



# Charlotte County Florida Site Plan Review Application

18500 Murdock Circle, Port Charlotte, FL 33948-1094 - Phone (941)743-1224

<u>OFFICE USE ONLY:</u>		Date Received	<u>04/08/2016</u>	Received By	<u>cdev</u>	Sufficient	<u>Y</u>
Fee \$	<u>\$945.00</u>	Receipt #	<u>202120</u>	Check #	<u>Y</u>		
SPR File #	<u>DRC-PD-80-4XXX(MM)2</u>	SPR Meeting Date	<u>05/05/2016</u>				
Tracking #	<u>4216</u>						

APPLICANT: Please appropriately respond to all of the following questions. Where necessary, add additional pages and reference the response to the item letter/number on the application accordingly.

Type MAJOR MODIFICATION

Agent Name Clint R. Cuffle

Agent Phone 813-265-3130

Agent Fax

Project Name Peachland Promenade-Outparcel 2

Property account #'s (attach a separate sheet if necessary)  
402307101001

Brief description of the proposed development:

Additional phase of the peachland promenade master development to add 10,000 sf of retail and associated parking.

**PART 1 - OVERVIEW INFORMATION:**

- A) Is the project to be completed in phases? N  
     If yes, the estimated # of phases is:
- B) Is the proposed development to be subdivided or platted? N
- C) Is the property located within a Development of Regional Impact (DRI)? Y  
     If yes, provide name of the DRI:      Sandhill DRI
- D) Is the property located in the Charlotte Harbor Community (CRA)? N  
     If yes, include a letter of project and design approval from the CRA Advisory Committee. Label as EXHIBIT 1-D-1.
- E) Do Commercial Design Standards apply? Y
- F) Is the proposed project a cluster development under Sec. 3-9-71? N
- G) Is the property located within an overlay district? N  
     If yes, please include a letter from the advisory committee.  
     If yes, provide name of overlay district:
- H) Is the property within the ECAP? N

**PART 2 - PROPERTY INFORMATION**

A) Legal Description: Is the property located within a platted subdivision recorded in the official Plat Books of Charlotte County? N

    If Yes, Property is identified as:              Subdivision





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B) Are there any current zoning requests filed and/or pending decision? N

If yes, please indicate the following:

Type of Request: Petition #:

C) Has this property received any variance, special exception, or other unique county approval? N

If yes, attach a copy of the petition. (Label as EXHIBIT 3-C-1)

Have any special conditions (special exceptions, variances, deviations, unusual uses, temporary uses, density limitations) granted for this property which were not included in the petition number above? N

If yes, attach a copy of the documentation. (Label as EXHIBIT 3-C-2)

D) Is a variance from subdivision requirements, or a rezoning to PD required or requested concurrent with this application? N

E) Has an informal pre-application meeting been conducted for this project? N

If yes, provide the following:

Date of the Meeting: Case #:

**Part 4 - Project Information**

A) Does the development plan include any new roads that are proposed for county maintenance? N

If yes, is such designation indicated on the drawings?

The rights-of-way for this proposed development are: NA

B) Is the property proposed to be divided into lots? (F.S. Chapter 177 Subdivision) N

If yes, submit a Proposed Plat. (Label as EXHIBIT 4-B-1)

- C) 1) Total number of lots
- 2) Total number of dwelling units
- 3) Proposed density lots/acre, or Dwelling units/acre
- 4) Total square footage of recreation area Percent of total site
- 5) Total maximum area of all impervious surfaces 441,168sf
- 6) Percentage of lot coverage by buildings 14.6
- 7) Total seating capacity
- |  |     |                             |    |
|--|-----|-----------------------------|----|
| 8) Number of off-street parking spaces | 521 | Handicapped spaces          | 17 |
| 9) Maximum height proposed             | 60  | Maximum height allowed      | 60 |
| 10) Front yard setback proposed        | 51  | Front yard setback required |    |
| 11) Side yard setback proposed         | 51  | Side yard setback required  |    |
| 12) Side yard abutting road proposed   | 51  | Side abutting road required |    |
| 13) Rear yard setback proposed         | 195 | Rear yard setback required  |    |





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3) Indicate if this request is for all or part of what received concept approval

If Part, please explain:

## Part 6 - Environmental Impact Information

A) Please provide a brief description of the existing vegetation on the property. (If the property is undeveloped but previously cleared, please provide the permit #)

NA

B) Do any bodies of water exist on the property? N

If yes, please describe:

Is the water tidal? N

Are any water related structures (docks, seawalls, boat ramps, etc.) proposed? N

If yes, what?

C) Is an excavation of any form proposed? N

If yes, please indicate the type (canal, lake, pond, etc.) and proposed use (navigable, drainage, scenic, etc.)

Will excess spoil be generated? N

Will the resultant water be:

If fresh, what means will be used to control aquatic weeds?

D) Are there wetlands located on or adjacent to the proposed development? Y

If yes, have wetlands been delineated by appropriate State & Federal agencies? Y

If there are wetlands, are impacts proposed? N

E) Are there any protected species on the property? N

If yes, what?

If yes, has contact been made with FFWCC, FFWS, and/or USFWS for permits/authorizations?

F) Are there trees on the site which are to be removed? N

G) Is there exotic vegetation on the property? N

(NOTE: Australian Pine, Brazilian Pepper, Melaleuca, and Downy Rose Myrtle must be removed.)

H) Are there any known archaeological or historical sites located on the property? N

If yes, does the project propose to impact these sites? N

If no, does the project propose to preserve these sites? N

## Part 7 - Additional Submittal Requirements

A) Attach 12 folded, signed & sealed copies of the site plan which must contain the following:

Y Name of project



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- Y Names of project's planner, engineer and/or architect, and developer
- Y Date
- Y North Arrow
- Y Boundaries of property
- Y Existing streets, buildings, watercourses, easements, and section lines
- N/A Wetland boundaries, buffers, and wetland preservation lines
- Y Location of all proposed buildings and structures
- Y Proposed access and traffic flow arrows
- Y The manner in which vehicular traffic will be separated from pedestrian traffic
- Y Off street parking
- Y Loading areas and facilities
- N/A Recreational facilities and open space
- Y Screens, fences, walls and landscape buffers
- Y Refuse collection areas
- Y Proposed water and sewer, existing water and sewer adjacent to property and on-site
- N/A Septic drain fields (for septic review, provide floor plans or plumbing plans if available).

**For a Planned Development also include:**

- Y 25' PD Buffer
- Y Percentages of total acreage to be devoted to each proposed use
- Y Tabulation of total Gross Acreage
- Y Annotation of minimum 20% "open space"
- B) Y Attach a location map to each of the 12 plan sets showing the relationship and distance of the site to the local area, roads, and natural features.
- C) Y If applicable to the proposed development, provide 12 copies of a general description of the proposed legal measures intended to provide for perpetual maintenance of any common or dedicated open space, common improvements, easements, structures, dedications and reservations. (Label as EXHIBIT 7-C-1)
- D) Y Attach 12 copies of a Traffic Impact Statement (TIS) which surveys current and anticipated traffic conditions in order to identify potential traffic problems posed by the development and to assist in the identification of appropriate mitigation actions. The TIS must be prepared by qualified individuals in the fields of civil or traffic engineering, or transportation planning. (Label as EXHIBIT 7-D-1)
- E) Attach narratives to address the following, as applicable. (If not applicable, so indicate)
  - Y Attach 12 copies of a detailed narrative describing the project. (Label as EXHIBIT 7-E-1)
  - Y Attach 12 copies of a detailed narrative describing how the handicapped spaces comply with FBC Chapter 11. (Label as EXHIBIT 7-E-2)
  - Y Attach 12 copies of a detailed narrative describing the project's compliance with all requirements of the Development Order of the applicable DRI. (Label as EXHIBIT 7-E-3).
  - Y Attach 12 copies of a detailed narrative describing how the property complies with Commercial Design Standards. (Label as EXHIBIT 7-E-4)



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- Y Attach 12 copies of a detailed narrative addressing all comments and conditions made by any previous Site Plan Review, BCC, BZA, Land Development or others approval or review that impacts this property or project. (Label as EXHIBIT 7-E-5)
- F) Y Attach 12 copies of floor plans and elevation views with sufficient detail to allow for (at a minimum) a review of site plan function. Include floor plans and elevation views of sufficient detail for a review of commercial design standards (if applicable) and waterfront property development standards (if applicable.) (Label as EXHIBIT 7-F-1)
- G) Y Attach 12 copies of Landscape plans prepared by a registered landscape design professional, and a tree inventory. (Label as EXHIBIT 7-G-1)
  - Are trees located on the site? N
  - If yes, attach 12 copies of a tree inventory consisting of a scale drawing that contains the following: (Label as EXHIBIT 7-G-2) If not applicable, so indicate.
  - Y Development site boundaries
  - N/A The location of individual trees (other than prohibited species) which have a caliper reading of 4 inches or greater. Include the trees common name, and approximate caliper reading.
  - N/A The specific identification of Heritage Trees
  - N/A A scale drawing of the proposed development superimposed over the tree inventory which shows which trees will be removed, and which trees will be preserved.
- H) Y Attach 12 copies of a signed and sealed survey. (Label as EXHIBIT 7-H-1)
  - (Note: This may already be included as EXHIBIT 2-A-2, in which case 2-A-2 may suffice.)
- I) Y Attach 12 copies of this completed application (no label required)
  - NOTE: All submittal items are to be collated into individual and complete packages or sets, so that one plan set, and one copy of each applicable exhibit are repeatedly combined to create 12 identical and otherwise complete sets. (Do not submit a stack of 12 sets of plans, and stacks of individual exhibits.) As a general rule, 12 copies are required for all submittals and resubmittals, with the exception of the TIS. Because only two TIS's are required, the first two plan packages or sets shall incorporate them into their assembly, and the rest will be without a TIS.

### Part 8 - Permit Information

- A) Has the County Stormwater Management Plan approval been applied for? Y
  - If yes, has approval been received? Y
  - If yes, the date is 03/11/2011
  - Attach a copy. (Label as EXHIBIT 8-A-1)
- B) Has a SWFWMD or SFWMD Surface Water Mgmt. Permit been applied for? N
  - (Or is the modification of an existing SWFWMD or SFWMD permit required?) N
  - If either is yes, has a permit been received? N
  - If yes, the date is
  - Attach a copy. (Label as EXHIBIT 8-B-1)
- C) Has a Florida Department of Environmental Protection (FDEP) permit or approval been applied for? N







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Fax:

E-Mail:

H) Name of Environmental Engineering Firm:

Mailing Address: Street:

City:

State:

Zip:

Phone:

Fax:

E-Mail:

I) Name of Law Firm:

Mailing Address: Street:

City:

State:

Zip:

Phone:

Fax:

E-Mail:

## Part 11 - Specific Shortfalls

Is this application substantially complete?

N

If no, please indicate what could not be provided and, if possible, when it will be available. Unless otherwise coordinated, submit 12 copies of whatever was unavailable at the time this application was submitted.

(Use separate sheet if necessary)

plans and signed docs to follow

## Part 12 - Selected Resources On-Line

Charlotte County GIS	<a href="http://www.ccgis.com">http://www.ccgis.com</a>
Charlotte County Codes	<a href="http://www.municode.com/services/mcsgateway.asp?sid=9&amp;pid=10526">http://www.municode.com/services/mcsgateway.asp?sid=9&amp;pid=10526</a>
Charlotte County Web Site	<a href="http://www.charlottecountyfl.com">http://www.charlottecountyfl.com</a>
Charlotte County Community Development	<a href="http://www.charlottecountyfl.com/CommunityDevelopment">http://www.charlottecountyfl.com/CommunityDevelopment</a>
Florida Building Code	<a href="http://www.floridabuilding.org/BCISOld/bc/default.asp">http://www.floridabuilding.org/BCISOld/bc/default.asp</a>
Florida Department of Environmental Protection	<a href="http://www.dep.state.fl.us">http://www.dep.state.fl.us</a>
Southwest Florida Water Management District	<a href="http://www.swfwmd.state.fl.us">http://www.swfwmd.state.fl.us</a>
South Florida Water Management District	<a href="http://www.swfmd.gov/site/index.php?id=1">http://www.swfmd.gov/site/index.php?id=1</a>
US Army Corps of Engineers	<a href="http://www.usace.army.mil">http://www.usace.army.mil</a>

# LETTER OF AUTHORIZATION

(NOTE: This form must be printed out, signed, sealed and submitted to Community Development with the required site plans to complete the application.)

I, the undersigned, do hereby swear and affirm that I am the owner, attorney, attorney-in-fact, agent, or authorized representative of all owners of all real property described below, and which is commonly known as (street address or description):

24001PEACHLAND BLVD

, and consists of the following Charlotte County Florida parcel ID (account) numbers:

402307101001

The property described here is the subject of an application for zoning and/or development. I am the legal representative of the property owner(s) and as such, am authorized to legally bind all owners of the property in the course of seeking the necessary approvals to develop. My authority includes but is not limited to the hiring and authorizing of additional agents to assist me in the preparation of applications, plans, surveys and studies necessary to obtain zoning and development approval for the site. I shall remain the only person to authorize development activity on the property until such time as a new or amended Letter of Authorization is delivered to Charlotte County. I understand that my application(s) and plans must be complete and accurate before review can be scheduled, and that I am authorized to sign the application(s) for the owner(s). Should I commence development of an approved project, I further agree to comply with all stipulations and conditions that were required by Charlotte County for the purposes of securing the approval. All matter included within, attached to, and otherwise part of this application is accurate and true to the best of my knowledge and belief.

Owner/Agent/Designated Representative Signature

Todd Mathes

Printed Name

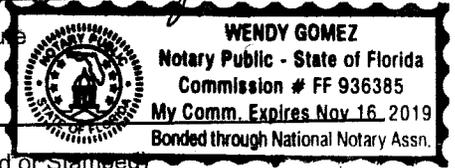
STATE OF FLORIDA, COUNTY OF Manatee

Sworn to (or affirmed) and subscribed before me this 15<sup>th</sup> day of January, 20 16,

by Todd Mathes who is personally known to me, or who has

produced \_\_\_\_\_ as identification.

Notary Public Signature



(Name Typed, Printed or Stamped)

(stamp)



8043 Cooper Creek Blvd, Suite 210  
University Park, FL 34201  
941-275-9721 phone  
941-275-9729 fax  
[www.wraconsultants.com](http://www.wraconsultants.com)

## **Exhibit 7-E-1**

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### **Project Narrative**

The proposed project is located in Tract 2 of the Sandhill DRI. The proposed project consists of developing the Outparcel 2(Future Development Area) with 10,000 sf of retail building and associated parking which will result in a total building area 90,511sf for the overall development owned by the applicant.

Existing utilities are available for the project as they were previously constructed with the Publix development. Stormwater was previously master planned for the entire property such that capacity is available for the project. A utility and stormwater application with detailed construction plans has been filed.



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University Park, FL 34201  
941-275-9721 phone  
941-275-9729 fax  
[www.wraconsultants.com](http://www.wraconsultants.com)

## **Exhibit 7-E-3**

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### **DRI Narrative**

The proposed project is located in Tract 2 of the Sandhill DRI, specifically within parcels C-12 and CE-5. The proposed project consists of developing the Outparcel 2(Future Development Area) with 10,000 sf of retail building and associated parking. The proposed building area for the project is 90,511 sf, which is well below the 162,300 sf allocated for parcels C-12 and CE-5.

Exhibit 8-E-1



**J. Heath Johnson, P.E.**  
Senior Project Engineer

April 6th, 2016

Waste Management Inc. Of Florida  
25515 Old Landfill Rd.  
Port Charlotte, Fl. 33980  
(941)-235-5302

This letter is in response to a request for authorization for commercial collection for the business at - 24001 Peachland Blvd, PID# 402307101001

We currently provide commercial garbage collection service on Peachland Blvd. Waste Management Inc. of Florida will continue to utilize this location, as a point of collection during and after the construction and or expansion project is complete. Customer shall provide unobstructed access to the equipment on the scheduled collection day. Customer warrants that Customer's property is sufficient to bear the weight of Company's equipment and vehicles and that Company shall not be responsible for any damage to the Customer's property resulting from the provision of services. Waste Management Inc. of Florida also requires that containers be placed in an area that is free of overhead obstructions such as; wires, low hanging tree branches and awnings. The enclosure would need to be 12 by 12 feet with the enclosure doors mounted on the outside of the enclosure post.

We approve this location and address to continue this type of collection service. The customer may always contact us at (941)-629-1106 for any type of change, increase or decrease of service levels.

Ron Crowder  
Sr Route Manager  
239-253-5341