



## Staff Report for: PAS-22-00005 and PD-22-00007

**Meeting Date:** March 13, 2023/March 28, 2023

**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 2030 Future Land Use Map and the Zoning Atlas

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### Part 1 – General Information

**Applicant:** Rapid Building Solutions, LLC, 350 E. Crown Point Road, Winter Garden, FL 34787

**Agent:** Attorney Geri Waksler, McCrory Law Firm, 309 Tamiami Trail, Punta Gorda, FL 33950

**Owner:** Storage Units Englewood LLC, 350 E Crown Point Road, Winter Garden, FL 34787

**Request:** A privately initiated request to:

- Amend the 2030 Future Land Use Map (FLUM) designation from Medium Density Residential (MDR) to Commercial (COM) for 2.066± acres.
- Amend the Charlotte County Zoning Atlas from Commercial General (CG) and Residential Multi-family 10 (RMF-10) to Planned Development (PD) for 7.37± acres.
- Adopt a General PD Concept Plan.

**Location:** **Commission District III:** The property for the small scale plan amendment is a portion of the subject property, subject to the Planned Development (PD) rezoning, including three lots, one lot located at 1921 and 1918 S McCall Road (SR 776) and two lots located north of SR 776, south of E 2<sup>nd</sup> Street, west of Manor Road, and east of Hickory Drive, in the Englewood area.



**PAS-22-00005 and PD-22-00007 Area Image**

**Area:** The property subject to the small scale plan amendment contains a total of 2.066± acres. The property subject to PD rezoning contains a total of 7.37± acres.

**Public Notice:** Public Notice has been given as required by Charlotte County Code, Section 3-9-10; sub-sections (d) Published Notice; (e) Mailed Notice (1000-foot Buffer Map); and (f) Posted Notice.

## Part 2 – Analysis and Conclusion

### **Current Status:**

On March 13, 2023, this unified application was presented to the Planning and Zoning Board. The applicant’s agent requested revisions to the proposed PD Condition “j” to allow for HVAC equipment to be located within the 25-foot PD setback along the western boundary and adjacent to properties zoned Commercial General (CG). The proposed change will not create any detrimental impacts on the properties which have existing commercial uses. Therefore, staff has no objection to this request. The proposed revisions are as follows:

*j. Landscaping and buffers: The 25-foot PD buffer will be provided along the property boundary. No pavement or other structures are permitted, except for vehicular entrances, and HVAC equipment along the western boundary and adjacent to properties zoned Commercial General (CG),...*

The Planning and Zoning Board recommended approval of the requested small scale plan amendment and its associated PD rezoning with conditions “a” through “k”, and the revised condition j, via a unanimous vote.

***Request:***

The applicant, Rapid Building Solutions, LLC is requesting a small scale plan amendment from Medium Density Residential (MDR) to Commercial (COM) for approximately 2.066 acres of the subject property, and a companion Planned Development (PD) rezoning from Residential Multi-family 10 (RMF-10) and Commercial General (CG) to Planned Development (PD). The stated purpose of these applications is to develop a self-storage facility with outdoor storage as an accessory use. The subject property includes three lots, one lot located at 1918 S McCall Road (SR 776) and two lots generally located north of SR 776, south of E 2<sup>nd</sup> Street, west of Manor Road, and east of Hickory Drive, in the Englewood area and within Commission District III.

***Compatibility and Impacts on Adjacent Land Uses:***

The subject property is located on the northeast side of SR 776, in the Englewood area. The majority of the subject site is vacant except for an existing building used for “Champion Motors”. To the north of the subject property, there are single-family homes; this area is designated as Low Density Residential (LDR) with a Residential Single-family 3.5 (RSF-3.5) zoning. Across SR 776, to the south, there is the Palm Plaza Shopping Center; this area is designated as Commercial (COM) with a CG zoning. There are existing commercial uses such as Marcos Pizza located to the east of the subject property and along SR 776; this area is also designated as Commercial (COM) with a Commercial General (CG) zoning. There are vacant residential lands located immediately to the east and along Manor Road; this area is designated as High Density Residential (HDR) with a Residential Multi-family 15 (RMF-15) zoning. There are two platted lots and two single-family homes located to the east of the subject property; this area is designated as COM with a Residential Single-family 3.5 (RSF-3.5) zoning. The northernmost portion of the subject site is adjacent to the land on its east with Medium Density Residential (MDR) Future Land Use Map (FLUM) designation and Residential Multi-family 10 (RMF-10) zoning on lots that are approximately 420 feet in depth and transition to RSF-3.5 zoning with single-family homes along Manor Road. A restaurant (Denny’s) and the Englewood Ford dealership are located immediately to the west of the subject property; this area is designated as COM with a CG zoning.

The proposed General PD Concept Plan includes a stormwater management area located in the area currently designated as MDR with a RMF-10 zoning, three one-story buildings, and an outdoor covered parking area up to 20,881 square feet located in the southeast portion of the subject property. The proposed PD rezoning will allow the County to place sufficient conditions to ensure that no adverse impacts will be created by the proposed development on neighboring property owners via:

- Limiting the use of the subject property for a self-storage facility with outdoor storage as an accessory use, and such outdoor storage must be located in the southeast portion of the subject property.
- Limiting the use of the portion of the property currently designated as MDR with a RMF-10 zoning for a stormwater management area only.
- Limiting the maximum building height and other structures to 20 feet, compared to 60 feet under the current RMF-10 and CG zoning.
- Providing for the 25-foot PD setback along the entire property boundary.

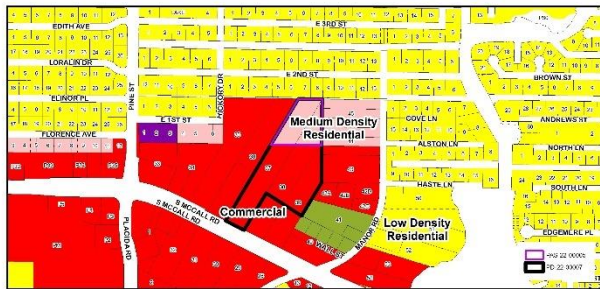
- Providing for at a minimum, a type A buffer along the north and east property boundary and within the 25-foot PD setback as shown on the General PD Concept Plan.
- Providing for a Type D buffer with at least 20 feet in width along a portion of the southern property boundary, and within the 25-foot PD setback as shown on the General PD Concept Plan.
- Providing for a Type D buffer with at least 20 feet in width and a six-foot tall opaque fence or wall on top of a two-foot-tall berm along a portion of the eastern property boundary and within the 25-foot PD setback as shown on the General PD Concept Plan.
- Providing for a Type D buffer with at least 20 feet in width and a six-foot tall opaque fence or wall between the development area and the proposed stormwater management area as shown on the General PD Concept Plan
- Providing for no landscaping except for sod and grass within the 25-foot PD setback along the west property boundary.

***Consistency with the County’s Comprehensive Plan:***

The Framework designation for the subject property is Revitalizing Neighborhood (FLUM Map #2: 2050 Framework). Revitalizing Neighborhoods are described in ***Future Land Use (FLU) Policy 4.1.1: 2050 Framework - Neighborhoods*** as including *“these neighborhoods include areas that are predominately built-out, generally 50 percent or greater, and where the housing and commercial stock is aging and in general need of reinvestment and revitalization. Some of these areas are possible candidates to receive a Community Redevelopment Area designation in the future. Strengthening the residential and commercial base of these neighborhoods is critical for maintaining long-term stability and economic value. Revitalizing Neighborhoods are considered infill locations within the County. Revitalizing Neighborhoods will be encouraged to create Revitalization Plans to outline the redevelopment goals for that neighborhood.”* The subject property has direct access on SR 776, which is one of the County’s’ thoroughfares. The adoption of this Future Land Use Map amendment to COM for a portion of the subject property which will be used only for a stormwater management area and the PD rezoning for the entire site would not be contrary to the definition of Revitalizing Neighborhoods.



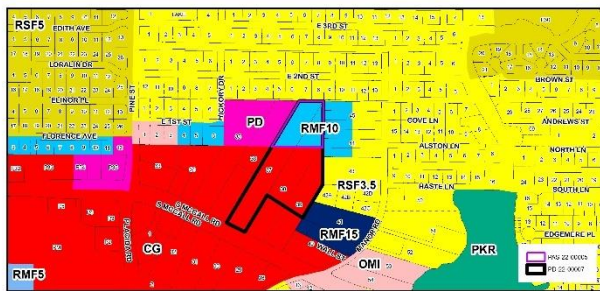
**PAS-22-00005 and PD-22-00007 Framework**



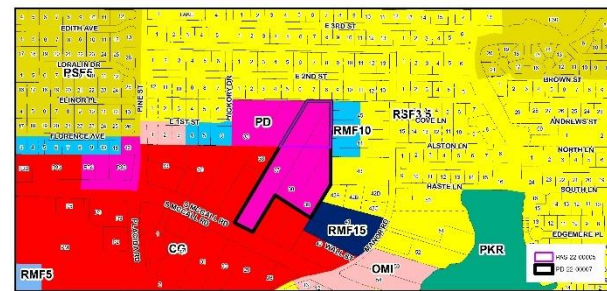
**PAS-22-00005 and PD-22-00007 Existing FLUM Designations**



**PAS-22-00005 and PD-22-00007 Proposed FLUM Designations**



**PAS-22-00005 and PD-22-00007 Existing Zoning Designations**



**PAS-22-00005 and PD-22-00007 Proposed Zoning Designations**

The applicant is requesting to amend the Future Land Use Map (FLUM) designation for a portion of the subject property, containing approximately 2.066 acres, from MDR to COM, and amend the zoning for the entire property, containing approximately 7.37 acres, from CG and RMF-10 to PD. Compared to the proposed changes, the site could be developed as a mixture of residential development up to 20 dwelling units along with general commercial development up to Floor Area Ratio (FAR) at 1 for approximately 5.304 acres via a Site Plan Review process. The proposed small scale plan amendment and its companion PD rezoning would only allow for a

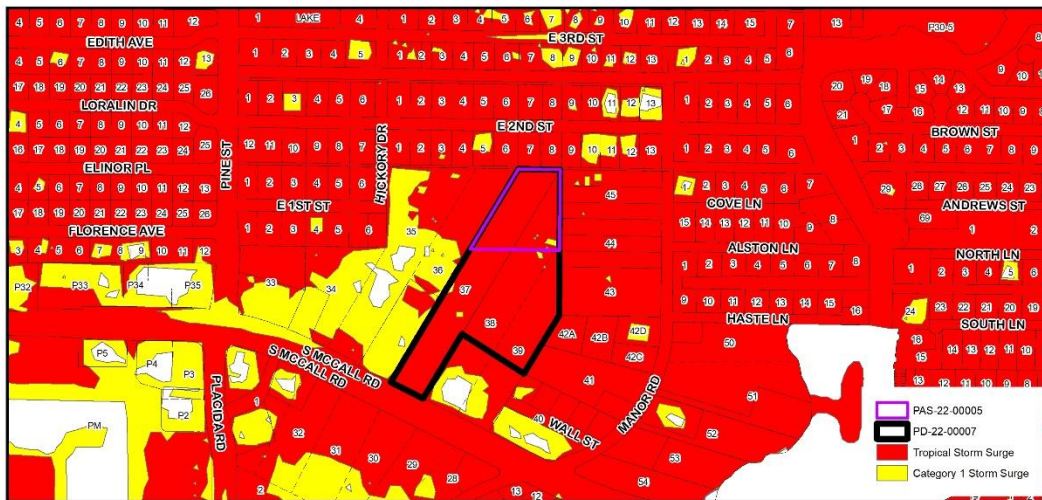
stormwater management area located in the area currently designated as MDR with a RMF-10 zoning, three one-story buildings in the remaining area of the subject property, covered parking area up to 20,881 square feet located in the southeast portion of the subject property. The proposed PD conditions will require type A and type D buffers to minimize any negative visual impacts. In addition, the proposed stormwater area will provide an additional buffer between the proposed commercial development and the existing residential homes and future residential development located immediately to the north and northeast of the subject property. Therefore, it is staff's professional opinion that the proposed changes are consistent with **FLU Policy 4.1.6: Neighborhood Compatibility**, which states that *"the County shall protect the quality and integrity of established neighborhoods from adjacent incompatible development and shall include specific review criteria for rezoning actions to address residential compatibility. The following shall be considered:*

1. *A method for determining compatibility between residential zoning classifications.*
2. *Buffer or transition requirements necessary to develop or achieve compatibility where appropriate. The purpose of such criteria is to provide standard and predictable measures for establishing and creating compatibility through landscaping, buffers, natural areas or transitional development practices in an effort to:*
  - a. *Lessen impacts and integrate development along the edges of properties where different zoning districts are present,*
  - b. *Screen undesirable views,*
  - c. *Preserve tree canopy and vegetation, and*
  - d. *Facilitate the safe movement of traffic and pedestrians in vehicle use areas."*

*The proposed changes are also consistent with **FLU Policy 4.2.3: Maintain Residential Compatibility**, which states that "as the County intensifies Revitalizing Neighborhoods, it shall protect the core residential neighborhood from the sensory intrusions of adjacent, more intense uses. Sensory intrusions include unwanted light, noise, physical access, odor and other sources of disruptions. These criteria shall include provisions that:*

1. *Prevent uses that generate obnoxious sensory intrusion from being developed or expanded in certain areas.*
2. *Eliminate or reduce the sensory intrusions of proposed development or redevelopment.*
3. *Intercept or prevent the sensory intrusion from affecting the adjacent use."*

Furthermore, the portion of the subject property, currently designated as MDR with a RMF-10 zoning, has residential development rights up to 20 dwelling units, which are currently located within Tropical Storm surge zone of the Coastal High Hazard Area (CHHA) and in the West County area. The proposed changes will potentially remove 20 residential units from the CHHA, which are supported by: **CST GOAL 3: DEVELOPMENT IN HIGH HAZARD AREAS**, stating that *"direct population concentrations away from the Coastal High Hazard Area (CHHA)..."; CST Objective 3.2: Development and Redevelopment in the CHHA* *"to limit density and intensity within the CHHA";* and item 3 under **CST Policy 3.2.3: Density of Development within CHHA**, stating that *"the County shall actively facilitate the removal of density from the CHHA by plat vacation and other means."*



**PAS-22-00005 and PD-22-00007 Coastal High Hazard Area**

Therefore, it is staff’s professional opinion that the proposed changes are consistent and supported by various goals, objectives, and policies as set forth in the County’s Comprehensive Plan.

**Onsite Wetland:**

According to the submitted “Wetland Classification and Impact Justification Statement” report, approximately 0.43 acres of the subject property is classified as Category II wetland, which is comprised primarily of exotic and nuisance species, and is surrounded by development. The report also states that *“this wetland would be considered low quality from a Southwest Florida Water Management District (SWFWMD) Environmental Resource Permitting perspective and would likely be permitted for impact without the necessity to provide compensatory mitigation or a detailed discussion of elimination and reduction of impacts, preservation of the onsite wetland is not feasible or practical and would provide no appreciable ecological benefit.”* Therefore, it is staff’s professional opinion that staff has no objection to the proposed impacts on the onsite wetlands.

**Concurrency Issues:**

- **Potable Water and Sanitary Sewer:** The subject property is in the Englewood Water District for potable water and sanitary sewer services. A letter from the Englewood Water District dated February 8, 2022 states that *“please be advised that the Englewood Water District hereinafter called “District” as a political subdivision and body corporate has the authority and duty to serve properties located within the District. Based upon information supplied, the subject properties lie within the boundaries of the District. There is an existing 12” water main and 12” wastewater main located within the ROW/Utility Easements along S. McCall Rd. in front of 1912 S. McCall Rd. Therefore both water and wastewater service is available.”*
- **Student Generation:** The proposed small scale plan amendment and its associated PD rezoning do not involve residential development; therefore, the student population will not be changed.

- **Traffic:** After reviewing the applicant's submitted Traffic Impact Statement report, prepared by JMB Transportation Engineering, Inc., dated March 7, 2022, the Charlotte County Public Works Department Engineering Section has concluded and concurred with the conclusion of the report that Pine Street and SR 776 will continue to operate at acceptable levels of service at 2024 project build-out conditions. A revised up-to-date Traffic Impact Study will need to be submitted at the time of Final Detail Site Plan Review stage for any proposed future construction. The applicant will be responsible for any site related improvements required to mitigate impacts resulting from the proposed development.

Based on these facts the proposed development should not create any concurrency issues.

**PD Concept Plan:**

The General PD Concept Plan associated with this PD rezoning was submitted for Site Plan Review. The petition number is DRC-22-00213. A recommendation letter was issued on December 28, 2022. (Attachment A).

**Conclusion:**

It is staff's professional opinion that this proposed development/change is consistent with the County's Comprehensive Plan. It should not create any detrimental impacts on the surrounding residential properties.

**Conditions:**

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

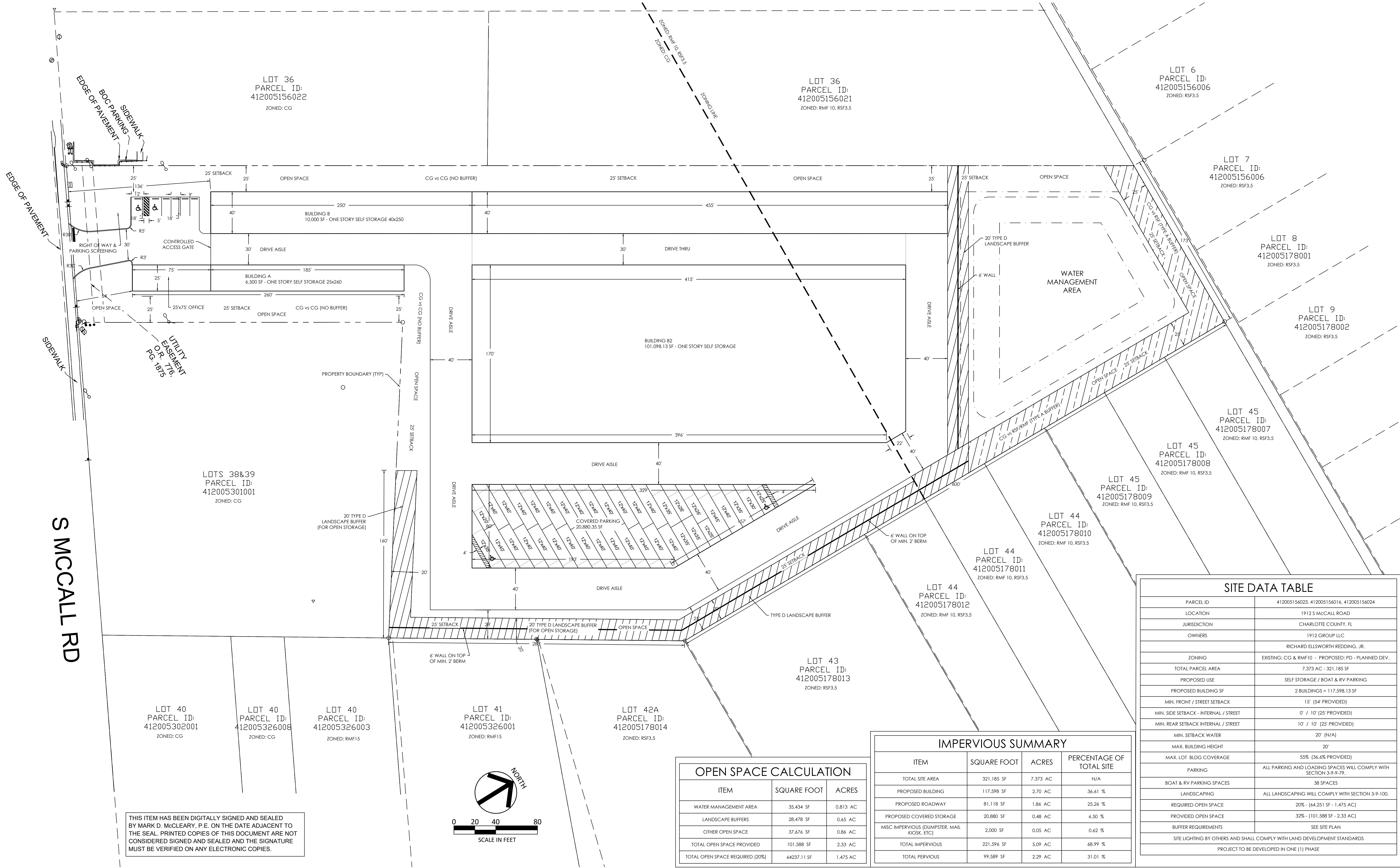
- a. Development on the subject property shall occur as generally illustrated in the General PD Concept Plan (Attachment 1: General PD Concept Plan – Rapid Building Storage MCP) submitted by the applicant, prepared by CE-Site, dated March 12, 2022, revised and signed January 12, 2023, except such modifications 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 December 28, 2022, are required to be met. Such General PD Concept Plan (DRC-22-00213) 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. Storage building, including office uses, up to 117,599 square feet:
    - Building A, one story self-storage up to 6,500 square feet
    - Building B, one story self-storage up to 10,000 square feet
    - Building B2, one story self-storage up to 101,099 square feet
  2. Accessory uses.
    - i. Open and covered parking area for trailer, RV and boat storage located to the southeast portion of the site as shown on the General PD Concept Plan (Attachment 1), up to 20,881 square feet. Such accessory use can only be established after the full landscape and buffer are in place for the entire subject property and construction of Buildings B and B2.



3. Deviations of up to five percent (5%) of the maximum square footages of specific buildings set forth in Condition b.1 and b.2 shall be permitted and shall not be considered a deviation to the PD Concept Plan approval.
- c. Special exceptions shall not be allowed.
- d. Outside storage and outside display of items are prohibited except for item b.2.
- e. The maximum building height for the proposed one-story storage building and other structures is 20 feet from the base flood elevation. Other development standards are listed on the General PD Concept Plan.
- f. The elevations for the proposed storage buildings are subject to the provisions of Chapter 3-5, Article XXIV, Commercial Design Standards, of the Charlotte County Code. 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, which will be scheduled on the Board of County Commissioners land use consent agenda.
- h. Subject to approval by the Public Works Department and the Florida Department of Transportation (FDOT), only one vehicular entrance shall be permitted on SR 776.
- 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: The 25-foot PD buffer will be provided along the property boundary. No pavement or other structures are permitted, except for vehicular entrances, and HVAC equipment along the western boundary and adjacent to properties zoned Commercial General (CG), specifically:
  1. At a minimum, a type A buffer is required along the northeastern and eastern property boundary and within the 25-foot PD setback as shown on the General PD Concept Plan (Attachment 1).
  2. A Type D buffer with at least 20 feet in width is required along a portion of the southern property boundary, and within the 25-foot PD setback as shown on the General PD Concept Plan (Attachment 1).
  3. No landscaping except for sod and grass is required within the 25-foot PD setback along the western property boundary.
  4. A Type D buffer with at least 20 feet in width and a six-foot tall opaque fence or wall is required between the development area and the proposed stormwater management area as shown on the General PD Concept Plan (Attachment 1).
  5. A Type D buffer with at least 20 feet in width and a six-foot tall opaque fence or wall on top of a 2-foot tall berm is required along a portion of the eastern property boundary and within the 25-foot PD setback as shown on the General PD Concept Plan (Attachment 1).
  6. Other landscaping and buffer requirements shall be in compliance with Section 3-9-100, Buffers, Landscaping and Tree Requirements.
  7. If Conditions j.1. through j.5, regarding the location and type of buffers, creates any perceived ambiguity or confusion, the General PD Concept Plan (Attachment 1) shall control.
- k. One monument sign shall be allowed for this project.

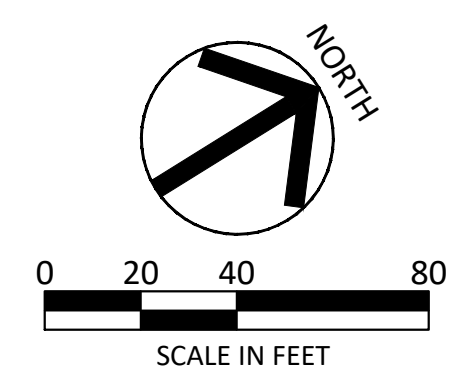
**Attachment 1**  
**General PD Concept Plan –**  
**Rapid Building Storage MCP**

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S MCCALL RD

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MARK D. McCLEARY, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



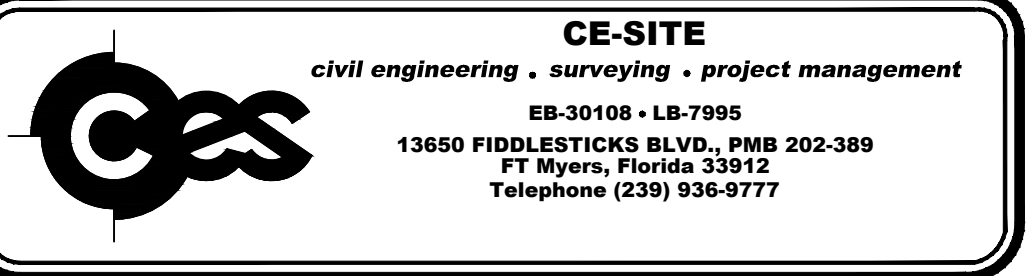
OPEN SPACE CALCULATION		
ITEM	SQUARE FOOT	ACRES
WATER MANAGEMENT AREA	35,434 SF	0.813 AC
LANDSCAPE BUFFERS	28,478 SF	0.65 AC
OTHER OPEN SPACE	37,676 SF	0.86 AC
TOTAL OPEN SPACE PROVIDED	101,588 SF	2.33 AC
TOTAL OPEN SPACE REQUIRED (20%)	64,237.11 SF	1.475 AC

IMPERVIOUS SUMMARY			
ITEM	SQUARE FOOT	ACRES	PERCENTAGE OF TOTAL SITE
TOTAL SITE AREA	321,185 SF	7.373 AC	N/A
PROPOSED BUILDING	117,598 SF	2.70 AC	36.61 %
PROPOSED ROADWAY	81,118 SF	1.86 AC	25.26 %
PROPOSED COVERED STORAGE	20,880 SF	0.48 AC	6.50 %
MISC IMPERVIOUS (DUMPSTER, MAIL KIOSK, ETC)	2,000 SF	0.05 AC	0.62 %
TOTAL IMPERVIOUS	221,596 SF	5.09 AC	68.99 %
TOTAL PERVIOUS	99,589 SF	2.29 AC	31.01 %

SITE DATA TABLE	
PARCEL ID	412005156023, 412005156016, 412005156024
LOCATION	1912 S MCCALL ROAD
JURISDICTION	CHARLOTTE COUNTY, FL
OWNERS	1912 GROUP LLC
	RICHARD ELLSWORTH REDDING, JR.
ZONING	EXISTING: CG & RMF10 - PROPOSED: PD - PLANNED DEV.
TOTAL PARCEL AREA	7.373 AC - 321,185 SF
PROPOSED USE	SELF STORAGE / BOAT & RV PARKING
PROPOSED BUILDING SF	2 BUILDINGS = 117,598.13 SF
MIN. FRONT / STREET SETBACK	15' (54' PROVIDED)
MIN. SIDE SETBACK - INTERNAL / STREET	0' / 10' (25' PROVIDED)
MIN. REAR SETBACK INTERNAL / STREET	10' / 10' (25' PROVIDED)
MIN. SETBACK WATER	20' (N/A)
MAX. BUILDING HEIGHT	20'
MAX. LOT BLDG COVERAGE	55% (36.6% PROVIDED)
PARKING	ALL PARKING AND LOADING SPACES WILL COMPLY WITH SECTION 3-9-9-79.
BOAT & RV PARKING SPACES	38 SPACES
LANDSCAPING	ALL LANDSCAPING WILL COMPLY WITH SECTION 3-9-100.
REQUIRED OPEN SPACE	20% - (64,251 SF - 1.475 AC)
PROVIDED OPEN SPACE	32% - (101,588 SF - 2.33 AC)
BUFFER REQUIREMENTS	SEE SITE PLAN
SITE LIGHTING BY OTHERS AND SHALL COMPLY WITH LAND DEVELOPMENT STANDARDS	
PROJECT TO BE DEVELOPED IN ONE (1) PHASE	

MCP MASTER CONCEPT PLAN

PROJECT NO.: XXX  
SCALE: 1"=60'  
DRAWN BY: JJM  
CHECKED BY: MDM  
DATE DRAWN: 11/10/2022



PROJECT: RAPID BUILDING STORAGE MCP

REVISIONS:	DATE:

## 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. PAS-22-00005) is generally consistent with Charlotte County's Comprehensive Plan, Charlotte County's Code of Laws and Ordinances and other applicable guidelines.

Based upon the analysis and conclusions set forth herein, in staff's professional opinion, the application (Application No. PD-22-00007) 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 March 13, 2023:**

*Approve a motion to forward application PAS-22-00005 to the Board of County Commissioners with a recommendation of **Approval**, based on the findings and analysis in the staff report dated February 10, 2023, Charlotte County's Comprehensive Plan, and the evidence and testimony presented at the public hearing before the Planning and Zoning Board.*

*Approve a motion to forward application PD-22-00007, with conditions "a" through "k", and a revised condition "j", to the Board of County Commissioners with a recommendation of **Approval**, based on the findings and analysis in the staff report dated February 10, 2023, Charlotte County's Comprehensive Plan, and the evidence and testimony presented at the public hearing before the Planning and Zoning Board.*

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## Part 4: Research and Findings

1. **2050 Framework Map Designation:....Revitalizing Neighborhood** (FLUM Map #2 - 2050 Framework)
2. **2030 Service Area Delineation:.....Within the Urban Service Area**
3. **Existing Land Use on the Site:.....There is an existing structure on one lot and the balance of 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:
<b>Medium Density Residential (MDR)</b>	<u>General Range of Uses.</u> Single-family residential, multi-family residential, manufactured residential dwelling units, recreational vehicle parks, sub-neighborhood commercial uses, recreational facilities in association with residential development, schools, and public services and facilities.

	<p><u>Maximum Density.</u> Residential densities shall not exceed ten dwelling units per acre. If zoned Environmentally Sensitive, the density is one dwelling unit per ten acres.</p> <p><b>Maximum Intensity for Sub-neighborhood Commercial Uses</b></p> <ul style="list-style-type: none"> <li>• Range of acreage: 0.4 to 3 acres</li> <li>• Maximum building coverage of a site: 60%</li> <li>• Maximum floor area ratio: 0.6</li> </ul> <p><b>Special Provisions for Sub-neighborhood Commercial Use</b></p> <p>1. Sub-Neighborhood Commercial Centers must have sufficient buffering to prevent intrusion into residential areas and may be developed only as a Planned Development (PD) with no residential uses or Commercial Neighborhood (CN).</p>
<p><b>Commercial (COM)</b></p>	<p><b>General Range of Uses</b></p> <p>This category provides for full range of sales and service activities. These uses may occur in self-contained centers, multi-story structures, campus parks, municipal central business districts, or along arterial highways. In reviewing zoning requests or site plans, the specific intensity and range of uses, and design will depend on location factors, particularly compatibility with adjacent uses, availability of highway capacity, ease of access and availability of other public services and facilities. Uses should be located to protect adjacent residential use from such impacts as noise or traffic. In wellfield protection areas uses are prohibited that involve the use, handling, storage, generation or disposal of hazardous toxic material or substances, or waste or petroleum products.</p> <p><b>Maximum Intensity</b></p> <p>Maximum FAR shall not exceed 1.0. Development should be consistent with the applicable underlying zoning classification standards and land development regulations.</p>
<p><b>Zoning:</b></p>	<p><b>Development Standards:</b></p>
<p><b>Residential Multi-family 10 (RMF-10)</b></p>	<p>The purpose and intent of this district is to offer low- or high-density residential with emphasis on multifamily use.</p> <ul style="list-style-type: none"> <li>• Minimum lot area is 7,500 square feet.</li> <li>• Minimum lot width is 80 feet.</li> <li>• Setbacks: <ul style="list-style-type: none"> <li>○ Front: 25 feet</li> <li>○ Side (interior): Half the building height but not less than 15 feet</li> <li>○ Side (street): 15 feet</li> <li>○ Rear (interior): Half the building height but not less than 15 feet</li> <li>○ Rear (street): 15 feet</li> <li>○ Abutting water: 20 feet</li> </ul> </li> <li>• Maximum lot coverage of all buildings is 40 percent.</li> <li>• Maximum building height is 60 feet.</li> <li>• Maximum density (units per acre): 10 units per acre.</li> </ul>
<p><b>Commercial General (CG)</b></p>	<p>The purpose and intent of this district is to allow general commercial activity.</p>

	<ul style="list-style-type: none"> <li>• Minimum lot area is 12,000 square feet.</li> <li>• Minimum lot width is 100 feet.</li> <li>• Setbacks: <ul style="list-style-type: none"> <li>○ Front: 15 feet</li> <li>○ Side (interior): 0 feet</li> <li>○ Side (street): 10 feet</li> <li>○ Rear (interior): 10 feet</li> <li>○ Abutting greenbelt: 15 feet</li> <li>○ Abutting water: 20 feet</li> </ul> </li> <li>• Maximum lot coverage of all buildings is 55% percent.</li> <li>• Maximum building height is 60 feet.</li> </ul>
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**Table 1**

**5. Proposed Future Land Use and Zoning Designations:**  
(see attached Future Land Use Map and Zoning Map.)

<b>FLUM:</b>	<b>Development Standards:</b>
<b>Commercial (COM)</b>	<p><b>General Range of Uses</b>  This category provides for full range of sales and service activities. These uses may occur in self-contained centers, multi-story structures, campus parks, municipal central business districts, or along arterial highways. In reviewing zoning requests or site plans, the specific intensity and range of uses, and design will depend on location factors, particularly compatibility with adjacent uses, availability of highway capacity, ease of access and availability of other public services and facilities. Uses should be located to protect adjacent residential use from such impacts as noise or traffic. In wellfield protection areas uses are prohibited that involve the use, handling, storage, generation or disposal of hazardous toxic material or substances, or waste or petroleum products.</p> <p><b>Maximum Intensity</b>  Maximum FAR shall not exceed 1.0. Development should be consistent with the applicable underlying zoning classification standards and land development regulations.</p>
<b>Zoning:</b>	<b>Development Standards:</b>
<b>Planned Development (PD)</b>	<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> <ul style="list-style-type: none"> <li>• <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.</li> </ul>
--	--

**Table 2**

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

<b>Direction:</b>	<b>Existing Land Use:</b>	<b>FLUM Designation:</b>	<b>Zoning District Designation:</b>
<b>North</b>	Single-family homes	Low Density Residential (LDR)	Residential Single-family 3.5 (RSF-3.5)
<b>East</b>	Single-family homes Vacant lands for residential Improved commercial	Medium Density Residential (MDR) High Density Residential (HDR) Commercial (COM)	Residential Multi-family 10 (RMF-10) Residential Single-family 3.5 (RSF-3.5) Commercial General (CG)
<b>South</b>	SR 776 Palm Plaza Shopping Center	Commercial (COM)	Commercial General (CG)
<b>West</b>	Denny's Restaurant Englewood Ford Dealership	Commercial (COM)	Commercial General (CG)

**Table 3**

**7. Buildout Calculations (square footage or density):**

The proposed FLUM amendment to Commercial (COM) for a portion of the subject property and companion rezoning to Planned Development (PD) for the entire site would develop a self-storage facility up to 117,599 square feet with outdoor storage up to 20,881 square feet as an accessory use.

**8. Is subject property in a Community, Special Planning Area or Overlay District? .....No**

The subject property is not located in any special planning area. (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, #52, #92 and #93)

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

a. Charlotte Harbor Aquatic Preserves Management Plan? (SPAM Map #53)

The subject property is located outside the boundary of the Charlotte Harbor Aquatic Preserves.

**b. Lemon Bay Aquatic Preserve Management Plan? (SPAM Map #53)**

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, #44 & #70)**

The applicant received a review letter dated February 2, 2022 from the State Division of Historic Resources stating that:

*"In response to your request of February 2, 2022, the Florida Master Site File lists one standing structure recorded at a designated site located by 1912 S. McCall Rd., Charlotte County, FL.*

*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 850-245-6333".*

*In response to your request of February 2, 2022, the Florida Master Site File lists no cultural resources recorded at designated sites located by 1918 S. McCall Rd., and the "Unknown" (ID: 412005156024) in Charlotte County, FL.*

*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](mailto:CompliancePermits@dos.MyFlorida.com)"*

**12. Are there wetlands on the property? .....Yes,** according to the submitted "Wetland Classification and Impact Justification Statement, prepared by Ian Vincent & Associates and dated May 2022, the category II wetland onsite is comprised primarily of exotic and nuisance species, is surrounded by development, relatively small in size (approximately acres), and provides minimal ecological function. Therefore, this wetland would be considered low quality from a Southwest Florida Water Management District (SWFWMD) Environmental Resource Permitting perspective and would likely be permitted for impact without the necessity to provide compensatory mitigation or a detailed discussion of elimination and reduction of



impacts. The applicant believes that due to the low function of the Category II wetland, the economic impact of preserving the wetland, and the even lower function that would result if the project was designed to avoid the wetland impacts, preservation of the onsite wetland is not feasible or practical and would provide no appreciable ecological benefit.

- a. Number of acres of Category I: .....None.
- b. Number of acres of Category II: .....Approximately 0.43 acres.

**13. Natural Resources:**

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

A Protected Species Assessment prepared by Ian Vincent & Associates, dated January 2022, documented that “search of available online resources revealed that the subject property is located within an 18.6-mile radius designated as Core Foraging Area of several wood stork (*Mycteria americana*) nesting colonies. Each of the documented colonies appears to be greater than 6 miles from the subject property. Under current regulations, the proximity of the off-site nesting colonies is not likely to affect the future development of the subject property.

Search of available online resources revealed that the subject property is located within the Consultation Area of the Florida scrub jay (*Aphelocoma coerulescens*). However, review of the Charlotte County Natural Resources Department Florida Scrub Jay Territory Search Database revealed that the subject property is not a scrub jay review area parcel. No evidence of utilization by the species was observed on the subject property. Therefore, the Florida scrub jay is not likely to affect the future development of the property.

Search of the Audubon Society Bald Eagle Nest Locator website revealed no nests within a half mile radius of the subject property. No eagles or nests were observed on or around the subject property. Bald eagle should therefore not likely affect the future development of the subject property.

The subject parcel is located within the FWS Consultation Area of the Florida bonneted bat (*Eumops floridanus*). No evidence of utilization by the Florida bonneted bat was observed onsite during the site inspection. The Florida bonneted bat is therefore not likely to affect the future development of the subject property.

Search of available online resources did not reveal documentation of any other listed wildlife species currently utilizing the subject property.

The subject site contains upland habitats which are being utilized by the gopher tortoise (*Gopherus polyphemus*). Five (5) potentially occupied gopher tortoise burrows were observed on the parcel. A 100% gopher tortoise survey and relocation permit from the Florida Fish and Wildlife Conservation Commission will be required prior to development of the site if the gopher tortoise burrows cannot be avoided during construction.

No other protected species or evidence of protected species utilization 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:

**None have been identified.**

- 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).....**Yes**  
The subject property is located within **Zone One** 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 entirely 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 Zone “A”.**
- f. Is the subject site within the Coastal High Hazard Area? (FLUM Map #14) .....**Yes**  
A portion of the subject property is located within the Tropical storm surge zone.
- g. Could the proposed changes impact evacuation times? .....**No**

**15. Charlotte County Facilities and Services:**

- a. Nearest Police Station:.....**District 1 Charlotte County Sheriff’s Office** (SPAM Map #42)  
*Address:* ..... 11051 Willmington Boulevard, Englewood  
*Distance:*.....approximately 4.8 miles to the northeast of subject property
- b. Nearest Fire/EMS Station: ..... **Charlotte County Fire Station No. 4** (SPAM Map #38)  
*Address:* ..... 13600 Marathon Blvd., Gulf Cove  
*Response Time:*.....approximate response time is 4-6 minutes (SPAM Map #39)
- c. Nearest Hospital: ..... **ShorePoint Health Port Charlotte** (SPAM Map #41)  
*Address:* ..... 2500 Harbor Boulevard, Port Charlotte  
*Distance:*.....approximately 19.5 miles to the northeast of subject property

**16. Concurrency:**

- a. **Roads Level of Service:** After reviewing the applicant’s submitted Traffic Impact Statement report, prepared by JMB Transportation Engineering, Inc., dated March 7, 2022, the Charlotte County Public Works Department Engineering Section has concluded and concurred with the conclusion of the report that Pine Street and SR 776 will continue to operate at acceptable levels of service at 2024 project build-out conditions.
- b. **Potable Water Level of Service:**
  - 1. *Provider’s Name:*.....**Englewood Water District** (SPAM Map #83)
  - 2. *Analysis:* The subject property is in the Englewood Water District service area. According to a letter from the Englewood Water District dated February 8, 2022, there

is an existing 12" water main and 12" wastewater main located within the ROW/Utility Easements along S. McCall Rd. in front of 1912 S. McCall Road. The water service is available.

**c. Sanitary Sewage Level of Service:**

1. *Provider's Name:*.....**Englewood Water District** (Eastport) (SPAM Map #86)
2. *Analysis:* The subject property is in the Englewood Water District service area. According to a letter from the Englewood Water District dated February 8, 2022, there is an existing 12" water main and 12" wastewater main located within the ROW/Utility Easements along S. McCall Rd. in front of 1912 S. McCall Road. The wastewater service is available.

**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**

This application does not require comments from any other government or agency.

**19. Has a public hearing been held on this property within the last year? .....Yes**

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

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**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 proposed rezoning to Planned Development (PD) would be consistent with the County’s Comprehensive Plan provided that the proposed Future Land Use Map (FLUM) amendment to Commercial (COM) for a portion of the subject property is also approved. The PD zoning district is appropriate within the COM FLUM designation, and the proposed self-storage facility with outdoor storage as an accessory use is permitted within the COM FLUM designation. Furthermore, the proposed changes will potentially remove 20 residential units from the CHHA, which are supported by: CST GOAL 3: DEVELOPMENT IN HIGH HAZARD AREAS, and CST Objective 3.2: Development and Redevelopment in the CHHA. Therefore, the proposed PD rezoning is consistent with the County’s Comprehensive Plan.

**b. The existing land use pattern in adjacent areas:**

**Finding:** The subject property is located on the northeast side of SR 776, in the Englewood area. The majority of the subject site is vacant except for an existing building used for “Champion Motors”. To the north of the subject site, there are single-family homes. Across SR 776, to the south, there is the Palm Plaza Shopping Center. There are existing commercial uses such as Marcos Pizza located to the east of the subject property and along SR 776. There are vacant residential lands located immediately to the east and along Manor Road. There are two platted lots and two single-family homes located to the east

of the subject site. The northernmost portion of the subject property is adjacent to the land on its east are approximately 420 feet in depth with single-family homes along Manor Road. A restaurant (Denny's) and the Englewood Ford dealership are located immediately to the west of the subject property.

**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 small scale plan amendment and its associated PD rezoning for the entire subject property do not involve residential development; therefore, the student population will not be changed.

After reviewing the applicant's submitted Traffic Impact Statement report, prepared by JMB Transportation Engineering, Inc., dated March 7, 2022, the Charlotte County Public Works Department Engineering Section has concluded and concurred with the conclusion of the report that Pine Street and SR 776 will continue to operate at acceptable levels of service at 2024 project build-out conditions. A revised up-to-date Traffic Impact Study will need to be submitted at the time of Final Detail Site Plan Review stage for any proposed future construction. The applicant will be responsible for any site related improvements required to mitigate impacts resulting from the proposed development.

The subject property is in the Englewood Water District for potable water and sanitary sewer services. A letter from the Englewood Water District dated February 8, 2022 states that *"please be advised that the Englewood Water District hereinafter called "District" as a political subdivision and body corporate has the authority and duty to serve properties located within the District. Based upon information supplied, the subject properties lie within the boundaries of the District. There is an existing 12" water main and 12" wastewater main located within the ROW/Utility Easements along S. McCall Rd. in front of 1912 S. McCall Rd. Therefore, both water and wastewater service is available."*

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

**Finding:** The proposed General PD Concept Plan includes a stormwater management area located in the area immediately adjacent to single-family homes located to the north of the subject property, three one-story buildings, and a covered vehicle parking area up to 20,881 square feet located in the southeastern portion of the subject property. The proposed PD rezoning will allow the County to place sufficient conditions to ensure that no adverse impacts will be created by the proposed development on neighboring property owners via:

- Limiting the use of the subject property for a self-storage facility with outdoor storage as an accessory use, and such outdoor storage must be located in the southeast portion of the subject property.
- Limiting the use of the portion of the property currently designated as MDR with a RMF-10 zoning for a stormwater management area only.
- Limiting the maximum building height and other structures to 20 feet, compared to 60 feet under the current RMF-10 and CG zoning.
- Providing for the 25-foot PD setback along the entire property boundary.

- Providing for at a minimum, a type A buffer along the north and east property boundary and within the 25-foot PD setback as shown on the General PD Concept Plan.
- Providing for a Type D buffer with at least 20 feet in width along a portion of the southern property boundary, and within the 25-foot PD setback as shown on the General PD Concept Plan.
- Providing for a Type D buffer with at least 20 feet in width and a six-foot tall opaque fence or wall on top of a two-foot-tall berm along a portion of the eastern property boundary and within the 25-foot PD setback as shown on the General PD Concept Plan.
- Providing for a Type D buffer with at least 20 feet in width and a six-foot tall opaque fence or wall between the development area and the proposed stormwater management area as shown on the General PD Concept Plan
- Providing for no landscaping except for sod and grass within the 25-foot PD setback along the west property boundary.

Therefore, the proposed PD rezoning shall not create any negative impacts on surrounding existing and future residential uses.

**e. Would the proposed change affect public safety?**

**Finding:** Public safety should not be affected by this proposed zoning change from Commercial General (CG) and Residential Multifamily 10 (RMF-10) to Planned Development (PD).

# **Attachment A**

## **DRC Recommendation Letter**



December 28, 2022

CE-SITE

Attn: Jarrod McCleary  
13650 Fiddlesticks Blvd PMB 202-389  
Fort Myers FL 33912

Re: DRC-22-00213 Rapid Building Storage – PD Concept Plan  
December 1, 2022 agenda

Dear Applicant:

County staff has reviewed the PD Concept plan for Rapid Building Storage. The project consists of four mini storage buildings totaling 138,487 SF. This project site is 7.3+/- acres and is located at 1912 S McCall RD and 412005156024, Englewood in Section 05, Township 41, Range 20.

**It is the decision of the Zoning Official to forward DRC-22-00213 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. A small scale plan amendment to Commercial and a rezoning to PD are required. Jie Shao – Comprehensive Planning
2. SWM Pond must discharge to an acceptable outfall. From site visit, it appears that property drains to the north, away from McCall Road.
3. Per Charlotte County Stormwater Management Ordinance No. 89-37, Stormwater Plan approval is required for this project. Per Section 8.C. of the Ordinance, as an alternative to review of a Stormwater Plan by the County Engineer, the applicant may submit an approved surface water management permit from the appropriate Water Management District and the plans and conditions of said permit will be issued as a permit under this ordinance, subject to compliance and enforcement of this ordinance. This alternative does not allow the applicant to commence a regulated activity without approval of the County Engineer. Jason Thomas – Stormwater
4. Northern "Adjacent" missing (10' utility/drainage easement BK2PG99) James K Davis – PW Surveyor
5. Buildings cannot be labeled alpha-numerically. Site plan shows buildings A, B and B2. Site plan will need to have building B2 revised. Samantha DiPiazza – Addressing
6. Not in CCU service area. Contact Englewood Water District for availability of service. Sandra Weaver – CCU
7. All structures are subject to further review at time of building permitting. Julia Galofre – BCS



8. The protected species assessment (PSA) and Florida Land Use Codes and Classification Systems (FLUCCS) map report was issued by Ian Vincent & Associates in January 2022. Five gopher tortoise burrows were observed onsite. There is potential for additional tortoises to be found. An FWC Authorized Gopher Tortoise Agent will need to apply for a relocation permit and relocate tortoises off-site before construction can begin if they cannot be avoided. An updated PSA will be required if the current PSA is over a year old at the time of building commencement.
9. 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.
10. The project must comply with Chapter 3-5, Article IV, Clearing, Filling and Soil Conservation requirements of the County Code. Best Use Management Plans must be documented on final site plans and utilized during all land clearing and development activities.
11. The project must comply with Chapter 3-5, Article XVI, Open Space/Habitat Reservation Trust requirements of the County Code. Given the presence of habitat for use by listed species, the Final site and Landscape plans should depict and label as preserved, in perpetuity a minimum of 5% of the development area for preservation area with calculations shown to meet or exceed requirements OR absence of preservation of habitat, the applicant must contribute an equal amount of \$300 per acre or fraction thereof, to the Open Space/Habitat Reservation Fund. Anastacia DeFilippo – Environmental
12. Parking calculation are 1 per 6,000 sq. ft. Parking is insufficient and must be sufficient for Final Detail or apply for a parking variance.
13. Consolidate lots or replat lots prior to Final Detail Site Plan.
14. Must rezone to PD. PD setbacks to PD boundary is 25' and meet Commercial Design Standards unless specified differently in PD rezoning. Maryann Franks - Zoning
15. Fire hydrant required to within 300' of each building.
16. 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.
17. FDC shall be a 5" storz connection with a height of 30" above finish grade and at a 30-degree angle.
18. Roadways shall be at least 20' wide of clear space for fire department access.
19. Gates shall be installed with an EVAC System for emergency operation use.
20. 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 600 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. Scott Morris – Fire

21. 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. Please provide a copy of proposed PD conditions.
22. A full landscape plan will be required at the time of Final Detail Plan review.
23. 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. Elizabeth Nocheck – Landscape

The PD concept plan approval shall be valid until a final detail site plan is approved, or the property is rezoned from PD to another zoning district.

Sincerely,



Shaun Cullinan  
Planning and Zoning Official

cc: Storage Units Englewood LLC  
698 N Maitland Ave STE 203  
Maitland FL 32751



## Qualifications of Jie Shao

*Position:* Principal Planner

*Years with Charlotte County:* 19

*Position Summary & Experience:* I have worked as a Planner for Charlotte County Community Development Department for over 18 years. My duties include reviewing and making recommendations on plan amendments, zoning map changes and text amendments to the County's Comprehensive Plan as well as the Land Development Regulations to the Planning and Zoning Board and the Board of County Commissioners.

*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

Location Map for PAS-22-00005 and PD-22-00007



CHARLOTTE COUNTY  
Community Development



**SUBJECT  
PROPERTY**



 Punta Gorda Boundary

## 05/41/20 West County



(NOT TO SCALE)

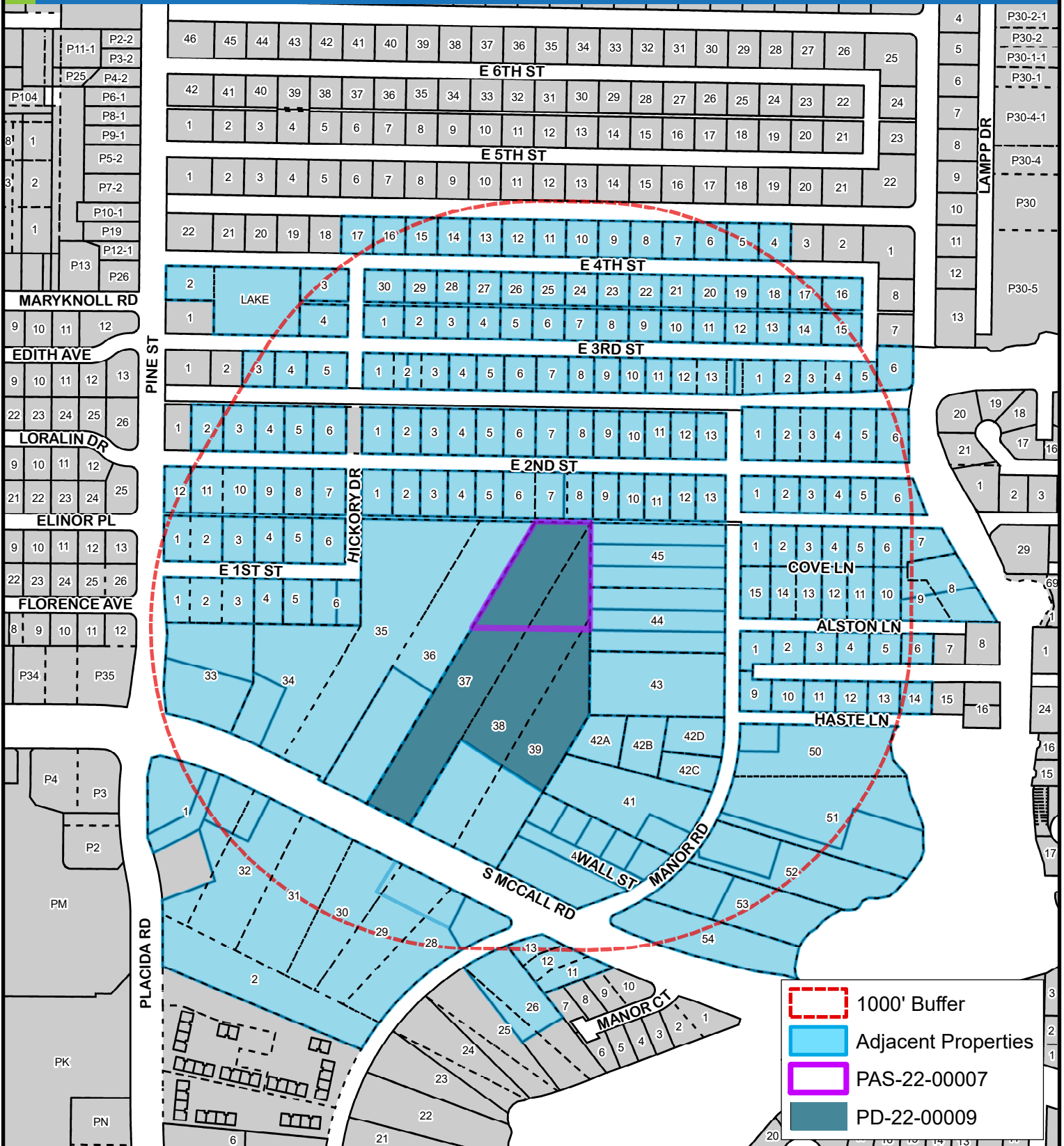
This map is a representation of compiled public information. It is believed to be an accurate and true depiction for the stated purpose, but Charlotte County and its employees make no guarantees, implied or otherwise, to the accuracy, or completeness. We therefore do not accept any responsibilities as to its use. This is not a survey or is 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.

# CHARLOTTE COUNTY

1000' buffer of PAS-22-00005 and PD-22-00007



CHARLOTTE COUNTY  
Community Development



## 05/41/20 West County



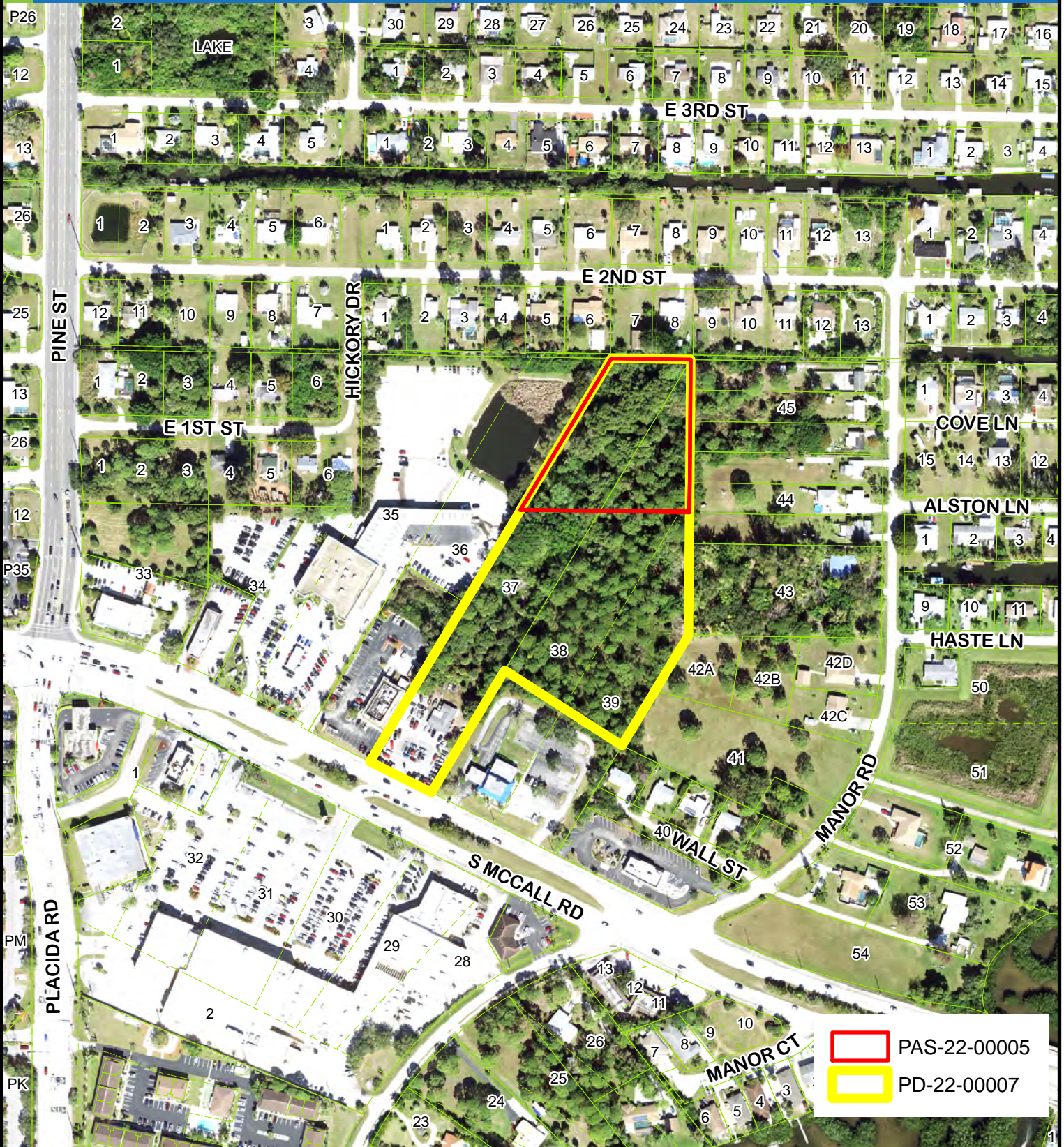
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Date Saved: 2/3/2023 2:58:42 PM By: Shaoj-4282

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# CHARLOTTE COUNTY

Area Image for PAS-22-00005 and PD-22-00007



 PAS-22-00005  
 PD-22-00007

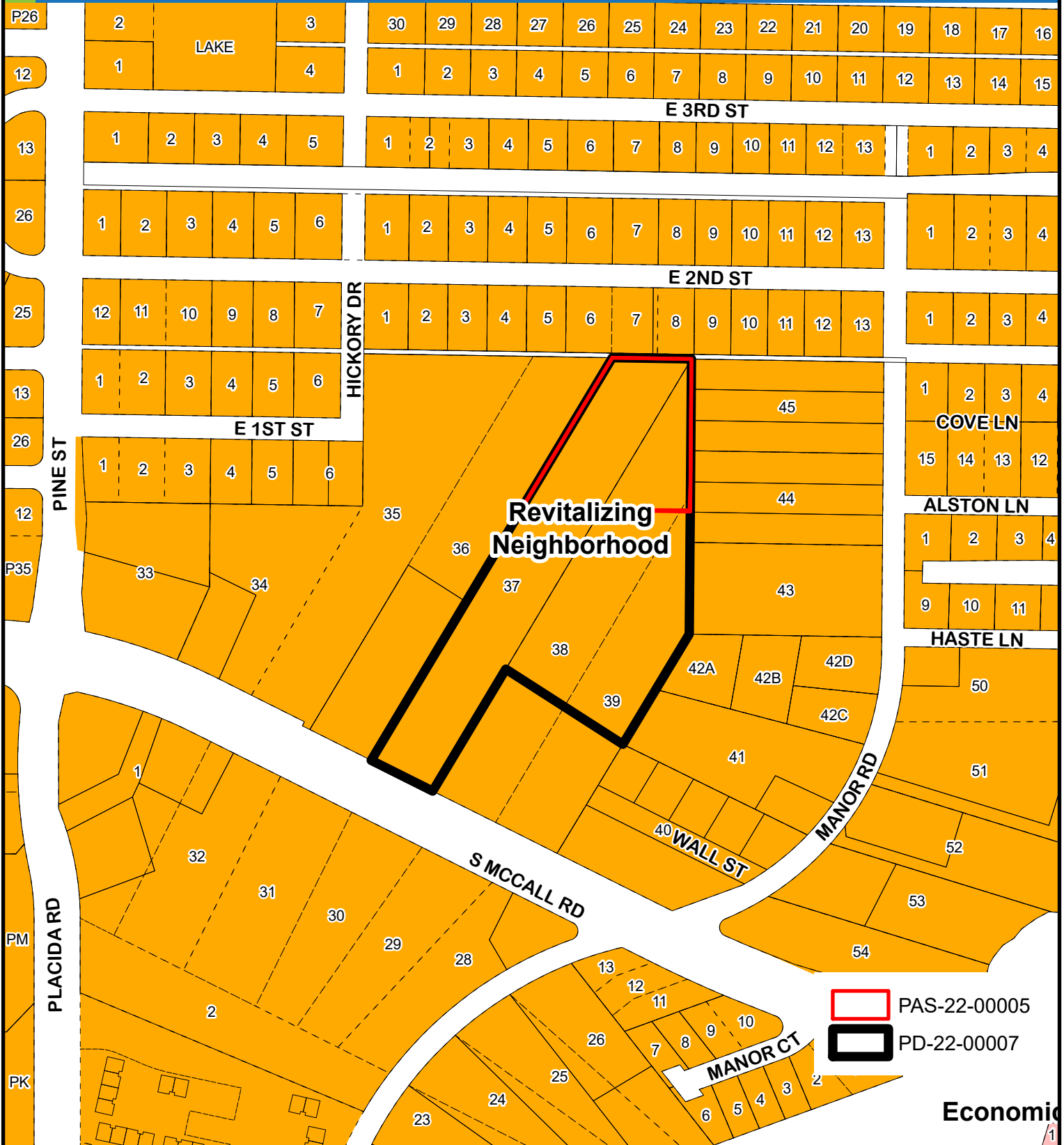
## 05/41/20 West County





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# CHARLOTTE COUNTY

Framework for PAS-22-00005 and PD-22-00007



 PAS-22-00005  
 PD-22-00007

Economic

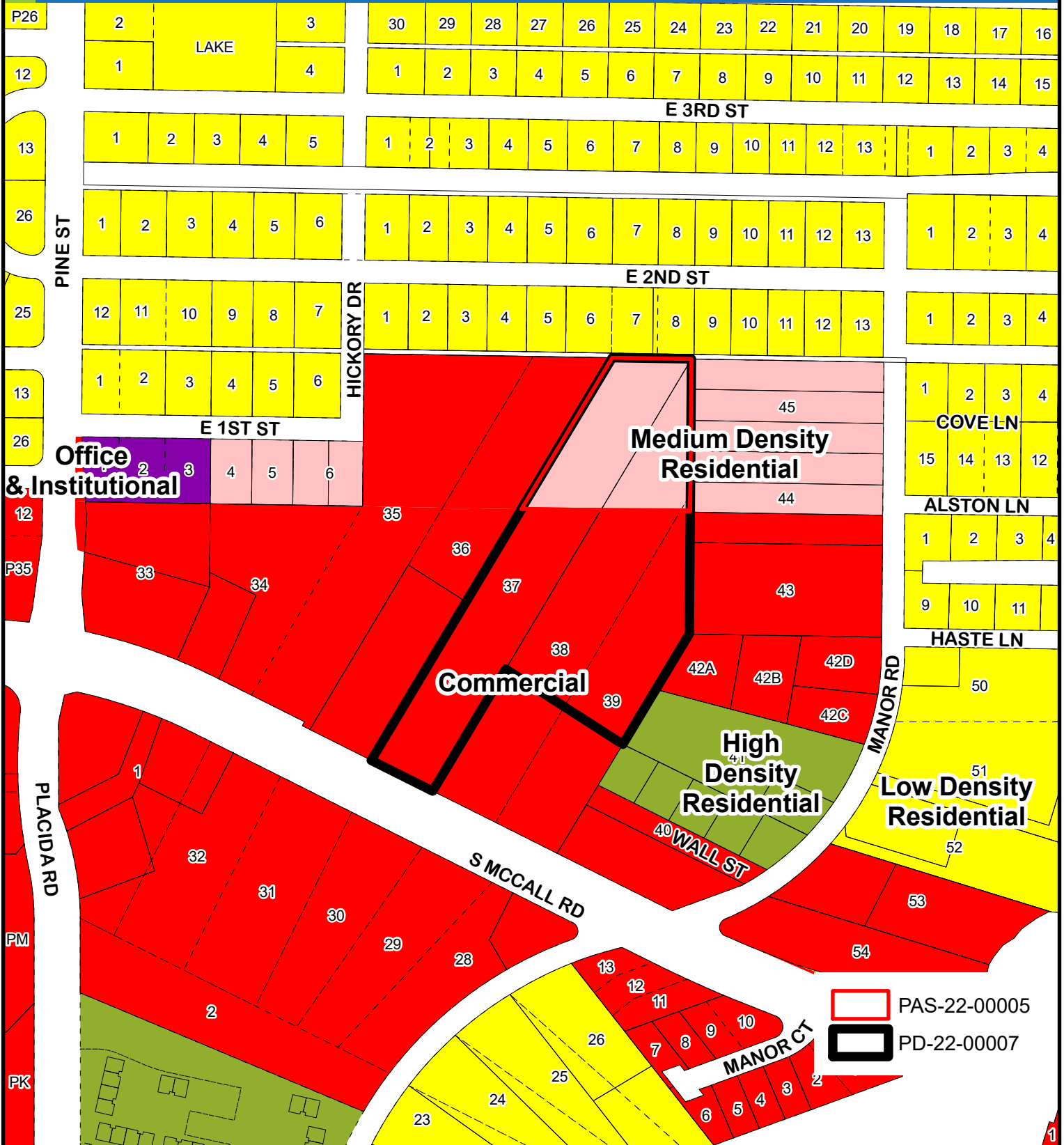


## 05/41/20 West County

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# CHARLOTTE COUNTY

FLUM Designations for PAS-22-00005 and PD-22-00007



## 05/41/20 West County

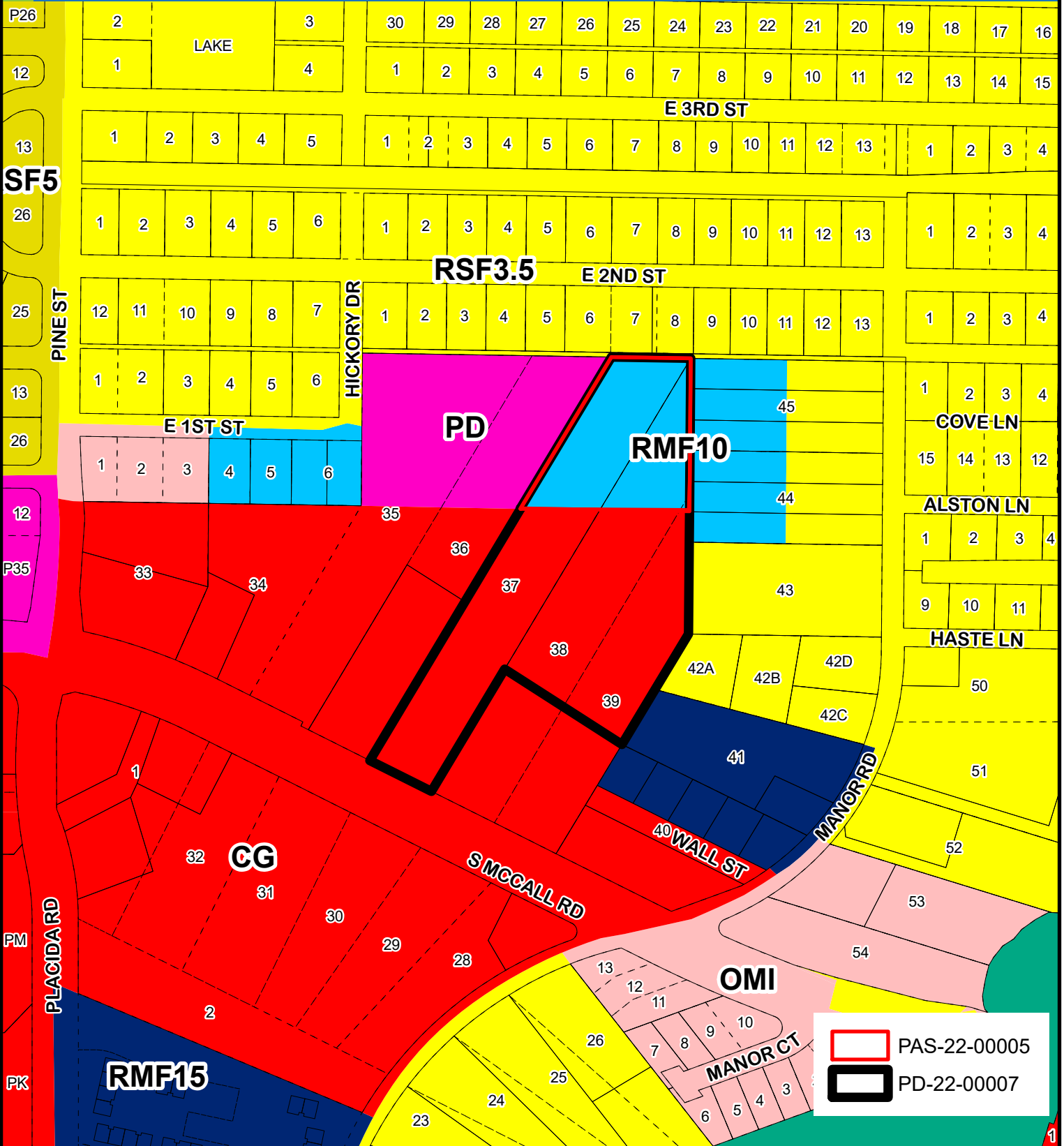


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# CHARLOTTE COUNTY

## Zoning Designations for PAS-22-00005 and PD-22-00007



### 05/41/20 West County



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