



Hello August

SR 776 CORRIDOR PLANNING STUDY FROM SARASOTA COUNTY LINE TO US 41 (Courtesy CCMP)

SR 776 Study Corridor (Approximate Length 16.5 miles)



PLANNING FOR FIRST WINCHESTER RANCH DEVELOPMENT UNDERWAY

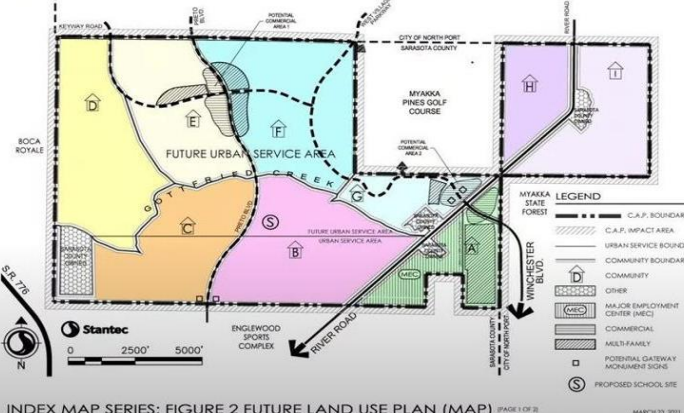
Neal Communities, the contract purchaser of 390 acres in the ranch, is pursuing a rezoning of the property to develop a residential community named appropriately Boca Royale East.

The property is located east of Boca Royale Golf & Country Club, south of the North Port city limits and north of Gottfried Creek.

The formal application filed with the county shows a total of 825 units being planned for the property split between 565 single-family detached homes and 260 single-family attached homes.

Water and wastewater service will be provided by the Englewood Water District, according to the application.

The planning team stated that Boca Royale Boulevard would remain a private road within a gated community and only residents of Boca Royale East would have access to the road. The same would be true for access from the future Preto Boulevard. Courtesy Barbara Richardson/Port Charlotte Sun (7/27/22)



Recommended Intersection Improvements

SR 776 at	Year 2025 Short Term Improvements	Year 2035 Mid Term Improvements	Year 2045 Long Term Improvements
Gillot Boulevard			• Consider a roundabout
Jacobs Street		• Add exclusive WB right turn lane • Signalization of RCUT	
Cornelius Boulevard	• Signalization (or RCUT)	• Add exclusive WB right turn lane	
Biscayne Drive	• Add exclusive WB right turn lane and signalization		• Consider a roundabout
Charlotte Sports Park Entrance	• Signal warrant study/pedestrian signal/HAWK evaluation	• Add exclusive EB and WB right turn lanes	
Fleming Boulevard	• *Add exclusive EB right turn lane • Add exclusive NB right turn lane	• Add additional WB left turn lane and exclusive WB right turn lane • Add additional NB left turn lane and NB shared through/right lane • Consider adequate geometry for the addition of the north leg	• Consider a Displaced Left Turn Intersection
Toledo Blade Boulevard	• Add exclusive *EB and WB right turn lanes • Remove permissive phases for EB and WB left turn lanes • Extend queue length for SB left turn lane	• Add additional EB left turn lane • Add an exclusive SB right turn lane and an additional NB left turn lane	• Consider a Displaced Left Turn Intersection
Murdock Circle/Enterprise Drive	• Extend SB left turn storage	• Additional NB left turn lane and remove split phasing	
US 41			• Eliminate EB/WB left turn movements. *EB left can use Enterprise Drive and WB left can use Murdock Circle • Consider a partial Displaced Left Turn Intersection (N/S)

*Notes: *Potential ROW needed. Safety/multimodal/ADA improvements are not included



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**VETERANS BLVD., I-75 INTERCHANGE PROJECTS
WILL TAKE TIME**

Eleven intersections were studied, including Veterans and Murdock Circle, Cochran Boulevard, Atwater Street, Yorkshire Street, Harbor Boulevard, Orlando Boulevard, Torrington Street, Norman Street, Loveland Boulevard, Peachland Boulevard and Kings Highway.

In the study, consultants found that turning lanes were needed for all intersections they reviewed other than Murdock Circle and Cochran Boulevard on the west, and Peachland Boulevard and Kings Highway on the east, since they already have them.

For Yorkshire Street — a possible access point to a North Port interchange — could be considered for traffic signals in the future depending on how the interchange project moves forward. Courtesy Daniel Sutphin/*Port Charlotte Sun* (7/20/22)

**DOWNTOWN MARKETPLACE DEVELOPMENT IN
SIGHT**

Ohio-based Geis Companies wants to build a mixed-use development with both residential and commercial units, among other amenities.

The 5.42-acre parcel of land in the city's downtown has been the center for music and food festivals, the city's annual Christmas tree-lighting event and more since Hurricane Charley ripped apart a shopping center on the property in 2004.

Since then, the privately owned land has been up for sale, listing around \$8 million. The final sale price was not available. Courtesy Daniel Sutphin/ *Port Charlotte Sun* (7/27/22)



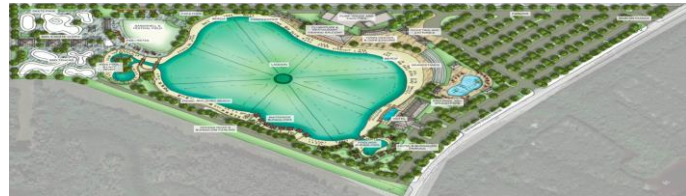
**TAMPA BAY'S PEAK SURF PARK SHARES NEW
RENDERINGS, FINDINGS FROM ANALYSIS OF
PROPOSED PINELLAS SITE**

An opening date is definitely a ways off, and there's still no location to share, but Tampa Bay is inching closer to catching a wave at the region's first surf park.

This morning, [Peak Surf Park](#)—which is scouting locations in both Hillsborough and Pinellas—shared new renderings of the project that promises to bring half-a-mile of beach, venues for concerts and events, bars, restaurants, retail and more.

Waves will be created by technology from [Australia's Surf Lakes](#).

“The company is revolutionary in its design with the ability to simulate consistent, ocean-quality waves for varying skill levels in a controlled setting and offer beginners and experts alike a unique surf experience,” the release added. Courtesy Kyla Fields/*CL Tampa Bay*



**COLLIER COUNTY OFFICIALS APPROVED \$15
MILLION IN INCENTIVES FOR THE GREAT WOLF
RESORTS PROJECT.**

Great Wolf Resorts, a family-friendly chain of experience-based hotels — each location features an indoor waterpark — is officially coming to Florida, with a \$250 million project in Naples.

This is the brand's 21st resort in North America and will feature 500 suites and a 100,000-square-foot indoor water park, along with 62,000 square feet of family-friendly attractions inside the Great Wolf Adventure Park. Courtesy *Business Observer*/Staff

Thought For The Day: “The struggles along the way are only meant to shape you for your purpose.” [Chadwick Boseman](#)

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