



DATE: September 22, 2025

TO: Honorable Board of County Commissioners

FROM: Maryann Franks, Zoning Supervisor  
Professional Qualifications as provided in Exhibit 1.

RE: **DRC-25-117- Final Detail Site Plan, Scenic View V Storage Facilities**

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**Requested Action(s):**

Atwell, LLC is requesting a PD Final Detail Site Plan approval for Scenic View V. The project consists of approximately 137,000 SF of enclosed storage area. The six westerly buildings will include large individually owned units, while the easterly building will include mini storage units. This project site is 10.33± acres and is located at 5225 Taylor Rd Punta Gorda, FL. Located in Commission District II.

**Analysis:**

This project site is 10.33± acres and is located at 5225 Taylor Rd Punta Gorda, FL. The site is designated as Commercial on the 2030 Future Land Use Map and is currently zoned Planned Development (PD). The proposed Final Detail Site consists of approximately 137,000 SF of enclosed storage area. The six westerly buildings will include large individually owned units, while the easterly building will include mini storage units and is consistent with the County's Comprehensive Plan and existing PD conditions.

This Final Detail Site Plan complies with all conditions, as well as being in compliance with the approved concept plan. The site plans are attached as Exhibit 2.

The Final Detail Site Plan has been approved through the Site Plan Review process, this proposal will not create any concurrency issues (Exhibit 4, Approval Letter).

Based upon the analysis and conclusions set forth herein, in staff's professional opinion, the application (Final Detail Site Plan, DRC-25-117) is generally consistent with Charlotte County's comprehensive plan, Charlotte County's Code of Laws and Ordinances and other applicable guidelines.

**COMMUNITY DEVELOPMENT DEPARTMENT**

18400 Murdock Circle  
Port Charlotte, FL 33948  
Phone: 941.764.4909 | Fax: 941.764-4180



### Qualifications of Maryann Franks

*Qualifications of Maryann Franks*

*Position: Zoning Supervisor*

*Years with Charlotte County: 26*

*Position Summary & Experience: I have worked as a Zoning Tech I, Zoning Tech II, Permitting, Licensing & Zoning Supervisor, Zoning Coordinator and Zoning Supervisor for Charlotte County Community Development, Zoning Department for 26 years. My duties include reviewing and making recommendations of compliance with Charlotte County zoning regulations on preliminary and final detail site plans to the Board of County Commissioners. I also coordinate and compile the recommendations and conditions of the reviewing departments and agencies into the final recommendation to the Board of County Commissioners. My duties include supervising the Environmental Specialist, the Zoning Technicians, zoning reviews, host and attend meetings and providing customer service. I assist the Zoning Official and the Planners when needed.*

Exhibit 1

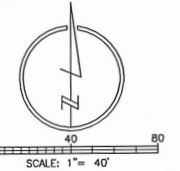
LIMITS OF THE  
CITY OF PUNTA GORDA

ZONING: CG

SCENIC VIEW V  
CHARLOTTE COUNTY, FLORIDA

CHARLOTTE HARBOR CONSTRUCTION INC.

**ATWELL**  
866.850.4200 [www.atwell-group.com](http://www.atwell-group.com)  
4161 TAMiami TRAIL, BLDG 5, UNIT 501  
PORT CHARLOTTE, FL 33952  
941.625.1165



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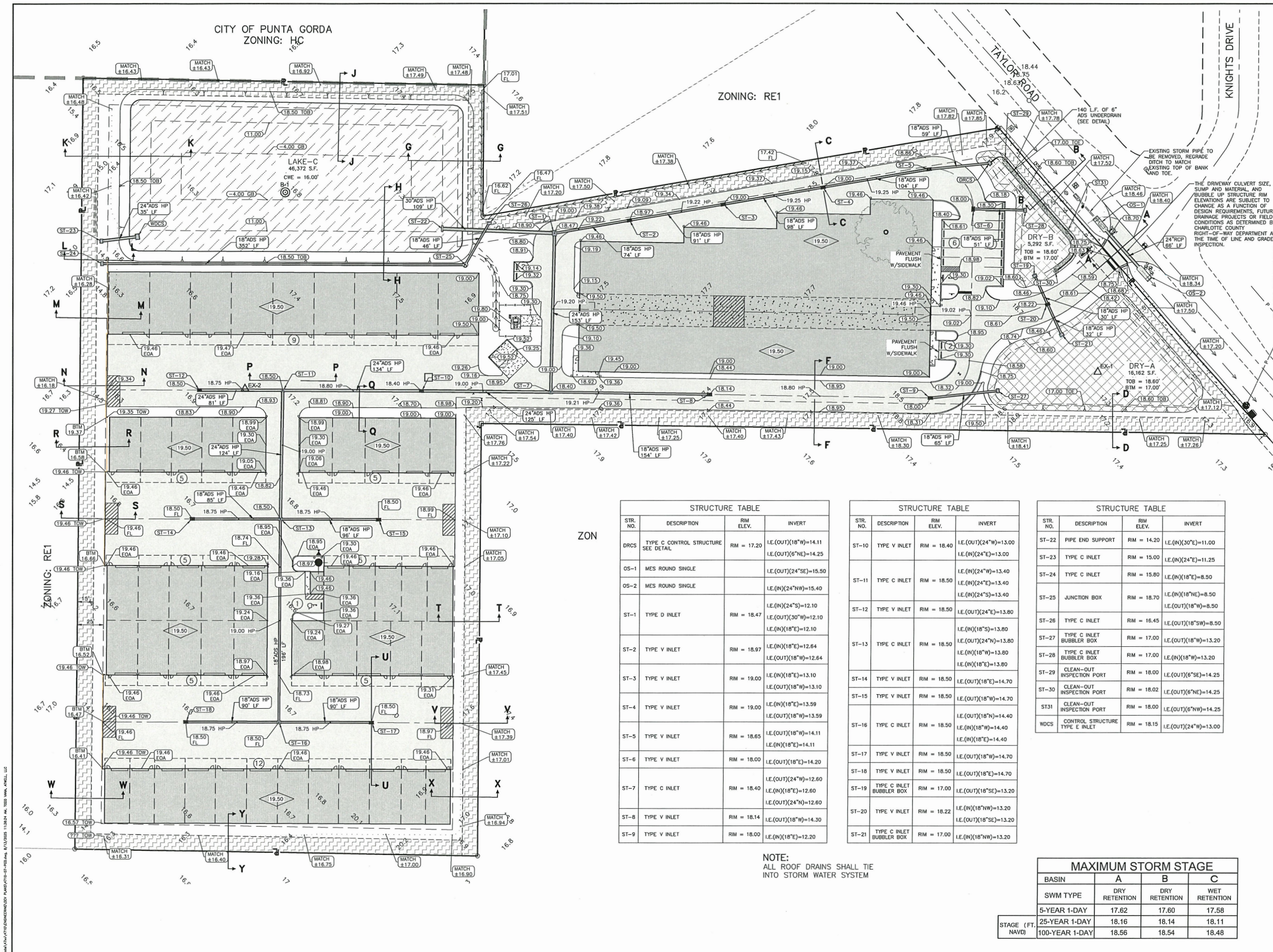
ALL UTILITIES ARE SHOWN BASED ON THE INFORMATION AVAILABLE TO THE ENGINEER. THERE IS NO GUARANTEE ALL FACILITIES ARE SHOWN OR THAT THE LOCATION, DEPTH, AND SIZE OF EACH FACILITY IS CORRECT. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES AND SERVICE TO THE CONSTRUCTION.

CLAY W. REBOL, P.E.

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| 70173                   |                        |                          |
| DRAFTED BY:<br>F.L.S.   | DESIGNED BY:<br>C.W.R. | REVIEWED BY:<br>C.W.R.   |
| PROJECT NUMBER:<br>4710 | COMPLETION DATE:       | SURVEY DATUM:<br>NAVD 88 |
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866.850.4200 [www.atwell-group.com](http://www.atwell-group.com)  
4161 TAMAMI TRAIL, BLDG 5, UNIT 501  
PORT CHARLOTTE, FL 33852  
941.625.1165

0 40 80  
SCALE: 1" = 40'

PAVING, GRADING AND DRAINAGE PLAN

# SCENIC VIEW V

CHARLOTTE COUNTY, FLORIDA

CHARLOTTE HARBOR CONSTRUCTION INC.

PREPARED FOR:

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Know what's below.  
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ALL UTILITIES ARE SHOWN  
BASED ON THE INFORMATION  
AVAILABLE TO THE ENGINEER.  
THESE ARE NOT GUARANTEES.  
ALL UTILITIES ARE SHOWN ON  
THIS PLAN FOR INFORMATION  
ONLY. THE CONTRACTOR IS  
RESPONSIBLE FOR LOCATING  
ALL UTILITIES AND SERVICE  
LINES PRIOR TO CONSTRUCTION.

CLAY W. REBOL, P.E.

70172

| DRAFTED BY: | DESIGNED BY: | REVIEWED BY: |
|-------------|--------------|--------------|
| F.L.S.      | C.W.R.       | C.W.R.       |

| PROJECT NUMBER: | COMPLETION DATE: | SURVEY DATUM: |
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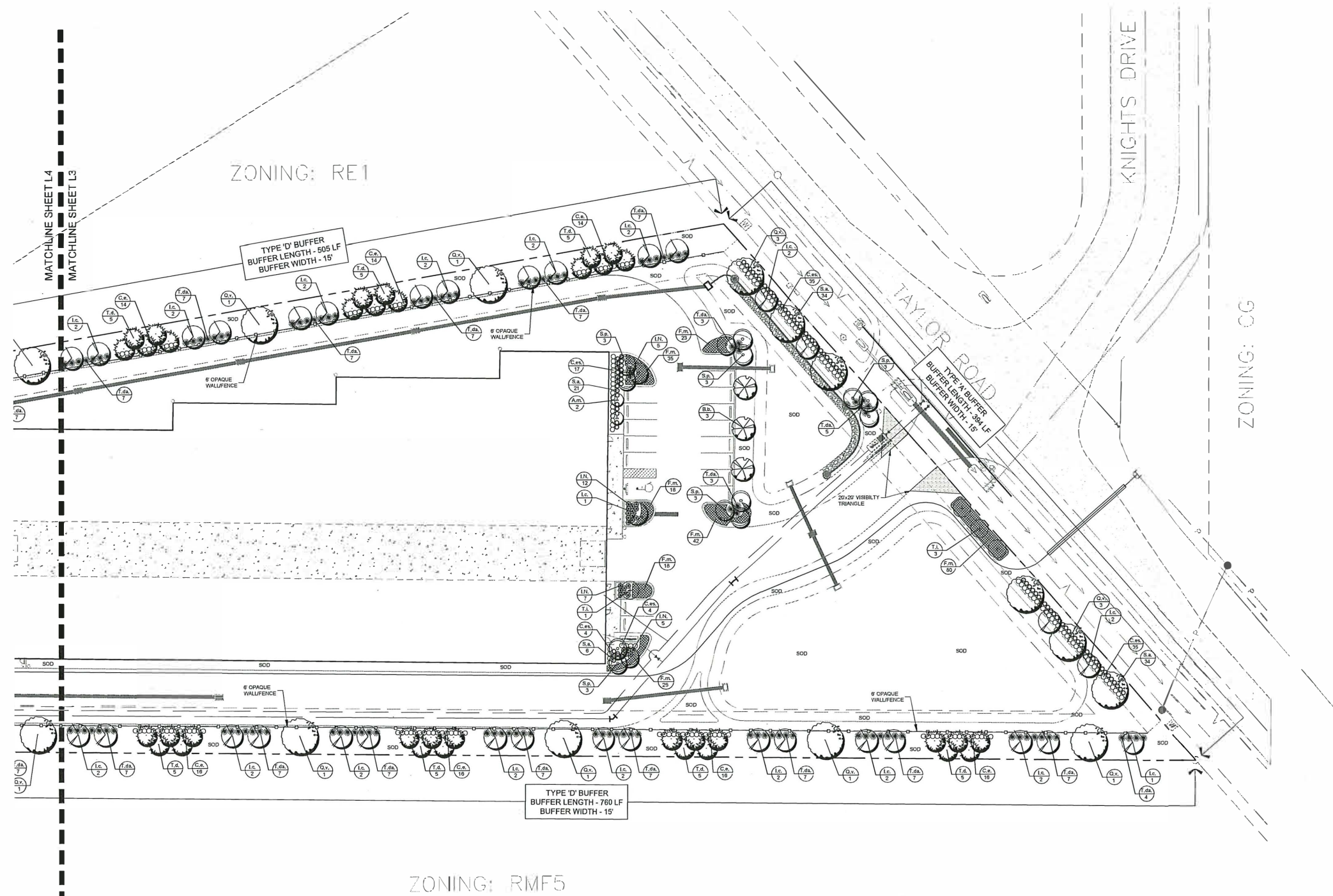
| MAXIMUM STORM STAGE |               |               |               |
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| BASIN               | A             | B             | C             |
| SWM TYPE            | DRY RETENTION | DRY RETENTION | WET RETENTION |
| 5-YEAR 1-DAY        | 17.62         | 17.60         | 17.58         |
| 25-YEAR 1-DAY       | 18.16         | 18.14         | 18.11         |
| 100-YEAR 1-DAY      | 18.56         | 18.54         | 18.48         |

STAGE (FT. NAVD)

NOTE:  
ALL ROOF DRAINS SHALL TIE  
INTO STORM WATER SYSTEM

5/14/2024 11:38:24 AM 113824.MXD WMM ATWELL, LLC





JOHN T. SWEN  
LANDSCAPE ARCHITECT

Landscape Plan

FOR  
**Atwell, LLC**  
4161 Tamiami Trail, Bldg. 5, Unit 501  
Port Charlotte, FL 33952  
Phone: (941) 625-1165

|       |    |
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Digitally signed  
by John T Swen  
Date:  
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The seal appearing on this document was authorized by:  
John T. Siren, R.L.A., L.A. No. 0001032, State of Florida  
on the date adjacent to the seal.





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| Date:       | 06/16/2025 |
| Scale:      | 1"=30'     |
| Drawn By:   | ---        |
| Checked By: | JTS        |
| Project #:  | 25112      |



August 26, 2025

Atwell, LLC  
Attn: Heather Polito  
4161 Tamiami Trail, Bldg. 5, Unit 501  
Port Charlotte, FL. 33952

Re: DRC-25-117 Scenic View V – PD Final Detail Site Plan  
Date July 17, 2025, Site Plan Review agenda

County staff has reviewed the PD Final Detail Site Plan for Scenic View V. The project consists of approximately 137,000 SF of enclosed storage area. The six westerly buildings will include large individually owned units, while the easterly building will include mini storage units. This project site is 10.33± acres and is located at 5225 Taylor Rd Punta Gorda, FL.

**It is the decision of the Zoning Official to forward DRC-25-117 to the Board of County Commissioners with a recommendation of approval. The comments are as follows:**

1. Prior to or at the time of building permit application, provide a completed Tree Permit Application as appropriate for this site, along with a tree inventory of location, types, sizes of trees overlaid on a site plan of the building, parking, and other site amenities. Identify the trees proposed to be removed and preserved. All trees to be preserved or removed must be in accordance with Section 3-9-100: Buffers, Landscaping, and Tree Requirements, of the County Code. Tree permits must be obtained prior to any land clearing/ fill activity or the issuance of any building permits.
2. Within 90 days prior to land clearing / Tree Permit Application, applicant shall conduct an updated species survey focusing on locating potential gopher tortoise burrows. If burrows are found that can't be avoided by a 25' buffer, applicant shall obtain a Relocation Permit from the Florida Fish & Wildlife Conservation Commission. Applicant will need to provide a Gopher Tortoise After-Action Report stating the burrows have been excavated / bucket-trapped and tortoise moved out of harm's way for Tree Removal Approval.
3. At the time of development, the project must comply with Chapter 3-5, Article IV, Clearing, Filling and Soil Conservation requirements of the County Code. Best Use Management Plans must be documented on final site plans and utilized during all land clearing and development activities.
4. The project must also comply with Chapter 3-5, Article XVI, Open Space/Habitat Reservation Trust requirements of the County Code.

5. Reviewed site plan. All structures are subject to further review at time of Building permitting.
6. Landscaping, buffers, and tree requirements must be consistent with the conditions established in the PD rezoning and meet all applicable regulations of Section 3-9-100: Buffers, Landscaping, and Tree Requirements (informational comment).
7. The landscape plan has been approved for the project. A copy of the approved landscape plan, with the digital approval stamps, must be uploaded/included with any/all permits for the site.
8. Please be sure to list unit numbers on the site plan come time for submittal of building permits. Units must be labeled numerically.
9. SWP-25-00059 approved on 7/23/25.
10. Fire hydrant required to within 300' of each building.
11. If the building(s) is required to have a fire sprinkler system, then the FDC (Fire Dept. Connection) shall be within 100' of the fire hydrant.
12. Per Charlotte County Ordinance 3-3-4 (5) Fire hydrants shall be installed as may be necessary so that the distance between hydrants does not exceed 800 feet. The minimum flow from any hydrant shall be such that it is designed to deliver 1250 G.P.M. at 20 pounds P.S.I. residual pressure for a minimum of two hours.
13. FDC shall be a 5" Storz connection with a height of 30" above finish grade and at a 30-degree angle.
14. Roadways shall be at least 20' wide of clear space for fire department access.
15. Gates/access arms shall be installed with an EVAC System for emergency operation use

**The decision to approve or deny this PD Final Detail Site Plan application will be made by the Board of County Commissioners on the October 28, 2025, Land Use Consent Agenda. It is recommended but not required to have a representative present at the meeting. No permits will be issued until final approval of the Board of County Commissioners.**

*Shaun Cullinan*

Shaun Cullinan  
Planning and Zoning Official