

DATE: September 10, 2025

TO: Honorable Board of County Commissioners

FROM: Maryann Franks, Zoning Supervisor

Professional Qualifications as provided in Exhibit 1.

RE: DRC-25-111- CBHC Substance Abuse Building Expansion

## Requested Action(s):

Southwest Engineering is requesting a modification to a Planned Development (DRC-PD-90-7) approval for CBHC Substance Abuse Treatment Building Expansion. The project consists of an 11,431 SF kitchen & office building, sidewalk, parking, and a stormwater management facility. This project site is 0.729± acres and is located at 1700 Education Avenue, Punta Gorda, FL. *Analysis:* 

This project site is 0.729± acres and is located 1700 Education Avenue, Punta Gorda, FL. The site is designated as High Density Residential on the 2030 Future Land Use Map and is currently zoned Planned Development (PD). The proposed Final Detail Site consists of an 11,431 SF kitchen & office building, sidewalk, parking, and a stormwater management facility, 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-25-111) is generally consistent with Charlotte County's comprehensive plan, Charlotte County's Code of Laws and Ordinances and other applicable guidelines

Phone: 941.764.4909 | Fax: 941.764-4180



# **Qualifications of Maryann Franks**

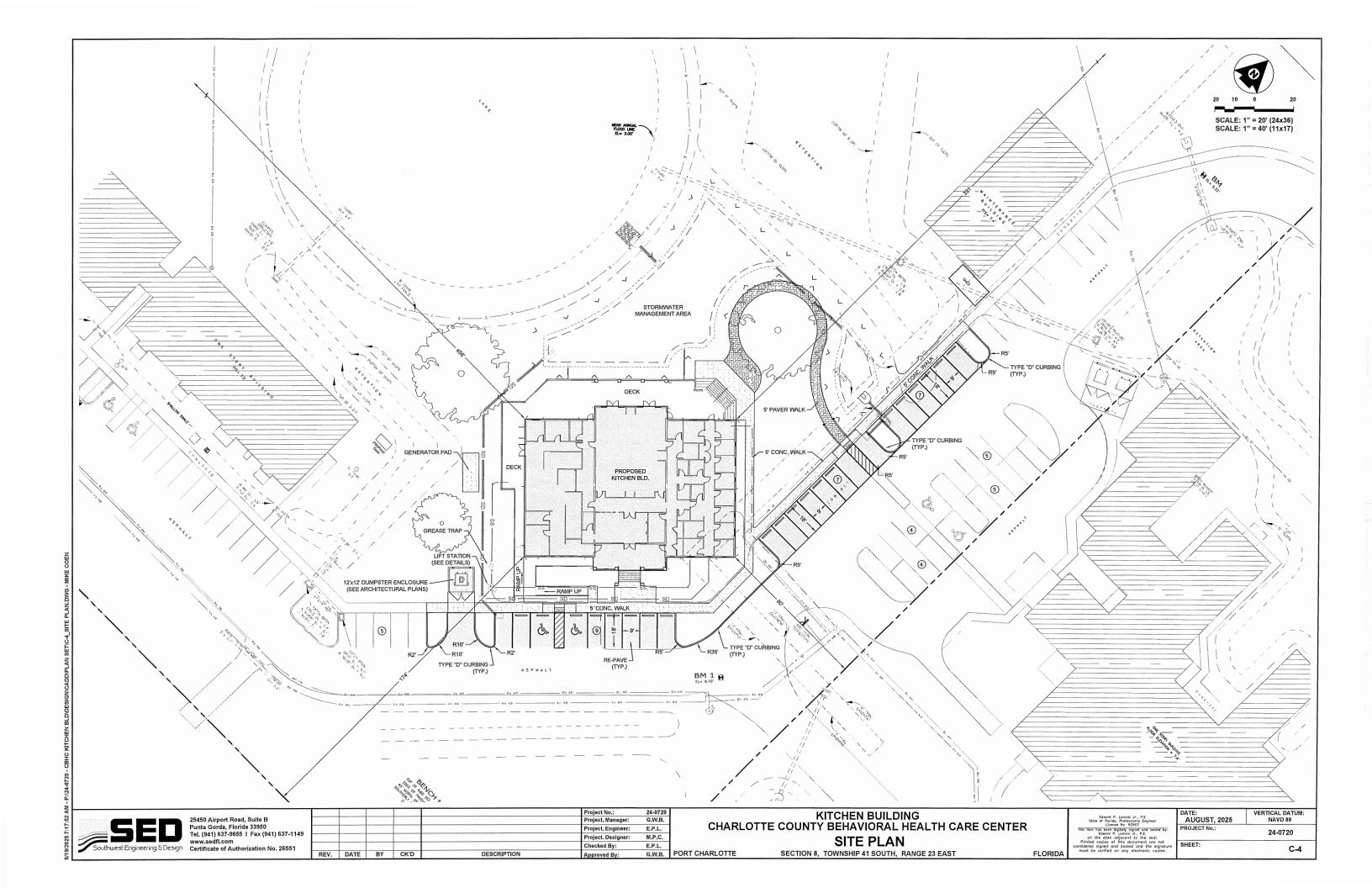
Qualifications of Maryann Franks

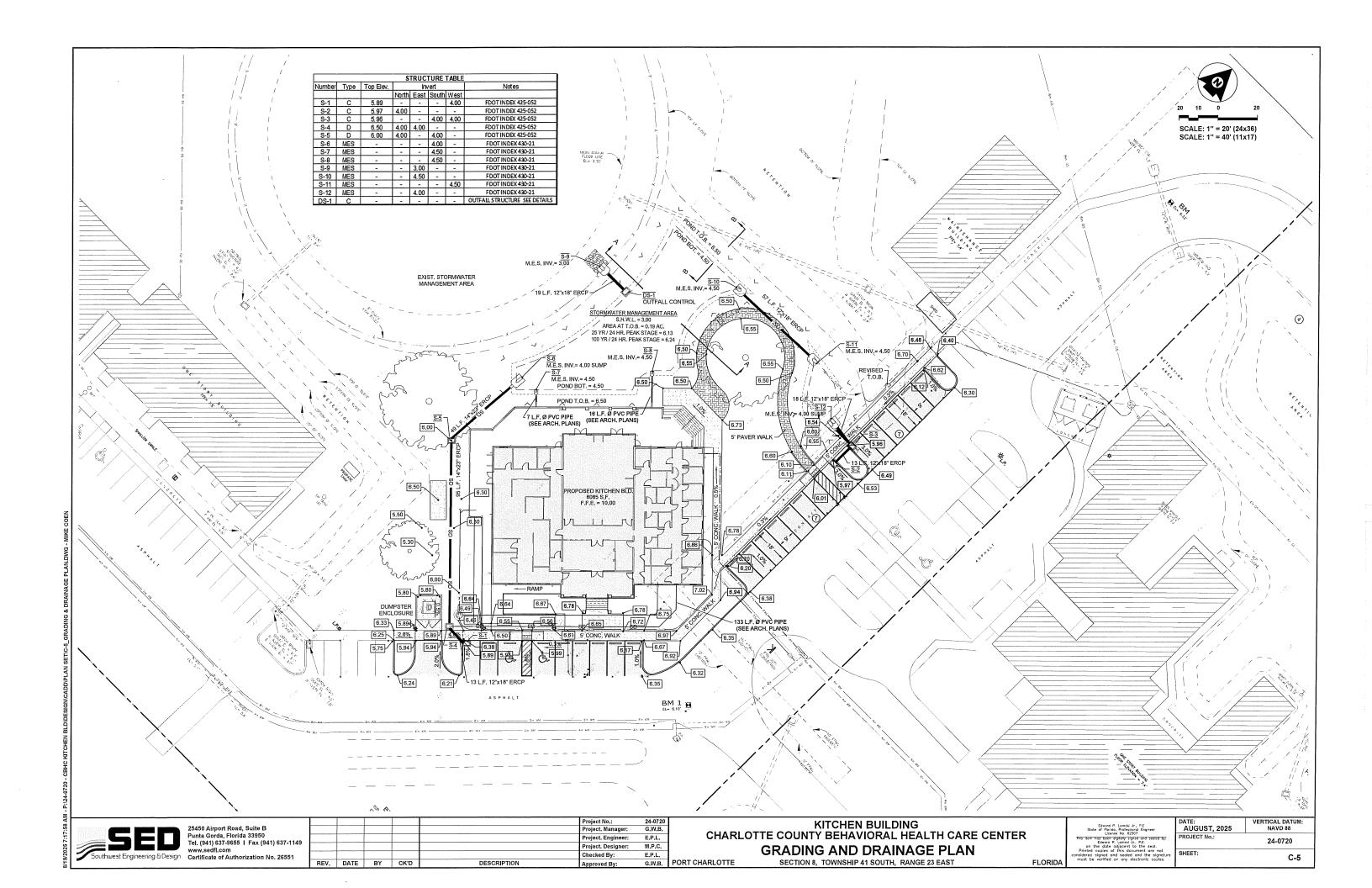
Position: Zoning Supervisor

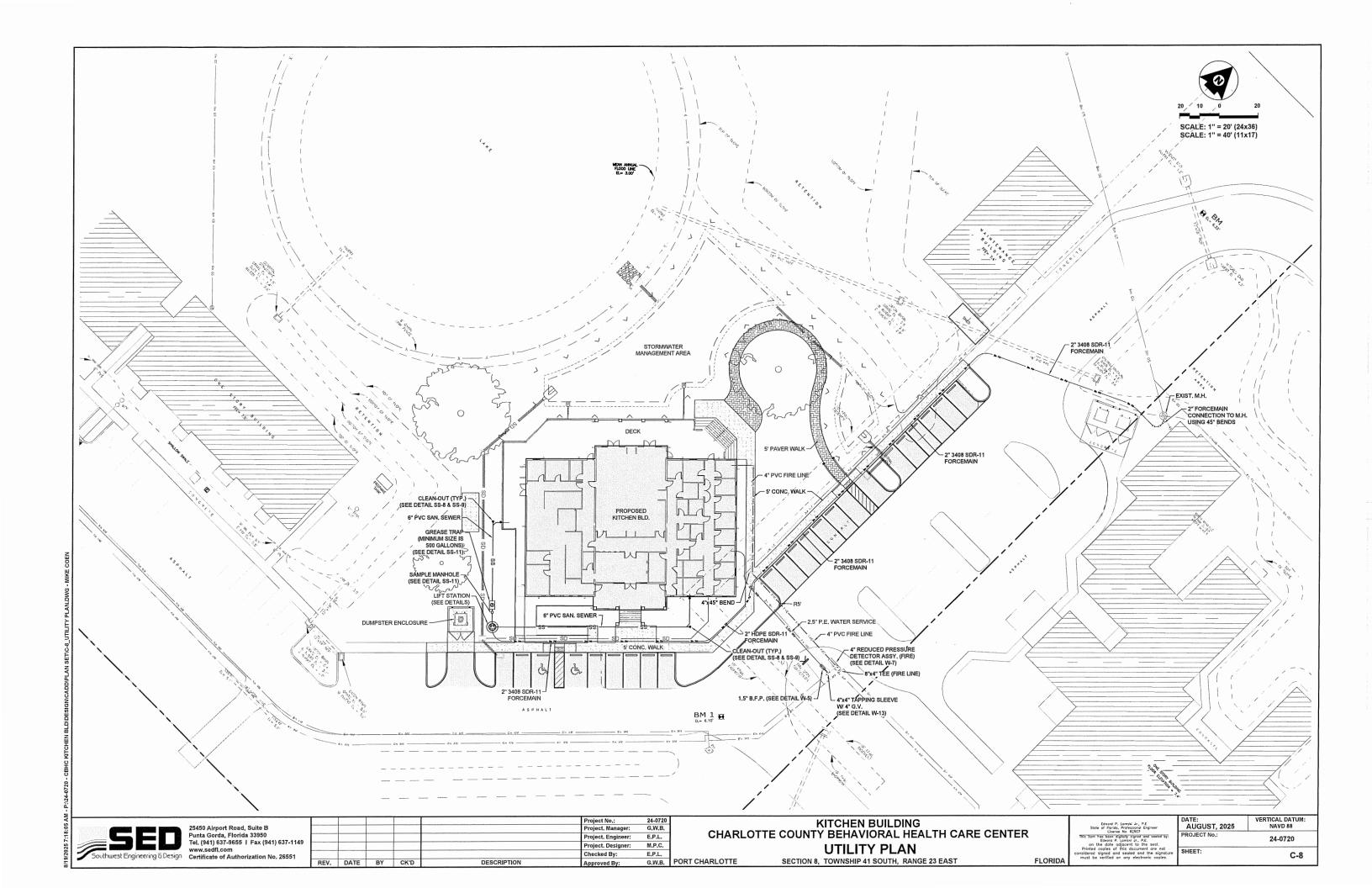
Years with Charlotte County: 26

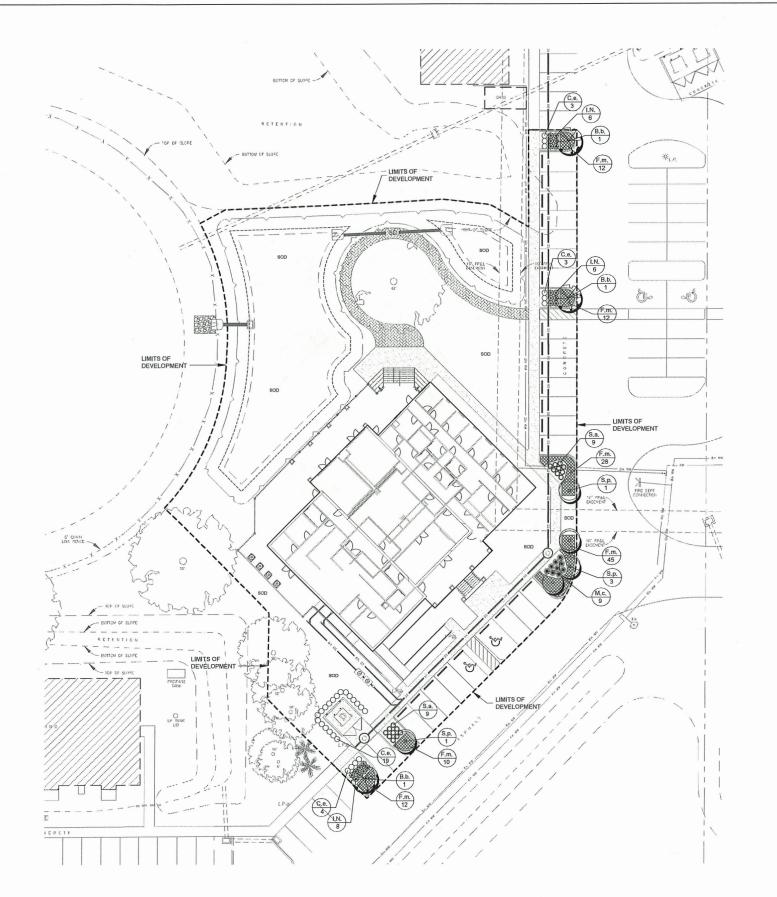
Position Summary & Experience: I have worked as a Zoning Tech I, Zoning Tech II, Permitting, Licensing & Zoning Supervisor, Zoning Coordinator and Zoning Supervisor for Charlotte County Community Development, Zoning Department for 26 years. My duties include reviewing and making recommendations of compliance 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.

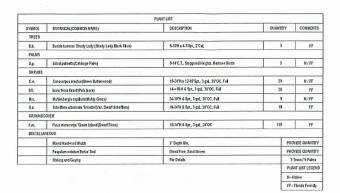
Exhibit 1











#### LANDSCAPE REQUIREMENTS

(Not Required - Proposed improvements are interior and are not localong any project boundary).

INTERIOR LANDSCAPE REQUIREMENTS

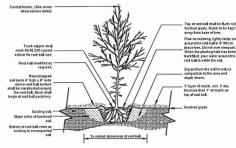
Interior Landscape Islands Required Interior Landscape Islands Provided

erior Trees Required - 5 erior Trees Provided - 8

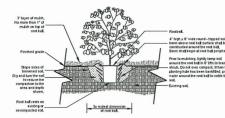
### TREE REQUIREMENTS

TREE POINTS REQUIRED(One (1) Tree Point per 2000 SF of Development Are Limits of Development Area - 39,957 SF / 2000 SF = 19,9 Tree Points Required - 19,9

		TREE P	CUVITS	
QUANT.	DESCRIPTION	CALIPER	TREE POINTS	TOTAL TREE POINTS
EAISTIN	G TREES			•
1	Onk	10° Cal.	6,5	6,5
1	Oak	15" Cal.	9,5	1,5
1	Osk	32° CaL	17,5	17,5
1	Osk	42° CsL	22.5	225
PROPO!	SED TREES			
3	Shady Ledy Black Olive	2°Cal.	0,5	1.5 (7.5%)
5	Cethoge Palm	>€C,T.	0,5	2,5 (12,5%
TOTAL TREE POINTS				60,9



TREE/PALM PLANTING DETAIL
SCALE NOTTO SCALE



SHRUB & GROUNDCOVER PLANTING DETAIL
SCALE NOT TO SCALE

CALL 48 HOURS BEFORE YOU DIG It's the Law 1-800-432-4770 Sunshine state one call of Florida, INC.

#### GENERAL NOTES

All plant materials shall be Florids Grade No, 1 or better, as specified in GRADES. STANDARDS FOR NURSERY PLANTS, Parts I and II, by the Division of Plant Info Florids Department of Agriculture and Consumer Services, and shall conform to out American Association of Nurseryman STAVDARDS FOR NURSERY STOCK, unlicoherenies specified on the plans and plant list.

plant materials shall be guaranteed for a period of one year (365 days) after hant reptance. All replacement materials shall be guaranteed for an additional 365 day

Scale: 1" = 20'

1N T. SWEN, P.A., P.O. Box 494466, Port Charlotte, FL 33: (941) 626-7365 johnswenrla@gmail.com LC 26000586

Charlotte Behavioral Health Kitchen Addition 1700 Education Ave. Punta Gorda, Florida

Landscape Plan

JOHN T. SWE

All planting beds shall be mulched with Mixed Hardwood Mulch, to a depth of three (3) inches. All trees in sod areas shall have a 35° min, radius mulched tree ring. Sod shall

eriscape principles shall be utilized as outlined by the Southwest Florida Water Managment strict.

The Contractor shall identify each tree with a plastic tag, identifying its species, and retained intil the Certificate of Occupancy is granted.

curbing where immediately abutted by pavement.

Australian Ross Brazilian Response Metaleures and Downs Ross Metale located on the property.

shall be removed during site preparation,

The quantities indicated on the plant list are intended as a guide for comparison bidding an does not releve the CONTRACTOR from providing a comprehensive material take off. In the event that a discrepancy occurs between the quantities listed in the plant list and the quantities indicated on the plan, the quantities indicated on the plan shall govern, and the

Any alterations to this landscape plan will require prior written permission of the Growth

The 20' x 20' & 30' x 30' Visibility Triangles maintain a clear space with no obstructions to vision between a height of two (2) feet and a height of six (5) feet above grade, trees shall to permitted in the clear sonce as Jone as there is no foliage between these heights.

Natiofences when required as part of the landscape buffer requirements shall be a minimum of six (6) Rest in height from finished grade, opaque, decorable, and made of one (1) of the dobtning materials, concrete aggregate, stucco finish (either painted or colored), brick, stone, wood, vin) or plastic. When required as part of a landscape buffer, chain link fences and walls constituted of bare concrete bufch, even if painted, are prohibited.

MAINTENANCE AND IRRIGATION

Plantings, fences, walls, berms and irrigation systems required by this section members are supported by the section members and properties.

(2) Damage to any of the landscaping or structures required by Section 3-9-100, shall replanted or replaced, as applicable, within 90 days or one growing season, whichever sconer, Damage to a required fence or vial by a natural disaster shall be repaired wit days.

(3) It is unlawful to violate any of the provisions of Section 3-9

(4) The Department (Zoning) may enforce compliance with Section 3-9-100 as provided and may perform reasonable inspections to insure continued compliance.

(5) All required landscaping and furthers may be served by an automatic ringston system designed to deminate the application of water to improvious areas and recover impacts it existing native vegetation. All Required landscaping and buffers that be irrigated during statisticity extensions of the application of the application and surprise and processing integrating system or hand value the application can demonstrate that such an approach with proof adequate water for pix social. All differentiate plants of implication most be approached by the Zennig Official or his charges.

Irrigation design standards. The following standards shall apply to the design installation ar maintenance of the irrigation systems.

Automatic rain and soil moisture sensing devices shall be installed with irrigation syste accordance with industry standards.

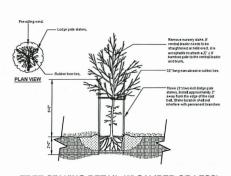
Drip or micro-jet irrigation should be used where possib

w trajectory spray nozzłes are encouraged.

rigation systems shall use the lowest quality water available which will adequately and s neet the water needs of the landscaping.

provided however that the property owner is responsible for providing irrigation for supplemental plants within natural areas and plants within detention areas,

Imgation systems must be properly maintained and operated in a manner consistent with watering restrictions established by the applicable water management district or local au



TREE STAKING DETAIL (2" CALIPER OR LESS)

SCALE NOT TO SCALE

h D:-:4-



Digitally signed by John T Swen Date: 2025.04.21 11:25:02 -04'00'

The seal appearing on this document was authorized by: John T, Swen, R.L.A., L.A. No. 0001032, State of Florida, on the date adjacent to the seal, Project #: 25107
SHEET L2

Orawn By:

04/21/2025 1"=20'

JTS

Southwest Engineering and Design



August 26, 2025

Southwest Engineering and Design, Inc. Attn: Edward Lomski Jr. 25450 Airport Rd. Punta Gorda, FL. 33950

Re: DRC-25-111 CBHC Substance Use Treatment Building–PD Modification July 10, 2025, Site Plan Review agenda

County staff has reviewed the PD Modification for the CBHC Substance Use Treatment Building. The project consists of an 11,431 SF kitchen & office building, sidewalk, parking, and stormwater management facility. The project site is 0.729± acres and is located at 1700 Education Ave, Punta Gorda, FL.

It is the decision of the Zoning Official to forward DRC-25-111 to the Board of County Commissioners with a recommendation of approval. The comments are as follows:

- 1. Reviewed site plan. All structures are subject to further review at time of Building permitting.
- 2. The proposed construction appears to be encroaching in FPL easements. Since the easements belong to a private utility, it is the owner's responsibility to obtain permission from FPL to encroach in these easements.
- 3. Prior to or at the time of building permit application, provide a completed Tree Permit Application as appropriate for this project.
- 4. SWP-25-00058 approved on 6/26/25.
- 5. Fire hydrant required to within 300' of each building.
- 6. 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.
- 7. 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.

- 8. FDC shall be a 5" Storz connection with a height of 30" above finish grade and at a 30-degree angle.
- 9. Roadways shall be at least 20' wide of clear space for fire department access.
- 10. Gates/access arms shall be installed with an EVAC System for emergency operation use.
- 11. Building will need a designated building letter that corresponds with existing buildings. Building should be designated letter "D".
- 12. 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 (informational comment).
- 13. 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.

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.

When you submit for a building permit, be sure to include a copy of this approval letter.

Shaun Cullinan

Planning and Zoning Official

Shaun Cullinan