

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. Below them is a light blue curved shape. The text is overlaid on this graphic.

Burnt Store Road Area Plan

Board of County Commissioners Regular Agenda
April 23, 2024



CHARLOTTE COUNTY
FLORIDA

BURNT STORE AREA PLAN

A PUBLIC / PRIVATE PARTNERSHIP

ORIGINALLY SUBMITTED JANUARY 2005

REVISED OCTOBER 2005



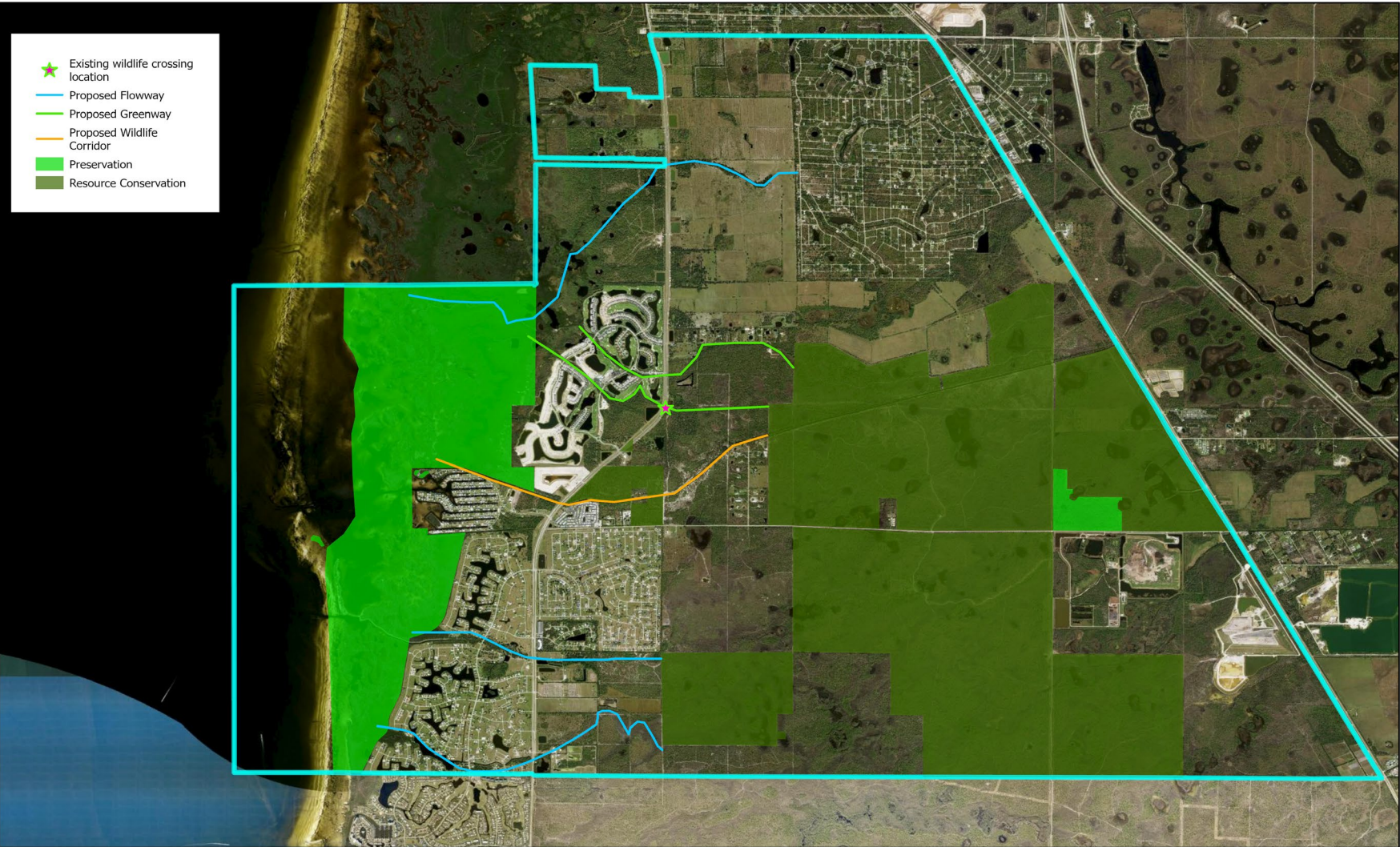
Public Private Partnership (PPP)

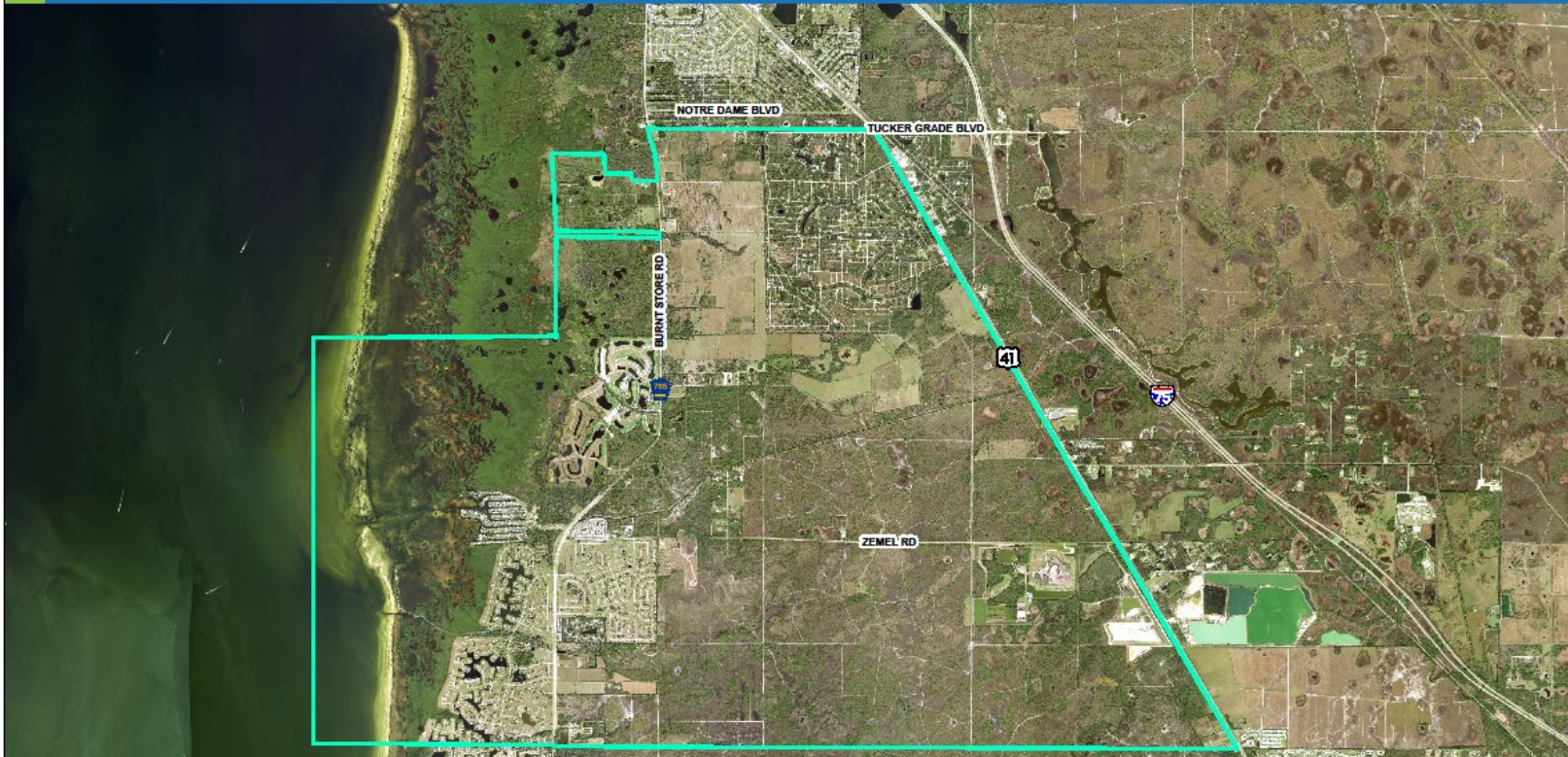
Over the last year, the Burnt Store Corridor started receiving significant development pressure on the large undeveloped properties north of the Charlotte/Lee County line. In an effort to allow a more comprehensive and coordinated approach to development along Burnt Store Road and throughout Charlotte 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

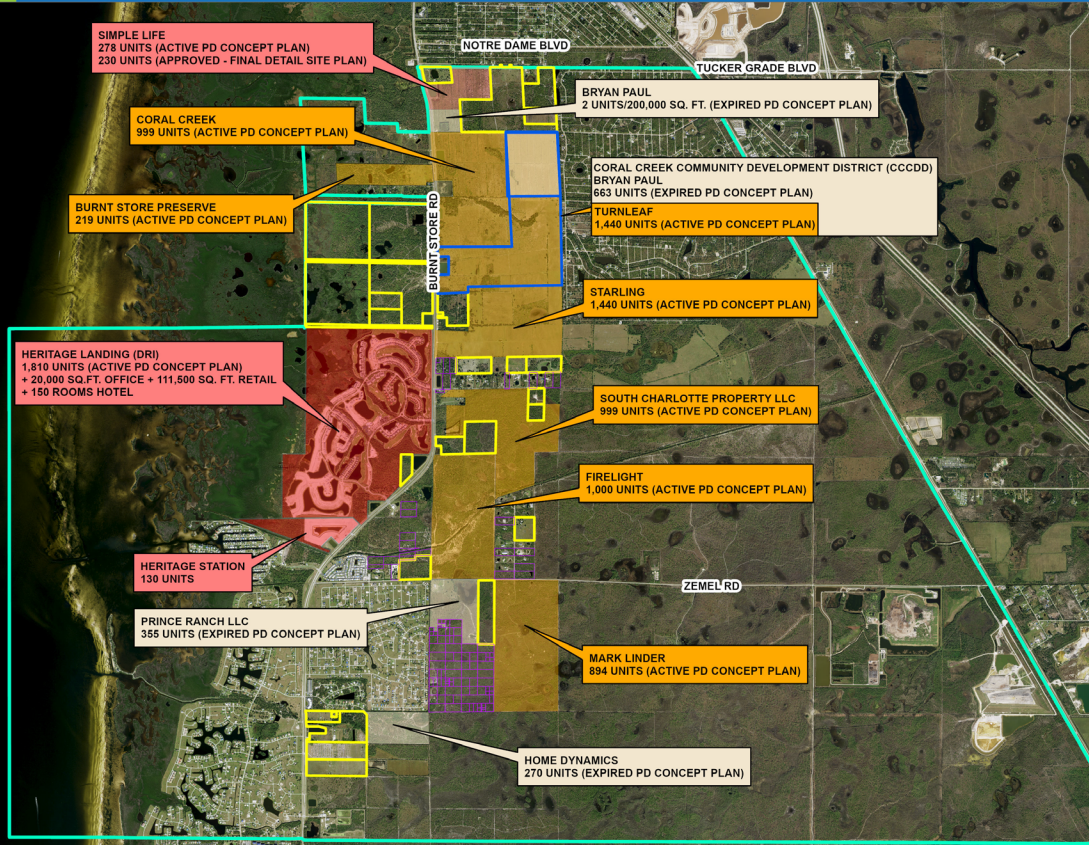
- Significant amount of land in Preservation
 - State-owned
 - County-owned
 - City-owned
 - Privately-owned
 - Heritage Station (almost half of the property)
 - Heritage Landing (almost half of the property)





CHARLOTTE COUNTY

PLANNED DEVELOPMENTS (PDs) WITHIN THE BURNT STORE AREA PLAN



COMMITTED DEVELOPMENTS (ACTIVE PD CONCEPT PLAN)

1. CORAL CREEK (999 UNITS)
2. TURNLEAF (1,440 UNITS)
3. STARLING (1,440 UNITS)
4. Firelight (1,000 UNITS)
5. SOUTH CHARLOTTE PROPERTY LLC (999 UNITS)
6. MARK LINDER (894 UNITS)
7. BURNT STORE PRESERVE (219 UNITS)

VESTED DEVELOPMENTS -APPROVED FINAL DETAIL SITE PLAN AND DRI

1. HERITAGE LANDING DRI (a.k.a. TERNBAY) (1,810 UNITS + 20,000 SQ.FT. OFFICE + 111,500 SQ. FT. RETAIL + 150 ROOMS HOTEL)
2. HERITAGE STATION (130 UNITS)
3. SIMPLE LIFE (230 UNITS)
4. PHASE I OF TRUNLEAF (406 UNITS)
5. PHASE 1 OF STARLING (388 UNITS)

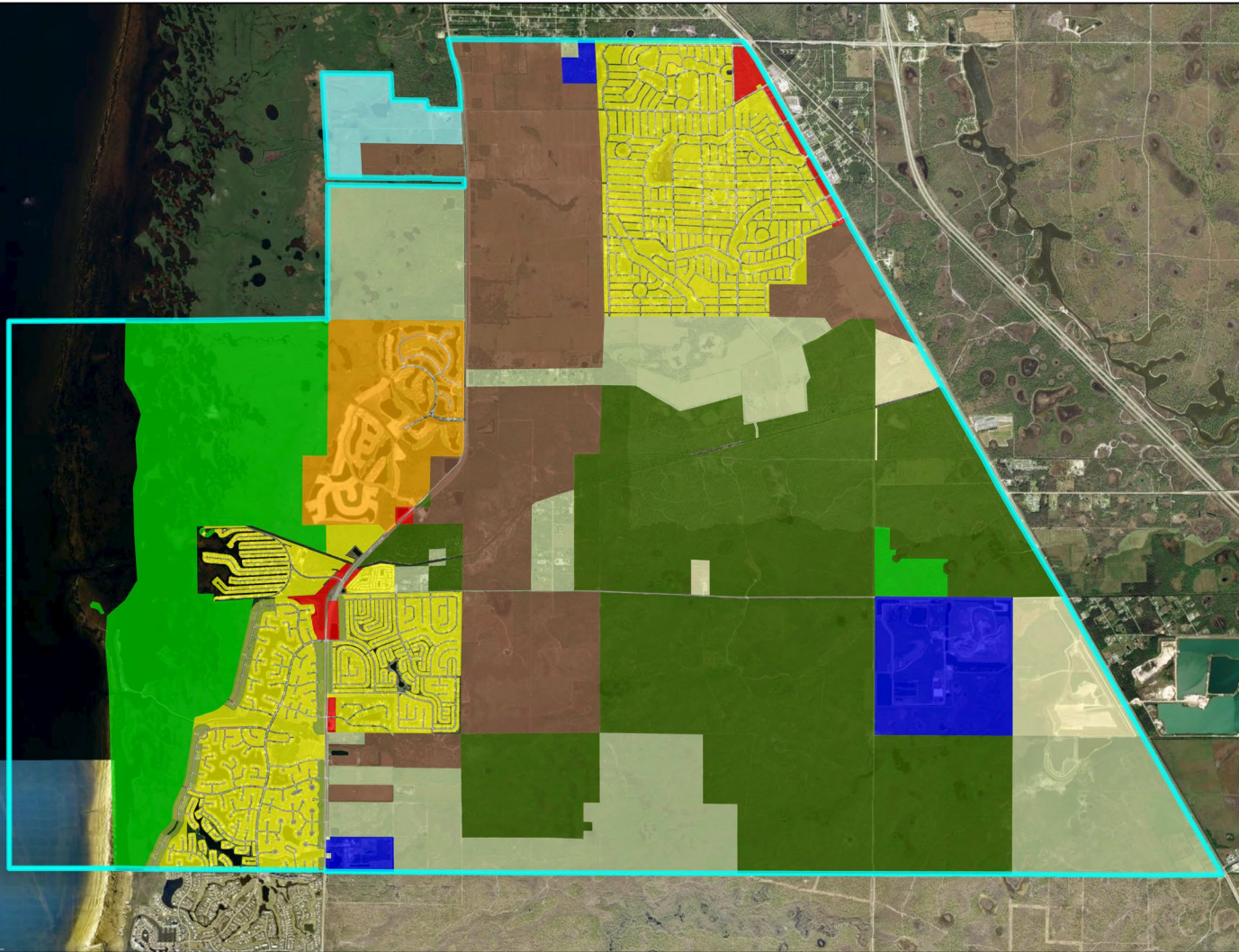
VESTED DEVELOPMENT RIGHTS

1. VACANT PLATTED RESIDENTIAL LOTS (2,357 UNITS)
2. VACANT SUBSTANDARD PARCELS (111 UNITS)
3. VACANT PARCELS (123 UNITS)

- Vacant Substandard Parcels (111 Units)
- Vacant Parcels 10 Acres or More (123 Units -1 Unit/10 Acres)
- Burnt Store Area Plan Boundary

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

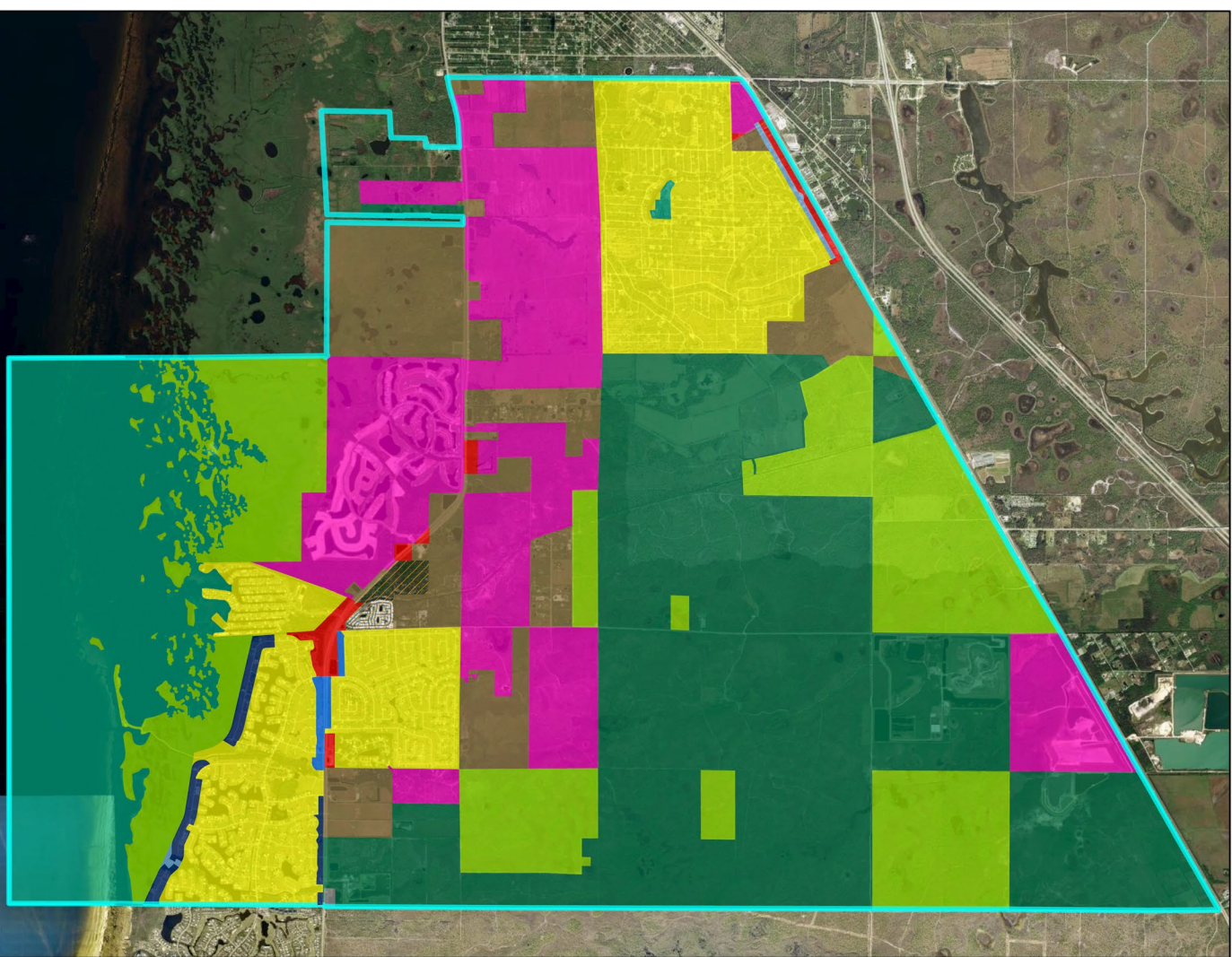
- CG

Industrial

- IG
- II

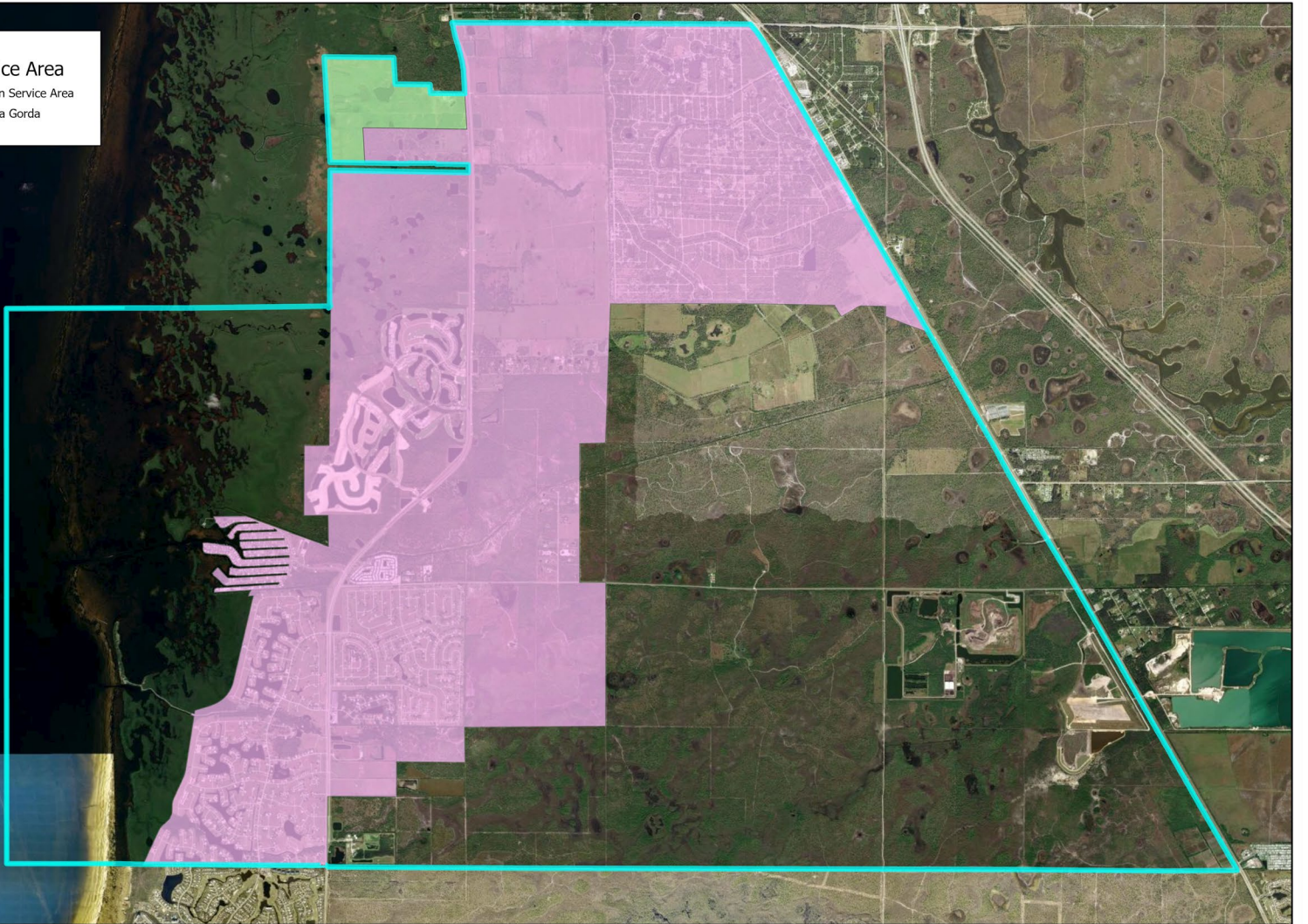
Mixed Use

- PD



Urban Service Area

- Inside Urban Service Area
- City of Punta Gorda

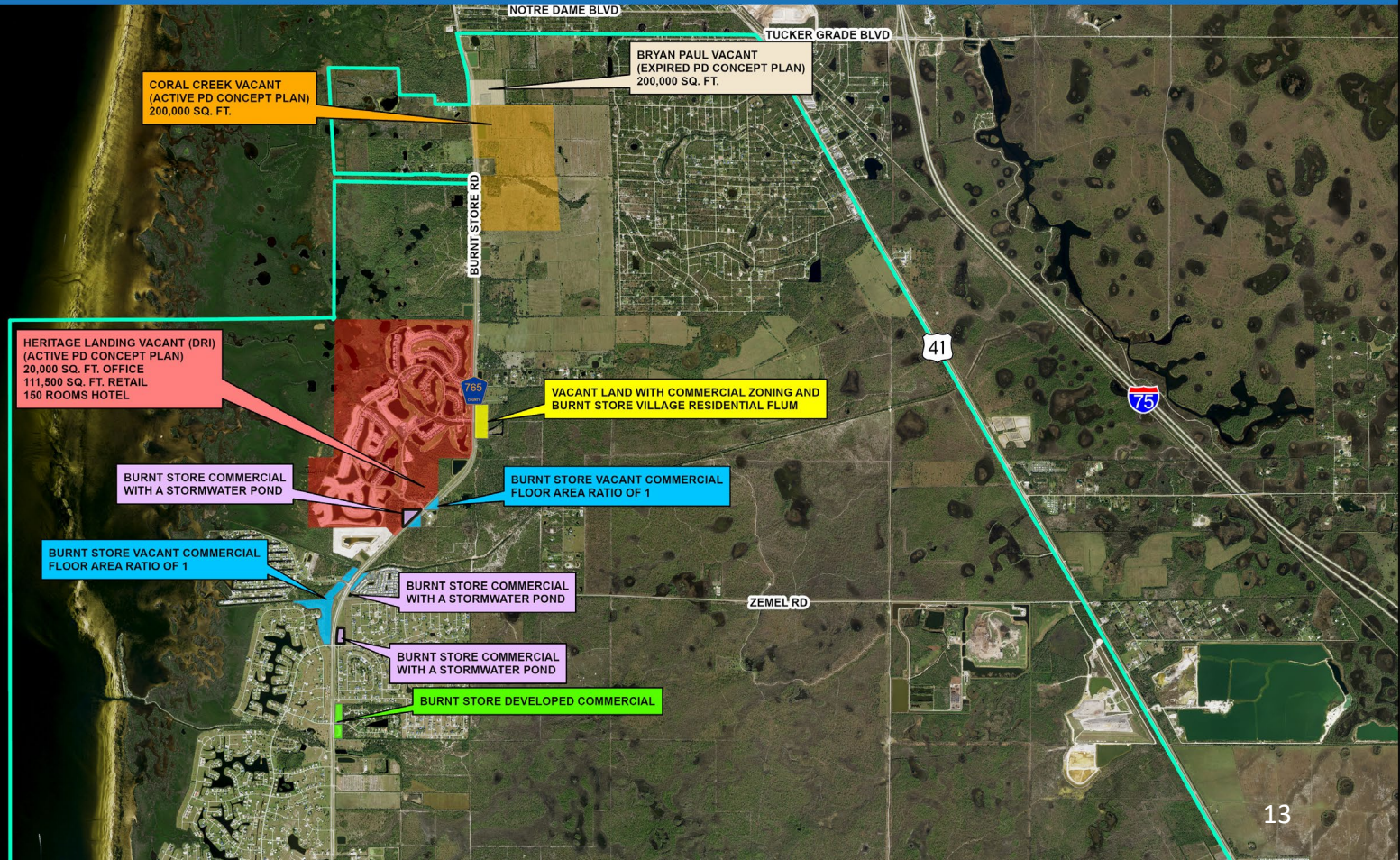


Current Population

- 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

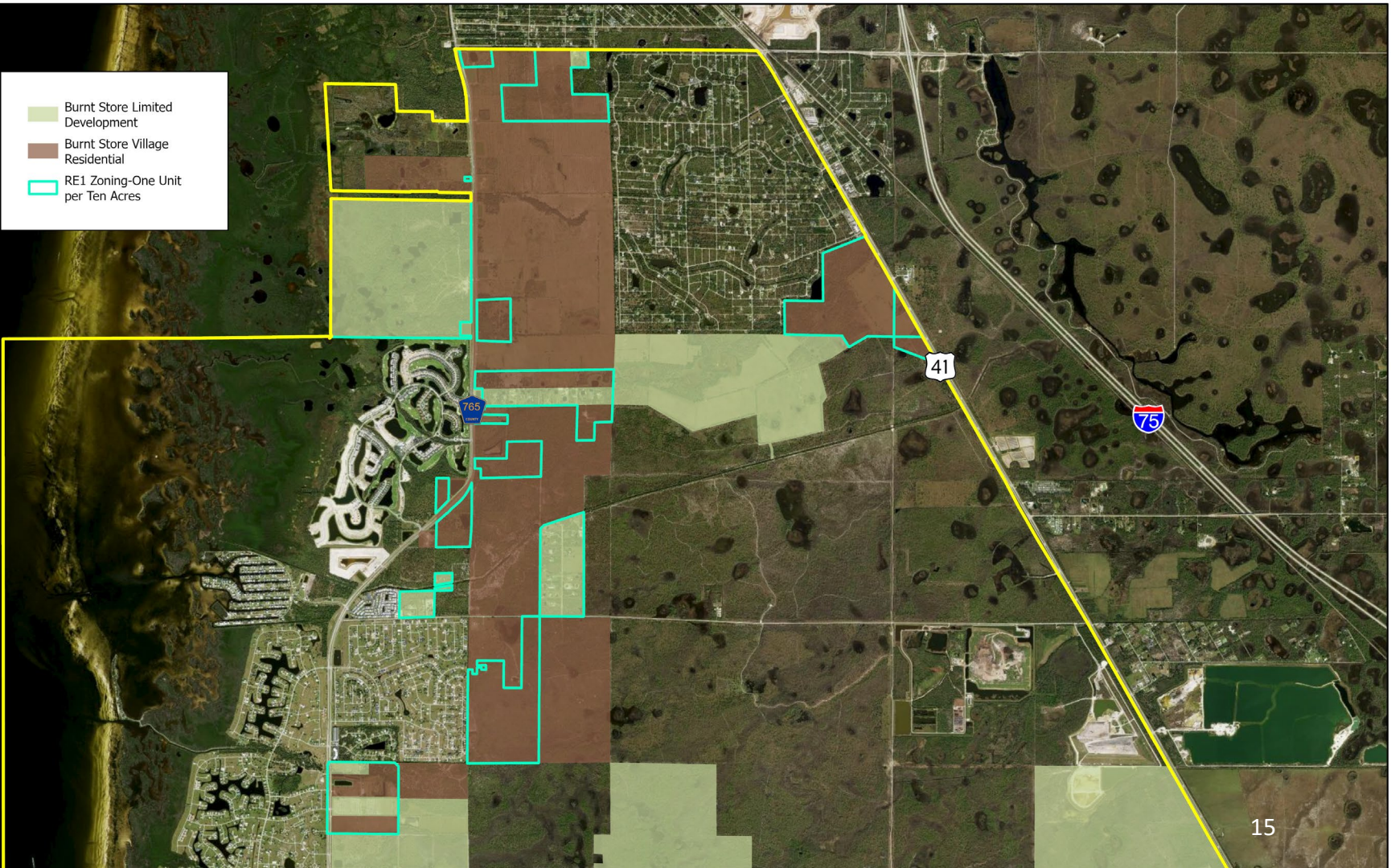
- Approved non-residential development for vacant lands:
 - Currently 511,500 SF of Commercial, 20,000 SF of office, and 150 hotel rooms approved via General PD Concept Plans
 - Heritage Landing, Coral Lakes, and Bryan Paul projects
- Approximately 55.8 acres of vacant lands zoned Commercial General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



Properties without Planned Development Approvals

- A number of them are already subdivided into smaller lots
- A number of them are outside the Urban Service Area (USA)
- Some are owned by Governmental entities or Non-profits

- Burnt Store Limited Development
- Burnt Store Village Residential
- RE1 Zoning-One Unit per Ten Acres



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

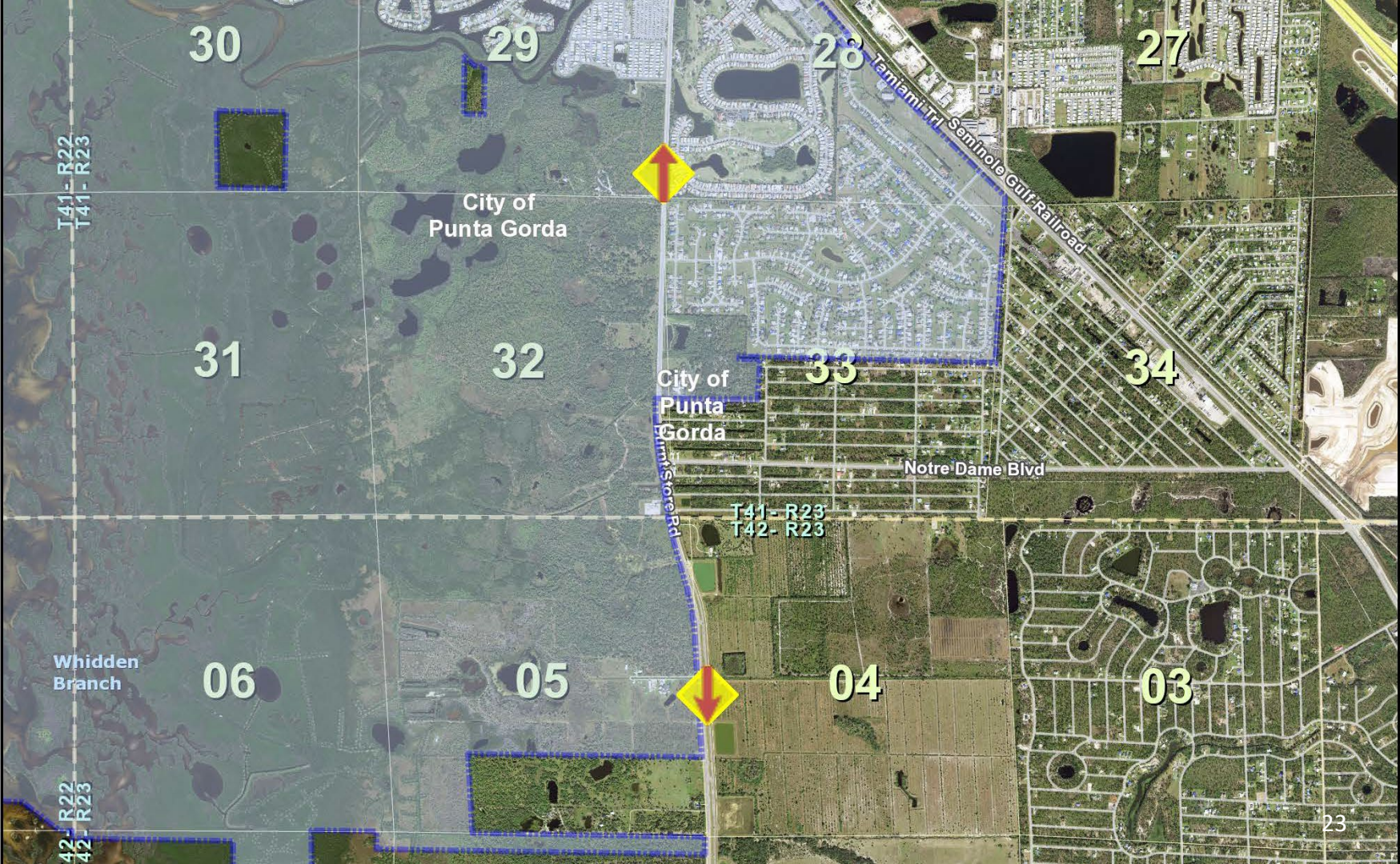
- Multiple projects under active construction
 - Starling and Turnleaf Phase 1
- Applications in process
 - A land use change from BSLD to COM and a rezoning from Residential Estates 1 (RE-1) to Commercial General (CG)
 - Three Major Modifications to existing PDs
- Projects nearing completion
 - Heritage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



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T41-R22
T41-R23

City of
Punta Gorda

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City of
Punta
Gorda

Notre Dame Blvd

T41-R23
T42-R23

Whidden
Branch

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T42-R22
T42-R23

23

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

Discussion

- Potential Cost:
 - Contingent upon scope
 - Previous Plan – Approximately \$250,000
 - Approximately \$200,000 from development community
 - Approximately \$50,000 from County
 - Included hydrological, environmental, and transportation studies, as well as modeling for future uses, densities, and intensities