



Staff Report for: PD-23-00009

Meeting Date: January 13, 2025/February 25, 2025

To: Planning and Zoning Board /Board of County Commissioners

From: Jie Shao, AICP, MCP, Planner, Principal (see Exhibit 1 for professional qualifications)

Regarding: A request to amend the Zoning Atlas

Part 1 – General Information

Applicant: Flagler Self Storage Group, LLC, 25 Island Estates Parkway, Palm Coast, FL 32137

Agent: James W. Herston, 20101 Peachland Boulevard, Unit 207, Port Charlotte, FL 33954

Owner: R & V Port Charlotte Storage LLC, 704 E Moody Boulevard, Suite 1486, Bunnell, FL 32110

Request: A privately initiated request to amend the Charlotte County Zoning Atlas from Commercial General (CG) to Planned Development (PD).

- Adopt a Detail PD Concept Plan.

Location: **Commission District IV:** The subject property, including nine platted lots, is located at 342 or 358 N Spring Lake Boulevard, in the Port Charlotte area .

Area: The subject property contains a total of 2.2102± acres.

Public Notice: Public Notice has been given as required by Charlotte County Code, Section 3-9-10; subsections (d) Published Notice; (e) Mailed Notice (1,000-foot Mailed Notice Map); and (f) Posted Notice.

Part 2 – Analysis and Conclusion

Request

The applicant, Flagler Self Storage Group, LLC, is requesting a Planned Development (PD) rezoning from Commercial General (CG) to PD. The stated purpose of this application is to develop a self-storage facility. The subject property includes nine platted lots. These nine lots are located at 342 or 358 N Spring Lake Boulevard, in the Port Charlotte area.



PD-23-00009 Area Image

Current Status

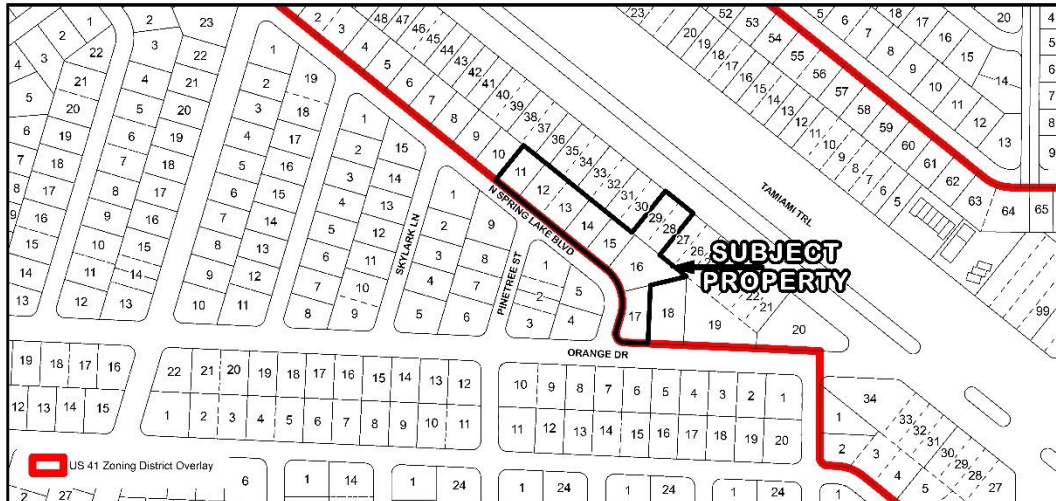
On January 13, 2025, this PD rezoning was presented to the Planning and Zoning Board for recommendation. Citizens testified regarding concerns about the proposed development such as visual impact and access on N Spring Lake Boulevard. The subject site is located within the boundary of the U.S. 41 Zoning District Overlay. The County Code, Section 3-9-49(e)(b)(U.S. 41 Zoning District Overlay) requires that: *“Businesses that face and are adjacent to U.S. 41 will be allowed to expand onto an adjoining rear lot(s) only if the rear lot(s) is designated with a commercial corridor or U.S. 41 overlay mixed use FLUM. The preferred zoning districts are CG, OMI and PD. Subsequent to such expansion, residential roads located adjacent to the expanded business shall not be utilized for ingress to or egress from said business unless an overriding need can be demonstrated.”* The proposed main access is located on US 41 Access Road. The originally proposed General PD Concept Plan only had one access on US. 41 Access Road. During the Site Plan Review process, Charlotte County Fire & EMS staff requires that:

- 1) *Provide secondary entrance/egress for emergency apparatus.*
- 2) *Provide fire apparatus diagram showing our largest fire apparatus will make it down all roads and turns. Our largest fire apparatus design is as follows: Length 45’10”, wheelbase 8’4”, weight 68,000, arrival angle 12 degrees and departure angle 9 degrees.*

Therefore, an emergency access has been added on N. Spring Lake Boulevard. Both staff from Charlotte County Public Work Department and Charlotte County Fire & EMS recommended approval of the newly proposed General PD Concept Plan. While staff’s opinion is that for the safety reasons, the proposed emergency access on N. Spring Lake Boulevard, which is a local road, may be demonstrated as an overriding need but such a determination must be made by the Board.

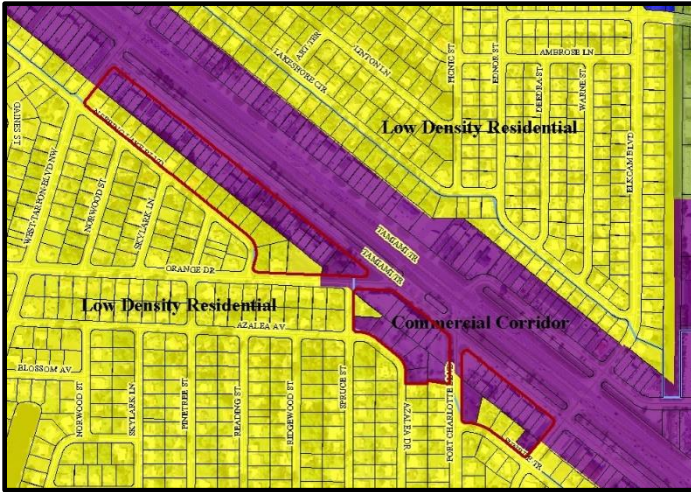
History of the Subject Property

The subject site is located within the geographic boundary of the U.S. 41 Zoning District Overlay.

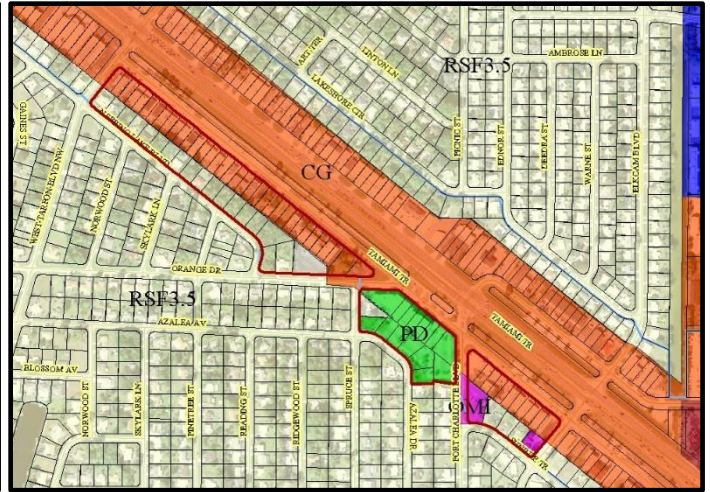


PD-23-00009 US 41 Zoning District Overlay

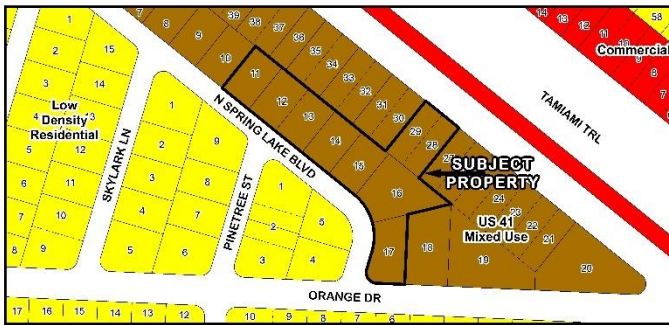
In order to achieve several goals for U.S. 41 corridor, such as 1.2 Floor Area Ratio and 60% lot coverage, on May 17, 2005, the Board of County Commissioners (Board) adopted a small scale plan amendment from Low Density Residential to Commercial Corridor to U.S. 41 Overlay Mixed Use via Ordinance Number 2005-042 (Attachment 1) and a companion rezoning to from Commercial General (CG) and Residential Single-family 3.5 (RSF-3.5) to CG via Ordinance Number 2005-044 (Attachment 2) to allow commercial and multi-family residential mixed developments within the corridor with an increased lot coverage and floor area ratio. The subject property is part of these applications. Lots 28 and 29 were designated as Commercial Corridor with a CG zoning and lots 11 through 17 were designated as Low Density Residential with a RSF 3.5 zoning. The subject property is designated as U.S. 41 Overlay Mixed Use with a CG zoning.



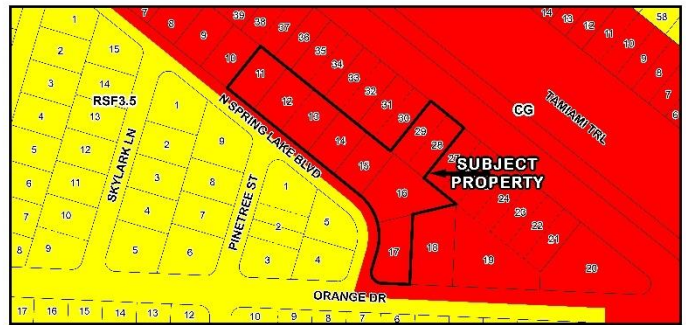
FLUM Designations Prior to Adoption of Ord. No. 2005-042



Zoning Districts Prior to Adoption of Ord. No. 2005-044



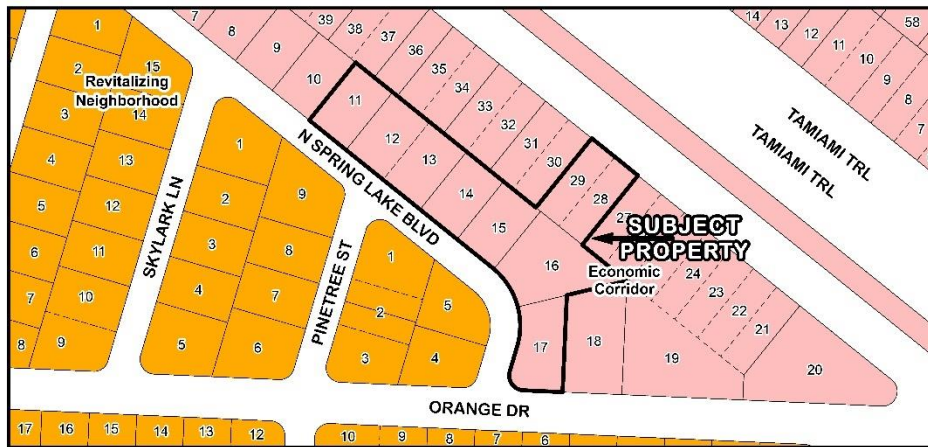
PD-23-00009 FLUM Designations



PD-23-00009 Existing Zoning Designations

Now, the applicant has submitted this PD rezoning application with a Detail PD Concept Plan in order to have a self-storage facility on the subject property.

Consistency with the County's Comprehensive Plan



PD-23-00009 Framework

The subject property is designated as part of Economic Corridor on the 2050 Framework Map (FLUM Map #2 2050 Framework). According to the County's Comprehensive Plan, specifically, ***FLU Objective 5.4: Economic Corridors***, in order to improve the visual and functional quality of streets and highways, the County shall encourage mixed use development along corridors with a stronger emphasis on connectivity and more attractive physical design. The proposed self-storage facility will add another type of commercial uses in the area where the subject property is located.

In addition, the property is located within the U.S. 41 Overlay District. The intent of the U.S. 41 Overlay District is in an effort to establish meaningful, specific development standards such as commercial design standards and signage requirements, and to implement the U.S. 41 Mixed Use Future Land Use Map (FLUM) designation for the future development and redevelopment within this area. The subject property has been designated as U.S. 41 Mixed Use (41MU) since 2005. This category allows a mixture of commercial, institutional, office, multi-family residential uses, and public services and facilities. Commercial and office uses will be limited to professional, business, and personal services, and retail sales and services, unless a Planned Development zoning district is used. When a Planned Development zoning district is used, otherwise restricted commercial general or commercial intensive uses may be requested. This specific land use category allows for redevelopment and new development along the U.S. 41 corridor to build to a greater density and intensity, creating an urban character, providing a more attractive economic and business climate, and complementing the County's beautification efforts. Therefore, the applicant is seeking a PD rezoning in order to have a self-storage facility on the subject property. The applicant contends that proposed development with the proposed elevations and proposed enhanced landscaping will provide a unique urban character and improve the appearance of U.S. 41.

Therefore, it is staff's professional opinion that the proposed PD rezoning is consistent with the County's Comprehensive Plan.

Compatibility and Impacts on Adjacent Land Uses

The site is located within the U.S. 41 Zoning District Overlay. To the northeast of the subject property are commercial properties located along U.S. 41. Across N. Spring Lake Boulevard to the south and southwest of the subject property, there are single-family homes and scattered platted vacant lots, which are designated as Low Density Residential with a RSF 3.5 zoning. There is one existing single-family home located immediately to the east and next to Lot 17, which is designated as 41 MU with a CG zoning. The proposed PD rezoning will allow the County to place sufficient conditions to limit adverse impacts created by the proposed development on neighboring property owners via:

- Limiting the use of the subject property for a self-storage facility up to 115,531 square feet.
- Allowing for a single residential dwelling unit to be incorporated into one of the proposed buildings.
- Limiting the maximum building height to 38 feet, which is the same permitted height under the residential single-family zoning.

- Providing for the 20-foot PD setback along the property boundary immediately adjacent to properties zoned RSF-3.5 or single-family homes.
- Prohibiting outdoor storage or outside display of items.
- Providing for a type D buffer with a six-foot-tall wall or opaque fence along the western, southern and eastern property boundary adjacent to existing residential homes and property zoned RSF-3.5 and within the 20-foot PD setback.
- Providing for an enhanced decorative landscaping buffer to the eastern of the property line along U.S. 41 Access Road and within the 5-foot PD setback.

It is staff's professional opinion that the proposed changes limit detrimental impacts on surrounding properties.

Request to Reduce 25-foot PD Setback

The applicant is requesting to reduce the 25-foot PD setback will be reduced to 1) 20 feet along the portion of the western, southern, northern and eastern property boundary which are adjacent to N. Spring Lake Boulevard and adjacent to the existing single-family homes, 2) 10 feet along the portion of the eastern property boundary immediately to Lots 26 through 30, and 3) five feet along the northern property boundary (immediately adjacent to Lot 30) and a portion of the eastern property boundary along U.S. 41 Access Road. Section 3-9-49 of the U.S 41 Zoning District Overlay Code states that *the twenty-five-foot PD setback requirement will be waived for development in the overlay. The minimum setback shall follow the development standards of this code; however, greater setbacks may be required when the site plan is reviewed.* The Code requires the 20-foot minimum setback from the street and lots containing existing residential uses as well as the 0-foot minimum front yard setback. The reduced setbacks have no negative impacts on surrounding properties. Therefore, staff has no objection to this request.

Concurrency Issues

- Water and Sewer: The site is not currently provided with water and sanitary sewer services, and it is located in an area serviced by Charlotte County Utilities. The Charlotte County Utilities retains sufficient capacity to serve the proposed self-storage development. Charlotte County Utility Department staff reviewed the proposed Detail PD Concept Plan and issued the following comments that: "PD Concept approval only. Full CCU plan submission/approval is required prior to Final approval."
- Traffic: After reviewing the Traffic Impact Statement, prepared by Herston Engineering Services, Inc., dated November 3, 2023, and submitted with the application, staff from the County Public Works Department agrees with the conclusion that the Level of Service (LOS) for U.S. 41 segment is not reduced below the adopted LOS D level and remains within the same existing operation LOS. However, the County Transportation staff reserves the right to make additional comments at Final Detail Site Plan review.

- School: The proposed change allows for one single residential dwelling unit, and it shall be incorporated into one of the proposed self-storage buildings. Therefore, the student population is expected to slightly increase as a result of the proposed rezoning. Per the “Interlocal Agreement for Coordinated Planning and School Concurrency” dated May, 2018, if the applicant decides to have one single residential unit to be incorporated into one of the proposed self-storage buildings, prior to submit a Final Detail Site Plan and a TDU application, the applicant must work with Charlotte County School Board to determine whether or not such development is exempt from the requirements of school concurrency.

Detail PD Concept Plan

The proposed Detail PD Concept Plan (Petition Number DRC-24-026) associated with this PD rezoning was recommended for approval during the Site Plan Review process. The recommendation letter dated January 2, 2025 and signed by Shaun Cullinan, Charlotte County Planning and Zoning Official, outlining these conditions is attached to this report as Attachment 3.

Conclusion

It is staff’s professional opinion that this PD rezoning request with the recommended conditions contained in Exhibit “A” attached is consistent with the U.S. 41 Mixed Use FLUM category, the requirements as set forth in the U.S. 41 Zoning District Overlay, and various goals, objectives, and policies set forth in the County’s Comprehensive Plan. As conditioned, the proposed development should not create any detrimental impacts on the surrounding residential properties and the existing single-family home.

Part 3 – Summary and Recommendation

Staff Summary:

Based upon the analysis and conclusions set forth herein, in staff’s professional opinion, the application (Application No. PD-23-00009) is generally consistent, as conditioned, with Charlotte County’s Comprehensive Plan, Charlotte County’s Code of Laws and Ordinances and other applicable guidelines.

Planning and Zoning Board recommendation on January 13, 2025:

*Approve a motion to forward application PD-23-00009 to the Board of County Commissioners with a recommendation of **Approval with conditions “a” through “k” with a unanimous vote**, based on the findings and analysis in the staff report dated January 4, 2025, Charlotte County’s Comprehensive Plan, and the evidence and testimony presented at the public hearing before the Planning and Zoning Board.*

Part 4: Research and Findings

1. 2050 Framework Map Designation: Economic Corridor (FLUM Map #2 - 2050 Framework)

2. 2030 Service Area Delineation: In the Urban Service Area

3. Existing Land Use on the Site: The subject property is currently vacant. (See attached Site Image and Boundary Survey.)

4. Existing Future Land Use and Zoning Designations:
(See attached Future Land Use Map and Zoning Map)

| FLUM: | Development Standards: |
|--|--|
| U.S. 41 Mixed Use (41MU) | <p>The 41MU category allows for redevelopment and new development along the U.S. 41 corridor to build to a greater density and intensity, creating an urban character, providing a more attractive economic and business climate, and complementing the County's beautification efforts. The area includes that property located between the boundaries of the Charlotte Harbor CRA and the Sarasota County line. Only those properties located within the boundary of the U.S. 41 Zoning District Overlay are eligible for this category.</p> <p><u>General Range of Uses</u></p> <p>This category will allow a mixture of commercial, institutional, office, multi-family residential uses, and public services and facilities. Commercial and office uses will be limited to professional, business, and personal services, and retail sales and services, unless a Planned Development zoning district is used. When a Planned Development zoning district is used, otherwise restricted commercial general or commercial intensive uses may be requested. Existing intensive commercial and industrial uses will not be made non-conforming by this designation.</p> <p><u>Minimum and Maximum Density and Maximum Intensity</u></p> <p><i>Density:</i> Minimum multi-family density is five dwelling units per acre, maximum multi-family density is 30 dwelling units per acre.</p> <ul style="list-style-type: none">• Base density is identified at the time of plan amendment; this established base density will be credited towards residential development on the site containing the density. Development of residential density above the base density shall require a transfer of density units up to the maximum density allowed by this category. <p><i>Intensity:</i> Maximum FAR for commercial, office and institutional uses is 1.2.</p> |
| Zoning: | Development Standards: |
| Commercial General (CG) Some setback requirements are more restrictive because portion of the property was rezoned from | <p>The purpose and intent of this district is to allow general commercial activity.</p> <ul style="list-style-type: none">• Minimum lot area is 12,000 square feet.• Minimum lot width is 100 feet.• Setbacks:<ul style="list-style-type: none">○ Front: 15 feet○ Side (interior): 0 feet○ Side (street): 10 feet○ Rear (interior): 10 feet○ Abutting greenbelt: 15 feet |

| | |
|---|---|
| RSF 3.5 to CG and the property is located within the boundary of U.S 41 Overlay. | <ul style="list-style-type: none"> ○ Abutting water: 20 feet ● Maximum lot coverage of all buildings is 55% percent. ● Maximum building height is 60 feet. |
|---|---|

Table 1

5. Proposed Future Land Use and Zoning Designations:

(See attached Future Land Use Map and Zoning Map)

| FLUM: | Development Standards: |
|---|--|
| No Change U.S. 41 Mixed Use (41MU) | <p>The 41MU category allows for redevelopment and new development along the U.S. 41 corridor to build to a greater density and intensity, creating an urban character, providing a more attractive economic and business climate, and complementing the County's beautification efforts. The area includes that property located between the boundaries of the Charlotte Harbor CRA and the Sarasota County line. Only those properties located within the boundary of the U.S. 41 Zoning District Overlay are eligible for this category.</p> <p><u>General Range of Uses</u></p> <p>This category will allow a mixture of commercial, institutional, office, multi-family residential uses, and public services and facilities. Commercial and office uses will be limited to professional, business, and personal services, and retail sales and services, unless a Planned Development zoning district is used. When a Planned Development zoning district is used, otherwise restricted commercial general or commercial intensive uses may be requested. Existing intensive commercial and industrial uses will not be made non-conforming by this designation.</p> <p><u>Minimum and Maximum Density and Maximum Intensity</u></p> <p><i>Density:</i> Minimum multi-family density is five dwelling units per acre, maximum multi-family density is 30 dwelling units per acre.</p> <ul style="list-style-type: none"> ● Base density is identified at the time of plan amendment; this established base density will be credited towards residential development on the site containing the density. Development of residential density above the base density shall require a transfer of density units up to the maximum density allowed by this category. <p><i>Intensity:</i> Maximum FAR for commercial, office and institutional uses is 1.2.</p> |
| Zoning: | Development Standards: |
| Planned Development (PD) | <p>The purpose and intent of this district is to provide flexibility and to encourage concentrated, energy-efficient land development, and to provide opportunities to impose conditions to ensure that the proposed development is consistent and compatible with the surrounding neighborhood.</p> |

| | |
|--|--|
| | <p><u>Minimum lot and yard requirements.</u> Internal lot and yard requirements shall be established through the PD rezoning process. Unless otherwise approved by the BCC or provided in section 3-9-45.1, no structure shall be located closer to the peripheral property line of the PD than twenty-five (25) feet or as required by section 3-9-88, "Waterfront property," as the same may be amended, whichever is greater.</p> <p><u>Maximum height of structures.</u> The maximum height for structures shall be established through the PD rezoning process.</p> <p><u>Open space.</u> Unless otherwise approved by the BCC or as provided in section 3-9-45.1, a minimum of twenty (20) percent of the entire PD parcel or phase shall be retained as open space.</p> <p><u>Internal circulation.</u> All streets shall be designed to provide safe, efficient and convenient access to land uses within the development and to roadways adjacent to the development. In addition to vehicular thoroughfares, functional pedestrian and bicycle-path systems are required in accordance with the county's land development regulations.</p> |
|--|--|

Table 2

6. Surrounding Land Uses and their Future Land Use and Zoning Designations:

| Direction: | Existing Land Use: | FLUM Designation: | Zoning District Designation: |
|--------------|---|-------------------------------|--|
| North | Improved commercial Single-family home | Commercial (COM) | Commercial General (CG) |
| East | Improved commercial | Commercial (COM) | Commercial General (CG) |
| South | Single-family home Improved commercial | Commercial (COM) | Commercial General (CG) |
| West | Single-family homes | Low Density Residential (LDR) | Residential Single-Family 3.5 (RSF3.5) |

Table 3

7. Buildout Calculations (square footage or density):

The proposed PD rezoning to Planned Development (PD) for the entire site, if approved, would develop a maximum of 115,531 square feet of self-storage pursuant to the County Code sec. 3-9-2: Rules of Construction; Definitions; two buildings (22,311 square feet for Building 1 and 93,220 square feet for Building 2), and one single residential dwelling unit to be incorporated into one of the proposed self-storage buildings.

The proposed one dwelling unit will be located within a designated Economic Corridor The subject property is qualified as a receiving zone based on the following:

- The site for residential development meets FLU Policy 1.2.11, TDU Receiving Zones, which states that Receiving Zones inside the Urban Service Area include lands within the following designations of FLUM Series Map #2: 2050 Framework: 3. Economic Corridors and Centers.

- FLU Policy 1.2.11. Prohibited Receiving Zones does not apply to the subject property because the subject property does not meet any criteria listed in FLU Policy 1.2.11. The policy states:

Density shall not be transferred into:

1. Lands within Managed Neighborhoods (FLUM Series Map #2).
2. Lands within the Resource Conservation and Preservation FLUM categories.
3. Land containing historical or archeological resources, or land deemed to contain environmentally sensitive resources; except that when a portion of a property contains these resources, that area deemed not to contain resources may receive density if it meets one of the criteria of a receiving zone, a conservation easement will be required over the resource along with an undeveloped buffer of at least 100 feet or may have the required 100-foot buffer reduced only if approved through an environmental resource permit or applicable State or Federal permit. Any development shall comply with Federal and State regulations as well as policies set forth in this Plan to protect environmentally sensitive resources. An historical or archaeological resource that is to be integrated into a development will not need to be buffered.
4. Lands within the Prime Aquifer Recharge Area (FLUM Series Map #6).
5. Lands within the one-half mile setback of the Watershed Overlay District and Tippen Bay and Long Island Marsh (FLUM Series Map #4).
6. Land within a Public Water System Wellhead Protection Area (FLUM Series Map #7) unless public potable water and sanitary sewer services are available.
7. Land on a barrier island, except that density may be transferred within Manasota Key or Sandpiper Key.

8. Is subject property in a Community, Special Planning Area or Overlay District?.....Yes
The subject property is located within the boundary of the U.S. 41 Zoning District Overlay. (FLUM Maps #8, #9, #10 or #11)

9. Is subject property located adjacent to existing or proposed Federal, State, or County wildlife management areas, parks, preserves or reserves?No
The subject property is not located adjacent to any existing or proposed Federal, State, or County wildlife management areas, parks, preserves or reserves. (SPAM Maps, #35, #74 and #75)

10. Is the proposed land use designation consistent with the provisions of the:

- a. Charlotte Harbor Aquatic Preserves Management Plan? (SPAM Map #36)
The subject property is located outside the boundary of the Charlotte Harbor Aquatic Preserves.
- b. Lemon Bay Aquatic Preserve Management Plan? (SPAM Map #36)
The subject property is located outside the boundary of the Lemon Bay Aquatic Preserve.

11. Does subject property contain archaeological or historic resources? (SPAM Map #3, #27 & #53)
The applicant received a review letter dated November 27, 2023 from the State Division of Historic Resources stating that:

"In response to your request of November 24, 2023, the Florida Master Site File lists no previously recorded cultural or historical resources located at 2791 Tamiami Trail Port Charlotte Florida.

When interpreting the results of this search, please consider the following information:

- This search area may contain unrecorded archaeological sites, historical structures or other resources even if previously surveyed for cultural resources.*
- Because vandalism and looting are common at Florida sites, we ask that you limit the distribution of location information on archaeological sites.*
- While many of our records document historically significant resources, the documentation of a resource at the Florida Master Site File does not necessarily mean the resource is historically significant.*
- Federal, state and local laws require formal environmental review for most projects. This search DOES NOT constitute such a review. If your project falls under these laws, you should contact the Compliance and Review Section of the Division of Historical Resources at CompliancePermits@dos.MyFlorida.com"*

12. Are there wetlands on the property?No

- a. Number of acres of Category I: N/A
- b. Number of acres of Category II:N/A

13. Natural Resources:

a. Significant natural resources or critical habitat for endangered species:

The submitted "Protected Species Assessment" report prepared by I.V.A. Environmental Services, dated June 2022, states that "no protected species or evidence of protected species utilization the subject property which would require permits from the FWC or FWS were observed onsite during the site inspection."

- b. Possible impacts to groundwater, surface water, wetlands or other significant natural resources: **No.**
- c. Is subject property in the Watershed Overlay District? (FLUM Map #4)**No**
- d. Is subject property in the **Surface Water Protection Overlay District?** (FLUM Map #5)**No**
- e. Is subject property in the **Prime Aquifer Recharge Area?** (FLUM Map #6)**No**
- f. Is subject property in a **Wellhead Protection Area?** (FLUM Map #7).....**No**

14. Coastal Planning:

- a. Is the subject site within the **Coastal Planning Area?** (FLUM Map #13).....**No**
The subject property is located Zone 2 of the Coastal Planning Area.
- b. Could the proposed changes impact beach accessibility?**No**
- c. Could the proposed change affect other waterfront access?**No**
- d. Flood Zone: The subject property is located within Flood Zone 10AE, which is an area determined to be within the 1.0 percent chance (100-year flood) floodplain with a determined base flood elevation of ten feet.
- e. Storm Surge Evacuation Zone: The site is located within Evacuation Zones "B".

- f. Is the subject site within the Coastal High Hazard Area? (FLUM Map #14)A small portion of the subject property located at the southwestern of the subject property is located Category 1 of the Coastal High Hazard Area.
- g. Could the proposed changes impact evacuation times?**No**

15. Charlotte County Facilities and Services:

- a. Nearest Police Station:.....**District 3 Charlotte County Sheriff's Office** (SPAM Map #25)
Address:.....3110 Loveland Boulevard, Port Charlotte
Distance:approximately 3.5 miles to the east of subject property
- b. Nearest Fire/EMS Station:**Charlotte County Fire Station No. 2** (SPAM Map #21)
Address:.....1493 Collingswood Boulevard, Port Charlotte
Response Time:approximate response time is 4-6 minutes (SPAM Map #22)
- c. Nearest Hospital:**ShorePoint Health Port Charlotte** (SPAM Map #24)
Address:.....2500 Harbor Boulevard, Port Charlotte
Distance:approximately 1.2 miles to the east of subject property

16. Concurrency:

- a. **Roads Level of Service:** After reviewing the Traffic Impact Statement, prepared by Herston Engineering Services, Inc., dated November 3, 2023, and submitted with the application, staff from the County Public Works Department agrees with the conclusion that the Level of Service (LOS) for U.S. 41 segment is not reduced below the adopted LOS D level and remains within the same existing operation LOS. However, the County Transportation staff reserves the right to make additional comments at the time of Final Detail Site Plan development level."
- b. **Potable Water Level of Service:**
 - 1. *Analysis:* The site is not currently provided with water and sanitary sewer services, and it is located in an area serviced by Charlotte County Utilities. The Charlotte County Utilities retains sufficient capacity to serve the proposed self-storage development. Charlotte County Utility Department staff reviewed the proposed Detail PD Concept Plan and issued the following comments that: "PD Concept approval only. Full CCU plan submission/approval is required prior to Final approval."
- c. **Sanitary Sewage Level of Service:**
 - 1. *Analysis:* The site is not currently provided with water and sanitary sewer services, and it is located in an area serviced by Charlotte County Utilities. The Charlotte County Utilities retains sufficient capacity to serve the proposed self-storage development. Charlotte County Utility Department staff reviewed the proposed Detail PD Concept Plan and issued the following comments that: "PD Concept approval only. Full CCU plan submission/approval is required prior to Final approval."
- d. **Park and Recreation Level of Service:**
 - 1. *Level of Service:*.....**Adopted Level of Service is 16 Park, Recreation & Open Space points (16 PROS points) per 1,000 population.**

2. *Analysis:***A 2009 analysis shows that the County currently has 17.2 PROS points per 1,000 population.**

e. **Schools:**.....N/A

f. Solid Waste:

1. *Refuse Collector:***Waste Management Inc. of Florida or another provider**

2. *Solid Waste Provider:***Public Works Dept. - Municipal Solid Waste Management**

3. *Level of Service:* Zemel Road landfill currently has capacity to dispose of 4.6 million cubic yards of waste. The landfill has a projected remaining lifespan to the year 2027. An estimated 170 acres for future disposal cells will provide disposal capacity beyond the year 2050.

- Solid Waste (Landfill) 5.0 pounds per day per equivalent fulltime resident
- Solid Waste (Recycle) 2.2 pounds per day per equivalent fulltime resident

g. Drainage: *Level of Service:*

New arterials: flood free in the 100-year rainfall event.

New and improved collectors: not less than one lane of traffic in each direction above the design high water elevation from a 25-year, 24-hour rainfall.

New local residential streets: designed and constructed with the pavement centerline at or above the design high water elevation resulting from a 5-year, 24-hour rainfall.

Storm-water management facilities: in all new subdivisions manage a 25-year, 24-hour rainfall.

New parking facilities: maximum temporary detention depth of nine inches (9") resulting from a 5-year, 24-hour rainfall.

New development on existing platted lots (except single-family, duplex, and triplex dwellings):

on-site storm-water management for a 25-year, 24-hour rainfall.

Analysis: The SW Florida Water Management District and the Community Development Department review storm-water management plans on a project specific basis.

17. Capital Improvements Program:

Are any updates to the CIP required because of this petition?**No**

18. Intergovernmental Coordination:

Does this amendment require comments from, or coordination with adjacent governments or other governmental agencies?**No**

19. Has a public hearing been held on this property within the last year?No

20. 2050 Comprehensive Plan: Goals, Objectives, and Policies that may be relevant to the proposed amendment:

Various goals, objectives, and policies set forth in the County's Comprehensive Plan as analyzed above.

Part 5 – Approval Criteria

21. Standards for Rezoning Approval: For the rezoning of land, the final action of the Board shall be made after giving due consideration to the following criteria:

a. Would the proposed change be consistent with the Comprehensive Plan?

Finding: The applicant would like to allow for a self-storage facility. The proposed use is permitted under the existing U.S. 41 Mixed Use Future Land Use Map (FLUM) designation currently in place on the site. Specifically, this type of self-storage facility uses can only be permitted via a PD rezoning as required by the U.S. 41 Mixed Use FLUM category. Therefore, the proposed change would not be contrary to the Comprehensive Plan.

b. The existing land use pattern in adjacent areas:

Finding: The site is located within the U.S. 41 Zoning District Overlay. To the northeast of the subject property are commercial properties located along U.S. 41. Across N. Spring Lake Boulevard to the south and southwest of the subject property, there are single-family homes and scattered platted vacant lots. There is one existing single-family home located immediately to the east and next to Lot 17.

c. The capacity of public facilities and services, including but not limited to schools, roads, recreational facilities, wastewater treatment, water supply, and storm-water drainage facilities:

Finding: The proposed change allows for one single residential dwelling unit, and it shall be incorporated into one of the proposed self-storage buildings. Therefore, the student population is expected to slightly increase as a result of the proposed rezoning. Per the "Interlocal Agreement for Coordinated Planning and School Concurrency" dated May, 2018, if the applicant decides to have one single residential unit to be incorporated into one of the proposed self-storage buildings, prior to submit a Final Detail Site Plan and a TDU application, the applicant must work with Charlotte County School Board to determine whether or not such development is exempt from the requirements of school concurrency.

After reviewing the Traffic Impact Statement, prepared by Herston Engineering Services, Inc., dated November 3, 2023, and submitted with the application, staff from the County Public Works Department agrees with the conclusion that the Level of Service (LOS) for U.S. 41 segment is not reduced below the adopted LOS D level and remains within the same existing operation LOS. However, the County Transportation staff reserves the right to make additional comments at the time of Final Detail Site Plan development level.

The site is not currently provided with water and sanitary sewer services, and it is located in an area serviced by Charlotte County Utilities. The Charlotte County Utilities retains sufficient capacity to serve the proposed self-storage development. Charlotte County

Utility Department staff reviewed the proposed Detail PD Concept Plan and issued the following comments that: “PD Concept approval only. Full CCU plan submission/approval is required prior to Final approval.”

d. Would the proposed change adversely influence living conditions or property values in adjacent areas?

Finding: The proposed PD rezoning will allow the County to place sufficient conditions to ensure that no adverse impact will be created by the proposed development on neighboring property owners via:

- Limiting the use of the subject property for a self-storage facility up to 115,531 square feet.
- Allowing for a single residential dwelling unit to be incorporated into one of the proposed buildings.
- Limiting the maximum building height to 38 feet, which is the same permitted height under the residential single-family zoning.
- Providing for the 20-foot PD setback along the property boundary immediately adjacent to properties zoned RSF-3.5 or single-family homes.
- Prohibiting outdoor storage or outside display of items.
- Providing for a type D buffer with a six-foot-tall wall or opaque fence along the western, southern and eastern property boundary adjacent to existing residential homes and property zoned RSF-3.5 and within the 20-foot PD setback.
- Providing for an enhanced decorative landscaping buffer to the eastern of the property line along U.S. 41 Access Road and within the 5-foot PD setback.

Therefore, it is staff’s professional opinion that if the proposed development will fulfill the proposed PD conditions, and the proposed change should not adversely influence living conditions in adjacent areas.

e. Would the proposed change affect public safety?

Finding: Public safety should not be affected by this proposed zoning change from CG to PD. However, a transportation PD condition is proposed to ensure that the traffic safety will be addressed:

Attachment 1

Ordinance Number 2005-042

May 20, 2005

FILE 1395199 OR BK 02717 Pgs 0489 - 503 (5pgs) REC'D 06/01/2005 08:41:45 AM
BARBARA T. SCOTT, CLERK, CHARLOTTE COUNTY
REC 44.00ORDINANCE
NUMBER 2005 - 042

AN ORDINANCE PURSUANT TO SECTION 163.3187 (1) (c), FLORIDA STATUTES, ADOPTING A SMALL SCALE FUTURE LAND USE MAP AMENDMENT TO THE CHARLOTTE COUNTY COMPREHENSIVE PLAN FROM COMMERCIAL CORRIDOR AND LOW DENSITY RESIDENTIAL TO U.S. 41 OVERLAY MIXED USE, FOR PROPERTY LOCATED EAST OF WEST TARPON BOULEVARD, SOUTHWEST OF TAMiami TRAIL (U.S. 41), AND WEST OF PORT CHARLOTTE BOULEVARD, CONTAINING 8.50 ACRES MORE OR LESS, IN THE PORT CHARLOTTE AREA; PETITION PA-04-12-73, APPLICANT THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY; PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, in a public hearing held on Tuesday, May 17, 2005, the Board of County Commissioners of Charlotte County ("Board"), reviewed land use amendment Petition PA-04-12-73, which is a small scale amendment to the Future Land Use Map of the 1997-2010 Charlotte County Comprehensive Plan (such plan shall herein be referred to as "the Charlotte County Comprehensive Plan"); and

WHEREAS, the Board has filed Petition PA-04-12-73 seeking a small scale amendment to the Future Land Use Map of the Charlotte County Comprehensive Plan from Commercial Corridor and Low Density Residential to U.S. 41 Overlay Mixed Use, for property containing 8.50 acres more or less, which is owned by several owners listed in Exhibit "A" attached hereto and by this reference incorporated herein (the "Owners"), described as property located East of West Tarpon Boulevard, Southwest of Tamiami Trail (U.S. 41), and West of Port Charlotte Boulevard, in the Port Charlotte area, more particularly described in Exhibit "B" attached hereto and incorporated herein by this reference; and

WHEREAS, Petition PA-04-12-73 has previously been heard before the Charlotte County Planning and Zoning Board ("P&Z Board") and, based on the findings and analysis presented in the Planning Division Staff Report dated March 3, 2005 and the evidence presented to



Munich

1 the P&Z Board, the proposed amendment has been found to be consistent with the Charlotte
2 County Comprehensive Plan and has been recommended for approval by the P&Z Board; and

3 WHEREAS, after due consideration, the Board has found that the requirements and
4 conditions of Section 163.3187(1)(c), F.S., as they relate to this Petition, have been met and that it is
5 in the best interests of the County to approve Petition PA-04-12-73.

6 NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of
7 Charlotte County, Florida:

8 Section 1. Approval. The following petition for amendment to the Future Land Use
9 Map of the Charlotte County Comprehensive Plan be and hereby is approved:

10 Petition PA-04-12-73, by applicant, the Board of County
11 Commissioners of Charlotte County, requesting a small scale
12 amendment to the Future Land Use Map of the Charlotte County
13 Comprehensive Plan from Commercial Corridor and Low Density
14 Residential to U.S. 41 Overlay Mixed Use for property containing
15 8.50 acres more or less, described as property located East of West
16 Tarpon Boulevard, Southwest of Tamiami Trail (U.S. 41), and West
17 of Port Charlotte Boulevard, in the Port Charlotte area, more
18 particularly described in Exhibit "B" attached hereto and
19 incorporated herein by reference.

20 Section 2. Effective date. This ordinance shall take effect upon the filing of this
21 ordinance in the Office of the Secretary of State, State of Florida.
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2 PASSED AND DULY ADOPTED this 17th day of May, 2005.

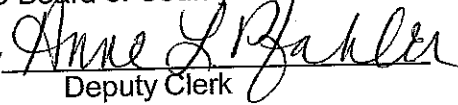
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4 BOARD OF COUNTY COMMISSIONERS
5 OF CHARLOTTE COUNTY, FLORIDA

6
7
8 By


Sara J. Devos, Chairman

9
10 ATTEST:

11 Barbara T. Scott, Clerk of
12 Circuit Court and Ex-officio Clerk to
13 the Board of County Commissioners

14 By 
15 Deputy Clerk

16
17 APPROVED AS TO FORM
18 AND LEGAL SUFFICIENCY:

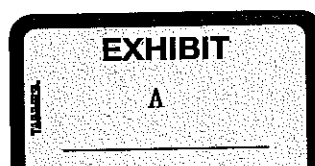
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20 
21 Janette S. Knowlton, County Attorney

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23 p:\wpdata\public\karen\ord\small scale\PA-04-12-73\doc
24 LR2005-204
25 4/28/2005
26

RB
LR 2005-204

OWNERS

- 1) Inter-Medic HLTH CTR of CC INC
PO BOX 495897
Port Charlotte, FL 33949-5897
- 2) SWING FRED P & ANNE E TRUSTEES
STE 18 2400 HARBOR BLVD
Port Charlotte, FL 33952-5135
- 3) PANYAN ANTON L
PO BOX 494684
Port Charlotte, FL 33949-4684



LEGAL DESCRIPTION

Lots 11-17, 19, 21-29, 32-33, Block 415, Port Charlotte Subdivision, Section 18, A Subdivision of a part of Section 16, Township 40 South, and Range 22 East, as recorded in Plat Book 5, Page(s) through 8E, of the Public Records of Charlotte County, Florida.
Lots 1-7, 26-34, Block 56, Port Charlotte Subdivision, Section 5, A Subdivision of a part of Section 21, Township 40 South, and Range 22 East, as recorded in Plat Book 4, Page(s) through 1F, of the Public Records of Charlotte County, Florida.

EXHIBIT

B

Attachment 2

Ordinance Number 2005-044

BCE



FILE 1395203 OR BK 02717 Pgs 0512 - 518 (5pgs) REC'D 06/01/2005 08:47:31 AM
BARBARA T. SCOTT, CLERK, CHARLOTTE COUNTY
REC 44.00

ORDINANCE
NUMBER 2005 - 044

AN ORDINANCE APPROVING AN AMENDMENT TO THE CHARLOTTE COUNTY ZONING ATLAS FROM RESIDENTIAL SINGLE-FAMILY-3.5 (RSF3.5) TO COMMERCIAL GENERAL (CG), FOR PROPERTY LOCATED EAST OF WEST TARPON BOULEVARD, SOUTHWEST OF TAMiami TRAIL (U.S. 41), AND WEST OF ELKCAM BOULEVARD, IN THE PORT CHARLOTTE AREA, CONTAINING 6.27 ACRES MORE OR LESS; PETITION Z-05-01-01, APPLICANT, THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY; PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, in a public hearing held on Tuesday, May 17, 2005, the Board of County Commissioners of Charlotte County ("Board") reviewed Petition Z-05-01-01 which requested a rezoning from Residential Single-family - 3.5 (RSF3.5) to Commercial General (CG) on 6.27 acres more or less of property owned by various owners listed on Exhibit "A" attached hereto and by this reference incorporated herein and described as located East of West Tarpon Boulevard, Southwest of Tamiami Trail (U.S. 41), and West of Elkcarn Boulevard, in the Port Charlotte area, Charlotte County, Florida, more particularly described in Exhibit "B" attached hereto and by this reference incorporated herein; and

WHEREAS, the Board, as the applicant, seeks a rezoning in order to enable the various owners to develop commercial uses on their properties and to increase the depth of an existing or proposed front lot commercial development; and

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1 WHEREAS, Petition Z-05-01-01 has previously been heard by the
2 Charlotte County Planning and Zoning Board ("P&Z Board") and, based on the
3 findings and analysis presented in the Planning and Zoning Division staff report
4 dated March 4, 2005, and the evidence presented to the P&Z Board, has been
5 recommended for approval; and

6 WHEREAS, after due consideration, based on the Planning &
7 Zoning Division staff report dated March 4, 2005 and the evidence presented to
8 it, the Board has found that approval of Petition Z-05-01-01 is consistent with the
9 1997-2010 Charlotte County Comprehensive Plan, and that it meets the
10 requirements for the granting of a rezoning, and;

11 WHEREAS, based on the above findings, the Board has
12 determined it to be in the best interests of the County to rezone the subject
13 property from Residential Single-family – 3.5 (RSF-3.5) to Commercial General
14 (CG).

15 NOW, THEREFORE, BE IT ORDAINED by the Board of County
16 Commissioners of Charlotte County, Florida:

17 SECTION 1. The following petition for an amendment to the
18 Charlotte County Zoning Atlas is hereby approved:

19 Petition Z-05-01-01 requesting rezoning from
20 Residential Single-family – 3.5 (RSF-3.5) to
21 Commercial General (CG) for 6.27 acres more or less
22 of property owned by various property owners listed
23 on Exhibit "A" attached hereto and by this reference
24 incorporated herein and described as located East of
25 West Tarpon Boulevard, Southwest of Tamiami Trail
26 (U.S. 41), and West of Elkcam Boulevard, in the Port
27 Charlotte area, Charlotte County, Florida, and more

1 particularly described in Exhibit "B" attached hereto
2 and incorporated herein by this reference.

3
4 SECTION 2. That the zoning for this property shall run with the
5 property and shall apply to any subsequent owners, heirs and assigns.

6 SECTION 3. This ordinance shall take effect upon filing in the
7 Office of the Secretary of State, State of Florida.

8 PASSED AND DULY ADOPTED this 17th day of May, 2005.

9 BOARD OF COUNTY COMMISSIONERS
10 OF CHARLOTTE COUNTY, FLORIDA

11 By Sara J. Devos
12 Sara J. Devos, Chairman
13
14

15 ATTEST:

16 Barbara T. Scott, Clerk of
17 Circuit Court and Ex-Officio
18 Clerk to the Board of County
19 Commissioners

20 By Anne L. Pfahler
21 Deputy Clerk
22
23

24 APPROVED AS TO FORM
25 AND LEGAL SUFFICIENCY

26 By Janette S. Knowlton
27 Janette S. Knowlton, County Attorney
28
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31 LR 2005-206
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Owners:

| | | |
|---|--|--|
| ALLEN WILBURN A & PHYLLIS D TRS 702 HARTFORD DR NW PORT CHARLOTTE FL33952-6411 | BERKSHIRE THOMAS R TR 370 SPRINGLAKE BLVD NW PORT CHARLOTTE FL33952 | CAZEAU CHERYL 362 SPRING LAKE RD PORT CHARLOTTE FL33952 |
| CUCCHIARO ARTHUR & VIRGINIA 3 RAEBURN CT BABYLON NY11702-3707 | D AURIZIO DANIEL 3106 SUNRISE TRL PORT CHARLOTTE FL33952 | FRANCIS JOYCE A APT 5N 1500 NOBLE AVE BRONX NY10460-3113 |
| GIGLIOTTI EILEEN B & T A G 18630 VAN NUYS CIR PORT CHARLOTTE FL33948 | HALL JAMES W & NICHOLA 785 W TARPON BLVD NW PORT CHARLOTTE FL33952-6474 | JENKINS JACQUELINE MAUDER- APT 102 40 HALLS LANE RYE NY10580 |
| KAPLY JAMES E & MABEL 3114 SUNRISE TRL PORT CHARLOTTE FL33952-6639 | KESSLER WILLIAM L & VIRGINIA M %NICKI HALL 785 W TARPON BLVD PORT CHARLOTTE FL33952 | MAUDER JOHN G JR APT 2 107 PINE HILL AVE STAMFORD CT06906-1523 |
| PANYAN ANTON L PO BOX 494684 PORT CHARLOTTE FL33949-4684 | SHIELDS WILLIAM T & MARGARET 381 ORANGE DR PORT CHARLOTTE FL33952 | SWING FRED P & ANNE E 24010 HARBORVIEW RD CHARLOTTE HARBOR FL33980 |

EXHIBIT

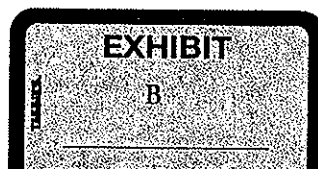
A

LEGAL DESCRIPTION

Lots 1-19, Block 415, Port Charlotte Subdivision, Section 18, a Subdivision of a part of Section 16, Township 40 South, and Range 22 East, as recorded in Plat Book 5, Page(s) 8A through 8E, of the Public Records of Charlotte County, Florida.

Lot 1, Block 56, Port Charlotte Subdivision, Section 5, a Subdivision of a part of Section 21, Township 40 South, and Range 22 East, as recorded in Plat Book 4, Page(s) 1A through 1E, of the Public Records of Charlotte County, Florida.

Lots 2-4, Block 1, Port Charlotte Subdivision, Section 1, a Subdivision of a part of Section 22, Township 40 South, and Range 22 East, as recorded in Plat Book 3, Page(s) 26A through 26C, of the public Records of Charlotte County, Florida.



Attachment 3

DRC Recommendation Letter



January 2, 2025

Herston Engineering Services
Attn: James Herston
20101 Peachland Blvd Unit 207
Port Charlotte, FL 33954

Re: DRC-24-026 Flagler Self Storage – General PD Concept Plan
April 18, 2024, Site Plan Review agenda

County staff has reviewed the General PD Concept plan for Flagler Self Storage. The project consists of a 115,531 SF multi-story (3) self-storage facility, parking areas, master stormwater system and connection to the CCU Water and Sewer Systems. This project site is 2.21± acres and is located at 2791 Tamiami Trail Address, Port Charlotte, FL 33952

It is the decision of the Zoning Official to forward DRC-24-024 to the Board of County Commissioners with a recommendation of approval. The following comments must be met prior to submit Final Detail Site Plan:

1. Please be advised that the subject project will require Stormwater Plan Approval per Charlotte County Stormwater Management Ordinance No. 89-37 / County Code 3-5-111 to 3-5-123. The following link provides the Stormwater Plan Approval submittal procedures & requirements, and a downloadable Stormwater Plan Approval Application:
<https://www.charlottecountyfl.gov/departments/community-development/building-construction/permits/stormwater-plan-approval.stml>
2. Final approval will be contingent upon the completion of a release and occupation of easement for the following. As was discussed in the Project conference. The proposed construction is impacting the platted easements. A release of easement is needed for the building that encroaches into the easements between lots 14 and 15 and at the rear of lot 28 and 29 and at the rear of lots 26 and 27. There is also proposed landscaping in the easements between lots 16, 17 and 18. This will require an occupation of easement.
3. PD Concept approval only. Full CCU plan submission/approval is required prior to Final approval.
4. The proposed detail PD Concept Plan must comply with all proposed PD conditions.

5. If there will be a dumpster, must comply with 1-12-112-121 and if there will be lighting submit a photometric plan at Final Detail Site Plan.
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.
7. Plantings shown in easements – provide written documentation allowing the encroachments at time of Final PD review.
8. 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 only).
9. Additional review will be required at the time of PD Final Detail.
10. Review of site plan only. Property in flood zone and must meet minimum flood zone regulations. All structures are subject to further review at time of permitting.
11. Fire hydrant required to within 300' of each building.
12. 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.
13. 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.
14. FDC shall be a 5" storz connection with a height of 30" above finish grade and at a 30-degree angle.
15. Roadways shall be at least 20' wide of clear space for fire department access.
16. Gates/access arms shall be installed with an EVAC System for emergency operation use.
17. Within 90 days prior to land clearing / Tree Permit Application, applicant shall conduct a 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.

18. The Final Site Plan should comply with the requirements as established in 3-9-45 Open Space and Article XVI Open Space/ Habitat Reservation. Applicant has addressed paying in lieu.

Sincerely,

Shaun Cullinan

Shaun Cullinan
Planning and Zoning Official

Exhibit “A”

Proposed PD Conditions

PD Conditions for Application PD-23-00009

This proposed development shall comply with all applicable requirements as set forth in Charlotte County's Code of Laws and Ordinances. In addition, the following shall apply:

- a. Development on the subject property shall occur as generally illustrated in the Detail PD Concept Plan (Attachment 1: Detail PD Concept Plan for Flagler Self Storage Group) submitted by the applicant, prepared by Herston Engineering Services, Inc., signed November 27, 2024, except such modifications as may be required to meet the conditions of the PD zoning district. In addition, the Site Plan Review comments of recommendation of approval per the letter dated January 2, 2025, are required to be met. Such Detail PD Concept Plan (DRC-24-026) shall be valid until a Final Detail Site Plan is approved per Section 3-9-45, Planned Development (PD).
- b. Permitted uses and structures:
 1. A maximum of 115,531 square feet of self-storage pursuant to the County Code sec. 3-9-2: Rules of Construction; Definitions; two buildings (22,311 square feet for Building 1 and 93,220 square feet for Building 2), as depicted on the Detail PD Concept Plan (Attachment 1).
 2. One single residential dwelling unit may be permitted, and it shall be incorporated into one of the proposed self-storage buildings. The base density is 0 units. The transfer of density units must be approved by the Board of County Commissioners subject to the County's Land Development Regulations 3-9-150: Transfer of Density Units, as may be amended, prior to Final Detail Site Plan approval. In addition, prior to submit a Final Detail Site Plan and a TDU application to incorporate one single residential dwelling unit into the development, the applicant must petition the Charlotte County School Board for a determination whether the development is exempt from the requirements of school concurrency. If not exempt, the applicant must provide a SCADL letter to the county before development may proceed.
- c. Special exceptions shall not be allowed.
- d. Outside storage and outside display of items are prohibited.
- e. The maximum building height for the proposed storage Buildings are 38 feet from the base flood elevation. Other development standards are listed on the Detailed PD Concept Plan.
- f. The elevations for the proposed storage buildings are illustrated on Attachment 2: Elevations, and are subject to the provisions of Chapter 3-5, Article XXIV, Commercial Design Standards, of the Charlotte County Code. In addition, at a minimum, each primary facade shall incorporate a minimum of five design treatments. All other requirements in Chapter 3-5, Article XXIV, Commercial Design Standards, of the Charlotte County Code shall apply. Pole or standing lights will be no higher than 10 feet.
- g. No development shall occur prior to Final Detail Site Plan approval. The Final Detail Site Plan shall be reviewed administratively by staff and, if approved, an approval letter shall be issued.
- h. Subject to approval by the Department of Public Works, one vehicular entrance is permitted and located on US 41 Access Road and one vehicle access may be permitted on Spring Lake Boulevard.
- i. The development must utilize centralized potable water and sanitary sewer utilities. The water and sanitary sewer lines must be connected to the site prior to the issuance of any Certificate of Occupancy (CO).
- j. Landscaping and buffers as shown on Attachment 3: Landscape Plan: The 25-foot PD setback will be reduced to:
 - 20 feet along the portion of the western, southern, northern and eastern property boundary which are adjacent to N. Spring Lake Boulevard and adjacent to the existing single-family homes as shown on the proposed Detail PD Concept Plan (Attachment 1).

- 10 feet along the portion of the eastern property boundary immediately to Lots 30 through 37 as shown on the proposed Detail PD Concept Plan (Attachment 1).
- Five feet along the northern property boundary (immediately adjacent to Lot 30) and a portion of the eastern property boundary along U.S. 41 Access Road as shown on the proposed Detail PD Concept Plan (Attachment 1).
- No pavement or other structures are permitted, except for vehicular entrances, sidewalk systems, and the stormwater pond, specifically:
 1. At a minimum, the planting required for a type D buffer with a six-foot-tall wall or opaque fence is required along the southern, western and eastern property boundary immediately adjacent to properties zoned RSF-3.5 or the existing single-family homes and within the 20-foot PD setback as shown on the proposed Landscape Plan (Attachment 3).
 2. No landscaping is required along the portion of the northern property boundary immediately adjacent to Lot 30 except for sod and grass as shown on the proposed Landscape Plan (Attachment 3).
 3. No landscaping is required except for sod and grass within the 10-foot PD setback along the portion of the northern property boundary immediately adjacent to Lots 30 through 37 as shown on the proposed Landscape Plan (Attachment 3).
 4. No landscaping is required except for sod and grass along the portion of the southern and eastern property boundary immediately adjacent to Lots 26 and Lot 27 as shown on the proposed Landscape Plan (Attachment 3).
 5. At a minimum, an enhanced decorative landscaping buffer including only 20 shrubs is required along the eastern property line adjacent to US 41 Access Road and within the 5-foot PD setback as shown on the proposed Landscape Plan (Attachment 3).
- k. One monument sign shall be allowed for this project.

Attachment 1

**Detail PD Concept Plan
for Flagler Self Storage Group**



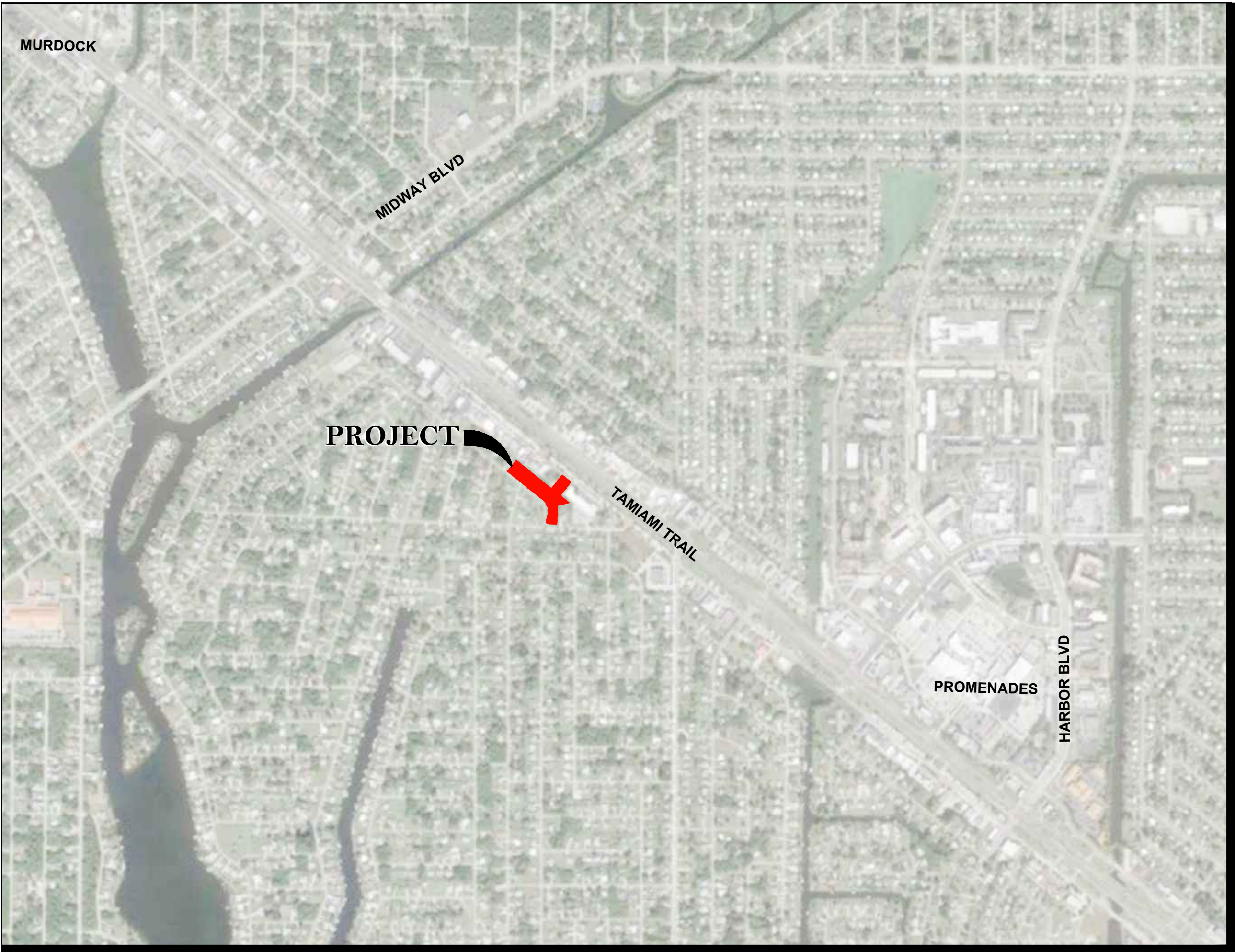
DETAIL PD CONCEPT PLAN
FOR
FLAGLER SELF STORAGE GROUP
2791 TAMIAMI TRAIL
PORT CHARLOTTE, FL 33952

PARCEL ID'S: 402216480011, 402216452011, 402216452012,
402216480001, 402216480002, 402216480003, 402216480004

| PERMITTING AGENCIES | | |
|---|--|--|
| COMPANY & CONTACT | | TITLE |
| CHARLOTTE COUNTY UTILITIES C/O BASIA BASTER-CEGERENKO 25550 HARBORVIEW ROAD, UNIT 1 PORT CHARLOTTE, FL 33954 941-784-4586 BASIA.BASTER@CHARLOTTECOUNTYFL.GOV | | WATER AND SEWER |
| FLORIDA POWER AND LIGHT C/O CANDY ROLL 2245 MURPHY COURT NORTH PORT, FL 34286 941-423-4855 YANG.VONG@FPL.COM JULIAN.MONTENEGRO@FPL.COM | | POWER |
| EMBARQ / CENTURYLINK C/O CHRIS ELLIS 941-637-5141 C/O RYAN WALSH 941-256-1892 C/O BRYAN CORRIGAN 941-380-5777 4195 KINGS HIGHWAY PORT CHARLOTTE, FL 33980 | | TELEPHONE |
| COMCAST C/O PAUL BAHIZI 3400 TECHNOLOGY DRIVE VENICE, FL 34275 239-253-7505 PAUL_BAHIZI@CABLE.COMCAST.COM | | CABLE / TELEPHONE |
| XFINITY 22265 EDGEWATER DRIVE PORT CHARLOTTE, FL 33980 941-342-3586 | | CABLE |
| CHARLOTTE COUNTY PUBLIC WORKS C/O JASON THOMAS, P.E. 941-575-3650 | | LAND DEVELOPMENT /COUNTY STORMWATER |
| CHARLOTTE COUNTY ZONING C/O MARYANN FRANKS 18500 MURDOCK CIRCLE PORT CHARLOTTE, FL 33948 941-743-1208 MARYANN.FRANKS@CHRLOTTECOUNTYFL.GOV | | ZONING |
| CHARLOTTE COUNTY LIGHTING DISTRICT GLENN BOND 7000 FLORIDA STREET PUNTA GORDA, FL 33950 941-575-3600 | | LIGHTING (U.S. 41) |
| FLORIDA DEPARTMENT OF TRANSPORTATION 2881 N.E. PINE ISLAND ROAD CAPE CORAL, FL 33909-6513 239-856-7810 | | RIGHT-OF-WAY (U.S. 41) |
| CHARLOTTE COUNTY RIGHT-OF-WAY DEPT. 18500 MURDOCK CIRCLE PORT CHARLOTTE, FL 33948 941-743-1955 | | RIGHT-OF-WAY (ACCESS ROAD & N. SPRING LN BLVD) |
| THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT 6750 FRUITVILLE ROAD SARASOTA, FL 34240 941-377-3722 | | STATE STORMWATER |
| THE DEPARTMENT OF ENVIRONMENTAL PROTECTION 2295 VICTORIA AVENUE SUITE 364 FORT MYERS, FL 33901 239-332-6975 | | STATE WATER / SEWER |

CHARLOTTE COUNTY LIGHTING DISTRICT NOTES:

- IT SHALL BE THE DEVELOPERS' RESPONSIBILITY TO PROTECT ALL CHARLOTTE COUNTY OWNED AND/OR MAINTAINED FACILITIES WITHIN THE US41 RIGHT OF WAY. ANY/ALL COSTS ASSOCIATED WITH ALTERATIONS, RELOCATIONS OR REPAIRS MADE NECESSARY BY THIS DEVELOPMENT SHALL BE BORNE BY THE EITHER THE OWNER, DEVELOPER AND/OR CONTRACTOR. SPLICES IN FIBER OPTIC, SIGNALIZATION OR ROADWAY LIGHTING CABLE(S) OR THE ADDITION OF ADDITIONAL PULL/JUNCTION BOXES WILL NOT BE PERMITTED. IN THE EVENT A CABLE IS CUT, DAMAGED OR REQUIRES RELOCATION, THE CABLE(S) SHALL BE RESTORED BACK TO THE ORIGINAL CONFIGURATION. ORIGINAL CONFIGURATION IS DEFINED AS SYSTEM STATUS, LAYOUT AND DESIGN PRIOR TO ANY WORK COMMENCING.
- A LIGHTING DISTRICT RIGHT OF WAY USE PERMIT WILL BE REQUIRED FOR ANY WORK ASSOCIATED WITH INSPECTION, RELOCATION OR THE REPAIR OF ANY EXISTING CHARLOTTE COUNTY OWNED/MAINTAINED FACILITY WITHIN THE COCHRAN BLVD. PUBLIC RIGHTS-OF-WAY(S). SPECIFIC STIPULATIONS OR CONDITIONS WILL BE IMPOSED AT TIME OF PERMIT APPLICATION. IN THE EVENT CHARLOTTE COUNTY OWNER/MAINTAINED FACILITIES REQUIRE ALTERATIONS, RELOCATION AND/OR REPAIR, THAT WORK WILL BE PERFORMED BY CHARLOTTE COUNTY FORCES OR FORCES CONTRACTED BY OR APPROVED BY CHARLOTTE COUNTY TO MAKE THE NECESSARY CORRECTIONS. EITHER THE OWNER, DEVELOPER AND/OR CONTRACTOR WILL POST A CHECK IN AN AMOUNT SUFFICIENT TO COVER MENTIONED COSTS OR THE COSTS NEEDED TO INSPECT WORK TO ENSURE WORK PERFORMED WITHIN THE RIGHT-OF-WAY IS PERFORMED IN ACCORDANCE WITH AND ACCEPTABLE TO COUNTY AND FDOT STANDARDS, IF APPLICABLE. AN ESTIMATED AMOUNT WILL BE CALCULATED BASED UPON THE TYPE OF WORK REQUIRED. SHOULD THE COSTS TO ALTER, RELOCATE, REPAIR OR INSPECT EXCEED THE ESTIMATED AND POSTED AMOUNT, THE PERMIT HOLDER BY ACCEPTANCE OF THE PERMIT CONDITIONS, WILL BE CHARGED AND AGREE TO REIMBURSE CHARLOTTE COUNTY, ANY ADDITIONAL COSTS INCURRED. NO WORK SHALL COMMENCE UNTIL THIS CHECK IS POSTED AND NO CO WILL BE GIVEN UNTIL ANY OUTSTANDING MONIES DUE THE COUNTY ARE SETTLED.
- ALL WORK AND MATERIALS SHALL CONFORM TO CURRENT CHARLOTTE COUNTY SUPPLEMENTAL SPECIFICATIONS FOR ROADWAY LIGHTING SYSTEMS.



PLANS PRODUCED FOR THE
EXCLUSIVE USE OF:

FLAGLER SELF STORAGE GROUP
C/O VICTOR SILVA
386-569-1918
INFO@FLAGLERSTORAGEGROUP.COM

SHEET INDEX

| SHEET | DESCRIPTION |
|---------|---|
| 1.0 | COVER SHEET |
| 2.0 | BOUNDARY, TOPOGRAPHIC, & TREE SURVEY (BY: GEN3 SURVEYING, INC.) |
| 2.1 | AERIAL |
| 3.0 | SITE PLAN |
| 3.1 | AUTOTURN SIMULATION 1 |
| 3.2 | AUTOTURN SIMULATION 2 |
| 4.0 | PAVING AND DRAINAGE PLAN |
| 5.0 | UTILITY PLAN |
| L1 - L2 | LANDSCAPE PLANS (SEE SEPERATE SET) |

| PROJECT CONSULTANTS | |
|---|---------------------|
| COMPANY & CONTACT | TITLE |
| HERSTON ENGINEERING SERVICES, INC. C/O JAMES W. HERSTON, P.E. 20101 PEACHLAND BLVD, UNIT 207 PORT CHARLOTTE, FL 33954 941-629-2777 JHERSTON@HERSTONENGINEERING.COM | ENGINEER OF RECORD |
| C4 ARCHITECTURE C/O JAMES A. GARRITANI, RA 135 WEST CENTRAL BLVD, SUITE 400 ORLANDO, FL 32801 407-970-2575 JGARRITANI@C4ARCHITECTURE.COM | ARCHITECT |
| GEN3 SURVEYING, INC. 17840 TOLEDO BLADE BLVD PORT CHARLOTTE, FL 33948 941-629-6801 ALLSERVICELANDSURVEYING@COMCAST.NET | SURVEYOR |
| IAN VINCENT & ASSOCIATES, INC 4050 ROCK CREEK DRIVE PORT CHARLOTTE, FL 33948 941-457-6272 | ENVIRONMENTALIST |
| TERRASCAPE, INC C/O YVONNER, HALL 941-952-8123 | LANDSCAPE ARCHITECT |

**Development Standards
Tabulations Table**

Proposed Imperviousness:
Self Storage Buildings: 36,747 sf 38.17%
Asphalt/Concrete: 25,550 sf 28.54%
Total: 62,297 sf 64.71%

Proposed Open Space:
33,979 sf 35.29%
Total: 96,276 sf 100.00%

Building Height:
Three Stories, 38' (max)

Development Schedule

- THE PROJECT IS TO BE DEVELOPED AS A SINGLE PHASE
- PERMITTING / DESIGN : LATE 2024 - EARLY 2025
- CONSTRUCTION : MOST OF 2025
- COMMENCEMENT OF OPERATIONS : END OF YEAR 2025



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PORT CHARLOTTE, FLORIDA 33954
OFFICE 941.629.2777 CELL 941.380.7901
jherston@herstonengineering.com

CERTIFICATE OF AUTHORIZATION NUMBER: 00007691

PROJECT:

**FLAGLER
SELF STORAGE**

SITE ADDRESS:

2791 TAMIAMI TRAIL
PORT CHARLOTTE, FL 33952

CLIENT:

FLAGLER SELF STORAGE GROUP
C/O VICTOR SILVA
386-569-1918
INFO@FLAGLERSTORAGEGROUP.COM

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| 1 | PLAN DATE | 2.20.24 |

ENGINEER: JWH

DRAWN BY: MJH

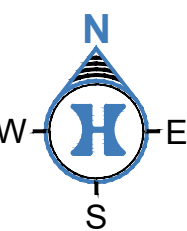
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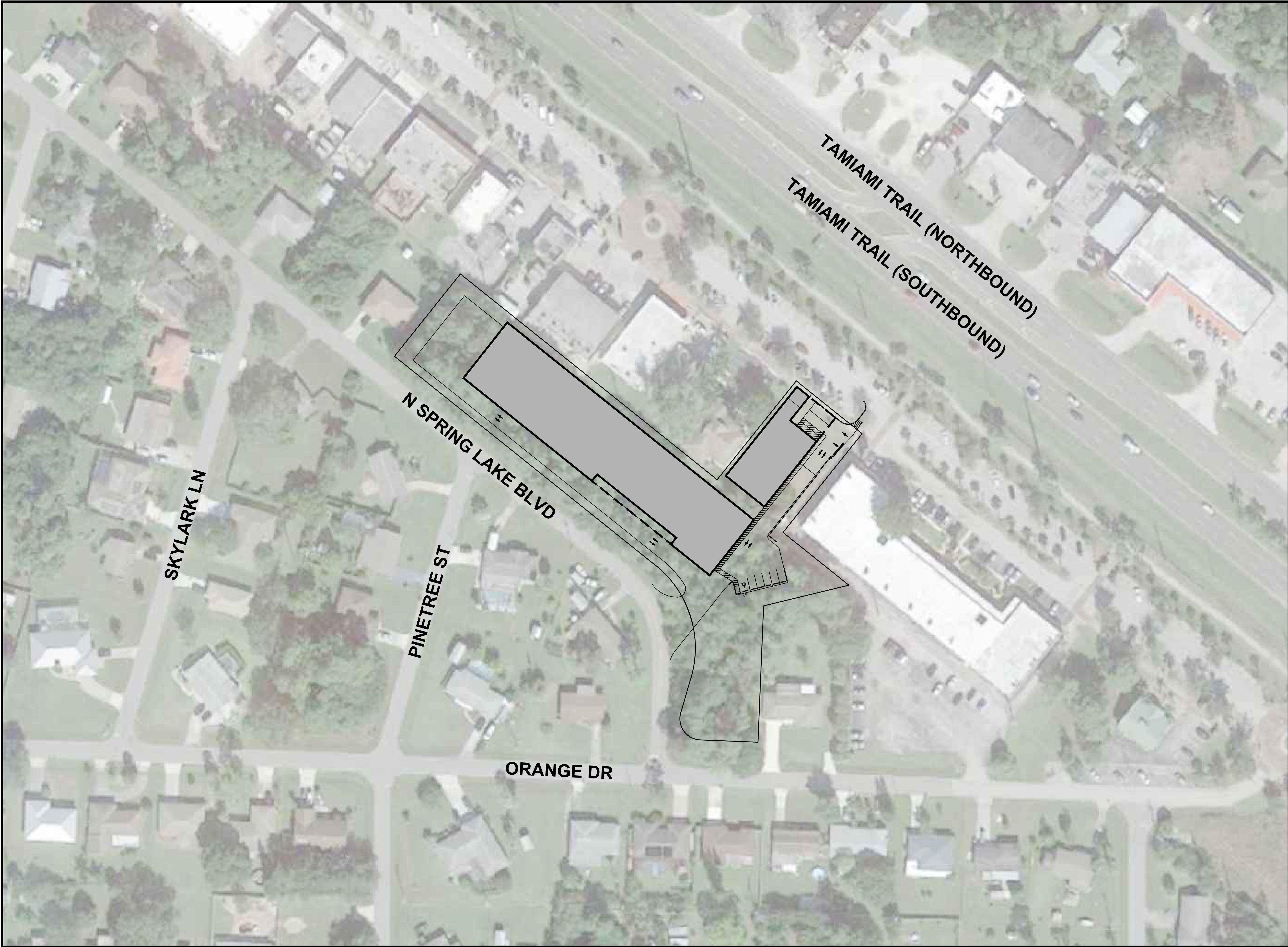
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SHEET TITLE:

COVER SHEET



| | |
|-----------|----------|
| SHEET No: | PROJECT: |
| 1.0 | 3472 |





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SHEET TITLE:

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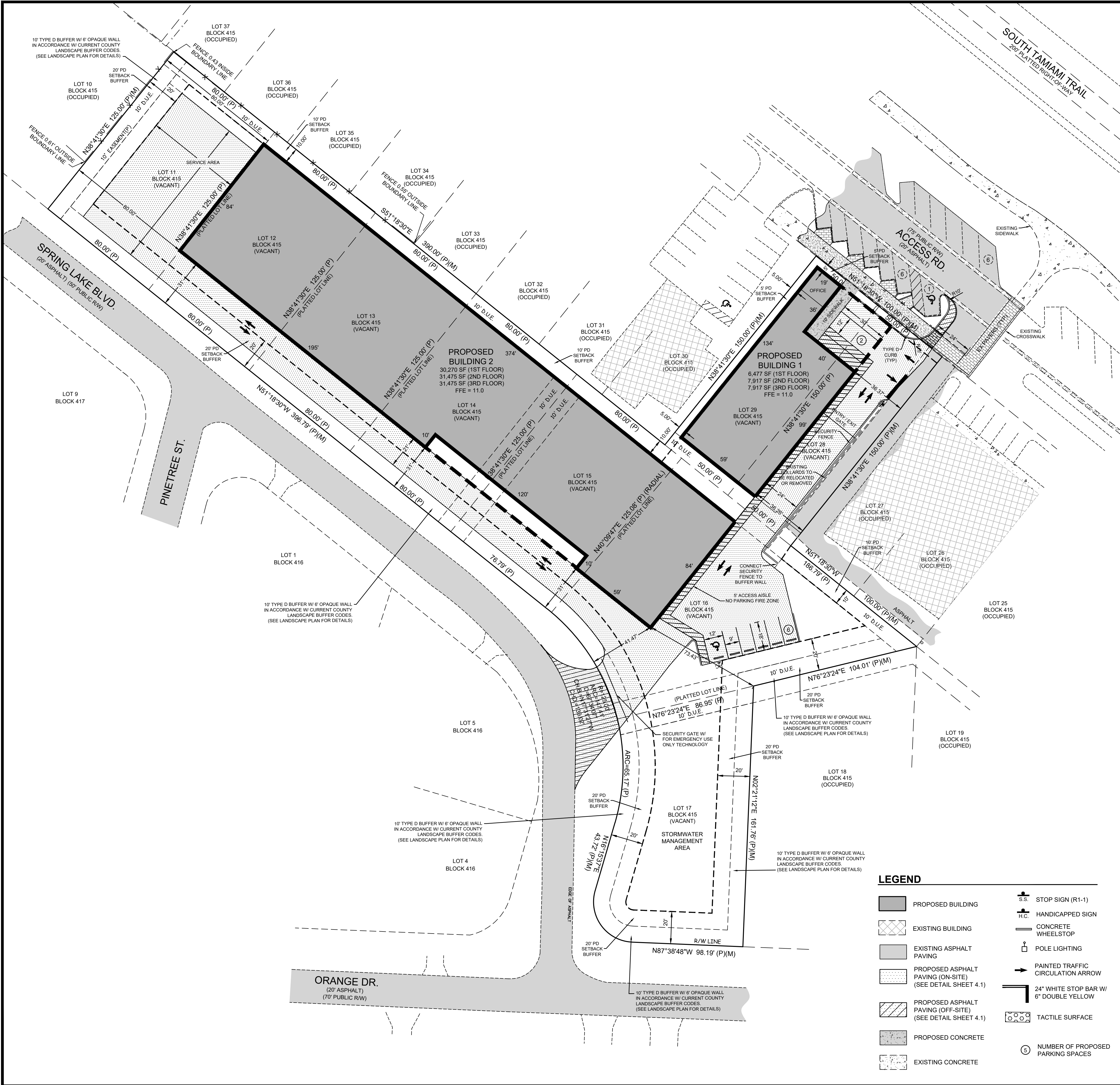
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PROJECT:

3472

C:\USERS\GAMER\DESKTOP\NEW PROJECTS\3472 - FLAGLER STORAGE\3472 XR.DWG

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SITE SUMMARY

PARCEL ID'S: 402216480011, 402216452011, 402216452012, 402216480001, 402216480002, 402216480003, & 402216480004 (CONSOLIDATION APPLICATION IS PENDING)

PROJECT ADDRESS: 2791 TAMIAMI TRAIL
PORT CHARLOTTE, FL 33952

PROJECT DESCRIPTION: THE CONSTRUCTION OF A 115,531 SF MULTI STORY (3) SELF STORAGE FACILITY (2 BUILDINGS) WHICH INCLUDES A 255 SF OFFICE

FLOOD ZONE: 10 AE 120061-12015C-0226G

EXISTING ZONING / LAND USE: CG (COMMERCIAL GENERAL) / US 41 MIXED USE
PROPOSED ZONING / LAND USE: PD (PLANNED DEVELOPMENT) / US 41 MIXED USE

DEVELOPMENT STANDARDS PER US 41 OVERLAY DISTRICT PER 3-9-49(F)(3)B
FAR = 1.20000 (96,276 X 1.20000 = 115,531.2)

OVERALL OPEN SPACE REQUIRED: 20% OF PD SITE PER 3-9-45(C)(2)F
OVERALL OPEN SPACE PROVIDED: 33.29%

MAX. BUILDING HEIGHT: 38' FT

BUILDING YARDS W/ EXPANSION (DEVELOPMENT STANDARDS):
FRONT: 0 FT
SIDE INTERIOR: 0 FT
SIDE STREET: 20 FT
REAR STREET: 20 FT
ABUTTING WATER: 20 FT
PROPOSED FAR: 1.2

| | | | |
|---|-----------|-----------|----------|
| PROJECT AREA: | 96,276 SF | 2.2102 AC | |
| IMPERVIOUS AREA (ON-SITE): | AREA (SF) | AREA (AC) | AREA (%) |
| PROPOSED BUILDING GROSS (FOOTPRINT) | 36,747 | 0.8436 | 38.17 |
| PROPOSED CONC. / SIDEWALKS / CURBING | 550 | 0.0126 | 0.57 |
| PROPOSED ASPHALT (ONSITE) | 25,000 | 0.5739 | 25.97 |
| TOTAL IMPERVIOUS AREA: | 62,297 | 1.4301 | 64.71 |
| OPEN SPACE (ON-SITE): | | | |
| TOTAL OPEN SPACE AREA: | 33,979 | 0.7801 | 35.29 |
| TOTAL PROJECT AREA: | 96,276 SF | 2.2102 AC | 100% |
| PARKING REQUIRED: | SPACES | | |
| SELF STORAGE: (1 SPACE PER 6,000 SF) | | | |
| AT 115,531 SF / 6,000 = | 20 | | |
| WALL THICKNESS CREDIT = | -1 | | |
| TOTAL PARKING REQUIRED: | 19 | | |
| PARKING PROVIDED: | SPACES | | |
| PROPOSED UNLOADING (12'x30') (ON-SITE): | 2 | | |
| PROPOSED STANDARD (9'x18') (ON-SITE): | 5 | | |
| PROPOSED HANDICAP (12'x18') (ON-SITE): | 1 | | |
| EXISTING STANDARD (9'x18') (OFF-SITE): | 11 | | |
| EXISTING HANDICAP (12'x18') (OFF-SITE): | 1 | | |
| TOTAL PARKING PROVIDED: | 20 SPACES | | |

- NOTES:
1. WASTE MANAGEMENT IN ACCORDANCE WITH 3-9-49(I)
 2. PROPOSED BUILDINGS WILL BE THREE STORIES IN HEIGHT (38')
 3. OUTDOOR LIGHTING FIXTURES (PARKING & NON-PARKING AREAS) SHALL BE IN ACCORDANCE WITH CHARLOTTE COUNTY REGULATIONS
 4. THERE IS 150 LF OF PROPOSED TYPE D CURBING
 5. SEE SHEET 2.0 & 3.0 FOR LEGAL DESCRIPTION
 6. MAX BUILDING HEIGHT 38'
 7. OFF-SITE PARKING PER 3-9-49(G)
 8. CONSTRUCTION OF THE BUILDINGS SHALL MEET THE REQUIREMENTS OF THE CHARLOTTE COUNTY COMMERCIAL DESIGN STANDARDS & ALL PD CONDITIONS
 9. ONE MONUMENT SIGN SHALL BE ALLOWED

Development Standards
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PROJECT:

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SELF STORAGE

SITE ADDRESS:

2791 TAMIAMI TRAIL
PORT CHARLOTTE, FL 33952

CLIENT:

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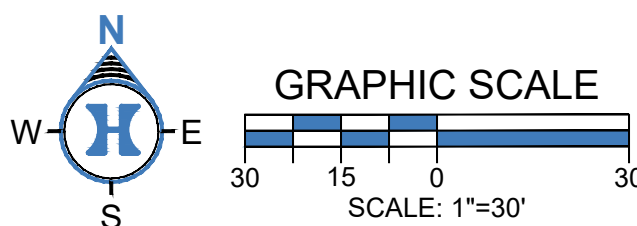
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SHEET TITLE:

SITE PLAN



SHEET No: 3.0
PROJECT: 3472



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ENGINEER: JWH

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| DRAWN BY: | MJH |
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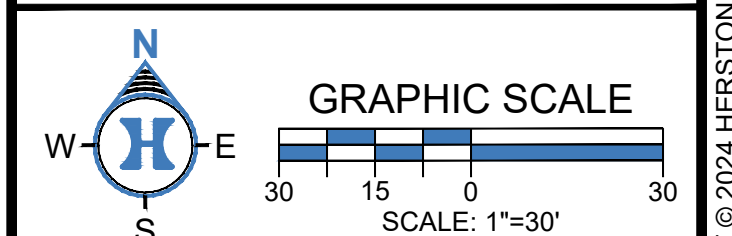
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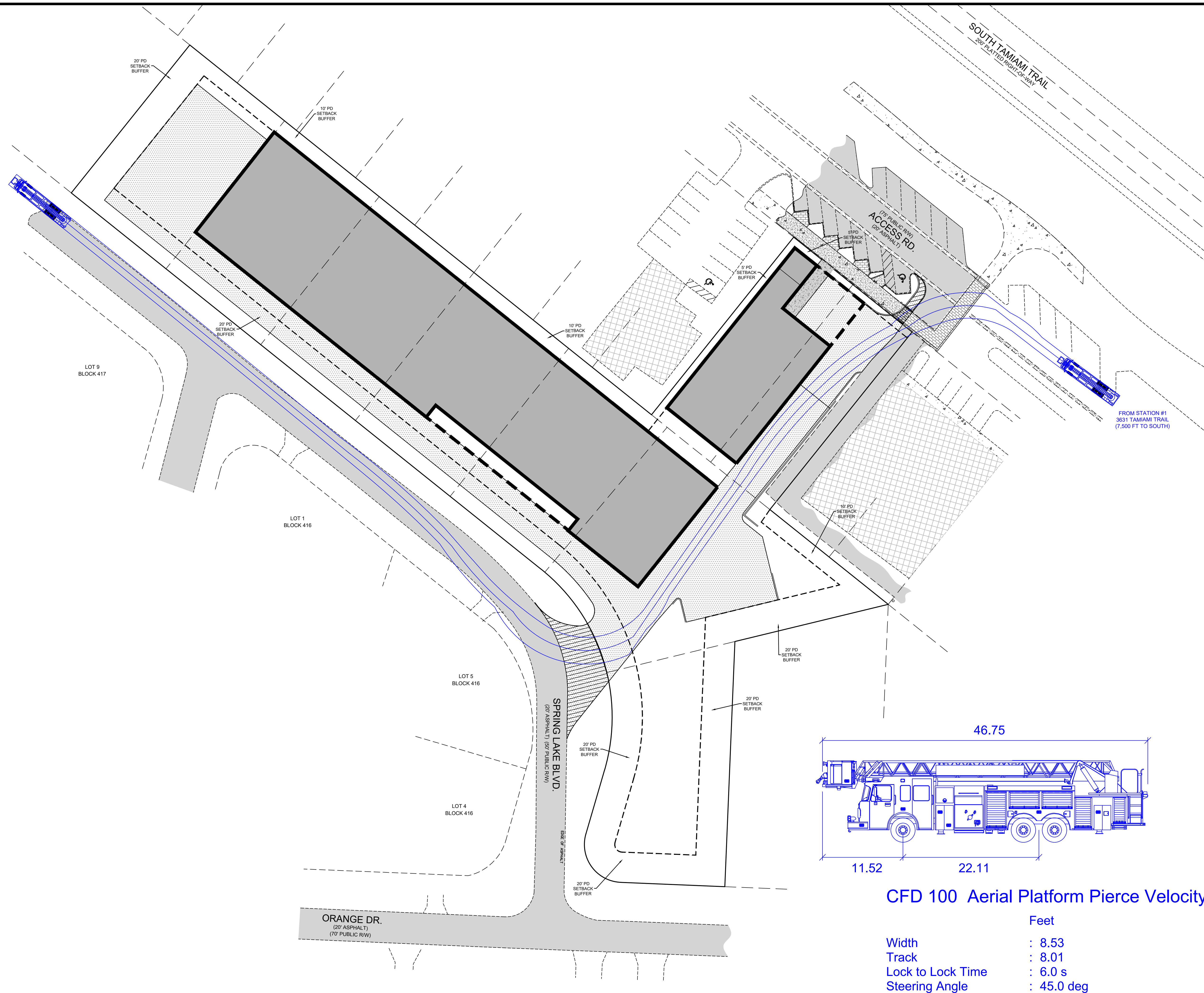
CCU PROJECT #24-XXXX

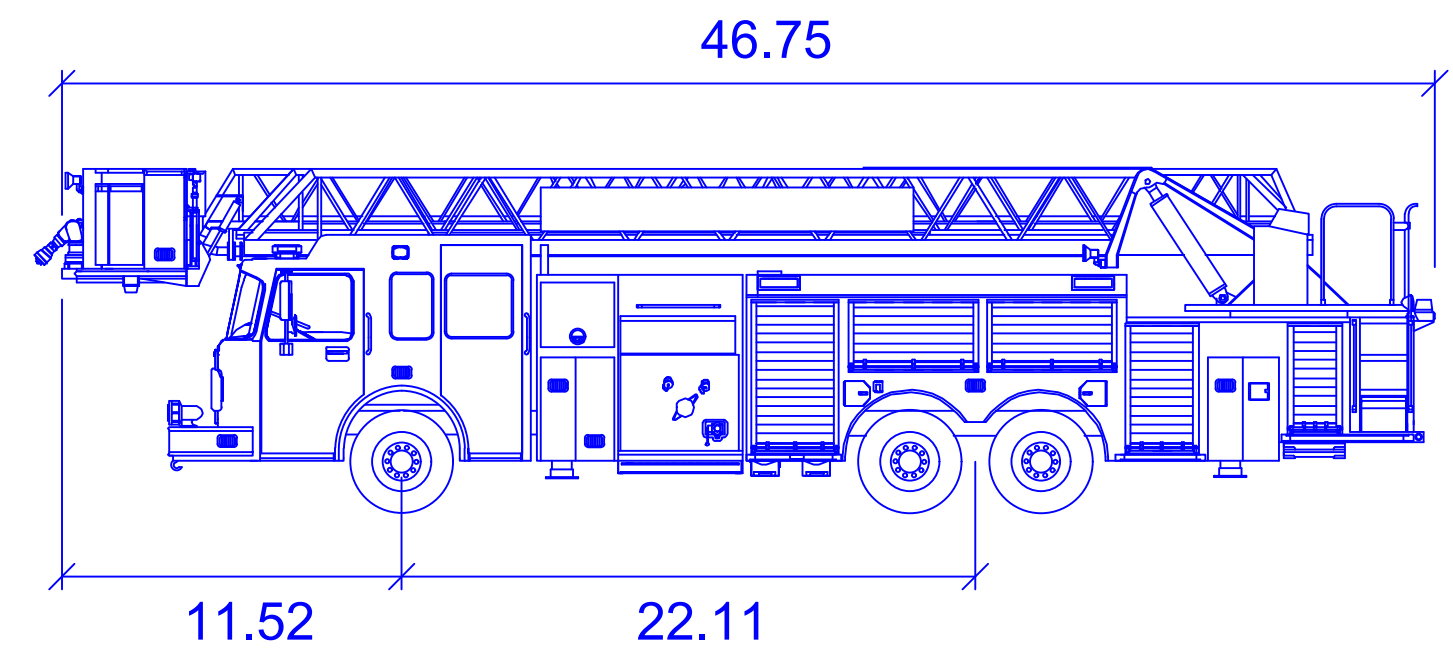
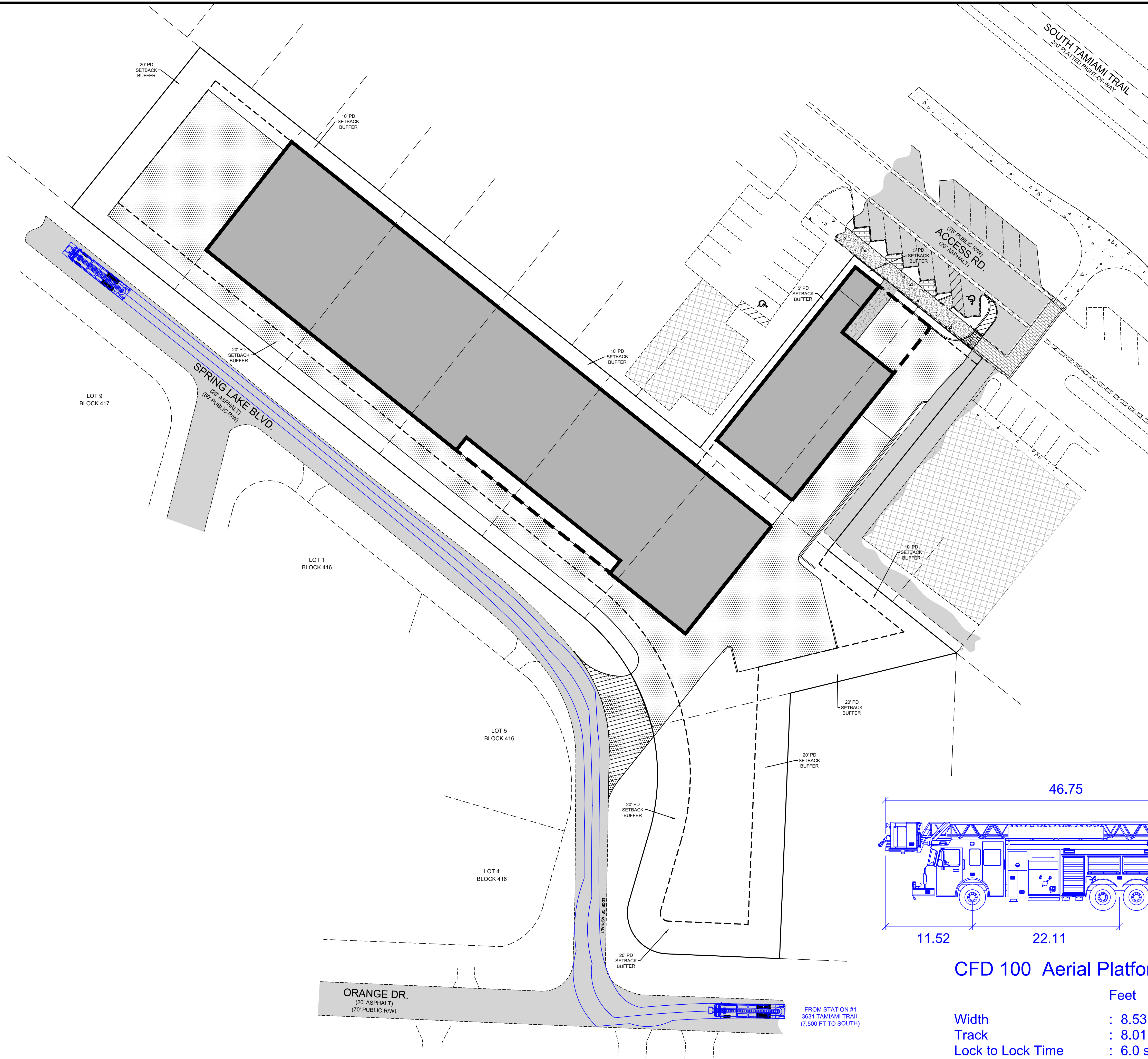
SHEET TITLE:

AUTOTURN SIMULATION 1



| | |
|-------------------------|-------------------------|
| SHEET No: 3.1 | PROJECT: 3472 |
|-------------------------|-------------------------|





CFD 100 Aerial Platform Pierce Velocity

| | |
|-------------------|------------|
| Width | : 8.53 |
| Track | : 8.01 |
| Lock to Lock Time | : 6.0 s |
| Steering Angle | : 45.0 deg |



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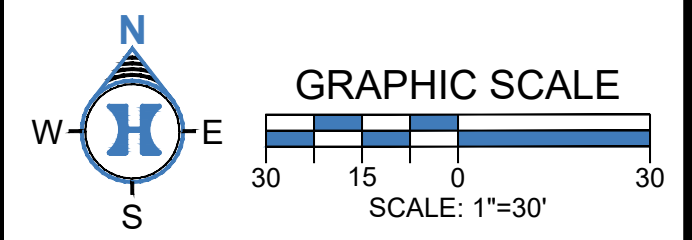
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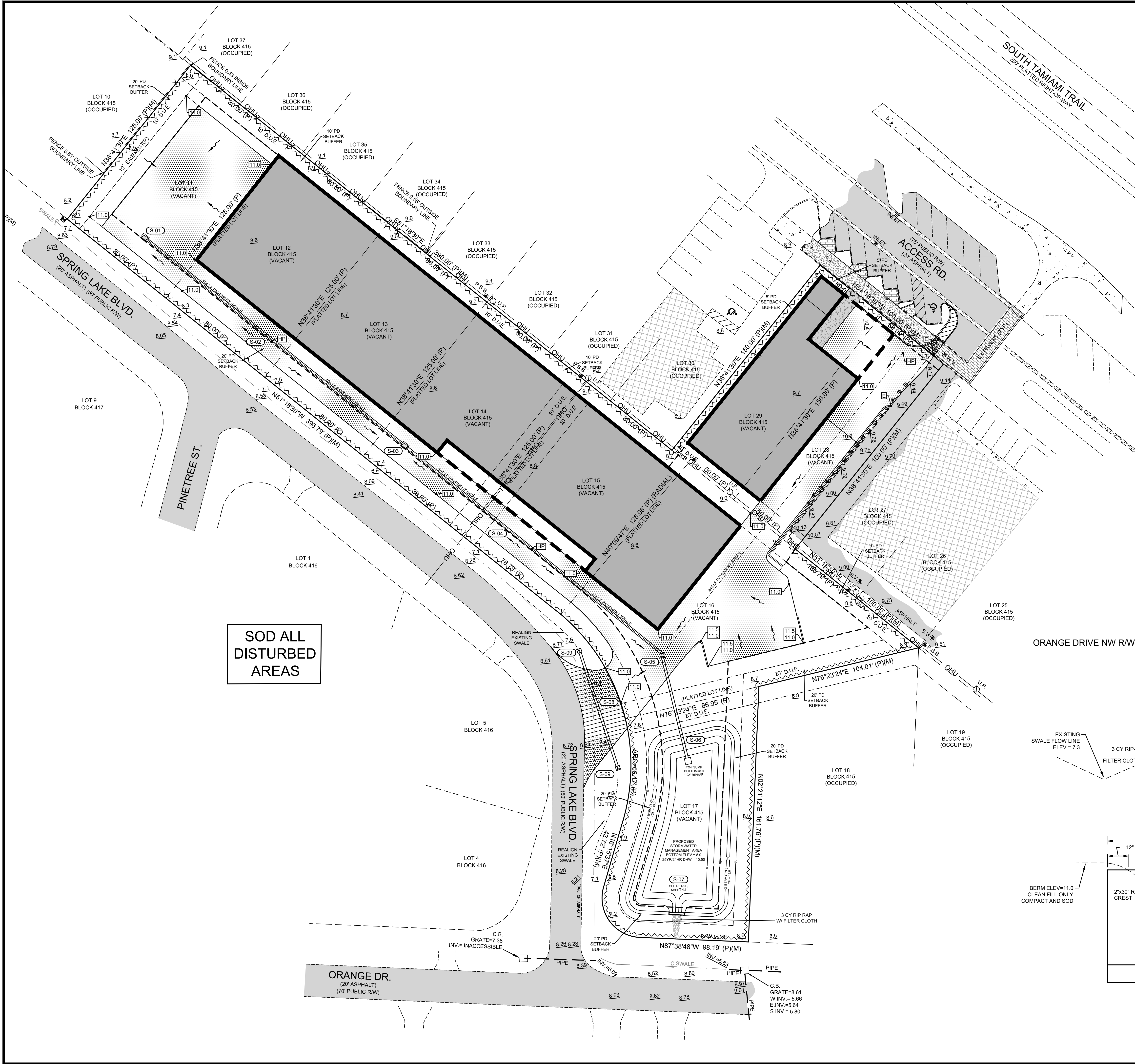
SHEET TITLE:

**AUTOTURN
SIMULATION 2**



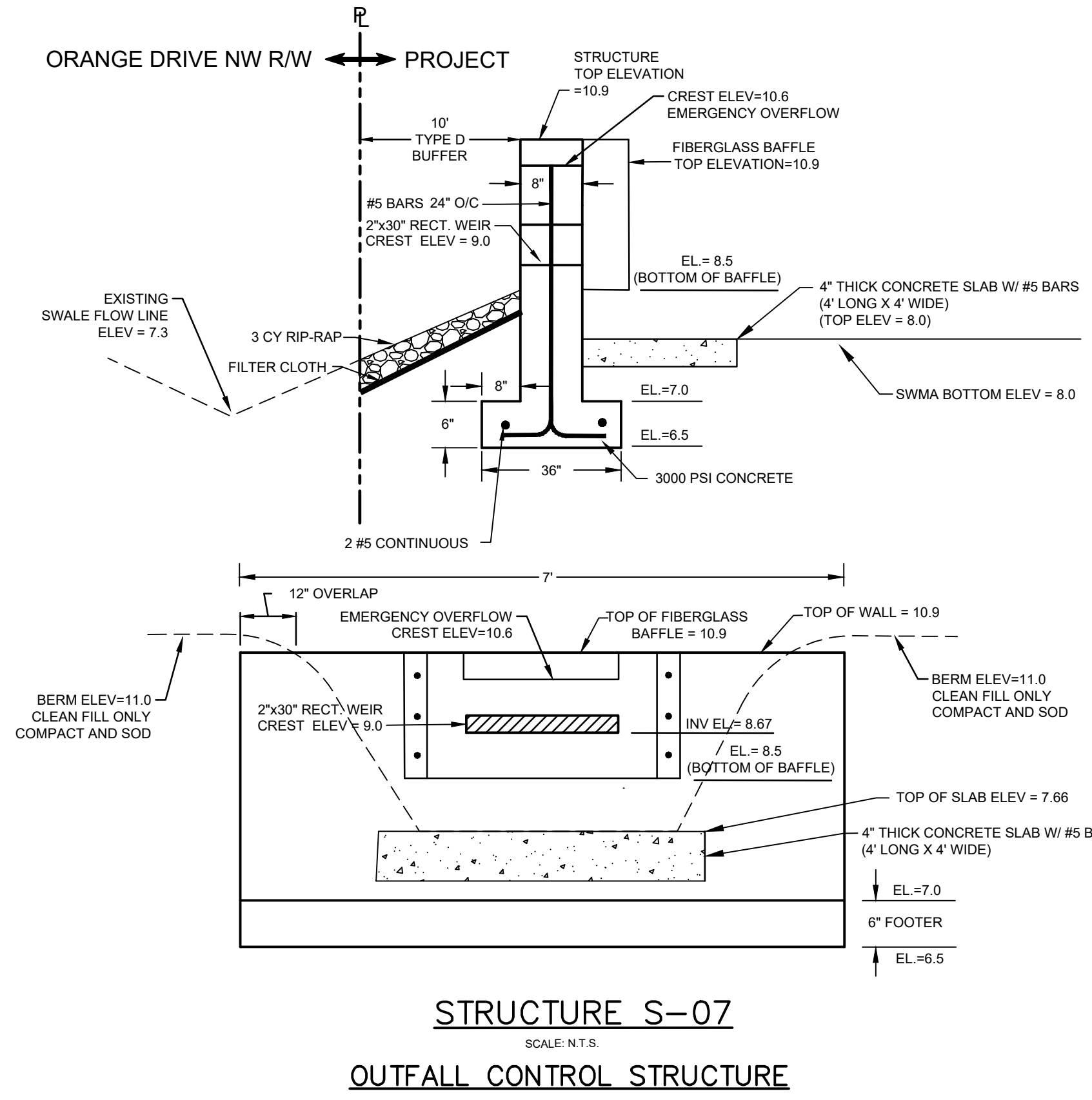
SHEET No: **3.2** PROJECT: **3472**

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| PROPOSED DRAINAGE STRUCTURE SCHEDULE | |
|---|--|
| S-01 | TYPE C INLET GRATE = 10.5 (TRAFFIC BEARING) INV. = 8.0 (E) |
| S-02 | 208 LF 18" ADS N-12 PIPE (WT) INV. = 8.0 (E) INV. = 8.0 (W) |
| S-03 | TYPE C INLET GRATE = 10.5 (TRAFFIC BEARING) INV. = 8.0 (E) INV. = 8.0 (W) |
| S-04 | 208 LF 18" ADS N-12 PIPE (WT) INV. = 8.0 (E) INV. = 8.0 (W) |
| S-05 | TYPE C INLET GRATE = 10.5 (TRAFFIC BEARING) INV. = 8.0 (E) INV. = 8.0 (W) |
| S-06 | 62 LF 18" ADS N-12 PIPE (WT) INV. = 8.0 (SE) INV. = 8.0 (NW) |
| S-07 | OUTFALL CONTROL STRUCTURE SEE DETAIL, SHEET 4.1 |
| S-08 | 80 LF 12"x18" RCP (DRIVE PIPE) INV. = 7.0 (E) INV. = 7.0 (W) |
| S-09 | MITRED END SECTION PER COUNTY REQUIREMENTS |

| LEGEND | |
|--------|---|
| | PROP. STORM DRAIN LINE |
| | DIRECTION OF DRAINAGE FLOW |
| | PROPOSED GRADE |
| | TOP OF CURB ELEVATION PAVEMENT ELEVATION |
| | EXISTING GROUND ELEVATION |
| | SILT FENCE (TYPE III) |
| | DIRECTION OF SLOPE |
| | DITCH BOTTOM INLET |
| | MITRED END SECTION |



STRUCTURE S-07
SCALE: N.T.S.
OUTFALL CONTROL STRUCTURE

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SHEET TITLE:

**PAVING AND
DRAINAGE PLAN**

GRAPHIC SCALE
20 10 0 20
SCALE: 1"=20'

| | |
|------------|-------------|
| SHEET No: | PROJECT: |
| 4.0 | 3472 |



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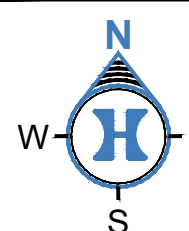
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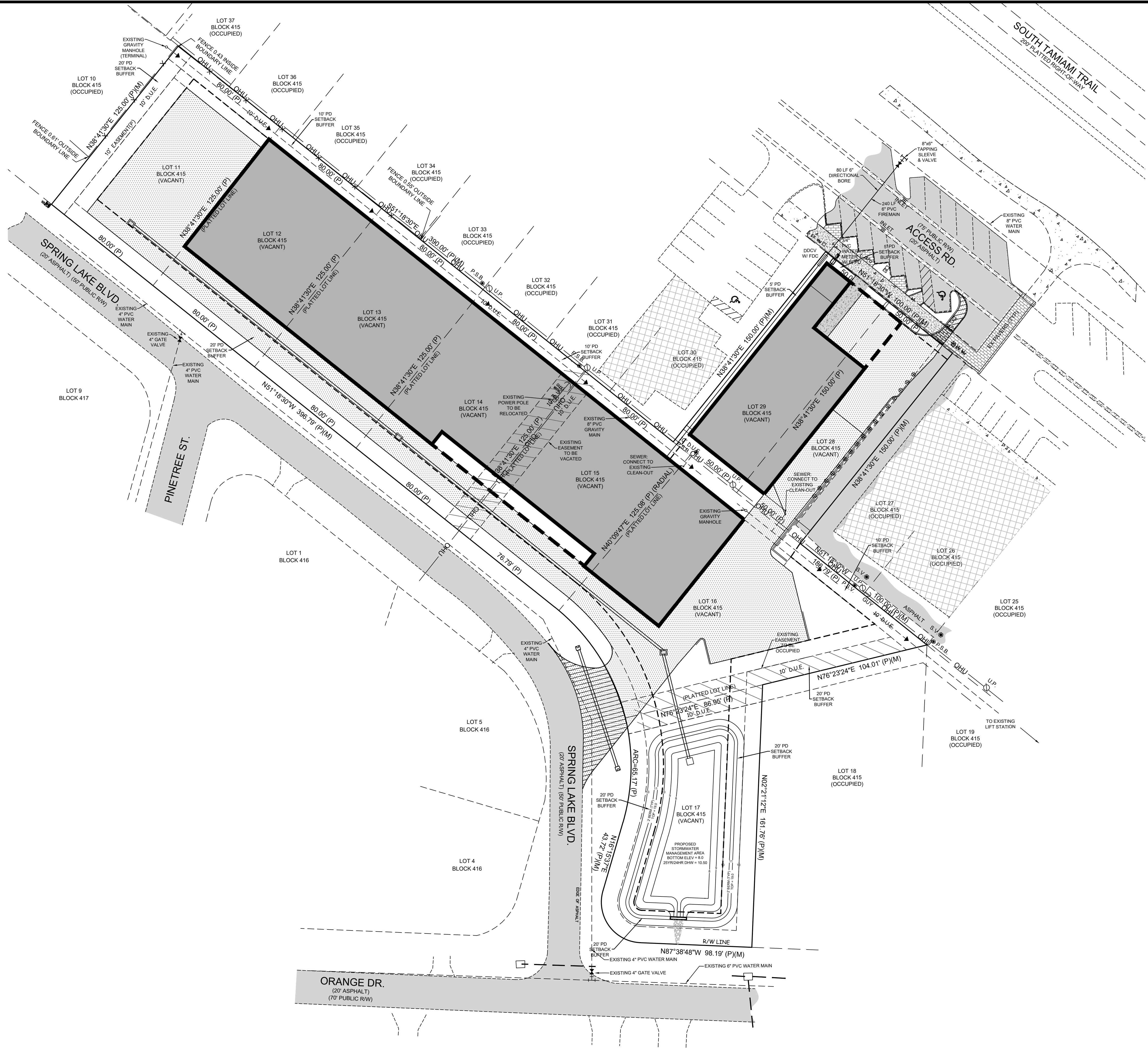
SHEET TITLE:

UTILITY PLAN



GRAPHIC SCALE
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SCALE: 1"=30'

SHEET No: **5.0** PROJECT: **3472**



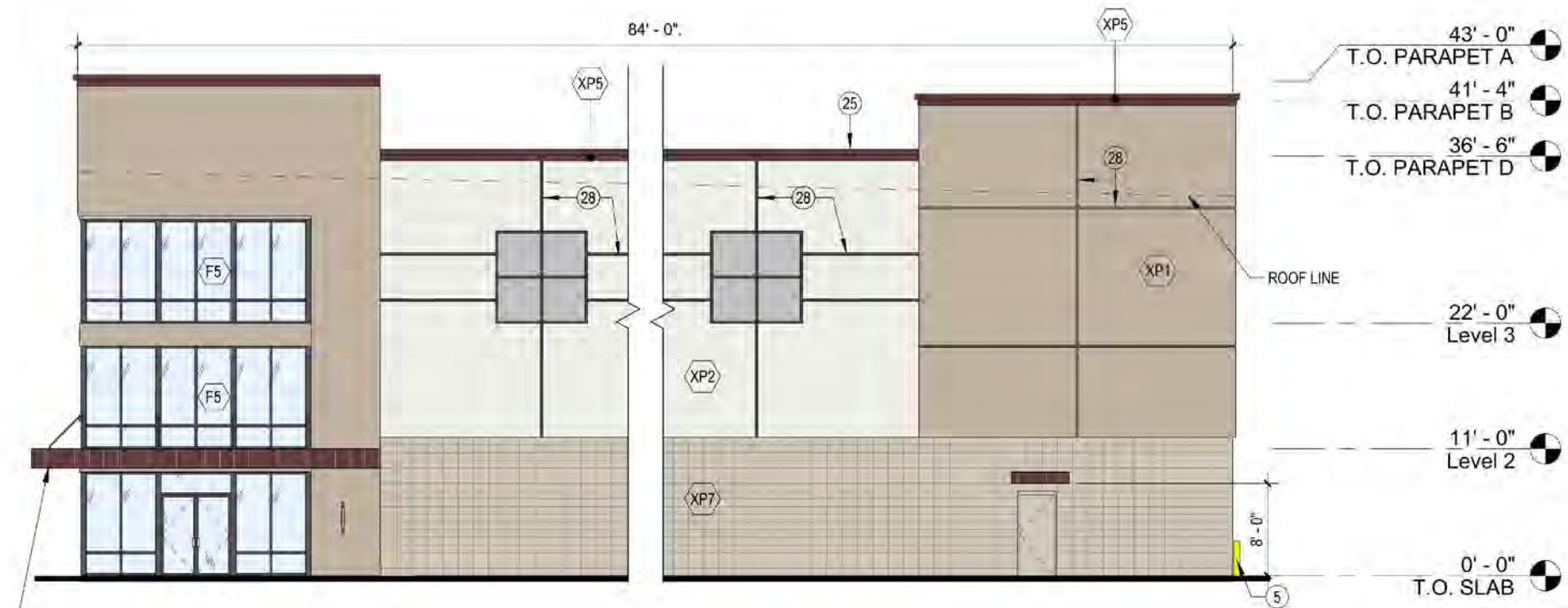
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Elevations

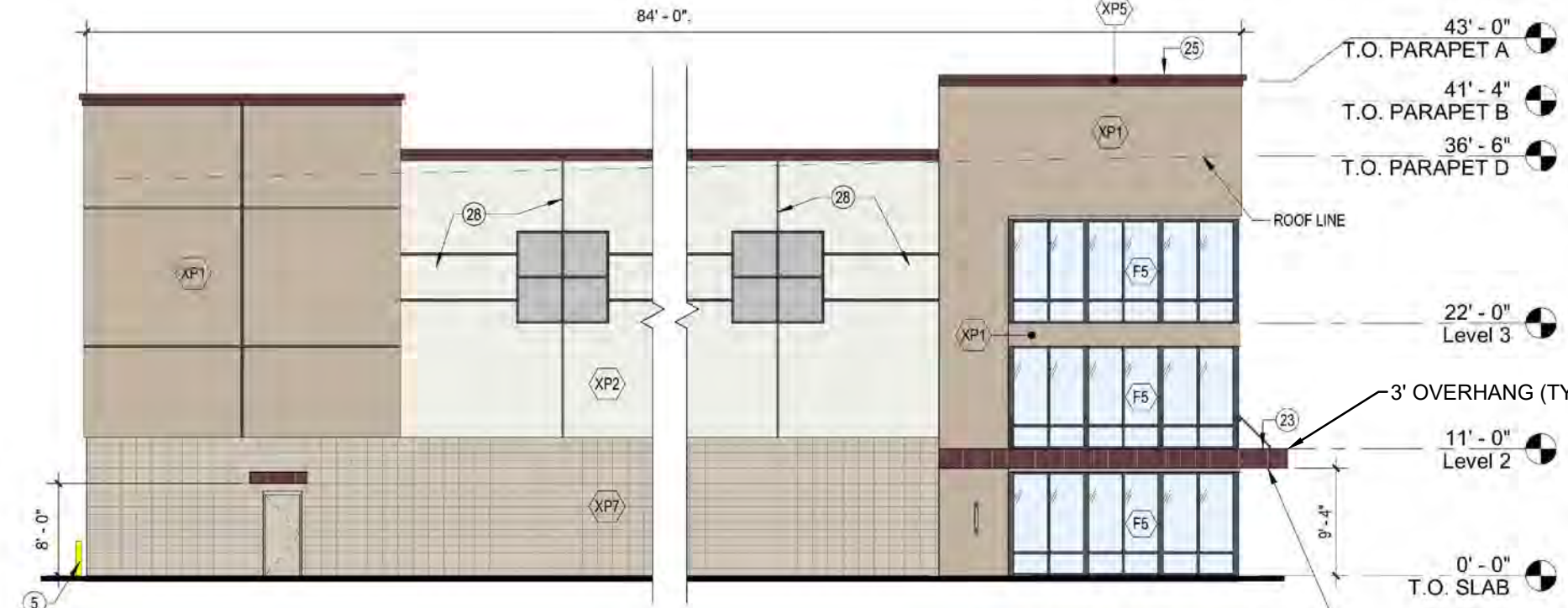
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5 DESIGN TREATMENTS

AN ARCHITECTURAL DISTINCTION AROUND OR ABOVE THE PRIMARY CUSTOMER RESIDENCE
CANOPIES OR PORTICOS
OVERHANGS OF A MINIMUM OF 3' WIDE
DISPLAY WINDOWS OF A MINIMUM OF 6' HIGH
ORNAMENTAL OR STRUCTURAL DETAILS THAT ARE INTEGRATED IN THE BUILDING STRUCTURE



3 NORTH ELEVATION
SCALE: 3/32" = 1'-0"



4 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



2 EAST ELEVATION
SCALE: 3/32" = 1'-0"



1 WEST ELEVATION
SCALE: 3/32" = 1'-0"

PAINT SCHEDULE

- NOTES:
1. PAINT ALL GUTTERS, DOWNSPOUTS AND DOWNSPOUT GUARDS TO MATCH ADJACENT COLOR.
 2. PAINT ALL RAILLARDS AND GUARDS SAFETY YELLOW.
 3. IF THE DECK IS WELDED DOWN, ALL WELD MARKS ON DECK MUST BE TOUCHED UP WITH PAINT.
 4. ALL EXTERIOR TILT CONCRETE TO BE TEXTURE COATED.
 5. DIRECT METAL PRIMER TO BE USED ON ALL GALVANIZED METAL.
 6. PAINT FIRE RISERS RED.
 7. CONTRACTOR TO PROVIDE A MOCK-UP OF THE PROPOSED COLOR SCHEME ON ONE FULL TILT PANEL FOR OWNER REVIEW PRIOR TO ORDERING ADDITIONAL PAINT.
 8. PROVIDE TINTED PRIMER FOR ALL TEXTURED COATING APPLICATIONS.
 9. PAINT ALL EXTERIOR HM DOOR AND FRAMES XP1 U.O.N.

- XP1 FIELD COLOR - COARSE TEXTURED SW703 BALANCED BEIGE
XP2 FIELD COLOR - COARSE TEXTURED SW706 EXTRA WHITE
XP3 FIELD COLOR - COARSE TEXTURED SW916 DRIFT OF MIST
XP4 ACCENT COLOR - COARSE TEXTURED SW701 PEPPER CORN
XP5 ACCENT COLOR - METAL TEXTURED SW072 DEEP MAROON
XP6 ACCENT COLOR - HARD BOARD TEXTURED SW916 DRIFT OF MIST
XP7 ACCENT COLOR - CMU TEXTURED SW703 ACCESSIBLE BEIGE

- INDICATES AREA OF XP1
INDICATES AREA OF XP2
INDICATES AREA OF XP3
INDICATES AREA OF XP4
INDICATES AREA OF XP5
INDICATES AREA OF XP6
INDICATES AREA OF XP7

GENERAL NOTES

- A. ALL DIMENSIONS ARE FROM FACE OF STUD. ANY DIMENSIONS ALL DIMENSIONS ARE FROM FACE OF STUD. ANY DIMENSIONS NOT SHOWN OR DEEMED QUESTIONABLE ARE TO BE VERIFIED BY ARCHITECT. DO NOT SCALE DRAWINGS.
- B. PROVIDE WOOD BLOCKING SUPPORTS AS REQUIRED FOR ALL SURFACE MOUNTED ITEMS.
- C. COORDINATE WORK OF THIS TRADE WITH OTHER TRADES.
- D. NEW DOOR AND FRAME NUMBERS CORRESPOND TO ROOM NUMBERS. WHERE MORE THAN ONE DOOR OCCURS IN A ROOM, A SUFFIX HAS BEEN ADDED (I.E. 100A). SEE DIVISION 500 DRAWINGS FOR DOOR SCHEDULE.
- E. PROVIDE MISCELLANEOUS METAL SUPPORT FOR ALL CEILING SUSPENDED ITEMS.
- F. APPLY SEALANT AT ALL JUNCTURES BETWEEN DIFFERENT MATERIALS (I.E. STOREFRONT AND TILT-UP PANELS).
- G. APPLY SEALANT AT ALL PLUMBING FIXTURES AT JUNCTURE WITH WALL.
- H. ALL STEEL STUDS ARE TO BE BRACED ACCORDING TO MANUFACTURERS' LIMITING HEIGHT CHART.
- I. ALL DOORS MUST BE INSTALLED WITH AT LEAST THE MINIMUM MANEUVERING CLEARANCE AT THE DOOR APPROACH PER THE MOST CURRENT AMERICANS WITH DISABILITIES ACT AND FLORIDA BUILDING CODE.
- J. PROVIDE TAPERED INSULATION CRICKETS AS REQUIRED AT ALL ROOF MOUNTED ITEMS & MISC. PENETRATIONS TO ACHIEVE POSITIVE DRAINAGE.
- K. PROVIDE AND INSTALL PORTABLE FIRE EXTINGUISHERS IN THE WAREHOUSE AS REQUIRED BY PROVIDE AND INSTALL PORTABLE FIRE EXTINGUISHERS IN THE WAREHOUSE AS REQUIRED BY NFPA 10.
- L. PROVIDE (2) COATS ASHFORD FORMULA CONCRETE SEALER ON ALL WAREHOUSE FLOORINGS.
- M. PAINT INSIDE OF ALL HOLLOW METAL DOORS TO MATCH OUTER PANEL.
- N. EXTERIOR LIGHTING COLOR TO BE DETERMINED BY OWNER/ARCHITECT.
- O. PROVIDE 15 MIL VAPOR BARRIER ON THERMITE TREATED COMPACTED SUBGRADE UNDER ENTIRE CONCRETE SLAB. SEE STRUCTURAL FOR MORE INFORMATION.
- P. GENERAL PLUMBING NOTE: ALL UNY EXPOSED PIPING TO BE COVERED BY ADJACENT MATERIAL.

PLAN NOTES

1. SEMI-RECESSED FIRE EXTINGUISHER, MOUNT TOP AT +54" A.F.F. FIRE EXTINGUISHER TO HAVE MIN. RATING OF 2A10BC FOR EVERY 3000 SQ.FT. OF FLOOR.
2. SECURITY MONITOR, PROVIDED BY OWNER.
3. 6" DIA. CONCRETE FILLED PIPE BOLLARD 4'-0" TALL W/ ROUNDED CAP AND PAINTED SAFETY YELLOW. BOLLARD PROTECTION EA SIDE OF DOWNSPOUT. SEE DETAIL 6A100.
4. 4"x8"x34" PLYWOOD FIRE-TREATED PHONE BOARD. PAINT ALL 6 SIDES TO MATCH ADJACENT WALL. SEE ELECTRICAL DRAWINGS.
5. HIGH-LOW DRINKING FOUNTAIN. SEE PLUMBING DRAWINGS.
6. ROOF HATCH - 48"x48" BY BLCO WITH THERMALLY BROKEN. ALIGN WITH CMU BELOW. COORDINATE WITH STRUCTURAL DRAWINGS. SEE DETAIL ON SHEET 2A207.
7. 2X2" OR ROLLED WALKWAY PROTECTION. LAYOUT TO AND AROUND ROOFTOP EQUIPMENT. SEE DETAIL ON SHEET A207.
8. TAPERED INSULATION CRICKET TO ACHIEVE POSITIVE DRAINAGE.
9. PRE-ENGINEERED PREFINISHED ALUMINUM CANOPY. FIELD VERIFY DIMENSIONS. ALIGN WITH FACE OF VENER. SEE EXTERIOR ELEVATIONS ON SHEET A301.
10. 8"x8" PREFINISHED METAL DOWNSPOUT. SEE DETAIL 6A207 FOR CONNECTION. TIE TO STORMWATER. SEE CIVIL DRAWINGS.
11. 8"x8" PREFINISHED METAL GUTTER.
12. 1 1/2" REVEAL. SEE DETAIL 7A44S (TYP).
13. ALL FURNITURE, PROVIDED AND INSTALLED BY OWNER.
14. 1 1/2" PERIMETER LINERS TO BE LOCATED WHERE SPECIFIED IN PLANS. PROVIDED AND INSTALLED BY OTHERS.

Owner:



Revised:

| Scale | AS NOTED | Date | 04/17/24 | Drawn By | SCM | Checked By | JAG |
|-------|----------|------|----------|----------|-----|------------|-----|
|-------|----------|------|----------|----------|-----|------------|-----|

FLAGLER SELF STORAGE GROUP

SELF STORAGE - NEW CONSTRUCTION
2781 TAMiami TRAIL
PORT CHARLOTTE, FL 33952

OVERALL EXTERIOR ELEVATIONS

Certified By:

Electronic Signature:

Drawing Number:

A301

Job Number:

A/E Job Number:

23094

Attachment 3

Landscape Plan

GENERAL NOTES

- ALL PLANT MATERIALS SHALL BE FLORIDA NO. 1 OR BETTER PER "FLORIDA GRADES & STANDARDS FOR NURSERY PLANTS" PER FLORIDA DEPARTMENT OF CONSUMER SERVICES. PLANTS SHALL BE FREE OF DISEASE, INSECTS, DEFECTS, AND/OR INJURIES.
- ALL PLANTING AREAS SHALL HAVE A 2" TO 3" LAYER OF SHREDDED ORGANIC MULCH. MULCH SHALL NOT BE IN CONTACT WITH THE BARK OF TREES OR SHRUBS. MULCH SHALL BE GRADE B OR BETTER.
- WORK SHALL PROGRESS IN A WORKMANLIKE MANNER ACCORDING TO STANDARDS OF THE INDUSTRY.
- ALL DISTURBED AREAS WITHIN LANDSCAPE BUFFERS AND IN LANDSCAPE ISLANDS IN THE PARKING LOT SHALL BE SODDED WITH EITHER ARGENTINE BAHIA OR ST. AUGUSTINE FLORITAM[®] SOD. SOD SHALL BE OF GOOD QUALITY AND INSTALLED WITH PIECES FIRMLY TOGETHER SO AS TO FORM A CONTINUOUS SURFACE. ACTUAL QUANTITY OF SOD REQUIRED TO COVER DISTURBED AREAS MAY VARY AND SHALL BE DETERMINED AT THE COMPLETION OF CONSTRUCTION.
- ALL PLANTED TREES SHALL BE PLANTED BEYOND THE TOP OF SLOPE OF DRAINAGE SWALES OR DITCHES. TREES SHALL NOT BE PLANTED ON THE SIDES SLOPES OR THE BOTTOM OF SWALES, DITCHES, OR RETENTION.
- ALL NOXIOUS TREES AND PLANTS SHALL BE REMOVED FROM SITE AT TIME OF DEVELOPMENT. THIS INCLUDES, BUT SHALL NOT BE LIMITED TO BRAZILIAN PEPPER (SCHINUS TEREBINTHIFOLIUS), AUSTRALIAN PINE (CASUARINA SPP.) AND MELALEUCA (MELALEUCA SPP.). PER SECTION 3-9-100 OF LANDSCAPE REQUIREMENTS 1. LANDSCAPING SHALL BE MAINTAINED IN PERPETUITY IN A MANNER TO MEET COUNTY CODES AND IN A NEAT (FREE OF LITTER AND DEBRIS) AND HEALTHY CONDITION.
- ALL PLANTINGS WITHIN THE SIGHT TRIANGLES SHALL BE PRUNED IN SUCH A MANNER THAT ALL SIGHT LINES BETWEEN 2 FEET AND 6 FEET ABOVE GRADE IS KEPT CLEAR OF FOULAGE. ANY TREE PRUNING THROUGH LIFE OF PROJECTS SHALL BE SUBJECT TO THE LATEST EDITION OF THE NATIONAL ARBORIST ASSOCIATION STANDARDS. IT IS UNLAWFUL TO TOP ANY TREE SECTION 3-9-100.
- MULTI TRUNK TREES SHALL HAVE A MINIMUM OF ONE TRUNK WITH A CALIPER EQUAL TO OR LARGER THAN 2". LOCATION OF TREE TO BE DETERMINED IN THE FIELD WITH THE VERIFICATION OF LANDSCAPE ARCHITECT ANY TREES ON ADJACENT PROPERTY BORDERING CONSTRUCTION AREA OR WITHIN CONSTRUCTION AREA TO BE PRESERVED SHALL BE PROTECTED BY BARRICADES THROUGHOUT CONSTRUCTION.
- ALL ALTERATIONS TO LANDSCAPING AND BUFFER PLANS SHALL REQUIRE WRITTEN PERMISSION OF THE DEPARTMENT OF LANDSCAPE REVIEW FOR CHARLOTTE COUNTY PER SECTION 3-9-100 THERE ARE NO AREAS OF PRESERVATION AS APPLIED BY SECTIONS 3-9-100

MAINTENANCE

- PLANTINGS, FENCES, WALLS, BERMS AND IRRIGATION SYSTEMS REQUIRED BY THIS SECTION MUST BE MAINTAINED IN GOOD REPAIR. LANDSCAPED AND BUFFER AREAS MUST BE KEPT FREE OF WEEDS, LITTER AND DEBRIS.
- DAMAGE TO ANY OF THE LANDSCAPING OR STRUCTURES REQUIRED BY THIS SECTION SHALL BE REPLANTED OR REPLACED, AS APPLICABLE, WITHIN NINETY (90) DAYS OR ONE (1) GROWING SEASON, WHICHEVER IS SOONER. DAMAGE TO A REQUIRED FENCE OR WALL BY A NATURAL DISASTER SHALL BE REPAIRED WITHIN ONE HUNDRED EIGHTY (180) DAYS.
- IT IS UNLAWFUL TO VIOLATE ANY OF THE PROVISIONS OF THIS SECTION.
- THE DEPARTMENT MAY ENFORCE COMPLIANCE WITH THIS SECTION AS PROVIDED BY LAW AND MAY PERFORM REASONABLE INSPECTIONS TO INSURE CONTINUED COMPLIANCE.
- ALL REQUIRED LANDSCAPING AND BUFFERS MAY BE SERVED BY AN AUTOMATIC IRRIGATION SYSTEM DESIGNED TO ELIMINATE THE APPLICATION OF WATER TO IMPERVIOUS AREAS AND REDUCE IMPACTS TO EXISTING NATIVE VEGETATION. ALL REQUIRED LANDSCAPING AND BUFFERS SHALL BE IRRIGATED DURING THE ESTABLISHMENT PERIOD. THE APPLICANT MAY USE A TEMPORARY IRRIGATION SYSTEM OR HAND WATERING IF THE APPLICANT CAN DEMONSTRATE THAT SUCH AN APPROACH WILL PROVIDE ADEQUATE WATER FOR PLANT SURVIVAL. ALL ALTERNATIVE PLANS OF IRRIGATION MUST BE APPROVED BY THE ZONING OFFICIAL OR HIS/HER DESIGNEE.
- TREE PRUNING SHALL BE CONDUCTED ACCORDING TO THE MOST RECENT EDITION OF THE NATIONAL ARBORIST ASSOCIATION STANDARDS.

PLANT SCHEDULE

| SYMBOL | QTY | BOTANICAL NAME | COMMON NAME | SIZE | |
|----------------------|-----|------------------------------------|-------------------------------|----------------------|--------|
| TREES | | | | | |
| | 22 | GORDONIA LASIANTHUS | LOBLOLLY BAY | 1" CAL. MIN 6' HGT | NATIVE |
| | 31 | ILEX CASSINE | DAHON HOLLY | 1" CAL. MIN 6' HGT | NATIVE |
| | 11 | MAGNOLIA GRANDIFLORA | SOUTHERN MAGNOLIA | 1" CAL. MIN 6' HGT | NATIVE |
| | 5 | MAGNOLIA VIRGINIANA | SWEET BAY | 2" CAL. MIN 10' X 4' | NATIVE |
| | 1 | SWETENIA MAHAGONI | MAHOGANY | 2" CAL. MIN 10' X 4' | NATIVE |
| SHRUBS | | | | | |
| | 10 | ILEX VOMITORIA 'SCHILLING'S DWARF' | DWARF SCHILLING'S DWARF HOLLY | 3 GAL | NATIVE |
| | 228 | VIBURNUM OBOVATUM | WALTER'S VIBURNUM | 3 GAL, 18" MIN HGT | NATIVE |
| GROUND COVERS | | | | | |
| | 56 | MIMOSA STRIGILLOSA | SUNSHINE MIMOSA | 1 GAL | NATIVE |

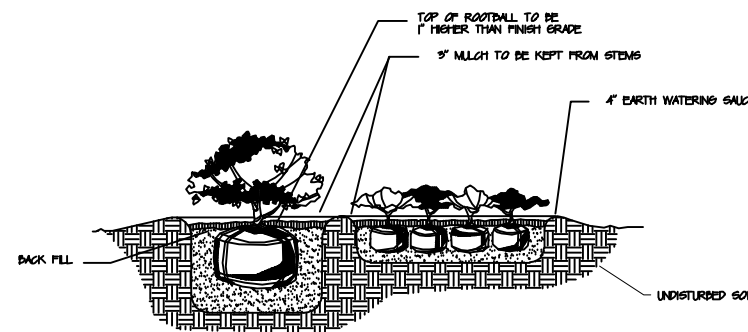
CHARLOTTE COUNTY TREE
POINT REQUIREMENTS
REQUIRED 1 TREE POINT PER 2,000 SQ. FT.
TOTAL AREA OF SITE 96,216 SQ. FT.
36216 / 2,000 = 48.2 TREE POINTS

36.5 POINTS PRESERVED
OAK 8" 1 4.5 POINTS
8" 1 5.5

PINE 8" 1 5.5
10" 1 6.5
12" 2 7.5

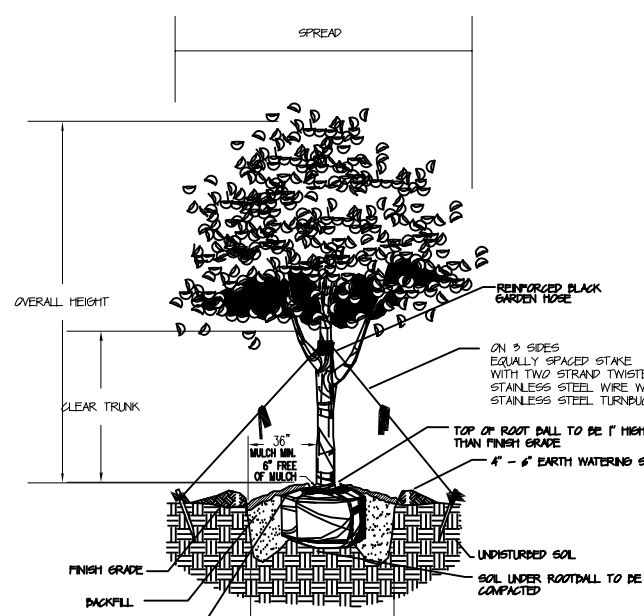
PALM 12" 14 1

12 TREE POINTS PROPOSED
6 SWEET BAY
1 MAHOGANY



SHRUB AND GROUNDCOVER PLANTING DETAIL

N.T.S.



LARGE CANOPY TREE PLANTING DETAIL

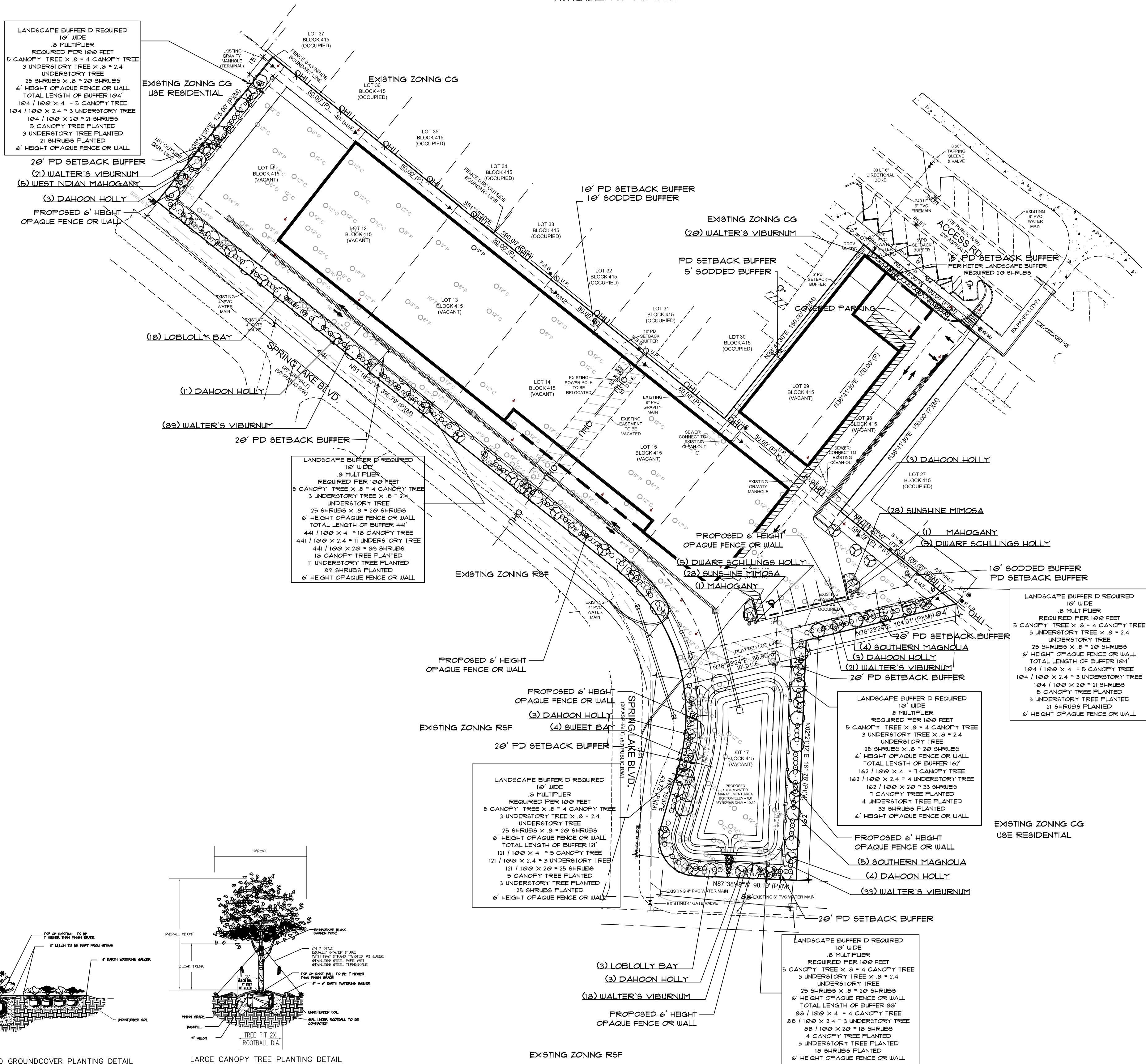
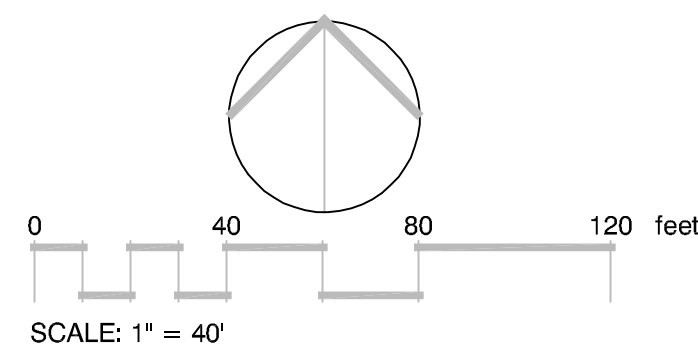
N.T.S.

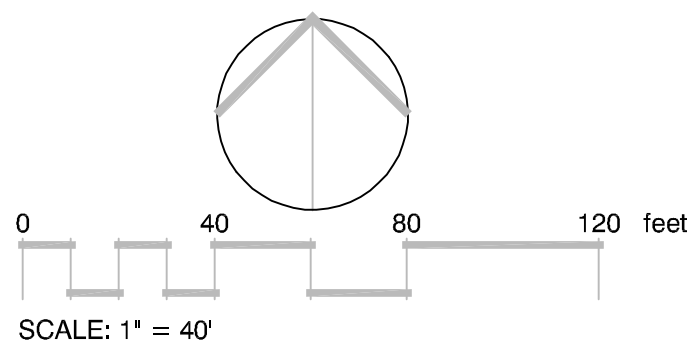
IRRIGATION NOTES

REQUIRED PLANTING SHALL BE WATERED BY HAND FOLLOWING THE PRESCRIBED SCHEDULE. NEW PLANTINGS SHALL BE WATERED AS DESCRIBED THOROUGHLY SOAKING THE ROOT BALL AND THE SURROUNDING SOIL ONE TIME PER DAY FOR A PERIOD OF TWO WEEKS. EVERY OTHER DAY FOR A SECOND PERIOD OF TWO WEEKS. TWO TIMES A WEEK FOR THE NEXT PERIOD OF FOUR WEEKS. ONE TIME WEEKLY FOR TWO YEARS.

WHEN AN ACCUMULATION OF 1/2 INCH OF RAIN HAS NOT FALLEN IN THAT WEEK, THIS WATERING CAN BE DONE BY HAND WITH A TEMPORARY IRRIGATION SYSTEM OR WITH AN AUTOMATIC IRRIGATION SYSTEM. HAND WATERING CAN BE ACCOMPLISHED WITH POTABLE WATER. WATERING WILL BE ACCOMPLISHED UTILIZING THE PUBLIC WATER SUPPLY DISTRIBUTED BY HOSE BIB INSTALLED AT THE BUILDING.

ALL REQUIRED LANDSCAPING AND BUFFERS MAY BE WATERED BY AN AUTOMATIC IRRIGATION SYSTEM. IF AN AUTOMATIC IRRIGATION SYSTEM USED, THE SYSTEM SHALL BE DESIGNED TO ELIMINATE THE APPLICATION OF WATER TO IMPERVIOUS SURFACES. EXISTING NATIVE VEGETATION SHALL NOT BE IMPACTED BY THE APPLICATION OF IRRIGATION WATER. ANY IRRIGATION INSTALLED SHALL MEET OR EXCEED SECTION 3-9-100 OF THE CHARLOTTE COUNTY CODE AN AUTOMATIC IRRIGATION SYSTEM WILL REQUIRE A WELL OR REUSE WATER (IF AVAILABLE) FOR THE WATER SOURCE.





TREES TO BE PRESERVED

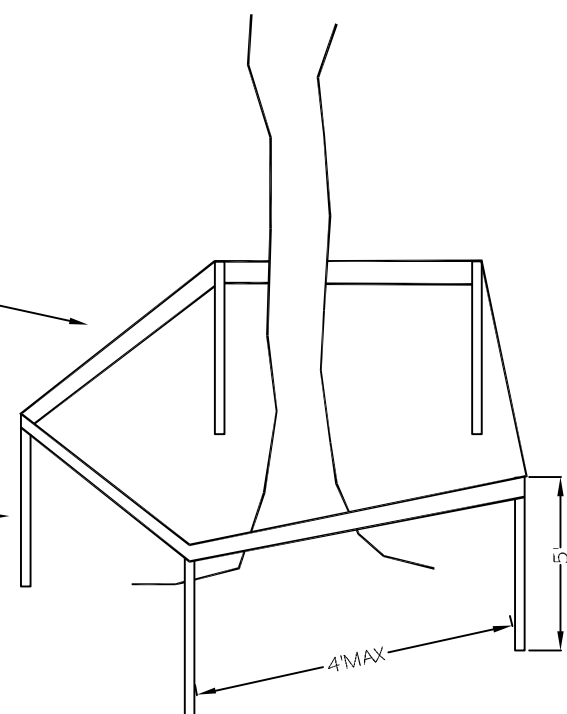
| | | | |
|------|-----|----|------------|
| OAK | 6" | 1 | 4.5 POINTS |
| | 8" | 1 | 5.5 |
| PINE | 8" | 1 | 5.5 |
| | 10" | 1 | 6.5 |
| | 12" | 2 | 7.5 |
| PALM | 12" | 14 | 1 |

TREES TO BE REMOVED

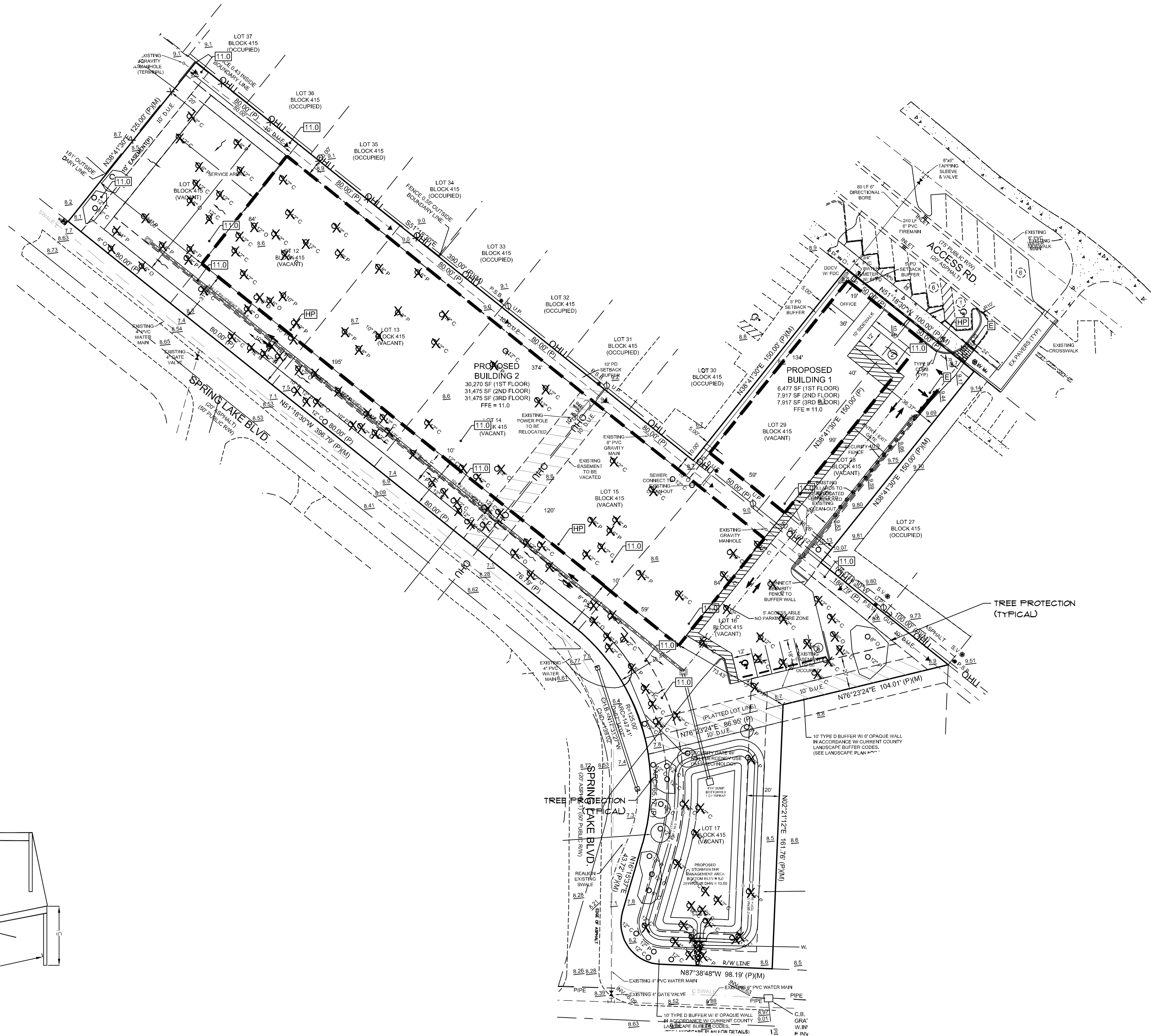
| | | |
|------|-----|----|
| OAK | 4" | 1 |
| | 6" | 5 |
| | 8" | 1 |
| | 10" | 3 |
| | 12" | 2 |
| PINE | 4" | 1 |
| | 6" | 8 |
| | 8" | 12 |
| | 10" | 10 |
| | 12" | 5 |
| PALM | 14" | 1 |
| | 24" | 1 |
| PALM | 12" | 81 |

1"X4"
TOP RAIL

2"X2"X6'
POSTS



1. HEAVY EQUIPMENT IS NOT ALLOWED WITHIN BARRICADE, HAND LABOR ONLY
2. PROTECT SOIL FROM COMPACTION
3. PROTECT ABOVE GROUND PORTIONS OF TREE FROM MECHANICAL DAMAGE
4. NO STOCKPILING OF MATERIAL (SOIL ETC.) IS ALLOWED WITHIN BARRICADE
5. CONSTRUCTION PERSONNEL ARE TO BE INSTRUCTED ON BARRICADE PROTECTION AND ENFORCED BY SITE GENERAL CONTRACTOR.
6. ALL BARRICADES TO REMAIN IN PLACE UNTIL ALL GRADING, CONSTRUCTION AND HEAVY EQUIPMENT IS OUT OF AREA.
7. BARRICADES MUST BE PLACED OUTSIDE OF THE CRITICAL ROOT ZONE. THE CRITICAL ROOT ZONE IS EQUAL TO 1.5 TIMES THE TREE DIAMETER AT BREAST HEIGHT (DBH IN INCHES)
8. ALL BARRICADES TO BE ERECTED PRIOR TO CONSTRUCTION OR CLEARING ACTIVITIES
9. USE OF ORANGE SAFETY FENCE IS ENCOURAGED AROUND BARRICADES.
10. BARRICADE TO BE CONSTRUCTED FROM PLASTIC CONSTRUCTION FENCING HUNG FROM WOODEN CROSS BAR WITH STURDY POSTS AND PLACED AT THE DRIPLINE OF THE TREE



REVISIONS

TERRESCAPE INC.

YVONNE R. HALL
Landscape Architect

PH 941-952-9123
FL REG NO LA0001573
2256 Grove Street Sarasota, Florida 34239

FLAGLER SELF STORAGE
2191 TAMiami TRAIL
CHARLOTTE COUNTY
PORT CHARLOTTE FLORIDA

SCALE

1" = 40'

DATE

11.27.2024

JOB NUMBER

SHEET

LA-2

OF 2

Always call 811 two full business days before you dig to have underground utilities located and marked.

Sunshine811.com



Qualifications of Jie Shao

Position: Principal Planner

Years with Charlotte County: 21

Position Summary & Experience: I have worked as a Planner for Charlotte County Community Development Department since January 2004. My main duties include reviewing and making recommendations on plan amendments, zoning map changes and text amendments to the County's Comprehensive Plan, and amendments to the County's Land Development Regulations. I prepare and present staff reports and recommend actions to the Planning and Zoning Board and the Board of County Commissioners.

I evaluate Site Plan Review applications specifically related to development within Development of Regional Impacts for consistency with the County's Comprehensive Plan and Development Orders. I review all development within the Planned Development zoning district. I review applications for establishment of Community Development Districts, applications under the Transfer Density Units (TDU) program and track all TDUs.

In addition, I created the US 41 Zoning District Overlay Code in 2004. I worked with the planning Advisory Committee to successfully create the Little Gasparilla Island Community Plan in 2007 and also created the Little Gasparilla Island Zoning District Overlay Code and the Bridgeless Barrier Island Zoning District in 2013. As a project manager, I successfully completed the US 17 Corridor Planning Study in 2009-2010. I served as a liaison for the South Gulf Cove Advisory Committee and the Little Gasparilla Island Advisory Committee in 2006-2009. I hosted roundtable meetings to solicit public's input. As a team member, I revised and rewrote the County's Land Development Regulations in 2013-2014. Further, I worked on the County's Comprehensive Plan rewrite in 2009-2010, and EAR-based amendments for the County's Comprehensive Plan in 2007, 2014, and 2022.

Education:

- September 1997 to December 2001
University of Cincinnati; Cincinnati, Ohio; Obtained a M.S. degree in Community Planning
- September 1986 to July 1990
Chongqing University China; Obtained a B.S. degree in Architecture

Professional Associations and Certifications:

- AICP, American Association of Certified Planners since 2017
- American Planning Association (APA), Member since 2004

Related Past Experience:

- Planner, Architectural Graphics Designer, University Instructor in Architecture, Suzhou Planning Bureau/Institute of Urban Construction & Environmental Protection (1990-1994)

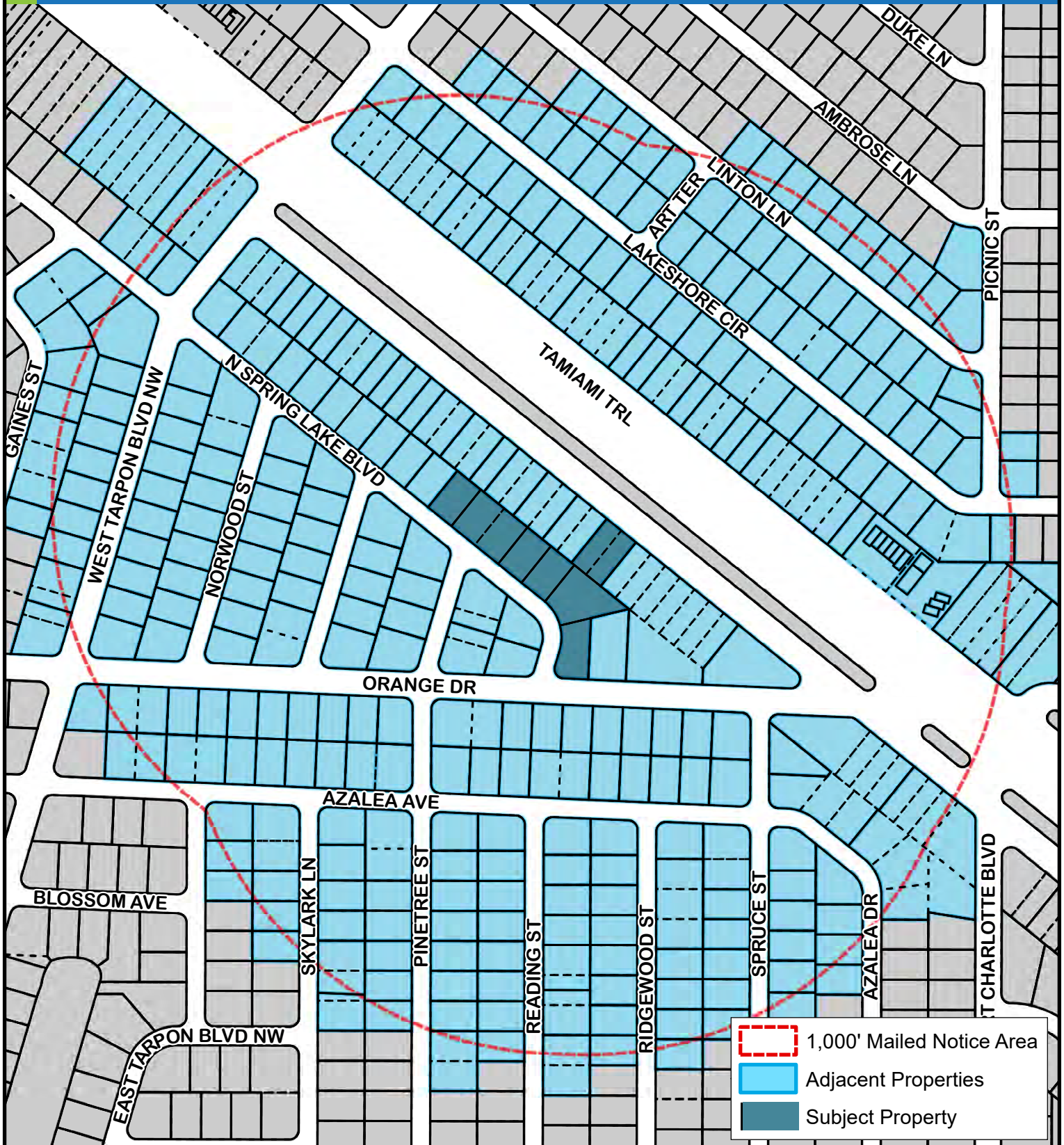
Exhibit 1

CHARLOTTE COUNTY

1,000' Foot Mailed Notice of PD-23-00009



CHARLOTTE COUNTY
Community Development



16/40/22 Mid-County



(NOT TO SCALE)

This map is a representation of compiled public information. It is believed to be an accurate and true depiction for the stated purpose, but Charlotte County and its employees make no guarantees, implied or otherwise, to the accuracy, or completeness. We therefore do not accept any responsibilities as to its use. This is not a survey or is it to be used for design. Reflected Dimensions are for informational purposes only and may have been rounded to the nearest tenth. For precise dimensions, please refer to recorded plats and related documents.

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CHARLOTTE COUNTY

Location Map for PD-23-00009



16/40/22 Mid-County



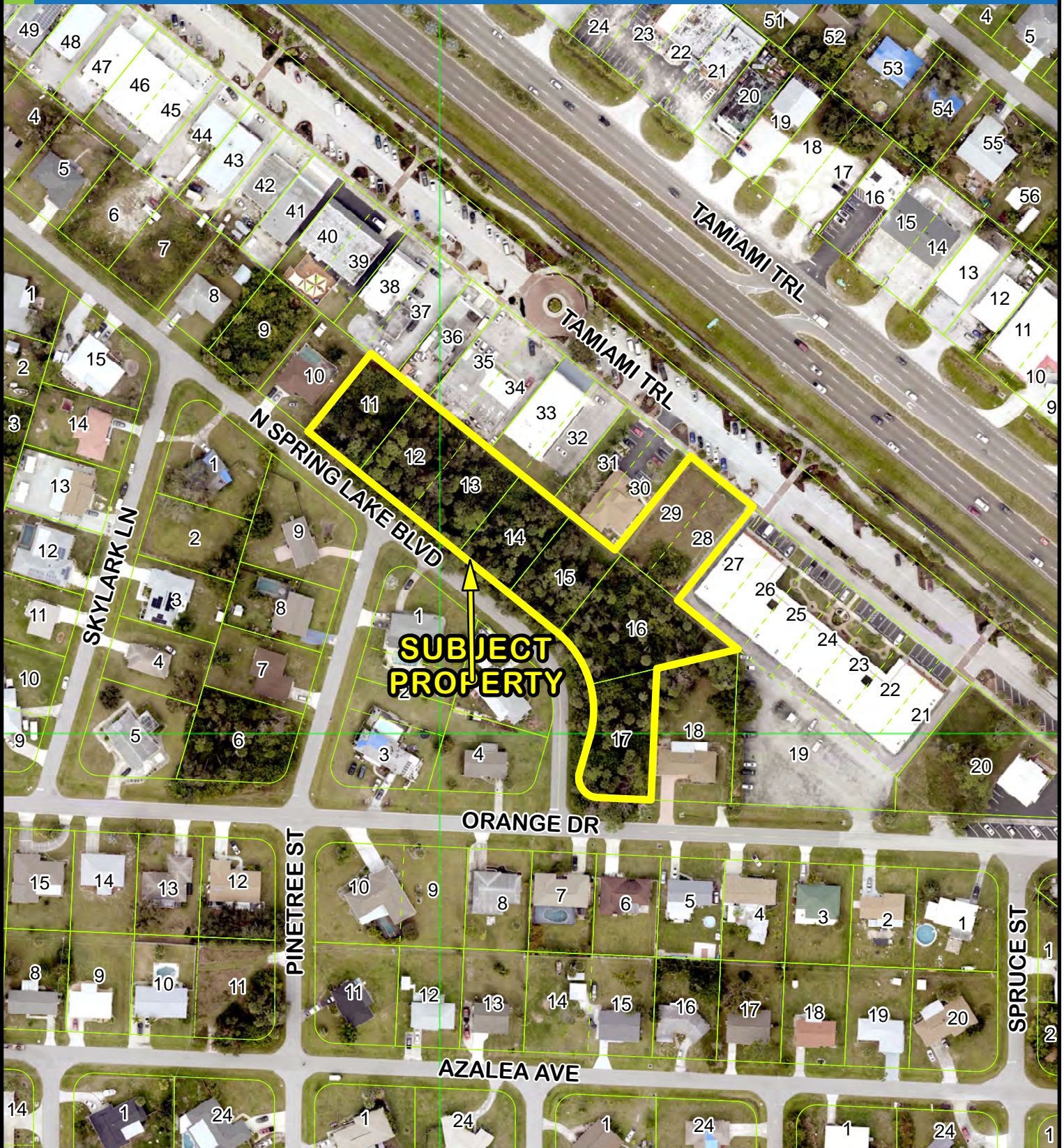
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CHARLOTTE COUNTY

Area Image for PD-23-00009



16/40/22 Mid-County



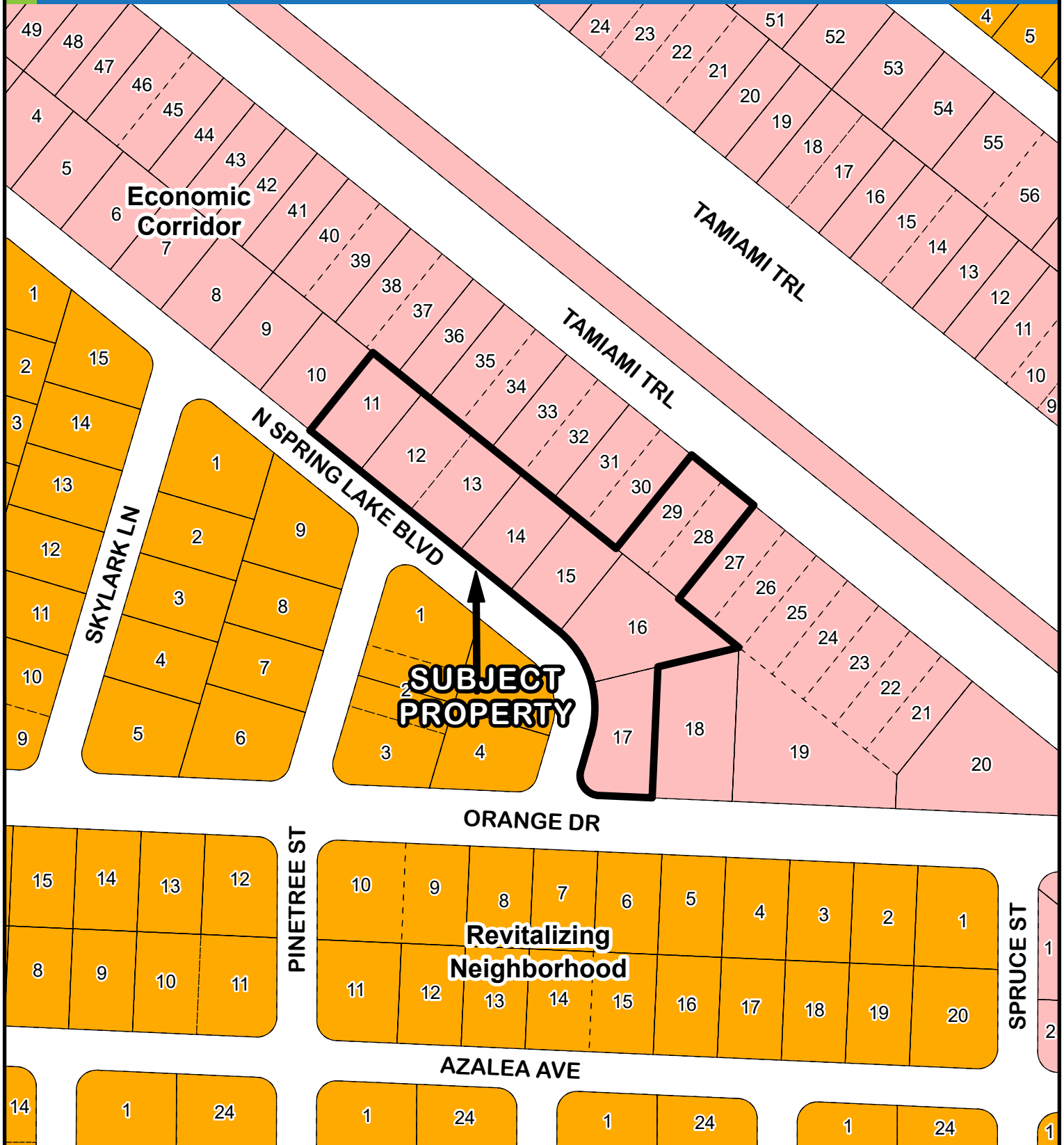
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CHARLOTTE COUNTY

Framework for PD-23-00009



16/40/22 Mid-County



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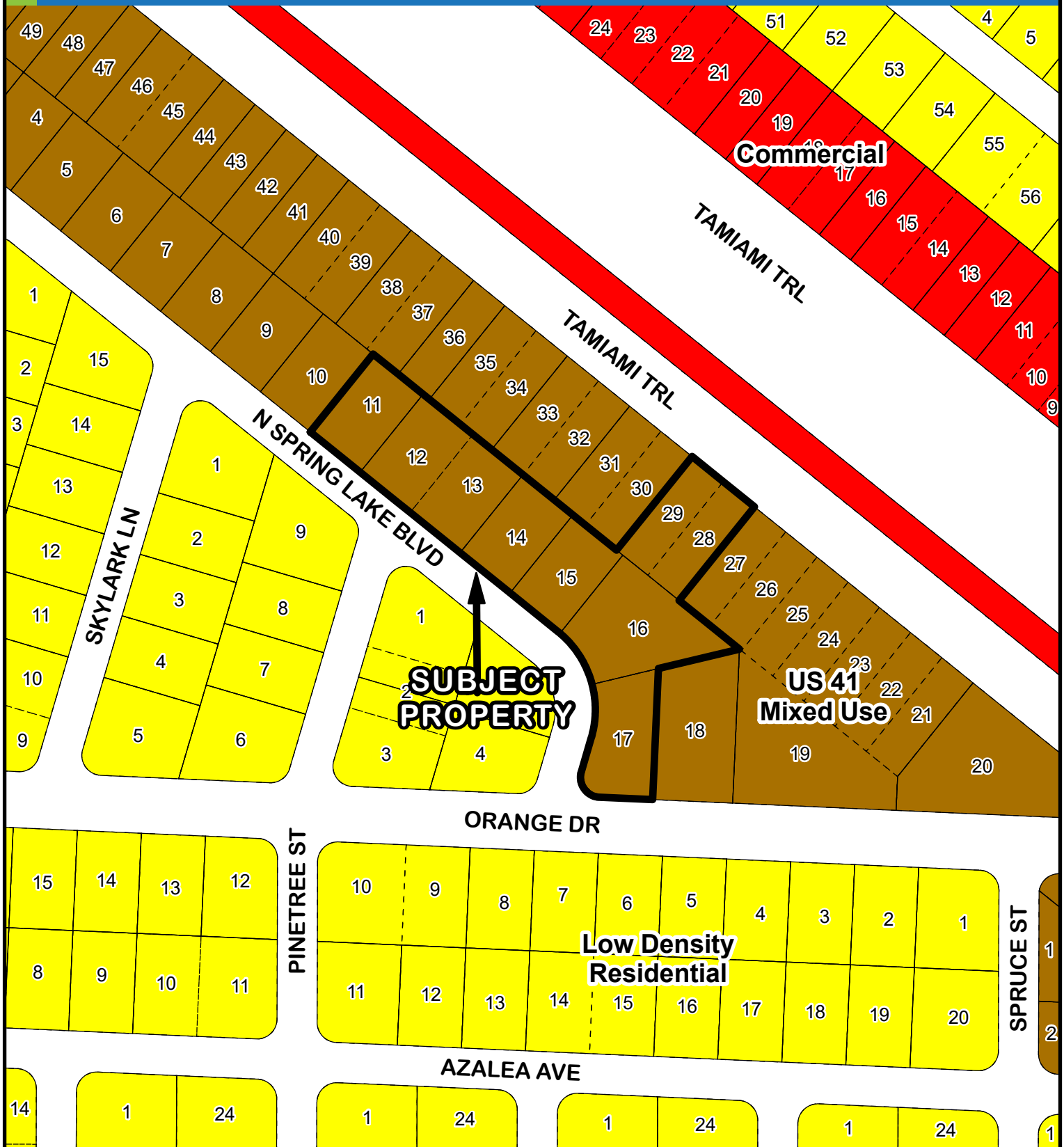
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CHARLOTTE COUNTY

FLUM Designations for PD-23-00009



16/40/22 Mid-County



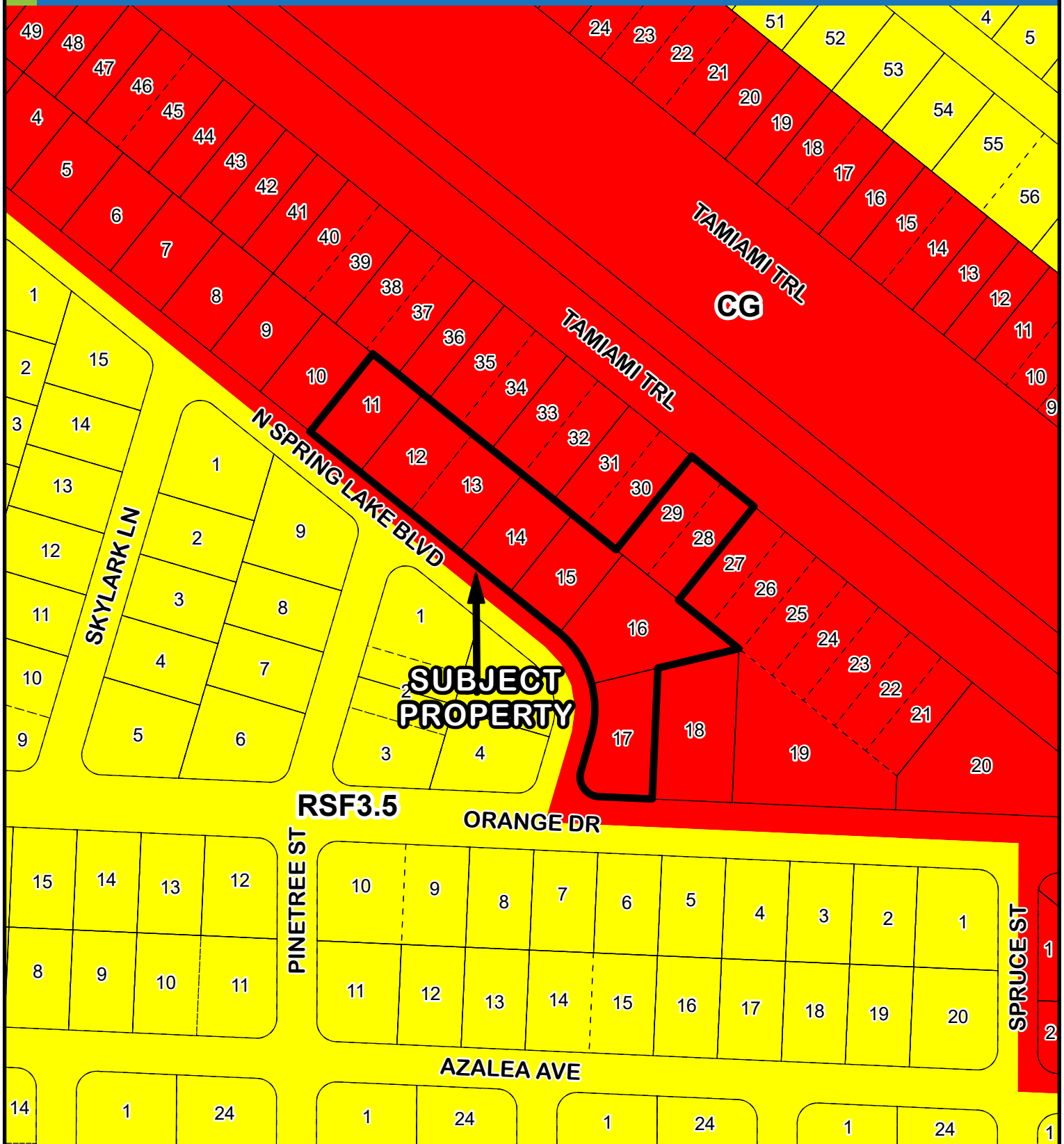
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CHARLOTTE COUNTY

Zoning Designations for PD-23-00009



16/40/22 Mid-County



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