



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

COMMUNITY DEVELOPMENT DEPARTMENT

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



Qualifications of Maryann Franks

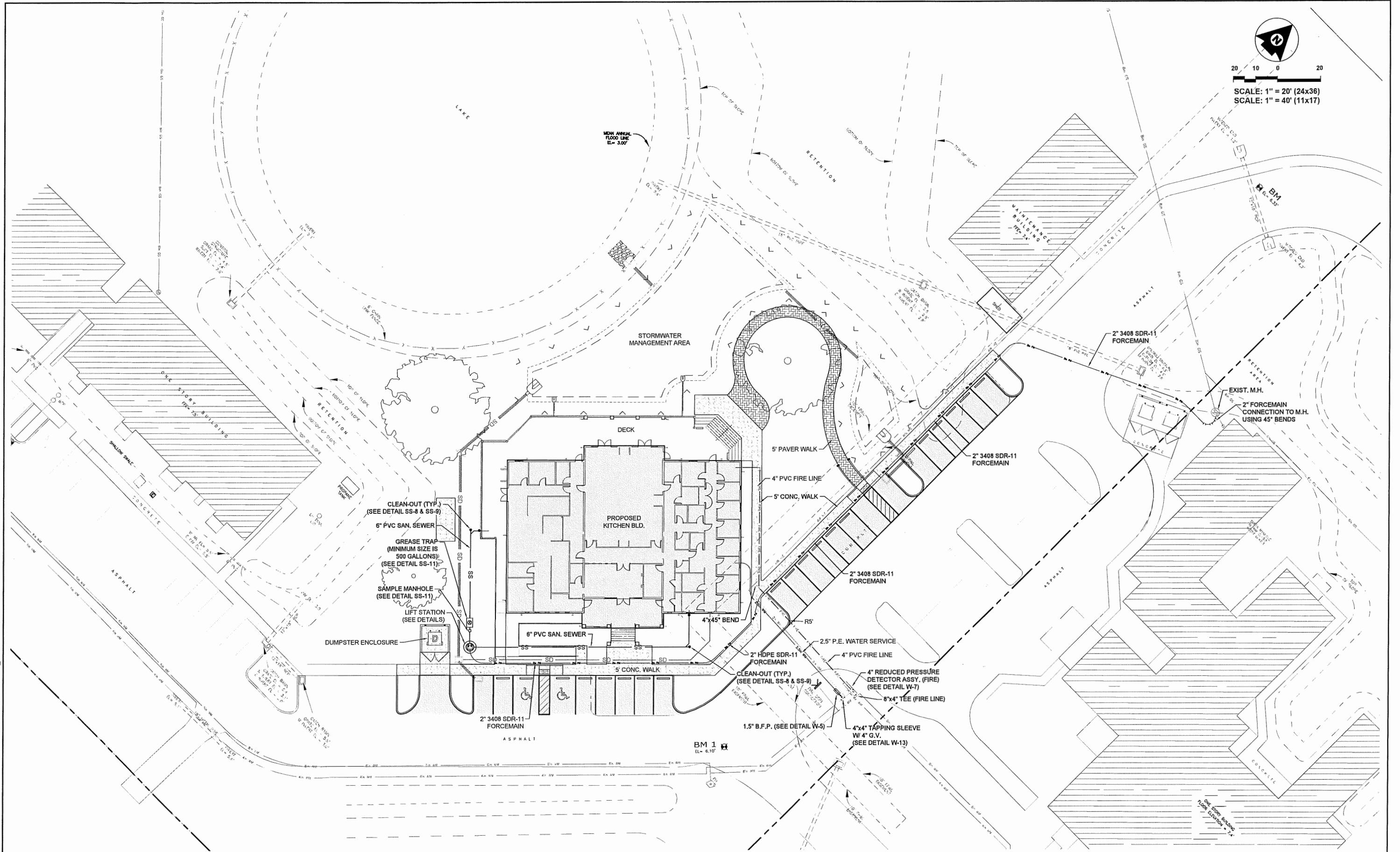
Qualifications of Maryann Franks

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.

8/19/2025 7:18:05 AM - P:\24-0720 - CBHC KITCHEN BLD\DESIGN\CADD\PLAN SET\CBHC-KITCHEN-PLAN.DWG - MIKE COEN



25450 Airport Road, Suite B
Punta Gorda, Florida 33950
Tel. (941) 637-9655 | Fax (941) 637-1149
www.sedfl.com
Certificate of Authorization No. 26551

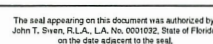
REV.	DATE	BY	CK'D	DESCRIPTION

Project No.:	24-0720
Project Manager:	G.W.B.
Project Engineer:	E.P.L.
Project Designer:	M.P.C.
Checked By:	E.P.L.
Approved By:	G.W.B.

KITCHEN BUILDING
CHARLOTTE COUNTY BEHAVIORAL HEALTH CARE CENTER
UTILITY PLAN
PORT CHARLOTTE SECTION 8, TOWNSHIP 41 SOUTH, RANGE 23 EAST FLORIDA

Edward P. Lamki, Jr., P.E.
State of Florida, Professional Engineer
License No. 62507
This plan has been digitally signed and sealed by:
Edward P. Lamki, Jr., P.E.
on the date adjacent to the seal.
Printed copies of this document are not
considered signed and sealed and the signature
must be verified on any electronic copies.

DATE:	AUGUST, 2025	VERTICAL DATUM:	NAVD 88
PROJECT No.:	24-0720		
SHEET:			C-8





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

Shaun Cullinan
Planning and Zoning Official