



Florida Department of Transportation

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GOVERNOR

605 Suwannee Street
Tallahassee, FL 32399-0450

JARED W. PERDUE, P.E.
SECRETARY

1/9/2026

Ben Bailey
18400 Murdock Circle, Suite 536
Port Charlotte, FL 33948

Subject: No Significant Adverse Impacts with Technical Assistance Comments
Expedited State Review – **Charlotte County** Proposed Comprehensive Plan Amendment
25-06ESR

Mr. Bailey,

Pursuant to Section 163.3184(3), Florida Statutes (F.S.) for Expedited State Review Process, in its role as a reviewing agency as identified in Section 163.3184(1)(c), F.S., the Florida Department of Transportation (FDOT) reviewed proposed amendment CPA 25-06ESR.

CPA 25-06ESR is a privately initiated Large Scale Plan Amendment (Text Amendment) requesting amending the Charlotte County Comprehensive Plan Future Land Use Element (FLUE). Specifically requesting to update the FLU Policy 3.1.4: Standards for Rural Settlement Area Overlay District to adopt a Pattern Book and development guideline, and FLU Appendix 1: Land Use Guide, Section 4: Overlay Districts – Land Use Overlays, by revising Rural Settlement Area Overlay District (RSAOD) to: a) clarify the developable area; b) revise special provisions, including 1) Item 1. Development Timing/Phasing; 2) Item 2. Master Development Plan by adopting Exhibits 1 through 5; 3) Item 3. Phasing of Development; 4) Item 4. Density Transfers; 5) Item 5. Open Spaces/Greenbelt, 6) Item 6. Regional Economic Development and Commercial Development Standards; 7) Item 9 (renumbered as “item 7”). Transportation System: and 8) Item 10 (renumbered as “item 8”). Wildlife crossings: and c) delete Special Provisions Item 7. Rural Village Standards, Item 8: Residential Development Standards, and item 7(b) (formerly item 9(b)) (Transportation System); for properties generally located south of the DeSoto County Line, north of Palm Shores Boulevard, and east of US 17 (Duncan Road), in the East County area; containing 4,900± acres.

FDOT determined the proposed amendment may have a significant adverse impact to transportation resources or facilities of state importance.

In addition, FDOT provides technical assistance consistent with Section 163.3168(3), Florida Statutes. The technical assistance comment(s) will not form the basis of a challenge. The technical assistance comment(s) can strengthen the local government’s comprehensive plan in order to foster a vibrant, healthy community or is/are technical in nature and designed to ensure consistency with the Community Planning Act in Chapter 163, Part II, F.S.):

Technical Assistance #1

As indicated in the cover letter, prior to the adoption hearing, the proposed Master Concept Plan and the entire CPA package be revised to reflect the approved maximum development rights of

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6,000 dwelling units, 500,000 sq. ft. of commercial uses, and 1,000,000 sq. ft. of regional economic development uses. Any reference to increase in approved maximum development rights needs to be removed. Note the attached traffic study based on the difference in proposed and adopted intensities will no longer be applicable.

Resolution to Technical Assistance #1

Revise the submittal package language to remove any reference to the increased density and intensity. Revise the Traffic Impact Statement to include only the allowable density and intensities in addition to including the current Agriculture Land Use as the existing permitted land use.

Technical Assistance #2

As proposed, the attached Traffic Impact Statement needs to be revised to reflect the correct density and intensity, in addition to clearly identifying the impacts to the state facilities adjacent to the property, namely US 17. Coordinate with the FDOT District One SIS Coordinator on potential impacts and mitigation strategies to US 17 (Section 163.3180(5)(h)), as there was no coordination or mitigation identified in the Traffic Impact Statement.

Resolution to Technical Assistance #2

Revise the Traffic Impact Statement methodology and analysis in coordination with FDOT District One using 2050 forecast, the correct LOS table and Context Classification (Section 163.3180(1)(b), (5)(b), (c) and (d)).

Technical Assistance #3

As proposed, there were not any concurrency plans or coordination with FDOT District One (Section 163.3177(6)(a)10. b(II) and (III)).

Resolution to Technical Assistance #3

Coordinate with FDOT District One and Charlotte County staff on concurrency needs based on the proposed development impacts.



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Based on Sections 163.3180(5)(h)1.a and 163.3184(3)(b)(4)(c), F.S, FDOT requests that the County continue to coordinate with the FDOT on this amendment and as the project progresses into the next phases since FDOT has determined the proposed amendment has the potential to impact transportation resources or facilities of state importance, specifically on segments of US 17 (a SIS facility).

FDOT appreciates your commitment to intergovernmental coordination and the opportunity to review and comment on the proposed amendment.

Thank you for coordinating on the review of this proposed amendment with FDOT. If you have any questions, please do not hesitate to contact me by email at Vitor.Suguri@dot.state.fl.us

Sincerely,

Vitor Suguri

Vitor Suguri

cc: Jennifer Carver, FDOT Central Office, Office of Policy Planning
Donna Harris, Senior Plan Processor, DOC
Jie Shao, Planner Principal