

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.

Burnt Store Road Area Plan

Board of County Commissioners Regular Agenda
June 11, 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.

Government Staff

Brian Barnes, Charlotte County Public Works
Tom Cookingham, Charlotte County Planning
Ian Dack, Charlotte County Public Works
Susie Derheimer, Charlotte County Community Development
Dennis Dido, Charlotte County Fire-EMS
John Digiavani, Charlotte Drainage
Mark Gumula, Charlotte MPO
Gary Harrell, Charlotte MPO
David Hennis, City of Punta Gorda Community Development
David Hilston, City of Punta Gorda Planning
Laura Kleiss-Hoeft, Charlotte County Parks, Recreation & Cultural Resources
Mike Konefal, Charlotte County Community Development
Martina Kuche, Charlotte County Planning
Bruce Loucks, Charlotte County Administrator
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Chris Moore, Charlotte Land Development
Shondra Neumeister, Charlotte County Utilities
Tom O'Kane, Charlotte County Public Works
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Steve Padgett, Punta Gorda Public Works
Mike Rippe, Florida Department of Transportation
David Scholobohm, Charlotte County Utilities
Kelly Shoemaker, Charlotte County
Jim Thomson, Charlotte County Environmental Extension Services
Betty Williams, Charlotte County Economic Development Office
Persides Zambrano, City of Cape Coral

Environmental Leaders

Jim Beever, Florida Fish & Wildlife Conservation Commission
Lisa Beever, Charlotte Harbor National Estuary Program
Al Cheatham, Charlotte Harbor Environmental Center, Inc.
Brad Cornell, Collier Audubon
Nancy Payton, Florida Wildlife Federation

Community Leaders

Harold Anderson, Burnt Store Meadows HOA
Jim Brown, Burnt Store Lakes HOA and South Charlotte County Coalition
John Burrage, South Charlotte County Coalition
Dawn Carriere, Burnt Store Village
Bob Dimuzio, Pirate Harbor, South Charlotte County Coalition
Carolyn Freeland, South Charlotte County Coalition
Joe Giorgio, South Charlotte County Coalition
Dane Grossnickle, Tropical Gulf Acres HOA
Sean Howard, Burnt Store Lakes HOA
Dennis McCulloch, Pirate Harbor HOA
Gary Mitchell, Burnt Store Lakes HOA
David Phelen, Burnt Store Isles HOA and South Charlotte County Coalition
Ray Rose, South Charlotte County Coalition
Ralph Spolzino, South Charlotte County Coalition
Robyn Stetler, Burnt Store Village HOA
Jim Stevens, Burnt Store Meadows HOA
Joe Voll, Burnt Store Colony HOA
Frank Weikel, South Charlotte County Coalition
Carl Winger, Burnt Store Marina HOA
Ed Zapke, South Charlotte County Coalition

Citizens' Concerns and Responses

- Concern: Lack of outreach
 - Response: Outreach webinars on 9-16-2020 and 3-29-2022
 - Charlotte County, Lee County, citizens, HOA's, elected officials, MPOs, etc...
 - Three BCC workshops; 9-19-2023, 3-19-2024, and 4-23-2024
 - The third of which was regular agenda for public input
 - East / West Connector Alternative Alignments - Public Information Meeting 1-24-2024
 - Two presentations before large groups of HOAs and citizens
 - 6-22-2023 and 2-8-2024
 - Presentation at Joint Charlotte/Lee County MPO meeting
 - 2-16-2024
 - Numerous individual discussions with leadership of the coalition
 - Dr. Kiss, John Fleming, others

Citizens' Concerns and Responses

- Concern: Traffic
 - Responses: Shown graphically through Area Plan as well as presentations by Public Works (PW) showing alignments and locations
 - Interconnectivity within projects
 - Emergency connectivity to existing platted Rights-of-way

Citizens' Concerns and Responses

- Concern: Traffic
 - Acquisition of lands for future east/west connection point
 - Updating of transportation study
 - Collaboration with Lee County staff and MPO, as well as with FDOT

Area Plan References

Transportation Executive Summary

- The top priority expressed by the majority of stakeholders was improvements to Burnt Store Road and east/west connector roads. Residents and community leaders voiced concerns about safety, and they strongly encouraged the county to four-lane Burnt Store Road as soon as possible for improved safety, hurricane evacuation, economic development and quality of life.
- The county is planning to complete the following improvements within the next year: safety improvements to Burnt Store Road, the paving of Zemel Road and the installation of a traffic signal at Tuckers Grade. According to the county's current plans, the four-laning of Burnt Store Road is not planned until 2015.
- The transportation improvements proposed in this Area Plan will fast-track the four-laning of Burnt Store Road by five years and create a new east/west access road extending Tuckers Grade to Burnt Store Road. By 2020, the Plan also recommends building a parallel north/south road east of Burnt Store Road. The Plan also includes updates to Charlotte County's comprehensive plan to show planned traffic improvements and a financial feasibility plan for those improvements.
 - The parallel roadway would be in lieu of six-laning BSR.

Area Plan References

Transportation Executive Summary

- The Study evaluated future transportation conditions including assessment of future development totals and network alternatives for the years 2035 and 2045
- The most recent update to the transportation study has shown the parallel roadway is not necessary, though a number of the projects are interconnected parallel to Burnt Store Rd.

Citizens' Concerns and Response

- Concern: Impact on Wildlife
 - Response: Various locational standards shown graphically on mapping
 - Cleaned out and better showed location of formal underground crossing
 - Added additional Signage along the corridor
 - Working to identify other opportunities

Citizens' Concerns and Response

- Concern: Environmental Impacts
 - Response: Various locational standards shown graphically on mapping
 - Showing specific projects and their preservation and environmental protection requirements
 - Explained all code requirements, including those unique to the corridor plan

Area Plan References

Environmental Executive Summary

- A significant portion of the Study Area is under public ownership. The Area Plan recommends that these areas be linked by a wildlife corridor - Clark's Canal - designed for specific wildlife species. In addition, green spaces are recommended to offer opportunities for enhanced public enjoyment of the corridor.
 - Analysis showed suggested areas and requirements
 - As projects come on-line, following the plan

Citizens' Concerns and Response

- Concern: Water Management impacts
 - Response: Various locational standards shown graphically on mapping
 - Not intended to address the existing subdivisions
 - Hydrological study approved by the BCC, input from stakeholders on RFP language
 - Explanation by Engineers on how permitting is followed
 - No adverse offsite impacts

Area Plan References

Water Management Executive Summary

- Residents also expressed concern about flooding problems and the current drainage system. The general consensus was that new development should restore natural systems and alleviate flooding problems.
 - Requirement for all projects, both state and local regulations
- The Area Plan identified the lack of existing data on the stormwater systems throughout the corridor. The Plan recommends a complete inventory of existing facilities and the creation of a maintenance program. This watershed study will recommend specific improvements, identify potential storage sites and develop a system to treat run-off to Outstanding Florida Waters standards.
 - Watershed study done during study, currently out for RFP for new hydrological study

Citizens' Concerns and Response

- Concern: Non-residential development (commercial)
 - Response: Various locations shown graphically on mapping
 - Calculating potential buildout, both maximum and anticipated
 - Calculated population numbers and utilized Metro Study to show potential timing of development
 - Market driven by private sector “can’t make them come”

Citizens' Concerns and Response

- Concern: Concern: Non-residential development (medical)
 - Response: Various locations shown graphically on mapping (allowed in commercial and Planned Development areas)
 - Market driven by private sector “can’t make them come”

Area Plan References

Infrastructure Executive Summary

- The general consensus among residents is that the infrastructure throughout the Burnt Store corridor has been overlooked by the county in the past. Residents expressed concern about the lack of EMS service in the area, the absence of commercial areas within the corridor and the need for a vision/identity for the area, including an enhanced entry, and consistent landscaping and architectural guidelines.
 - Rebuilt, relocated, and expanded the County's fire/ems station, Plans for new station at US41/Tucker's Grade, landscaping being included in roadway projects as well as all new developments.
- The Area Plan proposes the siting of commercial nodes within the corridor to eliminate the need for residents to travel long distances to Punta Gorda or Cape Coral to access general commercial services.
 - Locational nodes established, not enough residents at this time, though rapidly approaching the necessary delta

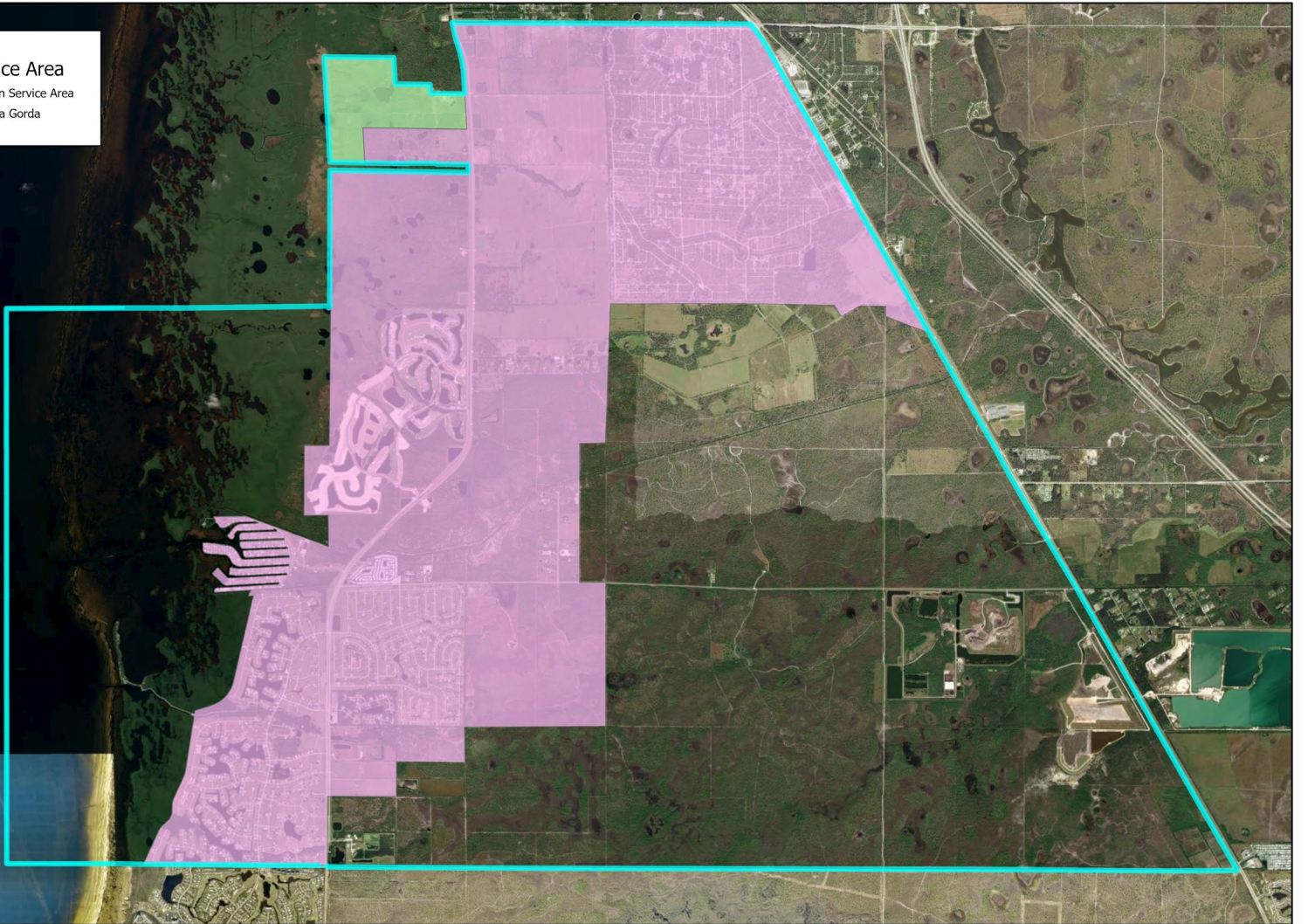
Area Plan References

Infrastructure Executive Summary

- In terms of utilities, the county has planned improvements for the area; however, the Plan will ensure that utilities are master-planned for greater efficiencies. The Plan also includes updates to Charlotte County's comprehensive plan to show planned utility improvements and a financial feasibility plan for those improvements.
 - Plant expansions under design and funding, extension of mains being installed by developers

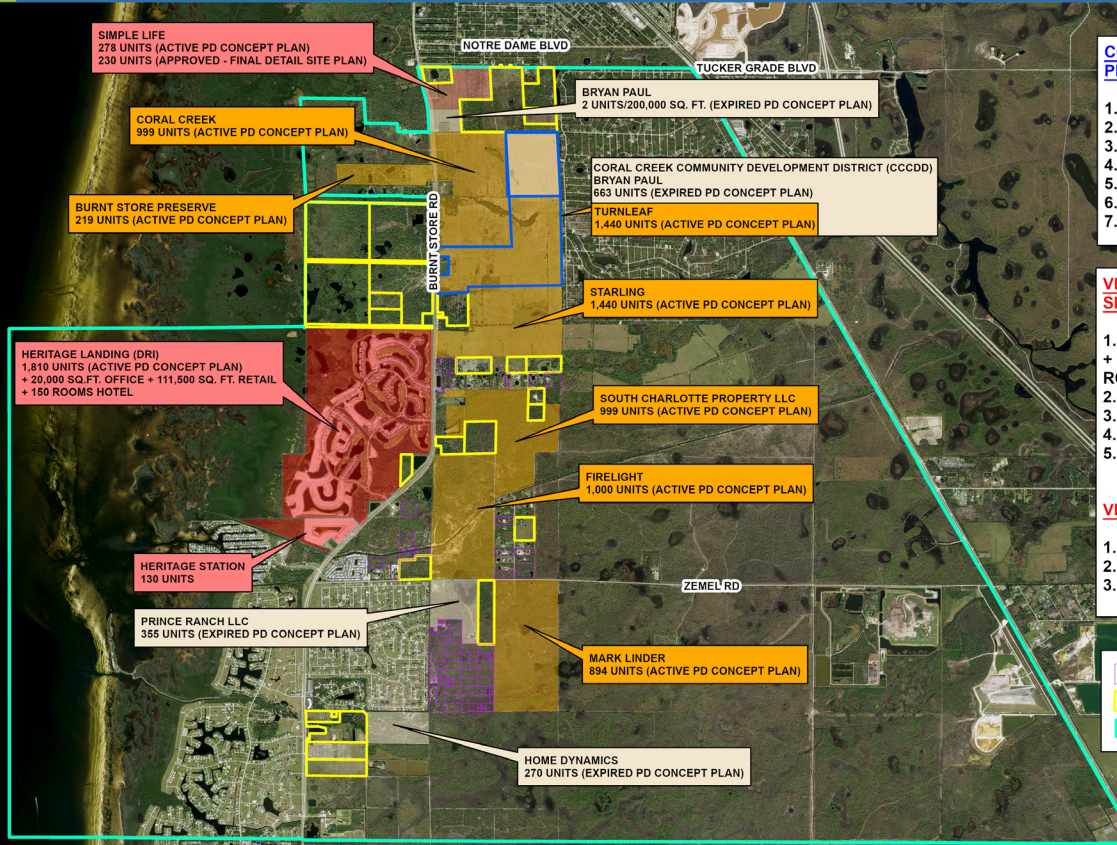
Urban Service Area

- Inside Urban Service Area
- City of Punta Gorda



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)

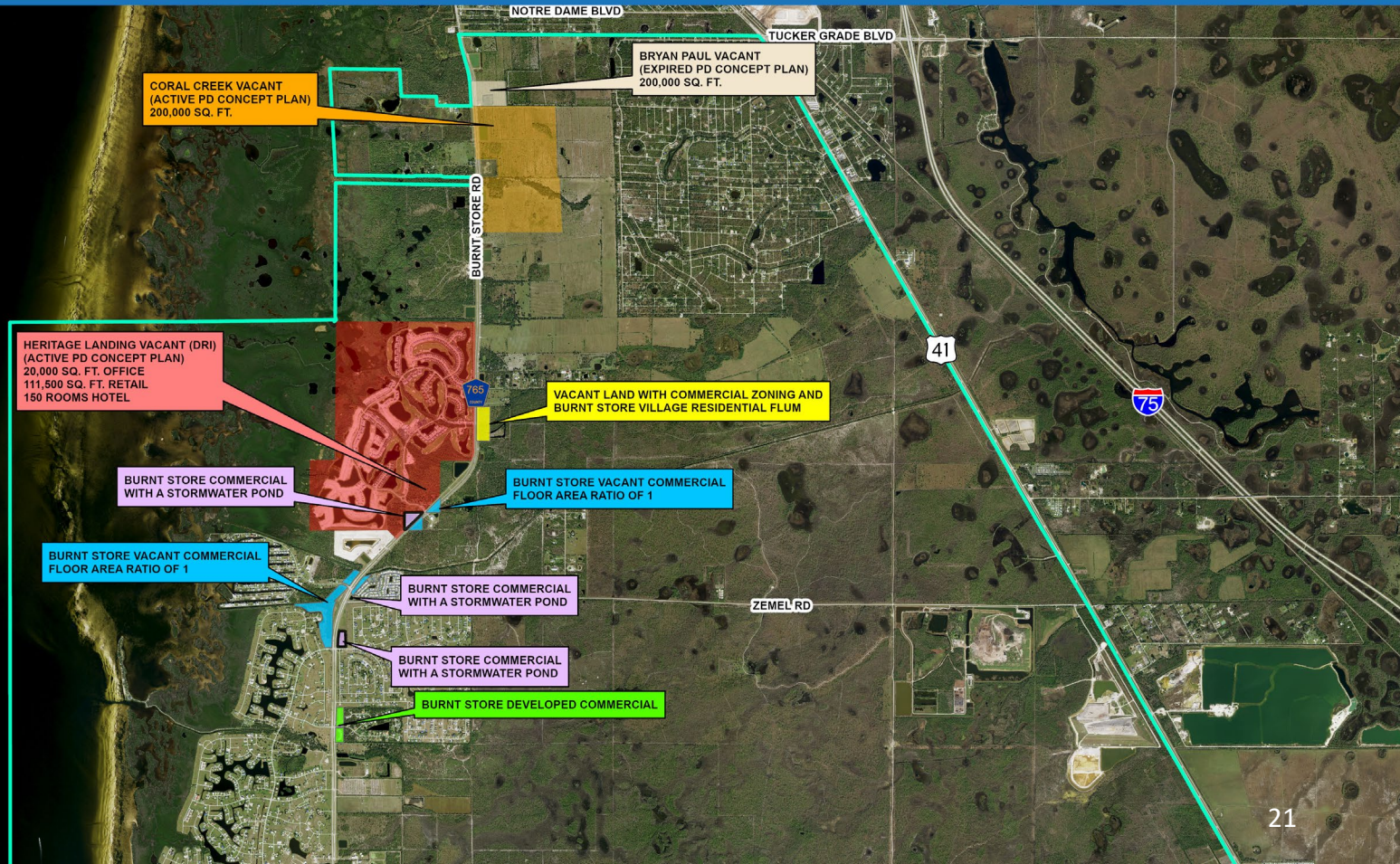
VESTED DEVELOPMENTS -APPROVED FINAL DETAIL SITE PLAN AND DRI

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

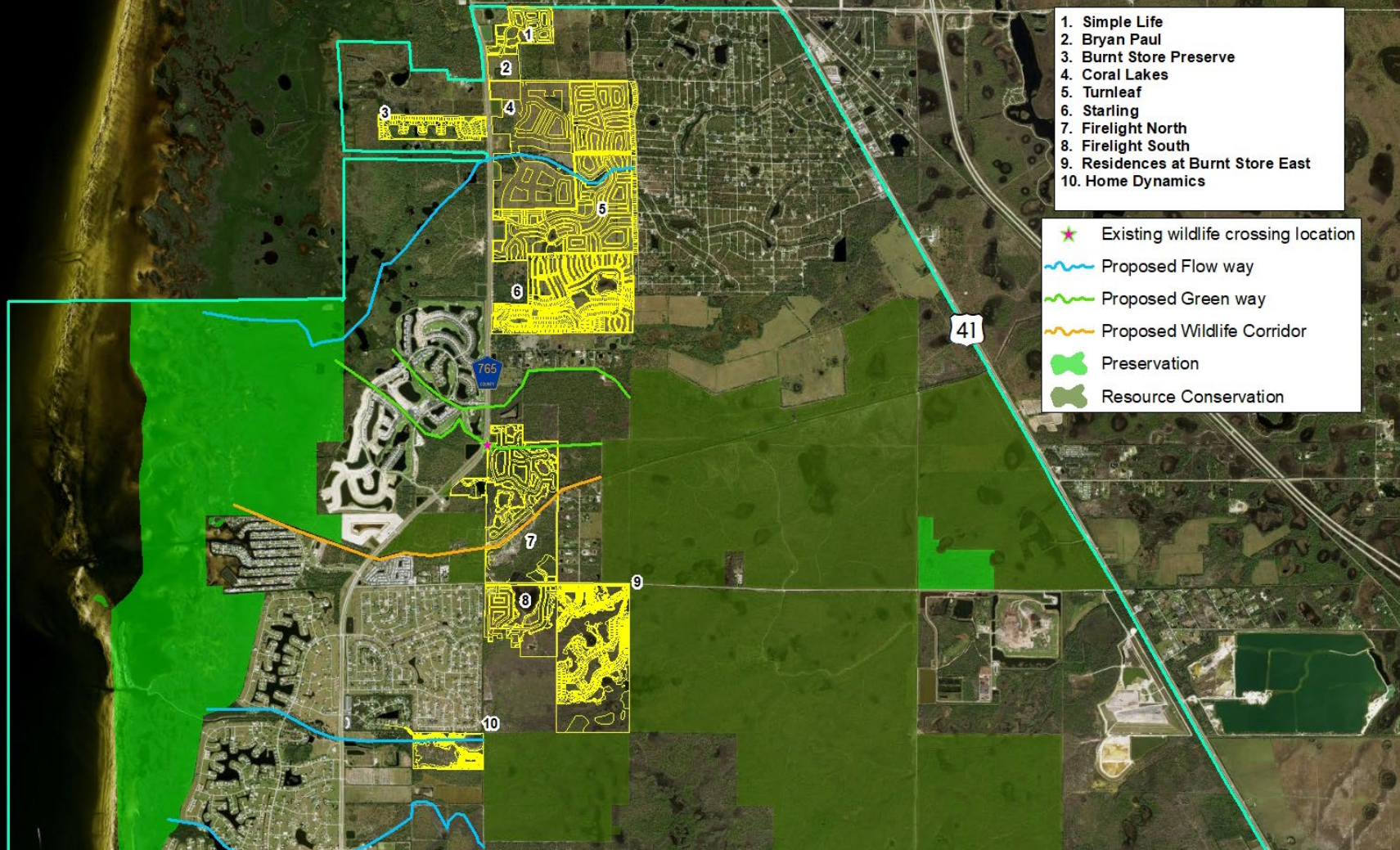
1. VACANT PLATTED RESIDENTIAL LOTS (2,357 UNITS)
2. VACANT SUBSTANDARD PARCELS (111 UNITS)
3. VACANT PARCELS (123 UNITS)



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



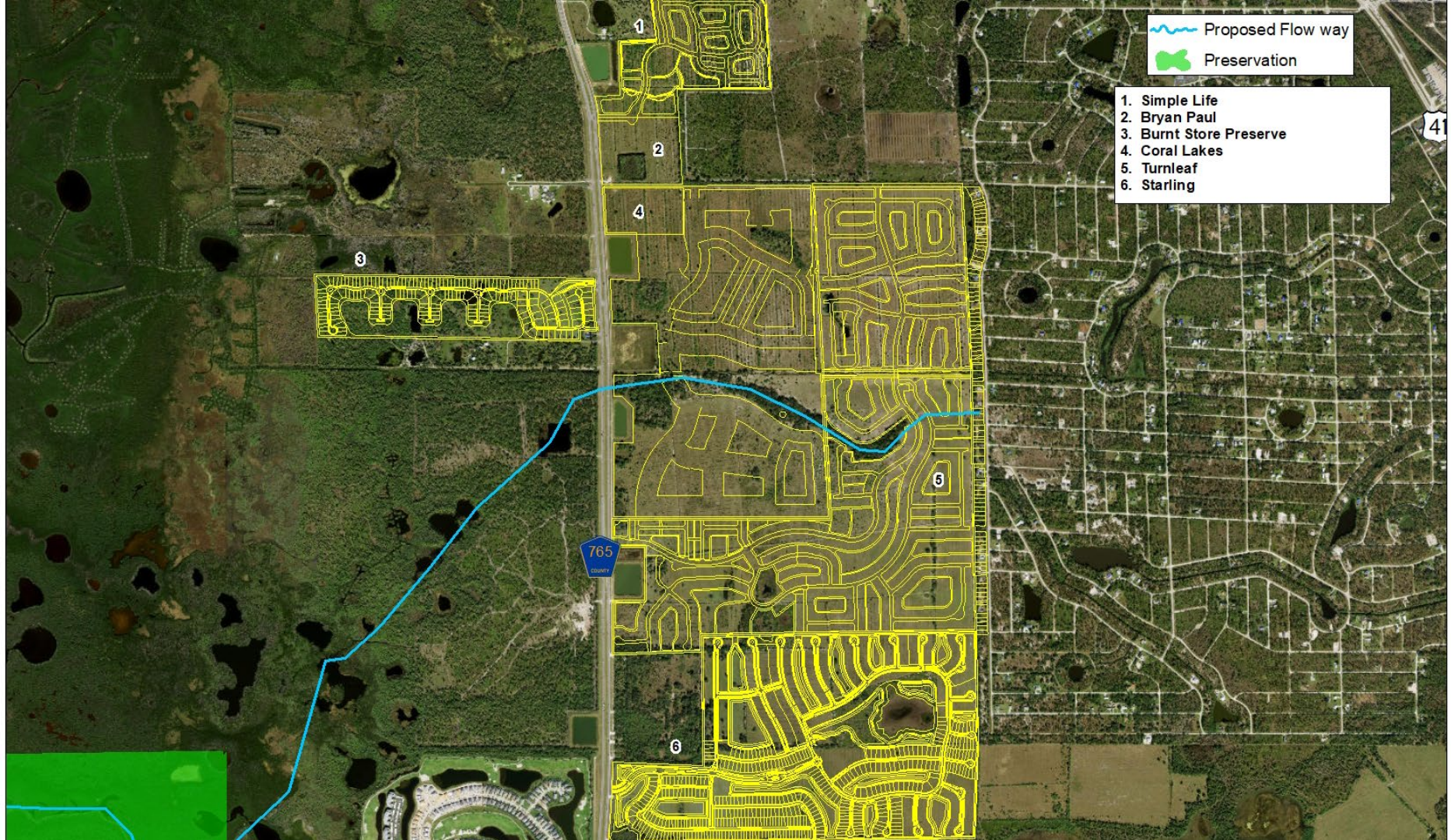
1. Simple Life
2. Bryan Paul
3. Burnt Store Preserve
4. Coral Lakes
5. Turnleaf
6. Starleaf
7. Firelight North
8. Firelight South
9. Residences at Burnt Store East
10. Home Dynamics

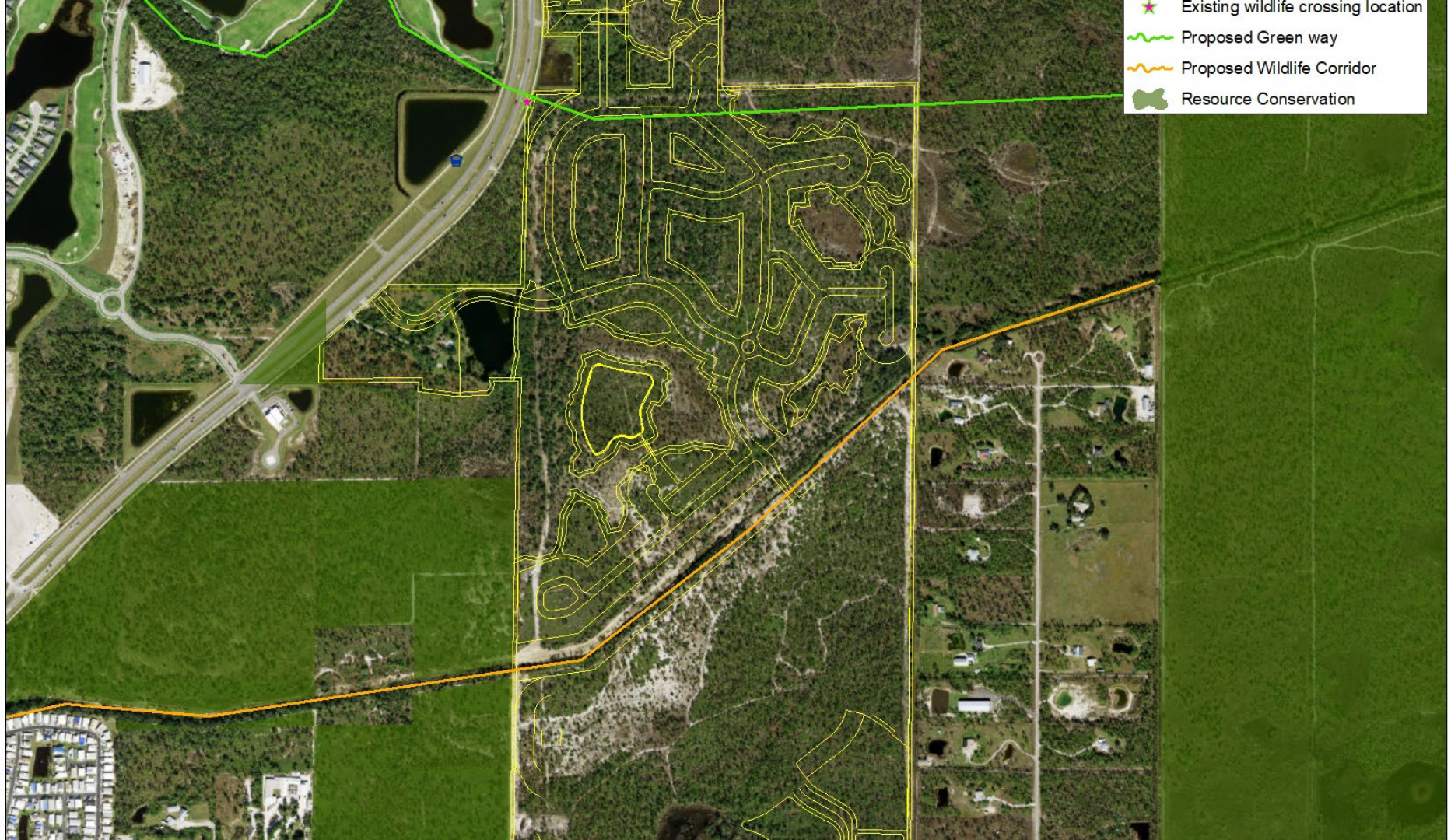
-  Existing wildlife crossing location
-  Proposed Flow way
-  Proposed Green way
-  Proposed Wildlife Corridor
-  Preservation
-  Resource Conservation



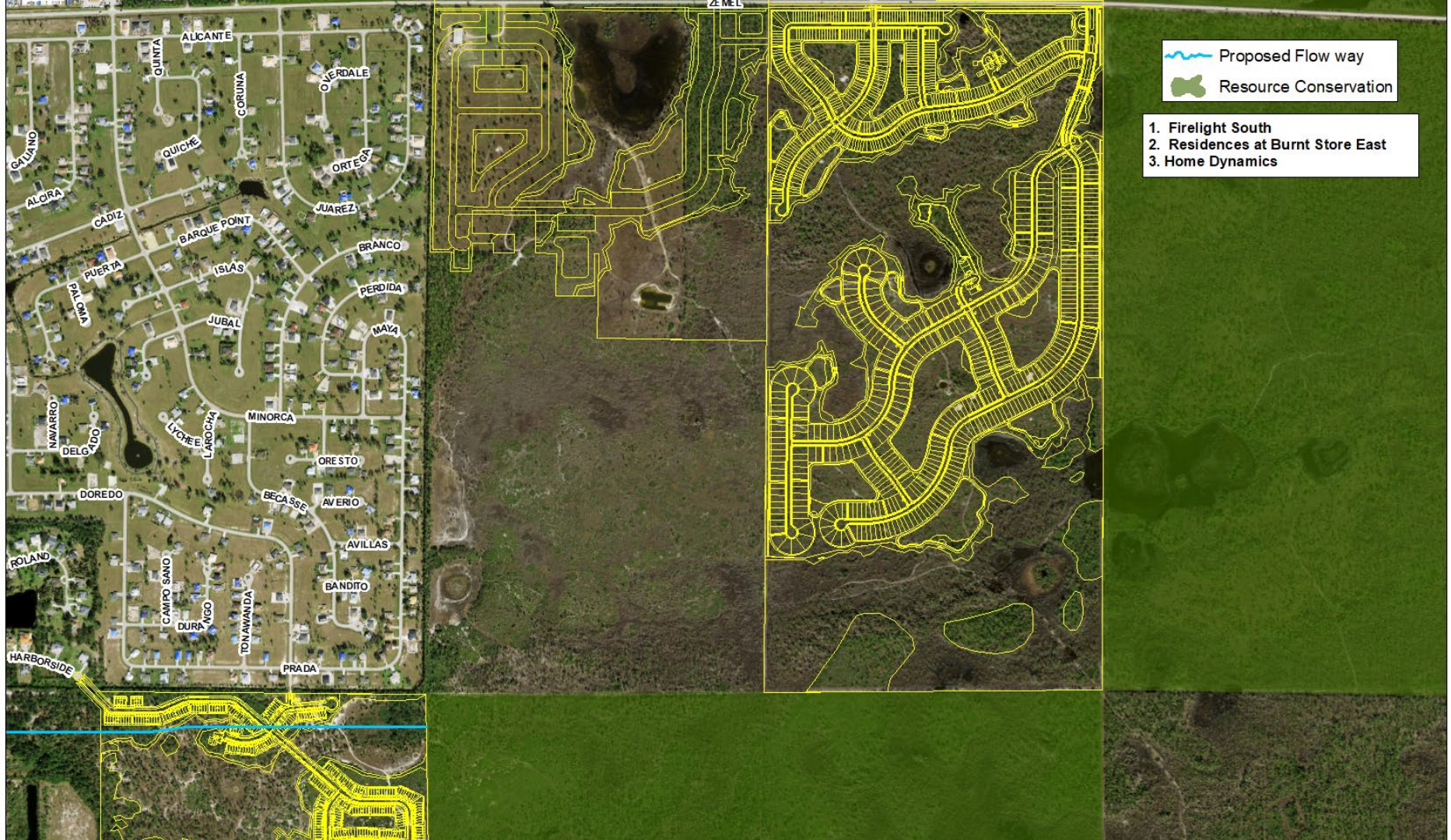
 Proposed Flow way
 Preservation

1. Simple Life
2. Bryan Paul
3. Burnt Store Preserve
4. Coral Lakes
5. Turnleaf
6. Starling





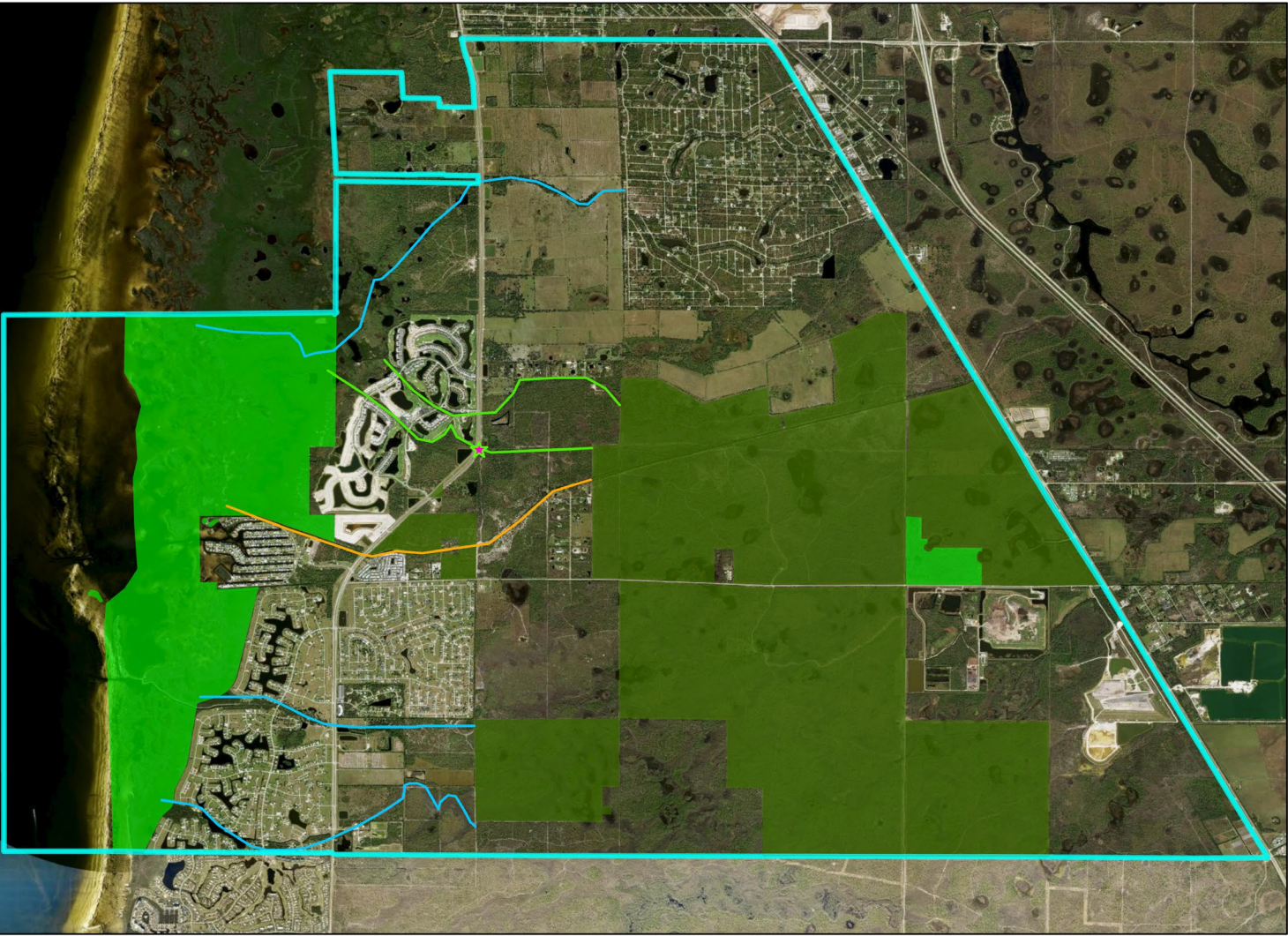
- Existing wildlife crossing location
- Proposed Green way
- Proposed Wildlife Corridor
- Resource Conservation

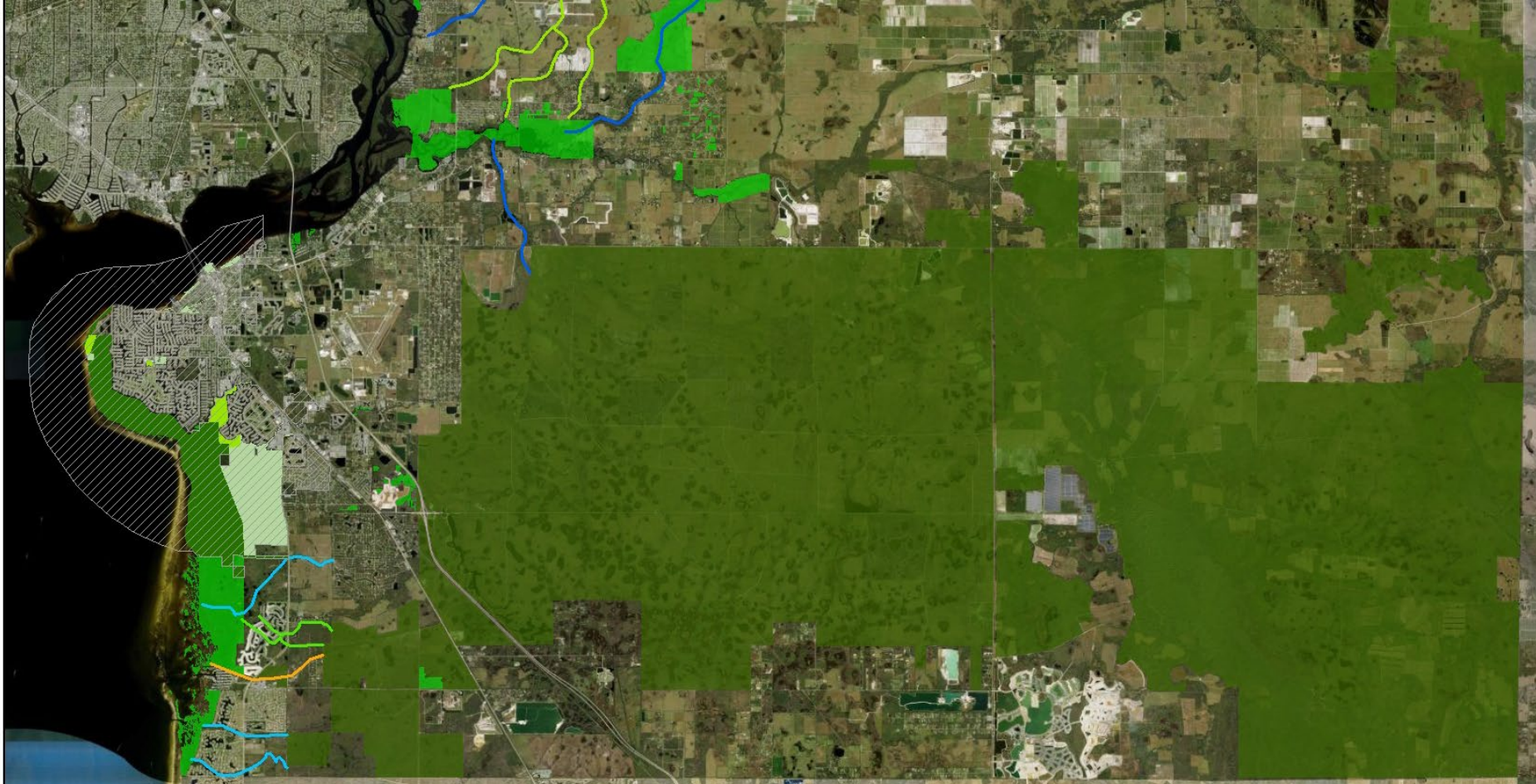


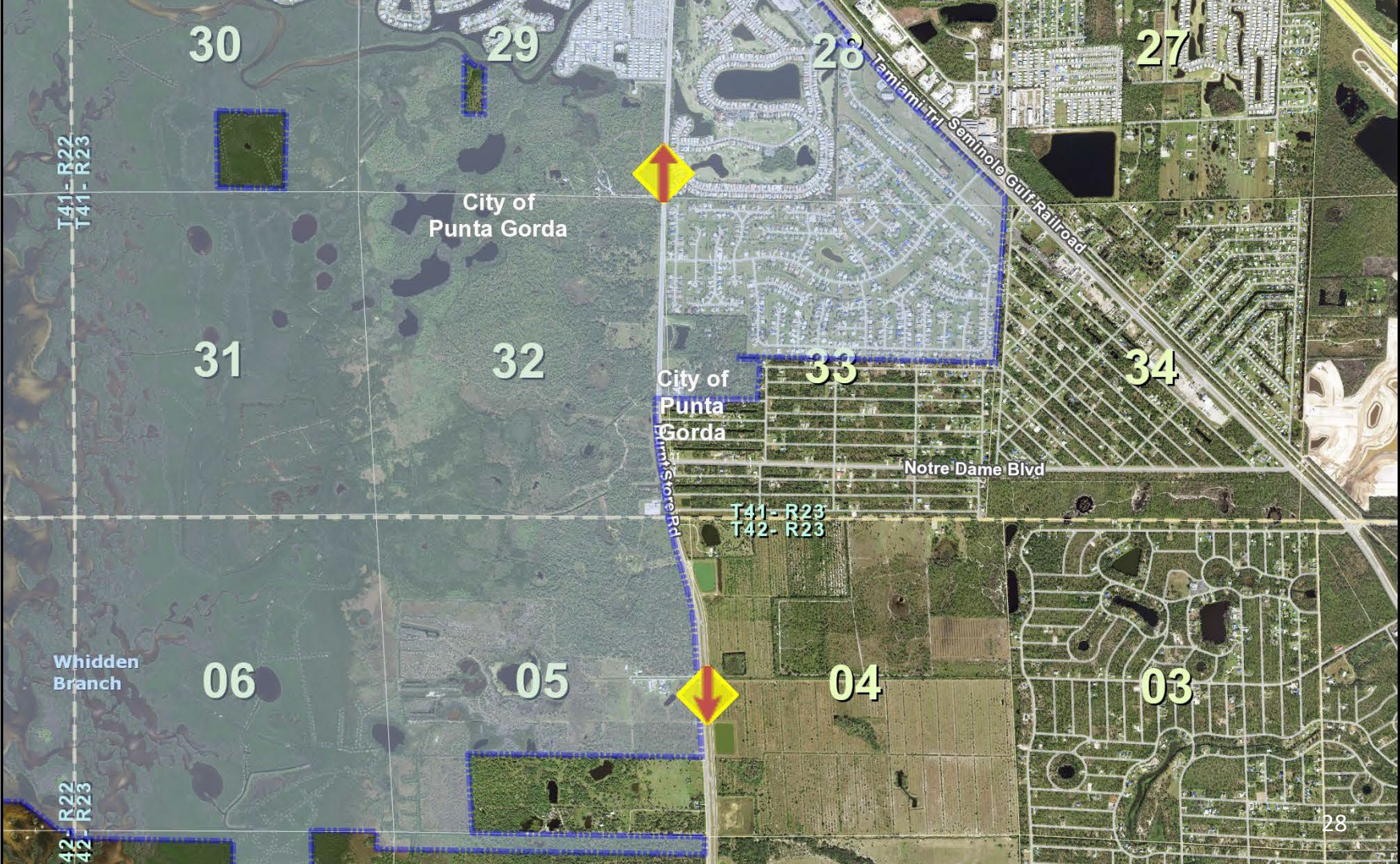
- Proposed Flow way
- Resource Conservation

1. Firelight South
2. Residences at Burnt Store East
3. Home Dynamics

- ★ Existing wildlife crossing location
- Proposed Flowway
- Proposed Greenway
- Proposed Wildlife Corridor
- Preservation
- Resource Conservation







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T41-R22
T41-R23

City of
Punta Gorda

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City of
Punta
Gorda

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Notre Dame Blvd

T41-R23
T42-R23

Whidden
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04

03

T42-R22
T42-R23

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Population and Housing Projections

Year	2023	2025	2030	2035	2040	2045	2050	9995
Population	4,567	5,237	7,154	10,212	14,668	18,802	20,802	34,856
Housing	2,872	3,311	4,527	6,429	9,212	11,758	12,966	20,226

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

Current Entitlements

- Residential: 10,599 (PD approvals)
 - About 2,500 vacant residential lots/tracts/parcels
- Office: 20,000 sq. ft.
- Hotel: 150 rooms
- Commercial: 511,500 (PD approvals)
 - 55.8 acres CG Zoning – Approximately 500K

Projects underway

- Transportation study close to completion
- Hydrological study
 - RFP done in conjunction with coalition
 - RFP issued May 13
 - Proposals due June 10th
 - “Shortlisting” June 26
- Bring results back to BCC for discussion/acceptance

What Cannot be Changed

- Majority of projects already approved, and many underway
- Densities cannot be lowered
 - FLUM Designations in place
 - Statutory prohibition on more restrictions to development
- Roadways and connection points already established and integrated into design of projects
- Wildlife and drainage flow ways already established and integrated into design of projects

What Could be Addressed

- Potential future MSBU projects for existing developments
- Re-analysis of non-residential allowances to potentially increase amounts

Stakeholder Meeting

- Stakeholder meeting
 - Residents, Property Owners', Development Community, open to the public
 - Held at Event Center?
 - Day? Evening?

Stakeholder Meeting

- Format?
 - Staff presenting and moderating?
 - Quickest, least expensive (Not recommended, want to remove any implication of bias)
 - EAR Based Amendments Charettes
 - One Charlotte, One Water
 - Staff presenting, consultant moderating?
 - Less cost, as Staff would do a portion of the work
 - Wetland and TDU workshops
 - Consultant presenting and moderating?
 - Most costly, and longest time frame, as Consultants would need to develop presentation and other items (recommended to remove any implications of bias or direction)
 - ECAP Code changes

Stakeholder Meeting

- Timing?
 - As soon as possible?
 - Potentially less participation – out of season
 - Wait until season?
 - Potentially more participation

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
 - Estimating \$100-\$250K depending desired changes
 - If looking to increase non-residential ratios, all traffic studies will and assumptions will need to be redone accordingly, current study is baseline on currently approved projects and numbers
 - If just stakeholder meeting, may be \$25-50K depending on direction
 - More consultant involvement, more money
- **No identified funding source**

Discussion and Direction