or achieve compatibility where appropriate. The purpose of such criteria is to provide standard and predictable measures for establishing and creating compatibility through landscaping, buffers, natural areas or transitional development practices in an effort to: a. Lessen impacts and integrate development along the edges of properties where different zoning districts are present, b. Screen undesirable views, c. Preserve tree canopy and vegetation, and facilitate the safe movement of traffic and pedestrians in vehicle use areas.

The application is a request for a rezoning to Planned Development for self-storage warehouses with outdoor storage of boats, trailers and recreational vehicles. Planned Development zoning districts are permitted in all land use categories. The proposed uses are consistent with Commercial land use. The subject parcel is currently designated and is adjacent to land designated Commercial on the Future Land Use Map and zoned CG – Commercial General, with the exception of the Property's eastern boundary which, in addition to adjacent commercial land, is adjacent to lands with High Density Residential land use and RMF-15 zoning, lands with Commercial land use and inconsistent RSF 3.5 zoning and lands with Medium Density Residential land use and RMF-10 zoning.

The Project has fully enclosed self-storage buildings adjacent to the lands with High Density Residential land use and RMF-15 zoning and Commercial land use and inconsistent RSF 3.5 zoning and provides a 25 foot Type "C" landscape buffer between the buildings and these properties. No drive aisles are proposed in the rear of these buildings. The Project's stormwater management area is adjacent to lands with Medium Density Residential land use and RMF-10 zoning. A 25 foot Type "C" landscape buffer is provided between the stormwater management area and these properties. Type "D" buffers are provided adjacent to all portions of the outdoor storage area that is not enclosed by a self-storage warehouse building. The installation of extensive landscape buffers will also mitigate the loss of trees within the Project.

An on-site stormwater management system will be designed for the project consistent with all federal, state, and local permitting requirements as identified in SWM Objective 1.1.

Included with the application is a Protected Species Assessment and Wetland Classification and Impact Justification Statement prepared by Ian Vincent & Associates, Inc. The Property only contains evidence of utilization by one protected species, the gopher tortoise. No other protected species or evidence of protected species utilization which would require permits from the FWC or FWS were observed onsite during the

biologist's site inspection. The Project proposes to impact a 0.43± acre wetland which meets the criteria for a Category II wetland. As such, impacts and mitigation will be permitted through appropriate State and Federal permitting agencies consistent with ENV Policy 3.1.3.

Based on the foregoing, the proposed rezoning is consistent with and supports the goals, objectives and policies set forth in the County's Comprehensive Plan.

B. The existing land use pattern in adjacent areas

The lands to the west and south have Commercial land use and CG zoning and are developed with commercial uses. The land to the east along McCall Road has Commercial land use and CG zoning and has an existing bank building. Lands to the east along Manor Road are vacant with High Density Residential land use and RMF-15 zoning or have Commercial land use and RSF-3.5 zoning and are vacant or developed with a single family on a large lot. The northernmost portion of the property is adjacent to the land on its east with Medium Density Residential land use and RMF-10 zoning on lots that are 420 feet in depth and transition to RSF-3.5 zoning with single-family homes along Manor Road. To the north are lots with single-family homes and Low Density Residential and RSF-3.5 zoning.

C. The capacity of public facilities and services, including but not limited to schools, roads, recreational facilities, wastewater treatment, water supply, and stormwater drainage facilities.

Schools: A School Impact Analysis for Concurrency is not applicable for the Property, as it is being rezoned for commercial use only.

Roads: A transportation impact study was conducted by JMB Transportation Engineering, Inc. The study determined:

... the proposed 1912 McCall Road Self-Storage will not have a significant or negative impact upon the surrounding road network. Furthermore, the project will not cause any roadways to operate below acceptable levels of service. It was verified that all roadways, within the project's area of influence, currently have a surplus of capacity and can accommodate the traffic associated with the self-storage land use and the network will continue to operate at acceptable levels of service for project build-out traffic conditions.

The study also concluded that the project will not create any transportation deficiencies nor require a right-turn lane.

Recreational Facilities: As a purely commercial development the Project has no residents and is not required to meet level of service standards for recreational facilities.

Wastewater Treatment/Water Supply: The Applicant has provided a letter from the Englewood Water District stating that 12" water and sanitary sewer mains are located in the right-of-way adjacent to the Property. The Applicant will connect the Project to those existing lines. An Estimated Potable Water and Sanitary Sewer Usage Report is also included with this application. Reclaimed water is unavailable at this location.

Stormwater and Drainage Facilities: An on-site stormwater management system will be designed for the project consistent with all federal, state, and local permitting requirements.

Solid Waste: The Zemel Road landfill currently has capacity to dispose of 4.6 million cubic yards of waste. The landfill has a projected remaining lifespan to the year 2027. The landfill additionally contains an estimated 170 acres for future disposal cells which will provide disposal capacity beyond the year 2050.

D. Whether the proposed change will adversely influence living conditions or property values in adjacent areas.

The proposed use will not adversely influence living conditions or property values in adjacent areas.

The proposed uses are consistent with Commercial land use. The subject parcel is currently designated and is adjacent to land designated Commercial on the Future Land Use Map and zoned CG – Commercial General, with the exception of the Property's eastern boundary which, in addition to adjacent commercial land, is adjacent to lands with High Density Residential land use and RMF-15 zoning, lands with Commercial land use and inconsistent RSF 3.5 zoning and lands with Medium Density Residential land use and RMF-10 zoning.

The Project has fully enclosed self-storage buildings adjacent to the lands with High Density Residential land use and RMF-15 zoning and Commercial land use and inconsistent RSF 3.5 zoning and provides a 25 foot Type "C" landscape buffer between the buildings and these properties. No drive aisles are proposed in the rear of these buildings. The Project's stormwater management area is adjacent to lands with Medium Density Residential land use and RMF-10 zoning. A 25 foot Type "C" landscape buffer is provided between the stormwater management area and these properties. Type "D" buffers are provided adjacent to all portions of the outdoor storage area that is not enclosed by a self-storage warehouse building. The installation of extensive landscape buffers will also mitigate the loss of trees within the Project.

The setbacks, landscaped buffers and the ability to impose additional conditions through the PD zoning process will mitigate any adverse impacts on adjacent areas.

E. Whether the proposed change will affect public safety.

Public safety will not be adversely affected. The transportation impact study analysis determined that all roadways, within the project's area of influence currently have a surplus of capacity and can accommodate the traffic associated with the proposed use and the surrounding roadway network will continue to operate at acceptable levels of service for Project build-out traffic conditions. Though none are anticipated, the project will construct any required site-related traffic improvements pursuant to an updated traffic study that will be submitted at the time of Final Detail Plan Approval. Fire/EMS is located proximate to the project site. Charlotte County Fire/EMS Station 13 is approximately 2.5 miles from the Property.

Application for Planned Development Rezoning

Rapid Building Solutions, LLC

PD Narrative

Include a narrative in which you cite specifically how this project meets the intent and goals of the Planned Development Zoning district, including any "community enhancements".

§3-9-49(a) Intent. The planned development (PD) district is intended to encourage concentrated, energy-efficient land development through the use of innovative land use planning and structural design techniques. Conventional zoning requirements are replaced by flexible performance criteria intended to accomplish as many as reasonable of the following goals:

(1) Provide for the planning, review and approval of one (1) or a combination of residential, commercial, public and industrial land uses and structures which result in an organized, compatible development within and with surrounding land uses in density and intensity of use.

The proposed Planned Development (the "Project" or "Property") is for a 5-building self-storage facility with accessory outdoor storage of boats, trailers and recreational vehicles. The Charlotte County Code of Ordinances (the "Code") defines "compatible" as "(c)apable of orderly, efficient integration and operation with other land uses and zoning districts." Compatibility does not, therefore, require that all properties have the same land use and zoning.

The proposed uses are consistent with Commercial land use. The subject parcel is currently designated and is adjacent to land designated Commercial on the Future Land Use Map and zoned CG – Commercial General, with the exception of the Property's eastern boundary which, in addition to adjacent commercial land, is adjacent to lands with High Density Residential land use and RMF-15 zoning, lands with Commercial land use and inconsistent RSF 3.5 zoning and lands with Medium Density Residential land use and RMF-10 zoning.

The Project has fully enclosed self-storage buildings adjacent to the lands with High Density Residential land use and RMF-15 zoning and Commercial land use and inconsistent RSF 3.5 zoning and provides a 25 foot Type "C" landscape buffer between the buildings and these properties. No drive aisles are proposed in the rear of these buildings. The Project's stormwater management area is adjacent to lands with Medium Density Residential land use and RMF-10 zoning. A 25 foot Type "C" landscape buffer is provided between the stormwater management area and these properties. Type "D" buffers are provided adjacent to all portions of the outdoor storage area that is not enclosed by a self-storage warehouse building.

The setbacks, landscaped buffers and the ability to impose additional conditions through the PD zoning process further ensure compatibility with adjacent areas.

(2) Allow a diversification of uses, structures and spaces compatible with existing or proposed sales and structures on surrounding properties, while promoting convenience in the location of related uses and amenities to reduce travel costs.

The proposed self-storage and outdoor storage uses are compatible with Commercial land use. The Property is currently designated and is adjacent to land designated Commercial on the Future Land Use Map and zoned CG – Commercial General, with the exception of the Property's eastern boundary which, in addition to adjacent commercial land, is adjacent to lands with High Density Residential land use and RMF-15 zoning, lands with Commercial land use and inconsistent RSF 3.5 zoning and lands with Medium Density Residential land use and RMF-10 zoning. Strategic placement of the Project's stormwater management system along with landscaped buffers ensure compatibility with the adjacent non-commercial uses. The outdoor storage facility will provide boat owners with easy and convenient access to the Ainger Creek boat ramp.

(3) Minimize infrastructure costs through a more efficient arrangement of structures, utilities, on-site circulation, and ingress and egress than is permitted under conventional zoning and subdivision regulations.

Self-storage facilities require minimum utilities. The Project has been efficiently designed with the buildings placed along the property lines and ingress, egress and outdoor storage interior to the site, hidden from the view of adjacent properties.

(4) Preserve, where feasible, environmental assets and natural amenities as scenic and functional open-space areas.

The water management area has been intentionally and strategically placed in the northernmost portion of the property adjacent to developed residential lands so as to preserve a viewshed for the Property's residential neighbors. The Project provides 35.39% open space (2.61 acres), well in excess of the 20% open space that is required. The Project proposes to impact a 0.43± acre isolated and degraded wetland which meets the Comprehensive Plan criteria for a Category II wetland. As such, impacts and mitigation will be permitted through appropriate State and Federal permitting agencies.

(5) Encourage an increase in the amount and usability of open space by permitting a more concentrated building area than is allowed under conventional zoning and subdivision regulations.

The Project provides 35.39% open space (2.61 acres), well in excess of the 20% open space that is required. The water management area has been intentionally and strategically placed in the northernmost portion of the property adjacent to developed residential lands so as to preserve a viewshed for the Property's residential neighbors.

(6) Encourage imaginative and innovative site planning and land development concepts in order to create an aesthetically pleasing and functionally desirable living environment.

The Project has fully enclosed self-storage buildings adjacent to the lands with High Density Residential land use and RMF-15 zoning and Commercial land use and inconsistent RSF 3.5 zoning and provides a 25 foot Type "C" landscape buffer between the buildings and these properties. No drive aisles are proposed in the rear of these buildings. The Project's stormwater management area is adjacent to lands with Medium Density Residential land use and RMF-10 zoning. A 25 foot Type "C" landscape buffer is provided between the stormwater management area and these properties. Type "D" buffers are provided adjacent to all portions of the outdoor storage area that is not enclosed by a self-storage warehouse building.

(7) Assure the county and other public agencies that development of the project will occur in accordance with the approved concept plan, final plan(s) and final plats(s).

This assurance is inherent in the PD approval process which requires approval of a final detail site plan consistent with the approved concept plan and all public agency permits.

(8) Assure the applicant that development may be undertaken and carried out in accordance with approved concept plan, final plan(s) and final plat(s).

No response necessary.

(9) Promote flexibility and efficiency in site design to reduce infrastructure costs, improve interior circulation patterns and promote open space.

The Project has fully enclosed self-storage buildings adjacent to the lands with High Density Residential land use and RMF-15 zoning and Commercial land use and inconsistent RSF 3.5 zoning and provides a 25 foot Type "C" landscape buffer between the buildings and these properties. No drive aisles are proposed in the rear of these buildings. The Project's stormwater management area is adjacent to lands with Medium Density Residential land use and RMF-10 zoning. A 25 foot Type "C" landscape buffer is provided between the stormwater management area and these properties. Type "D" buffers are provided adjacent to all portions of the outdoor storage area that is not enclosed by a self-storage warehouse building.

The Project provides 35.39% open space (2.61 acres), well in excess of the 20% open space that is required. The water management area has been intentionally and strategically placed in the northernmost portion of the property adjacent to developed residential lands so as to preserve a viewshed for the Property's residential neighbors.

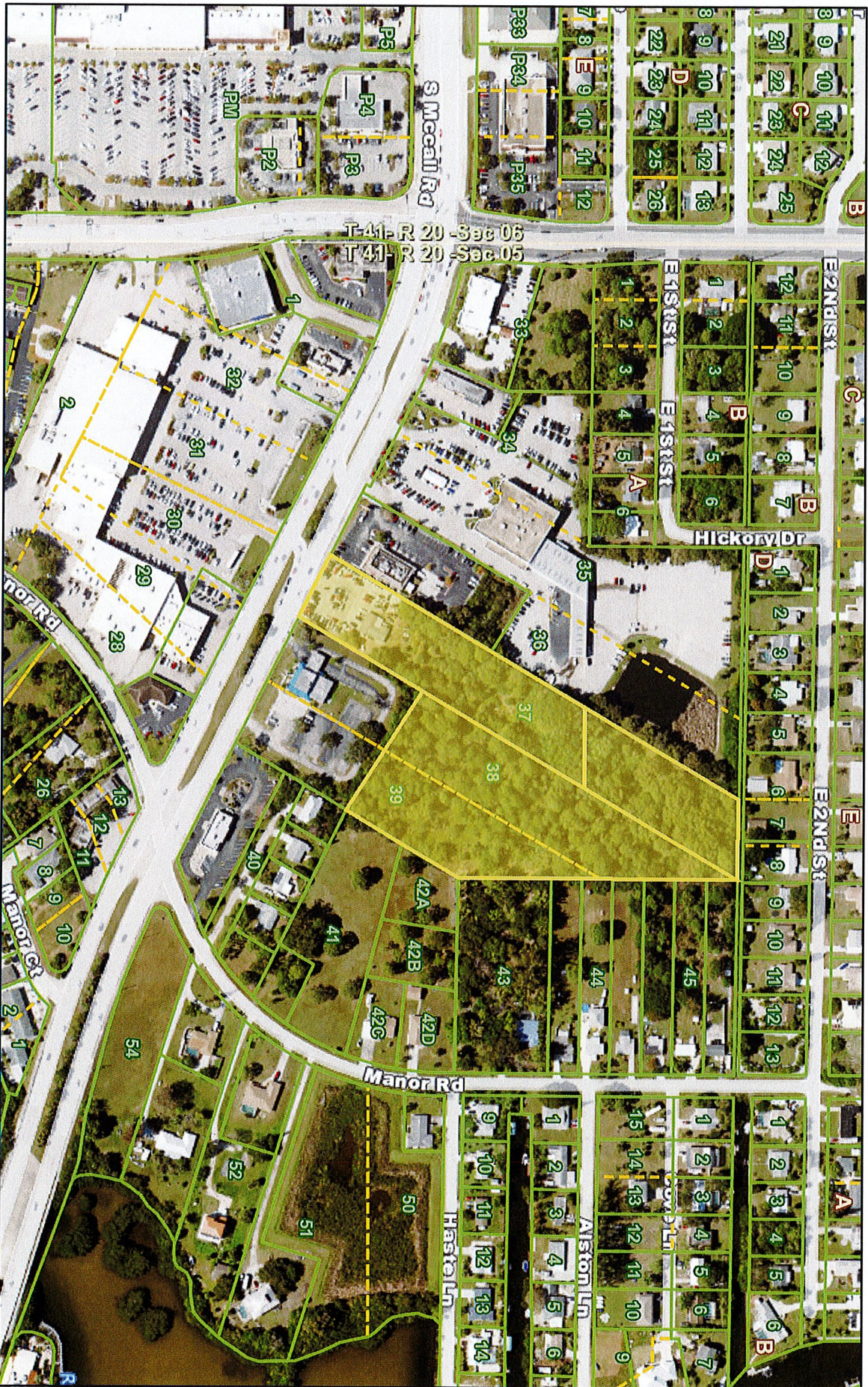
(10) Promote development that is adapted to natural features, including wetlands, trees and other vegetation and habitat, and which avoids disruption of natural drainage patterns.

The Property is being redeveloped for a new commercial use. Existing development underutilized the commercial site, placing development only immediately adjacent to S. McCall Road. The water management area has been intentionally and strategically placed in the northernmost portion of the property adjacent to developed residential lands so as to preserve a viewshed for the Property's residential neighbors. The Project provides 35.39% open space (2.61 acres), well in excess of the 20% open space that is required. The Project proposes to impact a 0.43± acre isolated and degraded wetland which meets the Comprehensive Plan criteria for a Category II wetland. The installation of extensive landscape buffers will also mitigate the loss of trees within the Project.

(11) Promote the economy of development to encourage the provision of low- and moderate-cost housing.

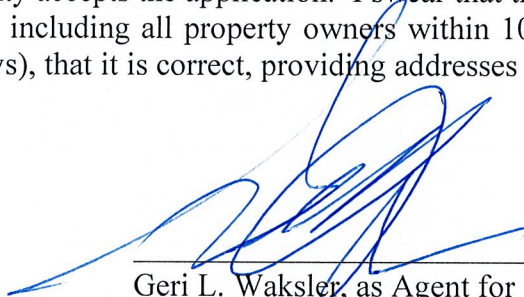
No residential development is proposed.

Map Layout



AFFIDAVIT A

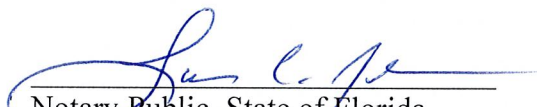
I, the undersigned, being first duly sworn, depose and say that I am the owner or agent of the property described and which is the subject matter of the proposed hearing; that all answers to the questions in this application, and all sketches, data and other supplementary material attached to and made 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 1000 feet of the subject properties (excluding right-of-ways), that it is correct, providing addresses as listed in the County Tax Roll.



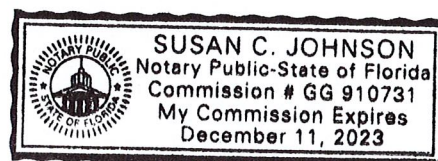
Geri L. Waksler, as Agent for
Rapid Building Solutions, LLC

STATE OF FLORIDA COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 9th day of JUNE, 2022 by Geri L. Waksler who is ☒ personally known to me or ☐ who has produced _____ as identification and who did/did not take an oath.

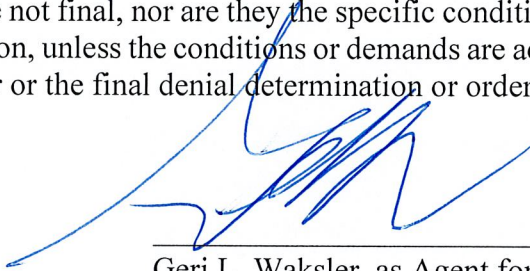


Notary Public, State of Florida
My Commission Expires:



AFFIDAVIT B

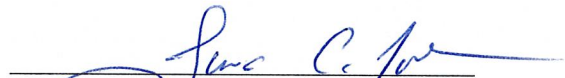
The applicant/owner hereby acknowledges and agrees that any staff discussion about conditions of approval are preliminary only, and are not final, nor are they the specific conditions or demands required to gain approval of the application, unless the conditions or demands are actually included in writing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



Geri L. Waksler, as Agent for
Rapid Building Solutions, LLC

**STATE OF FLORIDA
COUNTY OF CHARLOTTE**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 9th day of JUNE, 2022 by Geri L. Waksler who is ☒ personally known to me or ☐ who has produced _____ as identification and who did/did not take an oath.



Notary Public, State of Florida
My Commission Expires:

