

A large, stylized graphic in the background features a yellow sun with rays on the left and a green leaf on the right, both with white outlines. A light blue wave-like shape is positioned below the sun and leaf.

Burnt Store Road Area Plan

Board of County Commissioners Workshop
March 19, 2024



CHARLOTTE COUNTY
FLORIDA

BURNT STORE AREA PLAN

A PUBLIC / PRIVATE PARTNERSHIP

ORIGINALLY SUBMITTED JANUARY 2005

REVISED OCTOBER 2005



Public Private Partnership (PPP)

Over the last year, the Burnt Store Corridor started receiving significant development pressure on the large undeveloped properties north of the Charlotte/Lee County line. In an effort to allow a more comprehensive and coordinated approach to development along Burnt Store Road and throughout Charlotte County, the Board of County Commissioners directed county staff to undertake a planning effort to address cumulative impacts and needs of the area. To expedite the study, a group of large property owners in the area formed a partnership – The Burnt Store Improvement Initiative – to create an Area Plan for the Burnt Store Corridor. The partnership’s mission is to address comprehensive issues of concern to the Burnt Store Corridor as well as the surrounding area, roughly bounded by the Charlotte/Lee County line to the south, US 41 to the east and Tuckers Grade to the north. Charlotte County then formed a public/private partnership with the Burnt Store Improvement Initiative to oversee the Area Plan.

The cooperative effort is designed to undertake a comprehensive approach to planning future improvements to transportation, utilities and the natural environment along the corridor and throughout the surrounding area. The Burnt Store Road Area Plan presents an opportunity to meet the needs of today while preparing for tomorrow, and do it in a way that protects the area’s natural assets.

Burnt Store Area Plan

- Accepted 2005
 - In order to bring properties into the Urban Service Area and direct growth
 - Comprehensive Plan Policies adopted 2005
- Currently 10,559 units approved
 - Either PD or Final Detail Site Plan

Burnt Store Area Plan

- Subsequent to Plan adoption, Future Land Use Map (FLUM) Designations placed on properties
 - Burnt Store Limited Development
 - Burnt Store Village Residential
 - Previously existing agricultural, commercial, and residential FLUM designations

Burnt Store Area Plan

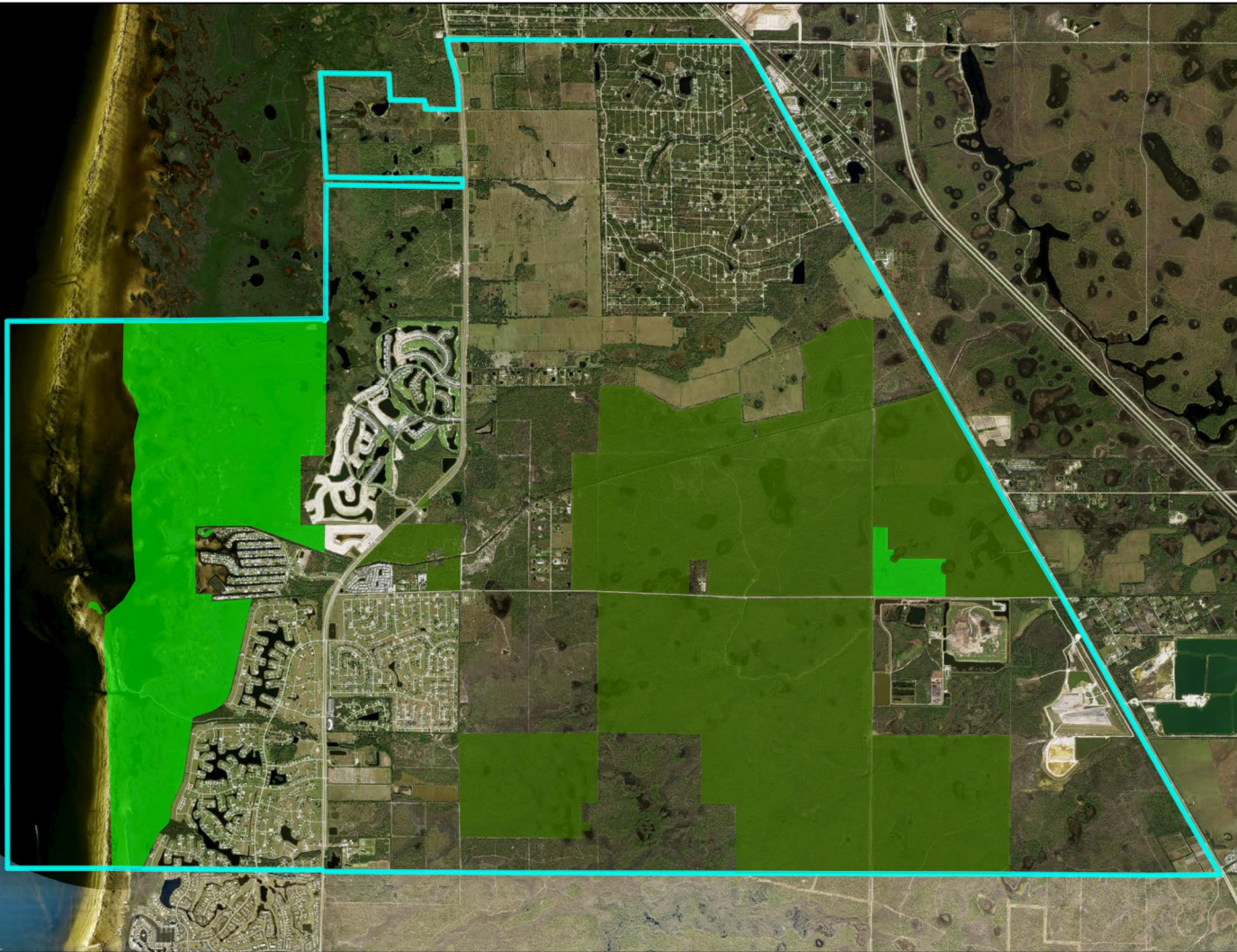
- Burnt Store specific FLUM designations implemented by Planned Development (PD)
- All projects increasing density must transfer TDU's onto property
 - Must follow TDU Ordinance, same, or more restrictive, Coastal High Hazard Area (CHHA) designation and Flood Zone designations
- Currently 2,446 units of density have been transferred onto properties

Burnt Store Area Plan

- Significant amount of land in Preservation
 - State-owned
 - County-owned
 - City-owned
 - Privately-owned
 - Heritage Station (almost half of the property)
 - Heritage Landing (almost half of the property)

Future Land Use

- Preservation
- Resource Conservation

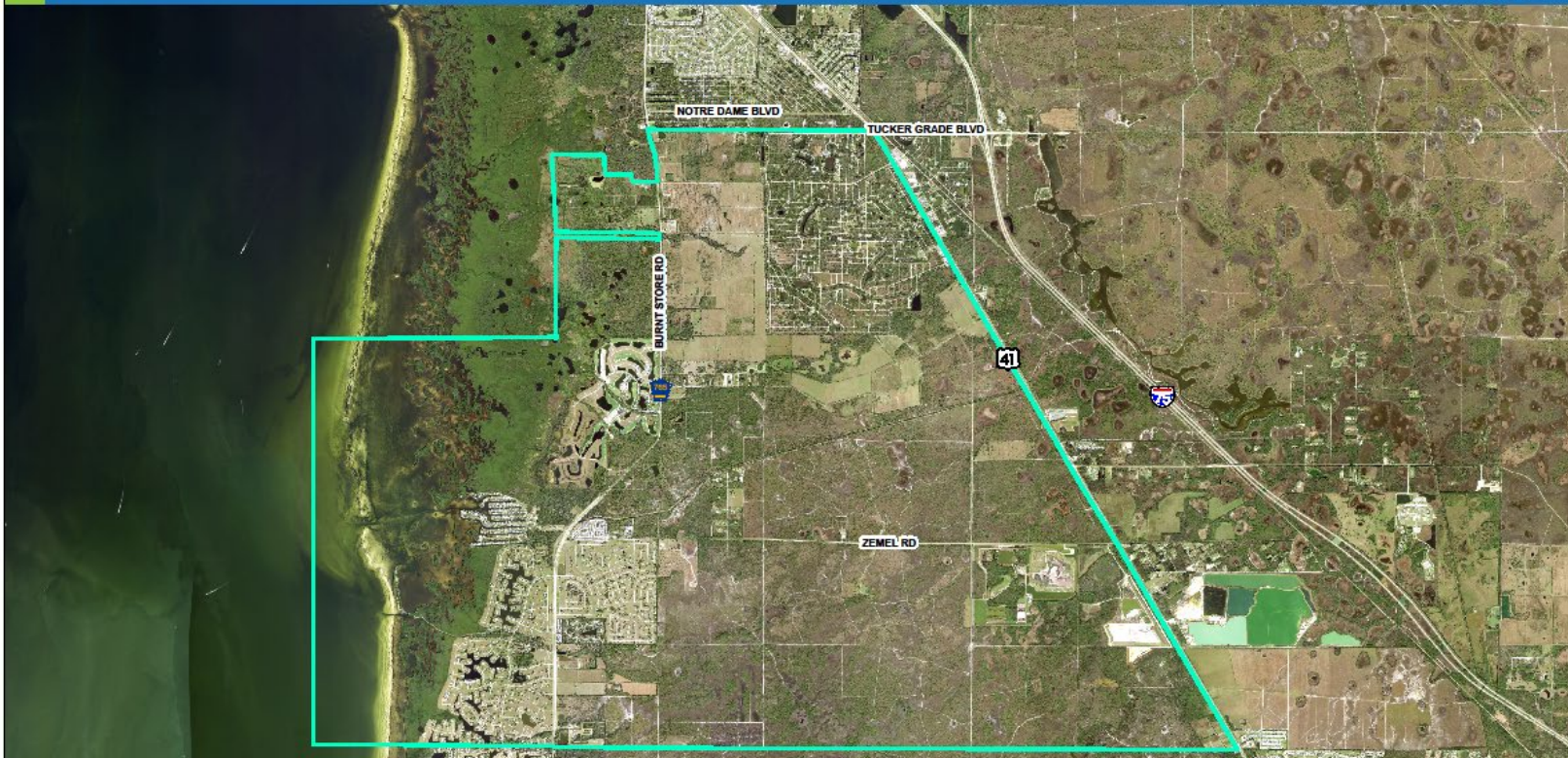


Burnt Store Area Plan

- All projects require open space under their Planned Development
 - Min. 20%
- Burnt Store Village Residential allows for commercial entitlements as well
 - Up to 10% per project
 - Location and other requirements

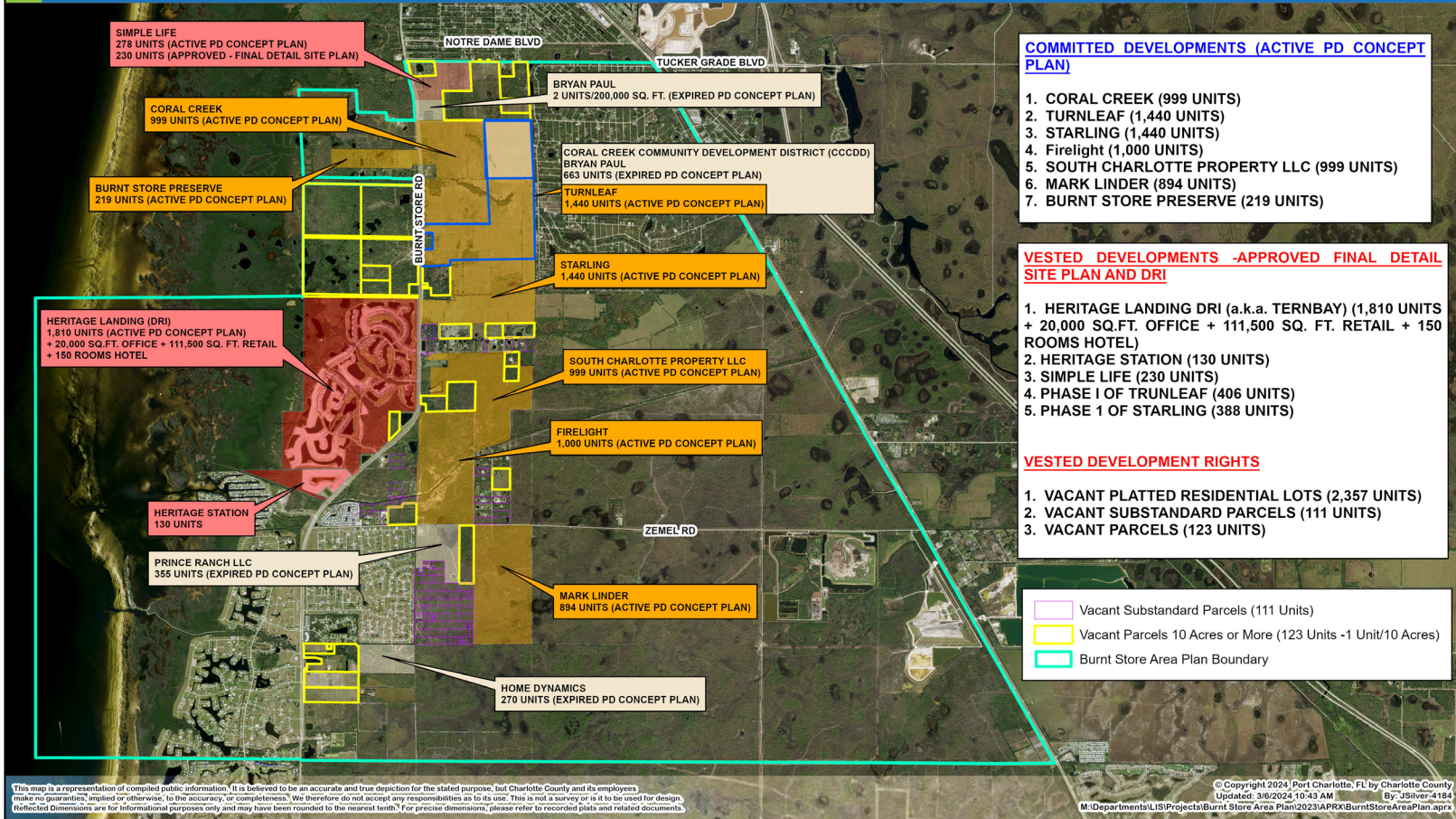
What the Plan Doesn't Address

- Existing Platted Residential Developments
 - Burnt Store Village, Lakes, etc...
 - Drainage
 - Roadway impacts
- New developments cannot adversely impact stormwater offsite of the development
 - State and County regulations



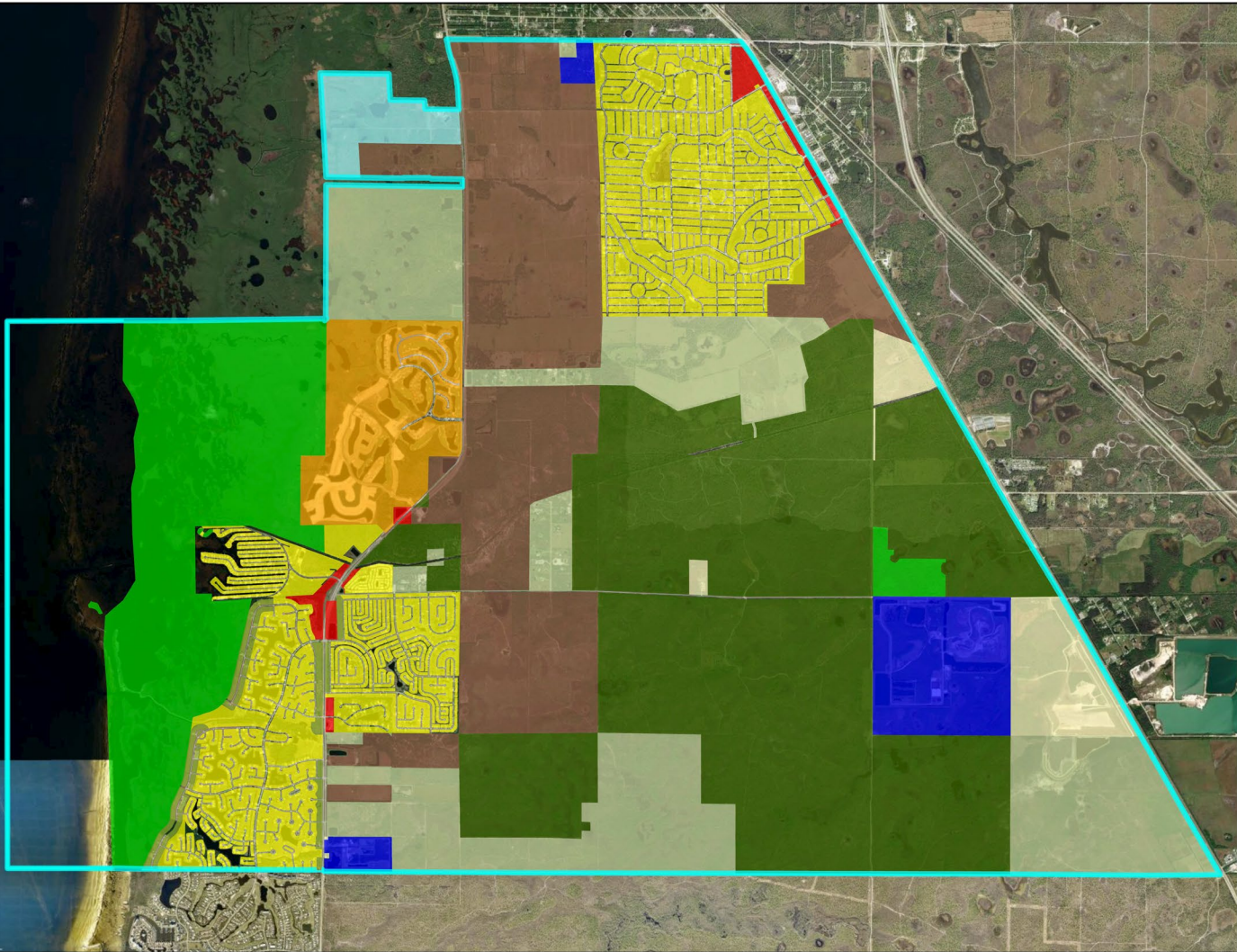
CHARLOTTE COUNTY

PLANNED DEVELOPMENTS (PDs) WITHIN THE BURNT STORE AREA PLAN



Future Land Use

- Agriculture
- Burnt Store Limited Development
- Burnt Store Village Residential
- City
- Commercial
- Low Density Residential
- High Density Residential
- Low Intensity Industrial
- DRI Mixed Use
- Parks & Recreation
- Preservation
- Public Lands & Facilities
- Resource Conservation
- Rural Community Mixed Use



Zoning

Open Space & Rural

- PKR
- AG
- ES

Residential

- MHC
- MHP
- RSF3.5
- RSF5
- RMF5
- RMF10
- RMF12
- RMF15
- RE1

Commercial

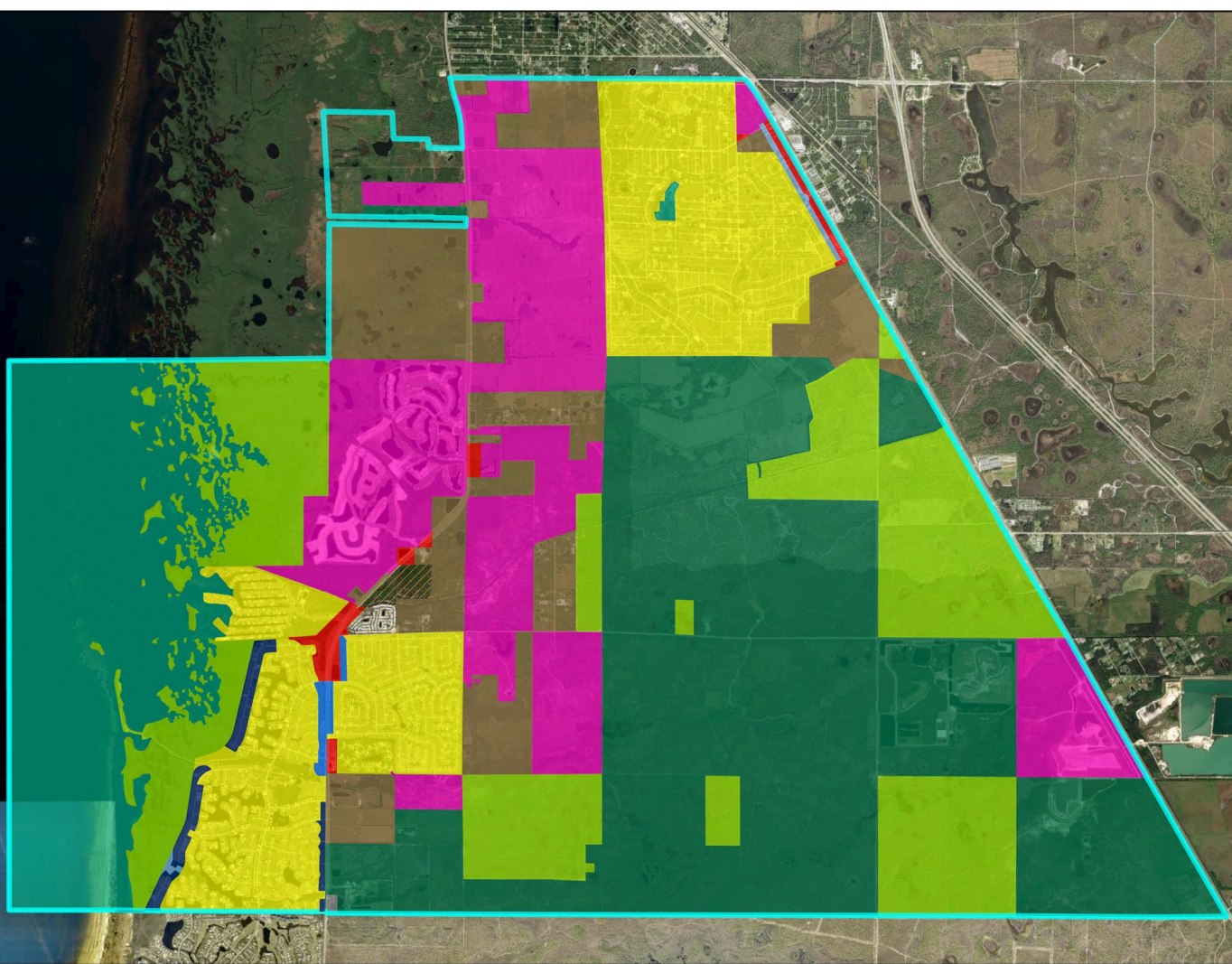
- CG

Industrial

- IG
- II

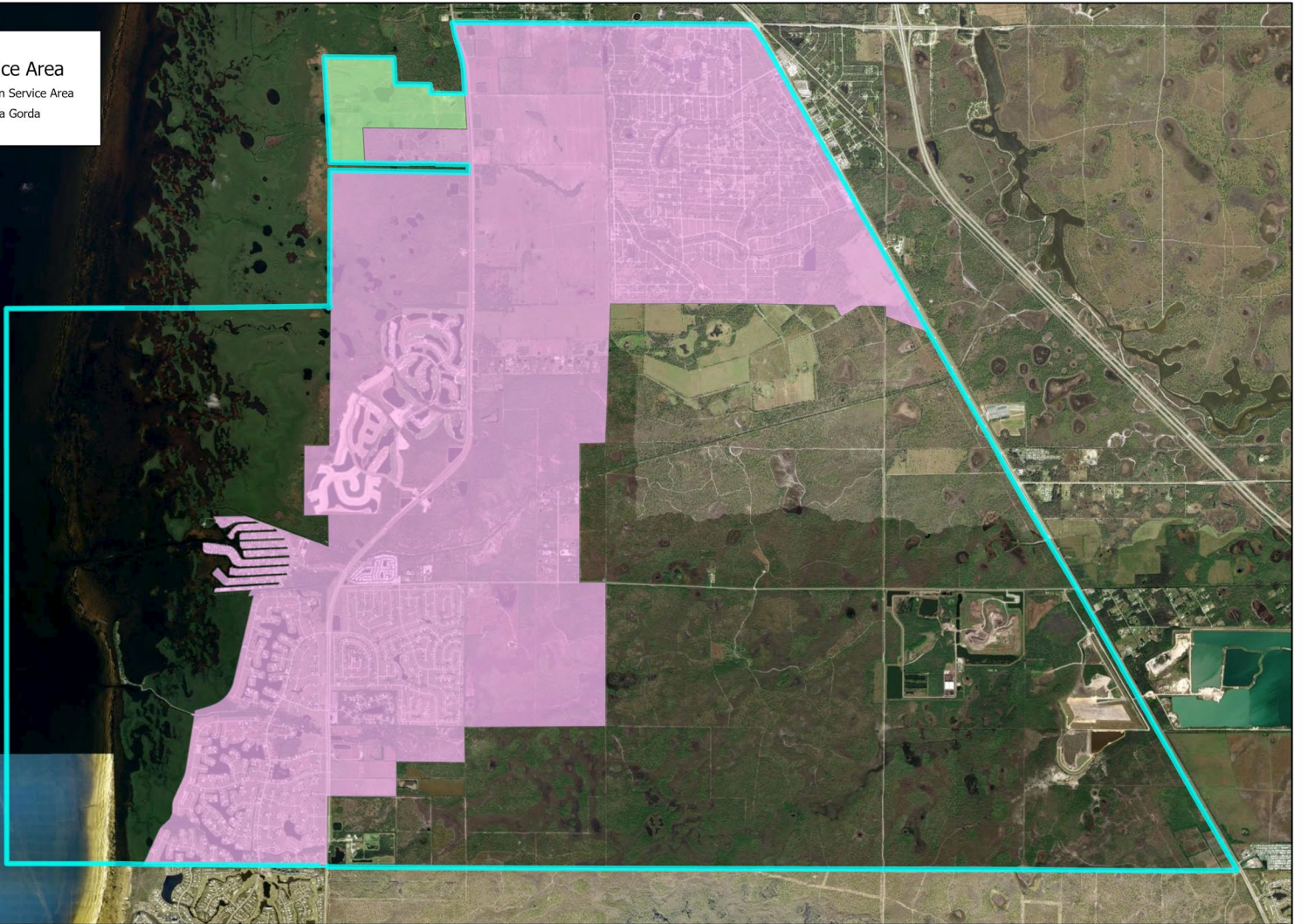
Mixed Use

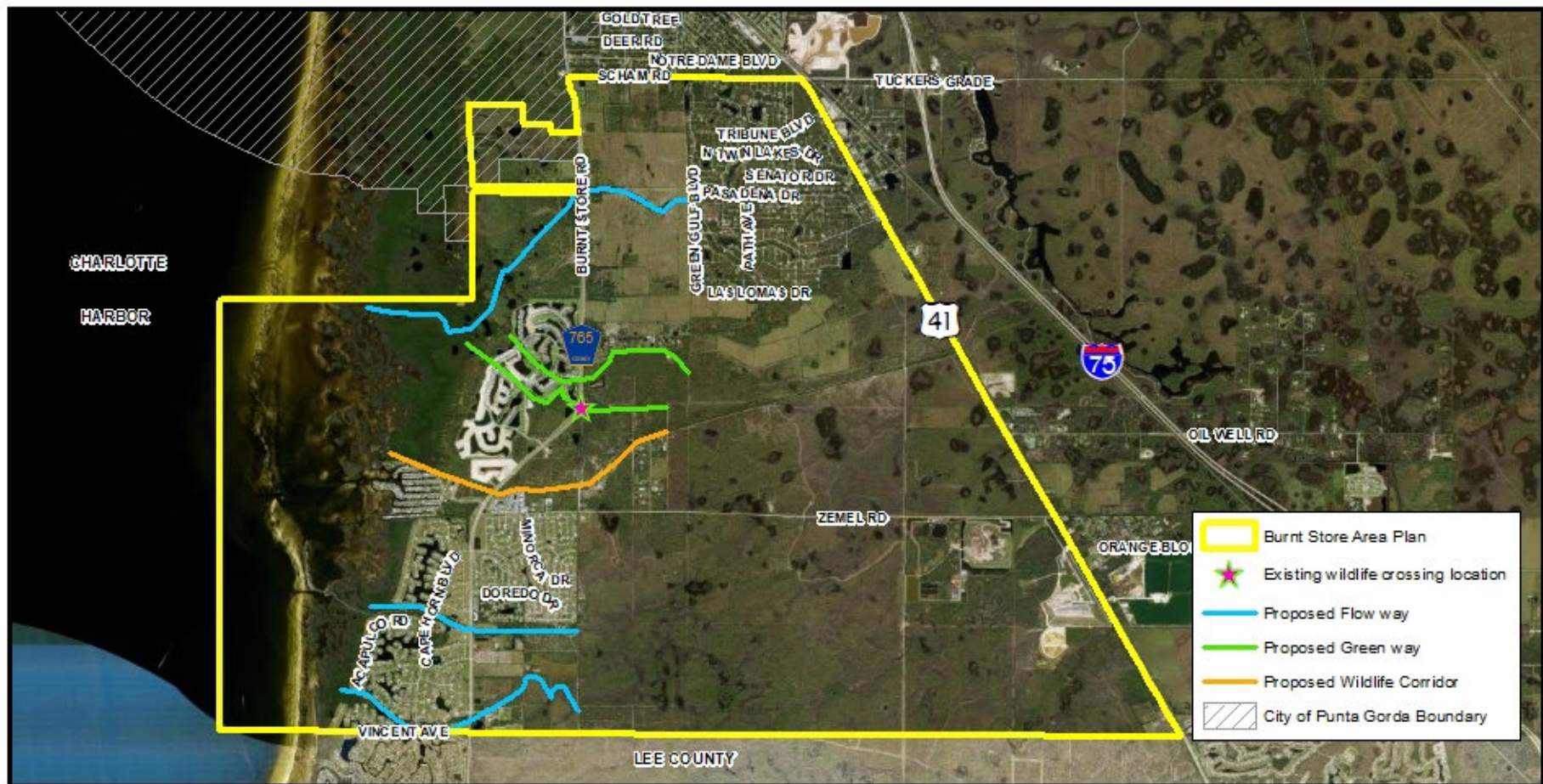
- PD



Urban Service Area

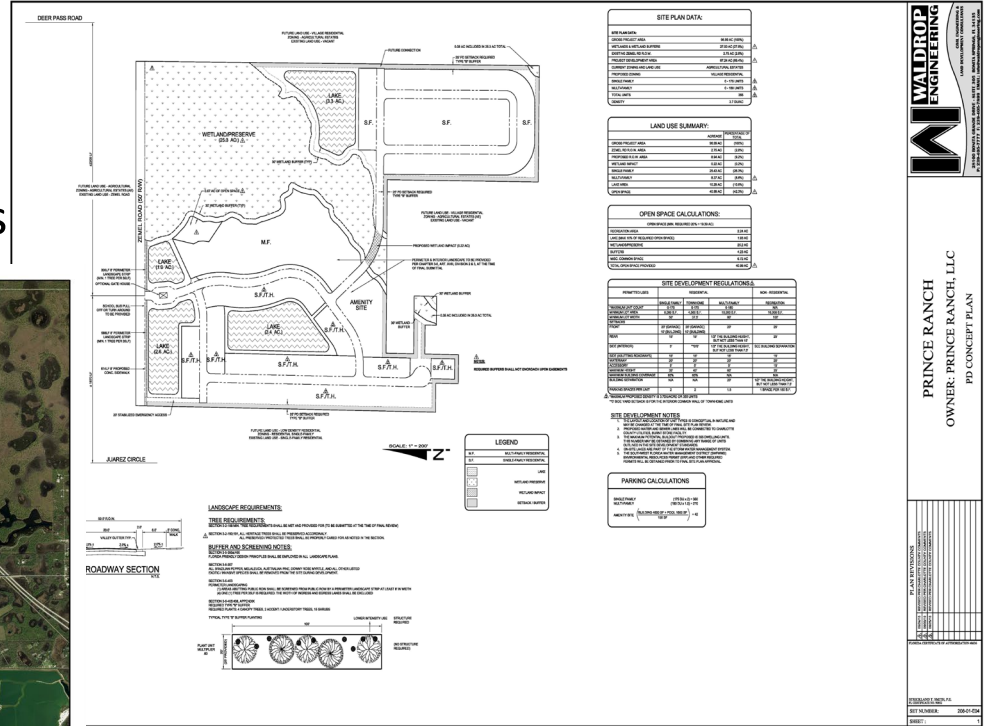
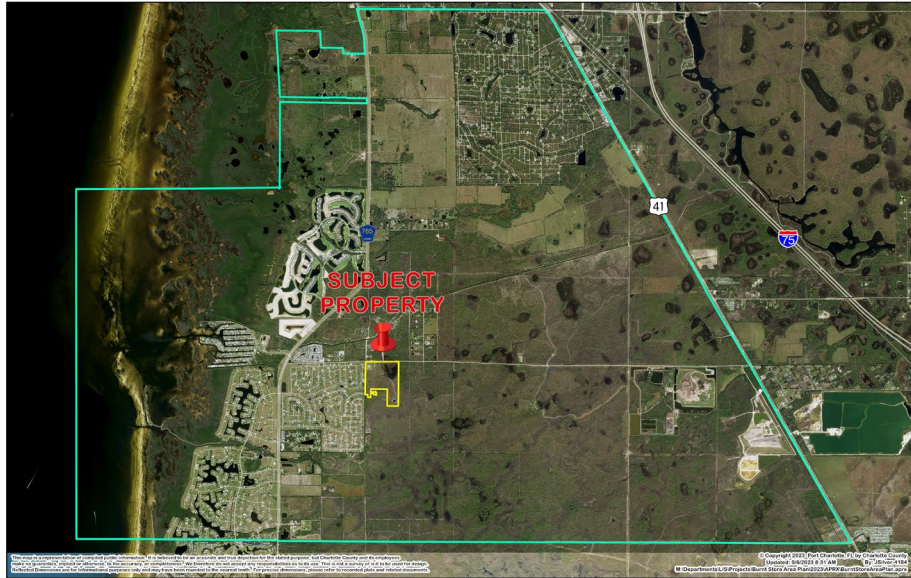
- Inside Urban Service Area
- City of Punta Gorda





Prince Ranch

- PD approved, 2010 (Expired)
- 355 Units
- Mix of single- & multi-family units



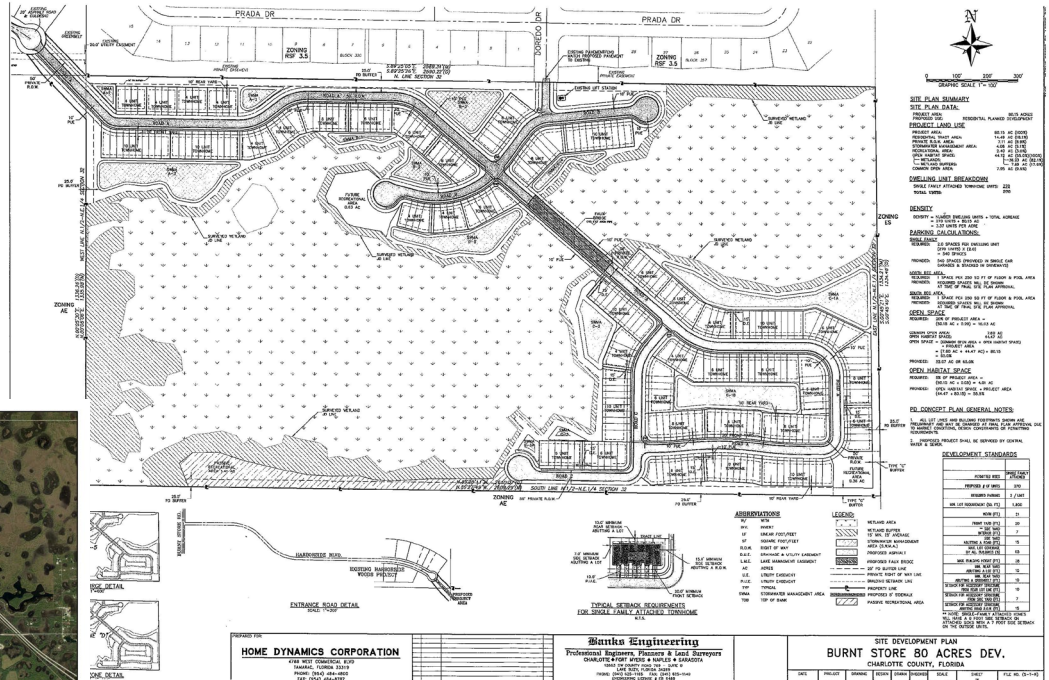
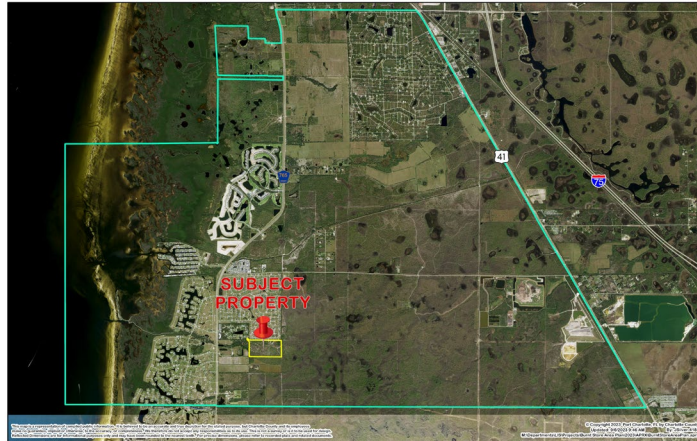
WALDROP ENGINEERING

PRINCE RANCH
OWNER: PRINCE RANCH, LLC
PD CONCEPT PLAN

DATE: 10/1/2010
BY: [Signature]

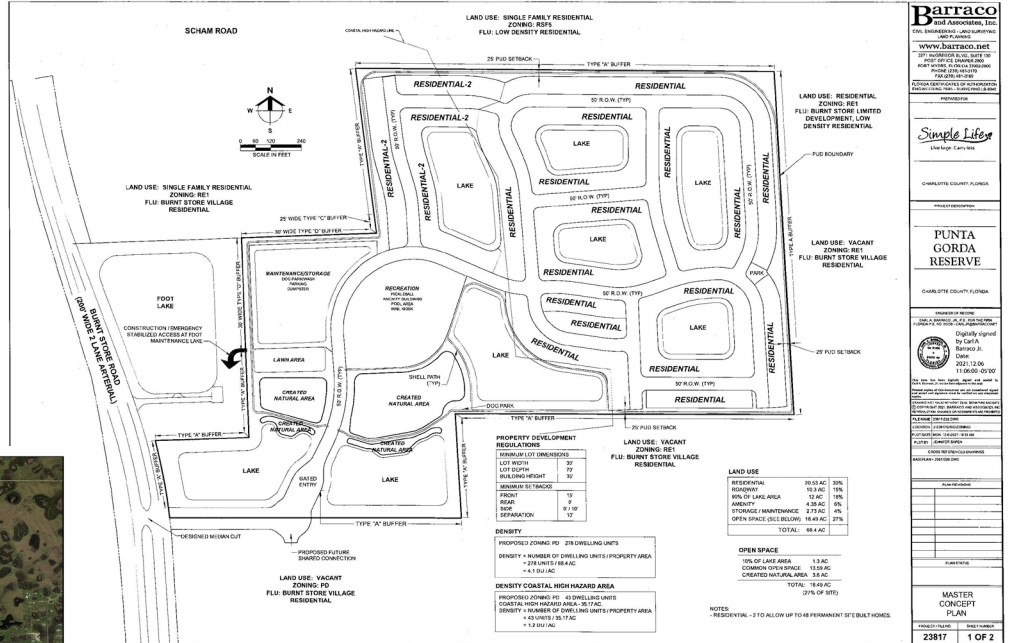
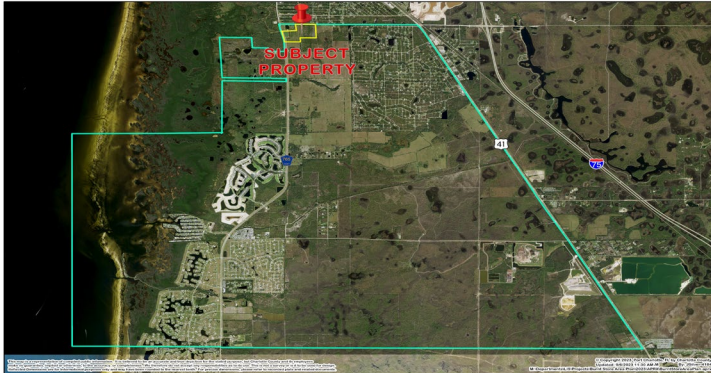
Home Dynamics

- PD Approved, 2006
 - Expired
- 270 Units
 - Attached Townhomes



Simple Life

- Approved, 2021
 - Active
- 278 Units
 - “Tiny Homes” and site built single-family rentals



Barraco
 and Associates, Inc.
 Civil, Engineering, Architecture
 1400 PLYMOUTH
 www.barraco.net
 312.462.2200 FAX: 312.462.2201
 3121 W. 156th St. Suite 100
 Burr Ridge, IL 60527
 PROJECT: 23817
 DATE: 11.06.22
 TIME: 11:00:00
 11.06.22 09:07

Simple Life
 Use-By-Contract

CHARLOTTE COUNTY FLORIDA
 PROJECT RESERVATION

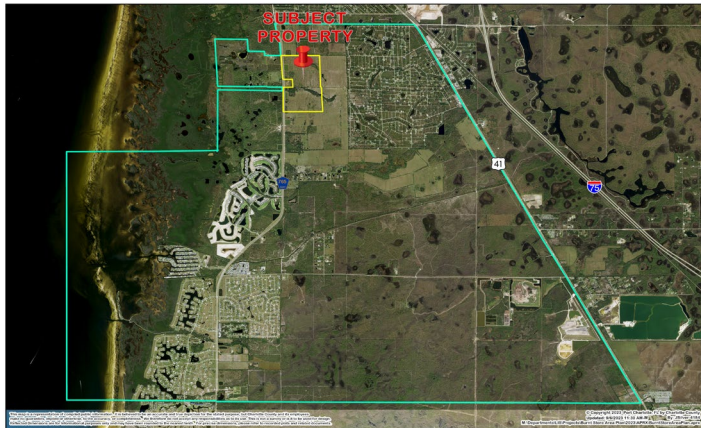
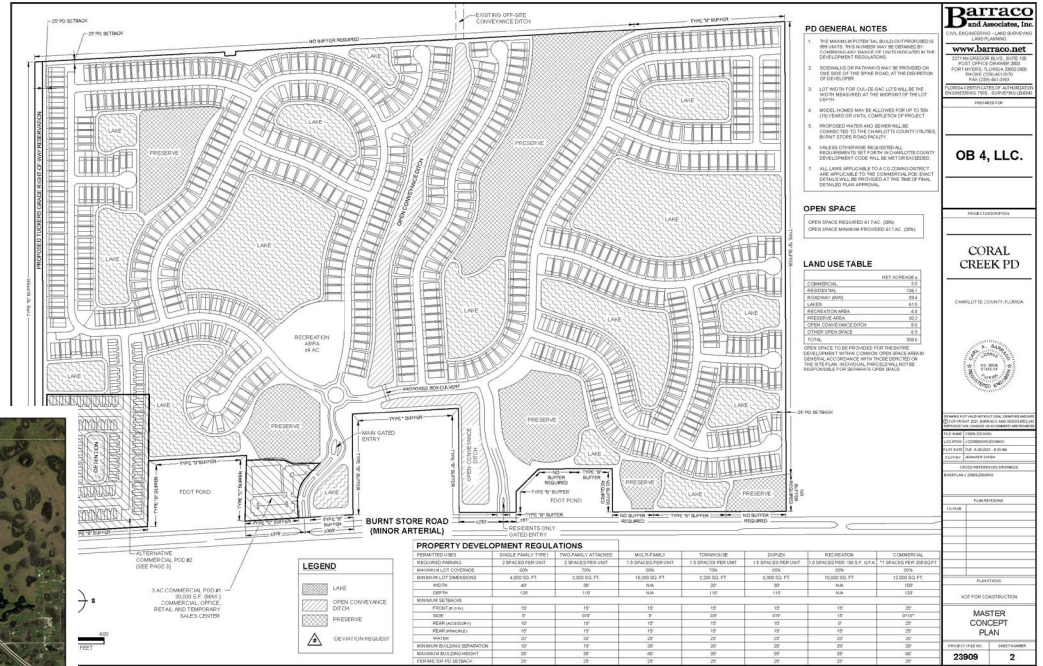
PUNTA GORDA RESERVE
 CHARLOTTE COUNTY FLORIDA

NUMBER OF PAGES: 2
 SHEET 1 OF 2
 DATE: 11/06/22
 TIME: 11:00:00
 11.06.22 09:07

PROJECT: 23817
 SHEET: 1 OF 2

Coral Creek

- PD Approved
 - Active
- 999 Units
 - Mix of single and multi-family units
- 200,000 sq. ft. commercial



Barraco
 Civil Associates, Inc.
 1000 BIRCHWOOD LANE, SUITE 200
 CHARLOTTE, NC 28203
 www.barraco.net
 PHONE: 704.366.1111
 FAX: 704.366.1112

OB 4, LLC.

CORAL CREEK PD

CHARLOTTE COUNTY FLORIDA

PLANNING AND ZONING DEPARTMENT

DATE: 10/15/2024

PROJECT: CORAL CREEK PD

PREPARED BY: [Name]

DATE: 10/15/2024

SCALE: 1" = 100'

PROJECT NO: 23809

DATE: 10/15/2024

2



Current Population

- 1,990 existing single-family homes
 - Existing subdivisions and new development
- 739 multi-family units
- Pursuant to the Metro study, the Burnt Store area has an estimated per unit population of 2.03
- Approximately 5,540 residents currently residing in the area

Commercial Entitlements

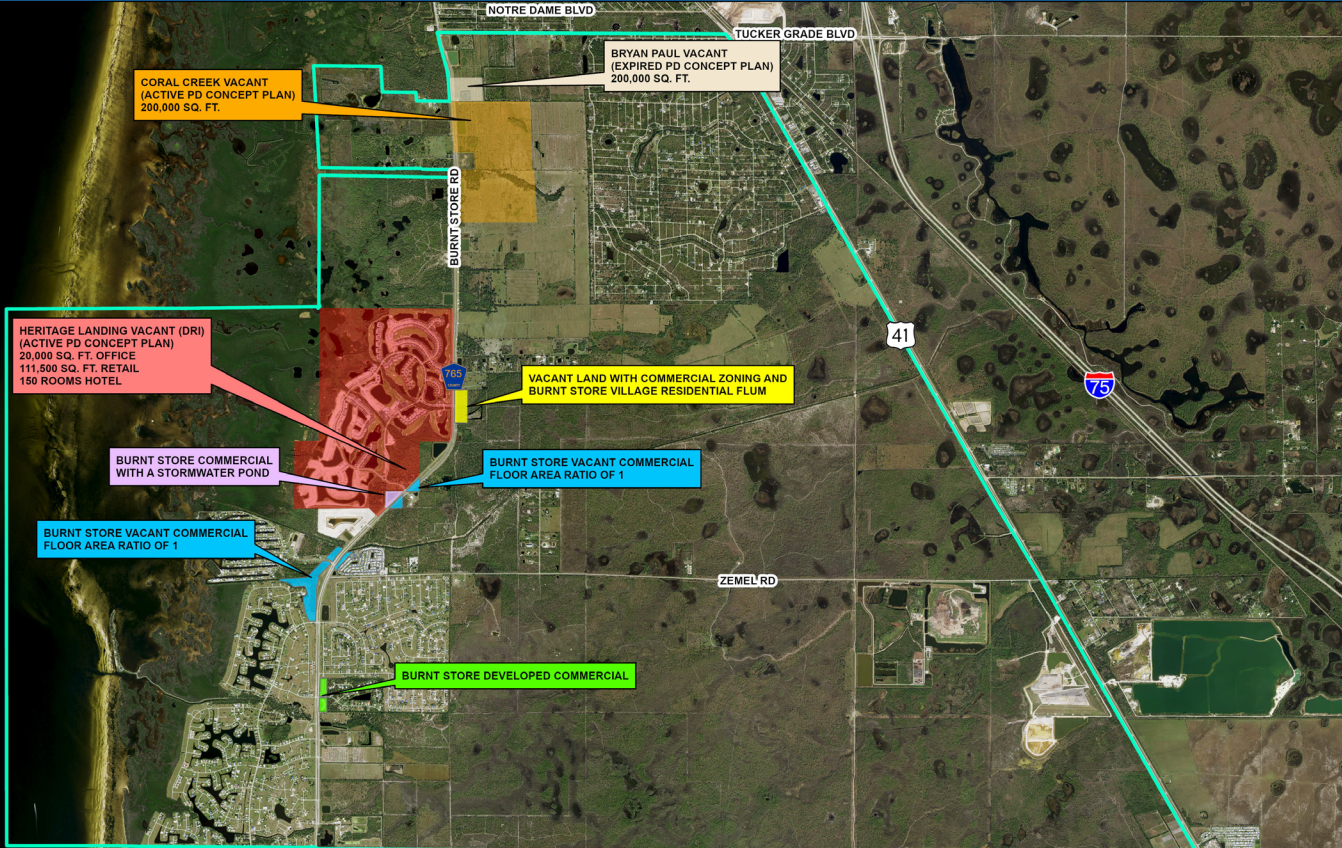
- Approved non-residential development for vacant lands:
 - Currently 511,500 SF of Commercial, 20,000 SF of office, and 150 hotel rooms approved via General PD Concept Plans
 - Heritage Landing, Coral Lakes, and Bryan Paul projects
- Approximately 55.8 acres of vacant lands zoned Commercial General which do not include one containing a stormwater pond.

CHARLOTTE COUNTY

COMMERCIAL DEVELOPMENT RIGHTS WITHIN THE BURNT STORE AREA PLAN



CHARLOTTE COUNTY
Community Development



This map is a representation of compiled public information. It is believed to be an accurate and true depiction for the stated purpose, but Charlotte County and its employees make no guarantee, implied or otherwise, to the accuracy or completeness. We therefore do not accept any responsibilities as to its use. This is not a survey or is to be used for design. Reflected Dimensions are for informational purposes only and may have been rounded to the nearest tenth. For precise dimensions, please refer to recorded plats and related documents.

© Copyright 2023 Port Charlotte, FL by Charlotte County
Updated: 9/20/2023, 10:10 AM By: JSilver-4184
M:\Departments\LLIS\Projects\Burnt Store Area Plan\2023\APRX\BurntStoreAreaPlan.aprx

Commercial Entitlements

- Commercially zoned properties have a Floor Area Ratio (FAR) of 1, this means that per acre they can have *up to* 43,560 sq. ft. of development.
- Typically, when developing a site with all required items such as landscaping, parking, stormwater, etc.. A one-story development is *typically* built at approximately 22% of the lot coverage.
 - As an example, a one-acre site would have approximately 9,500 sq. ft. of building.

Commercial Entitlements

- *If* all commercially zoned properties built out to their maximum entitlements, it could be up to 2.4 million sq. ft. of development.
 - 55.8 acres x 43,560 sq. ft./acre
 - 55.8 acres x 43,560 sq. ft./acre x 22%
 - 534,000 sq. ft of potential commercial development on vacant commercially zoned properties

Commercial Projection

Based on Metro Forecasting Models

- By 2045, the projected population along Burnt Store Road area will support a new Neighborhood Shopping Center, which includes grocery store, restaurants, and several other daily/weekly office and retail uses:
 - Size of a property: Between 10-20 acres (Average is approximately 14 acres)
 - Size of building: Between 55,000 sq. ft. and 150,000 sq. ft. (Average of approximately 115,000 sq. ft.)
 - Serves a population of approximately 15,526 people

Commercial Availability Summary

- Utilizing the above numbers, there appears to be sufficient commercial entitlements available for the ultimate buildout of the corridor.
- 511,500 sq. ft. approved plus 534,000 sq. ft. potential (conservatively) in current CG Zoning
- 1,045,500 sq. ft. of commercial entitlements

Currently Occurring

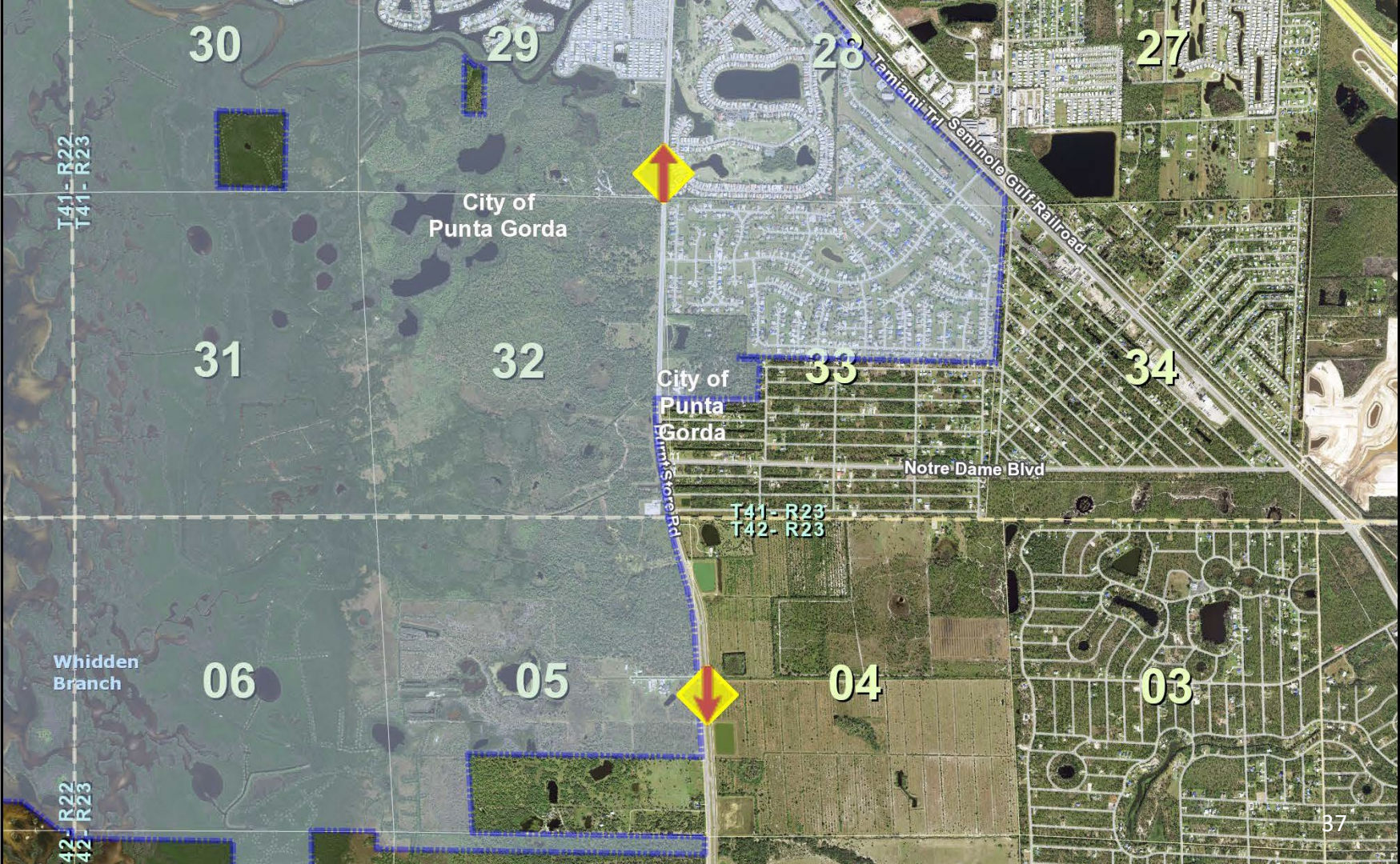
- Multiple projects under active construction
 - Starling and Turnleaf Phase 1
- Applications in process
 - A land use change from BSLD to COM and a rezoning from Residential Estates 1 (RE-1) to Commercial General (CG)
 - Three Major Modifications to existing PDs
- Projects nearing completion
 - Heritage Landing (Residential Portion) and Heritage Station

Tasks Underway or Completed

- Transportation study update
 - Public meeting was held on January 24, 2024
 - Study findings and alternatives will be presented to the BCC in April/May
- Hydrological study
 - The South County stormwater MSBU has agreed to fund an updated study
 - Staff is working on the scope and purchasing documents and will be going out for a request for proposals by the end of the month

Tasks Underway or Completed

- Wildlife crossing
 - Installed at southern greenway location
 - Continue to evaluate other potential locations which may be incorporated into future projects
- Installation of wildlife warning signage
 - Initial installation complete, further installations are being evaluated



30

29

28

27

T41- R22
T41- R23

City of
Punta Gorda

31

32

33

34

City of
Punta
Gorda

Notre-Dame Blvd

T41- R23
T42- R23

Whidden
Branch

06

05

04

03

T42- R22
T42- R23

Discussion

- If directed, Staff would look into whether capacity in workload allows for internal updating
 - Possibly enlist consultant to update
- Bring results back to BCC for discussion/acceptance
- Prepare any needed Comprehensive Plan or Code changes
 - Bring through Public Hearing process
- Hold Stakeholder meetings
 - Residents, Property Owners', Development Community

Discussion

- Timeframes:
 - 16-18 months for study including procurement, public outreach and, hearings
 - Comprehensive Plan Amendments (if necessary)
 - Nine months
- Fl. Statute does not allow for more restrictive regulations through October 2026
- Potential Cost:
 - Contingent upon scope