



CHARLOTTE COUNTY
BUILDING AND GROWTH MANAGEMENT DEPARTMENT

APPLICATION for
SMALL SCALE PLAN AMENDMENT (MAP)

Date Received: 6-12-2020	Time Received: —
Date of Log-in: June 11, 2020	Petition #:
Receipt #: Trans. # 387189	Accela #: PAS-20-00005
	Amount Paid: \$4,500 \$2,490.50

1. PARTIES TO THE APPLICATION

RECEIVED

Name of Applicant: SEVENTEEN AND SEVENTY-FIVE LLC

JUN 12 2020

Mailing Address: 821 5th Ave. S		
City: Naples	State: FL	Zip Code: 34102
Phone Number:		Fax Number:
Email Address:		

Name of Agent: William Dempsey

Mailing Address: 821 5th Ave. S		
City: Naples	State: FL	Zip Code: 34102
Phone Number: 239-261-9300		Fax Number:
Email Address: wbrolle@napleslaw.com		

Name of Engineer/Surveyor: Robin Palmer

Mailing Address: Weiler Engineering Corporation, 201 West Marion Avenue Suite 1306		
City: Punta Gorda	State: FL	Zip Code: 33950
Phone Number: 941-505-1700		Fax Number:
Email Address: rpalmer@weilerengineering.org		

Name of Property Owner (if more than one property owner, attach a separate sheet with a list of all owners):
SEVENTEEN AND SEVENTY-FIVE LLC

Mailing Address: 821 5th Ave. S		
City: Naples	State: FL	Zip Code: 34102
Phone Number:		Fax Number:
Email Address:		

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2. PROPERTY INFORMATION

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

Property Account #: 412304207001 and 412304207002 <i>see attached sheet</i>		
Section: 04 <i>7</i>	Township: 41	Range: 23
Parcel/Lot #: 1A, 1-6, and 8-14	Block #: A	Subdivision: Golf Club Estate
Total acreage or square feet of the property: 2.4 +/- ac		

3. SURVEY:

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

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

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

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

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

7. EXISTING LAND USE DESIGNATIONS

Future Land Use Map (FLUM) designation(s)	Acreage
High Density Residential /Low Density Residential	2.4 +/- ac
Zoning District(s)	Acreage
PD RMF 5 nd RMF 10	2.4 +/- ac

8. APPLICANT'S PROPOSED CHANGE(S):

Amending FLUM designation(s) to: Commercial

✓ 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?
NA

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

Unify Future Land Use of project site 17-75 Interchange CPD. Please find attached narrative.

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

✓ 11. **SURROUNDING LAND USES:**

North: Seminole Gulf Railroad and then Vacant Residential

South: Multifamily Residential

East: Vacant multifamily residential

West: Vacant Commercial

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✓ 12. **ENVIRONMENTAL ASSESSMENT:**

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

✓ 13. **INFRASTRUCTURE:**

✓ A. **Roadway**

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

I-75, Duncan Rd, Somerset Rd, Rosemary Rd, Regent Rd

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

✓ B. **Potable Water and Sanitary Sewer**

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

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

X **15. ADJACENT PROPERTY OWNERS INFORMATION:**

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

*This is now done by
Planning staff.*

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Parcel List

- ✓ 1. Strap #412304207002; Address: 3300 Rosemary Dr
- | | | |
|---|------------|---|
| Section: 04 | Town: 41 | Range: 23 |
| Parcel/ Lot#: 1A,1-6 and 8-14 | Block #: A | Subdivision: GOC <i>Club</i> |
| Total acreage or square footage of the property: 2.08 ± ac <i>see Golf Course Estates</i> | | |
- ✓ 2. Strap #412304207001; Address: 3406 Rosemary Dr
- | | | |
|---|------------|---|
| Section: 04 | Town: 41 | Range: 23 |
| Parcel/ Lot#: 7 | Block #: A | Subdivision: GOC <i>Club</i> |
| Total acreage or square footage of the property: 0.15 ± ac <i>see GOLF Course ESTATES</i> | | |
- ✓ 3. Strap #412304177001; Address: 6201 Duncan Rd
- | | | |
|--|----------|----------------------|
| Section: 04 | Town: 41 | Range: 23 |
| Parcel/ Lot#: 44, P8, L8 | Block #: | Subdivision: PPC/ZZZ |
| Total acreage or square footage of the property: 19.67± ac | | |

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MAY 22 2020



Dagostino & Wood, Inc.

LOT(S) 1, 1A AND 2 THROUGH 14, 16, AND 17, BLOCK A, GOLF CLUB ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE(S) 43, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

ALSO,

SCHEDULE "A" FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT FILE NO. 2038-2506557

LOT 44, PINEAPPLE CENTRE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 7, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, LESS AND EXCEPT THOSE PORTIONS TAKEN BY ORDERS OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 318, PAGE 653, OFFICIAL RECORDS BOOK 516, PAGE 678, AND OFFICIAL RECORDS BOOK 518, PAGE 645, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

ALSO,

A PARCEL OF LAND LOCATED IN THE NORTH 1/2 OF SECTION 4, TOWNSHIP 41 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA, BEING A PORTION OF BLOCK "I" LYING NORTH OF US HIGHWAY 17 AND WINDSOR ROAD LYING BETWEEN ROSEMARY DRIVE AND US HIGHWAY NO. 17, GOLF CLUB ESTATES, AS PER THE RECORDED PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 43 OF SAID PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 4, TOWNSHIP 41 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA FOR A POINT OF REFERENCE; THENCE SOUTH 01 DEGREES 32 MINUTES 50 SECONDS EAST ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 4, 1289.39 FEET TO THE INTERSECTION OF SAID EAST LINE WITH THE WESTERLY PROLONGATION OF ROSEMARY DRIVE AS SHOWN ON SAID PLAT OF GOLF CLUB ESTATES AND THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE CONTINUE SOUTH 01 DEGREES 32 MINUTES 50 SECONDS EAST ALONG SAID EAST LINE OF SAID NORTHWEST 1/4 AND THE WESTERLY LINE OF SAID GOLF CLUB ESTATES, 535.44 FEET TO THE INTERSECTION OF SAID LINE WITH THE NORTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF US HIGHWAY NUMBER 17 AS SHOWN ON FLORIDA DOT RIGHT-OF-WAY MAP SECTION 010075-2502, SHEET 12 OF 13; THENCE NORTH 71 DEGREES 02 MINUTES 28 SECONDS EAST ALONG SAID LIMITED ACCESS RIGHT-OF-WAY LINE 211.61 FEET; THENCE NORTH 72 DEGREES 05 MINUTES 59 SECONDS EAST, ALONG SAID LIMITED ACCESS RIGHT-OF-WAY LINE, 88.05 FEET TO THE WESTERLY LINE OF SOMERSET ROAD AS PER SAID PLAT OF GOLF CLUB ESTATES; THENCE NORTH 00 DEGREES 07 MINUTES 25 SECONDS WEST, ALONG SAID WESTERLY LINE 140.10 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE EAST; THENCE 187.96 FEET, ALONG SAID WESTERLY LINE AND THE ARC OF SAID CURVE HAVING A RADIUS OF 2063.25 FEET, A CENTRAL ANGLE OF 05 DEGREES 13 MINUTES 11 SECONDS AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 02 DEGREES 10 MINUTES 48 SECONDS EAST 187.90 FEET TO A POINT OF REVERSE CURVATURE; THENCE 217.53 FEET ALONG SAID WESTERLY LINE AND SAID REVERSE CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 799.79 FEET, A CENTRAL ANGLE OF 15 DEGREES 35 MINUTES 01 SECOND, AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 00 DEGREES 31 MINUTES 00 SECONDS EAST 216.86 FEET TO A POINT OF COMPOUND CURVE; THENCE 44.23 FEET ALONG SAID WESTERLY LINE AND THE ARC OF SAID COMPOUND CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 101 DEGREES 22 MINUTES 26 SECONDS AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 63 DEGREES 35 MINUTES 01 SECONDS WEST 38.68 FEET TO THE END OF SAID CURVE AND SAID SOUTHERLY RIGHT-OF-WAY LINE OF ROSEMARY DRIVE PER

5415 Jaeger Road, Suite A, Naples, FL 34109

Phone-(239)352-6085

Website: www.dwsurveys.com



Dagostino & Wood, Inc.

SAID PLAT OF GOLF CLUB ESTATES; THENCE SOUTH 65 DEGREES 47 MINUTES 55 SECONDS WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND THE WESTERLY PROLONGATION THEREOF, 298.85 FEET TO THE POINT OF BEGINNING.

ALSO,

THAT PART OF U.S. GOVERNMENT LOT 3 LYING SOUTH OF THE ATLANTIC COASTLINE RAILROAD IN SECTION 4, TOWNSHIP 41 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA, AS SHOWN ON SURVEY RECORDED IN OFFICIAL RECORDS BOOK 138, PAGE 699, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. BEING ALSO DESCRIBED AS LOT 8, ACCORDING TO THE PLAT OF LANDS OF THE PUNTA GORDA PINERY RECORDED IN PLAT BOOK 1, PAGE 12, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

ALL THE ABOVE BEING MORE PARTICULARLY DESCRIBED AS (PARCEL SURVEYED):

A PARCEL OF LAND LOCATED IN THE NORTH 1/2 OF OF SECTION 4, TOWNSHIP 41 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY FLORIDA, BEING A PORTION OF GOVERNMENT LOT 3, LOT 44 PINEAPPLE CENTER AS PER THE RECORD PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 7, PUBLIC RECORDS OF CHARLOTTE COUNTY FLORIDA; SAID PARCEL ALSO BEING A PORTION OF VACATED BLOCK "I" LYING NORTH OF US HIGHWAY 17 AND WINDSOR ROAD LYING BETWEEN ROSEMARY DRIVE AND US HIGHWAY NO. 17, GOLF GOLF CLUB ESTATES, AS PER THE RECORD PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 43 OF SAID PUBLIC RECORDS OF CHARLOTTE COUNTY FLORIDA; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 4, TOWNSHIP 41 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA FOR A POINT OF REFERENCE; THENCE SOUTH 01°31'27" EAST, ALONG THE EAST LINE OF THE NW 1/4 OF SAID SECTION 4, 1081.78 FEET TO THE INTERSECTION OF SAID EAST LINE WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF THE ATLANTIC COASTLINE RAILROAD AND THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE SOUTH 65°12'46" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 1222.19 FEET TO THE INTERSECTION OF SAID SOUTHERLY RIGHT-OF-WAY LINE AND THE NORTH LINE OF SAID LOT 44, PINEAPPLE CENTER; THENCE SOUTH 65°10'14" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND NORTHERLY LINE OF SAID LOT 44, 275.59 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF ORANGE CREEK BOULEVARD AS SHOWN ON SAID PLAT OF PINEAPPLE CENTER; THENCE SOUTH 67°50'39" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 595.36 FEET; THENCE SOUTH 55°58'27" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 214.60 FEET TO THE INTERSECTION WITH THE NORTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF US HIGHWAY NO. 17; THENCE NORTH 68°09'55" EAST, ALONG SAID LIMITED ACCESS RIGHT-OF-WAY LINE, 150.21 FEET; THENCE NORTH 72°58'47" EAST, ALONG SAID LIMITED ACCESS RIGHT-OF-WAY LINE, 300.12 FEET; THENCE NORTH 71°03'34" EAST, ALONG SAID LIMITED ACCESS RIGHT-OF-WAY LINE, 448.78 FEET; THENCE NORTH 72°05'59" EAST, ALONG SAID LIMITED ACCESS RIGHT-OF-WAY LINE, 88.05 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SOMERSET ROAD AS SHOWN ON SAID PLAT OF GOLF CLUB ESTATES; THENCE NORTH 00°07'25" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE 140.10 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE EAST; THENCE 187.96 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 2063.25 FEET, A CENTRAL ANGLE OF 05°13'11", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 02°10'48" EAST 187.90 FEET TO THE POINT OF REVERSE CURVATURE; THENCE 217.53 FEET ALONG SAID REVERSE CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 799.79 FEET, A CENTRAL ANGLE OF 15°35'01", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 00°31'00" EAST 216.86 FEET TO A POINT OF COMPOUND CURVATURE; THENCE 44.23 FEET ALONG SAID COMPOUND CURVE

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CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF $101^{\circ}22'26''$, AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH $63^{\circ}35'01''$ WEST 36.68 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID ROSEMARY DRIVE AS SHOWN ON SAID PLAT OF GOLF CLUB ESTATES; THENCE SOUTH $65^{\circ}47'55''$ WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND THE WESTERLY PROLONGATION THEREOF TO THE INTERSECTION WITH SAID EAST LINE OF THE NORTHWEST 1/4 OF SECTION 4; THENCE NORTH $01^{\circ}32'50''$ WEST, ALONG SAID EAST LINE OF THE NORTHWEST 1/4 OF SECTION 4, 216.94 FEET TO THE POINT OF BEGINNING.

CONTAINING 19.760 ACRES MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, AND RESERVATIONS OF RECORD.

BEARINGS ARE GRID BEARINGS BASED UPON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, REFERENCING THE NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT (NAD 83/90).

CURVE TABLE					
CURVE	DELTA (°)	RADIUS (M)	ARC (M)	CHORD BEARING (°)	CHORD (M)
C1	57°13'11"	2063.25'	187.96'	S02°10'48"W	187.90'
C2	15°35'31"	796.79'	217.53'	N00°31'00"E	216.86'
C3	101°22'26"	25.00'	44.23'	N67°35'01"W	38.68'

MATCH LINE - SEE SHEET 1 OF 2



LOTS 1, 14 AND 2 THROUGH 14, 16, AND 17, BLOCK A, GOLF CLUB ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE(S) 43, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

ALSO

SCHEDULE "A" FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT FILE NO. 2038-2506357

LT 44, PINEAPPLE CENTRE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 7, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, LESS AND EXCEPT THOSE PORTIONS TAKEN BY ORDERS OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 318, PAGE 853, OFFICIAL RECORDS BOOK 516, PAGE 678, AND OFFICIAL RECORDS BOOK 518, PAGE 845, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

A PARCEL OF LAND LOCATED IN THE NORTH 1/2 OF SECTION 4, TOWNSHIP 41 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA, BEING A PORTION OF BLOCK "A" LYING NORTH OF US HIGHWAY 17 AND WINDSOR ROAD LYING BETWEEN ROSEMARY DRIVE AND US HIGHWAY NO. 17, GOLF CLUB ESTATES, AS PER THE RECORDED PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 43 OF SAID PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

[illegible]

THIRD PARTY OF U.S. GOVERNMENT LOT 3 LYING SOUTH OF THE ATLANTIC COASTLINE RAILROAD IN SECTION 4, TOWNSHIP 41 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA, AS SHOWN ON SURVEY RECORDED IN OFFICIAL RECORDS BOOK 138, PAGE 699, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, BEING ALSO DESCRIBED AS LOT 8, ACCORDING TO THE PLAT OF LANDS OF THE PUNTA GORDA PINERY RECORDED IN PLAT 1, PAGE 12, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

ALL THE ABOVE BEING MORE PARTICULARLY DESCRIBED AS (PARCEL SURVEYED):

A PARCEL OF LAND LOCATED IN THE NORTH 1/2 OF SECTION 4, TOWNSHIP 41 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY FLORIDA, BEING A PORTION OF GOVERNMENT LOT 3, LOT 44 PINNACLE CENTER AS PER THE RECORD PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 7, PUBLIC RECORDS OF CHARLOTTE COUNTY FLORIDA; SAID PARCEL ALSO BEING A PORTION OF UNGATED BLOCK "Y" LYING NORTH OF US HIGHWAY 17 AND WINDSOR ROAD LYING BETWEEN ROSEMARY DRIVE AND US HIGHWAY NO. 17, GOLF CLUB ESTATES, AS PER THE RECORD PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 43 OF SAID PUBLIC RECORDS OF CHARLOTTE COUNTY FLORIDA; SAID PARCEL BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SECTION 4, TOWNSHIP 41 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA FOR A POINT OF REFERENCE; THENCE SOUTH 07°12'27" EAST, ALONG THE EAST LINE OF SAID 1/4 OF SAID SECTION 4, 100.01 FEET TO THE INTERSECTION OF SAID EAST LINE WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF THE STATE ROAD 1222.9 FEET TO THE INTERSECTION OF SAID SOUTHERLY RIGHT-OF-WAY LINE AND THE NORTH LINE OF SAID LOT 44, 275.9 FEET; THENCE SOUTH 67°10'14" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND NORTHERLY LINE OF SAID LOT 44, 275.9 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF ORANGE GROVE BOULEVARD AS SAID LOT 44 PLAYS OUT; THENCE SOUTHERLY 87°18'36" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 214.63 FEET TO THE INTERSECTION WITH THE NORTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF US HIGHWAY NO. 17; THENCE NORTH 86°30'35" EAST, ALONG SAID LIMITED ACCESS RIGHT-OF-WAY LINE, 100.01 FEET; THENCE NORTH 72°58'47" EAST, ALONG SAID LIMITED ACCESS RIGHT-OF-WAY LINE, 300.12 FEET; THENCE NORTH 71°53'54" EAST, ALONG SAID LIMITED ACCESS RIGHT-OF-WAY LINE, 440.52 FEET; THENCE NORTH 72°05'57" EAST, ALONG SAID LIMITED ACCESS RIGHT-OF-WAY LINE, 142.0 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE EAST; THENCE 187.86 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 2053.25 FEET, A CENTRAL ANGLE OF 07°11'11", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 02°10'48" EAST 187.90 FEET TO THE POINT OF REVERSE CURVATURE; THENCE SOUTHERLY 87°18'36" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 214.63 FEET TO A POINT OF COMPOUND CURVATURE; THENCE 46.23 FEET ALONG SAID COMPOUND CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 28.00 FEET, A CENTRAL ANGLE OF 10°12'26", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 83°15°11" WEST 36.68 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID ROSAMARY DRIVE AS SHOWN ON SAID PLAT OF GOLF CLUB ESTATES; THENCE SOUTH 87°47°35" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND SAID EAST LINE OF THE WESTERLY 1/4 OF SAID SECTION 4, 100.01 FEET TO THE INTERSECTION OF SAID EAST LINE AND THE WESTERLY 1/4 OF SAID SECTION 4; THENCE NORTH 01°32'30" WEST, ALONG SAID EAST LINE OF THE WESTERLY 1/4 OF SAID SECTION 4, 216.84 FEET TO THE POINT OF BEGINNING.

CONTAINING 19,780 ACRES MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, AND RESERVATIONS OF RECORD

BEARINGS ARE GRID BEARINGS BASED UPON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, REFERENCEING THE NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT (NAD 83/90).

Prepared by and Return To:
Beverly Ohson
Fidelity National Title of Florida, Inc.
3515 Del Prado Blvd. S, Suite 105
Cape Coral, FL 33904

Order No.: FTPA18-56710

APN/Parcel ID(s): 412304207002
412304207002
412304207002
412304207002

WARRANTY DEED

THIS WARRANTY DEED dated May 18, 2018, by Douglas Allen Shields, hereinafter called the grantor, to Seventeen and Seventy-Five, LLC, whose post office address is 821 5th Avenue South, Naples, FL 34102, hereinafter called the grantees:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, allens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in the County of Charlotte, State of Florida, to wit:

Lot (s) 1, 1A and 2 through 6 and 8 through 14, and 16, Block A, Golf Club Estates, according to the map or plat thereof, as recorded in Plat Book 1, Page(s) 43, of the Public Records of Charlotte County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

The property being conveyed/mortgaged hereby, is vacant land and, to the best of grantor's knowledge, has never been improved with a structure that could have been utilized as a residence and/or mobile home. The property is not now, nor has it ever been, nor was it ever intended to be the homestead of the grantor, the grantor's spouse, and/or minor children, if any. Nor is it contiguous with or adjacent to such homestead. The grantor's residence is at the street or post office address designated below.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

TO HAVE AND TO HOLD the same in Fee Simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2017.

Lots:
1A
1, 2, 3, ... 6
8, ... 14
and
16

16 is not included

WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered In the presence of:

K. Anastasia Perjar
Witness Signature

Kristina Anastasia Perjar
Print Name

Vyacheslav N. Perjar
Witness Signature

VYACHESLAV N. PERJAR
Print Name

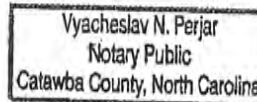
Douglas Allen Shields
Address: PO Box 98
Jonas Ridge, NC 28641

State of NORTH CAROLINA
County of BURKE

The foregoing instrument was acknowledged before me this 17TH day of MAY 2018, by DOUGLAS ALLEN SHIELDS, to me known to be the person(s) described in or who has/have produced DL as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

Witness my hand and official seal in the County and State last aforesaid this 17TH day of MAY, 2018

Vyacheslav N. Perjar
NOTARY PUBLIC
My Commission Expires: JULY 17, 2022



Rec \$18.50
Doc \$84.00

Prepared by and return to:

Jill C. McCrory
Attorney at Law
McCrory Law Firm
309 Tamiami Trail
Punta Gorda, FL 33950
941-205-1122
File Number: 18281

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 16th day of July, 2018 between ANDREW S. HOTH and KATHERINE M. HOTH, husband and wife whose post office address is PO BOX 982, Burlington, IA 52601, grantor, and SEVENTEEN AND SEVENTY-FIVE, LLC, a Florida Limited Liability Company, having document number L18000048916 as filed with the Florida Department of State on February 23, 2018, whose post office address is c/o William J. Dempsey, Cheffy Passidomo, 821 5th Avenue S., Naples, FL 34102, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Charlotte County, Florida to-wit:

Lot 7, Block A, GOLF CLUB ESTATES, according to the map or plat thereof as recorded in Plat Book 1, Page 43, Public Records of Charlotte County, Florida

Parcel Identification Number: 412304207001

Subject to taxes for 2018 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2017.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Lorene R. Ellerhoff
First Witness Signature
Lorene R. Ellerhoff
First Witness Print Name

Andrew S. Hoth (Seal)
ANDREW S. HOTH

Ronald D. Ellerhoff
Second Witness Signature
Ronald D. Ellerhoff
Second Witness Print Name

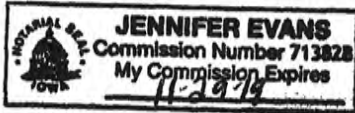
Katherine M. Hoth (Seal)
KATHERINE M. HOTH

State of Iowa
County of Des Moines

The foregoing instrument was acknowledged before me this 12 day of July, 2018 by ANDREW S. HOTH and KATHERINE M. HOTH, who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]

Jennifer Evans
Notary Public
Printed Name: Jennifer Evans
My Commission Expires: 11-29-19



AFFIDAVIT A

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

STATE OF FLORIDA, COUNTY OF COLLIER

The foregoing instrument was acknowledged before me this 21st day of February, 2020, by

William J. Dempsey *

who is personally known to me or has/have produced

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

Notary Public Signature

Notary Public Signature

Michele Gowdy

Notary Printed Signature

Signature of Applicant or Agent
William J. Dempsey*

Signature of Applicant or Agent

William J. Dempsey*

Printed Signature of Applicant or Agent
c/o Cheffy Passidomo
821 5th Avenue S.

Title

Address

GG 065817

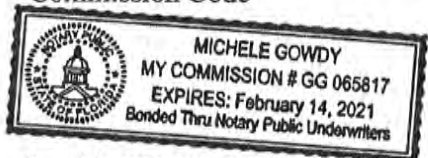
Commission Code

Naples, FL 34102

City, State, Zip

239-261-9300

Telephone Number



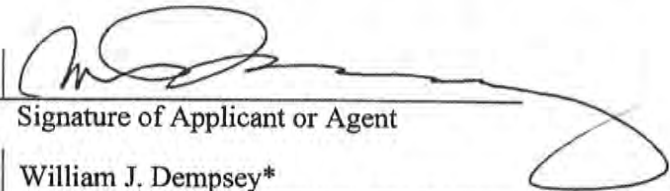
* In his representative capacity as Manager of Seventeen and Seventy Five, LLC, a Florida limited liability company.

AFFIDAVIT B

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

STATE OF FLORIDA, COUNTY OF COLLIER

The foregoing instrument was acknowledged before me this 21st day of February, 20 20, by
William J. Dempsey *
_____ who is personally known to me ~~or has/have produced~~
_____ as identification and who did/did not take an oath.

 _____ Notary Public Signature	 _____ Signature of Applicant or Agent
Michele Gowdy _____ Notary Printed Signature	William J. Dempsey* _____ Printed Signature of Applicant or Agent
_____ Title	c/o Cheffy Passidomo 821 5th Avenue S. _____ Address
<u>GG 065817</u> _____ Commission Code	Naples, FL 34102 _____ City, State, Zip
	239-261-9300 _____ Telephone Number

* In his representative capacity as Manager of Seventeen and Seventy Five, LLC, a Florida limited liability company.

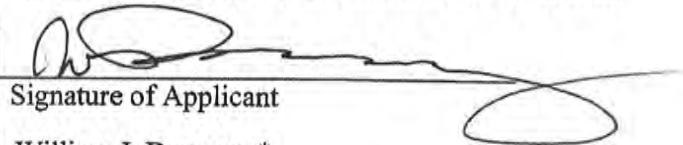
FORM B. APPLICANT AUTHORIZATION TO AGENT

I, the undersigned, being first duly sworn, depose and say that I am the applicant for this PLAN AMENDMENT for the property described and which is the subject matter of the proposed hearing. I give authorization for Weiler Engineering to be my agent for this application.

STATE OF FLORIDA, COUNTY OF COLLIER

The foregoing instrument was acknowledged before me this 21st day of February, 2020, by William J. Dempsey* who is personally known to me ~~or has/have produced~~ as identification and who did/did not take an oath.


Notary Public Signature


Signature of Applicant

Michele Gowdy
Notary Printed Signature

William J. Dempsey*
Printed Signature of Applicant
c/o Cheffy Passidomo
821 5th Avenue S.

Title

Address

66065817
Commission Code

Naples, FL 34102

City, State, Zip

239-261-9300

Telephone Number



* In his representative capacity as Manager of Seventeen and Seventy Five, LLC, a Florida limited liability company.

PROTECTED SPECIES ASSESSMENT

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1775 PARCEL 2

Charlotte County, Florida

March 2020

Prepared by:



4050 Rock Creek Drive □ Port Charlotte, FL 33948

(941) 457-6272

www.IVAenvironmental.com

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INTRODUCTION

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

The subject property (Charlotte County Parcel ID #s: 412304207001, 412304207003, and 412304207002) is located within Section 4, Township 41S, Range 23E within Charlotte County, Florida. More specifically, the project is located north of U.S. 17 (Duncan Road), south of Riverside Drive and east of I-75. Please refer to the attached Location Map.

SITE CONDITIONS

A site inspection was conducted by qualified staff ecologists in March 2020. During the inspection, temperatures ranged from 80° - 85° F, winds were 3-8 mph, and skies were partly cloudy.

VEGETATIVE COMMUNITIES

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

FLUCCS ID	FLUCCS DESCRIPTION	ACREAGE
411	Pine Flatwoods	1.80
425	Temperate Hardwoods	2.04
740	Disturbed Land	0.94
	TOTAL	4.78

FLUCCS 411 – Pine Flatwoods

This upland habitat contains a canopy dominated by slash pine (*Pinus elliottii*) with scattered live oak (*Quercus virginiana*) also present. Midstory and groundcover species present include: wax myrtle (*Myrica cerifera*), saw palmetto (*Serenoa repens*), grapevine (*Vitis rotundifolia*), flatsedges (*Cyperus spp.*), downy rose myrtle (*Rhodomyrtus tomentosa*), gallberry (*Ilex glabra*), greenbriar (*Smilax sp.*), Brazilian pepper (*Schinus terebinthifolius*), saltbush (*Baccharis halimifolia*), and poison ivy (*Toxicodendron radicans*).

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FLUCCS 425 – Temperate Hardwoods

This upland habitat contains a canopy comprised of laurel oak (*Quercus laurifolia*), live oak, and cabbage palm (*Sabal palmetto*). Midstory and groundcover species present include: Brazilian pepper, downy rose myrtle, grapevine, saw palmetto, greenbriar, gallberry, poison ivy, Virginia chainfern (*Woodwardia virginiana*), and Caesarweed (*Urena lobata*).

FLUCCS 740 – Disturbed Land

This upland habitat has had the majority of the native groundcover removed and is now dominated by opportunistic grass and weed species. Vegetation present includes: Bahia grass (*Paspalum notatum*), flatsedges, water pennywort (*Hydrocotyle umbellata*), Asiatic coinwort (*Centella asiatica*), common frog fruit (*Phyllanthus nodiflorus*), peppervine (*Ampelopsis arborea*), greenbriar, grapevine, and ragweed (*Ambrosia artemisiifolia*).

LISTED SPECIES SURVEY METHODOLOGY

To provide approximately 80 percent coverage of the site, both linear and nonlinear overlapping transects were completed across the parcel per FWC guidelines. Transects were spaced approximately 20-50 feet apart depending on the visibility within the vegetative association being surveyed. Evidence of protected species was gathered through both direct observation and through observation of signs such as tracks, nests, burrows, and fecal material. If evidence of utilization by a protected species which may require permitting prior to development of the subject 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: FWC Eagle Nest Locator Database; Charlotte County Natural Resources Department Scrub Jay Territory Search Database; FWS Panther Consultation Area Map(s); and FWS Wood Stork Colony 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 3 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, and therefore, does not require any additional review relative to the Florida scrub jay. Thus, the Florida scrub jay is not likely to affect the future development of the subject property.

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The subject parcel is located within the Focal Area of the Florida bonneted bat (*Eumops floridanus*) FWS Consultation Area. No evidence of utilization by the Florida bonneted bat was observed onsite during the site inspection. However, any impacts which require federal permits will likely trigger FWS review for the species and roosting surveys for the species will likely be required to determine if the site is being actively utilized by Florida bonneted bats.

Search of available online resources revealed that the subject property is located within the Consultation Area of the crested caracara (*Caracara cheriway*). No evidence of nesting activity or utilization by the crested caracara was observed onsite, and no adequate habitat is located on the subject property. The crested caracara is not anticipated to be nesting within the subject property, and therefore, is not likely to affect the future development of the subject property. However, applicable environmental regulatory agencies may require a species specific survey relative to the crested caracara prior to development of the property.

Search of available online resources revealed that the subject property is located within the Consultation Area of the red-cockaded woodpecker (*Picoides borealis*). The nearest documented red-cockaded woodpecker (RCW) sighting is greater than 1 mile east of the subject property. In accordance with FWC survey guideline protocol, suitable pine trees were inspected for the presence of RCW nesting cavities. The red-cockaded woodpecker is not anticipated to be utilizing the subject parcel, and therefore, is not likely to affect the future development of the property. However, applicable environmental regulatory agencies may require a species specific survey relative to the red-cockaded woodpecker prior to development of the property.

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

A bald eagle's nest (Nest ID CH030) is located approximately 480 feet from the project limits. An incidental take permit from the USFWS was issued in August of 2019. The permit is provided as an attachment.

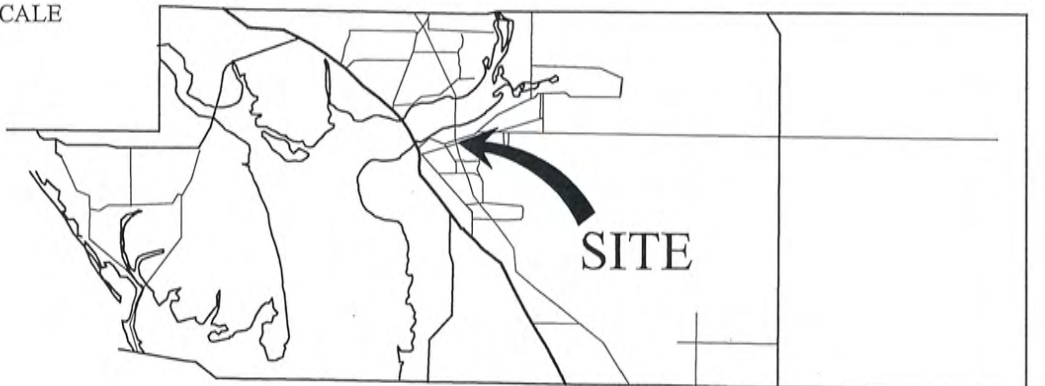
The subject site contains upland habitats which could potentially be utilized by the gopher tortoise (*Gopherus polyphemus*). No gopher tortoise, burrows, or evidence of the species were located on the parcel. If gopher tortoise burrows are found on the parcel, a 100% gopher tortoise survey and relocation permit from the Florida Fish and Wildlife Conservation Commission will be required prior to development of the site if 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.



NOT TO SCALE

SECTION 4; TOWNSHIP 41S; RANGE 23E



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LOCATION MAP

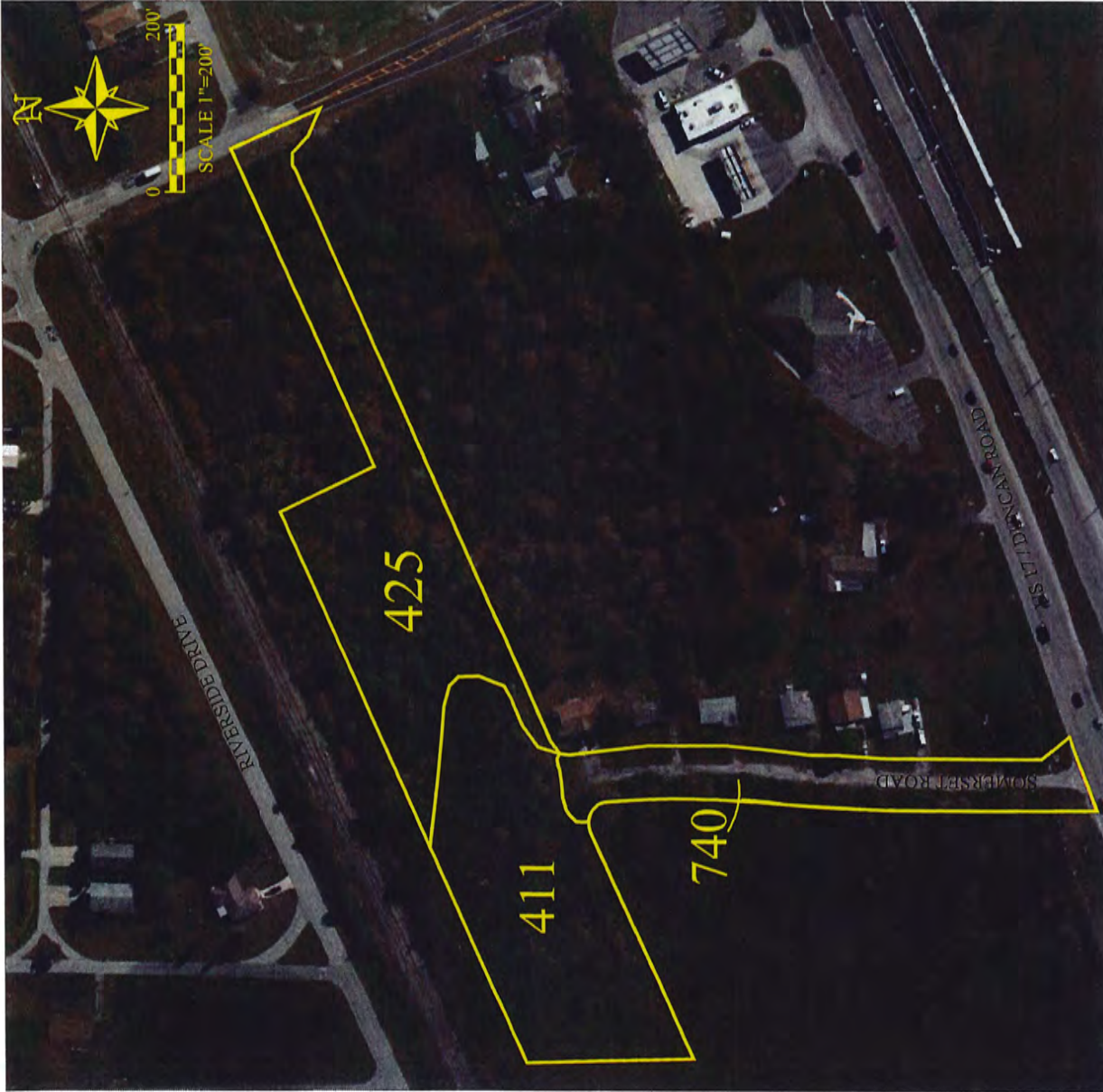
18-040 / MARCH 18, 2020

1775 PARCEL 2

LOCATION MAP

I V A
Ian Vincent & Associates
Environmental Consulting Services

SECTION 4; TOWNSHIP 41S; RANGE 23E



LEGEND

FLUCCS DESCRIPTIONS	ACREAGE
411 PINE FLATWOODS	1.80±
425 TEMPERATE HARDWOOD	2.04±
740 DISTURBED LAND	0.94±
TOTAL	4.78±

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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"=200' SCALE.
4. THE LIMITS OF ON-SITE WETLANDS AND/OR SURFACE WATERS HAVE BEEN FIELD VERIFIED AND APPROVED BY SWFWMD STAFF THROUGH THE ISSUANCE OF ERP PERMIT NUMBER 33844.000.

18-040 / MARCH 18, 2020

Ivan Vincent & Associates
Environmental Consulting Services

1775 PARCEL 2
PROTECTED SPECIES ASSESSMENT MAP

Traffic Impact Statement

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FOR
17-75 Interchange

OWNER:
Seventeen and Seventy-Five, LLC
821 5th Ave. S.
Naples, FL 34102

Prepared by

WEILER ENGINEERING CORPORATION

EB# 6656



201 WEST MARION AVENUE - SUITE 1306 | PUNTA GORDA | FL 33950
TEL 941-505-1700 | FAX 941-505-1702 | WWW.WEILERENGINEERING.ORG

WEC Job No. 18055.001

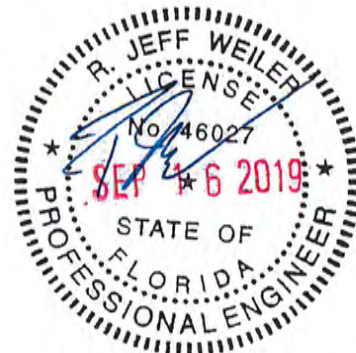
September 2019

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Engineer's Certification

This is to certify that the enclosed engineering calculations were performed by me or under my responsible charge.



R. Jeff Weiler, P.E.

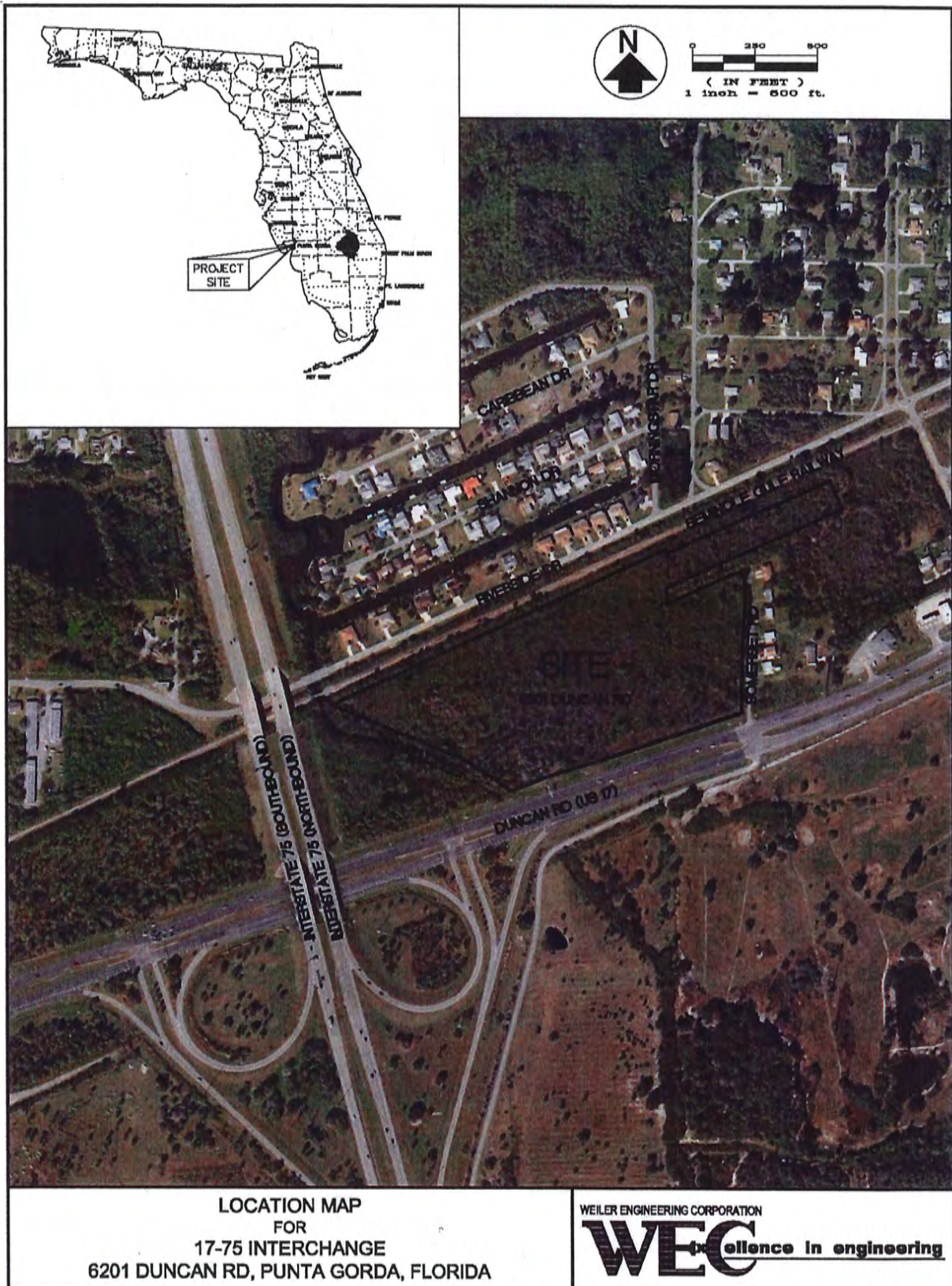
FL. Reg. No 46027

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Traffic Impact Statement
Weiler Engineering Corporation

Location Map



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Project Description

The site was previously rezoned to a PD in 2008 under DRC-PD-08-01. During this time, the site was comprised of 19.73+/-ac. The proposed development in 2008 included (2) parcels for a rail to truck transfer station, fast food restaurant, convenience store w/ gas pumps, and a general office building. The proposed project would add roughly 2.18ac+/- to the project area through the purchase of additional lots adjacent to the site. The project will still contain the same industrial and commercial uses though the acreage to each is different to the approved conditions in 2008. The proposed conditions will contain (1) smaller parcel for a rail to truck transfer station and the remainder of the site will be for commercial outparcels, roadways, and stormwater management. The potential uses within the site are unknown at this point in time and therefore, traffic impact calculations have been completed using ITE Code 820 for Shopping Center.

Project Identification and Location

Under the proposed conditions, the site will be divided into multiple parcels that total approximately 21.91 acres on the northside of Duncan Rd. (U.S. 17), in unincorporated Charlotte County, Section 04, Township 42S, Range 23E. The property address is 6201 Duncan Rd., Punta Gorda, FL 33950 (See the attached location map). The site is bounded by Broad Creek to the west, the Seminole Railway to the north, Somerset Rd. and a residential property to the east, and Rosemary Dr. and Duncan Rd. to the south. Duncan Rd. is classified as an "Other Principle Arterial" by the FDOT. All vehicular trips to and from the site will use Rosemary Dr. via Regent Rd. The nearest traffic stop is at the Regent Rd. and Duncan Rd. intersection, meaning no new interruptions will be generated by the site. See Table 1 for more information on Duncan Rd. The value for the Annual Average Daily Traffic (AADT) is from the 2018 FDOT Traffic Report.

Road	Ownership	Posted Speed	2018 AADT
Duncan Rd	Public	55 MPH	21,500

Table 1: Abutting Roadway Information

Trip Generation

The Institute of Transportation Engineers Trip Generation Manual, 10th Edition (ITE) was used for this project's trip generation. A TIS has already been approved by Charlotte County for the previous design in 2008 when the project area was only 19.73 acres. The project area will be rezoned as a PD; however, the site will be divided into two sub-areas, similar to the 2008 approval. An industrial area will be located near the railroad tracks for a rail to truck transfer station. The remainder of the site will be for uses that are similar to a Commercial General zoning designation. In accordance with the ITE manual, the commercial uses best fits into the category for ITE Code 820 for Shopping Centers since the actual use of the outparcels or size is unknown at this time. Table 2 lists the ITE Codes that were utilized in the current TIS. Because the uses are unknown, the values below are shown to be the worst-case possibility and require that the absolute maximum floor area be used to calculate the number of trips. As the parcels are leased and designed, the TIS will need to be updated to show updated values.

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Weiler Engineering Corporation

Table 2: Possible ITE Land Use Codes

Code	Land Use	Page
30	Truck Terminal	55
820	Shopping Center	1448

In order to show the increase in traffic from the approved rezone in 2008, the land use was modified to the ITE categories used under the proposed conditions and with current ITE rates. The added land area of 2.18+/- acres is cannot be simply added in because the land use size and site configuration are different. The majority of the new land area will be for stormwater management only and some of the area previously proposed in 2008 for stormwater management will now be part of commercial outparcels. Table 3 below shows the converted TIS from 2008 to current ITE codes and rates. The traffic generated from the list below covered the 19.73ac+/- approved in 2008 under DRC-PD-08-01.

Table 3: Traffic generated with land use as approved in 2008 under DRC-PD-08-01 with current ITE rates

Existing Conditions	Code	Name	Unit	Total Area (S.F)	Total Area (AC)	FAR	AM Peak Trips	PM Peak Trips	Weekday Trips
	N/A	Roads/Stormwater/Common Area	N/A	257,756.00	5.92	N/A	N/A	N/A	N/A
	820	Shopping Center	1,000 SQ Ft	234,003	5	140	145	527	6,029
	30	Truck Terminal	Acre	366,997	8.43	-	61	55	690
				Total Area:	19.71		206	582	6,719
							Net Increase Trips:	6,719	
							Pass-By Trips:	1,344	
							Total:	5,375	

Table 4 below shows the net increase in traffic with the addition of 2.18ac+/- area under the proposed design. Under the proposed conditions, there will be approximately 1.75ac dedicated to stormwater management and common area (internal roadways, etc.) than in the approved DRC-PD-08-01. There will also be a net increase of 2.74ac dedicated to development with uses similar to those allowed in a Commercial General zoning designation. The proposed plans have a floor to area ratio of 0.6; therefore, the maximum buildable area would be 71,613 S.F., which is the worst-case scenario. This number will need to be adjusted as the parcels are sold to determine the real-life traffic impact as the number used in this TIS is likely considerable higher. The area for the rail to truck transfer station will have a smaller parcel and therefore, will have a net reduction in the overall trips generated for that use.

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Table 4: Net increase in raw trip generation under the proposed conditions

Proposed Conditions	Code	Name	Unit	Total Area (S.F)	Total Area (AC)	FAR	AM Peak Trips	PM Peak Trips	Weekday Trips
	N/A	Roads/Stormwater/Common Area	N/A	334,189	7.67	N/A	N/A	N/A	N/A
	820	Shopping Center	1,000 SQ Ft	353,636	8.12	212	219	796	9,111
	30	Truck Terminal	Acre	266,632	6.12	-	45	40	501
				Total Area:	21.91		263	836	9,612
							Net Increase Trips:	9,612	
							Pass-By Trips:	1,922	
							Total:	7,690	

Table 5 below shows the comparison between the uses approved in 2008 and the current design. The additional 2.75 acres of commercial land will generate 74 additional AM Peak Hour Trips, 269 additional Peak Hour Trips, and 3,082 weekday trips (not counting pass-by trips). Per the Charlotte County Engineering Design Manual, the Passerby capture cannot be more than 20% of the site-generated traffic. Please refer to Table 5 for the total number of pass-by trips for the net increase in traffic as a result of the additional project area and redesign. While it is likely that the two land uses would share a certain number of trips, no internal capture analysis was conducted. Since the land area for the truck terminal is decreased, there will actually be a reduction in traffic generated for this ITE Code. Table summarizes the difference in traffic generated between the approved design in 2008 and the proposed design with the increase in acreage. As a whole, under worst-case scenario, the net increase in traffic will be 57 AM Peak Hour Trips, 254 PM Peak Hour Trips, and 2,894 Weekday trips, which does not cause an impact on US 17.

Table 5: Net difference in traffic generation from the approved conditions to proposed conditions

Net Difference	Code	Name	Unit	Total Area (S.F)	Total Area (AC)	FAR	AM Peak Trips	PM Peak Trips	Weekday Trips
	N/A	Roads/Stormwater/Common Area	N/A	95,880	1.75	N/A	N/A	N/A	N/A
	820	Shopping Center	1,000 SQ Ft	119,633	2.75	72	74	269	3,082
	30	Truck Terminal	Acre	-100,365	-2.30	-	-17	-15	-189
				Total Area:	21.91		57	254	2,894
							Net Increase Trips:	2,894	
							Pass-By Trips:	579	
							Total:	2,315	

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Traffic Impact Statement
Weiler Engineering Corporation*

Historic or Current Traffic Count Information

Traffic count information was obtained from the Charlotte County Public Works Transportation Engineering Division website. Please refer to Appendix A for the table provided by the County website. Based on the information provided by the County, the segment of road near the project area has an Annual Average Daily Traffic (AADT) of 27,728. This segment has a Level of Service (LOS) of C and is at 47% of the capacity.

Identification of the Impact Segments

Traffic count information was not provided in the Charlotte County: 2018 Roadway Level of Service Data for Golf Course Blvd for a segment intersecting with Duncan Rd (US 17).

Conclusion

The proposed site is located on Duncan Rd (U.S. 17), east of Interstate 75. Based upon the analysis conducted as part of this report, the proposed site will not cause a significant impact to Duncan Rd. (U.S. 17). The worst-case scenario for the proposed additional 2.18ac would be the generation of 2,315 new daily trips and 254 new PM peak hour trips and operates at a Level of Service C with the project traffic.

Appendix A: Current or Historical Traffic Counts

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CHARLOTTE COUNTY: 2018 ROADWAY LEVEL OF SERVICE DATA

V# SNO	Roadway	Station	From	To	Fed. Func. Class.	Lanes	2018 ADOT	Sugg. Gr. Rate	K100	Level of Service Calculations					Percent (%) Capacity Used	
										Level of Service Limits (PK. HC, Two-way Vol.)						Level of Service
										A	B	C	D	E		
176	Jones Loop Road S	193	Taylor Rd.	I-75	RMC	2U	2,393	5.00%	0.091	210	-	1359	1440	-	D	15%
179	San Casa Drive	138	Worth Ave.	C.R. 775	RMC	2U	6,442	1.00%	0.091	585	-	1359	1440	-	D	41%
180	San Casa Drive	139	S.R. 775	Worth Ave.	RMC	2U	6,868	5.00%	0.091	624	-	1359	1440	-	D	43%
181	Sancti Blvd	109	Kings Highway	Deep Creek Blvd.	UC	2U	15,810	3.00%	0.091	1,439	-	1359	1440	-	D	100%
182	Sancti Blvd	110	Deep Creek Blvd	Rio De Janeiro Ave.	UC	2U	6,492	3.00%	0.091	591	-	1359	1440	-	D	41%
183	Sheehan Blvd	231	Midway Blvd	Alton Rd.	L	2U	1,711	1.00%	0.091	156	-	594	1197	1269	D	13%
184	Sheehan Blvd	150	Harry St.	Pompano Ter.	L	2U	5,764	1.00%	0.091	525	-	594	1197	1269	D	44%
185	Sheehan Blvd	215	Cocoyes Way	Gulstream Blvd.	RMC	2U	3,853	1.00%	0.091	349	-	594	1197	1269	D	29%
186	Sheehan Blvd	214	Gulstream Blvd	S.R. 775	RMC	2U	2,477	1.00%	0.091	225	-	594	1197	1269	D	19%
187	Sheehan Blvd	149	S.R. 775	Wilmington Blvd.	RMC	2U	1,123	1.31%	0.091	102	-	1359	1440	-	D	7%
188	Sheehan Blvd	306	Mudrock Cr./Enterprise Dr.	U.S. 41	MA	4D	23,894	2.00%	0.091	2,155	-	3420	3580	-	D	60%
189	Sheehan Blvd	86	Blacayne Dr.	Mudrock Cr./Enterprise Dr.	MA	4D	23,854	2.00%	0.091	2,672	-	3420	3580	-	D	75%
190	Sheehan Blvd	14	El Johnson Bridge	Blacayne Dr.	MA	4D	30,625	2.00%	0.091	2,787	-	3420	3580	-	D	73%
191	Sheehan Blvd	13	C.R. 771	El Johnson Bridge	MA	4D	33,636	2.00%	0.091	3,061	-	3420	3580	-	D	85%
192	Sheehan Blvd	160	Coleman Blvd.	C.R. 771	MA	4D	24,885	2.00%	0.091	2,265	-	3420	3580	-	D	63%
193	Sheehan Blvd	194	Oceanway Blvd	Coleman Blvd.	MA	4D	24,550	2.00%	0.091	2,284	-	3420	3580	-	D	62%
194	Sheehan Blvd	145	Surfway Blvd.	Oceanway Blvd.	MA	4D	25,416	2.00%	0.091	2,313	-	3420	3580	-	D	65%
195	Sheehan Blvd	145	Surfway Blvd.	Surfway Blvd.	MA	4D	27,883	2.00%	0.091	2,538	-	3420	3580	-	D	71%
196	Sheehan Blvd	149	Gulstream Blvd.	Surfway Blvd.	MA	4D	30,818	2.00%	0.091	2,804	-	3420	3580	-	D	78%
197	Sheehan Blvd	144	Oake Blvd.	Gulstream Blvd.	MA	4D	35,363	2.00%	0.091	3,218	-	3420	3580	-	D	92%
198	Sheehan Blvd	142	Pine St.	Oake Blvd.	MA	4D	33,458	2.00%	0.091	3,045	-	3420	3580	-	D	89%
199	Sheehan Blvd	120	Beach Rd.	Pine St.	MA	4D	27,613	2.00%	0.091	2,513	-	3420	3580	-	D	70%
200	Sheehan Blvd	129	Sarasota Co Line	Beach Rd.	MA	4D	15,820	2.00%	0.091	1,440	-	3420	3580	-	D	40%
201	Sheehan Blvd	134	Boundary Blvd.	Rotonda Blvd. North	RMC	2U	7,797	5.00%	0.091	710	-	594	1197	1269	D	58%
202	Sheehan Blvd	133	Gulstream Blvd.	Boundary Blvd.	RMC	2U	11,181	5.00%	0.091	1,016	-	1359	1440	-	D	71%
203	Sheehan Blvd	148	S.R. 775	Oceanway Blvd.	RMC	2U	6,824	5.00%	0.091	621	-	594	1197	1269	D	52%
204	Sheehan Blvd	147	Washburn Ave.	S.R. 775	RMC	2U	2,653	2.00%	0.091	242	-	594	1197	1269	D	20%
205	Sheehan Blvd	233	Highlands Rd.	Brookport Dr.	L	2U	5,450	1.00%	0.091	485	-	594	1197	1269	D	41%
206	Sheehan Blvd	179	U.S. 41 N	Burnt Store Rd.	UC	2U	8,003	5.00%	0.091	728	-	1359	1440	-	D	51%
207	Sheehan Blvd	180	Burnt Store Rd.	Airport Rd.	RMC	2U	9,683	3.00%	0.091	881	-	1359	1440	-	D	61%
208	Sheehan Blvd	181	Airport Rd.	Cooper St.	RMC	2U	7,141	5.00%	0.091	650	-	1359	1440	-	D	45%
209	Sheehan Blvd	93	Collegewood Blvd.	S.R. 775	MA	2U	5,515	5.00%	0.091	502	-	594	1197	1269	D	42%
210	Sheehan Blvd	195	S.R. 775	U.S. 41 N	MA	2U	8,130	5.00%	0.091	740	-	1359	1440	-	D	51%
211	Sheehan Blvd	18	U.S. 41 N	Sarasota Co Line	UC	4D	17,887	5.00%	0.091	1,510	-	3078	3580	-	D	45%
212	Sheehan Blvd	188	U.S. 41	Sarasota Co Line	MA	4D	11,103	5.00%	0.091	1,010	-	3078	3580	-	D	28%
213	Sheehan Blvd	189	U.S. 41	U.S. 41	MA	4D	11,103	5.00%	0.091	1,010	-	3078	3580	-	D	28%
214	US Highway 17	112	Peace River Shores Blvd	Washington Loop Rd. S	PA	4D	12,697	2.00%	0.091	1,183	-	3420	3580	-	D	33%
215	US Highway 17	115	DeSoto Co Line	Peace River Shores Blvd	PA	4D	9,685	2.00%	0.091	880	-	3420	3580	-	D	25%
217	US Highway 41	185	Lee County Line	Tubers Grade	PA	4D	21,719	2.00%	0.091	1,976	-	3420	3580	-	D	55%
219	US Highway 41	185	Tubers Grade	Burnt Store Rd.	PA	4D	18,676	2.00%	0.091	1,518	-	3420	3580	-	D	42%

Contact: Ravi Kumarajagadda - Ravi.Kumarajagadda@charlottecountyfl.gov or (841) 575-3658

Page 5 of 6



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FEB 24 2020

Robin Palmer
Weiler Engineering
201 W Marion Ave Suite 1306
Punta Gorda FL 33950
Sent via email: rpalmer@weilerengineering.org

RE: Water and Wastewater Service Availability
6201 Duncan Road 412304177001

This letter is issued to identify the procedure to determine the availability of water and sewer services to the above referenced property. The subject location is in the City Utility Service Area. Utility availability means, the subject parcel has the ability to connect to the existing water system and the existing gravity sewer system, and obtain water and sewer capacity required by the subject parcel. Parcels which are un-developed, or planned for re-development, or planned for change of use, will require site specific information to evaluate utility availability status. In the event utility service is not available at the capacity required by the subject parcel, off-site utility line extensions or improvements from the City utility system to the subject location will be required to obtain utility availability. Off-site utility improvements necessary to obtain utility availability are the responsibility of the specially benefitted properties, property owner, or developer.

A preliminary review based on viewing the subject parcel(s) on the Charlotte County GIS site, ccgis.com, indicates the property is undeveloped. Utility improvements may be necessary to obtain utility service to the subject parcel(s). We recommend meeting in our office to determine site specific information, and review capacity and location of existing utility lines. Off-site utility improvements may be required to obtain utility service to the subject parcel. Off-site utility line extensions will be required to meet the future development scenarios consistent with the Utility planning scenarios.

The following conditions apply to owner/developer constructed utility system improvements.

1. Owner/Developer shall be responsible for the design, funding, construction of all on-site and off-site water and sewer facilities necessary to provide service which may include up-grading of existing off-site utility facilities.
2. All utility construction plans, permits, and shop drawings must be reviewed and approved by the City of Punta Gorda Utility Department.
3. Owner/Developer shall obtain all necessary regulatory approvals, including Florida Department of Environmental Protection, City of Punta Gorda, Charlotte County, and FDOT.
4. All off-site utility improvements must be contributed to the City as a developer contributed asset prior to approval to place in service.
5. Service is contingent upon sufficient water and sewer plant capacity at time of connection. (Capacity is based on a first come-first serve basis at time of connection and impact fee payments).

Please call our office at 575 3339 if you would like to schedule a utility availability meeting. If you should have any questions, please do not hesitate to call this office.

Sincerely,

Steve Adams



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 850-245-6333 for project review information.

May 20, 2020

Kelly Bhutada, Planner
The Weiler Engineering Corp.
201 W Marion Ave
Punta Gorda, FL 33950
941-505-1700 Phone

In response to your inquiry of May 20, 2020, the Florida Master Site File lists no cultural resources found in the designated area of Charlotte County, Florida.

T41S R23E Section 04

When interpreting the results of our 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.

Sincerely,

Eman M. Vovsi, Ph.D.
Florida Master Site File
Eman.Vovsi@DOS.MyFlorida.com



SITE

SOLANA

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community. Sources: Esri, HERE, Garmin, Intermap, Inetm P Corp., GEBCO, USGS, FAO, NPS, NRCAN, Geobase, IGN, Kagaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

JUN 15 2020

Request:

Seventeen and Seventy-Five LLC (applicant) is requesting approval of a Small-Scale Plan Amendment (MAP) to change the Future Land Use category of 2.4 ± acre site, located at 3300 Rosemary Drive, from Low Density Residential (LDR) and High-Density Residential (HDR)) Future Land Uses to Commercial Future Land Use. This request is limited to FLU Map amendment to Comprehensive Plan Map 1: 2030 Future Land Use. No further map or text amendments are required to support this request. A PD amendment petition was approved under DRC-19-00060 and the applicant has filed a concurrent PD Rezoning application.

Narrative

The subject property is approx. 2.4± acre located north of Duncan Rd, west of Regent Rd and South of Riverside Dr and Seminole Gulf Railroad. An adjacent property 6201 Duncan Rd is a planned development (17-75 Interchange Planned Development) and owned by the applicant. The subject property is new addition to the Master Concept Plan of 17-75 Interchange CPD (refer DRC-19-00060) and primarily serve for an infrastructural improvements for the project. The subject property is currently vacant. Above figure shows project boundary of 17-75 Interchange CPD. The proposed FLUM amendment will unify the land use for whole project site as required by County Code.

North of the property is Seminole Gulf Railroad then Riverside Drive and then Vacant Residential-Single-Family FLU; Zoned Residential Multifamily. East of the property is Low Density and High Density Vacant Multifamily Residential FLU; Zoned Residential Multifamily. West of the property is Commercial FLU; zoned Commercial Planned Development. South of the property is Somerset Rd and High Density Vacant Multifamily Residential FLU; Zoned Residential Multifamily.

The following is an analysis of how the proposed amendment is consistent with the goals, objectives and policies of the Comprehensive Plan:

The subject property will provide for infrastructure improvements for the project 17-75 Interchange CPD. The subject property is zoned residential pre 2014 and has never developed due to lack of access to the property. The request is compatible with adjacent uses and will not affect nearby residential areas. The property will provide sufficient buffer and prevent intrusion into residential areas. The existing natural landscape will be maintained on the site. The property will be serviced via Rosemary Drive and Somerset Road.

The request is consistent with FLU Policy 4.1.2 Overall Reduction in Platted Lots and FLU Policy 4.1.4 Incentives for Private Solutions towards the platted lands problem. The proposed development will contribute to the achievement of these policies.

Additional Goals, Objectives, and/or Policies which the proposed FLUM is consistent:

Objective 6.3 US 17 area (FLUM Map Series Map #11) – Job Creation

The project 17-75 Interchange CPD provides the ability to develop non-residential uses along this vital corridor that will lead to the creation of important non-service industry jobs. Jobs include logistics, shipping services, and commercial uses supporting residential development.

FLU 4.1.6 (2) Buffer or transition requirements necessary to achieve compatibility

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Specifically, subsection "a" lessen impacts and integrate development along the edges of properties where different zoning districts are present.

The proposed FLUM will unify the land uses of the project site and provide for infrastructural improvements including stormwater / buffer / open space tract will further enhance the transition between residential uses, the existing railroad, and the approved CPD.

FLU 5.4.2 Limit Expansion of Strip Commercial

The proposed FLUM supports and enhances project 17-75 Interchange CPD. The CPD promotes master planned development of commercial uses in a clustered, non-linear layout.

Objective 5.7.3 General standards for Non-residential

The proposed FLUM will not impact adjacent residential uses. Amendment to the CPD Master Concept Plan incorporate the subject property as an infrastructural improvements, the proposed uses are consistent with this Objective.

FLU 5.7 Commercial Access

The proposed road improvements implement this policy. County policy requires stormwater tracts to be zoned consistent with their associated project zoning. Approval of the FLUM amendment will unify the land use of the project site and will allow for an additional stormwater / buffer / open space tract to provide stormwater facilities to support the improvements to access road(s).

FLU 5.7.4 Commercial Landscaping and Buffering

The proposed FLUM and proposed use of the subject property as part of project 17-75 Interchange CPD provides additional commercial landscaping to protect nearby residential uses.

Historic and Archeological Assessment

The site is currently predominantly vacant land. In order to determine if there was any Historic or Archeological significance the National Register of Historic Places in Charlotte County and the Florida Division of Historical Resources websites were viewed. Based on the available information from these websites, no historic or archeological significance was found. If, however, during construction, any archeological significant items are located, the construction will cease, and the proper authority shall be notified immediately.

Protected and Threatened Species

The vegetative communities were identified and classified using the Florida Land Use Cover and Forms Classification System (FLUCCS). The table below shows the vegetative communities present for the existing conditions (Please refer to Table 1). Please refer to Figure 1 for a map with the FLUCCS IDs.

Table 1: FLUCCS vegetative cover table.

FLUCCS ID	Description
411	Pine Flatwoods
425	Freshwater Marshes
643	Wet Prairie
740H	Hydric Disturbed Land

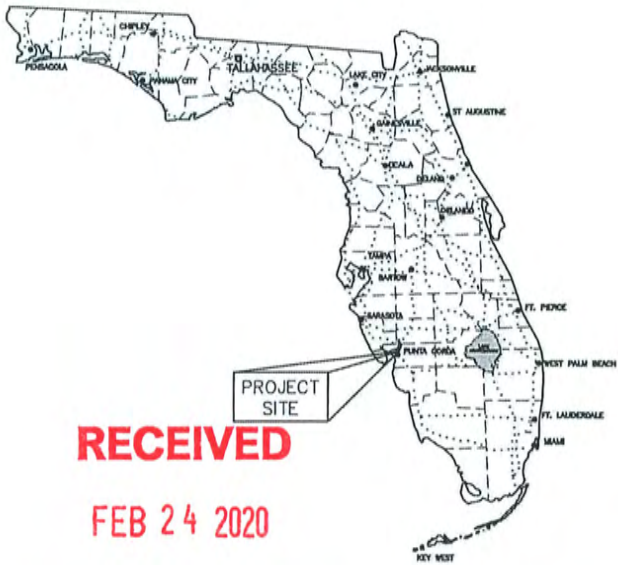
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JUN 15 2020

Minimal wetland impacts will occur as a result of this project. The site has a total of 0.33 acres. The only known endangered species within the PD parcel area is a bald eagle. The site will be designed so that no area will be disturbed within 150' of the eagle's nest. Please refer to the Protected Species Assessment prepared by Ian Vincent & Associates.

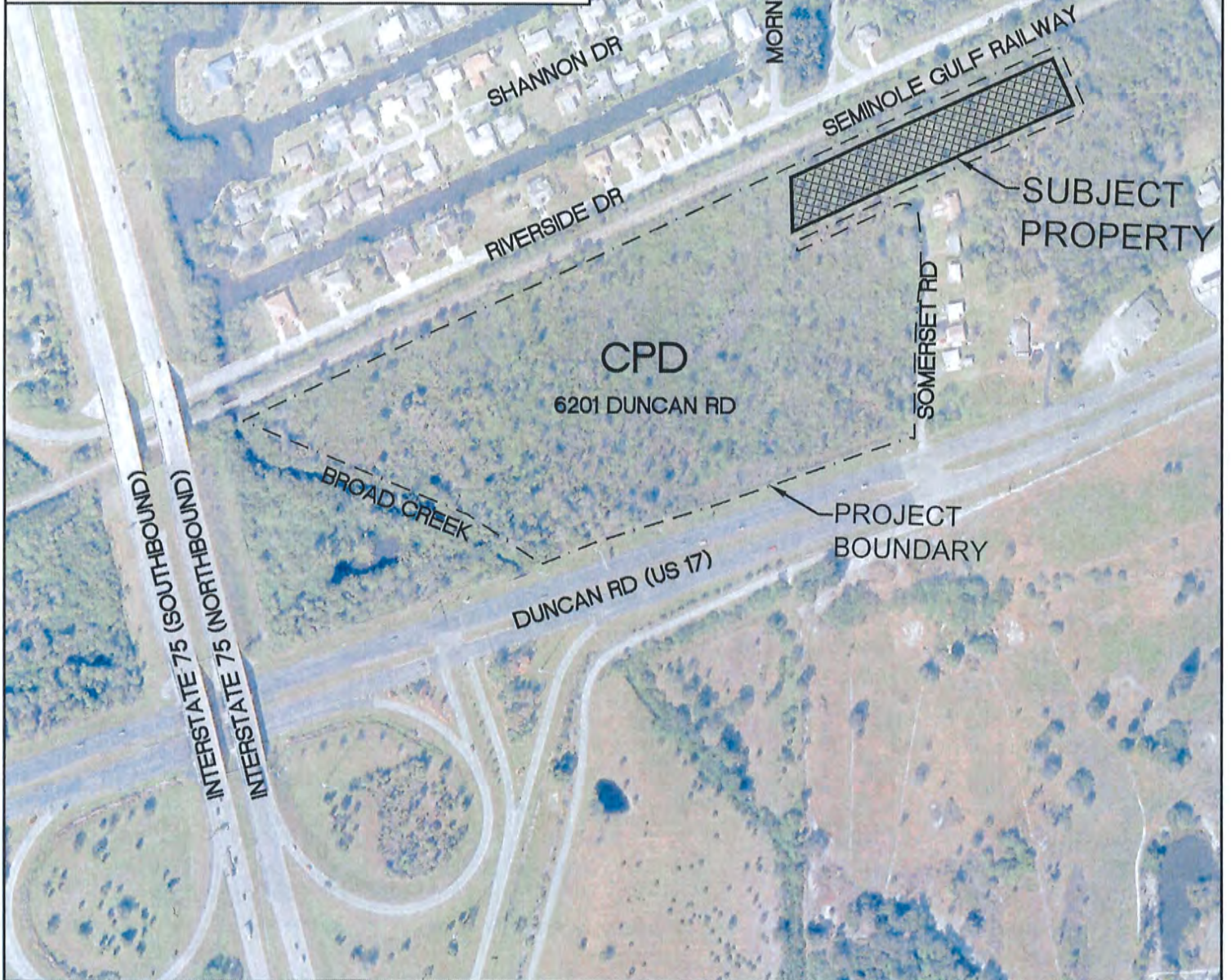
Conclusion:

The proposed FLUM amendment will not create spot land use on FLUM. It will unify a land use for project 17-75 Interchange CPD. The proposed development on this lot will create an additional access to the CPD and possible divert the traffic from US 17. This improvement to the Rosemary Drive will also provide a needed access to the lots along this street and it creates development opportunity on those lots. A traffic report is attached to the packet for staff review.



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FEB 24 2020



LOCATION MAP
FOR
17-75 INTERCHANGE
6201 DUNCAN RD
PUNTA GORDA, FLORIDA



0 200 400
(IN FEET)
1 inch = 400 ft.

WEILER ENGINEERING CORPORATION

WEC *excellence in engineering*

LEGAL DESCRIPTION

SCHEDULE "A" FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT FILE NO. 2038-2506557

LOT 44, PINEAPPLE CENTER, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 7, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, LESS AND EXCEPT THOSE PORTIONS TAKEN BY ORDERS OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 318, PAGE 653, OFFICIAL RECORDS BOOK 516, PAGE 676, AND OFFICIAL RECORDS BOOK 518, PAGE 645, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

ALSO,

A PARCEL OF LAND LOCATED IN THE NORTH 1/2 OF SECTION 4, TOWNSHIP 41 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA, BEING A PORTION OF BLOCK "Y" LYING NORTH OF US HIGHWAY 17 AND WINDSOR ROAD LYING BETWEEN ROSEMARY DRIVE AND US HIGHWAY NO. 17, GOLF CLUB ESTATES, AS PER THE RECORDED PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 43 OF SAID PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 4, TOWNSHIP 41 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA FOR A POINT OF REFERENCE, THENCE SOUTH 01 DEGREES 32 MINUTES 50 SECONDS EAST ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 4, 1289.39 FEET TO THE INTERSECTION OF SAID EAST LINE WITH THE WESTERLY PROLONGATION OF ROSEMARY DRIVE AS SHOWN ON SAID PLAT OF GOLF CLUB ESTATES AND THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED, THENCE SOUTHERLY 01 DEGREES 32 MINUTES 50 SECONDS EAST ALONG SAID EAST LINE OF SAID NORTHWEST 1/4 AND THE WESTERLY LINE OF SAID GOLF CLUB ESTATES, 535.44 FEET TO THE INTERSECTION OF SAID LINE WITH THE NORTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF US HIGHWAY NUMBER 17 AS SHOWN ON FLORIDA DOT RIGHT-OF-WAY MAP SECTION 010075-2502, SHEET 12 OF 13, THENCE NORTH 71 DEGREES 02 MINUTES 28 SECONDS EAST ALONG SAID LIMITED ACCESS RIGHT-OF-WAY LINE 211.61 FEET, THENCE NORTH 72 DEGREES 05 MINUTES 58 SECONDS EAST, ALONG SAID LIMITED ACCESS RIGHT-OF-WAY LINE, 88.05 FEET TO THE WESTERLY LINE OF SOMERSET ROAD AS PER SAID PLAT OF GOLF CLUB ESTATES, THENCE NORTH 00 DEGREES 07 MINUTES 25 SECONDS WEST, ALONG SAID WESTERLY LINE, 140.10 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE EAST, THENCE 187.99 FEET, ALONG SAID WESTERLY LINE AND THE ARC OF SAID CURVE HAVING A RADIUS OF 2063.25 FEET, A CENTRAL ANGLE OF 05 DEGREES 13 MINUTES 11 SECONDS AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 02 DEGREES 10 MINUTES 48 SECONDS EAST 187.90 FEET TO A POINT OF REVERSE CURVATURE, THENCE 217.53 FEET ALONG SAID WESTERLY LINE AND SAID REVERSE CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 799.79 FEET, A CENTRAL ANGLE OF 15 DEGREES 55 MINUTES 01 SECOND, AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 00 DEGREES 31 MINUTES 00 SECONDS EAST 216.86 FEET TO A POINT OF COMPOUND CURVE, THENCE 44.23 FEET ALONG SAID WESTERLY LINE AND THE ARC OF SAID COMPOUND CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 101 DEGREES 22 MINUTES 24 SECONDS AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 63 DEGREES 35 MINUTES 01 SECONDS WEST 38.68 FEET TO THE END OF SAID CURVE AND SAID SOUTHERLY RIGHT-OF-WAY LINE OF ROSEMARY DRIVE PER SAID PLAT OF GOLF CLUB ESTATES, THENCE SOUTH 65 DEGREES 47 MINUTES 55 SECONDS WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND THE WESTERLY PROLONGATION THEREOF, 298.85 FEET TO THE POINT OF BEGINNING.

ALSO,

THAT PART OF U.S. GOVERNMENT LOT 3 LYING SOUTH OF THE ATLANTIC COASTLINE RAILROAD IN SECTION 4, TOWNSHIP 41 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA, AS SHOWN ON SURVEY RECORDED IN OFFICIAL RECORDS BOOK 136, PAGE 689, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, BEING ALSO DESCRIBED AS LOT 8, ACCORDING TO THE PLAT OF LANDS OF THE PUNTA GORDA PINEY RECORDED IN PLAT BOOK 1, PAGE 12, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

ALL THE ABOVE, BEING MORE PARTICULARLY DESCRIBED AS (PARCEL SURVEYED):

A PARCEL OF LAND LOCATED IN THE NORTH 1/2 OF SECTION 4, TOWNSHIP 41 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA, BEING A PORTION OF GOVERNMENT LOT 3, LOT 44 PINEAPPLE CENTER AS PER THE RECORD PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 7, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, SAID PARCEL ALSO BEING A PORTION OF VACATED BLOCK "Y" LYING NORTH OF US HIGHWAY 17 AND WINDSOR ROAD LYING BETWEEN ROSEMARY DRIVE AND US HIGHWAY NO. 17, GOLF CLUB ESTATES, AS PER THE RECORD PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 43 OF SAID PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 4, TOWNSHIP 41 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA FOR A POINT OF REFERENCE, THENCE SOUTH 01°31'27" EAST, ALONG THE EAST LINE OF THE NW 1/4 OF SAID SECTION 4, 1229.19 FEET TO THE INTERSECTION OF SAID EAST LINE WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF THE ATLANTIC COASTLINE RAILROAD AND THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED, THENCE SOUTH 85°12'48" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 1229.19 FEET TO THE INTERSECTION OF SAID SOUTHERLY RIGHT-OF-WAY LINE AND THE NORTH LINE OF SAID LOT 44, PINEAPPLE CENTER, THENCE SOUTH 85°10'14" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND NORTHERLY LINE OF SAID LOT 44, 275.59 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF ORANGE CREEK BOULEVARD AS SHOWN ON SAID PLAT OF PINEAPPLE CENTER, THENCE SOUTH 67°50'39" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 585.36 FEET, THENCE SOUTH 52°58'21" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 214.60 FEET TO THE INTERSECTION WITH THE NORTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF US HIGHWAY NO. 17, THENCE NORTH 88°09'59" EAST, ALONG SAID LIMITED ACCESS RIGHT-OF-WAY LINE, 150.21 FEET, THENCE NORTH 72°58'47" EAST, ALONG SAID LIMITED ACCESS RIGHT-OF-WAY LINE, 500.12 FEET, THENCE NORTH 71°03'34" EAST, ALONG SAID LIMITED ACCESS RIGHT-OF-WAY LINE, 448.78 FEET, THENCE NORTH 72°05'59" EAST, ALONG SAID LIMITED ACCESS RIGHT-OF-WAY LINE, 88.05 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SOMERSET ROAD AS SHOWN ON SAID PLAT OF GOLF CLUB ESTATES, THENCE NORTH 00°07'25" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE 140.10 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE EAST, THENCE 187.99 FEET ALONG SAID WESTERLY LINE AND THE ARC OF SAID CURVE HAVING A RADIUS OF 2063.25 FEET, A CENTRAL ANGLE OF 05°13'11", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 02°10'48" EAST 187.90 FEET TO THE POINT OF REVERSE CURVATURE, THENCE 217.53 FEET ALONG SAID REVERSE CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 799.79 FEET, A CENTRAL ANGLE OF 15°55'01", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 00°31'00" EAST 216.86 FEET TO A POINT OF COMPOUND CURVATURE, THENCE 44.23 FEET ALONG SAID COMPOUND CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 101°22'24", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 63°35'01" WEST 38.68 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID ROSEMARY DRIVE AS SHOWN ON SAID PLAT OF GOLF CLUB ESTATES, THENCE SOUTH 65°47'55" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND THE WESTERLY PROLONGATION THEREOF TO THE INTERSECTION WITH SAID EAST LINE OF THE NORTHWEST 1/4 OF SECTION 4, THENCE NORTH 01°32'50" WEST, ALONG SAID EAST LINE OF THE NORTHWEST 1/4 OF SECTION 4, 216.84 FEET TO THE POINT OF BEGINNING.

ALONG WITH LOTS 1A, 1 THROUGH 14, BLOCK 4 GOLF CLUB ESTATES ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 43, IN THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

CONTAINING 19.760 ACRES MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, AND RESERVATIONS OF RECORD.

BEARINGS ARE GRID BEARINGS BASED UPON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, REFERRING THE NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT (NAD 83/95).

PROJECT DATA:

PROJECT: 17-75 INTERCHANGE
3200 ROSEMARY DRIVE
PUNTA GORDA, FLORIDA 33950

OWNER/DEVELOPER: SEVENTEEN AND SEVENTY-FIVE LLC
WILLIAM DEMPSEY CHEFFY PASSIDOMO
821 5TH AVENUE SOUTH
NAPLES, FLORIDA 34102

TOTAL SITE AREA: 954,259.7 S.F. - 21.91 ACRES

WATER & SEWER: CITY OF PUNTA GORDA UTILITIES

ENGINEER: R. JEFF WEILER, P.E. NO. 46027
WEILER ENGINEERING CORPORATION
201 W. MARION AVE., SUITE 1308
PUNTA GORDA, FLORIDA 33950
941.505.1700

SURVEYOR: DAVID S. DAGOSTINO, P.S.M. NO. 5762
DAGOSTINO & WOOD, INC.
35415 JAEGER ROAD SUITE A
NAPLES, FLORIDA 34109
239.352.6085

VERTICAL DATUM: NGVD 1929 AS SHOWN ON SURVEY

FLOOD INFORMATION: AEB
COMMUNITY / PANEL NUMBER 120061 0211 F
REVISED / EFFECTIVE DATE: 05 MAY 2003

EXISTING ZONING: PLANNED DEVELOPMENT (18.76 ACRES) AND RMF-R (3.15)

PROPOSED ZONING: PLANNED DEVELOPMENT (21.91 ACRES)

LOT AND SITE DEVELOPMENT STANDARDS

PD PERIMETER SETBACK: 25 FEET

LOT DIMENSIONS (MIN): PER CG ZONING DISTRICT -
AREA 12,000 SF / WIDTH 100 FEET

LOT SETBACKS (MIN): PER CG ZONING DISTRICT -
FRONT OR STREET 10 FEET
SIDE 0 FEET
BACK 10 FEET

BUILDING HEIGHT: PER CG ZONING DISTRICT (60 FEET)

BUILDING COVERAGE: PER CG ZONING DISTRICT (55%)

FAR (MAX): PER CG ZONING DISTRICT (0.6)

ISR (MAX): 83% (LOTS)

BUFFER: PER PD CONDITIONS OF APPROVAL

SCHEDULE OF USES: PER PD CONDITIONS OF APPROVAL

PARCEL 1: 338,026SF (7.76AC) - RAILROAD SIDING (INCLUDES 1.62AC FOR EAGLE PRESERVE)

PERMITTED USES:
ALL PERMITTED PRINCIPAL USES IN COMMERCIAL GENERAL (CG)
ADDITIONAL USES:
- RAILROAD SIDING, RAIL TO TRUCK TRANSFER
PARCEL 2: 479,160SF (11.1AC) - PRINCIPAL AND ACCESSORY USES

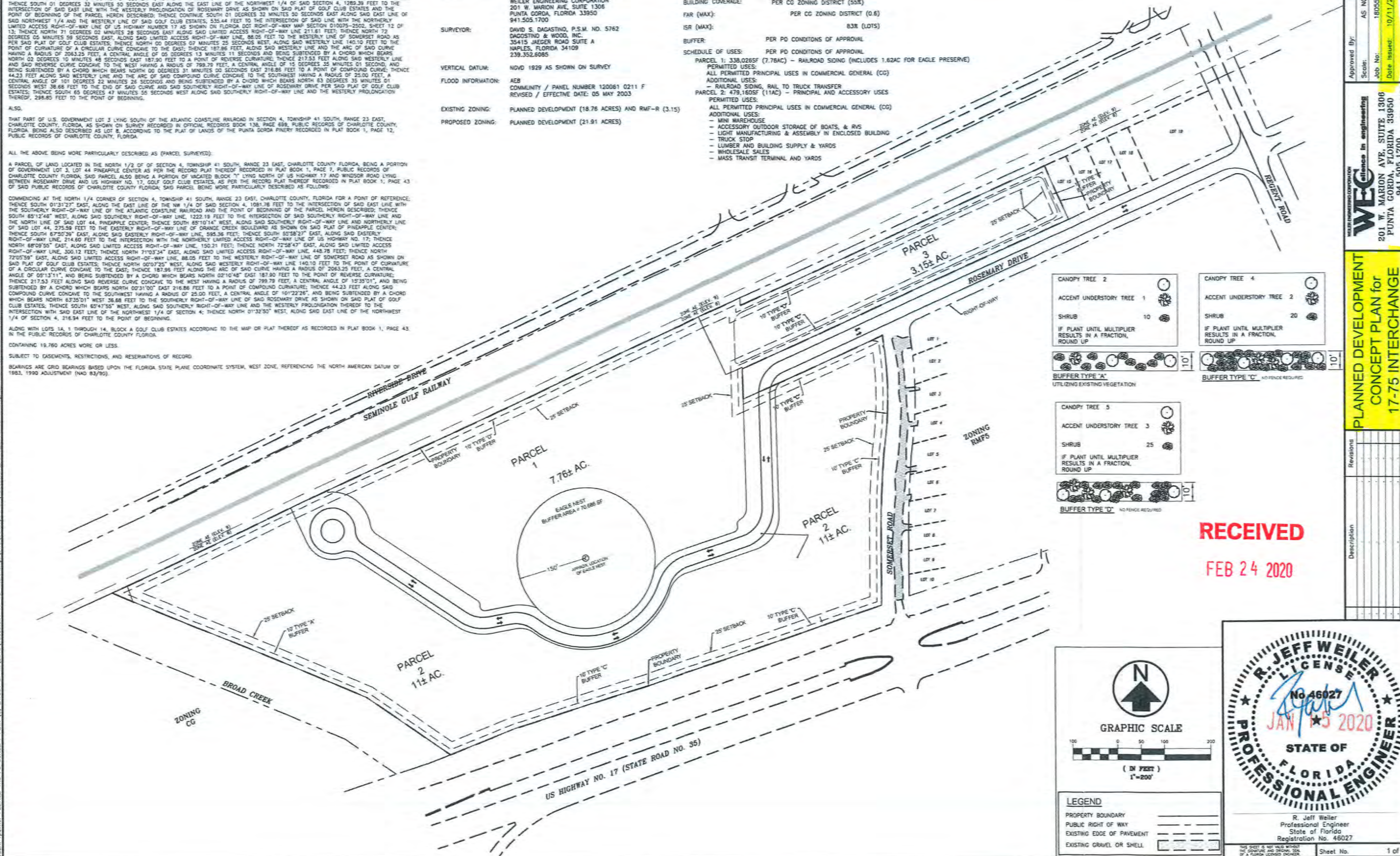
PERMITTED USES:
ALL PERMITTED PRINCIPAL USES IN COMMERCIAL GENERAL (CG)
ADDITIONAL USES:
- MINI WAREHOUSE
- ACCESSORY OUTDOOR STORAGE OF BOATS, & RVs
- LIGHT MANUFACTURING & ASSEMBLY IN ENCLOSED BUILDING
- TRUCK STOP
- LUMBER AND BUILDING SUPPLY & YARDS
- WHOLESALE SALES
- MASS TRANSIT TERMINAL AND YARDS

PARCEL 3: 137,214SF (3.15AC) - STORMWATER, ROADS, UTILITIES, AND SIGNAGE.

NOTES

1. DRAINAGE EASEMENTS MAY BE MODIFIED ON A PER SITE BASIS.
2. ON-SITE STORMWATER MAY BE PROVIDED WITHIN EASEMENT OR TRACT(S), DEPENDING ON FINAL DESIGN.

USER: jpmiller PLOTTED THE PD CONCEPT PLAN (3) LAYOUT OF W:\2018\17-75 Interchange\DWG\Concept Plan\17-75 Interchange.dwg, ON Jan 15, 2020 @ 11:24am



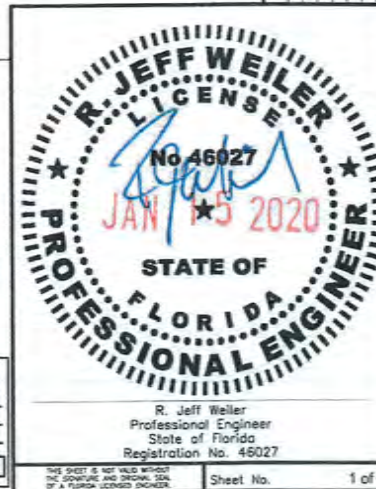
MDG	Design:	MDG
MDG	Drawn:	MDG
MDG	AS NOTED	18055.001
MDG	Job No:	18055.001
MDG	Date Issued:	10/11/2019
MDG	Checked:	KB

WEC
WILLIAM ENGINEERING CORPORATION
201 W. MARION AVE., SUITE 1308
PUNTA GORDA, FLORIDA 33950
941.505.1700

PLANNED DEVELOPMENT
CONCEPT PLAN for
17-75 INTERCHANGE

Revisions	Description

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CHARLOTTE COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT

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**APPLICATION for
PLANNED DEVELOPMENT REZONING**

Date Received: <i>May 22, 2020</i>	Time Received: <i>—</i>
Date of Log-in: <i>June 8, 2020</i>	Petition #:
Receipt #: <i>Trans No.: 387189</i>	Accela #: <i>PD-20-00004</i>
	Amount Paid: <i>\$4,540.-</i>

1. PARTIES TO THE APPLICATION

✓ **Name of Applicant:** SEVENTEEN AND SEVENTY-FIVE LLC

Mailing Address: 821 5th Ave. S

City: Naples

State: FL

Zip Code: 34102

Phone Number:

Fax Number:

Email Address:

✓ **Name of Agent:** William Dempsey

Mailing Address: 821 5th Ave. S

City: Naples

State: FL

Zip Code: 34102

Phone Number: 239-261-9300

Fax Number:

Email Address: wjdempsey@napleslaw.com

✓ **Name of Engineer/Surveyor:** Robin Palmer

Mailing Address: Weiler Engineering Corporation, 201 West Marion Avenue Suite 1306

City: Punta Gorda

State: FL

Zip Code: 33950

Phone Number: 941-505-1700

Fax Number:

Email Address: rpalmer@weilerengineering.org

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

SEVENTEEN AND SEVENTY-FIVE LLC

Mailing Address: 821 5th Ave. S

City: Naples

State: FL

Zip Code: 34102

Phone Number:

Fax Number:

Email Address:

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✓ **2. PROPERTY INFORMATION**

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

Property Account #: See attached parcel list

Section:	Township:	Range:
Parcel/Lot #:	Block #:	Subdivision:
Total acreage or square feet of the property:		

✓ **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. Please see attached survey.

✓ **7. EXISTING LAND USE DESIGNATIONS**

Future Land Use Map (FLUM) designation(s)	Acreage
Commercial	19.67+/-
Low Density Residential	1.63+/-
High Density Residential	0.6+/-
Zoning District(s)	Acreage
PD	19.67+/-
RMF5	1.63+/-
RMF10	0.6+/-

✓ **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?
 Change existing zoning designation from RMF5, RMF10 and PD to PD.

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

Combine and Unify the land use for project 17-75 Interchange zoned Commercial Planned Development

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at 6201 Duncan Rd owned by the owner/ applicant. Please see narrative for more details. MAY 22 2020

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

Vacant land

✓ 11. **SURROUNDING LAND USES:**

North: Seminole Gulf Railroad and then Vacant Residential

South: Us 17 and single/ multifamily residential

East: Vacant Multifamily Residential and single family residential

West: Vacant Commercial and Interstate 75

✓ 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):

I-75, Duncan Rd, Somerset Rd, Rosemary Rd, Regent Rd

- ✓ 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

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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".

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- ✓ 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.

X **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

This is done by Planning Staff.

Parcel List

- ✓ 1. Strap #412304207002; Address: 3300 Rosemary Dr
- | | | |
|---|------------|---|
| Section: 04 | Town: 41 | Range: 23 |
| Parcel/ Lot#: 1A,1-6 and 8-14 | Block #: A | Subdivision: GOC <i>Club Golf Course</i> |
| Total acreage or square footage of the property: 2.08 ± ac <i>ESTATES</i> | | |
- ✓ 2. Strap #412304207001; Address: 3406 Rosemary Dr
- | | | |
|---|------------|---|
| Section: 04 | Town: 41 | Range: 23 |
| Parcel/ Lot#: 7 | Block #: A | Subdivision: GOC <i>Club GOLF Course</i> |
| Total acreage or square footage of the property: 0.15 ± ac <i>ESTATES</i> | | |
- ✓ 3. Strap #412304177001; Address: 6201 Duncan Rd
- | | | |
|--|----------|----------------------|
| Section: 04 | Town: 41 | Range: 23 |
| Parcel/ Lot#: 44, P8, L8 | Block #: | Subdivision: PPC/ZZZ |
| Total acreage or square footage of the property: 19.67± ac | | |

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LOT(S) 1, 1A AND 2 THROUGH 14, 16, AND 17, BLOCK A, GOLF CLUB ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE(S) 43, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

ALSO,

SCHEDULE "A" FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT FILE NO. 2038-2506557

LOT 44, PINEAPPLE CENTRE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 7, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, LESS AND EXCEPT THOSE PORTIONS TAKEN BY ORDERS OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 318, PAGE 653, OFFICIAL RECORDS BOOK 516, PAGE 678, AND OFFICIAL RECORDS BOOK 518, PAGE 645, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

ALSO,

A PARCEL OF LAND LOCATED IN THE NORTH 1/2 OF SECTION 4, TOWNSHIP 41 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA, BEING A PORTION OF BLOCK "I" LYING NORTH OF US HIGHWAY 17 AND WINDSOR ROAD LYING BETWEEN ROSEMARY DRIVE AND US HIGHWAY NO. 17, GOLF CLUB ESTATES, AS PER THE RECORDED PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 43 OF SAID PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 4, TOWNSHIP 41 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA FOR A POINT OF REFERENCE; THENCE SOUTH 01 DEGREES 32 MINUTES 50 SECONDS EAST ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 4, 1289.39 FEET TO THE INTERSECTION OF SAID EAST LINE WITH THE WESTERLY PROLONGATION OF ROSEMARY DRIVE AS SHOWN ON SAID PLAT OF GOLF CLUB ESTATES AND THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE CONTINUE SOUTH 01 DEGREES 32 MINUTES 50 SECONDS EAST ALONG SAID EAST LINE OF SAID NORTHWEST 1/4 AND THE WESTERLY LINE OF SAID GOLF CLUB ESTATES, 535.44 FEET TO THE INTERSECTION OF SAID LINE WITH THE NORTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF US HIGHWAY NUMBER 17 AS SHOWN ON FLORIDA DOT RIGHT-OF-WAY MAP SECTION 010075-2502, SHEET 12 OF 13; THENCE NORTH 71 DEGREES 02 MINUTES 28 SECONDS EAST ALONG SAID LIMITED ACCESS RIGHT-OF-WAY LINE 211.61 FEET; THENCE NORTH 72 DEGREES 05 MINUTES 59 SECONDS EAST, ALONG SAID LIMITED ACCESS RIGHT-OF-WAY LINE, 88.05 FEET TO THE WESTERLY LINE OF SOMERSET ROAD AS PER SAID PLAT OF GOLF CLUB ESTATES; THENCE NORTH 00 DEGREES 07 MINUTES 25 SECONDS WEST, ALONG SAID WESTERLY LINE 140.10 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE EAST; THENCE 187.96 FEET, ALONG SAID WESTERLY LINE AND THE ARC OF SAID CURVE HAVING A RADIUS OF 2063.25 FEET, A CENTRAL ANGLE OF 05 DEGREES 13 MINUTES 11 SECONDS AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 02 DEGREES 10 MINUTES 48 SECONDS EAST 187.90 FEET TO A POINT OF REVERSE CURVATURE; THENCE 217.53 FEET ALONG SAID WESTERLY LINE AND SAID REVERSE CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 799.79 FEET, A CENTRAL ANGLE OF 15 DEGREES 35 MINUTES 01 SECOND, AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 00 DEGREES 31 MINUTES 00 SECONDS EAST 216.86 FEET TO A POINT OF COMPOUND CURVE; THENCE 44.23 FEET ALONG SAID WESTERLY LINE AND THE ARC OF SAID COMPOUND CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 101 DEGREES 22 MINUTES 26 SECONDS AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 63 DEGREES 35 MINUTES 01 SECONDS WEST 38.68 FEET TO THE END OF SAID CURVE AND SAID SOUTHERLY RIGHT-OF-WAY LINE OF ROSEMARY DRIVE PER

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SAID PLAT OF GOLF CLUB ESTATES; THENCE SOUTH 65 DEGREES 47 MINUTES 55 SECONDS WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND THE WESTERLY PROLONGATION THEREOF, 298.85 FEET TO THE POINT OF BEGINNING.

ALSO,

THAT PART OF U.S. GOVERNMENT LOT 3 LYING SOUTH OF THE ATLANTIC COASTLINE RAILROAD IN SECTION 4, TOWNSHIP 41 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA, AS SHOWN ON SURVEY RECORDED IN OFFICIAL RECORDS BOOK 138, PAGE 699, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. BEING ALSO DESCRIBED AS LOT 8, ACCORDING TO THE PLAT OF LANDS OF THE PUNTA GORDA PINERY RECORDED IN PLAT BOOK 1, PAGE 12, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

ALL THE ABOVE BEING MORE PARTICULARLY DESCRIBED AS (PARCEL SURVEYED):

A PARCEL OF LAND LOCATED IN THE NORTH 1/2 OF OF SECTION 4, TOWNSHIP 41 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY FLORIDA, BEING A PORTION OF GOVERNMENT LOT 3, LOT 44 PINEAPPLE CENTER AS PER THE RECORD PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 7, PUBLIC RECORDS OF CHARLOTTE COUNTY FLORIDA; SAID PARCEL ALSO BEING A PORTION OF VACATED BLOCK "I" LYING NORTH OF US HIGHWAY 17 AND WINDSOR ROAD LYING BETWEEN ROSEMARY DRIVE AND US HIGHWAY NO. 17, GOLF GOLF CLUB ESTATES, AS PER THE RECORD PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 43 OF SAID PUBLIC RECORDS OF CHARLOTTE COUNTY FLORIDA; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 4, TOWNSHIP 41 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA FOR A POINT OF REFERENCE; THENCE SOUTH 01°31'27" EAST, ALONG THE EAST LINE OF THE NW 1/4 OF SAID SECTION 4, 1081.78 FEET TO THE INTERSECTION OF SAID EAST LINE WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF THE ATLANTIC COASTLINE RAILROAD AND THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE SOUTH 65°12'46" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 1222.19 FEET TO THE INTERSECTION OF SAID SOUTHERLY RIGHT-OF-WAY LINE AND THE NORTH LINE OF SAID LOT 44, PINEAPPLE CENTER; THENCE SOUTH 65°10'14" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND NORTHERLY LINE OF SAID LOT 44, 275.59 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF ORANGE CREEK BOULEVARD AS SHOWN ON SAID PLAT OF PINEAPPLE CENTER; THENCE SOUTH 67°50'39" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 595.36 FEET; THENCE SOUTH 55°58'27" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 214.60 FEET TO THE INTERSECTION WITH THE NORTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF US HIGHWAY NO. 17; THENCE NORTH 68°09'55" EAST, ALONG SAID LIMITED ACCESS RIGHT-OF-WAY LINE, 150.21 FEET; THENCE NORTH 72°58'47" EAST, ALONG SAID LIMITED ACCESS RIGHT-OF-WAY LINE, 300.12 FEET; THENCE NORTH 71°03'34" EAST, ALONG SAID LIMITED ACCESS RIGHT-OF-WAY LINE, 448.78 FEET; THENCE NORTH 72°05'59" EAST, ALONG SAID LIMITED ACCESS RIGHT-OF-WAY LINE, 88.05 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SOMERSET ROAD AS SHOWN ON SAID PLAT OF GOLF CLUB ESTATES; THENCE NORTH 00°07'25" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE 140.10 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE EAST; THENCE 187.96 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 2063.25 FEET, A CENTRAL ANGLE OF 05°13'11", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 02°10'48" EAST 187.90 FEET TO THE POINT OF REVERSE CURVATURE; THENCE 217.53 FEET ALONG SAID REVERSE CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 799.79 FEET, A CENTRAL ANGLE OF 15°35'01", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 00°31'00" EAST 216.86 FEET TO A POINT OF COMPOUND CURVATURE; THENCE 44.23 FEET ALONG SAID COMPOUND CURVE

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Website: www.dwsurveys.com



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CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF $101^{\circ}22'26''$, AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH $63^{\circ}35'01''$ WEST 36.68 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID ROSEMARY DRIVE AS SHOWN ON SAID PLAT OF GOLF CLUB ESTATES; THENCE SOUTH $65^{\circ}47'55''$ WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND THE WESTERLY PROLONGATION THEREOF TO THE INTERSECTION WITH SAID EAST LINE OF THE NORTHWEST 1/4 OF SECTION 4; THENCE NORTH $01^{\circ}32'50''$ WEST, ALONG SAID EAST LINE OF THE NORTHWEST 1/4 OF SECTION 4, 216.94 FEET TO THE POINT OF BEGINNING.

CONTAINING 19.760 ACRES MORE OR LESS.

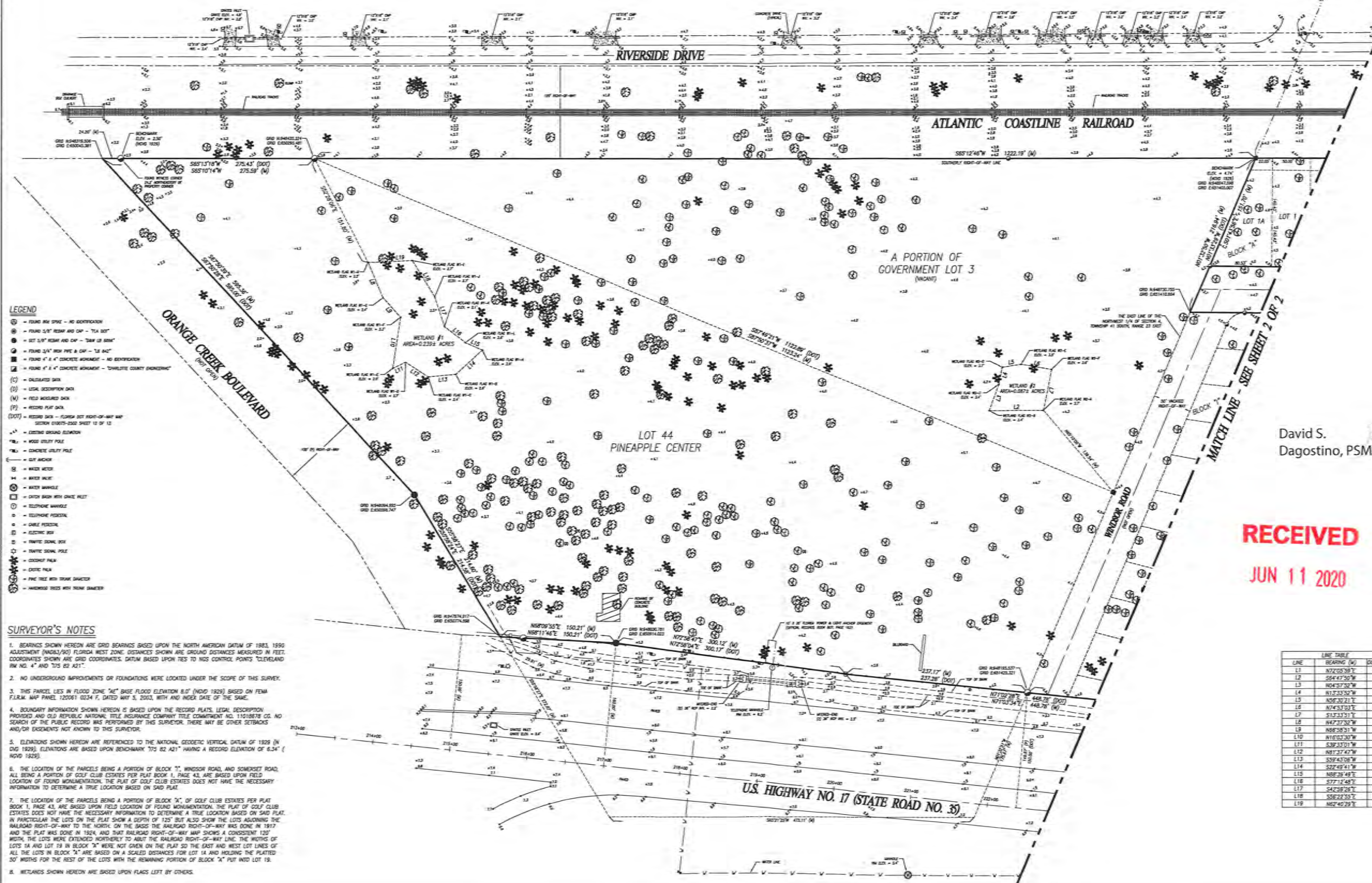
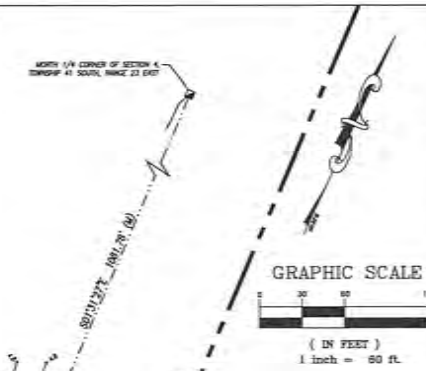
SUBJECT TO EASEMENTS, RESTRICTIONS, AND RESERVATIONS OF RECORD.

BEARINGS ARE GRID BEARINGS BASED UPON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, REFERENCING THE NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT (NAD 83/90).

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MAP OF BOUNDARY & PARTIAL TOPOGRAPHIC SURVEY OF A LOTS 1, 1A, 2-14, 16, AND 17, BLOCK A, GOLF CLUB ESTATES, & THE NORTH 1/2 OF SECTION 4, TOWNSHIP 41 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA



- LEGEND**
- ⊙ = FOUND 5/8" IRON PIPE AND CAP - "TIA 50"
 - ⊙ = SET 5/8" IRON PIPE AND CAP - "TIA 50"
 - ⊙ = FOUND 3/4" IRON PIPE AND CAP - "TIA 50"
 - ⊙ = FOUND 1/2" IRON PIPE AND CAP - "TIA 50"
 - ⊙ = FOUND 1/4" IRON PIPE AND CAP - "TIA 50"
 - ⊙ = FOUND 1/8" IRON PIPE AND CAP - "TIA 50"
 - ⊙ = FOUND 1/16" IRON PIPE AND CAP - "TIA 50"
 - ⊙ = FOUND 1/32" IRON PIPE AND CAP - "TIA 50"
 - ⊙ = FOUND 1/64" IRON PIPE AND CAP - "TIA 50"
 - ⊙ = FOUND 1/128" IRON PIPE AND CAP - "TIA 50"
 - ⊙ = FOUND 1/256" IRON PIPE AND CAP - "TIA 50"
 - ⊙ = FOUND 1/512" IRON PIPE AND CAP - "TIA 50"
 - ⊙ = FOUND 1/1024" IRON PIPE AND CAP - "TIA 50"
 - ⊙ = FOUND 1/2048" IRON PIPE AND CAP - "TIA 50"
 - ⊙ = FOUND 1/4096" IRON PIPE AND CAP - "TIA 50"
 - ⊙ = FOUND 1/8192" IRON PIPE AND CAP - "TIA 50"
 - ⊙ = FOUND 1/16384" IRON PIPE AND CAP - "TIA 50"
 - ⊙ = FOUND 1/32768" IRON PIPE AND CAP - "TIA 50"
 - ⊙ = FOUND 1/65536" IRON PIPE AND CAP - "TIA 50"
 - ⊙ = FOUND 1/131072" IRON PIPE AND CAP - "TIA 50"
 - ⊙ = FOUND 1/262144" IRON PIPE AND CAP - "TIA 50"
 - ⊙ = FOUND 1/524288" IRON PIPE AND CAP - "TIA 50"
 - ⊙ = FOUND 1/1048576" IRON PIPE AND CAP - "TIA 50"
 - ⊙ = FOUND 1/2097152" IRON PIPE AND CAP - "TIA 50"
 - ⊙ = FOUND 1/4194304" IRON PIPE AND CAP - "TIA 50"
 - ⊙ = FOUND 1/8388608" IRON PIPE AND CAP - "TIA 50"
 - ⊙ = FOUND 1/16777216" IRON PIPE AND CAP - "TIA 50"
 - ⊙ = FOUND 1/33554432" IRON PIPE AND CAP - "TIA 50"
 - ⊙ = FOUND 1/67108864" IRON PIPE AND CAP - "TIA 50"
 - ⊙ = FOUND 1/134217728" IRON PIPE AND CAP - "TIA 50"
 - ⊙ = FOUND 1/268435456" IRON PIPE AND CAP - "TIA 50"
 - ⊙ = FOUND 1/536870912" IRON PIPE AND CAP - "TIA 50"
 - ⊙ = FOUND 1/1073741824" IRON PIPE AND CAP - "TIA 50"
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 - ⊙ = FOUND 1/4294967296" IRON PIPE AND CAP - "TIA 50"
 - ⊙ = FOUND 1/8589934592" IRON PIPE AND CAP - "TIA 50"
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 - ⊙ = FOUND 1/68719476736" IRON PIPE AND CAP - "TIA 50"
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 - ⊙ = FOUND 1/18268770462441982475568578407068746575015168" IRON PIPE AND CAP - "TIA 50"
 - ⊙ = FOUND 1/36537540924883964951137156814137493150030336" IRON PIPE AND CAP - "TIA 50"
 - ⊙ = FOUND 1/73075081849767929902274313628274986300060672" IRON PIPE AND CAP - "TIA 50"
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 - ⊙ = FOUND 1/1169201309596286878436389018052399780800970752" IRON PIPE AND CAP - "TIA 50"
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 - ⊙ = FOUND 1/1915619425642556421630179767177050617588794400768" IRON PIPE AND CAP - "TIA 50"
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 - ⊙ = FOUND 1/7662477702570225686520719068708202470355177603072" IRON PIPE AND CAP - "TIA 50"
 - ⊙ = FOUND 1/15324954405140451373041438137416404940710352006144" IRON PIPE AND CAP - "TIA 50"
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 - ⊙ = FOUND 1/61299817620561805492165752549665619762841408024576" IRON PIPE AND CAP - "TIA 50"
 - ⊙ = FOUND 1/122599635241123610984331505099331239525682816049152" IRON PIPE AND CAP - "TIA 50"
 - ⊙ = FOUND 1/245199270482247221768663010198662479051365632098304" IRON PIPE AND CAP - "TIA 50"
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 - ⊙ = FOUND 1/39231883277159555482986081631785996648218501134728" IRON PIPE AND CAP - "TIA 50"
 - ⊙ = FOUND 1/78463766554319110965972163263571993296437002269456" IRON PIPE AND CAP - "TIA 50"
 - ⊙ = FOUND 1/156927533108638221931944326527143986592874004538912" IRON PIPE AND CAP - "TIA 50"
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 - ⊙ = FOUND 1/627710132434552887727777305108575942371496018155648" IRON PIPE AND CAP - "TIA 50"
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 - ⊙ = FOUND 1/5142201404903857256265951683449454119907289806331068416" IRON PIPE AND CAP - "TIA 50"
 - ⊙ = FOUND 1/10284402899807714512531903366898908239814578012662136832" IRON PIPE AND CAP - "TIA 50"
 - ⊙ = FOUND 1/20568805799615429025063806733797816479629156025324273664" IRON PIPE AND CAP - "TIA 50"
 - ⊙ = FOUND 1/41137611599230858050127613467595632959258312050648547328" IRON PIPE AND CAP - "TIA 50"
 - ⊙ = FOUND

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

LEGEND

- ⊙ = FOUND NEW SPIKE - NO REDESCRIPTION
- ⊙ = FOUND 3/8" REBAR AND CAP - "PLA 00"
- ⊙ = SET 5/8" REBAR AND CAP - "TAB 15 GRW"
- ⊙ = FOUND 3/4" IRON PIPE & CAP - "LE 542"
- ⊙ = FOUND 4" x 4" CONCRETE MONUMENT - NO REDESCRIPTION
- ⊙ = FOUND 4" x 4" CONCRETE MONUMENT - "TOWALETTE COUNTY ENGINEERING"
- (C) = CALCULATED DATA
- (U) = LOCAL REDESCRIPTION DATA
- (W) = FIELD MEASURED DATA
- (R) = RECORDED PLAT DATA
- (DOT) = RECORD DATA - (PUNED OUT ABOUT-OF-WAY MAP
SECTION 210205-210206 SHEET 12 OF 18)
- = EXISTING CHANGED ELEVATION
- = WOOD UTILITY POLE
- = CONCRETE UTILITY POLE
- = COTON ANCHOR
- = WOOD METER
- = WOOD HULK
- = WOOD MANHOLE
- = CATCH BASIN WITH GATE INLET
- = TELEPHONE MANHOLE
- = TELEPHONE RECESSED
- = CABLE RECESSED
- = ELECTRIC BOX
- = TRAFFIC SIGNAL BOX
- = TRAFFIC SIGNAL POLE
- = CROCKET PULW
- = EXOTIC PULW
- = PINE TREE WITH TRUNK DAMAGED
- = HEMLOCK WITH WIND TRUNK DAMAGED



LOT(S) 1, 14 AND 2 THROUGH 14, 16, AND 17, BLOCK A, GOLF CLUB ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE(S) 43, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

ALSO,
SCHEDULE "A" FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT FILE NO. 2038-2506557

ALSO,

A PARCEL OF LAND LOCATED IN THE NORTH 1/2 OF SECTION 4, TOWNSHIP 41 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA, BEING A PORTION OF BLOCK "A" LYING NORTH OF US HIGHWAY 17 AND WINDSOR ROAD LYING BETWEEN ROSEMARY DRIVE AND US HIGHWAY NO. 17, GOLF CLUB ESTATES, AS PER THE RECORDED PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 41 OF SAID PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 8, TOWNSHIP 41 SOUTH, RANGE 23 EAST, CORRELATE COUNTY, FLORIDA FOR A POINT OF REFERENCE; THENCE SOUTH 01 DEGREES 32 MINUTES 40 SECONDS EAST ALONG THE LINE OF THE NORTHWEST 1/4 OF SAID GOLF COURSE 4,126.39 FEET TO THE INTERSECTION OF SAID EAST LINE WITH THE WESTERLY PROLONGATION OF ROSSBERRY DRIVE AS SHOWN ON SAID PLAT OF GOLF CLUB ESTATES AND THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE CONTINUE SOUTH 01 DEGREES 32 MINUTES 50 SECONDS EAST ALONG SAID EAST LINE OF SAID NORTHWEST 1/4 AND THE WESTERLY LINE OF SAID GOLF CLUB ESTATES, 325.44 FEET TO THE INTERSECTION OF SAID LINE WITH THE NORTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF 156 HIGHWAY NUMBER 17 AS SHOWN ON FLORIDA DOT RIGHT-OF-WAY MAP; THENCE SOUTHWEST ALONG SAID LIMITED ACCESS RIGHT-OF-WAY LINE 116.96 FEET TO THE INTERSECTION OF SAID LIMITED ACCESS RIGHT-OF-WAY LINE WITH THE WESTERLY LINE OF SAID GOLF CLUB ESTATES; THENCE NORTH 72 DEGREES 05 MINUTES 59 SECONDS EAST, ALONG SAID LIMITED ACCESS RIGHT-OF-WAY LINE, 80.05 FEET TO THE WESTERLY LINE OF SUMMER ROAD AS PER SAID PLAT OF GOLF CLUB ESTATES; THENCE NORTH 09 DEGREES 07 MINUTES 22 SECONDS WEST, ALONG SAID WESTERLY LINE 140.10 FEET TO THE POINT OF CURVATURE OF A CIRCLE OF 100.00 FEET RADIUS, 180 DEGREES; THENCE NORTH 89 DEGREES 41 MINUTES 41 SECONDS WEST, ALONG SAID CIRCULAR ARC 100.00 FEET TO A POINT OF REVERSE CURVATURE; THENCE 271.53 FEET ALONG SAID WESTERLY LINE AND SAID REVERSE CURVE CONCAVE TO THE WEST WADING A ROAD OF 799.79 FEET; A CENTRAL ANGLE OF 145 DEGREES 30 MINUTES 00 SECONDS BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 00 DEGREES 31 MINUTES 00 SECONDS EAST 216.88 FEET TO THE POINT OF BEGINNING OF SAID CURVE; THENCE 44.25 FEET ALONG SAID CURVE, 90 DEGREES BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 00 DEGREES 31 MINUTES 00 SECONDS EAST 25.00 FEET TO THE CENTRAL ANGLE OF 101 DEGREES 22 MINUTES 28 SECONDS AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 63 DEGREES 35 MINUTES 01 SECONDS WEST 38.80 FEET TO THE END OF SAID CURVE AND SAID SOUTHERLY RIGHT-OF-WAY LINE OF ROSSBERRY DRIVE PER SAID PLAT OF GOLF CLUB ESTATES; THENCE SOUTH 65 DEGREES 41 MINUTES 55

ALSO,

THAT PART OF U.S. GOVERNMENT LOT 3 LYING SOUTH OF THE ATLANTIC COASTLINE RAILROAD IN SECTION 4, TOWNSHIP 41 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA, AS SHOWN ON SURVEY RECORDED IN OFFICIAL RECORDS BOOK 138, PAGE 699, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, BEING ALSO DESCRIBED AS LOT 8, ACCORDING TO THE PLAT OF LANDS OF THE FLINTA GORRA MINERY RECORDED IN PLAT BOOK 1, PAGE 12, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

ALL THE ABOVE BEING MORE PARTICULARLY DESCRIBED AS (PARCEL SURVEYED):

A PARCEL OF LAND LOCATED IN THE NORTH 1/2 OF SECTION 4, TOWNSHIP 41 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY FLORIDA, BEING A PORTION OF GOVERNMENT LOT 3, LOT 4A PINAPPLE CREST AS PER THE RECORD PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 7, PUBLIC RECORDS OF CHARLOTTE COUNTY FLORIDA; SAID PARCEL ALSO BEING A PORTION OF UNCEATED BLOCK 1 LYING NORTH OF US HIGHWAY 17 AND WINDSOR ROAD LYING BETWEEN ROSEMARY DRIVE AND US HIGHWAY NO. 17, GOLF GOLF CLUB ESTATES, AS PER THE RECORD PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 43 OF SAID PUBLIC RECORDS OF CHARLOTTE COUNTY FLORIDA; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT PLUG NO. 1/4 CORNER OF SECTION 4, TOWNSHIP 41 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA FOR A POINT OF REVERSE; THENCE SOUTHEAST ALONG THE EAST LINE AND N 1/4 OF SAID SECTION 4 ON BEARING 088°19'06" EAST TO THE INTERSECTION OF SAID EAST LINE WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF THE ATLANTIC COASTLINE RAILROAD AND THE POINT OF BEGINNING OF THE PARCEL HERIN DESCRIBED; THENCE SOUTH 85°12'46" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 7222.19 FEET TO THE INTERSECTION OF SAID SOUTHERLY RIGHT-OF-WAY LINE AND THE NORTH LINE OF SAID LOT 44, PINEAPPLE CEMENT; THENCE SOUTH 85°10'14" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND NORTHERLY LINE OF SAID LOT 44, 275.58 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF ORANGE CREEK BOULEVARD AS SHOWN ON PLAT OF PLAT 1/4 OF SAID SECTION 4, TOWNSHIP 41 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA, BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID EASTERLY RIGHT-OF-WAY LINE 214.80 FEET TO THE INTERSECTION WITH THE NORTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF US HIGHWAY NO. 17; THENCE NORTH 86°09'59" EAST, ALONG SAID LIMITED ACCESS RIGHT-OF-WAY LINE, 150.17 FEET; THENCE NORTH 78°28'47" EAST, ALONG SAID LIMITED ACCESS RIGHT-OF-WAY LINE, 300.12 FEET; THENCE NORTH 77°03'34" EAST, ALONG SAID LIMITED ACCESS RIGHT-OF-WAY LINE, 448.78 FEET; THENCE NORTH 72°05'59" EAST, ALONG SAID LIMITED ACCESS RIGHT-OF-WAY LINE, 100.00 FEET; THENCE NORTH 72°05'59" EAST, ALONG SAID LIMITED ACCESS RIGHT-OF-WAY LINE, 140.10 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE EAST; THENCE 18°37'48" EAST ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 7005.25 FEET, A CENTRAL ANGLE OF 02°11'51", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 02°04'58" EAST 187.80 FEET TO THE POINT OF REVERSE CURVATURE; THENCE NORTH 02°04'58" EAST, ALONG SAID LIMITED ACCESS RIGHT-OF-WAY LINE, 799.78 FEET; THENCE NORTH 02°04'58" EAST, ALONG SAID LIMITED ACCESS RIGHT-OF-WAY LINE, 140.10 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE WEST; THENCE 18°37'48" WEST ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 7005.25 FEET, A CENTRAL ANGLE OF 02°11'51", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 02°31'00" EAST 216.86 FEET TO A POINT OF COMPOUND CURVATURE; THENCE 18°37'48" WEST ALONG SAID COMPOUND CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 10°12'28", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 63°35'01" WEST 36.68 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID ROADWAY AREA AS SHOWN ON SAID PLAT OF PLAT 1/4 OF SAID SECTION 4, TOWNSHIP 41 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA, BEING THE WESTERLY PROLONGATION THEREOF TO THE POINT OF BEGINNING OF SAID EAST LINE OF THE NORTHEAST 1/4 OF SECTION 4; THENCE NORTH 07°32'50" WEST, ALONG SAID EAST LINE, 154.84 FEET TO THE POINT OF BEGINNING OF SAID EAST LINE OF THE NORTHEAST 1/4 OF SECTION 4.

CONTAINING 19,750 ACRES MORE OR LESS

SUBJECT TO EASEMENTS, RESTRICTIONS, AND RESERVATIONS OF RECORD.

BEARINGS ARE GRID BEARINGS BASED UPON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, REFERENCING THE NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT (NAD 83/90).

CERTIFIED TO: WEILER ENGINEERING

D&W DAGOSTINO & WOOD, INC.
Professional Surveying & Mapping
5415 Jaeger Road Suite A Naples, FL 34109
Phone: (239) 352-6085 Website: www.dwsurveys.com

DAVID S. DAGOSTINO, PSM

This map prepared by:



Prepared by
Chloe Gibbs, an employee of
First American Title Insurance Company
2370 Drew Street, Suite A
Clearwater, Florida 33765
(877)727-5923

Return to: Grantee

File No.: 2038-2506557
Consideration: \$700,000.00

SPECIAL WARRANTY DEED

State of California

County of Orange

THIS SPECIAL WARRANTY DEED is made on March 5th, 2018, between

Olive Duncan Road, LLC, a Florida limited liability company

having a business address at: 4675 MacArthur Court, Suite 1550 c/o Sabal Financial Group, L.P., Newport Beach, CA 92660
("Grantor"). and

SEVENTEEN AND SEVENTY-FIVE, LLC, a Florida limited liability company

having a mailing address of: c/o William Dempsey, Cheffy Passidomo, 821 5th Ave S, Naples, FL 34102
("Grantee").

WITNESSETH, that the said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold, remised, released, conveyed and confirmed unto said "Grantee", it's successors and assigns forever, following described land, situate, lying and being in the County of **Charlotte**, State of **Florida**, to-wit:

Lt 44, PINEAPPLE CENTRE, according to the Plat thereof recorded in Plat Book 1, Page 7, Public Records of Charlotte County, Florida, LESS and EXCEPT those portions taken by Orders of Taking recorded in Official Records Book 318, Page 653, Official Records Book 516, Page 678, and Official Records Book 518, Page 645, Public Records of Charlotte County, Florida.

ALSO,

A parcel of land located in the North 1/2 of Section 4, Township 41 South, Range 23 East, Charlotte County, Florida, being a portion of Block "I" lying North of US Highway 17 and Windsor Road lying between Rosemary Drive and US Highway No. 17, GOLF CLUB ESTATES, as per the recorded Plat thereof recorded in Plat Book 1, Page 43 of said Public Records of Charlotte County, Florida, said parcel being

more particularly described as follows:

Commencing at the North 1/4 corner of Section 4, Township 41 South, Range 23 East, Charlotte County, Florida for a point of reference; thence South 01 degrees 32 minutes 50 seconds East along the East line of the Northwest 1/4 of said Section 4, 1289.39 feet to the intersection of said East line with the Westerly prolongation of Rosemary Drive as shown on said Plat of GOLF CLUB ESTATES and the Point of Beginning of the parcel herein described; thence continue South 01 degrees 32 minutes 50 seconds East along said East line of said Northwest 1/4 and the Westerly line of said GOLF CLUB ESTATES, 535.44 feet to the intersection of said line with the Northerly limited access right-of-way line of US Highway Number 17 as shown on Florida DOT Right-of-Way Map Section D10075-2502, Sheet 12 of 13; thence North 71 degrees 02 minutes 28 seconds East along said limited access right-of-way line 211.61 feet; thence North 72 degrees 05 minutes 59 seconds East, along said limited access right-of-way line, 88.05 feet to the Westerly line of Somerset Road as per said Plat of GOLF CLUB ESTATES; thence North 00 degrees 07 minutes 25 seconds West, along said Westerly line 140.10 feet to the point of curvature of a circular curve concave to the East; thence 187.96 feet, along said Westerly line and the arc of said curve having a radius of 2063.25 feet, a central angle of 05 degrees 13 minutes 11 seconds and being subtended by a chord which bears North 02 degrees 10 minutes 48 seconds East 187.90 feet to a point of reverse curvature; thence 217.53 feet along said Westerly line and said reverse curve concave to the West having a radius of 799.79 feet, a central angle of 15 degrees 35 minutes 01 second, and being subtended by a chord which bears North 00 degrees 31 minutes 00 seconds East 216.86 feet to a point of compound curve; thence 44.23 feet along said Westerly line and the arc of said compound curve concave to the Southwest having a radius of 25.00 feet, a central angle of 101 degrees 22 minutes 26 seconds and being subtended by a chord which bears North 63 degrees 35 minutes 01 seconds West 38.68 feet to the end of said curve and said Southerly right-of-way line of Rosemary Drive per said Plat of GOLF CLUB ESTATES; thence South 65 degrees 47 minutes 55 seconds West along said Southerly right-of-way line and the Westerly prolongation thereof, 298.85 feet to the Point of Beginning.

ALSO,

That part of U.S. Government Lot 3 lying South of the Atlantic Coastline Railroad in Section 4, Township 41 South, Range 23 East, Charlotte County, Florida, as shown on survey recorded in Official Records Book 138, Page 699, Public Records of Charlotte County, Florida. Being also described as Lot 8, according to the plat of Lands of the Punta Gorda Pinery recorded in Plat Book 1, Page 12, Public Records of Charlotte County, Florida.

Tax Parcel Identification Number: 412304177001

SUBJECT, however, to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions or requirements imposed by governmental authorities, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

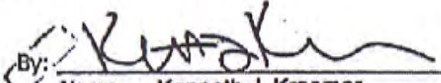
TO HAVE AND TO HOLD the same in fee simple forever.

AND Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

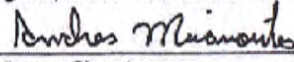
IN WITNESS WHEREOF, the said Grantor has caused this Instrument to be executed in its name, the day and year first above written.

Olive Duncan Road, LLC, a Florida limited liability company

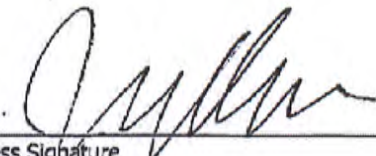
By: Sabal Financial Group, L.P., Its:
Manager

By: 
Name: Kenneth J. Kraemer
Title: Authorized Signatory

Signed, sealed and delivered in our presence:


Witness Signature

Print Name: Andres Miramontes


Witness Signature

Print Name: JIM STOCKHAUSEN

"A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document."

STATE OF CALIFORNIA)
COUNTY OF ORANGE)

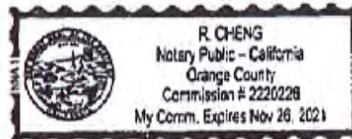
On March 5, 2018, before me, R. Cheng, Notary Public, personally appeared Kenneth J. Kraemer, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *R. Cheng* (SEAL)
Signature of Notary Public

Name: R. Cheng



4 of 4

Prepared by and Return To:
Beverly Onson
Fidelity National Title of Florida, Inc.
3515 Del Prado Blvd. S, Suite 105
Cape Coral, FL 33904

Order No.: FTPA18-56710

APN/Parcel ID(s): 412304207002
412304207002
~~412304207002~~
412304207002

WARRANTY DEED

THIS WARRANTY DEED dated May 18, 2018, by Douglas Allen Shields, hereinafter called the grantor, to Seventeen and Seventy-Five, LLC, whose post office address is 821 5th Avenue South, Naples, FL 34102, hereinafter called the grantees:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, allens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in the County of Charlotte, State of Florida, to wit:

Lot (s) 1, 1A and 2 through 6 and 8 through 14, and 16, Block A, Golf Club Estates, according to the map or plat thereof, as recorded in Plat Book 1, Page(s) 43, of the Public Records of Charlotte County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

The property being conveyed/mortgaged hereby, is vacant land and, to the best of grantor's knowledge, has never been improved with a structure that could have been utilized as a residence and/or mobile home. The property is not now, nor has it ever been, nor was it ever intended to be the homestead of the grantor, the grantor's spouse, and/or minor children, if any. Nor is it contiguous with or adjacent to such homestead. The grantor's residence is at the street or post office address designated below.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

TO HAVE AND TO HOLD the same in Fee Simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2017.

Lots:
1A,
1, 2, ..., 6,
and
8, ..., 14,
and
16

16 is not included

WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:

K. Anastasia Perjar
Witness Signature

Kristina Anastasia Perjar
Print Name

Vyacheslav N. Perjar
Witness Signature

VYACHESLAV N. PERJAR
Print Name

Douglas Allen Shields
Address: PO Box 98
Jonas Ridge, NC 28641

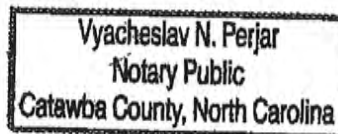
State of NORTH CAROLINA

County of BURKE

The foregoing instrument was acknowledged before me this 17TH day of MAY 2018, by DOUGLAS ALLEN SHIELDS, to me known to be the person(s) described in or who has/have produced DL as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

Witness my hand and official seal in the County and State last aforesaid this 17TH day of MAY, 2018

Vyacheslav N. Perjar
NOTARY PUBLIC
My Commission Expires: JULY 17, 2022



Rec \$18.50
Doc \$84.00

Prepared by and return to:

Jill C. McCrory
Attorney at Law
McCrory Law Firm
309 Tamiami Tr
Punta Gorda, FL 33950
941-205-1122
File Number: 18281

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 16th day of July, 2018 between ANDREW S. HOTH and KATHERINE M. HOTH, husband and wife whose post office address is PO BOX 982, Burlington, IA 52601, grantor, and SEVENTEEN AND SEVENTY-FIVE, LLC, a Florida Limited Liability Company, having document number L18000048916 as filed with the Florida Department of State on February 23, 2018, whose post office address is c/o William J. Dempsey, Cheffy Passidomo, 821 5th Avenue S., Naples, FL 34102, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Charlotte County, Florida to-wit:

Lot 7, Block A, GOLF CLUB ESTATES, according to the map or plat thereof as recorded in Plat Book 1, Page 43, Public Records of Charlotte County, Florida

Parcel Identification Number: 412304207001

Subject to taxes for 2018 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2017.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

①

Signed, sealed and delivered in our presence:

Lorane Ellerhoff
First Witness Signature
Lorane R. Ellerhoff
First Witness Print Name

Andrew S. Hoth (Seal)
ANDREW S. HOTH

Ronald D. Ellerhoff
Second Witness Signature
Ronald D. Ellerhoff
Second Witness Print Name

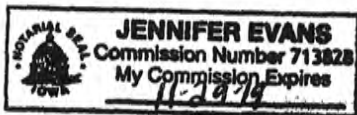
Katherine M. Hoth (Seal)
KATHERINE M. HOTH

State of Iowa
County of Des Moines

The foregoing instrument was acknowledged before me this 12 day of July, 2018 by ANDREW S. HOTH and KATHERINE M. HOTH, who ☐ are personally known or ☒ have produced a driver's license as identification.

☒ [Notary Seal]

Jennifer Evans
Notary Public
Printed Name: Jennifer Evans
My Commission Expires: 11-29-19



AFFIDAVIT A

manager of the

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

STATE OF Florida, COUNTY OF Collier

The foregoing instrument was acknowledged before me this 21st day of June, 2019, by

William Dempsey who is personally known to me or has/have produced
_____ as identification and who did/did not take an oath.

Michele Gowdy
Notary Public Signature

Michele Gowdy

Notary Printed Signature

William Dempsey
Signature of Applicant or Agent

Printed Signature of Applicant or Agent

Cherry Fosselman
1830 821 5th Avenue South

Title

Address

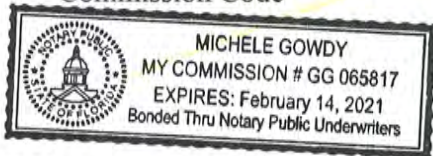
Naples, FL 34102

Commission Code

City, State, Zip

239-261-9300

Telephone Number



*as
Manager of Seven Sevens and
Seven-Five, LLC*

AFFIDAVIT B

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

STATE OF Florida, COUNTY OF Collier

The foregoing instrument was acknowledged before me this 21st day of June, 2019, by William J. Dempsey who is personally known to me or has/have produced _____ as identification and who did/did not take an oath.

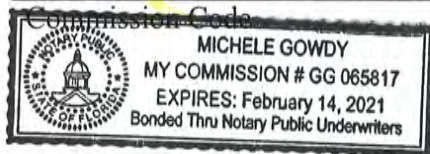


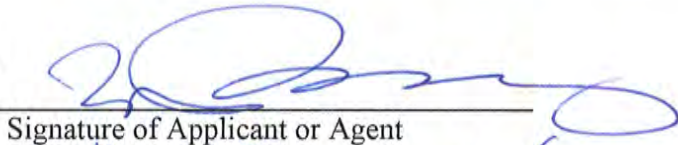
Notary Public Signature

Michele Gowdy

Notary Printed Signature

Title





Signature of Applicant or Agent

William Dempsey

Printed Signature of Applicant or Agent

Cherry Tassidome
821 5th Avenue South

Address

Naples, FL 34102

City, State, Zip

239-261-9300

Telephone Number

& as Manager of Seventeen and
Seventy-Five, LLC

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 Jason Green to be my agent for this application.

STATE OF Florida, COUNTY OF Collier

The foregoing instrument was acknowledged before me this 21st day of June, 2019, by William Dempsey who is personally known to me or has/have produced _____ as identification and who did/did not take an oath.

Michele Gowdy
Notary Public Signature

Michele Gowdy

Notary Printed Signature

William Dempsey
Signature of Applicant

Printed Signature of Applicant

William Dempsey *
Cherry Passidamo, 821 5th Ave South

Title

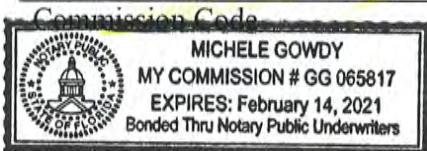
Address

Naples, FL 34102

City, State, Zip

239-261-9300

Telephone Number



as
Manager of Seventeen and
Seventy-Five, LLC

PROTECTED SPECIES ASSESSMENT

RECEIVED

MAY 22 2020

1775 PARCEL

Charlotte County, Florida

March 2020

Prepared by:

I V A
Ian Vincent & Associates
Environmental Consulting Services

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

RECEIVED

MAY 22 2020

INTRODUCTION

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

The subject property (Charlotte County Parcel ID #412304177001) is located within Section 4, Township 41S, Range 23E within Charlotte County, Florida. More specifically, the project is located north of U.S. 17 (Duncan Road), south of Riverside Drive and east of I-75. Please refer to the attached Location Map.

SITE CONDITIONS

A site inspection was conducted by qualified staff ecologists in March 2020. During the inspection, temperatures ranged from 80° - 85° F, winds were 3-8 mph, and skies were partly cloudy.

VEGETATIVE COMMUNITIES

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

FLUCCS ID	FLUCCS DESCRIPTION	ACREAGE
411	Pine Flatwoods	17.19
425	Temperate Hardwoods	1.60
643	Wet Prairie	0.33
740	Disturbed Land	0.64
	TOTAL	19.76

FLUCCS 411 – Pine Flatwoods

This upland habitat contains a canopy dominated by slash pine (*Pinus elliottii*) with scattered live oak (*Quercus virginiana*) also present. Midstory and groundcover species present include: wax myrtle (*Myrica cerifera*), saw palmetto (*Serenoa repens*), grapevine (*Vitis rotundifolia*), flatsedges (*Cyperus spp.*), downy rose myrtle (*Rhodomyrtus tomentosa*), gallberry (*Ilex glabra*), greenbriar (*Smilax sp.*), Brazilian pepper (*Schinus terebinthifolius*), saltbush (*Baccharis halimifolia*), and poison ivy (*Toxicodendron radicans*).

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FLUCCS 425 – Temperate Hardwoods

This upland habitat contains a canopy comprised of laurel oak (*Quercus laurifolia*), live oak, and cabbage palm (*Sabal palmetto*). Midstory and groundcover species present include: Brazilian pepper, downy rose myrtle, grapevine, saw palmetto, greenbriar, gallberry, poison ivy, Virginia chainfern (*Woodwardia virginiana*), and Caesarweed (*Urena lobata*).

FLUCCS 643 – Wet Prairie

This wetland habitat lacks a significant canopy. Midstory and groundcover species present include: Virginia chainfern, camphorweed (*Pluchea odorata*), saltbush, wax myrtle, creeping seedbox (*Ludwigia repens*), yellow-eyed grass (*Xyris sp.*), four-petal St. John's wort (*Hypericum tetrapetalum*), sand cordgrass (*Spartina bakeri*), swamp fern (*Blechnum serrulatum*), and melaleuca (*Melaleuca quinquenervia*).

FLUCCS 740 – Disturbed Land

This upland habitat has had the majority of the native groundcover removed and is now dominated by opportunistic grass and weed species. Vegetation present includes: Bahia grass (*Paspalum notatum*), flatsedges, water pennywort (*Hydrocotyle umbellata*), Asiatic coinwort (*Centella asiatica*), common frog fruit (*Phylla nodiflora*), peppervine (*Ampelopsis arborea*), greenbriar, grapevine, and ragweed (*Ambrosia artemisiifolia*).

LISTED SPECIES SURVEY METHODOLOGY

To provide approximately 80 percent coverage of the site, both linear and nonlinear overlapping transects were completed across the parcel per FWC guidelines. Transects were spaced approximately 20-50 feet apart depending on the visibility within the vegetative association being surveyed. Evidence of protected species was gathered through both direct observation and through observation of signs such as tracks, nests, burrows, and fecal material. If evidence of utilization by a protected species which may require permitting prior to development of the subject 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: FWC Eagle Nest Locator Database; Charlotte County Natural Resources Department Scrub Jay Territory Search Database; FWS Panther Consultation Area Map(s); and FWS Wood Stork Colony 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 3 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.

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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, and therefore, does not require any additional review relative to the Florida scrub jay. Thus, the Florida scrub jay is not likely to affect the future development of the subject property.

The subject parcel is located within the Focal Area of the Florida bonneted bat (*Eumops floridanus*) FWS Consultation Area. No evidence of utilization by the Florida bonneted bat was observed onsite during the site inspection. However, any impacts which require federal permits will likely trigger FWS review for the species and roosting surveys for the species will likely be required to determine if the site is being actively utilized by Florida bonneted bats.

Search of available online resources revealed that the subject property is located within the Consultation Area of the crested caracara (*Caracara cheriway*). No evidence of nesting activity or utilization by the crested caracara was observed onsite, and no adequate habitat is located on the subject property. The crested caracara is not anticipated to be nesting within the subject property, and therefore, is not likely to affect the future development of the subject property. However, applicable environmental regulatory agencies may require a species specific survey relative to the crested caracara prior to development of the property.

Search of available online resources revealed that the subject property is located within the Consultation Area of the red-cockaded woodpecker (*Picoides borealis*). The nearest documented red-cockaded woodpecker (RCW) sighting is greater than 1 mile east of the subject property. In accordance with FWC survey guideline protocol, suitable pine trees were inspected for the presence of RCW nesting cavities. The red-cockaded woodpecker is not anticipated to be utilizing the subject parcel, and therefore, is not likely to affect the future development of the property. However, applicable environmental regulatory agencies may require a species specific survey relative to the red-cockaded woodpecker prior to development of the property.

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

A bald eagle's nest (Nest ID CH030) is located within the project limits. The approximate location of the nest is provided on the attached Protected Species Assessment Map. An incidental take permit from the USFWS was issued in August of 2019. The permit is provided as an attachment.

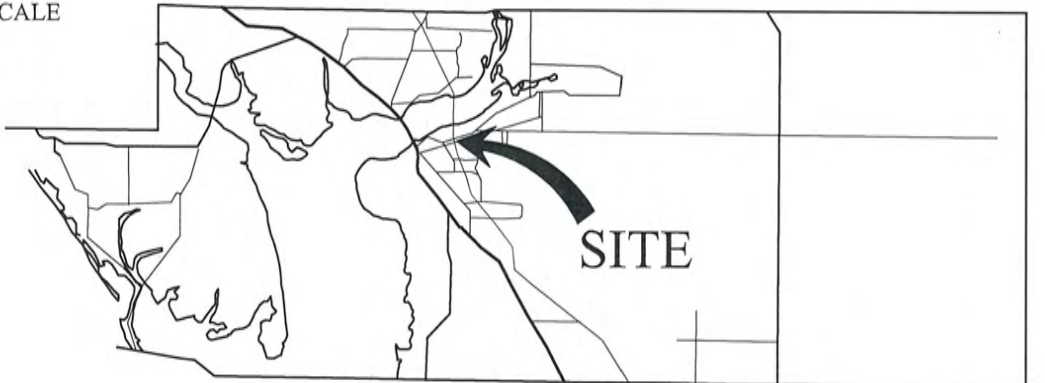
The subject site contains upland habitats which could potentially be utilized by the gopher tortoise (*Gopherus polyphemus*). No gopher tortoise burrows, or evidence of the species were located on the parcel. If gopher tortoise burrows are found on the parcel, a 100% gopher tortoise survey and relocation permit from the Florida Fish and Wildlife Conservation Commission will be required prior to development of the site if 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.



NOT TO SCALE

SECTION 4; TOWNSHIP 41S; RANGE 23E



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LOCATION MAP

18-040 / MARCH 18, 2020

1775 PARCEL
LOCATION MAP

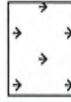
IWA
Ian Vincent & Associates
Environmental Consulting Services

SECTION 4; TOWNSHIP 41S; RANGE 23E



LEGEND

FLUCCS DESCRIPTIONS	ACREAGE
411 PINE FLATWOODS	17.19±
425 TEMPERATE HARDWOOD	1.60±
643 WET PRAIRIE	0.33±
740 DISTURBED LAND	0.64±
TOTAL	19.76±



WETLAND



EAGLE NEST

0.33±

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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"=300' SCALE.
4. THE LIMITS OF ON-SITE WETLANDS AND/OR SURFACE WATERS HAVE BEEN FIELD VERIFIED AND APPROVED BY SWFWMD STAFF THROUGH THE ISSUANCE OF ERP PERMIT NUMBER 33844.000.

18-040 / MARCH 18, 2020

1775 PARCEL
PROTECTED SPECIES ASSESSMENT MAP

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Page 1 of 5
SHORT-TERM EAGLE INCIDENTAL TAKE

Permit Number: MB06109D-0
Effective: 08/28/2019 Expires: 09/30/2023

Issuing Office:

Department of the Interior
U.S. FISH AND WILDLIFE SERVICE
Migratory Bird Permit Office
1875 Century Boulevard, NE
Atlanta, GA 30345
Tel: 404-679-7070 Fax: 404-679-4180

CHIEF, MIGRATORY BIRD PERMIT OFFICE - REGION 4

Permittee:

SEVENTEEN AND SEVENTY-FIVE, LLC
48 1ST STREET NE
MASSILLON, OH 44646
U.S.A.

Name and Title of Principal Officer:

WILLIAM J. DEMPSEY - MANAGER

Authority: Statutes and Regulations: 16 U.S.C. 668-668d, 16 U.S.C 703-712; 50 CFR Part 13, 50 CFR 22.26.

Location where authorized activity may be conducted:

See Condition D.

Reporting requirements:

Monitoring requirements are outlined in Condition I Monitoring Requirements.

Reporting requirements are outlined in Condition D, E, I1, and in Condition J Reporting Requirements.

Requirements for monthly (Condition I.3.) and annual monitoring reports are outlined in Condition J Reporting Requirements.

Authorizations and Conditions:

Southeast Region Eagle Biologist Ulgonda Kirkpatrick, Ulgonda_Kirkpatrick@fws.gov, (352) 406-6780

Southeast Region Eagle Permit Coordinator Resee Collins, Resee_Collins@fws.gov, (404) 679-4163

Link to federal permit regulations: <https://www.fws.gov/birds/policies-and-regulations/permits/permit-policies-and-regulations.php>

Eagle nest means any assemblage of materials built, maintained, or used by Bald Eagles or Golden Eagles for the purpose of reproduction.

In-use nest means a bald or golden eagle nest characterized by the presence of one or more eggs, dependent young, or adult eagles on the nest in the past 10 consecutive days during the breeding season.-

Disturb/disturbance means to agitate or bother a bald or golden eagle to a degree that causes, or is likely to cause, based on the best scientific information available, (1) injury to an eagle, (2) a decrease in its productivity, by substantially interfering with normal breeding, feeding, or sheltering behavior, or (3) nest abandonment, by substantially interfering with normal breeding, feeding, or sheltering behavior.

A. General conditions set out in Subpart B of 50 CFR 13, and specific conditions contained in Federal regulations cited above, are hereby made a part of this permit. All activities authorized herein must be carried out in accordance with and for the purposes described in the application submitted. Continued validity, or renewal of this permit is subject to complete and timely compliance with all applicable conditions, including the filing of all required information and reports.

B. You are responsible for ensuring that the permitted activity is in compliance with all federal, tribal, state, and local laws and regulations applicable to eagles.

C. Valid for use by permittee named and any subpermittees (see Condition H).

D. Due to all activities associated with the construction of a multi-use commercial and industrial development at 6201 Duncan Road, at the



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Page 2 of 5
SHORT-TERM EAGLE INCIDENTAL TAKE

Permit Number: MB06109D-0
Effective: 08/28/2019 Expires: 09/30/2023

intersection of U.S 17 and Interstate I-75 in Punta Gorda, Charlotte County, Florida, you are authorized to

Take by means of disturbance incidental to your activities (1) pair of nesting Bald Eagles, including the loss of productivity of eggs or young due to potential abandonment of (1) Bald Eagle nest identified by the Florida Fish and Wildlife Conservation Commission as CH030

Bald Eagle Nest CH030 Location: 26.94287N, -82.01555W, Punta Gorda, Charlotte County, Florida

Activity Dates: 8/28/19 - 9/30/2023

Reporting Required: Annual Summary by June 30 of 2020, 2021, 2022, 2023, 2024

Construction activities will be phased over a multi-year period and will include grading, landscaping and associated infrastructure.

The Bald Eagle nest impacted is within the 660 foot buffer zone around the eagle nest, with the closest construction occurring no closer than 150 feet from the eagle nest at any time.

The authorizations granted by this permit apply only to take that results from activities conducted in accordance with the description contained in the permit application and the terms of the permit. If the permitted activity changes, you must immediately contact the Eagle Biologist to determine whether a permit amendment is required in order to retain take authorization.

E. This permit does not authorize intentional take or injury of any live eagles, excluding take of eggs or young by nest abandonment as described in Condition D, nor does it authorize take of any eagle nest.

You must immediately notify the Southeast Region Eagle Permit Coordinator by phone and email upon discovery of any unanticipated take or regarding any apparent injury or death occurring to any eagle, including viable eggs or young, for any reason during project activities. You must immediately contact the Peace River Wildlife Center, 3400 Ponce de Leon Parkway, Punta Gorda, Florida, (941) 637- 3830, to coordinate transportation of any injured eagle.

F. You are authorized to salvage eagle feathers found on the ground in the vicinity of the Bald Eagle nest located in Condition D. Any salvaged items found at the site must be shipped within 30 days to the National Eagle Repository. Contact: U.S. Fish and Wildlife Service National Eagle and Wildlife Repository, RMA, Bldg. 128, 6550 Gateway Road, Commerce City, CO, 80022, (303) 287-2110.

You must immediately notify the Southeast Region Eagle Permit Coordinator by phone and email upon discovery of any eagle carcass(es) at the location listed in Condition D.

G. You must comply with the following avoidance or minimization measures prescribed by this permit for take of eagle(s) identified in Condition D. All minimization measures, unless noted otherwise, are applicable when any eagles are present at the nest site and the nest meets the definition of an in-use nest during the Bald Eagle nesting season (October 1-May 15); or when the nest is in-use before October 1 or after May 15:

1. Eagle Nest Buffer Zone. You will erect a temporary protective barrier to delineate the 150 foot radius "Eagle Nest Buffer Zone" around the eagle nest tree and to prevent construction personnel or heavy equipment from entering into this buffer while any construction or associated project activities outlined in Condition D are occurring. All exterior development is strictly prohibited in this area.

All habitat management activities within and adjacent to the Eagle Nest Buffer Zone must be conducted outside of eagle nesting season (October 1-May 15) or when the eagles are not present. You may remove all exotic and/or invasive species of vegetation outside of eagle nesting season or when eagles are not present. Native vegetation will not be removed within the Eagle Nest Buffer Zone unless it is deemed necessary to best manage the habitat for eagles. Utilize selective thinning and the removal of exotic and/or invasive vegetation species to ensure proper management of the timber stands containing any eagle nest tree.

2. FOR ACTIVITIES WITHIN 660 FEET OF AN EAGLE NEST TREE:

- a. If any construction work or project activities outlined in Condition D are conducted when eagles are present:
 - (1) Initiate a noise abatement program for construction personnel within 660 feet of an eagle nest, to include:
 - (a) No excessive and/or sudden loud noise, including engine braking, tailgate banging, loud radios, shouting, singing, etc.;
 - (b) All motorized equipment, including saws or other hand held power tools, must be moved indoors if possible or placed behind a temporary structure to minimize noise at and reflect noise away from the direction of the eagle nesting area;
 - (c) Minimize the need for "reverse" indicator horns and utilize ground flag crews to the degree practicable to avoid using reverse indicator horns; and
 - (d) Provide signage in English and Spanish (if applicable) indicating the need for quiet to the extent practicable.

3. FOR ACTIVITIES BETWEEN 660 and 330 FEET OF AN EAGLE NEST TREE:

- a. If any construction work or project activities outlined in Condition D are conducted when eagles are present during the nesting season (October 1-May 15), or when eagles are present, which may be before October 1 or after May 15, you must initiate a traffic abatement program which includes that you establish offsite parking/carpool locations for construction personnel outside of 330 feet from the eagle nest.



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SHORT-TERM EAGLE INCIDENTAL TAKE

Permit Number: MB06109D-0
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4. FOR ACTIVITIES WITHIN 150 FEET OF AN EAGLE NEST TREE:
 - a. Avoid exterior construction, heavy landscaping and associated activities within 150 feet of an eagle nest tree during any time of year; and
 - b. Exclude human access by foot or vehicle during the eagle nesting season within 150 feet of an eagle nest tree, and if practicable, when eagles are present post-project completion.
5. FOR ACTIVITIES WITHIN 50 FEET OF THE EAGLE NEST TREE:
 - a. Avoid any use or placement of heavy equipment within 50 feet of an eagle nest tree at any time to prevent nest tree root impacts or damage; and
 - b. When eagles are present during the nesting season, and if practicable, when eagles are present post-project completion, avoid any activity including mowing or foot traffic directly under an eagle nest tree.
6. Prior to conducting or while activities in Condition D are occurring, in the event any eagle is injured or is found on the ground, you must provide educational materials that outline how to minimize disturbance to eagles, along with contact information for an eagle rehabilitator to the following:
 - a. The contractor and construction personnel;
 - b. Persons or businesses occupying any structures described in Condition D; and
 - c. Maintenance personnel responsible for the post-project maintenance of the project area described in Condition D.
7. Retain the largest native pines for use as potential eagle roost or nest sites by preserving all possible native trees onsite outside of the project footprint. Maintain and/or create, enhance or expand the visual vegetation buffer between construction activities and the eagle nest tree by planting appropriate native pines or hardwoods.
8. Down-shield all new permanent exterior lighting so that lights do not shine directly onto the eagle nest.
9. Site stormwater ponds no closer than 150 feet from the eagle nest. Ponds are to be constructed outside of eagle nesting season (October 1- May 15). Native pines and/or hardwoods and native groundcover must be planted outside of nesting season around any pond to create, enhance or expand the visual buffer between construction and any associated activities described in Condition D and the eagle nest.
10. Follow state and federal guidelines, laws and label instructions at all times if using pesticides, herbicides, or other chemicals on property identified in Condition D.
11. If applicable, coordinate the design and construction or retrofitting of new and existing utility lines to be in compliance with the Avian PowerLine Interaction Committee (APLIC) Guidelines found at www.aplic.org to reduce the potential for any electrocution, collision and /or nesting of avian species.

H. Subpermittees.

1. Any person who is employed by or under contract to you for the activities specified in this permit, or otherwise designated a subpermittee by you in writing, may exercise the authority of this permit.
2. A subpermittee is an individual to whom you have provided written authorization to conduct some or all of the permitted activities in your absence. Subpermittees must be at least 18 years of age.
3. Any subpermittee who has been delegated this authority may not re-delegate to another individual/business.
4. You are responsible for ensuring that your subpermittees are qualified to perform the work and adhere to the terms of your permit. You are also responsible for maintaining current records of designated subpermittees. As the permittee, you are ultimately legally responsible for compliance with the terms and conditions of this permit and that responsibility may not be delegated.
5. You and any subpermittees must carry a legible copy of this permit and display it upon request whenever exercising its authority.

I. Monitoring Requirements.

1. A qualified monitor is required to monitor eagle use of the nesting territory, which is defined as up to a 1.5 mile radius of the eagle nest identified in Condition D, on property that is legally accessible by you and where the activities outlined in Condition D occur. The monitor must be experienced in recognizing specific patterns and changes of eagle behavior, and employed by or contracted by the permittee, landowner, company or entity responsible for having the activity monitored. The monitor must also be as inconspicuous as possible, so not to cause a disturbance with their presence, and when applicable, a wildlife blind or viewing location out of direct sight of the eagles is recommended. Monitoring must be conducted at a distance that allows for observation without an interruption in the eagle's normal breeding behavior. If eagles do not return to the nest at the location described in Condition D, you are required to monitor on adjacent property that is accessible by you to assess whether or not eagles nest, roost and/or forage at a new location.



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SHORT-TERM EAGLE INCIDENTAL TAKE

Permit Number: MB06109D-0
Effective: 08/28/2019 Expires: 09/30/2023

If a new eagle nest is built on the property described in Condition D, or within the nesting territory, you must report that new eagle nest location within 10 days to the Southeast Region Eagle Biologist. Additional monitoring and authorization may be required based on the new eagle nest location in relation to activities described in Condition D.

2. Monitoring must occur at a time of day when eagles are most likely to be in the area, (early morning, beginning ½ hour before sunrise, or late afternoon, beginning ½ hour before sunset). You must assess whether or not the eagles return to the nesting territory as identified in Monitoring Requirements No. 1 and continue to nest, roost and/or forage there, and/or if the eagles attempt to build or occupy another nest.
3. Once project activities have begun, including if construction activities have begun but are not occurring, monitoring is required annually to determine eagle nesting activity and/or nest failure. During each nesting season, no additional monitoring is required once eaglets have fledged from the nest or nest failure is documented.

The required monitoring period is:

- a. During each eagle nesting season, defined as October 1 through May 15, or when eagles are present at the nest and
- b. For an additional (1) nesting season after project has been completed.

Monitoring must be conducted according to the following schedule:

Frequency	Schedule	Time	Time of Day
Once	November	60-90 minutes	Begin ½ hour before sunrise or before sunset
Once	Between December 15 and January 15	60-90 minutes	Begin ½ hour before sunrise or before sunset
Once	Between February 15 and March 15	60-90 minutes	Begin ½ hour before sunrise or before sunset
Once	April	60-90 minutes	Begin ½ hour before sunrise or before sunset
Once	May	60-90 minutes	Begin ½ hour before sunrise or before sunset
Once	Every month after until fledging or nest failure is documented	60-90 minutes	Begin ½ hour before sunrise or before sunset

4. Monitoring reports must include the following information:
 - a. Date and length of time Bald Eagles were observed;
 - b. Time of day;
 - c. Number and age of Bald Eagles observed (i.e. juvenile, immature, subadult, adult); if age is not known, provide description;
 - d. Observed behavior (e.g. perching, feeding, sitting on or attending nest, in flight);
 - e. If a new eagle nest is built on or adjacent to your property, the new location and whether the eagles produced young at that site;
 - f. If any eagle nesting attempt was successful, failed or the eagles abandoned the area; and
 - g. A description of any human activity at the time eagles are observed during each month of the monitoring period, (e.g. construction, road building, use of machinery, etc.).

If nesting activity is observed, monitoring must continue until successful fledging or nest failure/abandonment is documented, which may be prior to or after May 15.

J. Reporting Requirements.

1. You may use Form 3-202-15 (Eagle Take Annual Report) found online at www.fws.gov/forms/3-202-15.pdf to report monthly and annual Bald Eagle monitoring activities. Use of this form is not mandatory, but the same information must be submitted.
2. You must submit an annual report, Eagle Take Annual Report/Form 3-202-15, to the Service summarizing the information you obtained through monitoring and include your monthly monitoring reports as an attachment by June 30 of each calendar year a report is required, as follows:
 - a. Electronically to FW4eaglemonitoring@fws.gov. The email subject line for each report submittal must reference the permit number, project title or name, and month/year of report, and
 - b. Mailed to the migratory bird permit issuing office at U.S. Fish and Wildlife Service, 1875 Century Boulevard, Atlanta, Georgia, 30345.

If no eagle activity is observed, a report indicating "no activity observed" is required.

If project activities were delayed or not conducted, an Annual Report indicating that "no activities occurred" is required.

PROTECTED SPECIES ASSESSMENT

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1775 PARCEL 2

Charlotte County, Florida

March 2020

Prepared by:

I V A
Ian Vincent & Associates
Environmental Consulting Services

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

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INTRODUCTION

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

The subject property (Charlotte County Parcel ID #s: 412304207001, 412304207003, and 412304207002) is located within Section 4, Township 41S, Range 23E within Charlotte County, Florida. More specifically, the project is located north of U.S. 17 (Duncan Road), south of Riverside Drive and east of I-75. Please refer to the attached Location Map.

SITE CONDITIONS

A site inspection was conducted by qualified staff ecologists in March 2020. During the inspection, temperatures ranged from 80° - 85° F, winds were 3-8 mph, and skies were partly cloudy.

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This upland habitat contains a canopy dominated by slash pine (*Pinus elliottii*) with scattered live oak (*Quercus virginiana*) also present. Midstory and groundcover species present include: wax myrtle (*Myrica cerifera*), saw palmetto (*Serenoa repens*), grapevine (*Vitis rotundifolia*), flatsedges (*Cyperus spp.*), downy rose myrtle (*Rhodomyrtus tomentosa*), gallberry (*Ilex glabra*), greenbriar (*Smilax sp.*), Brazilian pepper (*Schinus terebinthifolius*), saltbush (*Baccharis halimifolia*), and poison ivy (*Toxicodendron radicans*).

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FLUCCS 425 – Temperate Hardwoods

This upland habitat contains a canopy comprised of laurel oak (*Quercus laurifolia*), live oak, and cabbage palm (*Sabal palmetto*). Midstory and groundcover species present include: Brazilian pepper, downy rose myrtle, grapevine, saw palmetto, greenbriar, gallberry, poison ivy, Virginia chainfern (*Woodwardia virginiana*), and Caesarweed (*Urena lobata*).

FLUCCS 740 – Disturbed Land

This upland habitat has had the majority of the native groundcover removed and is now dominated by opportunistic grass and weed species. Vegetation present includes: Bahia grass (*Paspalum notatum*), flatsedges, water pennywort (*Hydrocotyle umbellata*), Asiatic coinwort (*Centella asiatica*), common frog fruit (*Phyllanthus nodiflorus*), peppervine (*Ampelopsis arborea*), greenbriar, grapevine, and ragweed (*Ambrosia artemisiifolia*).

LISTED SPECIES SURVEY METHODOLOGY

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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 3 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, and therefore, does not require any additional review relative to the Florida scrub jay. Thus, the Florida scrub jay is not likely to affect the future development of the subject property.

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The subject parcel is located within the Focal Area of the Florida bonneted bat (*Eumops floridanus*) FWS Consultation Area. No evidence of utilization by the Florida bonneted bat was observed onsite during the site inspection. However, any impacts which require federal permits will likely trigger FWS review for the species and roosting surveys for the species will likely be required to determine if the site is being actively utilized by Florida bonneted bats.

Search of available online resources revealed that the subject property is located within the Consultation Area of the crested caracara (*Caracara cheriway*). No evidence of nesting activity or utilization by the crested caracara was observed onsite, and no adequate habitat is located on the subject property. The crested caracara is not anticipated to be nesting within the subject property, and therefore, is not likely to affect the future development of the subject property. However, applicable environmental regulatory agencies may require a species specific survey relative to the crested caracara prior to development of the property.

Search of available online resources revealed that the subject property is located within the Consultation Area of the red-cockaded woodpecker (*Picoides borealis*). The nearest documented red-cockaded woodpecker (RCW) sighting is greater than 1 mile east of the subject property. In accordance with FWC survey guideline protocol, suitable pine trees were inspected for the presence of RCW nesting cavities. The red-cockaded woodpecker is not anticipated to be utilizing the subject parcel, and therefore, is not likely to affect the future development of the property. However, applicable environmental regulatory agencies may require a species specific survey relative to the red-cockaded woodpecker prior to development of the property.

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

A bald eagle's nest (Nest ID CH030) is located approximately 480 feet from the project limits. An incidental take permit from the USFWS was issued in August of 2019. The permit is provided as an attachment.

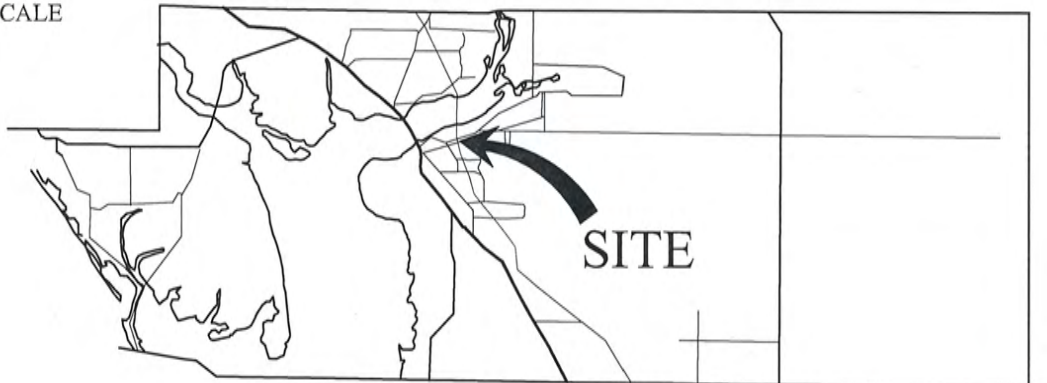
The subject site contains upland habitats which could potentially be utilized by the gopher tortoise (*Gopherus polyphemus*). No gopher tortoise, burrows, or evidence of the species were located on the parcel. If gopher tortoise burrows are found on the parcel, a 100% gopher tortoise survey and relocation permit from the Florida Fish and Wildlife Conservation Commission will be required prior to development of the site if 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.



NOT TO SCALE

SECTION 4; TOWNSHIP 41S; RANGE 23E



CHARLOTTE COUNTY, FLORIDA

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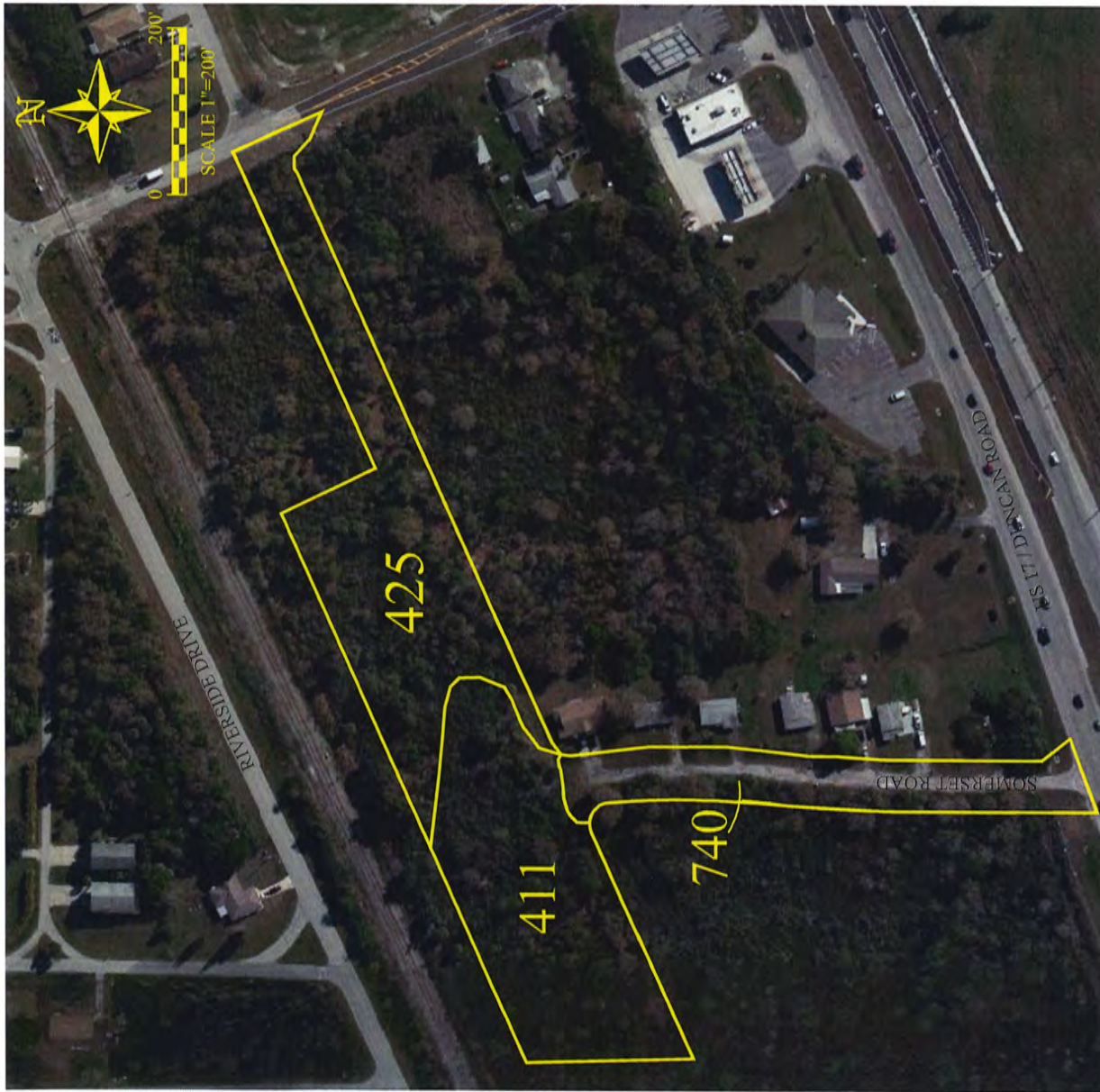
LOCATION MAP

18-040 / MARCH 18, 2020

1775 PARCEL 2
LOCATION MAP

IWA
Ian Vincent & Associates
Environmental Consulting Services

SECTION 4; TOWNSHIP 41S; RANGE 23E



LEGEND

FLUCCS DESCRIPTIONS	ACREAGE
411 PINE FLATWOODS	1.80±
425 TEMPERATE HARDWOOD	2.04±
740 DISTURBED LAND	0.94±
TOTAL	4.78±

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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"=200' SCALE.
4. THE LIMITS OF ON-SITE WETLANDS AND/OR SURFACE WATERS HAVE BEEN FIELD VERIFIED AND APPROVED BY SWFWMD STAFF THROUGH THE ISSUANCE OF ERP PERMIT NUMBER 33844,000.

18-040 / MARCH 18, 2020

1775 PARCEL 2
PROTECTED SPECIES ASSESSMENT MAP

Ivan Vincent & Associates
Environmental Consulting Services

Traffic Impact Statement

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FOR
17-75 Interchange

OWNER:
Seventeen and Seventy-Five, LLC
821 5th Ave. S.
Naples, FL 34102

Prepared by

WEILER ENGINEERING CORPORATION

EB# 6656



201 WEST MARION AVENUE - SUITE 1306 | PUNTA GORDA | FL 33950
TEL 941-505-1700 | FAX 941-505-1702 | WWW.WEILERENGINEERING.ORG

WEC Job No. 18055.001

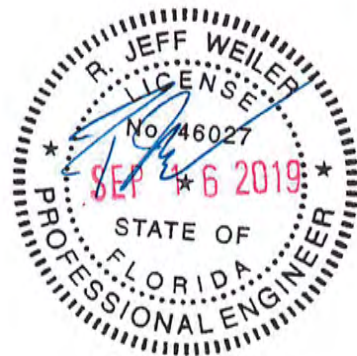
September 2019

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Engineer's Certification

This is to certify that the enclosed engineering calculations were performed by me or under my responsible charge.



R. Jeff Weiler, P.E.

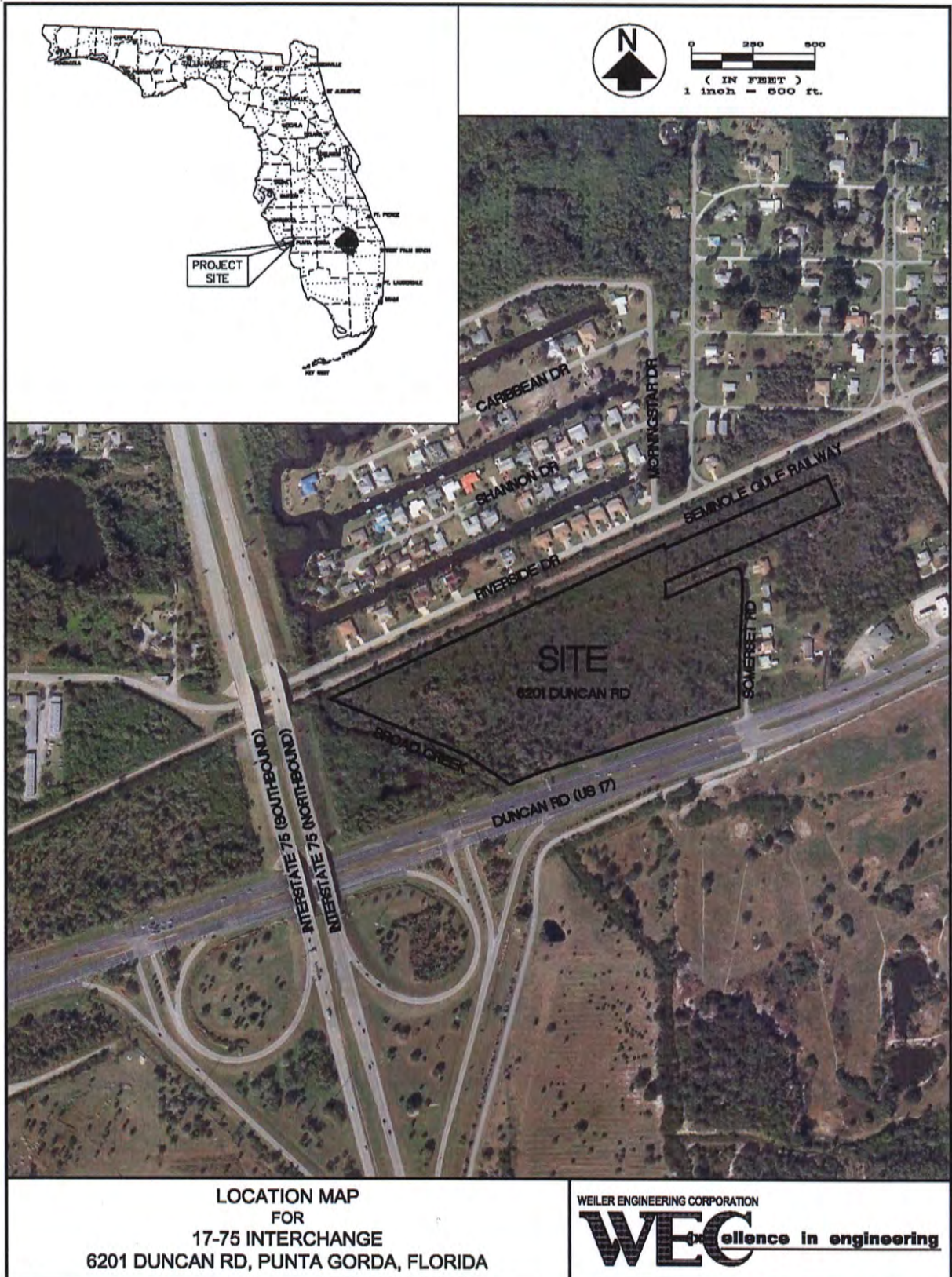
FL. Reg. No 46027

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Weiler Engineering Corporation

Location Map



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Project Description

The site was previously rezoned to a PD in 2008 under DRC-PD-08-01. During this time, the site was comprised of 19.73+/-ac. The proposed development in 2008 included (2) parcels for a rail to truck transfer station, fast food restaurant, convenience store w/ gas pumps, and a general office building. The proposed project would add roughly 2.18ac+/- to the project area through the purchase of additional lots adjacent to the site. The project will still contain the same industrial and commercial uses though the acreage to each is different to the approved conditions in 2008. The proposed conditions will contain (1) smaller parcel for a rail to truck transfer station and the remainder of the site will be for commercial outparcels, roadways, and stormwater management. The potential uses within the site are unknown at this point in time and therefore, traffic impact calculations have been completed using ITE Code 820 for Shopping Center.

Project Identification and Location

Under the proposed conditions, the site will be divided into multiple parcels that total approximately 21.91 acres on the northside of Duncan Rd. (U.S. 17), in unincorporated Charlotte County, Section 04, Township 42S, Range 23E. The property address is 6201 Duncan Rd., Punta Gorda, FL 33950 (See the attached location map). The site is bounded by Broad Creek to the west, the Seminole Railway to the north, Somerset Rd. and a residential property to the east, and Rosemary Dr. and Duncan Rd. to the south. Duncan Rd. is classified as an "Other Principle Arterial" by the FDOT. All vehicular trips to and from the site will use Rosemary Dr. via Regent Rd. The nearest traffic stop is at the Regent Rd. and Duncan Rd. intersection, meaning no new interruptions will be generated by the site. See Table 1 for more information on Duncan Rd. The value for the Annual Average Daily Traffic (AADT) is from the 2018 FDOT Traffic Report.

Road	Ownership	Posted Speed	2018 AADT
Duncan Rd	Public	55 MPH	21,500

Table 1: Abutting Roadway Information

Trip Generation

The Institute of Transportation Engineers Trip Generation Manual, 10th Edition (ITE) was used for this project's trip generation. A TIS has already been approved by Charlotte County for the previous design in 2008 when the project area was only 19.73 acres. The project area will be rezoned as a PD; however, the site will be divided into two sub-areas, similar to the 2008 approval. An industrial area will be located near the railroad tracks for a rail to truck transfer station. The remainder of the site will be for uses that are similar to a Commercial General zoning designation. In accordance with the ITE manual, the commercial uses best fits into the category for ITE Code 820 for Shopping Centers since the actual use of the outparcels or size is unknown at this time. Table 2 lists the ITE Codes that were utilized in the current TIS. Because the uses are unknown, the values below are shown to be the worst-case possibility and require that the absolute maximum floor area be used to calculate the number of trips. As the parcels are leased and designed, the TIS will need to be updated to show updated values.

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Table 2: Possible ITE Land Use Codes

Code	Land Use	Page
30	Truck Terminal	55
820	Shopping Center	1448

In order to show the increase in traffic from the approved rezone in 2008, the land use was modified to the ITE categories used under the proposed conditions and with current ITE rates. The added land area of 2.18+/- acres is cannot be simply added in because the land use size and site configuration are different. The majority of the new land area will be for stormwater management only and some of the area previously proposed in 2008 for stormwater management will now be part of commercial outparcels. Table 3 below shows the converted TIS from 2008 to current ITE codes and rates. The traffic generated from the list below covered the 19.73ac+/- approved in 2008 under DRC-PD-08-01.

Table 3: Traffic generated with land use as approved in 2008 under DRC-PD-08-01 with current ITE rates

Existing Conditions	Code	Name	Unit	Total Area (S.F)	Total Area (AC)	FAR	AM Peak Trips	PM Peak Trips	Weekday Trips
	N/A	Roads/Stormwater/Common Area	N/A	257,756.00	5.92	N/A	N/A	N/A	N/A
	820	Shopping Center	1,000 SQ Ft	234,003	5	140	145	527	6,029
	30	Truck Terminal	Acre	366,997	8.43	-	61	55	690
				Total Area:	19.71		206	582	6,719
							Net Increase Trips:	6,719	
							Pass-By Trips:	1,344	
							Total:	5,375	

Table 4 below shows the net increase in traffic with the addition of 2.18ac+/- area under the proposed design. Under the proposed conditions, there will be approximately 1.75ac dedicated to stormwater management and common area (internal roadways, etc.) than in the approved DRC-PD-08-01. There will also be a net increase of 2.74ac dedicated to development with uses similar to those allowed in a Commercial General zoning designation. The proposed plans have a floor to area ratio of 0.6; therefore, the maximum buildable area would be 71,613 S.F., which is the worst-case scenario. This number will need to be adjusted as the parcels are sold to determine the real-life traffic impact as the number used in this TIS is likely considerable higher. The area for the rail to truck transfer station will have a smaller parcel and therefore, will have a net reduction in the overall trips generated for that use.

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Table 4: Net increase in raw trip generation under the proposed conditions

Proposed Conditions	Code	Name	Unit	Total Area (S.F)	Total Area (AC)	FAR	AM Peak Trips	PM Peak Trips	Weekday Trips
	N/A	Roads/Stormwater/Common Area	N/A	334,189	7.67	N/A	N/A	N/A	N/A
	820	Shopping Center	1,000 SQ Ft	353,636	8.12	212	219	796	9,111
	30	Truck Terminal	Acre	266,632	6.12	-	45	40	501
				Total Area:	21.91		263	836	9,612
							Net Increase Trips:	9,612	
							Pass-By Trips:	1,922	
							Total:	7,690	

Table 5 below shows the comparison between the uses approved in 2008 and the current design. The additional 2.75 acres of commercial land will generate 74 additional AM Peak Hour Trips, 269 additional Peak Hour Trips, and 3,082 weekday trips (not counting pass-by trips). Per the Charlotte County Engineering Design Manual, the Passerby capture cannot be more than 20% of the site-generated traffic. Please refer to Table 5 for the total number of pass-by trips for the net increase in traffic as a result of the additional project area and redesign. While it is likely that the two land uses would share a certain number of trips, no internal capture analysis was conducted. Since the land area for the truck terminal is decreased, there will actually be a reduction in traffic generated for this ITE Code. Table summarizes the difference in traffic generated between the approved design in 2008 and the proposed design with the increase in acreage. As a whole, under worst-case scenario, the net increase in traffic will be 57 AM Peak Hour Trips, 254 PM Peak Hour Trips, and 2,894 Weekday trips, which does not cause an impact on US 17.

Table 5: Net difference in traffic generation from the approved conditions to proposed conditions

Net Difference	Code	Name	Unit	Total Area (S.F)	Total Area (AC)	FAR	AM Peak Trips	PM Peak Trips	Weekday Trips
	N/A	Roads/Stormwater/Common Area	N/A	95,880	1.75	N/A	N/A	N/A	N/A
	820	Shopping Center	1,000 SQ Ft	119,633	2.75	72	74	269	3,082
	30	Truck Terminal	Acre	-100,365	-2.30	-	-17	-15	-189
				Total Area:	21.91		57	254	2,894
							Net Increase Trips:	2,894	
							Pass-By Trips:	579	
							Total:	2,315	

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Historic or Current Traffic Count Information

Traffic count information was obtained from the Charlotte County Public Works Transportation Engineering Division website. Please refer to Appendix A for the table provided by the County website. Based on the information provided by the County, the segment of road near the project area has an Annual Average Daily Traffic (AADT) of 27,728. This segment has a Level of Service (LOS) of C and is at 47% of the capacity.

Identification of the Impact Segments

Traffic count information was not provided in the Charlotte County: 2018 Roadway Level of Service Data for Golf Course Blvd for a segment intersecting with Duncan Rd (US 17).

Conclusion

The proposed site is located on Duncan Rd (U.S. 17), east of Interstate 75. Based upon the analysis conducted as part of this report, the proposed site will not cause a significant impact to Duncan Rd. (U.S. 17). The worst-case scenario for the proposed additional 2.18ac would be the generation of 2,315 new daily trips and 254 new PM peak hour trips and operates at a Level of Service C with the project traffic.

Appendix A: Current or Historical Traffic Counts

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CHARLOTTE COUNTY: 2018 ROADWAY LEVEL OF SERVICE DATA

VW SMO	Roadway	Station	From	To	Fed. Func. Class.	Lanes	2018 AADT	Sugg. Gr. Rate	K/1000	Level of Service Calculations ¹					Level of Service	Percent (%) Capacity Used
										Level of Service Limits (PK Hr. Two-way Vol.)						
										100 th Hr Vol.	A	B	C	D		
178	Jones Loop Road S	193	Taylor Rd	I-75	RMC	2U	2,303	5,00%	0.091	210	-	1359	1440	-	D	15%
179	-	138	Worm Ave	C R 775	RMC	2U	6,442	1.00%	0.091	586	-	1359	1440	-	D	41%
180	San Casa Drive	139	Worm Ave	Worm Ave	RMC	2U	6,665	5.00%	0.091	624	-	1359	1440	-	D	43%
181	Sandhill Blvd	109	Kings Highway	Deep Creek Blvd	UC	2U	15,810	3.00%	0.091	1,439	-	1359	1440	-	D	100%
182	Sandhill Blvd	110	Deep Creek Blvd	Pho De Janeiro Ave	UC	2U	6,492	3.00%	0.091	591	-	1359	1440	-	D	41%
183	Sheahan Blvd	231	Midway St	Allen Rd	L	2U	1,711	1.00%	0.091	156	-	594	1197	1269	D	13%
184	Stevens Street	150	Henry St	Pumpkin Ter	L	2U	5,754	1.00%	0.091	525	-	594	1197	1269	D	44%
185	Sprinkler Blvd	215	Cougar Way	Gulstream Blvd	RMC	2U	3,893	1.00%	0.091	349	-	594	1197	1269	D	29%
186	Sprinkler Blvd	214	Gulstream Blvd	S R 776	RMC	2U	2,477	1.00%	0.091	225	-	594	1197	1269	D	19%
187	Sprinkler Blvd	149	S R 776	Wilmington Blvd	RMC	2U	11,231	1.31%	0.091	102	-	1359	1440	-	D	7%
188	S R 776	306	Mudrock Cr/Enterprise Dr	U S 41	MA	4D	23,684	2.00%	0.091	2,155	-	3420	3560	-	D	60%
189	S R 776	86	Blucayne Dr	Mudrock Cr/Enterprise Dr	MA	4D	29,364	2.00%	0.091	2,672	-	3420	3560	-	D	75%
190	S R 776	14	El Jocean Bridge	Blucayne Dr	MA	4D	30,635	2.00%	0.091	2,787	-	3420	3560	-	D	78%
191	S R 776	13	C R 771	El Jocean Bridge	MA	4D	33,636	2.00%	0.091	3,061	-	3420	3560	-	D	85%
192	S R 776	160	Coliseum Blvd	C R 771	MA	4D	24,885	2.00%	0.091	2,265	-	3420	3560	-	D	63%
193	S R 776	194	Oceanway Blvd	Coliseum Blvd	MA	4D	24,550	2.00%	0.091	2,234	-	3420	3560	-	D	62%
194	S R 776	145	Sunbrook Blvd	Oceanway Blvd	MA	4D	25,416	2.00%	0.091	2,313	-	3420	3560	-	D	65%
195	S R 776	146	Sprinkler Blvd	Sunbrook Blvd	MA	4D	27,883	2.00%	0.091	2,558	-	3420	3560	-	D	71%
196	S R 776	142	Gulstream Blvd	Sprinkler Blvd	MA	4D	30,818	2.00%	0.091	2,804	-	3420	3560	-	D	78%
197	S R 776	144	Orchid Blvd	Gulstream Blvd	MA	4D	35,363	2.00%	0.091	3,218	-	3420	3560	-	D	90%
198	S R 776	142	Pine St	Orchid Blvd	MA	4D	33,458	2.00%	0.091	3,045	-	3420	3560	-	D	85%
199	S R 776	120	Beach Rd	Pine St	MA	4D	27,613	2.00%	0.091	2,513	-	3420	3560	-	D	70%
200	S R 776	129	Sarasota Co Line	Beach Rd	MA	4D	15,820	2.00%	0.091	1,440	-	3420	3560	-	D	40%
201	Sunbrook Blvd	134	Boundary Blvd	Rotonda Blvd North	RMC	2U	7,797	5.00%	0.091	710	-	594	1197	1269	D	59%
202	Sunbrook Blvd	133	Gulstream Blvd	Boundary Blvd	RMC	2U	11,161	5.00%	0.091	1,016	-	1359	1440	-	D	71%
203	Sunbrook Blvd	148	S R 776	Oceanway Blvd	RMC	2U	6,824	5.00%	0.091	621	-	594	1197	1269	D	52%
204	Sunbrook Blvd	147	Wainwright Ave	S R 776	RMC	2U	2,653	2.00%	0.091	242	-	594	1197	1269	D	20%
205	Sunbrook Road	233	Highlands Rd	Enterprise Dr	L	2U	5,450	1.00%	0.091	496	-	594	1197	1269	D	41%
206	Taylor Road	179	U S 41 N	Burnt Store Rd	UC	2U	8,003	5.00%	0.091	728	-	1359	1440	-	D	51%
207	Taylor Road	180	Burnt Store Rd	Apport Rd	RMC	2U	9,863	3.00%	0.091	861	-	1359	1440	-	D	61%
208	Taylor Road	180	Airport Rd	Cooper St	RMC	2U	7,140	5.00%	0.091	650	-	1359	1440	-	D	45%
209	Toledo Blade Blvd	93	Collingwood Blvd	S R 776	MA	2U	5,515	5.00%	0.091	502	-	594	1197	1269	D	42%
210	Toledo Blade Blvd	195	S R 776	U S 41 N	MA	2U	8,130	5.00%	0.091	740	-	1359	1440	-	D	51%
211	Toledo Blade Blvd	16	U S 41 N	Sarasota Co Line	UC	4D	17,887	5.00%	0.091	1,510	-	3078	3560	-	D	45%
212	Tucker's Grade	188	U S 41	I-75	MA	4D	11,103	5.00%	0.091	1,010	-	3078	3560	-	D	28%
213	U S Highway 41	189	I-75	Midway Blvd	MA	4D	20,690	2.00%	0.091	1,823	-	3420	3560	-	D	34%
214	U S Highway 41	189	Washington Loop Rd S	Washington Loop Rd S	PA	4D	20,690	2.00%	0.091	1,823	-	3420	3560	-	D	34%
215	U S Highway 17	112	Peace River Shores Blvd	Washington Loop Rd S	PA	4D	12,697	2.00%	0.091	1,183	-	3420	3560	-	D	33%
216	U S Highway 17	115	DeSoto Co Line	Peace River Shores Blvd	PA	4D	9,665	2.00%	0.091	880	-	3420	3560	-	D	25%
218	U S Highway 41	189	Lee County Line	Tucker's Grade	PA	4D	21,719	2.00%	0.091	1,976	-	3420	3560	-	D	55%
219	U S Highway 41	185	Tucker's Grade	Burnt Store Rd	PA	4D	16,676	2.00%	0.091	1,518	-	3420	3560	-	D	42%

Contact: Ravi Kumarajugadda - Ravi.Kumarajugadda@charlottecountyfl.gov or (941) 575-3666

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Utilities Administration
326 WEST MARION AVENUE
PUNTA GORDA, FL 33950
(941) 575-3339
FAX: (941) 575-5006
utility@CityofPuntaGordaFL.com

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FEB 24 2020

Robin Palmer
Weiler Engineering
201 W Marion Ave Suite 1306
Punta Gorda FL 33950
Sent via email: rpalmer@weilerengineering.org

RE: Water and Wastewater Service Availability
6201 Duncan Road 412304177001

This letter is issued to identify the procedure to determine the availability of water and sewer services to the above referenced property. The subject location is in the City Utility Service Area. Utility availability means, the subject parcel has the ability to connect to the existing water system and the existing gravity sewer system, and obtain water and sewer capacity required by the subject parcel. Parcels which are un-developed, or planned for re-development, or planned for change of use, will require site specific information to evaluate utility availability status. In the event utility service is not available at the capacity required by the subject parcel, off-site utility line extensions or improvements from the City utility system to the subject location will be required to obtain utility availability. Off-site utility improvements necessary to obtain utility availability are the responsibility of the specially benefitted properties, property owner, or developer.

A preliminary review based on viewing the subject parcel(s) on the Charlotte County GIS site, ccgis.com, indicates the property is undeveloped. Utility improvements may be necessary to obtain utility service to the subject parcel(s). We recommend meeting in our office to determine site specific information, and review capacity and location of existing utility lines. Off-site utility improvements may be required to obtain utility service to the subject parcel. Off-site utility line extensions will be required to meet the future development scenarios consistent with the Utility planning scenarios.

The following conditions apply to owner/developer constructed utility system improvements.

1. Owner/Developer shall be responsible for the design, funding, construction of all on-site and off-site water and sewer facilities necessary to provide service which may include up-grading of existing off-site utility facilities.
2. All utility construction plans, permits, and shop drawings must be reviewed and approved by the City of Punta Gorda Utility Department.
3. Owner/Developer shall obtain all necessary regulatory approvals, including Florida Department of Environmental Protection, City of Punta Gorda, Charlotte County, and FDOT.
4. All off-site utility improvements must be contributed to the City as a developer contributed asset prior to approval to place in service.
5. Service is contingent upon sufficient water and sewer plant capacity at time of connection. (Capacity is based on a first come-first serve basis at time of connection and impact fee payments).

Please call our office at 575 3339 if you would like to schedule a utility availability meeting. If you should have any questions, please do not hesitate to call this office.

Sincerely,

Steve Adams



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 850-245-6333 for project review information.

May 20, 2020

Kelly Bhutada, *Planner*
The Weiler Engineering Corp.
201 W Marion Ave
Punta Gorda, FL 33950
941-505-1700 Phone

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MAY 22 2020

In response to your inquiry of May 20, 2020, the Florida Master Site File lists no cultural resources found in the designated area of Charlotte County, Florida.

T41S R23E Section 04

When interpreting the results of our 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.

Sincerely,

Eman M. Vovsi, Ph.D.
Florida Master Site File
Eman.Vovsi@DOS.MyFlorida.com



SITE

SOLANA

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MAY 22 2020

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

Rezoning Narrative

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JUN 11 2020

Request:

Seventeen and Seventy-Five LLC (applicant) is requesting approval to rezone a 21.36± acre site located at 6201 Duncan Rd, 3300 and 3406 Rosemary Dr. A request for rezoning to Planned Development district. A Planned Development (PD) amendment petition was approved under DRC-19-00060 and hence a master concept plan. The applicant is filing a concurrent Future Land Use Map Amendment application.

Narrative:

The subject property is approx. 21.36± acre, located north of Duncan Rd, west of Regent Rd and South of Riverside Dr and Seminole Gulf Railroad. It is currently zoned as Planned Development, RMF5 and RMF 10 and Future Land Uses of Commercial, Low Density Residential (LDR) and High-Density Residential (HDR). The subject property is currently vacant and has never developed due to lack of access.

North of the property is Seminole Gulf Railroad then Riverside Drive and then Vacant Residential-Single-Family FLU; Zoned Residential Multifamily. East of the property is Low Density and High Density Vacant Multifamily Residential FLU; Zoned Residential Multifamily. West of the property is Commercial FLU; zoned Commercial Planned Development. South of the property is Somerset Rd and High Density Vacant Multifamily Residential FLU; Zoned Residential Multifamily.

A planned development known as 17-75 Interchange PD approved under DRC-PD-08-01 and amended under DRC-19-00060. An additional 2.15± acre of land is added to 17-75 Interchange PD project as approved on the Master Concept Plan (under DRC-19-00060) and it will primarily serve for an infrastructural improvements for the project. The proposed PD rezoning is for the whole project site. This map amendment will unify the land use for whole project site as required by County Code.

The subject property was never developed due to lack of access to the property. The request is compatible with adjacent uses and will not affect nearby residential areas. The property will provide sufficient buffer and prevent intrusion into residential areas. The property will be serviced via Rosemary Drive and Somerset Road. Utilities are anticipated to be provided through the City of Punta Gorda.

The subject property is a part of 17-75 Interchange PD, to assist with staff and public review of this application, we have provided information for items listed in the Charlotte County Land Development Code Section 3-9-45 Planned Development (PD). The proposed PD meets the guidelines set forth under Section 3-9-45.

This Planned Development will not increase the intensity since the subject property will provide infrastructural improvements. The modification will not impact parking spaces, vehicular access, and traffic generation. The additional area will increase the amount of open space. The applicant owns both properties and all development regulations applicable to the existing PD area as may be amended, will also be applicable to the subject property. The PD is located at the interchange of Interstate 75 and Highway 17. Highway 17 connects Punta Gorda and Arcadia and is a heavily traveled trucking route. This area has the potential to support a very diverse assortment of uses while not adversely affecting the surrounding areas. The area is included on **FLUM Map Series Map #11** as part of the US 17 area. **Objective 6.3** which encourages the County to support development of land that will lead to job creation. The subject property will be a PD that supports US 17 as an emerging intermodal, which has been further

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supported by Charlotte County with the completion of North Piper Road and connecting this portion of US 17 to the airport.

Itemization of Planned Development Rezoning Application Item #15 Rezoning Narrative (A-E)

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

No, as outlined in the summary above and consistency narrative below, the proposed rezoning is consistent with the Comprehensive Plan.

B. The existing land use pattern in adjacent areas.

The proposed rezoning will be incorporated into the 17-75 Interchange PD, which has already been determined to be consistent with the adjacent area, Comprehensive Plan, and Land Development Code. The addition of this parcel will provide infrastructural improvements.

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

Punta Gorda has sufficient capacity to serve the project with water and sewer. The proposed project does not impact schools or recreation facilities. The subject site will provide additional stormwater drainage facilities for the upgraded public road and the overall project. A TIS was approved under DRC.

Utilities will be provided by the City of Punta Gorda. The City of Punta Gorda Utility Department uses 770gpd/acre to calculate water and wastewater flows when the exact development use is unknown. Normally we would use 64e-6 F.A.C. for this calculation, but since we do not know what type of development will occur, we cannot use this. $21.91\text{ac} * 770\text{gpd/ac} = 16,871\text{gpd}$ for both water and sewer.

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

The proposed change will not adversely influence living conditions. The proposed change is consistent with the County's Comprehensive Plan by providing a reduction in platted lots, enhancing and creating jobs along the US 17 corridor/area, and improving public infrastructure and access.

E. Whether the proposed change will affect public safety.

The proposed change will have no negative affect on public safety. All phases of development will be designed to accommodate current public safety equipment. In addition, the subject property will primarily be used to accommodate stormwater from the adjacent roadway, which will be brought up to County standards and improve public safety access.

Comprehensive Plan Consistency

The following is an analysis of how the proposed rezoning is consistent with the goals, objectives and policies of the Comp. Plan:

The subject property will provide for infrastructure improvements for the project 17-75 Interchange PD. The request is consistent with FLU Policy 4.1.2 Overall Reduction in Platted Lots and FLU Policy 4.1.4 Incentives for Private Solutions towards the platted lands problem. The proposed development will contribute to the achievement of these policies.

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Additional Goals, Objectives, and/or Policies which the proposed rezoning is consistent:

Objective 6.3 US 17 area (FLUM Map Series Map #11) – Job Creation

The PD will provide the ability to develop non-residential uses along this vital corridor that will lead to the creation of important non-service industry jobs. Jobs include logistics, shipping services, and commercial uses supporting residential development.

FLU 4.1.6 (2) Buffer or transition requirements necessary to achieve compatibility

Specifically, subsection "a" lessen impacts and integrate development along the edges of properties where different zoning districts are present.

The proposed stormwater / buffer / open space tract will further enhance the transition between residential uses, the existing railroad, and the approved PD.

FLU 5.4.2 Limit Expansion of Strip Commercial

The proposed rezoning supports and enhances the previously approved amendment to the PD. The PD promotes master planned development of commercial uses in a clustered, non-linear layout.

Objective 5.7 General standards for Non-residential

The PD is compatible with adjacent residential uses. Based on the concurrent application to amend the PD Master Concept Plan to incorporate a stormwater/ buffer/ open space tract, the proposed uses are consistent with this objective.

FLU 5.7.3 Commercial Access

The proposed road improvements implement this policy. The County policy requires stormwater tracts to be zoned consistent with their associated project zoning. Approval of the rezoning of this tract will allow for an additional stormwater/ buffer/ open space tract to provide stormwater facilities to support the improvements to access road(s).

FLU 5.7.4 Commercial Landscaping and Buffering

The proposed PD rezoning and proposed use of the subject property provides additional commercial landscaping to protect nearby residential uses.

Historic and Archeological Assessment

An archaeological/ historical memo is attached with the application. The site is currently predominantly vacant land. In order to determine if there was any Historic or Archeological significance the National Register of Historic Places in Charlotte County and the Florida Division of Historical Resources websites were viewed. Based on the available information from these websites, no historic or archeological significance was found. If, however, during construction, any archeological significant items are located, the construction will cease, and the proper authority shall be notified immediately.

Protected and Threatened Species

The vegetative communities were identified and classified using the Florida Land Use Cover and Forms Classification System (FLUCCS). The table below shows the vegetative communities present for the existing conditions (Please refer to Table 1). Please refer to Figure 1 for a map with the FLUCCS IDs.

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Table 1: FLUCCS vegetative cover table.

FLUCCS ID	Description
411	Pine Flatwoods
425	Freshwater Marshes
643	Wet Prairie
740H	Hydric Disturbed Land

Minimal wetland impacts will occur as a result of this project. The site has a total of 0.33 acres. The only known endangered species within the PD parcel area is a bald eagle. The adjacent site within the existing PD zoning district will be designed so that no area will be disturbed within 150' of the eagle's nest. Please refer to the Protected Species Assessment prepared by Ian Vincent & Associates dated for April 2018.

Conclusion:

The proposed rezoning will not create spot land use. It will unify a land use for project 17-75 Interchange PD. The proposed development on this lot will create an additional access to the PD and possible divert the traffic from US 17. This improvement to the Rosemary Drive will also provide a needed access to the lots along this street and it creates development opportunity on those lots. Requested **draft condition of approval** for the proposed rezoning is attached to this narrative in following pages. A traffic report is attached to the packet for staff review.

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Conditions:

- a. Development on the subject property shall occur as detailed in the PD Concept Plan submitted by the applicant, prepared by The Weiler Engineering Corporation, dated ~~December 17, 2017~~ October 11, 2019, revised on ~~January 28, 2008~~, except such modifications as may be required to meet the conditions of the PD zoning district. In addition, the Development Review Committee (DRC) conditions of approval per letter dated ~~January 11 2009~~ December 12, 2019 are required to be met. Development of individual non-residential lots within Parcel 1 and 2 shall be done as minor amendment to the final site plan. Lots and parcels shall be platted or replatted as necessary.
- b. Permitted uses:
 - i. ~~Within Parcel A-1 (5.497.76+/- acres): Railroad siding – rail to truck transfer station.~~
 - ii. ~~Within Parcels B 2 (2.9411+ acres):~~
 1. Railroad Siding – rail to truck transfer station;
 - ~~21.~~ All permitted and conditional principal uses in the CG zoning district shall be allowed. No special exceptions shall be allowed;
 - ~~32.~~ Mini warehouses; accessory outdoor storage of boats and recreational vehicles and campers;
 - ~~3.~~ Truck stops;
 - ~~4.~~ Light manufacturing and assembly in a completely enclosed building;
 - ~~5.~~ Lumber and building supply establishments and yards;
 - ~~6.~~ Wholesale sales; and
 - ~~7.~~ Mass transit terminals and yards.
 - iii. ~~Parcel C-3 (2.863.15+/- acres): 7,200 square feet office uses~~ Stormwater and signage.
 - iv. ~~Parcel D (1.19+ acres): 4,000 square feet of fast food restaurant.~~
 - v. ~~Parcel E (1.33+ acres): 7,200 square feet office uses.~~
- c. ~~If permitted uses indicated in condition b ii 2 through 7 are proposed, the~~ Development applicant application for each lot shall include submittal of a revised Traffic Impact Statement, based on the use(s) selected.
- d. ~~Within Parcel B~~ The development is subject to the following Development Standards:
 - i. The maximum floor area ration is .6.
 - ii. The maximum lot coverage is 50%
 - iii. The setback requirements are the same as the requirements under the CG zoning district.
 - iv. Individual lots may exceed these thresholds as long as overall development for each parcel is consistent.
- e. The maximum building height for this project shall be ~~45~~ 60 feet measured from base flood elevation points as these may apply to the project site.
- f. The maximum height for outside storage is 50 feet, and the maximum height for equipment is 60 feet.
- g. The railroad siding is subject to the provisions of American Railway Engineering and Maintenance-of-way Association (AREMA) safety and construction standards.
- h. Except for train deliveries, the operation hours for railroad sidings shall be from 7:00am to 7:00pm during the weekdays, and weekend operation is not allowed.

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- i. No on-site development beyond the land clearing shall occur prior to final DRC approval.
- j. The developer shall minimize impervious surface within the development wherever practicable.
- k. The roadways for this development shall be constructed to Charlotte County Standards. The applicant will be improving ~~two undeveloped County roads~~ Rosemary Drive to Charlotte County's standards.
- L. The development must utilize potable water and sanitary sewer utilities. The potable water and sanitary sewer lines must be connected to the site before and certificates of occupancy shall be issued. When available, the developer must also extend re-used water utility lines along with the potable water and sanitary sewer lines throughout the development.
- M. The site shall be developed with a unified landscaping theme. Only Florida Friendly Plantings and/or xeriscaping shall be allowed for landscape plantings within common areas.
- N. All landscaping must be irrigated as necessary to ensure survival. When make available by the Utility, non-potable water shall be utilized for common area and the irrigation system throughout the development.
- O. The development must comply with Chapter 2-3, Article IX, Tree Requirements, of the Charlotte County Code. All heritage trees shall be preserved unless the applicant can provide substantial evidence that such preservation will cause the development with be severely hindered. Should any heritage tree be removed, the applicant will plant a sufficient number of trees of the same species to equal the girth of tree removed. These trees will not be counted as part of the points needed for development but in addition to those trees needed for points.
- P. Landscaping and Buffer requirements:
 - i. Within the 25-foot setback, no pavement or other structure are permitted, except for the construction of a stormwater facilities, wall, berm, or fence.
 - ii. At a minimum, a type ~~B-A~~ buffer must be placed within or adjacent to the 25-foot PD setback along the western portion of the property line that is adjacent to the property zoned GICG. Existing vegetation adjacent to, or within, the creek may be used to satisfy this requirement in accordance with Sec. 3-9-100.1 (c). A type D buffer must be placed along the northern~~;~~ and Type C at the eastern (Somerset Rd); and southern portion (US 17) of the property line. The buffers may be incorporated into planned drainage facilities and adjusted to accommodate loading and unloading requirements for Parcel 1.
 - iii. Higher intensity uses within the development are subject to supplementing buffer type(s) to comply with Sec. 3-9-100.1 Table 2
 - iv. The developer is required to remove exotic/nuisance species from the subject property.
 - v. ~~The type D buffer referred to in paragraph ii above, for the northern property line shall consist of trees within a 10-foot strip inside the property line, and the understory/shrubbery shall be within a 20-foot strip along the northern side of the railroad tracks as shown on the concept plan drawing dated December, 17, 2007. Revised on January 28, 2008.~~
- Q. Outdoor lighting will be shielded or directed in such way that the light does not shine beyond the boundaries of the subject property which is adjacent to the residential properties.
- R. Dumpsters must be contained within an opaque, gated enclosure which must be painted or otherwise decorated consistent with the coloration/decoration scheme of the parent structure.

- S. This development is subject to the provisions of Chapter 3-5, Article XXIV, Charlotte County Commercial Design Standards.
- ~~T. Exterior signage shall meet the existing sign code, section 2-9-95. No special exception or variance shall be granted for any signage of the site.~~
- ~~U. Parking is subject to the provisions of the existing off-street parking and loading facilities, section 3-9-91.~~
- ~~V. Due to safety concerns, the applicant shall close a median on U.S. 17 in the vicinity of the proposed development when the following criteria shall be met:~~
 - ~~i. ——— Permission received from FDOT.~~
 - ~~ii. ——— Final DRC approval received.~~
 - ~~iii. ——— Project construction commences.~~

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SCHEDULE "A" FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT FILE NO. 2038-2506557

A PARCEL OF LAND LOCATED IN THE NORTH 1/2 OF SECTION 4, TOWNSHIP 41 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA, BEING A PORTION OF BLOCK "Y" LYING NORTH OF US HIGHWAY 17 AND WINDSOR ROAD LYING BETWEEN ROSEMARY DRIVE AND US HIGHWAY NO. 17, GOLF CLUB ESTATES, AS PER THE RECORDED PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 43 OF SAID PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 4, TOWNSHIP 41 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA, A POINT OF REFERENCE,
THENCE SOUTHWEST 01 DEGREES 32 MINUTES 50 SECONDS ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 4, 1289.39 FEET TO THE
INTERSECTION OF SAID EAST LINE WITH THE WESTERLY PROLONGATION OF ROSSDAVE WAY AS SHOWN ON SAID PLAT OF GOLF CLUB ESTATES AND THE
POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE CONTINUOUS SOUTH 01 DEGREES 38 MINUTES 50 SECONDS EAST ALONG SAID EAST LINE OF
SAID SECTION 4, 171.61 FEET TO THE POINT OF BEGINNING OF THE GOLD COURSE DRIVE RIGHT-OF-WAY MAP PER SAID PLAT OF GOLF CLUB ESTATES;
THENCE CONTINUOUS SOUTH 01 DEGREE 38 MINUTES 50 SECONDS EAST ALONG SAID LIMITED ACCESS RIGHT-OF-WAY MAP PER SAID PLAT OF GOLF CLUB ESTATES
LIMITED ACCESS RIGHT-OF-WAY LINE OF US HIGHWAY NUMBER 17 AS SHOWN ON FLORIDA DOT RIGHT-OF-WAY MAP PER SAID PLAT OF GOLF CLUB ESTATES
LIMITED ACCESS RIGHT-OF-WAY LINE 02 MINUTES 28 SECONDS EAST ALONG SAID LIMITED ACCESS RIGHT-OF-WAY MAP SECTION 11.61 FEET, THENCE NORTH 72
DEGREES 12 MINUTES 11 SECONDS EAST, ALONG SAID LIMITED ACCESS RIGHT-OF-WAY LINE, 88.00 FEET TO THE POINT OF BEGINNING OF THE WESTERN BEARS
HOLDING CHORD BEARING NORTH 01 DEGREE 38 MINUTES 50 SECONDS EAST, 111.61 FEET TO THE POINT OF BEGINNING OF THE WESTERN BEARS
PER SAID PLAT OF GOLF CLUB ESTATES; THENCE CONTINUOUS NORTH 01 DEGREE 38 MINUTES 50 SECONDS EAST ALONG SAID WESTERLY LINE 142.10 FEET TO THE
POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE EAST; THENCE 187.96 FEET, ALONG SAID WESTERLY LINE AND THE ARC OF SAID CURVE
HAVING A RADIUS OF 208.25 FEET, A CENTRAL ANGLE OF 05 DEGREES 13 MINUTES 11 SECONDS AND BEING SUBTENDED BY A CHORD WHICH BEARS
NORTH 01 DEGREE 38 MINUTES 50 SECONDS EAST, 111.61 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE WEST; BEARS
NORTH AND SAID REVERSE CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 799.79 FEET, A CENTRAL ANGLE OF 15 SECONDS 35 MINUTES 01 SECOND,
AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 06 DEGREES 31 MINUTES 00 SECONDS EAST 214.88 FEET TO A POINT OF COMPOUND CURVE, THENCE
CONTINUOUS NORTH 06 DEGREES 31 MINUTES 00 SECONDS EAST ALONG SAID COMPOUND CURVE 101 DEGREES 101 DEGREES 101 DEGREES 101 DEGREES 101
CENTRAL ANGLE OF 101 DEGREES 22 MINUTES 26 SECONDS AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 63 DEGREES 35 MINUTES 01
SECOND 38.68 FEET TO THE END OF SAID CURVE AND SAID SOUTHERLY RIGHT-OF-WAY LINE OF ROSSDAVE WAY PER SAID PLAT OF GOLF CLUB
ESTATES; THENCE CONTINUOUS SOUTH 65 DEGREES 41 MINUTES 55 SECONDS WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND THE WESTERLY PROLONGATION
THEREOF 28.95 FEET TO THE

ALSO,

THAT PART OF U.S. GOVERNMENT LOT 3 LYING SOUTH OF THE ATLANTIC COASTLINE RAILROAD IN SECTION 4, TOWNSHIP 41 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA, AS SHOWN ON SURVEY RECORDED IN OFFICIAL RECORDS BOOK 138, PAGE 696, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, BEING ALSO DESCRIBED AS LOT 3 ACCORDING TO THE PLAT OF LANDS OF THE PUNTA GORDA PINERY RECORDED IN PLAT BOOK 1, PAGE 12, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

ALL THE ABOVE BEING MORE PARTICULARLY DESCRIBED AS (PARCEL SURVEYED)

A PARCEL OF LAND LOCATED IN THE NORTH 1/2 OF OF SECTION 4, TOWNSHIP 41 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY FLORIDA, BEING A PORTION OF GOVERNMENT LOT 3, LOT 44 PINELAKE CENTER AS PER THE RECORD PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 7, PUBLIC RECORDS OF CHARLOTTE COUNTY FLORIDA, SAID PARCEL ALSO BEING A PORTION OF VACATED BLOCK "Y" LYING NORTH OF US HIGHWAY 17 AND WINDSOR ROAD LYING BETWEEN ROSEMARY DRIVE AND US HIGHWAY NO. 17, GOLF GOLF CLUB ESTATES, AS PER THE RECORD PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 43 OF SAID PUBLIC RECORDS OF CHARLOTTE COUNTY FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 4, TOWNSHIP 41 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA POINT OF REFERENCE, THENCE SOUTHWEST 07°12'48" ALONG EAST LINE OF NW 1/4 OF SAID SECTION 4, 1967.10 FEET TO THE INTERSECTION OF SAID EAST LINE WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF THE ATLANTIC COASTLINE RAILROAD AND THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE SOUTHWEST 82°12'48" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 1222.19 FEET TO THE INTERSECTION OF SAID SOUTHERLY RIGHT-OF-WAY LINE AND THE SOUTHWEST 82°12'48" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 1222.19 FEET TO THE INTERSECTION OF SAID SOUTHERLY RIGHT-OF-WAY LINE AND SAID LOT 1 OF SAID PLAT OF GOLF SUBDIVISION, BEING 82°10'14" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 1275.75 FEET TO THE INTERSECTION OF SAID SOUTHERLY RIGHT-OF-WAY LINE AND SAID PLAT OF PINEAPPLE CENTER, BEING 82°10'14" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 558.35 FEET, THENCE SOUTH 25°58'21" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 214.60 FEET TO THE INTERSECTION WITH THE NORTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF US HIGHWAY NO. 17; THENCE NORTHWEST 82°10'14" WEST, ALONG SAID NORTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE, 448.78 FEET, THENCE NORTHWEST 82°10'14" WEST, ALONG SAID NORTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE, 448.78 FEET, THENCE NORTHWEST 82°10'14" WEST, ALONG SAID NORTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE, 448.78 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SOMERSET ROAD AS SHOWN ON SAID PLAT OF GOLF CLUB ESTATES; THENCE NORTH 00°07'25" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE 140.10 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE HAVING AN ARC LENGTH OF 187.71 FEET, BEING 187.71 FEET TO THE POINT OF BEGINNING OF A CIRCULAR CURVE HAVING AN ANGLE OF 05°15'11", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 02°10'48" EAST, 187.89 FEET TO THE POINT OF REVERSE CURVATURE, THENCE 217.53 FEET ALONG SAID REVERSE CURVE CONVEX TO THE WEST HAVING A RADIUS OF 789.78 FEET, A CENTRAL ANGLE OF 19°25'01", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 00°31'00" EAST 216.86 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE HAVING AN ARC LENGTH OF 187.71 FEET, BEING 187.71 FEET TO THE POINT OF BEGINNING OF A CIRCULAR CURVE HAVING AN ANGLE OF 10°22'26", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 82°35'01" WEST 38.68 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID ROSEMARY DRIVE AS SHOWN ON SAID PLAT OF GOLF CLUB ESTATES; THENCE SOUTHWEST 82°47'35" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND THE WESTERLY PROLONGATION THEREOF TO THE INTERSECTION OF SAID EAST LINE OF THE NORTHWEST 1/4 OF SECTION 4; THENCE NORTHWEST 01°32'50" WEST, ALONG SAID EAST LINE OF THE NORTHWEST 1/4 OF SECTION 4, 316.11 FEET.

ALONG WITH LOTS 1A, 1 THROUGH 14, BLOCK A DOLF CLUB ESTATES ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 43, IN THE PUBLIC RECORDS OF CHARLOTTE COUNTY FLORIDA.

CONTAINING 19.750 ACRES MORE OR LESS.

SUBJECT TO EMBELEMETS, RESTRICTIONS AND RESERVATIONS OF RECORD

BEARINGS ARE GRID BEARINGS BASED UPON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, REFERRING THE NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT (NAD 83/90).

PROJECT: 17-75 INTERCHANGE
3200 ROSEMARY DRIVE
PUNTA GORDA, FLORIDA 33950

OWNER/DEVELOPER: SEVENTEEN AND SEVENTY-FIVE LLC
WILLIAM DEMPSEY CHEFFY PASSIDOMO
821 5TH AVENUE SOUTH
NAPLES, FLORIDA 34102

TOTAL SITE AREA: 954,258.7 S.F. - 21.91 ACRES

WATER & SEWER: CITY OF PUNTA GORDA UTILITIES

ENGINEER: R. JEFF WEILER, P.E. NO. 46027THE
WEILER ENGINEERING CORPORATION
201 W. MARION AVE, SUITE 1308
PUNTA GORDA, FLORIDA 33950
941.503.1700

SURVEYOR: DAVID S. DAGASTINO, P.S.M. NO. 5762
DAGOSTINO & WOOD, INC.
35415 JAEGER ROAD SUITE A
NAPLES, FLORIDA 34109
239.352.6865

VERTICAL DATUM: NGVD 1929 AS SHOWN ON SURVEY

FLOOD INFORMATION: AEB
COMMUNITY / PANEL NUMBER 120061 0211 F
REVISED / EFFECTIVE DATE: 05 MAY 2003

EXISTING ZONING: PLANNED DEVELOPMENT (18.75 ACRES) AND RMF-R (3.15)

PROPOSED ZONING: PLANNED DEVELOPMENT (21.91 ACRES)

PO PERIMETER SETBACK: 25 FEET

LOT DIMENSIONS (MIN): PER CG ZONING DISTRICT - AREA 12,000 SF / WIDTH 100 FEET

LOT SETBACKS (MIN): PER CG ZONING DISTRICT - FRONT OR STREET 10 FEET
SIDE 0 FEET
BACK 10 FEET

BUILDING HEIGHT: PER CG ZONING DISTRICT (60 FEET)

BUILDING COVERAGE: PER CG ZONING DISTRICT (55%)

FAR (MAX): PER CG ZONING DISTRICT (0.6)

ISR (MAX): 83% (LOTS)

BUFFER: PER PO CONDITIONS OF APPROVAL

SCHEDULE OF USES: PER PO CONDITIONS OF APPROVAL

PARCEL 1: 338,026SF (7.76AC) - RAILROAD SIDING (INCLUDES 1.62AC FOR EAGLE PRESERVE)

PERMITTED USES:
ALL PERMITTED PRINCIPAL USES IN COMMERCIAL GENERAL (CG)

ADDITIONAL USES:
- RAILROAD SIDING, RAIL TO TRUCK TRANSFER

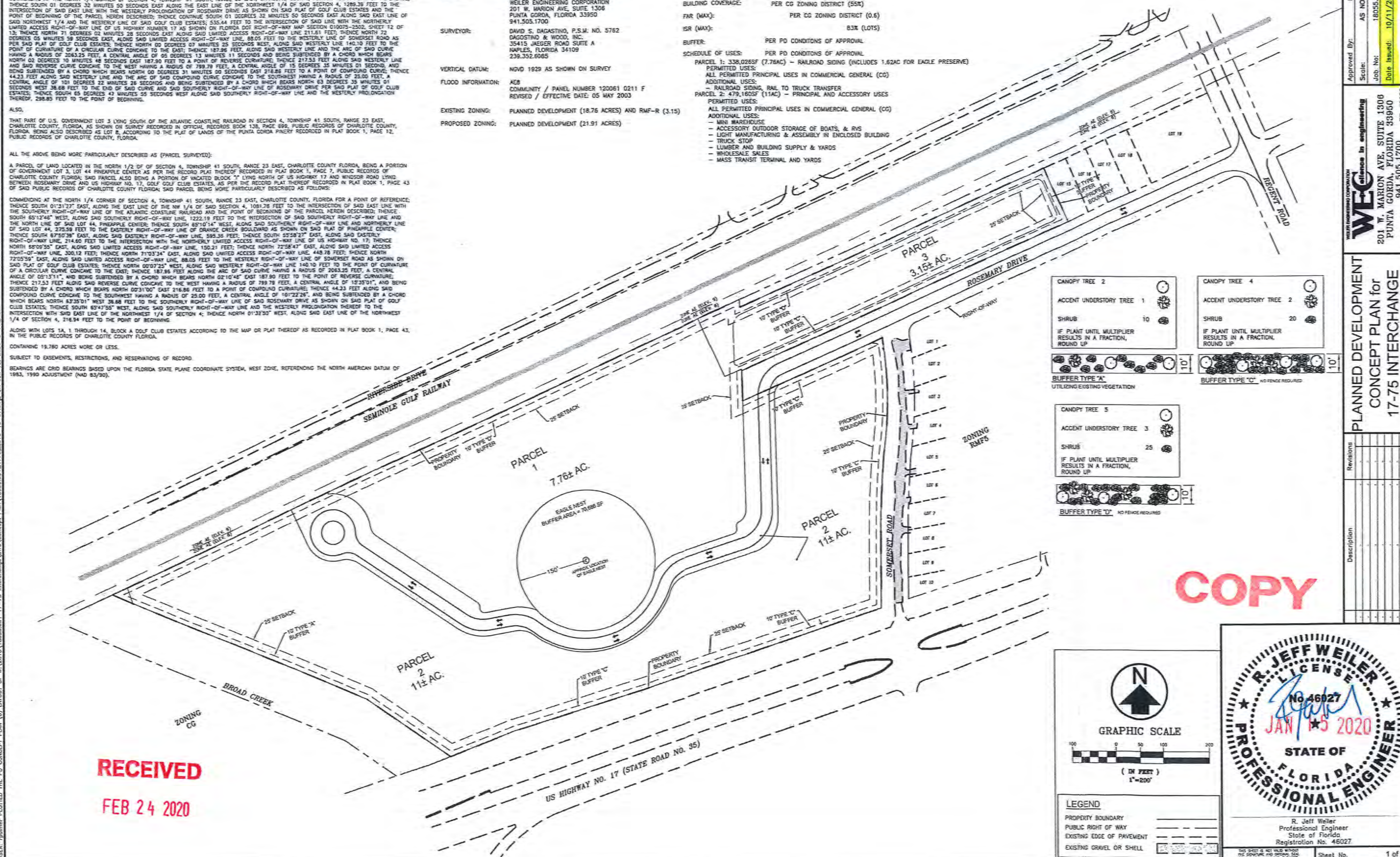
PARCEL 2: 479,160SF (11AC) - PRINCIPAL AND ACCESSORY USES

PERMITTED USES:
ALL PERMITTED PRINCIPAL USES IN COMMERCIAL GENERAL (CG)

ADDITIONAL USES:
- MINI WAREHOUSE
- ACCESSORY OUTDOOR STORAGE OF BOATS, & RVs
- LIGHT MANUFACTURING & ASSEMBLY IN ENCLOSED BUILDING
- TRUCK STOP
- LUMBER AND BUILDING SUPPLY & YARDS
- WHOLESALE SALES
- MASS TRANSIT TERMINAL AND YARDS

PARCEL 3: 137.214SF (3.15AC) - STORMWATER, ROADS, UTILITIES, AND SIGNAGE

NOTES:
1. DRAINAGE EASEMENTS MAY BE MODIFIED ON A PER SITE BASIS.
2. ON-SITE STORMWATER MAY BE PROVIDED WITHIN EASEMENT OR TRACT(S), DEPENDING ON FINAL DESIGN.



 WEC WEC POWER & ENERGY CORPORATION		efficiency in engineering 101 W. MARION AVE., SUITE 1306 PUNTA GORDA, FLORIDA 33950 941.505.4700		Approved By: M/JG Scale: AS NOTED	Design: M/JG Drawn: M/JG
		Job No: 18055.001 Date Issued: 10/11/2019	Checked: KB		

PLANNED DEVELOPMENT CONCEPT PLAN for 17-75 INTERCHANGE

	Description	Revisions	
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