



CHARLOTTE COUNTY  
 COMMUNITY DEVELOPMENT DEPARTMENT

APPLICATION for  
 PLANNED DEVELOPMENT REZONING

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

1. PARTIES TO THE APPLICATION

**Name of Applicant:** Pastore Doyle Developers, LLC

Mailing Address: 510 Cranberry Street, Suite 301

City: Erie State: PA Zip Code: 16507

Phone Number: (412) 906-0992 Fax Number:

Email Address: dan@rwsfrac.com and cryan@rwsfrac.com

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

Mailing Address: 309 Tamiami Trail

City: Punta Gorda State: FL Zip Code: 33950

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

Email Address: geri@mccrorylaw.com

**Name of Engineer/Surveyor:** Todd Rebol, Banks Engineering

Mailing Address: 4161 Tamiami Trail - Building 5, Unit 501

City: Port Charlotte State: FL Zip Code: 33952

Phone Number: (941) 625-1165 Fax Number: (941) 625-1149

Email Address: TRebol@BanksEng.com

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

Mailing Address: 510 Cranberry Street, Suite 301

City: Erie State: PA Zip Code: 16507

Phone Number: (412) 906-0992 Fax Number:

Email Address: dan@rwsfrac.com and cryan@rwsfrac.com

## 2. PROPERTY INFORMATION

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

Property Account #: 412004279001 and 412004232002		
Section: 04	Township: 41	Range: 20
Parcel/Lot #: P1 and P8	Block #: 0000	Subdivision: ZZZ
Total acreage or square feet of the property: 24.67+/-		

## 3. SURVEY:

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

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

## 5. NOTARIZED AUTHORIZATION:

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

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

## 7. EXISTING LAND USE DESIGNATIONS

Future Land Use Map (FLUM) designation(s)	Acreage
Low Density Residential & Commercial*	9.99 & 14.68
*Application for FLUM amendment to Medium Density Residential submitted concurrently	
Zoning District(s)	Acreage
MHC and CG	9.99 and 14.68

## 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?**

Density will be increased to 7.62 units/acre. The property qualifies as a Receiving Zone under Code

Sec. 3-9-150e.(1)a.ii - it is within the USA and designated as a Maturing Area on the 2050 Framework Map.

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

Consolidate land use and zoning on the parcel to allow for development of a multi-family residential community.

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

Vacant Land, formerly a utility site

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**11. SURROUNDING LAND USES:**

North: Vacant Land, Conservation District (City of North Port)

South: Mobile Homes (MHC)

East: Vacant Residential (RSF3.5) & Single Family Homes (RSF3.5)

West: Mobile Homes (MHC)

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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):

Winchester Boulevard and S. McCall Road

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

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

accompany any *Traffic Impact Analysis*.

**B. Potable Water and Sanitary Sewer**

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

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

**15. REZONING NARRATIVE**

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

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

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

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

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



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

**18. ADJACENT PROPERTY OWNERS INFORMATION:**

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

BOUNDARY SURVEY

LEGAL DESCRIPTION:  
A TRACT OF LAND LYING IN SECTION 4, TOWNSHIP 41, SOUTH, RANGE 20 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED BY LETES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SECTION 4, TOWNSHIP 41 SOUTH, RANGE 20 EAST, THENCE SOUTH 00°48'38" WEST WITH AND BINDING ON THE EASTERLY LINE OF SAID SECTION 4, A DISTANCE OF 1689.48 FEET TO THE NORTHEAST CORNER OF LEMON BAY ISLES, PHASE TWO, AS RECORDED IN PLAT BOOK 16, PAGES 2-4 THROUGH 2-6 OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; THENCE NORTH 89°08'04" WEST WITH AND BINDING ON THE NORTHERLY LINE OF SAID LEMON BAY ISLES, PHASE TWO, A DISTANCE OF 123.30 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF PARKRIDGE DRIVE (60 FEET WIDE); THENCE NORTH 00°33'36" EAST WITH AND BINDING ON SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 31.04 FEET; THENCE NORTH 89°08'04" WEST WITH AND BINDING ON THE NORTHERLY LINE OF SAID LEMON BAY ISLES, PHASE TWO, A DISTANCE OF 291.00 FEET; THENCE SOUTH 88°37'44" WEST, A DISTANCE OF 80.04 FEET; THENCE NORTH 89°08'04" WEST, A DISTANCE OF 113.30 FEET TO A POINT ON THE EASTERLY LINE OF LEMON BAY ISLES, PHASE THREE, AS RECORDED IN PLAT BOOK 16, PAGE 33-4 THROUGH 33-7 OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; THENCE WITH AND BINDING ON THE PERIMETER OF SAID LEMON BAY ISLES, PHASE THREE, THE FOLLOWING THREE COURSES:

THENCE NORTH 00°33'36" EAST A DISTANCE OF 730.02 FEET; THENCE NORTH 89°30'02" WEST, A DISTANCE OF 120.50 FEET; THENCE NORTH 00°33'36" EAST, A DISTANCE OF 70.00 FEET TO THE MOST SOUTHEASTERLY CORNER OF LEMON BAY ISLES, PHASE FOUR, AS RECORDED IN PLAT BOOK 16, PAGES 71-4 THROUGH 71-6 OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; THENCE WITH AND BINDING ON THE PERIMETER OF SAID LEMON BAY ISLES, PHASE FOUR, THE FOLLOWING FOUR COURSES:

THENCE NORTH 00°33'36" EAST, A DISTANCE OF 689.50 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 38.00 FEET, A CENTRAL ANGLE OF 89°36'53", A CHORD BEARING OF NORTH 45°41'13" EAST, AND A CHORD LENGTH OF 35.32 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 39.09 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 88°30'11" EAST, A DISTANCE OF 4.10 FEET; THENCE NORTH 00°29'49" EAST, A DISTANCE OF 176.00 FEET TO A POINT ON THE NORTHERLY LINE OF THE FORESAID SECTION 4, SAME BEING THE NORTHEAST CORNER OF SAID LEMON BAY ISLES, PHASE FOUR; THENCE SOUTH 88°30'11" EAST, WITH AND BINDING ON SAID NORTHERLY LINE, A DISTANCE OF 882.21 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT: 10 FOOT WIDE RIGHT-OF-WAY ACQUISITION BY COUNTY ALONG WINCHESTER BOULEVARD RECORDED IN O.R. BOOK 2196, PAGE 2180.

CERTIFIED TO:  
PASTORE DOYLE DEVELOPERS, LLC,  
GREENE HARRICK GUNLAW & SCHERMER,  
CHICAGO TITLE INSURANCE COMPANY

COMMUNITY NUMBER: 120061

PANEL: 0183

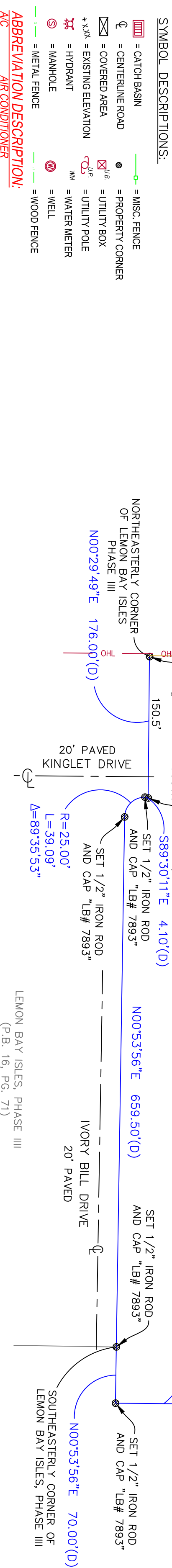
SUFFIX: F

FLOOD ZONE: X/AE

FIELD WORK: 2-14-2020

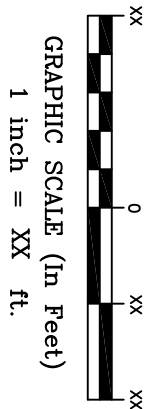
PROPERTY ADDRESS:  
6105 WINCHESTER BLVD  
6120 IVORYBILL DRIVE  
ENGLEWOOD, FL 34224

SURVEY NUMBER: 404472



6105 WINCHESTER  
BOULEVARD  
CONTAINS 639,677 SQUARE FEET  
OR 14.68 ACRES MORE OR LESS

VACANT



SCALE  
1"=100'

SURVEY NOTES  
C.P.P. = CONCRETE POWER POLE  
W.P.P. = WOOD POWER POLE

6120 IVORY BILL DRIVE  
CONTAINS 435,324 SQUARE FEET  
OR 9.99 ACRES MORE OR LESS

GENERAL NOTES

- LEGAL DESCRIPTION PROVIDED BY OTHERS
- THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR
- UNDERGIRDING CORNER ELEVATIONS WERE NOT DETERMINED
- IMPROVEMENTS WERE NOT LOCATED
- WALL RECONSTRUCT BOUNDARY LINES
- ONLY VISIBLE ENCROACHMENTS LOCATED

REVISIONS

- DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN
- FENCE DIMENSIONS NOT DETERMINED
- ALSO SEE PLAT FOR DIMENSIONS
- TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL
- CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE  
AND CORRECT REPRESENTATION OF A SURVEY PREPARED  
EMBOSSED SEAL AND SIGNATURE.

(SIGNED)  
KENNETH J. OSBORNE  
PROFESSIONAL SURVEYOR AND MAPPER #6415



LB #7893  
SERVING FLORIDA  
6250 N. MILITARY TRAIL, SUITE 102  
WEST PALM BEACH, FL 33407  
STATEWIDE: (800) 980-3407  
STATEWIDE FACSIMILE: (800) 741-5976  
WEBSITE: <http://targetsurveying.net>

Legal Description

A tract of land lying in Section 4, Township 41, South, Range 20 East, CHARLOTTE County, Florida, being more particularly described by metes and bounds as follows:

Beginning at the Northeast corner of Section 4, Township 41 South, Range 20 East; thence South 00°48'38" West, with and binding on the Easterly line of said Section 4, a distance of 1693.49 feet to the Northeast corner of Lemon Bay Isles, Phase two, as recorded in Plat Book 16, Pages 2-A through 2-C of the Public Records of CHARLOTTE County, Florida; thence North 89°06'04" West, with and binding on the Northerly line of said Lemon Bay Isles, Phase two, a distance of 125.50 feet to a point on the Easterly Right-of-Way line of Partridge Drive (60 feet wide); thence North 00°53'56" East with and binding on said Easterly Right-of-Way line, a distance of 31.04 feet; thence North 89°06'04" West, with and binding on the Northerly line of said Lemon Bay Isles, Phase two, a distance of 291.00 feet; thence South 88°57'44" West, a distance of 60.04 feet; thence North 89°06'04" West, a distance of 115.50 feet to a point on the Easterly line of Lemon Bay Isles, Phase three, as recorded in Plat Book 16, Page 53-A through 53-F of the Public Records of CHARLOTTE County, Florida; thence with and binding on the perimeter of said Lemon Bay Isles, Phase three, the following three courses:

thence North 00°53'56" East a distance of 730.02 feet; thence North 89°30'02" West, a distance of 120.50 feet; thence North 00°53'56" East, a distance of 70.00 feet to the most Southeasterly corner of Lemon Bay Isles, Phase four, as recorded in Plat Book 16, Pages 71-A through 71-D of the Public Records of CHARLOTTE County, Florida; thence with and binding on the perimeter of said Lemon Bay Isles, Phase four, the following four course:

thence North 00°53'56" East, a distance of 659.50 feet to the point of curvature of a curve to the right, having a radius of 25.00 feet, a central angle of 89°35'53", a chord bearing of North 45°41'53" East, and a chord length of 35.23 feet; thence along the arc of said curve an arc length of 39.09 feet to the point of tangency; thence South 89°30'11" East, a distance of 4.10 feet; thence North 00°29'49" East, a distance of 176.00 feet to a point on the Northerly line of the aforesaid Section 4, same being the Northeast corner of said Lemon Bay Isles, Phase four; thence South 89°30'11" East, with and binding on said Northerly line, a distance of 682.21 feet to the POINT OF BEGINNING.

LESS AND EXCEPT: 10 foot wide Right-of-Way Acquisition by County along Winchester Boulevard recorded in O.R. Book 2196, Page 2180.





**Policy No.: 93507-1-8691734-2021.7230609-223005109**

**OWNER'S POLICY OF TITLE INSURANCE**

Issued by

**CHICAGO TITLE INSURANCE COMPANY**

**Any notice of claim and any other notice or statement in writing required to be given to the Company under this Policy must be given to the Company at the address shown in Section 18 of the Conditions.**

**COVERED RISKS**

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B, AND THE CONDITIONS, CHICAGO TITLE INSURANCE COMPANY, a Florida corporation, (the "Company") insures as of Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

1. Title being vested other than as stated in Schedule A.
2. Any defect in or lien or encumbrance on the Title. This Covered Risk includes but is not limited to insurance against loss from
  - (a) A defect in the Title caused by
    - (i) forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
    - (ii) failure of any person or Entity to have authorized a transfer or conveyance;
    - (iii) a document affecting Title not properly created, executed, witnessed, sealed, acknowledged, notarized, or delivered;
    - (iv) failure to perform those acts necessary to create a document by electronic means authorized by law;
    - (v) a document executed under a falsified, expired, or otherwise invalid power of attorney;
    - (vi) a document not properly filed, recorded, or indexed in the Public Records including failure to perform those acts by electronic means authorized by law; or
    - (vii) a defective judicial or administrative proceeding.
  - (b) The lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
  - (c) Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
3. Unmarketable Title.
4. No right of access to and from the Land.
5. The violation or enforcement of any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
  - (a) the occupancy, use, or enjoyment of the Land;
  - (b) the character, dimensions, or location of any improvement erected on the Land;
  - (c) the subdivision of land; or
  - (d) environmental protection
 if a notice, describing any part of the Land, is recorded in the Public Records setting forth the violation or intention to enforce, but only to the extent of the violation or enforcement referred to in that notice.
6. An enforcement action based on the exercise of a governmental police power not covered by Covered Risk 5 if a notice of the enforcement action, describing any part of the Land, is recorded in the Public Records, but only to the extent of the enforcement referred to in that notice.
7. The exercise of the rights of eminent domain if a notice of the exercise, describing any part of the Land, is recorded in the Public Records.
8. Any taking by a governmental body that has occurred and is binding on the rights of a purchaser for value without Knowledge.
9. Title being vested other than as stated Schedule A or being defective
  - (a) as a result of the avoidance in whole or in part, or from a court order providing an alternative remedy, of a transfer of all or any part of the title to or any interest in the Land occurring prior to the transaction vesting Title as shown in Schedule A because that prior transfer constituted a fraudulent or preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws; or

(b) because the instrument of transfer vesting Title as shown in Schedule A constitutes a preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws by reason of the failure of its recording in the Public Records

(i) to be timely, or

(ii) to impart notice of its existence to a purchaser for value or to a judgment or lien creditor.

10. Any defect in or lien or encumbrance on the Title or other matter included in Covered Risks 1 through 9 that has been created or attached or has been filed or recorded in the Public Records subsequent to Date of Policy and prior to the recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The Company will also pay the costs, attorneys' fees, and expenses incurred in defense of any matter insured against by this Policy, but only to the extent provided in the Conditions.

IN WITNESS WHEREOF, CHICAGO TITLE INSURANCE COMPANY has caused this policy to be signed and sealed by its duly authorized officers.

CHICAGO TITLE INSURANCE COMPANY

Countersigned:

By: \_\_\_\_\_  
Authorized Officer or Agent

Greene Hamrick Schermer & Johnson, PA  
601 12th St W  
Bradenton, FL 34205  
Tel: 941-747-1871  
Fax: 941-747-2991



By:

Randy R. Quirk  
President

Attest:

Marjorie Nemzura  
Secretary



CHICAGO TITLE  
INSURANCE COMPANY

SCHEDULE A

Name and Address of Title Insurance Company:

Chicago Title Insurance Company, P.O. Box 45023, Jacksonville, Florida 32232-5023

File No.: G332-2020545

Policy No.: 7230609-223005109

Address Reference:

(For information only)

6105 Winchester Blvd. & 6120 Ivorys Bill Dr  
ENGLEWOOD, Florida 34224

Amount of Insurance: [REDACTED]

Date of Policy: 10/14/20 4:07. p.m.

Premium: \$

1. Name of Insured:

Pastore Doyle Developers, LLC, a Florida limited liability company

2. The estate or interest in the Land that is insured by this policy is: Fee Simple

3. Title is vested in:

Pastore Doyle Developers, LLC, a Florida limited liability company

4. The Land referred to in this policy is described as follows:

A TRACT OF LAND LYING IN SECTION 4, TOWNSHIP 41 SOUTH, RANGE 20 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SECTION 4, TOWNSHIP 41 SOUTH RANGE 20 EAST; THENCE SOUTH 00°48'38" WEST, WITH AND BINDING ON THE EASTERLY LINE OF SAID SECTION 4, A DISTANCE OF 1693.49 FEET TO THE NORTHEAST CORNER OF LEMON BAY ISLES, PHASE TWO, AS RECORDED IN PLAT BOOK 16, PAGES 2-A THROUGH 2-C, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; THENCE NORTH 89°06'04" WEST, WITH AND BINDING ON THE NORTHERLY LINE OF SAID LEMON BAY ISLES, PHASE TWO, A DISTANCE OF 125.50 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF PARTRIDGE DRIVE (60' WIDE); THENCE NORTH 00°53'56" EAST WITH AND BINDING ON SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 31.04 FEET; THENCE NORTH 89°06'04" WEST, WITH AND BINDING ON THE NORTHERLY LINE OF SAID LEMON BAY ISLES, PHASE TWO, A DISTANCE OF 291.00 FEET; THENCE SOUTH 88°57'44" WEST, A DISTANCE OF 60.04 FEET; THENCE NORTH 89°06'04" WEST, A DISTANCE OF 115.50 FEET TO A POINT ON THE EASTERLY LINE OF LEMON BAY ISLES, PHASE THREE, AS RECORDED IN PLAT BOOK 16, PAGES 53-A THROUGH 53-F OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; THENCE WITH AND BINDING ON THE PERIMETER OF SAID LEMON BAY ISLES, PHASE THREE, THE FOLLOWING THREE

See Continuation Sheet

THE TELEPHONE NUMBER TO PRESENT INQUIRIES OR OBTAIN INFORMATION ABOUT COVERAGE AND TO PROVIDE ASSISTANCE IS 1-800-669-7450.

ADDED PAGE  
Schedule A  
LEGAL (Continued)

File Number: G332-2020545

COURSES: THENCE NORTH  $00^{\circ}53'56''$  EAST, A DISTANCE OF 730.02 FEET, THENCE NORTH  $89^{\circ}30'02''$  WEST, A DISTANCE OF 120.50 FEET; THENCE NORTH  $00^{\circ}53'56''$  EAST, A DISTANCE OF 70.00 FEET TO THE MOST SOUTHEASTERLY CORNER OF LEMON BAY ISLES, PHASE FOUR, AS RECORDED IN PLAT BOOK 16, PAGES 71-A THROUGH 71-D, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; THENCE WITH AND BINDING ON THE PERIMETER OF SAID LEMON BAY ISLES, PHASE FOUR, THE FOLLOWING FOUR COURSES: THENCE NORTH  $00^{\circ}53'56''$  EAST, A DISTANCE OF 689.50 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF  $89^{\circ}35'53''$ , A CHORD BEARING OF NORTH  $45^{\circ}41'53''$  EAST, AND A CHORD LENGTH OF 35.23 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 39.09 FEET TO THE POINT OF TANGENCY; THENCE SOUTH  $89^{\circ}30'11''$  EAST, A DISTANCE OF 4.10 FEET; THENCE NORTH  $00^{\circ}29'49''$  EAST, A DISTANCE OF 176.00 FEET TO A POINT ON THE NORTHERLY LINE OF THE AFORESAID SECTION 4, SAME BEING THE NORTHEAST CORNER OF SAID LEMON BAY ISLES, PHASE FOUR; THENCE SOUTH  $89^{\circ}30'11''$  EAST, WITH AND BINDING ON SAID NORTHERLY LINE, A DISTANCE OF 682.21 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT: 10' WIDE RIGHT-OF-WAY ACQUISITION BY COUNTY ALONG WINCHESTER BLVD. RECORDED IN O.R. BOOK 2196, PG 2180 OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.



## SCHEDULE B

### EXCEPTIONS FROM COVERAGE

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

1. Taxes and assessments for the year 2020 and subsequent years, which are not yet due and payable.
2. Easements, claims of easements, boundary line disputes, overlaps, encroachments or other matters not shown by the public records which would be disclosed by an accurate survey of the land.
3. Rights or claims of parties in possession not shown by the public records.
4. Any lien, or right to a lien, for services, labor, or materials heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Taxes or assessments which are not shown as existing liens in the public records.
6. Any claim that any portion of the insured land is sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to such land.
7. Any lien provided by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas system supplying the insured land.

NOTE: Exceptions Numbered 2 through 7 Above are Hereby Deleted.

8. Easement in favor of Florida Power and Light Company recorded in Official Records Book 435, page 468.
9. Ordinance Number 2017-049 recorded in Official Records Book 4259, page 116 .
10. Lands lie within various county special assessment districts and municipal taxing districts and are subject to liens for any unpaid special assessments by virtue of the ordinances and resolutions creating these districts. The special assessments are payable with the ad valorem taxes.
11. Liability as to all Charlotte County Assessments is hereby limited to only that of which Charlotte County has filed in the Official Records of Charlotte County, Florida, which contain the name of owner, property description and lien amount.



## EXCLUSIONS FROM COVERAGE

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

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
  - (i) the occupancy, use, or enjoyment of the Land;
  - (ii) the character, dimensions or location of any improvement erected on the Land;
  - (iii) the subdivision of land; or
  - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters:
  - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
  - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
  - (c) resulting in no loss or damage to the Insured Claimant;
  - (d) attaching or created subsequent to Date of Policy; or
  - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
  - (a) a fraudulent conveyance or fraudulent transfer; or
  - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.



## CONDITIONS

### 1. DEFINITION OF TERMS

The following terms when used in this policy mean:

(a) "Amount of Insurance": The amount stated in Schedule A, as may be increased or decreased by endorsement to this policy, increased by Section 8(b), or decreased by Sections 10 and 11 of these Conditions.

(b) "Date of Policy": The date designated as "Date of Policy" in Schedule A.

(c) "Entity": A corporation, partnership, trust, limited liability company, or other similar legal entity.

(d) "Insured": The Insured named in Schedule A.

(i) The term "Insured" also includes

(A) successors to the Title of the Insured by operation of law as distinguished from purchase, including heirs, devisees, survivors, personal representatives, or next of kin;

(B) successors to an Insured by dissolution, merger, consolidation, distribution, or reorganization;

(C) successors to an Insured by its conversion to another kind of Entity;

(D) a grantee of an Insured under a deed delivered without payment of actual valuable consideration conveying the Title

(1) if the stock, shares, memberships, or other equity interests of the grantee are wholly-owned by the named Insured,

(2) if the grantee wholly owns the named Insured,

(3) if the grantee is wholly-owned by an affiliated Entity of the named Insured, provided the affiliated Entity and the named Insured are both wholly-owned by the same person or Entity, or

(4) if the grantee is a trustee or beneficiary of a trust created by a written instrument established by the Insured named in Schedule A for estate planning purposes.

(ii) With regard to (A), (B), (C), and (D) reserving, however, all rights and defenses as to any successor that the Company would have had against any predecessor Insured.

(e) "Insured Claimant": An Insured claiming loss or damage.

(f) "Knowledge" or "Known": Actual knowledge, not constructive knowledge or notice that may be imputed to an Insured by reason of the Public Records or any other records that impart constructive notice of matters affecting the Title.

(g) "Land": The land described in Schedule A, and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways or waterways, but this does not modify or limit the extent that a right of access to and from the Land is insured by this policy.

(h) "Mortgage": Mortgage, deed of trust, trust deed, or other security instrument, including one evidenced by electronic means authorized by law.

(i) "Public Records": Records established under state statutes at Date of Policy for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge. With respect to Covered Risk 5(d), "Public Records" shall also include environmental protection liens filed in the records of the clerk

of the United States District Court for the district where the Land is located.

(j) "Title": The estate or interest described in Schedule A.

(k) "Unmarketable Title": Title affected by an alleged or apparent matter that would permit a prospective purchaser or lessee of the Title or lender on the Title to be released from the obligation to purchase, lease, or lend if there is a contractual condition requiring the delivery of marketable title.

### 2. CONTINUATION OF INSURANCE

The coverage of this policy shall continue in force as of Date of Policy in favor of an Insured, but only so long as the Insured retains an estate or interest in the Land, or holds an obligation secured by a purchase money Mortgage given by a purchaser from the Insured, or only so long as the Insured shall have liability by reason of warranties in any transfer or conveyance of the Title. This policy shall not continue in force in favor of any purchaser from the Insured of either (i) an estate or interest in the Land, or (ii) an obligation secured by a purchase money Mortgage given to the Insured.

### 3. NOTICE OF CLAIM TO BE GIVEN BY INSURED CLAIMANT

The Insured shall notify the Company promptly in writing (i) in case of any litigation as set forth in Section 5(a) of these Conditions, (ii) in case Knowledge shall come to an Insured hereunder of any claim of title or interest that is adverse to the Title, as insured, and that might cause loss or damage for which the Company may be liable by virtue of this policy, or (iii) if the Title, as insured, is rejected as Unmarketable Title. If the Company is prejudiced by the failure of the Insured Claimant to provide prompt notice, the Company's liability to the Insured Claimant under the policy shall be reduced to the extent of the prejudice.

### 4. PROOF OF LOSS

In the event the Company is unable to determine the amount of loss or damage, the Company may, at its option, require as a condition of payment that the Insured Claimant furnish a signed proof of loss. The proof of loss must describe the defect, lien, encumbrance, or other matter insured against by this policy that constitutes the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage.

### 5. DEFENSE AND PROSECUTION OF ACTIONS

(a) Upon written request by the Insured, and subject to the options contained in Section 7 of these Conditions, the Company, at its own cost and without unreasonable delay, shall provide for the defense of an Insured in litigation in which any third party asserts a claim covered by this policy adverse to the Insured. This obligation is limited to only those stated causes of action alleging matters insured against by this policy. The Company shall have the right to select counsel of its choice (subject to the right of the Insured to object for reasonable cause) to represent the Insured as to those stated causes of action. It shall not be liable for and will not pay the fees of any other counsel. The Company will not pay any fees, costs, or expenses incurred by the Insured in the defense of those causes of action that allege matters not insured against by this policy.

(b) The Company shall have the right, in addition to the options contained in Section 7 of these Conditions, at its own cost, to institute and prosecute any action or proceeding or to

do any other act that in its opinion may be necessary or desirable to establish the Title, as insured, or to prevent or reduce loss or damage to the Insured. The Company may take any appropriate action under the terms of this policy, whether or not it shall be liable to the Insured. The exercise of these rights shall not be an admission of liability or waiver of any provision of this policy. If the Company exercises its rights under this subsection, it must do so diligently.

(c) Whenever the Company brings an action or asserts a defense as required or permitted by this policy, the Company may pursue the litigation to a final determination by a court of competent jurisdiction, and it expressly reserves the right, in its sole discretion, to appeal any adverse judgment or order.

#### **6. DUTY OF INSURED CLAIMANT TO COOPERATE**

(a) In all cases where this policy permits or requires the Company to prosecute or provide for the defense of any action or proceeding and any appeals, the Insured shall secure to the Company the right to so prosecute or provide defense in the action or proceeding, including the right to use, at its option, the name of the Insured for this purpose. Whenever requested by the Company, the Insured, at the Company's expense, shall give the Company all reasonable aid (i) in securing evidence, obtaining witnesses, prosecuting or defending the action or proceeding, or effecting settlement, and (ii) in any other lawful act that in the opinion of the Company may be necessary or desirable to establish the Title, or any other matter as insured. If the Company is prejudiced by the failure of the Insured to furnish the required cooperation, the Company's obligations to the Insured under the policy shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation, with regard to the matter or matters requiring such cooperation.

(b) The Company may reasonably require the Insured Claimant to submit to examination under oath by any authorized representative of the Company and to produce for examination, inspection, and copying, at such reasonable times and places as may be designated by the authorized representative of the Company, all records, in whatever medium maintained, including books, ledgers, checks, memoranda, correspondence, reports, e-mails, disks, tapes, and videos whether bearing a date before or after Date of Policy, that reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Insured Claimant shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect, and copy all of these records in the custody or control of a third party that reasonably pertain to the loss or damage. All information designated as confidential by the Insured Claimant provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Insured Claimant to submit for examination under oath, produce any reasonably requested information, or grant permission to secure reasonably necessary information from third parties as required in this subsection, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this policy as to that claim.

#### **7. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS; TERMINATION OF LIABILITY**

In case of a claim under this policy, the Company shall have the following additional options:

(a) To Pay or Tender Payment of the Amount of Insurance.

To pay or tender payment of the Amount of Insurance under this policy together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay.

Upon the exercise by the Company of this option, all liability and obligations of the Company to the Insured under this policy, other than to make the payment required in this subsection, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

(b) To Pay or Otherwise Settle With Parties Other Than the Insured or With the Insured Claimant.

(i) To pay or otherwise settle with other parties for or in the name of an Insured Claimant any claim insured against under this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay; or

(ii) To pay or otherwise settle with the Insured Claimant the loss or damage provided for under this policy, together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay.

Upon the exercise by the Company of either of the options provided for in subsections (b)(i) or (ii), the Company's obligations to the Insured under this policy for the claimed loss or damage, other than the payments required to be made, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

#### **8. DETERMINATION AND EXTENT OF LIABILITY**

This policy is a contract of indemnity against actual monetary loss or damage sustained or incurred by the Insured Claimant who has suffered loss or damage by reason of matters insured against by this policy.

(a) The extent of liability of the Company for loss or damage under this policy shall not exceed the lesser of

(i) the Amount of Insurance; or

(ii) the difference between the value of the Title as insured and the value of the Title subject to the risk insured against by this policy.

(b) If the Company pursues its rights under Section 5 of these Conditions and is unsuccessful in establishing the Title, as insured,

(i) the Amount of Insurance shall be increased by 10%, and

(ii) the Insured Claimant shall have the right to have the loss or damage determined either as of the date the claim was made by the Insured Claimant or as of the date it is settled and paid.

(c) In addition to the extent of liability under (a) and (b), the Company will also pay those costs, attorneys' fees, and expenses incurred in accordance with Sections 5 and 7 of these Conditions.

#### **9. LIMITATION OF LIABILITY**

(a) If the Company establishes the Title, or removes the alleged defect, lien or encumbrance, or cures the lack of a right of access to or from the Land, or cures the claim of Unmarketable Title, all as insured, in a reasonably diligent manner by any method, including litigation and the completion of any appeals, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused to the Insured.

(b) In the event of any litigation, including litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals, adverse to the Title, as insured.

(c) The Company shall not be liable for loss or damage to the Insured for liability voluntarily assumed by the Insured in settling any claim or suit without the prior written consent of the Company.

#### **10. REDUCTION OF INSURANCE; REDUCTION OR TERMINATION OF LIABILITY**

All payments under this policy, except payments made for costs, attorneys' fees, and expenses, shall reduce the Amount of Insurance by the amount of the payment.

#### **11. LIABILITY NONCUMULATIVE**

The Amount of Insurance shall be reduced by any amount the Company pays under any policy insuring a Mortgage to which exception is taken in Schedule B or to which the Insured has agreed, assumed, or taken subject, or which is executed by an Insured after Date of Policy and which is a charge or lien on the Title, and the amount so paid shall be deemed a payment to the Insured under this policy.

#### **12. PAYMENT OF LOSS**

When liability and the extent of loss or damage have been definitely fixed in accordance with these Conditions, the payment shall be made within 30 days.

#### **13. RIGHTS OF RECOVERY UPON PAYMENT OR SETTLEMENT**

(a) Whenever the Company shall have settled and paid a claim under this policy, it shall be subrogated and entitled to the rights of the Insured Claimant in the Title and all other rights and remedies in respect to the claim that the Insured Claimant has against any person or property, to the extent of the amount of any loss, costs, attorneys' fees, and expenses paid by the Company. If requested by the Company, the Insured Claimant shall execute documents to evidence the transfer to the Company of these rights and remedies. The Insured Claimant shall permit the Company to sue, compromise, or settle in the name of the Insured Claimant and to use the name of the Insured Claimant in any transaction or litigation involving these rights and remedies.

If a payment on account of a claim does not fully cover the loss of the Insured Claimant, the Company shall defer the exercise of its right to recover until after the Insured Claimant shall have recovered its loss.

(b) The Company's right of subrogation includes the rights of the Insured to indemnities, guaranties, other policies of insurance, or bonds, notwithstanding any terms or conditions contained in those instruments that address subrogation rights.

#### **14. ARBITRATION**

Unless prohibited by applicable law, arbitration pursuant to the Title Insurance Arbitration Rules of the American Arbitration Association may be demanded if agreed to by both the Company and the Insured at the time of a controversy or claim. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Insured arising out of or relating to this policy, and service of the Company in connection with its issuance or the breach of a policy provision or other obligation. Arbitration pursuant to this

policy and under the Rules in effect on the date the demand for arbitration is made or, at the option of the Insured, the Rules in effect at Date of Policy shall be binding upon the parties. The award may include attorneys' fees only if the laws of the state in which the Land is located permit a court to award attorneys' fees to a prevailing party. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court having jurisdiction thereof.

The law of the situs of the land shall apply to an arbitration under the Title Insurance Arbitration Rules. A copy of the Rules may be obtained from the Company upon request.

#### **15. LIABILITY LIMITED TO THIS POLICY; POLICY ENTIRE CONTRACT**

(a) This policy together with all endorsements, if any, attached to it by the Company is the entire policy and contract between the Insured and the Company. In interpreting any provision of this policy, this policy shall be construed as a whole.

(b) Any claim of loss or damage that arises out of the status of the Title or by any action asserting such claim shall be restricted to this policy.

(c) Any amendment of or endorsement to this policy must be in writing and authenticated by an authorized person, or expressly incorporated by Schedule A of this policy.

(d) Each endorsement to this policy issued at any time is made a part of this policy and is subject to all of its terms and provisions. Except as the endorsement expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsement, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance.

#### **16. SEVERABILITY**

In the event any provision of this policy, in whole or in part, is held invalid or unenforceable under applicable law, the policy shall be deemed not to include that provision or such part held to be invalid, but all other provisions shall remain in full force and effect.

#### **17. CHOICE OF LAW; FORUM**

(a) Choice of Law: The Insured acknowledges the Company has underwritten the risks covered by this policy and determined the premium charged therefor in reliance upon the law affecting interests in real property and applicable to the interpretation, rights, remedies, or enforcement of policies of title insurance of the jurisdiction where the Land is located.

Therefore, the court or an arbitrator shall apply the law of the jurisdiction where the Land is located to determine the validity of claims against the Title that are adverse to the Insured and to interpret and enforce the terms of this policy. In neither case shall the court or arbitrator apply its conflicts of law principles to determine the applicable law.

(b) Choice of Forum: Any litigation or other proceeding brought by the Insured against the Company must be filed only in a state or federal court within the United States of America or its territories having appropriate jurisdiction.

#### **18. NOTICES, WHERE SENT**

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at CHICAGO TITLE INSURANCE COMPANY, Attn: Claims Department, P.O. Box 45023, Jacksonville, FL 32232-5023.

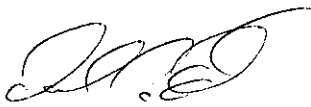


**FORM B. APPLICANT AUTHORIZATION TO AGENT**

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

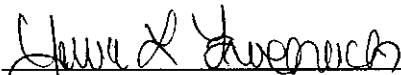
I give authorization for Geri L. Waksler, McCrory Law Firm, PL to be my agent for this application.

PASTORE DOYLE DEVELOPERS, LLC

By:   
Print Name: Daniel Doyle  
Print Title: President

STATE OF Pennsylvania  
COUNTY OF Erie

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 17th day of March, 2021 by Daniel Doyle, as President of Pastore Doyle Developers, LLC who is ☐ personally known to me or ☐ who have produced Pa driver license as identification and who did/did not take an oath.

  
Notary Public, State of Pa  
My Commission Expires: 06/03/2024

Commonwealth of Pennsylvania - Notary Seal  
Julia L. Froehlich, Notary Public  
Erie County  
My Commission Expires June 3, 2024  
Commission Number 1207720

# **PROTECTED SPECIES ASSESSMENT**

## **Winchester Road Parcels Charlotte County, Florida**

**February 2021**

**Prepared by:**



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

## **INTRODUCTION**

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

The subject property (Charlotte County Parcel ID #s 412004232002, and 412004279001) is located in Section 04, Township 41S, and Range 20E within Englewood, Florida. Please refer to the attached Location Map.

## **SITE CONDITIONS**

A site inspection was conducted by qualified staff ecologists in February 2021. During the inspection, temperatures ranged from 60° - 65° F, winds were 5-25 mph, and skies were cloudy.

## **VEGETATIVE COMMUNITIES**

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

<b>FLUCCS ID</b>	<b>FLUCCS DESCRIPTION</b>	<b>ACREAGE</b>
190	Open Land	16.23
422	Brazilian Pepper	7.75
425	Temperate Hardwoods	0.17
630	Wetland Forested Mixed	0.45
<b>TOTAL</b>		<b>24.60</b>

### **FLUCCS 190 – Open Land**

This upland habitat lacks a significant canopy, though scattered mature cabbage palm (*Sabal palmetto*), laurel oak (*Quercus laurifolia*), live oak (*Quercus virginiana*), and Brazilian pepper (*Schinus terebinthifolius*) are present. Mid-story and groundcover species present include: Bahia grass (*Paspalum notatum*), broomsedge (*Andropogon virginicus*), hairy indigo (*Indigofera hirsuta*), beggar's tick (*Bidens alba*), St. Augustine grass (*Stenotaphrum secundatum*), foxtail grass (*Setaria sp.*), false buttonweed (*Spermacoce sp.*), ragweed (*Ambrosia artemisiifolia*), crowfoot grass (*Dactyloctenium aegyptium*), dog fennel (*Eupatorium capillifolium*), rustweed (*Polypremum procumbens*), joint grass (*Paspalum sp.*), knot grass (*Paspalum distichum*), grapevine (*Vitis sp.*),

southern beeblossom (*Oenothera simulans*), fanpetals (*Sida sp.*), Mexican clover (*Richardia brasiliensis*), finger grass (*Digitaria sp.*), smutgrass (*Sporobolus indicus*), blackberry (*Rubus sp.*), wax myrtle (*Myrica cerifera*), sawgrass (*Cladium jamaicense*), carpetgrass (*Axonopus sp.*), slash pine (*Pinus elliottii*), cogon grass (*Imperata cylindrica*), saltbush (*Baccharis halimifolia*), elderberry (*Sambucus nigra*), and Caesarweed (*Urena lobata*).

#### FLUCCS 422 – Brazilian pepper

This upland habitat contains a dense canopy of Brazilian pepper with scattered mature cabbage palm, laurel oak, live oak, and carrotwood (*Cupaniopsis anacardioides*). Mid-story and groundcover species present include: carrotwood, grapevine, balsam apple (*Momordica charantia*), beggar's tick, greenbrier (*Smilax sp.*), ragweed, joint grass, knot grass, flatsedges (*Cyperus spp.*), creeping oxeye (*Wedelia trilobata*), sawgrass, and elderberry.

#### FLUCCS 425 – Temperate Hardwoods

This upland habitat contains a canopy of laurel oak and cabbage palm. Midstory and groundcover species present include: grapevine, Brazilian pepper, carrotwood, sawgrass, Virginia creeper (*Parthenocissus quinquefolia*), cogon grass, and greenbrier.

#### FLUCCS 630 – Wetland Forested Mixed

This wetland habitat contains a canopy of Carolina willow (*Salix caroliniana*), laurel oak, cabbage palm, Brazilian pepper, and red maple (*Acer rubrum*). Midstory, groundcover, and emergent species present include: wax myrtle, saltbush, red bay (*Persea borbonia*), swamp fern (*Blechnum serrulatum*), water pennywort (*Hydrocotyle umbellata*), frog-fruit (*Phylla nodiflora*), cogon grass, blackberry, creeping oxeye, peppervine (*Ampelopsis arborea*), creeping seedbox (*Ludwigia repens*), flatsedges, beaksedges (*Rhynchospora spp.*), false buttonweed, dayflower (*Commelina diffusa*), Peruvian primrose willow (*Ludwigia peruviana*), Mexican primrose willow (*Ludwigia octovalvis*), and sawgrass.

### **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 30-50 feet apart depending on the visibility within the vegetative association being surveyed. Evidence of protected species was gathered through both direct observation and through observation of signs such as tracks, nests, burrows, and fecal material. If evidence of utilization by a protected species which may require permitting prior to development of the subject property was observed, an aerial photograph was marked depicting the approximate location. In addition, a search of available online resources was conducted to reveal the previously documented presence of listed species which may be utilizing the subject property. These resources included, but were not limited to, the following: FWS Wood Stork Colony Map(s); Charlotte County Natural Resources Department Scrub Jay Territory Search Database; Audubon Eagle Nest Locator Database; FWS Florida Bonneted Bat Consultation Area Map(s); FWS Crested Caracara Consultation Area Map(s); FWS Red-cockaded Woodpecker Consultation Area Map(s); and FWS Panther Consultation Area Map(s). In the event that the site contained suitable habitat for a protected species, or if the site is within close proximity to a verified sighting or consultation area for a protected species, additional scrutiny was given during the inspection relative to that specific species.



## **LISTED SPECIES ASSESSMENT RESULTS**

Search of available online resources revealed that the subject property is located within an 18.6-mile radius designated as Core Foraging Area of several wood stork (*Mycteria americana*) nesting colonies. Each of the documented colonies appears to be greater than 5 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*). Review of the Charlotte County Natural Resources Department Florida Scrub Jay Territory Search Database revealed that the subject property is a scrub jay review area parcel. Mitigation fees in accordance with approved Habitat Conservation Plan (HCP) fee structure table will be required. Additionally, all clearing and tree removal will be prohibited during the scrub jay nesting season (March 1 – July 1).

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

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

The subject site contains upland habitats which are being utilized by the gopher tortoise (*Gopherus polyphemus*). Thirty-nine (39) potentially-occupied gopher tortoise burrows were observed on the parcel. A 100% gopher tortoise survey and relocation permit from the Florida Fish and Wildlife Conservation Commission will be required prior to development of the site if gopher tortoise burrows cannot be avoided during construction.

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



# SECTION 04; TOWNSHIP 41S; RANGE 20E

NOT TO SCALE



CHARLOTTE COUNTY, FLORIDA



LOCATION MAP

21-027 / FEBRUARY 1, 2021

## WINCHESTER ROAD PARCELS

LOCATION MAP

**Ivan**  
**Ian Vincent & Associates**  
Environmental Consulting Services

SECTION 04; TOWNSHIP 41S; RANGE 20E



LEGEND

FLUCCS	DESCRIPTIONS	ACREAGE
190	OPEN LAND	16.23±
422	BRAZILIAN PEPPER	7.75±
425	TEMPERATE HARDWOODS	0.17±
630	WETLAND FORESTED MIXED	0.45±
TOTAL		24.60±

POTENTIALLY OCCUPIED  
GOPHER TORTOISE BURROW ( 39 )

WETLANDS 0.45±

- 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 DELINEATION OF ANY ON-SITE WETLANDS, SURFACE WATERS, AND/OR OTHER SURFACE WATERS IS PRELIMINARY AND SUBJECT TO REVIEW/APPROVAL BY APPLICABLE REGULATORY AGENCIES.

21-027 / APRIL 27, 2021

WINCHESTER ROAD PARCELS  
PROTECTED SPECIES ASSESSMENT MAP

## **Wetland Classification**

The following narrative is provided to categorize the onsite wetlands as defined in the Charlotte County Comprehensive Plan. The subject parcel contains three individual wetlands totaling approximately 0.45 acres. All three wetlands are similar in vegetative composition and function. Therefore, the classification discussion below is provided for all three wetlands, rather than an individual assessment for each wetland.

The Charlotte County Comprehensive Plan requires that all wetlands within a parcel under development review be categorized as either Category I or Category II wetlands. Additional scrutiny is afforded to impacts proposed within wetlands which qualify as Category I. In order to qualify as a Category I wetland, a wetland must have no more than 30% undesirable vegetation and meet at least two of the following criteria:

1. Any wetland of any size that has a permanent surface water connection to natural surface waterbodies with special water classifications, such as an Outstanding Florida Water, an Aquatic Preserve, or Class I or II waters. A natural hydrological connection that has been enhanced by human technology will be considered a connection under this category.

**The subject wetlands do meet this criterion.**

2. Any wetland of any size that has a direct connection to the Floridan aquifer by way of an open sinkhole or spring.

**The subject wetlands do not meet this criterion.**

3. Any wetland of any size that has functioning hydroperiods with minimal human disturbance and provides critical habitat for listed species.

**Although the wetlands exhibits hydrology consistent with a natural hydrologic regime, no critical habitat for listed species is present.**

4. Any wetland of any size whose functioning hydroperiods are connected via a direct natural surface water connection to parks or conservation lands.

**The subject wetlands do not meet this criterion.**

5. Any wetland of any size where downstream or other hydrologically connected habitats are significantly dependent on discharges from the wetland.

**The subject wetlands do not meet this criterion.**

During a site inspection conducted in March 2021, exotic species, primarily Brazilian pepper (*Schinus terebinthifolius*) and Peruvian primrose willow (*Ludwigia peruviana*) appear to comprise approximately 40-50% coverage within the wetland. As such, the overall coverage by exotic and nuisance species is well above the 30% threshold. Therefore, the subject wetlands do not meet the criteria described above and do not qualify to be categorized as a Category I wetland.

April 29, 2021

Mr. Ravi Kamarajugadda  
Charlotte County Public Works Department  
7000 Florida Street  
Punta Gorda, Florida 33950

■  
Suite 150  
655 North Franklin Street  
Tampa, Florida  
33602

Re: Pilar's Cay Residential Development  
Charlotte County, Florida  
Traffic Impact Statement

Dear Mr. Kamarajugadda:

The following traffic impact statement is provided for the proposed multi-family residential development located west of Winchester Boulevard and south of the Charlotte County line in Charlotte County, Florida. The general site location map is attached as Figure 1. Upon buildout in 2024, the site is proposed to consist of up to 246 multi-family dwelling units. The following analysis is provided below for your review and comments.

The Applicant is seeking approval for a rezone to a Planned Development with a density of 10 dwelling units per acre for a maximum development of 246 dwelling units. It is proposed to modify the Future Land Use to permit Medium Density Residential use. Access to the site is proposed via one full-access connection along Winchester Boulevard, as shown in the attached conceptual site plan.

To appropriately address transportation issues related to the proposed residential development, Kimley-Horn conducted a transportation analysis as outlined below.

## Traffic Study

Project Trip Generation: The anticipated project trip generation was based upon the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 10<sup>th</sup> Edition Land Use Code 220, for up to 246 multi-family (low-rise) dwelling units. The proposed development is anticipated to generate 132 net, new p.m. peak-hour trips (83 entering/49 exiting). The trip generation potential of the proposed development is identified below as Table 1. Internal capture and pass-by rates were not considered for this analysis.

Table 1: P.M. Peak-Hour Trip Generation

ITE TRIP GENERATION CHARACTERISTICS						DIRECTIONAL DISTRIBUTION		NET NEW EXTERNAL TRIPS		
Land Use	ITE Edition	ITE LUC	Scale	Units	Peak Period	In	Out	In	Out	Total
Multi-Family Housing (Low-Rise)	10	220	246	DU	PM	63%	37%	83	49	132



Scheduled Improvements: The Work Programs for Charlotte County, developer committed improvements, the Charlotte County – Punta Gorda Metropolitan Planning Organization's (MPO) 2045 Long Range Transportation Plan, and the Capital Improvement Program (CIP) for Charlotte County were reviewed for capacity enhancing improvements currently planned, funded for construction, or identified as a long range need within the immediate vicinity of the project site.

No capacity enhancing improvements were identified within the immediate vicinity of the project site for the buildout year. Therefore, existing lane geometry and traffic controls were used in the analysis of Winchester Road for the existing (2021) and buildout (2024) scenarios.

The widening of SR 776 from CR 775 to Spinnaker Boulevard from 4 lanes to 6 lanes is identified in the 2045 LRTP as a cost feasible project funded by the state. Construction expenditure is anticipated after 2031. The widening of SR 776 to 6 lanes was included in the analysis of SR 776 for the long term (2045) scenario.

Project Trip Distribution: For the transportation analysis, project traffic was assigned to the road network using the FDOT District One FSUTMS model. The model output is attached.

Study Area: The study area roadway segments are those that are defined as significantly impacted roadways, with the project traffic representing 5.0% or greater of the available roadway capacity, per the *Charlotte County: 2020 Roadway Level of Service Data* report. Roadway segments include those impacted greater than 5.0% of the County's Minimum Adopted Standards service volume. As indicated in Table 2, the project traffic is not anticipated to represent 5.0% or greater of the available roadway capacity within one mile of the site; however, to provide a conservative analysis, the roadways within one mile of the site were included in the study area roadway network.

The following roadway segments were identified to be in the study area and were analyzed:

- Winchester Boulevard from Sarasota County Line to Apple Valley Avenue
- SR 776 from Oriole Boulevard to Gulfstream Boulevard

Table 2: Study Area Table

ROADWAY	FROM	TO	SERVICE VOLUMES		PROJECT VOLUMES		PROJECT TRAFFIC % OF SERVICE VOLUME	SIGNIFICANT IMPACT (5% OF SERVICE VOLUME)?
			LANEAGE	PEAK-HOUR TWO-WAY LOS D SERVICE VOLUME	PROJECT TRAFFIC ASSIGN.	PROJECT TRAFFIC VOLUME		
Winchester Boulevard	Sarasota County Line	Project Driveway	4	3,222	11%	15	0.45%	No
	Project Driveway	SR 776	4	3,222	89%	117	3.65%	No
	SR 776	Apple Valley Avenue	4	3,222	8%	11	0.33%	No
SR 776	Oriole Boulevard	Winchester Boulevard	4	3,580	49%	65	1.81%	No
	Winchester Boulevard	Gulfstream Boulevard	4	3,580	32%	42	1.18%	No

Analysis Scenarios: The existing (2021), future background (2024), future total (2024 with project traffic), and long term (2045) scenarios were analyzed for the study roadway segments.

Existing Traffic Conditions: In accordance with Part 7 (Traffic Impact Statement) of the *Charlotte County Engineering Design Manual*, existing traffic conditions were evaluated within the study network. The existing roadway segment analysis was conducted for the study area roadway segments of Winchester Boulevard, from Sarasota County Line to Apple Valley Avenue and SR 776 from Oriole Boulevard to Gulfstream Boulevard.

Service volumes and Annual Average Daily Traffic (AADT) included in the *Charlotte County: 2020 Roadway Level of Service Data* report were utilized in the analysis of existing roadway conditions. To calculate the 2-way peak-hour existing volumes along the study area roadway segment, the AADT was multiplied by the K-factor published by Charlotte County for the roadway segment. As part of this analysis, existing lane geometry was considered along the study roadway segments.

The results of the roadway analysis are summarized in Table 3 and indicate that the study area roadway segments currently operate at an acceptable level of service for the two-way p.m. peak-hour.

Table 3: 2021 Existing Peak-Hour Roadway Conditions

ROADWAY	FROM	TO	LANEAGE	2020 ANNUAL AVERAGE DAILY TRAFFIC (VPD)	K-FACTOR	2020 VOLUME (2-WAY PEAK-HOUR) (VPH)	GROWTH RATE	EXISTING (2021) VOLUME (2-WAY PEAK HOUR)	PEAK-HOUR TWO-WAY LOS D SERVICE VOLUME	GREATER THAN LOS STANDARD?
Winchester Boulevard	Sarasota County Line	Project Driveway	4	9,579	0.091	872	5%	915	3,222	No
	Project Driveway	SR 776	4	9,579	0.091	872	5%	915	3,222	No
	SR 776	Apple Valley Avenue	4	8,861	0.091	806	5%	847	3,222	No
SR 776	Oriole Boulevard	Winchester Boulevard	4	35,017	0.091	3,187	2%	3,250	3,580	No
	Winchester Boulevard	Gulfstream Boulevard	4	35,017	0.091	3,187	2%	3,250	3,580	No

Background Traffic: Background (2024 non-project) traffic consists of existing traffic as identified in the Charlotte County 2020 Roadway Level of Service Data plus growth as identified in the Charlotte County 2020 Roadway Level of Service Data. As indicated in the attached data, a growth rate of 5.0% was identified for the study roadway segments of Winchester Boulevard and a growth rate of 2.0% was identified for the roadway segments of SR 776. The growth rates were applied annually to existing volumes to develop background (2024) volumes.

Future Background (2024) Traffic Conditions:

The results of the roadway analysis are summarized in Table 4 and indicate that the study area roadway segments are anticipated to operate at an acceptable level of service for the two-way p.m. peak-hour prior to project buildout in 2024.



Table 4: 2024 Future Background Peak-Hour Roadway Conditions

ROADWAY	FROM	TO	LANEAGE	EXISTING (2021) VOLUME (2-WAY PEAK HOUR)	GROWTH RATE	BACKGROUND (2024) VOLUME (2- WAY PEAK HOUR)	PEAK-HOUR TWO-WAY LOS D SERVICE VOLUME	GREATER THAN LOS STANDARD?
Winchester Boulevard	Sarasota County Line	Project Driveway	4	915	5%	1,059	3,222	No
	Project Driveway	SR 776	4	915	5%	1,059	3,222	No
	SR 776	Apple Valley Avenue	4	847	5%	981	3,222	No
SR 776	Oriole Boulevard	Winchester Boulevard	4	3,250	2%	3,449	3,580	No
	Winchester Boulevard	Gulfstream Boulevard	4	3,250	2%	3,449	3,580	No

Future Total (2024) Traffic Conditions: A roadway analysis was undertaken on the previously identified study roadway segments for total buildout traffic conditions. The analysis procedures for this evaluation were consistent with those used to evaluate existing and background traffic roadway conditions. The p.m. peak-hour project traffic was added to the 2-way peak-hour background volumes found in Table 4 to obtain the 2-way peak-hour buildout (2024) volumes for the study area roadway segment.

The results of the roadway analysis are summarized in Table 5 and indicate that the study roadway segment is anticipated to operate at an acceptable level of service based upon 2024 buildout conditions.

Table 5: 2024 Future Total Peak-Hour Roadway Conditions

ROADWAY	FROM	TO	LANEAGE	BACKGROUND (2024) VOLUME (2- WAY PEAK HOUR)	PROJECT TRAFFIC	BUILDOUT (2024) VOLUME (2-WAY PEAK HOUR)	PEAK- HOUR TWO-WAY LOS D SERVICE VOLUME	GREATER THAN LOS STANDARD?
Winchester Boulevard	Sarasota County Line	Project Driveway	4	1,059	15	1,074	3,222	No
	Project Driveway	SR 776	4	1,059	117	1,176	3,222	No
	SR 776	Apple Valley Avenue	4	981	11	992	3,222	No
SR 776	Oriole Boulevard	Winchester Boulevard	4	3,449	65	3,514	3,580	No
	Winchester Boulevard	Gulfstream Boulevard	4	3,449	42	3,491	3,580	No

Long Term (2045) Traffic: The Charlotte County – Punta Gorda Metropolitan Planning Organization's (MPO) 2045 Long Range Transportation Plan (LRTP) was reviewed to determine if any future roadway improvements were included in the vicinity of the subject site. The widening of SR 776 from CR 775 to Spinnaker Boulevard from 4 lanes to 6 lanes is identified in the 2045 LRTP as a cost feasible project funded by the state. Construction expenditure is anticipated after 2031. The widening of SR 776 to 6 lanes was included in the analysis of SR 776 for the long term (2045) scenario.

To develop 2045 peak-hour traffic volumes, the existing volumes included in the *Charlotte County: 2020 Roadway Level of Service Data* report were grown to year 2045 volumes using the growth rates published by Charlotte County for the roadway segment.

Long Term (2045) Traffic Conditions: As indicated in Table 6, the study roadway segments are anticipated to operate at an acceptable level of service in 2045 with the proposed project traffic included.

Table 6: 2045 Long Term Peak-Hour Roadway Conditions

ROADWAY	FROM	TO	COST FEASIBLE LANEAGE <sup>1</sup>	2020 VOLUME (2-WAY PEAK-HOUR) (VPH)	GROWTH RATE	2045 VOLUME (2-WAY PEAK HOUR)	PROJECT TRAFFIC	2045 VOLUME WITH PROJECT (2-WAY PEAK HOUR)	PEAK-HOUR TWO-WAY LOS D SERVICE VOLUME	GREATER THAN LOS STANDARD?
Winchester Boulevard	Sarasota County Line	Project Driveway	4	872	5%	2,952	15	2,967	3,222	No
	Project Driveway	SR 776	4	872	5%	2,952	117	3,069	3,222	No
	SR 776	Apple Valley Avenue	4	806	5%	2,731	11	2,742	3,222	No
SR 776	Oriole Boulevard	Winchester Boulevard	6	3,187	2%	5,228	65	5,293	5,390	No
	Winchester Boulevard	Gulfstream Boulevard	6	3,187	2%	5,228	42	5,270	5,390	No

1. Cost Feasible laneage from the Charlotte County – Punta Gorda Metropolitan Planning Organization's (MPO) 2045 Long Range Transportation Plan (LRTP)

Conclusion: It is proposed to rezone the project site to a Planned Development with a density of 10 dwelling units per acre for a maximum development of 246 dwelling units located west of Winchester Boulevard and south of the Sarasota County/Charlotte County line in Charlotte County, Florida. It is proposed to modify the Future Land Use to permit Medium Density Residential use. Access to the site is proposed via one full-access connection along Winchester Boulevard, as shown in the attached conceptual site plan.

Based upon the results of the roadway segment analysis conducted for the existing (2021), future background (2024), future total (2024 with project traffic), and long term (2045) scenarios, the study roadway segments are anticipated to operate at an acceptable level of service with and without traffic generated by the proposed residential development.

Very truly yours,

KIMLEY-HORN AND ASSOCIATES, INC.



*Addie K. Clark*

Addie K. Clark, P.E.  
Transportation Engineer

CC: Gen. J. Wasker, Esq.  
Todd Rebol, P.E.

Attachments: Conceptual Site Plan  
2045 LRTP Cost Feasible Plan Excerpt  
FSUTMS Trip Distribution  
Charlotte County 2020 Roadway LOS Data

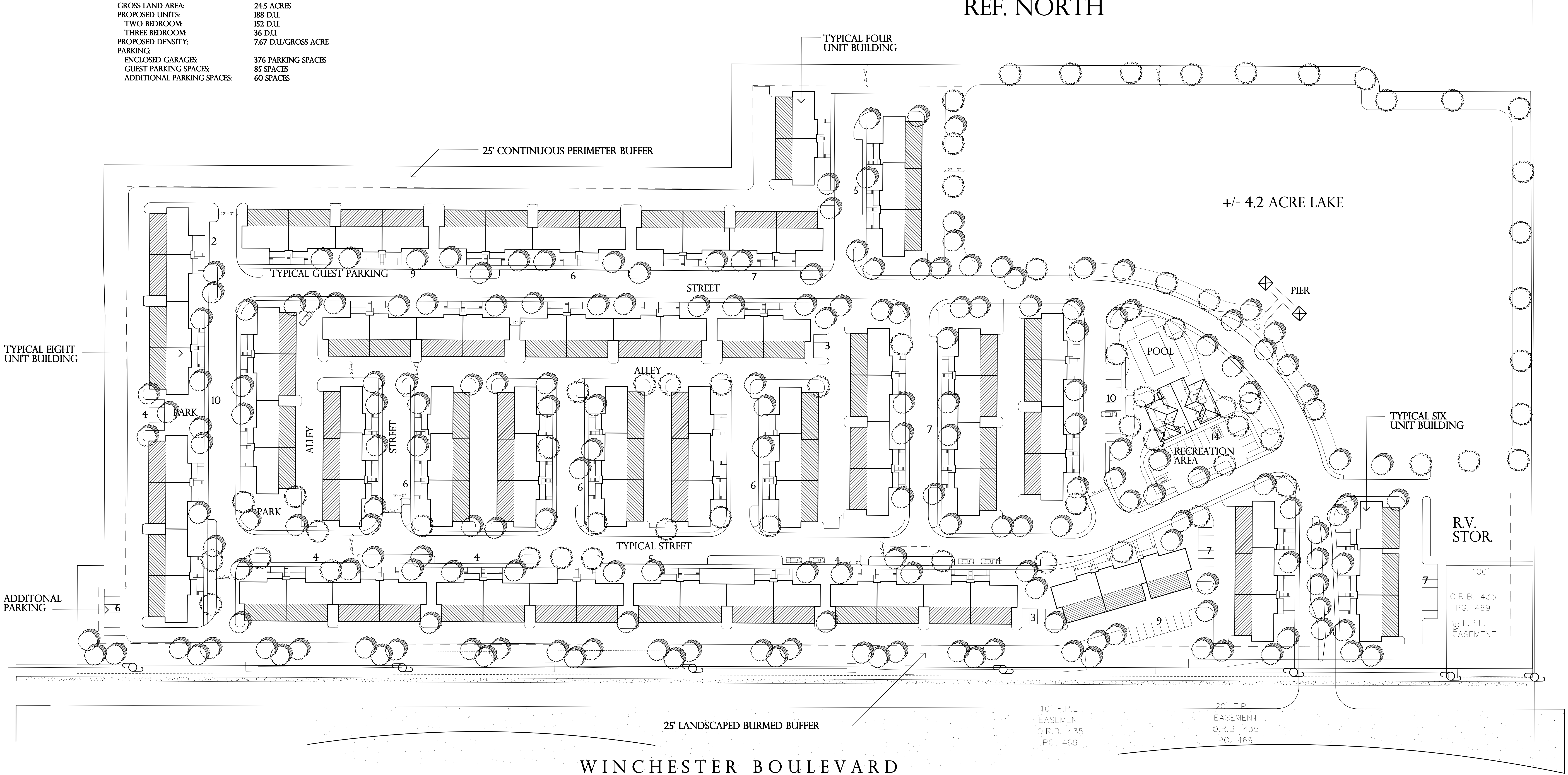
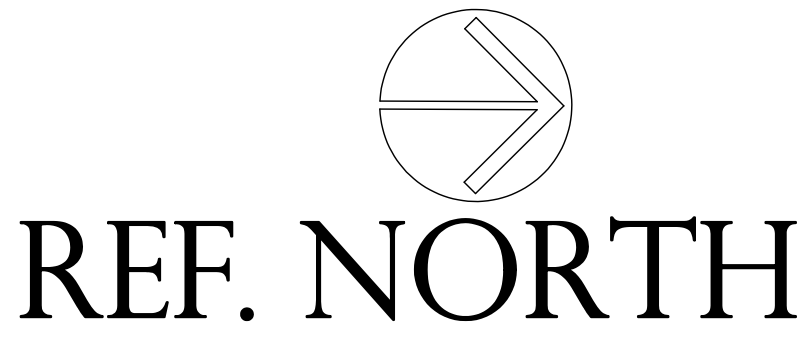


# PILAR'S CAY APARTMENTS/CONDOMINIUMS

ENGLEWOOD - CHARLOTTE COUNTY  
GARDEN HOME APARTMENTS

## PROJECT STATISTICS:

GROSS LAND AREA:	24.5 ACRES
PROPOSED UNITS:	188 D.U.
TWO BEDROOM:	152 D.U.
THREE BEDROOM:	36 D.U.
PROPOSED DENSITY:	7.67 D.U./GROSS ACRE
PARKING:	
ENCLOSED GARAGES:	376 PARKING SPACES
GUEST PARKING SPACES:	85 SPACES
ADDITIONAL PARKING SPACES:	60 SPACES



CONCEPTUAL SITE PLAN

Table 8-6: Roadway Cost Feasible Projects List (\$ Millions Future Year of Expenditure)

Map ID	Facility	From	To	Existing Lanes	Project Description	LRTP Funding Source	2021 – 2025 (YOE)			2026-2030 (YOE)			2031-2035 (YOE)			2036-2045 (YOE)		
							PD&E / PE	ROW	CST	PD&E / PE	ROW	CST	PD&E / PE	ROW	CST	PD&E / PE	ROW	CST
1	Airport Road	Taylor Rd	Piper Road	2	Widen 2 to 4 lanes	Local							\$5.80	\$7.43				
4	Burnt Store Rd	Zemel Rd	Scham Rd	2	Widen 2 to 4 lanes	TIP												
5	Burnt Store Rd	N Jones Loop	Taylor Rd	2	Widen 2 to 4 lanes	Local										\$2.75	\$2.45	\$21.30
6	Burnt Store Rd Extension	Taylor Rd	Florida St @ US 17	0	New 4-lane	Local										\$12.53		
7	Edgewater Dr (Phase 3)	Midway Blvd	Collingswood Blvd	2	Widen 2 to 4 lanes	TRIP / Local						\$31.40						
8	Edgewater Dr (Phase 4)	Collingswood Blvd	Samantha Ave	0	Roadway realignment and new bridge	Local	\$2.10		\$23.00									
9	Edgewater Dr / Flamingo (Phase 5)	Collingswood Blvd	SR 776	2	Widen 2 to 4 lanes	Local	\$1.00					\$25.12						
10	Flamingo Blvd	SR 776	US 41	2	Widen 2 to 4 lanes	Local							\$3.21	\$5.33	\$17.92			
12	Hillsborough Blvd / Raintree Blvd	Veterans Blvd		0	New 2-lane	Local							\$0.45	\$1.40	\$2.53			
21	N Jones Loop	Burnt Store Rd	Piper Road	4	Widen 4 to 6 lanes	State	\$1.22						\$4.48				\$5.27	
23	Prineville Dr	Paulson Dr	Hillsborough Blvd	2	Widen 2 to 4 lanes	TRIP / Local										\$9.07	\$15.64	\$52.59
30	SR 776	CR 775	Spinnaker Blvd	4	Widen 4 to 6 lanes	State	\$2.00			\$6.49	\$6.13				\$57.38			
31a	SR 776 Future Corridor Study	Pine Street / Placida Rd	US 41		Future Corridor Study	State				\$6.48	\$20.28		\$2.57				\$9.98	\$67.38
(Funding for up to 8 intersection locations) Potential Candidate Intersections: Sunnybrook Blvd, Oceanspray Blvd, David Blvd, Coliseum Blvd, San Casa Dr, Winchester Blvd, Hollis Ave, Biscayne Dr.)																		
34	SR 31	Lee County Line Cypress Parkway	Cypress Parkway Lake Babcock Dr.	2	Widen 2 to 6 lanes Widen 2 to 4 lanes	Developer				\$2.56	\$7.18	\$28.99						
36	Taylor Rd	US 41	Jones Loop Rd	2	Widen 2 to 4 lanes	Local							\$5.37	\$8.90	\$29.93			
37	Taylor Rd	N Jones Loop Rd	Airport Rd	2	Widen 2 to 4 lanes	Local										\$7.42	\$12.80	\$43.03
38	Taylor Rd	Airport Rd	US 41	2	Complete Streets	Local										\$3.22	\$4.23	\$18.66
39a	Toledo Blade Blvd (CR 39)	SR 776	Whitney Avenue	2	Widen 2 to 4 lanes	Developer						\$7.62						
43	US 17	Copley Ave	CR 74	4	Widen 4 to 6 lanes	SIS							\$1.05			\$2.00		
51	Harbor View Road	Melbourne St	I-75	2	Widen 2 to 4 lanes	Federal / Local	\$4.02	\$9.79				\$31.60						
54 / 55	Marion Avenue / Olympia Avenue	US 41	Marlympia Way	3	Lane Repurposing - resurface and striping	State	\$0.29			\$1.42		\$9.32						
59	US 41 Corridor Vision Plan			4/6	Corridor & Safety Improvements	State				\$5.95		\$6.28						\$18.55
60	SR 31	@ CR 74		2	Roundabout	State		\$0.64				\$0.89						
61	SR 776	@ Flamingo Blvd		4	Intersection - turn lanes	TIP			\$1.46									
62	US 41	@ Easy Street		4	Intersection - turn lanes	State										\$1.09		\$8.44
63	US 41	@ Forrest Nelson		4	Intersection - turn lanes	State										\$1.09		\$8.44
64	SR 776	@ Jacobs St		4	Intersection - turn lanes	State										\$1.09		\$8.44





CHARLOTTE COUNTY: 2020 ROADWAY LEVEL OF SERVICE DATA

VV SNO	Roadway	Station	From	To	Speed	Lanes	2020 AADT	Sugg. Gr. Rate	Level of Service Calculations <sup>1</sup>								
									K100	100 <sup>th</sup> Hr Vol.	Level of Service Limits (Pk. Hr. Two-way Vol.)				Level of Service		Percent (%) Capacity Used
											B	C	D	E	Adopted	Current	
171	Rio De Janeiro Avenue	107	Rampart Blvd.	Sandhill Blvd.	35	2U	4,816	2.00%	0.091	438	-	594	1197	1269	D	C	37%
172	Rio Villa Drive	176	Deltona Dr.	U.S. 41	30	2U	2,248	1.00%	0.091	205	-	594	1197	1269	D	C	17%
173	Rotonda Blvd E	154	Boundary Blvd.	C.R. 771	35	2U	4,149	5.00%	0.091	378	-	594	1197	1269	D	C	32%
174	Rotonda Blvd N	122	Parade Cir.	Rotonda Cir.	35	2U	2,085	5.00%	0.091	190	-	594	1197	1269	D	C	16%
175	Rotonda Blvd W	135	Normandy Way	Boundary Blvd.	35	2U	5,953	5.00%	0.091	542	-	594	1197	1269	D	C	45%
176	Rotonda Blvd W	136	Boundary Blvd.	Parade Cir.	35	2U	2,532	5.00%	0.091	230	-	594	1197	1269	D	C	19%
177	Jones Loop Road S	193	Taylor Rd.	I-75	45	2U	2,458	5.00%	0.091	224	-	1359	1440	*	D	C	16%
178	San Casa Drive	138	Worth Ave.	C.R. 775	45	2U	5,385	1.00%	0.091	490	-	1359	1440	*	D	C	34%
179	San Casa Drive	139	S.R. 776	Worth Ave.	45	2U	6,683	5.00%	0.091	608	-	1359	1440	*	D	C	42%
180	Sandhill Blvd	109	Kings Highway	Deep Creek Blvd.	45	2U	15,943	3.00%	0.091	1,451	-	1359	1440	*	D	E	101%
181	Sandhill Blvd	110	Deep Creek Blvd.	Rio De Janeiro Ave.	45	2U	6,121	3.00%	0.091	557	-	1359	1440	*	D	C	39%
182	Sheehan Blvd	231	Midway Blvd.	Alton Rd.	30	2U	2,151	1.18%	0.091	196	-	594	1197	1269	D	C	16%
183	Shreve Street	150	Henry St.	Pompano Ter.	30	2U	5,472	1.00%	0.091	498	-	594	1197	1269	D	C	42%
184	Spinnaker Blvd	215	Cougar Way	Gulfstream Blvd.	30	2U	3,234	1.00%	0.091	294	-	594	1197	1269	D	C	25%
185	Spinnaker Blvd	214	Gulfstream Blvd.	S.R. 776	30	2U	2,225	1.00%	0.091	202	-	594	1197	1269	D	C	17%
186	Spinnaker Blvd	149	S.R. 776	Willmington Blvd.	40	2U	1,175	1.08%	0.091	107	-	1359	1440	*	D	C	7%
187	SR 776	306	Murdock Cir./Enterprise Dr.	U.S. 41	55	4D	22,579	2.00%	0.091	2,055	-	3420	3580	*	D	C	57%
188	SR 776	86	Biscayne Dr.	Murdock Cir/Enterprise Dr.	55	4D	28,525	2.00%	0.091	2,596	-	3420	3580	*	D	C	73%
189	SR 776	14	El Jobean Bridge	Biscayne Dr.	55	4D	31,780	2.00%	0.091	2,892	-	3420	3580	*	D	C	81%
190	SR 776	13	C.R. 771	El Jobean Bridge	55	4D	35,270	2.00%	0.091	3,210	-	3420	3580	*	D	C	90%
191	SR 776	160	Coliseum Blvd.	C.R. 771	55	4D	25,526	2.00%	0.091	2,323	-	3420	3580	*	D	C	65%
192	SR 776	194	Oceanspray Blvd.	Coliseum Blvd.	55	4D	24,359	2.00%	0.091	2,217	-	3420	3580	*	D	C	62%
193	SR 776	145	Sunnybrook Blvd.	Oceanspray Blvd.	55	4D	26,620	2.00%	0.091	2,422	-	3420	3580	*	D	C	68%
194	SR 776	146	Spinnaker Blvd.	Sunnybrook Blvd.	55	4D	27,970	2.00%	0.091	2,545	-	3420	3580	*	D	C	71%
195	SR 776	143	Gulfstream Blvd.	Spinnaker Blvd.	55	4D	34,514	2.00%	0.091	3,141	-	3420	3580	*	D	C	88%
196	SR 776	144	Oriole Blvd.	Gulfstream Blvd.	45	4D	35,017	2.00%	0.091	3,187	-	3420	3580	*	D	C	89%
197	SR 776	142	Pine St.	Oriole Blvd.	45	4D	32,029	2.00%	0.091	2,915	-	3420	3580	*	D	C	81%
198	SR 776	120	Beach Rd.	Pine St.	45	4D	31,064	2.00%	0.091	2,827	-	3420	3580	*	D	C	79%
200	Sunnybrook Blvd	134	Boundary Blvd.	Rotonda Blvd. North	35	2U	6,883	5.00%	0.091	626	-	594	1197	1269	D	D	52%
201	Sunnybrook Blvd	133	Gulfstream Blvd.	Boundary Blvd.	40	2U	10,080	5.00%	0.091	917	-	1359	1440	*	D	C	64%
202	Sunnybrook Blvd	148	S.R. 776	Oceanspray Blvd.	35	2U	6,770	5.00%	0.091	616	-	594	1197	1269	D	D	51%
203	Sunnybrook Blvd	147	Waterford Ave.	S.R. 776	35	2U	2,736	2.00%	0.091	249	-	594	1197	1269	D	C	21%
204	Sunnybrook Road	233	Highlands Rd.	Broadpoint Dr.	35	2U	5,529	2.66%	0.091	503	-	594	1197	1269	D	C	42%
205	Taylor Road	179	U.S. 41 N	Burnt Store Rd.	45	2U	8,053	5.00%	0.091	733	-	1359	1440	*	D	C	51%
206	Taylor Road	180	Burnt Store Rd.	Airport Rd.	45	2U	9,862	3.00%	0.091	897	-	1359	1440	*	D	C	62%
207	Taylor Road	181	Airport Rd.	Cooper St.	45	2U	7,163	5.00%	0.091	652	-	1359	1440	*	D	C	45%
208	Toledo Blade Blvd	93	Collingswood Blvd.	S.R. 776	35	2U	6,271	5.00%	0.091	571	-	594	1197	1269	D	C	48%
209	Toledo Blade Blvd	196	S.R. 776	U.S. 41 N	45	2U	8,266	5.00%	0.091	752	-	1359	1440	*	D	C	52%
210	Toledo Blade Blvd	16	U.S. 41 N	Sarasota Co Line	45	4D	16,440	5.00%	0.091	1,496	-	3078	3580	*	D	C	42%



CHARLOTTE COUNTY: 2020 ROADWAY LEVEL OF SERVICE DATA

VV SNO	Roadway	Station	From	To	Speed	Lanes	2020 AADT	Sugg. Gr. Rate	Level of Service Calculations <sup>1</sup>								
									K100	100 <sup>th</sup> Hr Vol.	Level of Service Limits (Pk. Hr. Two-way Vol.)				Level of Service		Percent (%) Capacity Used
											B	C	D	E	Adopted	Current	
211	Tucker's Grade	188	U.S. 41	I-75	45	4D	13,331	5.00%	0.091	1,213	-	3078	3580	*	D	C	34%
213	US Highway 17	182	I-75	Marlympia Way	45	6D	21,025	2.00%	0.091	1,913	-	5250	5390	*	D	C	35%
214	US Highway 17	183	Constitution Avenue	I-75	45	6D	27,855	2.00%	0.091	2,535	-	5250	5390	*	D	C	47%
215	US Highway 17	284	Washington Loop Rd. S	Constitutional Ave.	45	6D	22,597	2.00%	0.091	2,056	-	5250	5390	*	D	C	38%
216	US Highway 17	112	Peace River Shores Blvd.	Washington Loop Rd. S	45	4D	14,182	2.00%	0.091	1,291	-	3420	3580	*	D	C	36%
217	US Highway 17	115	DeSoto Co Line	Peace River Shores Blvd.	55	4D	11,078	2.00%	0.091	1,008	-	3420	3580	*	D	C	28%
218	US Highway 41	189	Lee County Line	Tuckers Grade	50	4D	22,143	2.00%	0.091	2,015	-	3420	3580	*	D	C	56%
219	US Highway 41	328	Tuckers Grade	Taylor Rd.	45	4D	19,501	2.00%	0.091	1,775	-	3420	3580	-	D	C	50%
220	US Highway 41	185	Taylor Rd	Burnt Store Rd.	45	4D	17,934	2.00%	0.091	1,632	-	3420	3580	*	D	C	46%
221	US Highway 41	288	Burnt Store Rd.	Aqui Esta Dr.	45	4D	32,396	2.00%	0.091	2,948	-	3420	3580	*	D	C	82%
222	US Highway 41	184	N of Aqui Esta		45	4D	36,840	2.00%	0.091	3,352	-	3420	3580	*	D	C	94%
223	US Highway 41	290	at Gilcrest Bridge		45	4D	36,423	2.00%	0.091	3,314	-	3420	3580	*	D	C	93%
224	US Highway 41	277	Harborview Rd.	Kings Highway	45	4D	43,710	2.00%	0.082	3,584	-	3420	3580	*	D	E	100%
225	US Highway 41	278	Hancock Ave. (Beaver Ln.)	Harborview Rd./Edgewater Dr.	45	6D	43,578	2.00%	0.082	3,573	-	5250	5390	*	D	C	66%
226	US Highway 41	285	Harbor Blvd.	Easy St.	45	6D	59,456	2.00%	0.082	4,875	-	5250	5390	*	D	C	90%
227	US Highway 41	287	Olean Blvd.	Harbor Blvd.	45	6D	58,128	2.00%	0.082	4,767	-	5250	5390	*	D	C	88%
228	US Highway 41	295	Forrest Nelson Blvd.	Midway Blvd.	45	6D	55,688	2.00%	0.082	4,566	-	5250	5390	*	D	D	85%
229	US Highway 41	297	Carrousel Mall	Forrest Nelson Blvd.	45	6D	50,554	2.00%	0.082	4,145	-	5250	5390	*	D	D	77%
230	US Highway 41	97	Murdock Circle	Cochran Blvd	45	6D	52,501	2.00%	0.082	4,305	-	5250	5390	*	D	C	80%
231	US Highway 41	20	S.R. 776	Murdock Circle	45	6D	34,679	2.00%	0.082	2,844	-	5250	5390	*	D	C	53%
232	US Highway 41	21	Enterprise Dr.	S.R. 776	45	6D	34,884	2.00%	0.091	3,174	-	5250	5390	*	D	C	59%
233	US Highway 41	23	Toledo Blade Blvd.(N) (CR 39)	Enterprise Dr.	45	6D	36,087	2.00%	0.082	2,959	-	5250	5390	*	D	C	55%
234	US Highway 41	22	Flamingo Blvd.	Toledo Blade Blvd. (N)	45	6D	32,819	2.00%	0.091	2,987	0	5250	5390	*	D	C	55%
235	US Highway 41	17	Chamberlain Blvd.	Flamingo Blvd.	45	6D	27,011	2.00%	0.091	2,458	0	5250	5390	*	D	C	46%
236	Veterans Blvd	89	US-41	Murdock Circle	45	4D	25,586	5.00%	0.091	2,328	-	3078	3222	*	D	C	72%
237	Veterans Blvd	280	Murdock Circle	Cochran Blvd	45	4D	28,784	5.00%	0.091	2,619	-	3078	3222	*	D	C	81%
238	Veterans Blvd	282	Cochran Blvd	Harbor Blvd.	55	4D	26,688	5.00%	0.091	2,429	-	3078	3222	*	D	C	75%
239	Veterans Blvd	26	Harbor Blvd.	Loveland Blvd.	55	4D	26,169	5.00%	0.091	2,381	-	3078	3222	*	D	C	74%
240	Veterans Blvd	258	Loveland Blvd.	Kings Highway	45	4D	25,253	5.00%	0.091	2,298	-	3078	3222	*	D	C	71%
241	Veterans Blvd	308	Kings Highway	Peachland Blvd.	40	4D	26,810	5.00%	0.091	2,440	-	3078	3222	*	D	C	76%
242	Westchester Blvd	99	Gardner Dr.	Beacon Dr.	30	2U	4,798	1.00%	0.091	437	-	594	1197	1269	D	C	36%
243	Westchester Blvd	98	Beacon Dr.	Kings Highway	30	2U	4,886	1.50%	0.091	445	-	594	1197	1269	D	C	37%
244	Wilmington Blvd	216	Coliseum Blvd.	Gondelier Waterway	40	2U	1,205	5.00%	0.091	110	-	1359	1440	*	D	C	8%
245	Wilmington Blvd	42	Gondelier Waterway	S.R. 776	40	2U	2,632	3.49%	0.091	240	-	1359	1440	*	D	C	17%
246	Winchester Blvd	310	S.R. 776	Sarasota Co Line	50	4D	9,579	5.00%	0.091	872	-	3078	3222	*	D	C	27%
247	Winchester Blvd	314	S.R.776	Apple Valley Ave	45	4D	8,861	5.00%	0.091	806	-	3078	3222	*	D	C	25%
248	Zemel Road	307	Burnt Store Rd.	County Landfill	45	2U	1,873	5.00%	0.091	170	-	1359	1440	*	D	C	12%
249	Zemel Road	257	County Landfill	U.S. 41	45	2U	2,822	5.00%	0.091	257	-	1359	1440	*	D	C	18%
	<b>Notes and Assumptions for the LOS Computations:</b> 1. LOS Calculations are based on 2012 FDOT Generalized LOS Tables (TABLE 4) with the assumptions listed in the 2013 FDOT QUALITY/LEVEL OF SERVICE HANDBOOK																



### Board of Supervisors

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

Ray Burroughs  
Administrator

### Englewood Water District

201 Selma Avenue  
Englewood, FL 34223-3443  
Phone: 941-474-3217  
Toll Free: 866-460-1080  
Fax: 941-460-1025  
Email: [info@englewoodwater.com](mailto:info@englewoodwater.com)  
Website: [englewoodwater.com](http://englewoodwater.com)

## STATEMENT REGARDING AVAILABILITY OF ENGLEWOOD WATER DISTRICT SERVICE

ISSUE DATE: 04/15/21

EXPIRATION DATE: 04/14/24

PROPERTY: 6105 Winchester Blvd./6120 Ivory Bill Dr.

PROJECT ENGINEER: Banks Engineering

PROPERTY DESCRIPTION: PID #'s 412004232002 & 412004279001

PROPOSED TYPE UNIT: 188 Multi-Family Units

SENT VIA E-MAIL: [HPolito@BanksEng.com](mailto:HPolito@BanksEng.com)

Please be advised that the Englewood Water District hereinafter called "District", as a political subdivision and body corporate has the authority and duty to provide sewer and water service for property located within the District.

Based upon information supplied, the subject property lies within the boundaries of the District and there are existing water and sanitary sewer mains within the vicinity of the property. This statement does not constitute a contract for service. The District will provide service when the owner builds the necessary utility improvements, has a signed EWD Water and Wastewater Service Agreement, pays the applicable rates, fees, and charges and complies with the rules and regulations of the District.

The District does not regulate design for fire protection. Our specifications mandate the installation of the mains and their appurtenances to supply water and sewer to the property. It is the Developer/Owner's responsibility to have a professional engineer design the system for the proposed project to meet the requirements of all appropriate regulatory agencies.

A Water and Wastewater Service Agreement will be required prior to submitting to the necessary regulatory agencies. For your information, payment of the Capital Capacity Charges must be made on or before the submittal of the DEP or Health Department Certification of Completion of Construction of the water and/or wastewater utility system(s).

Inquiries or additional information concerning this matter should be directed to the undersigned by e-mail to [kledford@ewdfl.com](mailto:kledford@ewdfl.com).

Sincerely,

*Keith R. Ledford, Jr.*

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

cc: John Sedlock, Engineer in Training  
Teresa Herzog, Administrative Assistant



Pastore Doyle Developers, LLC Water and Sewer Calculations							
Gallons per day calculated Potable Water and Sanitary Sewer LOS per ERC (Comprehensive Plan WSW Policies 1.1.2 and 1.1.3)							
Facility Type	Number of Facilities or Square Footage Proposed	Water		Sewer		Total Water (GPD)	Total Sewer (GPD)
Multi-Family Residence	188	155	GPD/facility	130	GPD/facility	29,140	24,440
Total:						29,140	24,440



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.

February 5, 2021  
Susan C. Johnson  
Legal Assistant to Geri L. Waksler  
309 Tamiami Trail, Punta Gorda, FL 33950  
(941) 205-1122 ext. 306  
[susan@mccrorylaw.com](mailto:susan@mccrorylaw.com)

Dear Ms. Johnson,

In response to your inquiry of February 4, 2021, the Florida Master Site File lists no previously recorded cultural resources within the following parcels located within Charlotte County, Florida.

Parcel ID Numbers: **412004232002 & 412004279001**

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

- **This search area may contain *unrecorded* archaeological sites, historical structures or other resources even if previously surveyed for cultural resources.**
- **Federal, State and local laws require formal environmental review for most projects. This search DOES NOT constitute such a review. If your project falls under these laws, you should contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333.**

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

Kind Regards,

A handwritten signature in cursive script that reads "Chris Fowler".

Chris Fowler  
Assistant Supervisor  
Florida Master Site File  
[Christopher.fowler@dos.myflorida.com](mailto:Christopher.fowler@dos.myflorida.com)



# 6105 Winchester Blvd., Englewood, FL 1000-foot buffer



- Legend
- Buffer\_of\_Default\_Annotation\_Target\_194
  - FloridaSites
  - HistoricalBridges
  - FloridaStructures
  - HistoricalCemeteries
  - ResourceGroups

1:4,261

130 65 0 130 Meters



# 6120 Ivory Bill Drive, Englewood, FL 1000-foot buffer



- Legend
- Buffer\_of\_Default\_Annotation\_Target\_195
  - FloridaSites
  - HistoricalBridges
  - FloridaStructures
  - HistoricalCemeteries
  - ResourceGroups

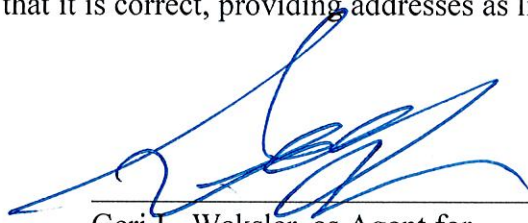
1:4,261

130 65 0 130 Meters



**AFFIDAVIT A**

I, the undersigned, being first duly sworn, depose and say that I am the owner or agent of the property described and which is the subject matter of the proposed hearing; that all answers to the questions in this application, and all sketches, data and other supplementary material attached to and made a part of the application are honest and true to the best of my knowledge and belief. I understand this application must be complete and accurate before the hearing can be advertised, and that if I am not the owner of the property I have attached a notarized authorization from the owner(s) to submit this application. I acknowledge that all items listed in the application must be submitted concurrent at the time the Count 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.



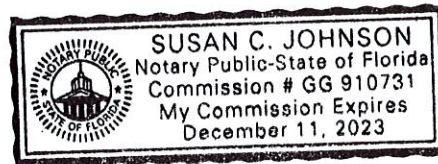
Gerl L. Waksler, as Agent for  
Pastore Doyle Developers, LLC

**STATE OF FLORIDA  
COUNTY OF CHARLOTTE**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 29<sup>th</sup> day of April, 2021 by Gerl L. Waksler who is ☒ personally known to me or ☐ who has produced \_\_\_\_\_ as identification and who did/did not take an oath.



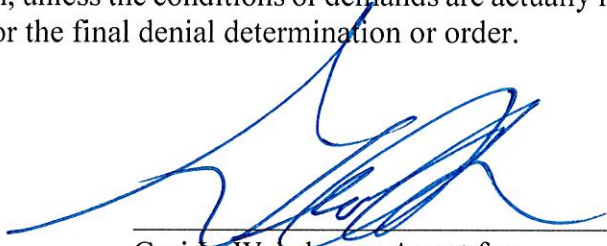
Notary Public, State of Florida  
My Commission Expires:





**AFFIDAVIT B**

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



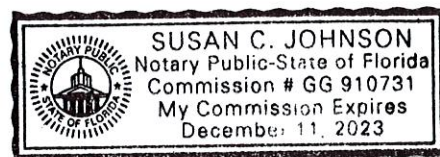
Gerri L. Waksler, as Agent for  
Pastore Doyle Developers, LLC

**STATE OF FLORIDA  
COUNTY OF CHARLOTTE**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 29<sup>th</sup> day of APRIL, 2021 by Gerri L. Waksler who is ☒ personally known to me or ☐ who has produced \_\_\_\_\_ as identification and who did/did not take an oath.



Notary Public, State of Florida  
My Commission Expires:



# **APPLICATION FOR PLANNED DEVELOPMENT REZONING**

Pastore Doyle Developers, LLC

## Zoning Narrative

### Project Description

Pastore Doyle Developers, LLC (the “Applicant”) is applying for a rezoning from MHC – Manufactured Home Conventional and CG – Commercial General to Planned Development on a 24.76 acre site located on Winchester Boulevard adjacent to the Charlotte/Sarasota county line. The proposed development, Pilar’s Cay (the “Project”) is a unique community of 188 multi-family homes patterned as a street-focused Traditional Design Neighborhood. This proposed neighborhood is intended to provide a pedestrian friendly, and walkable living environment.

The ground floor units have been situated near the street with generous covered lanais facing landscaped sidewalks located on both sides of the street. The streets are narrow as a traffic calming measure providing general circulation along with the opportunity to create guest parking which will also serve to calm traffic, thus encouraging pedestrian use and interaction among fellow residents.

Each apartment will have an attached two car garage for resident’s vehicles and storage. The garages are accessed by alley ways, thereby removing the presence of residents’ vehicles from the roads so as not to detract from the interaction intended by the community’s design. Small passive parks are located throughout the neighborhood to encourage gatherings of friends. Amenities such as benches, firepits, and play equipment within a landscaped area are again intended to promote interaction. Residents and their guests are provided active recreation with a swimming pool, recreation center, and covered areas for larger gatherings.

The architectural style is traditional coastal relative to scale, and exterior materials such as stucco, various wood claddings, and metal roofing. Colors will be carefully selected to create a playful yet individualistic character to each facade thus making Pilar’s Cay a unique living experience.

## Zoning Standards of Approval

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

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

These neighborhoods mostly contain lots that are substantially developed, generally 30 percent or greater, within which infill continues to occur based on neighborhood and home builder marketing. Even though the functionality of the neighborhood is limited by its mainly singular use, stable growth is occurring and the majority of that growth is residential development. These neighborhoods are generally served with central water and sewer services. The continued protection of the neighborhood is important and necessary. Formal plans for Maturing Neighborhoods are not considered necessary as the growth and development of these areas is fairly recent and continues without much need for changes of land use.

This is an infill property, served by water and sewer, proposed for residential development.

The Project supports many of the Planning Principles outlined in FLU Policy 1.1.1, particularly:

- Promoting urban development and redevelopment.

This is a former utility site being redeveloped for residential use.

- Taking advantage of compact building design.

The Project utilizes a compact development design implementing Traditional Neighborhood Design

- Encouraging the creation of walkable neighborhoods in population centers that can support compact development.

Traditional Neighborhood Design elements such as smaller front yards, porches and balconies facing the roadways, sidewalks and integrated pocket parks encourage walkability within the community. Its location on Winchester Boulevard which has sidewalks, also provides walkability from the Property to the commercial development at the intersection of Winchester Boulevard and McCall Road one-half mile away.

- Creating a range of housing opportunities and choices.

The Property is a former utility site, providing a large, vacant development tract as opposed to the vacant lots typically characteristic of Maturing Neighborhoods. This provides an opportunity to diversify housing types in the area and to provide much-needed multi-family housing.

Consistent with FLU Policy 4.3.2, access to the Property will not generate or require cut-through traffic on local streets.

The proposed Future Land Use Map ("FLUM") designation for the Property is Medium Density Residential which allows up to ten units per acre. The proposed Project density is 7.62 units per acre, consistent with its proposed FLUM density.

A Transfer of Density Units will be required. Density may be transferred to Maturing Neighborhoods pursuant to FLU Policy 1.2.11.

Included with the application is a Protected Species Assessment, including wetland categorization, prepared by Ian Vincent & Associates, Inc. All proposed wetland impacts are to Category II wetlands consistent with ENV Objective 3.1 and associated policies.

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

**B. The existing land use pattern in adjacent areas**

The lands to the south, east and west are all designated Low Density Residential. To the south and west is a large, platted, essentially built-out mobile home community. To the east are platted single, family residential homes and vacant lots. The Property's eastern property boundary is contiguous to Winchester Boulevard, a divided four-lane road. The northern property boundary is contiguous to the Charlotte County/City of North Port line. The adjacent Sarasota County property is a preserve.

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

**Schools:** A School Impact Analysis for Concurrency form accompanies the application. Utilizing the maximum number of units requested for the site (188), the project is anticipated to generate 13 elementary students, 7 middle school students and 10 high school students, with all fractional units rounded up. At this stage of the entitlement process, the analysis is conducted for planning purposes only. The applicant acknowledges that a School Impact Analysis must be submitted at the time of platting or final development approval and that mitigation measures may be required if there is insufficient capacity to serve the students generated by the development.

**Roads:** A transportation impact study was conducted by Kimley-Horn. The analysis utilized the maximum density permitted by the proposed Medium Density Residential FLUM designation and included both Winchester Boulevard and S.R. 776. Based upon the results of the roadway segment analysis conducted for the existing (2021), future background (2024), future total (2024 with project traffic), and long term (2045) scenarios, the study roadway segments are anticipated to operate at an acceptable level of service with and without traffic generated by the proposed residential development.

**Recreational Facilities:** Passive and active recreational facilities will be provided on-site. The adopted level of service is 16 Park, Recreation and Open Space points per 1,000 populations, a 2009 analysis shows that the County currently has 17.2 points per 1,000 populations.

**Wastewater Treatment/Water Supply:** Pursuant to the availability letter provided by the Englewood Water District and included with this application, existing water and sanitary sewer mains are within the vicinity of the Property and the District will provide service when all required prerequisites are met. An Estimated Potable Water and Sanitary Sewer Usage Report is also included with this application.

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

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

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

The proposed use will not adversely influence living conditions or property values in adjacent areas. The proposed multi-family community is located on a minor arterial roadway. Access to the Property will not require cut through of any of the surrounding single family developments. A 25' setback is required around the perimeter of a PD. Though only a Type A buffer is required, the Project proposes a Type B buffer within the setback adjacent to existing residential development. Additionally, the proposed maximum building height of 32 feet is lower than the height allowed by the existing MHC zoning which permits heights of 38 feet. The setbacks, enhanced buffers and lower heights and the ability to impose additional conditions through the PD zoning process will mitigate any adverse impacts on adjacent areas.

E. Whether the proposed change will affect public safety.

Public safety will not be adversely affected. Traffic on Winchester Boulevard and S.R. 776 will remain within adopted levels of service. The project will construct any required site-related traffic improvements pursuant to an updated traffic study that will be submitted at the time of Final Detail Plan Approval. Fire/EMS is located proximate to the project site. Englewood Fire District Station 75 is approximately 2.74 miles from the Property and Charlotte County Station 13 is approximately 1.70 miles from the Property. A second access for emergency vehicle use is provided.

## Application for Planned Development Rezoning

Pastore Doyle Developers, LLC

### PD Narrative

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

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

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

**The proposed Planned Development (the “Project”) is for a multi-family residential community utilizing Traditional Neighborhood Design (“TND”) principles. The Charlotte County Code of Ordinances (the “Code”) defines “compatible” as “(c)apable of orderly, efficient integration and operation with other land uses and zoning districts.” Compatibility does not, therefore, require that all properties have the same land use and zoning. The Project has over a half mile of frontage on Winchester Boulevard, a divided 4-lane roadway with sidewalks on each side. Adjacent to the Project’s south and west boundaries is a mobile home community. The proposed project would provide significant buffers adjacent to the existing mobile home community as well as maintain heights not to exceed 32 feet, 6 feet below the height permitted on the property or the adjacent mobile home community. Cars will enter and exit on Winchester and will not need to utilize roads in any of the surrounding single-family communities. The TND design means that buildings will be closer to the street and all streets will have sidewalks on both sides with alleys behind the buildings providing discrete parking and trash pickup.**

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

**The proposed Planned Development (the “Project”) is for a multi-family residential community utilizing Traditional Neighborhood Design (“TND”) principles. The Charlotte County Code of Ordinances (the “Code”) defines “compatible” as “(c)apable of orderly, efficient integration and operation with other land uses and**

**zoning districts.” Compatibility does not, therefore, require that all properties have the same land use and zoning. The Project has over a half mile of frontage on Winchester Boulevard, a divided 4-lane roadway with sidewalks on each side. Adjacent to the Project’s south and west boundaries is a mobile home community. The proposed project would provide significant buffers adjacent to the existing mobile home community as well as maintain heights not to exceed 32 feet, 6 feet below the height permitted on the property or the adjacent mobile home community. Cars will enter and exit on Winchester and will not need to utilize roads in any of the surrounding single-family communities. The TND design means that buildings will be closer to the street and all streets will have sidewalks on both sides with alleys behind the buildings providing discrete parking and trash pickup. An onsite amenity area will provide multiple recreational opportunities.**

**Diverse commercial uses are located south on Winchester Boulevard and along McCall Road which intersects Winchester Boulevard less than a half mile from the Project site. The McCall Road commercial area is pedestrian-accessible: Winchester Boulevard and McCall Road both have sidewalks within the right-of-way.**

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

**The TND design creates a compact development footprint that nonetheless creates a strong neighborhood ambiance resulting from the use of shortened front yards, front porches and sidewalks. The compact design maximizes the efficiency of utility delivery; the use of alleys for resident parking and trash pickup minimizes the intrusion of these facilities on the community.**

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

**The Property is a former utility site and therefore has few environmental assets or natural amenities. The Concept Plan provides 35.5% open space, well more than the 20% open space that is required. Open space includes several pocket parks, an amenity area and a large lake.**

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

**The TND design incorporates pocket parks and ensures that street views will not be encumbered by the large parking areas and driveways typical of multi-family design. The lake and the amenity area are clustered together to maximize open space.**

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

**This Project is intended to provide a pedestrian friendly, and walkable living environment. The ground floor units have been situated near the street with generous covered lanais facing landscaped sidewalks located on both sides of the street. The streets are narrow as a traffic calming measure providing general circulation along with the opportunity to create guest parking which will also serve to calm traffic, thus encouraging pedestrian use and interaction among fellow residents.**

**Each apartment will have an attached two car garage for residents' vehicles and storage. The garages are accessed by alley ways, thereby removing the presence of residents' vehicles from the roads so as not to detract from the interaction intended by the community's design. Small passive parks are located throughout the neighborhood to encourage gatherings of friends. Amenities such as benches, firepits, and play equipment within a landscaped area are again intended to promote interaction. Residents and their guests are provided active recreation with a swimming pool, recreation center, and covered areas for larger gatherings.**

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

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

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

**No response necessary.**

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

**The TND design creates a compact development footprint that nonetheless creates a strong neighborhood ambiance resulting from the use of shortened front yards, front porches and sidewalks. The compact design maximizes the efficiency of utility delivery; the use of alleys for parking and trash pickup minimizes the intrusion of these facilities on the community.**

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



**The Property is a former utility site being redeveloped for multi-family use. According to the Protected Species Assessment prepared by Ian Vincent & Associates, Inc., the Property is within the Consultation Area of the Florida Scrub Jay and is a Charlotte County scrub jay review area parcel. The Property has previously been discussed with Charlotte County Natural Resources which set forth, in a letter dated April 20, 2020, the fees and mitigation measures that will be required under the County's HCP. The letter is included in the application packet. The Property is being utilized by the gopher tortoise. A relocation permit from the Florida Fish and Wildlife Conservation Commission will be required prior to development of the site. The Property contains 0.45 acres of onsite Category II wetlands; therefore, all proposed wetland impacts are consistent with ENV Objective 3.1 and associated policies. A master stormwater system ensures that disruption of natural drainage patterns will be avoided.**

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

**The increased density provides the ability to build multi-family housing and provides economies of scale for construction costs.**



April 20, 2020

To: Sara Mapes, Attorney at Law

Re: Charlotte County Scrub Jay HCP review

Charlotte County Parks and Natural Resources staff has reviewed each of the parcels listed below as it pertains to the Charlotte County Scrub Jay Habitat Conservation Plan (HCP). Should the applicant choose to participate in the countywide HCP the following fees and minimization measures would apply to each parcel as shown below.

6105 Winchester Blvd.  
PID# 412004232002  
±14.68 acres  
HCP fee = \$76,700

6120 Ivory Bill Dr.  
PID# 412004279001  
±9.99 acres  
HCP fee = \$76,700

After review of the FLUCCS and soils map provided, the following minimization measures would apply:

- No clearing during nesting season March 1<sup>st</sup> through June 30<sup>th</sup>.
- Recommend planting of native scrub oaks.

The additional minimization measures as defined below would not apply to these parcels due to lack of scrub habitat and the parcels location to Scrub jay preservation areas:

- Where proposed development will occur on 50% or less of the parcel; preservation of scrub vegetation where feasible will take place; if not planting of scrub oaks at a 2:1 ratio (based on the number of oaks removed) will be required.
- Where proposed development will occur on more than 50% of the parcel; 50% of scrub habitat onsite will be preserved through a conservation easement, where feasible.
- Where proposed development will occur on a parcel within 850 feet of a scrub jay preserve; 50% of scrub habitat onsite will be preserved through a conservation easement.

In an effort to clearly address all questions within the letter submitted by the applicant on April 13, each question with the corresponding answer is listed below.

**Question #1** - Compliance with the HCP is not a mandatory pre-development process; rather the HCP is an alternative to obtaining an exemption from Federal listed species requirements by the U.S. Fish & Wildlife Service (USFWS). If obtained from USFWS, the exemption would be acknowledged by Charlotte County and no further mitigation obligations would be required under the HCP.

**Answer** –The County-wide HCP is a voluntary program therefore you always reserve the right to request a review and written determination from the U.S. Fish and Wildlife Service. If written documentation releasing the property is provided to staff from the USFWS then no further mitigation or minimization obligations would be required under the County-wide HCP.

**Question #2** - The mitigation contribution fee required under Section 5.5.3.2, Table 5-10 of the HCP for 6105 Winchester Blvd. (14.68 acres) is \$76,700 based on the 5.01-20.00 acreage tier.

**Answer** – Correct, as of April 2020 the total HCP fee for 6105 Winchester Blvd. (±14.68 acres) is \$76,700.

**Question #3** - The mitigation contribution fee required under Section 5.5.3.2, Table 5-10 of the HCP for 6120 Ivory Bill Dr. (9.99 acres) is also \$76,700 based on the 5.01-20.00 acreage tier.

**Answer** – Correct, as of April 2020 the total HCP fee for 6120 Ivory Bill Dr. (±9.99 acres) is \$76,700.

**Question #4** - The total mitigation contribution fee for both Parcels is \$153,400.

**Answer** – Correct, the combined HCP fee as of April 2020 for 6105 Winchester Blvd. and 6120 Ivory Bill Dr. is \$153,400.

**Question #5** - The mitigation contribution fee would be required to be paid before the issuance of any building permits or upon approval of any land development application including a rezone, variance, development agreement and/or Comprehensive Plan amendment.

**Answer** – Correct, the mitigation fee would be required to be paid prior to the issuance of any development permits or upon approval of any land development application including but not limited to a rezoning, replat, variance, development agreement and/or comprehensive plan amendment; additionally the mitigation fee would be based on the configuration and acreage at the time the HCP was adopted regardless of any approved changes.

**Question #6** - Payment of the mitigation fee will also release the Parcels from any further mitigation requirements for the Eastern Indigo Snake, the other listed species covered under the HCP.

**Answer** – The HCP addresses Eastern Indigo Snakes, per Section 4.4 the following minimization measures apply “Development impact to the indigo snake will be avoided and minimized based on the implementation of the Standard Construction Guidelines for this species (see Appendix 4 in plan).

**Question #7** - Per Section 4.4 and Appendix 3 of the HCP, no portion of the Parcels will be required to be preserved or placed under a conservation easement because the Parcels are located outside the scrub jay Reserve and due to the absence of scrub jay habitat on site. In addition, please indicate whether the County will require clearing to occur outside of scrub jay nesting season (March 1<sup>st</sup> through June 30<sup>th</sup>) and whether the County will require native scrub oaks to be planted as part of any development approval.

**Answer** – No on-site preservation will be required due to lack of scrub vegetation present site. Scrub oaks are encouraged to be planted on site, staff recommends they be included in the

development landscape plans although this is a recommendation and not a requirement. The condition that no clearing of woody vegetation take place during nesting season (March 1<sup>st</sup> to June 30<sup>th</sup>) still applies.

If you have any questions, please contact me at [Tina.Powell@CharlotteCountyFL.gov](mailto:Tina.Powell@CharlotteCountyFL.gov) or Jamie at [Jamie.Scudera@CharlotteCountyFL.gov](mailto:Jamie.Scudera@CharlotteCountyFL.gov).

Sincerely,



Tina Powell  
Parks and Natural Resources Division Manager  
Community Services Department, Charlotte County Government





*Pilar's Cay* is a unique community of 188 apartments patterned as a street focused Traditional Design Neighborhood. This proposed neighborhood is intended to provide a pedestrian friendly, and walkable living environment. The ground floor units have been situated near the street with generous covered lanais facing landscaped sidewalks located on both sides of the street. The streets are narrow as a traffic calming measure providing general circulation along with the opportunity to create guest parking which will also serve to calm traffic, thus encouraging pedestrian use and interaction with fellow residents.

Each apartment will have an attached two car garage for their vehicles and storage served by alley ways thereby removing the presence of resident vehicles from detracting from the interaction intended by the community's residents. Small passive parks are located throughout the neighborhood to encourage petite gatherings of friends and families. Amenities such as benches, firepits, and children's play equipment within a landscaped area are again intended to promote interaction. Residents and their guests are provided active recreation with a community swimming pool, generous decking, a recreation center with protected areas for larger gatherings.

The architectural style of the two-story structures is traditional coastal reminiscent of the Florida Keys. The relaxed character will be achieved using exterior materials such as stucco, various wood claddings, and metal roofing. Colors will be carefully selected to create a playful yet individualistic character to each façade thus making *Pilar's Cay* a unique living experience.

CONCEPTUAL IMAGERY



FRONT ELEVATION - CHARACTER STUDY

MARK	DATE	DESCRIPTION

PROJECT NO.	DATE: APRIL 27, 2021
SHEET NO.:	A1.0
OF:	



## ENGLEWOOD MULTI-FAMILY DEVELOPMENT

PREPARED FOR:  
PASTORE DOYLE DEVELOPERS, LLC  
510 CRANBERRY STREET, SUITE 301  
ERIE, PA 16507  
(814) 454-1644

## INDEX OF SHEETS

**WATER:**  
ENGLEWOOD WATER DISTRICT

**SEWER:**  
ENGLEWOOD WATER DISTRICT

**ELECTRIC:**  
FLORIDA POWER AND LIGHT

**PHONE:**  
CENTURYLINK

**CABLE:**  
COMCAST

**FIRE PROTECTION:**  
CHARLOTTE COUNTY FIRE/EMS

**SOLID WASTE DISPOSAL:**  
WASTE MANAGEMENT

201 SELMA AVENUE  
ENGLEWOOD, FL 34223  
PHONE: (941) 474-3217

201 SELMA AVENUE  
ENGLEWOOD, FL 34223  
PHONE: (941) 474-3217

2245 MURPHY CT.  
NORTH PORT, FL 34289  
PHONE: (800) 375-8490

4195 KINGS HIGHWAY  
PORT CHARLOTTE, FL 33980  
PHONE: (941) 637-5414

22266 EDGEWATER DRIVE  
PORT CHARLOTTE, FL 33980  
PHONE: (800) 266-2278

26571 AIRPORT RD.  
PUNTA GORDA, FL 33982  
PHONE: (941) 833-5600

25515 OLD LANDFILL ROAD  
PORT CHARLOTTE, FL 33980  
PHONE: (941) 629-1106

**CIVIL ENGINEER:**  
BANKS ENGINEERING  
TODD R. REBOL, P.E. PROJECT MANAGER  
4162 TAMAMI TRAIL — BLDG 5 UNIT 501  
PORT CHARLOTTE, FLORIDA 33952  
PHONE: (941) 625-1165

**SURVEYOR:**  
TARGET SURVEY  
KENNETH J. OSBORNE, P.S.M.  
6250 N. MILITARY TRAIL, SUITE 102  
WEST PALM BEACH, FL., 33407  
PHONE: (561) 640-4800

**ENVIRONMENTAL:**  
IAN VINCENT & ASSOCIATES  
IAN M. VINCENT  
4050 ROCK CREEK DRIVE  
PORT CHARLOTTE, FL 33948  
PHONE: (941) 457-6272

**LANDSCAPE ARCHITECT:**  
JOHN T. SWEN, P.A.  
P.O. BOX 494466  
PORT CHARLOTTE, FL 33949  
PHONE: (941) 626-7365

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



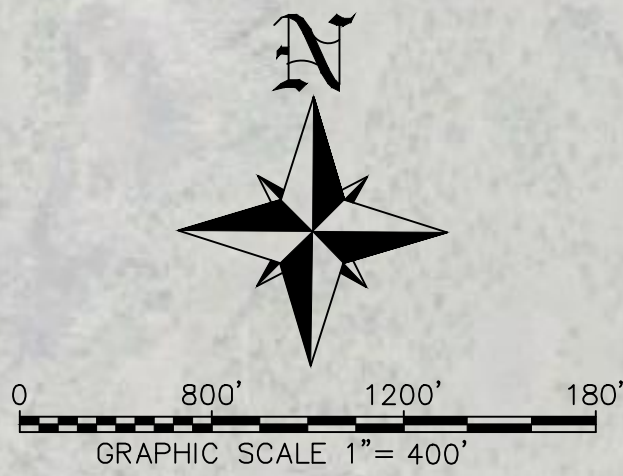
SECTION 4, TOWNSHIP 41 SOUTH, RANGE 20 EAST  
CHARLOTTE COUNTY, FLORIDA

<u>PROJECT AREA:</u>	24.67 ACRES
<u>PARCEL STRAP NO.:</u>	412004279001 412004232002
<u>PARCEL ADDRESS:</u>	6105 WINCHESTER BLVD ENGLEWOOD, FL 34224
<u>CURRENT ZONING:</u>	ZONING CG, MHC
<u>PROPOSED USE:</u>	MULTI-FAMILY RESIDENTIAL

ALL ELEVATIONS ON CIVIL ENGINEERING PLANS REFERENCE: N.A.V.D. 1988			
NO.	DATE	REVISION DESCRIPTION	BY

TODD R. REBOL, P.E.  
FLORIDA LICENSE #64040





S:\05\100\4511\ENGINEERING\SITE PLANS\PD CONCEPT\0411 PD CONCEPT.dwg 4/27/2021 8:06 AM DAVE TROMPERA

PREPARED FOR:

**PASTORE DOYLE DEVELOPERS, LLC**  
510 CRANBERRY STREET, SUITE 301  
ERIE, PA 16507  
(814) 454-1644

ALL ELEVATIONS ON CIVIL ENGINEERING PLANS REFERENCE: NAVD88

NO.	DATE	REVISION DESCRIPTION	BY

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

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PORT CHARLOTTE, FLORIDA 33952  
PHONE: (941) 625-1165 FAX: (941) 625-1149  
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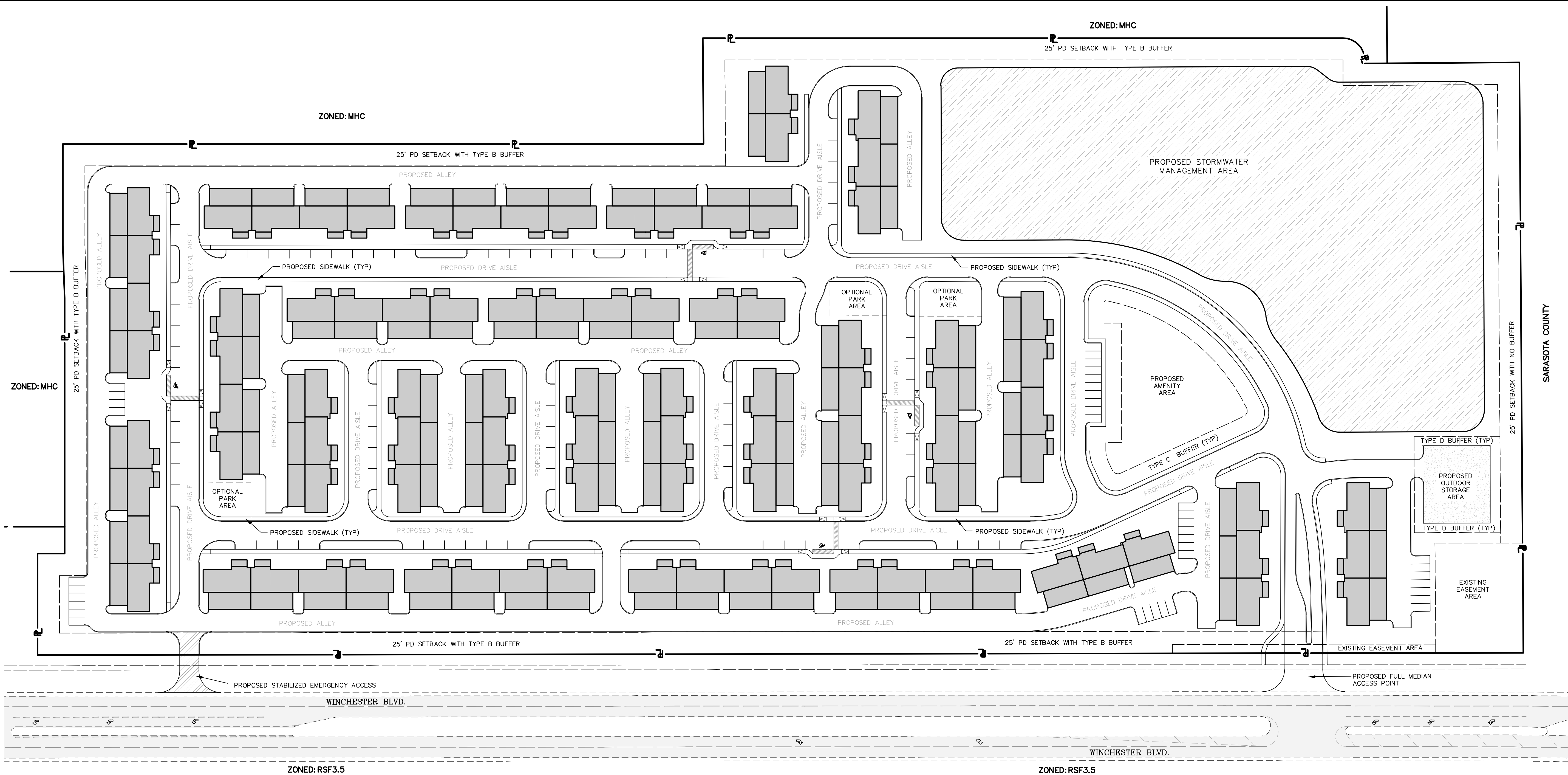
TODD R. REBOL, P.E.  
FLORIDA LICENSE #64040

**AERIAL**  
**ENGLEWOOD MULTI-FAMILY DEVELOPMENT**  
CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
04-21-21	4511	PD CON SP	TRR	GAE	TRR	1"=400'	2

4511 - ENGLEWOOD MULTI-FAMILY DEVELOPMENT





HATCH LEGEND:

	PROPOSED MULTI-FAMILY BUILDING
	STORM WATER MANAGEMENT AREA
	EXISTING PAVEMENT
	PROPOSED OUTDOOR STORAGE AREA
	EMERGENCY ACCESS AREA

DEVELOPMENT STANDARDS:

DESCRIPTION OF USE	MULTI FAMILY PER CC CODE 3-9-79
REQUIRED PARKING	7,500
MIN. LOT REQUIREMENT (SQ. FT.)	45
MAX. PERCENTAGE OF LOT COVERAGE (%)	80
MIN. WIDTH (FT.)	25
MIN. FRONT YARD (FT.)	25
MIN. SIDE YARD (FT.)	25
MIN. SIDE YARD ABUTTING A ROAD (FT.)	32
MAX. BUILDING HEIGHT (FT.)	25
MIN. REAR YARD ABUTTING A LOT (FT.)	25
MIN. REAR YARD ABUTTING WATER (FT.)*	25
MIN. REAR YARD ABUTTING A ROAD (FT.)	25
SETBACK FOR ACCESSORY STRUCTURE FROM REAR LOT LINE (FT.)	SAME AS PRINCIPAL BUILDING
SETBACK FOR ACCESSORY STRUCTURE FROM SIDE YARD (FT.)	SAME AS PRINCIPAL BUILDING
SETBACK FOR ACCESSORY STRUCTURE ABUTTING A ROAD (FT.)	SAME AS PRINCIPAL BUILDING
SETBACK FOR ACCESSORY STRUCTURE ABUTTING WATER (FT.)*	SAME AS PRINCIPAL BUILDING

NOTE:  
\* SETBACK PROPOSED FROM PHYSICAL LOCATION OF SEASONAL HIGH WATER LINE.

PD CONCEPT PLAN NOTES:

- ALL BUILDING LOCATIONS SHOWN ARE PRELIMINARY AND MAY BE CHANGED DUE TO MARKET CONDITIONS, DESIGN CONSTRAINTS OR PERMITTING REQUIREMENTS AT FINAL DETAIL SITE PLAN APPROVAL.
- WHERE A LANDSCAPE BUFFER IS REQUIRED, DEVELOPER SHALL WORK WITH COUNTY STAFF TO DETERMINE IF EXISTING TREES & VEGETATION MEET BUFFER REQUIREMENTS AND DETERMINE WHAT ADDITIONAL TREES WILL BE REQUIRED TO MEET COUNTY LANDSCAPE BUFFER MINIMUM REQUIREMENTS.
- PROPOSED PROJECT SHALL BE SERVICED BY CENTRAL WATER & SEWER.

SITE DATA TABLE:

PROPERTY AREA:	24.67 ACRES
CURRENT ZONING & LAND USE:	CG, MHC
PROPOSED USE:	PLANNED DEVELOPMENT (PD)

LAND USE BREAKDOWN:

TOTAL PROPERTY (PD LIMITS)	24.67 AC	(100.0%)
BUILDING AREA	5.86 AC	(23.8%)
PARKING / PAVEMENT AREA	8.94 AC	(36.2%)
STORMWATER AREA	3.60 AC	(14.6%)
AMENITY / PARK AREA	0.60 AC	(2.4%)
OUTDOOR STORAGE AREA	0.22 AC	(0.9%)
EXISTING EASEMENT AREA	0.29 AC	(1.2%)
COMMON OPEN AREA	5.16 AC	(20.9%)

LANDSCAPING AND BUFFERS:

ALL LANDSCAPING AND BUFFER REQUIREMENTS ARE PROPOSED TO BE CONSISTENT WITH CHARLOTTE COUNTY LAND DEVELOPMENT REGULATIONS SEC. 3-9-100 BUFFERS, LANDSCAPING AND TREE REQUIREMENTS.

FLOOD\_ZONE:

ZONE: 10AE, X

DENSITY:

PROPOSED RESIDENTIAL DENSITY	=	NUMBER DWELLING UNITS / PROPERTY
	=	188 UNITS / 24.67 AC
	=	7.62 UNITS PER ACRE

PARKING REQUIREMENTS:

ALL REQUIRED PARKING AND LOADING FACILITIES SHALL BE DESIGNED AND PERMITTED PER CHARLOTTE COUNTY LDR SEC. 3-9-79 "OFF-STREET PARKING AND LOADING FACILITIES"

OPEN SPACE:

REQUIRED:	=	20% OF PD LIMITS
	=	20% X 24.67 AC
	=	4.93 AC

PROVIDED: (STORMWATER AREA + COMMON OPEN AREA) / PD LIMITS  
= (3.60 AC + 5.16 AC) / 24.67 AC = 35.5%

OPEN HABITAT SPACE

OPEN HABITAT SPACE WILL BE ADDRESSED AT FINAL DETAIL PLAN.

PREPARED FOR:

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PD CONCEPT PLAN  
ENGLEWOOD MULTI-FAMILY DEVELOPMENT  
CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
04-21-21	4511	PD CON SP	TRR	GAE	TRR	1"=60'	3