

ORDINANCE
NUMBER 2025 -

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, AMENDING THE CHARLOTTE COUNTY ZONING ATLAS FROM COMMERCIAL GENERAL (CG) TO PLANNED DEVELOPMENT (PD), AND ADOPTING ITS ASSOCIATED DETAIL PD CONCEPT PLAN, IN ORDER TO ALLOW FOR DEVELOPMENT OF A SELF-STORAGE FACILITY; FOR PROPERTY, INCLUDING NINE PLATTED LOTS, LOCATED AT 342 OR 358 NORTH SPRING LAKE BOULEVARD, IN THE PORT CHARLOTTE AREA, CONTAINING 2.2102± ACRES; CHARLOTTE COUNTY, FLORIDA; COMMISSION DISTRICT IV; PETITION PD-23-00009; APPLICANT, FLAGLER SELF STORAGE GROUP, LLC; PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, in a public hearing held on Tuesday, February 25, 2025, the Board of County Commissioners of Charlotte County, Florida ("Board") reviewed Petition PD-23-00009, submitted by applicant, Flagler Self Storage Group, LLC ("Applicant"), which requested a rezoning from Commercial General (CG) to Planned Development (PD), and adopting its associated Detail PD Concept Plan, in order to allow for development of a self-storage facility; for property containing nine platted lots, located at 342 or 358 North Spring Lake Boulevard, containing 2.2102 acres more or less, in the Port Charlotte area, Commission District IV, and more particularly described in Exhibit "A" which is attached hereto and by this reference provided herein ("Property"); and

WHEREAS, Petition PD-23-00009 was heard by the Charlotte County Planning and Zoning Board ("P&Z Board") and, based on the findings and analysis provided by County Staff and the evidence presented to the P&Z Board, the P&Z Board recommended approval on January 13, 2025; and

33 WHEREAS, after due consideration, based on the findings and
34 analysis provided by County Staff and the evidence presented to it, the Board
35 finds that approval of Petition PD-23-00009 is consistent with the County's
36 Comprehensive Plan and meets the requirements for rezoning and adopting the
37 associated Detail PD Concept Plan; and

38 WHEREAS, the Board finds that approval of Petition PD-23-00009
39 to rezone the Property from Commercial General (CG) to Planned Development
40 (PD) is in the best interests of the County.

41 NOW, THEREFORE, BE IT ORDAINED by the Board of County
42 Commissioners of Charlotte County, Florida:

43 SECTION 1. The following petition, made by applicant, Flagler Self
44 Storage Group, LLC ("Applicant"), for an amendment to the Charlotte County
45 Zoning Atlas is hereby approved subject to the Detail PD Concept Plan and
46 conditions contained in the attached Exhibit "B":

47 Petition PD-23-00009 requesting a rezoning from
48 Commercial General (CG) to Planned Development
49 (PD) and adopting its associated Detail PD Concept
50 Plan in order to allow for development of a self-
51 storage facility, for property containing nine platted
52 lots, located at 342 or 358 North Spring Lake
53 Boulevard, in the Port Charlotte area, containing
54 2.2102 acres more or less; Charlotte County, Florida,
55 Commission District IV, and more particularly
56 described in Exhibit "A" which is attached hereto and
57 by this reference provided herein.

58
59 SECTION 2. That the zoning and Detail PD Concept Plan for this
60 property shall run with the property and shall apply to any subsequent owners,
61 heirs and assigns.

62 SECTION 3. This Ordinance's effective date shall be upon filing in
63 the Office of the Secretary of State, State of Florida.

64
65 PASSED AND DULY ADOPTED this 25th day of February, 2025.

66
67 BOARD OF COUNTY COMMISSIONERS
68 OF CHARLOTTE COUNTY, FLORIDA

69
70
71 By: _____
72 Joseph M. Tiseo, Chairman
73

74
75
76 ATTEST:
77 Roger D. Eaton, Clerk of the Circuit Court
78 and Ex-Officio Clerk of the
79 Board of County Commissioners

80
81
82 By: _____
83 Deputy Clerk
84

85
86
87 APPROVED AS TO FORM
88 AND LEGAL SUFFICIENCY:

89
90
91 By: _____
92 Janette S. Knowlton, County Attorney
93 LR2024-0108
94 KMN
95

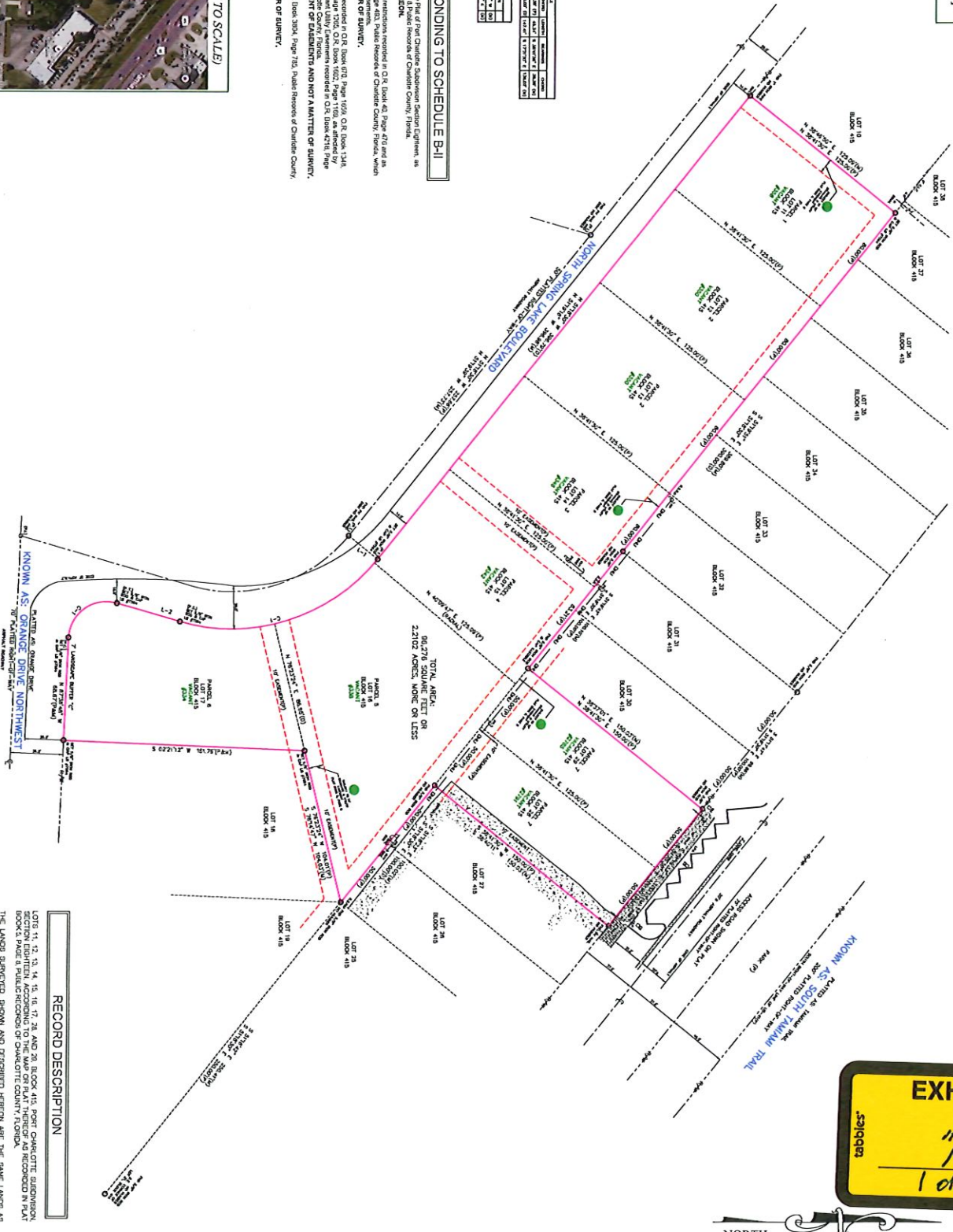
BOUNDARY SURVEY

ITEM	DESCRIPTION	DATE	BY
1	Survey of the property shown on the map of the Charlotte-Deerfield Heights, as amended in O.R. Book 10, Page 42, and as amended in O.R. Book 10, Page 43, Public Records of Charlotte County, Florida, which this item is not a matter of survey.	10/1/2017	J. L. Smith
2	Survey of the property shown on the map of the Charlotte-Deerfield Heights, as amended in O.R. Book 10, Page 42, and as amended in O.R. Book 10, Page 43, Public Records of Charlotte County, Florida, which this item is not a matter of survey.	10/1/2017	J. L. Smith
3	Survey of the property shown on the map of the Charlotte-Deerfield Heights, as amended in O.R. Book 10, Page 42, and as amended in O.R. Book 10, Page 43, Public Records of Charlotte County, Florida, which this item is not a matter of survey.	10/1/2017	J. L. Smith
4	Survey of the property shown on the map of the Charlotte-Deerfield Heights, as amended in O.R. Book 10, Page 42, and as amended in O.R. Book 10, Page 43, Public Records of Charlotte County, Florida, which this item is not a matter of survey.	10/1/2017	J. L. Smith
5	Survey of the property shown on the map of the Charlotte-Deerfield Heights, as amended in O.R. Book 10, Page 42, and as amended in O.R. Book 10, Page 43, Public Records of Charlotte County, Florida, which this item is not a matter of survey.	10/1/2017	J. L. Smith

ITEMS CORRESPONDING TO SCHEDULE B-1

1. An instrument recorded on the file of the Charlotte-Deerfield Heights, as amended in O.R. Book 10, Page 42, and as amended in O.R. Book 10, Page 43, Public Records of Charlotte County, Florida, which this item is not a matter of survey.
2. An instrument recorded on the file of the Charlotte-Deerfield Heights, as amended in O.R. Book 10, Page 42, and as amended in O.R. Book 10, Page 43, Public Records of Charlotte County, Florida, which this item is not a matter of survey.
3. An instrument recorded on the file of the Charlotte-Deerfield Heights, as amended in O.R. Book 10, Page 42, and as amended in O.R. Book 10, Page 43, Public Records of Charlotte County, Florida, which this item is not a matter of survey.
4. An instrument recorded on the file of the Charlotte-Deerfield Heights, as amended in O.R. Book 10, Page 42, and as amended in O.R. Book 10, Page 43, Public Records of Charlotte County, Florida, which this item is not a matter of survey.
5. An instrument recorded on the file of the Charlotte-Deerfield Heights, as amended in O.R. Book 10, Page 42, and as amended in O.R. Book 10, Page 43, Public Records of Charlotte County, Florida, which this item is not a matter of survey.

AERIAL VIEW (NOT TO SCALE)



RECORD DESCRIPTION

LOT 11, 12, 13, 14, 15, 16, 17, 18, AND 20, BLOCK 415, PORT CHARLOTTE SUBDIVISION, SECTION 10, TOWNSHIP 28S, RANGE 17E, CO. OF CHARLOTTE COUNTY, FLORIDA.

THE LANDS SHOWN HEREON ARE THE SAME LANDS AS SHOWN ON THE MAP OF THE CHARLOTTE-DEERFIELD HEIGHTS, AS AMENDED IN O.R. BOOK 10, PAGE 42, AND AS AMENDED IN O.R. BOOK 10, PAGE 43, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, WHICH THIS ITEM IS NOT A MATTER OF SURVEY.

EXHIBIT

"A"

1 of 1

LEGEND

PROPERTY ADDRESS: 2791 TAMiami TRAIL, PORT CHARLOTTE, FLORIDA 33952

FIRST CHOICE SURVEYING, INC.

DATE: 10/1/2017

BY: J. L. Smith

1" = 10'

0' 0" 0" 0"

1" = 10'

0' 0" 0" 0"

1" = 10'

0' 0" 0" 0"

1" = 10'

0' 0" 0" 0"

1" = 10'

0' 0" 0" 0"

1" = 10'

0' 0" 0" 0"

1" = 10'

0' 0" 0" 0"

1" = 10'

0' 0" 0" 0"

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:

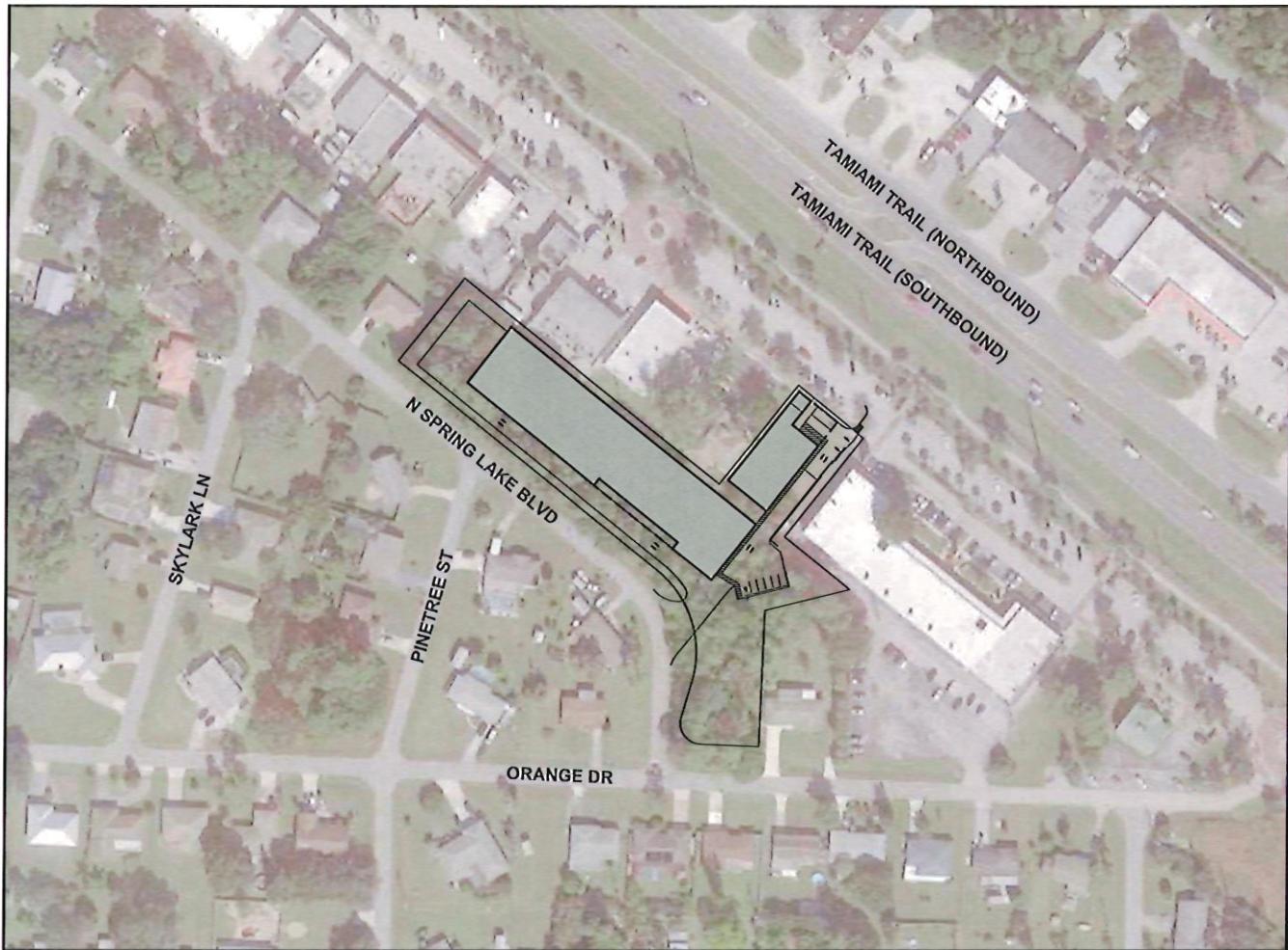
- a. Development on the subject property shall occur as generally illustrated in the Detail PD Concept Plan (Attachment 1: Detail PD Concept Plan for Flagler Self Storage Group) submitted by the applicant, prepared by Herston Engineering Services, Inc., signed November 27, 2024, except such modifications 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**



**HERSTON
ENGINEERING
SERVICES, INC.**

3010 PINEHURST BLVD UNIT 207
PORT CHARLOTTE, FLORIDA 33681
OFFICE: 813-947-1111
FAX: 813-947-1112
WWW.HERSTON-ENGINEERING.COM

CERTIFICATE OF PROFESSIONAL ENGINEER 00000000

PROJECT

**FLAGLER
SELF STORAGE**

SITE ADDRESS
2781 TAMAMI TRAIL
PORT CHARLOTTE, FL 33652

CLIENT

FLAGLER SELF STORAGE GROUP
C/O VICTOR SILVA
384-568-1118
INFO@FLAGLERSTORAGEGROUP.COM

PREPARED BY

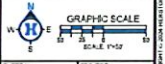
REV.	DESCRIPTION	DATE
5	PG. BUFFERS	1/22/24
4	PER COUNTY COMMENTS	12/21/24
3	FRONT YARD DRIVE REVISIONS	8/22/24
2	ADDED DRIVE C/BUFFER	1/18/24
1	PLAN DATE	12/20/24
ENGINEER		JSP
DRAWN BY		WSP
PLOTTER		1/12/2024 8:45 AM

ALL RIGHTS RESERVED. BASED UPON AERIAL PHOTOGRAPHY.

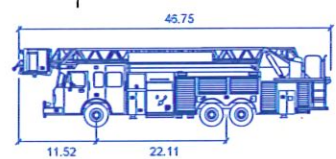
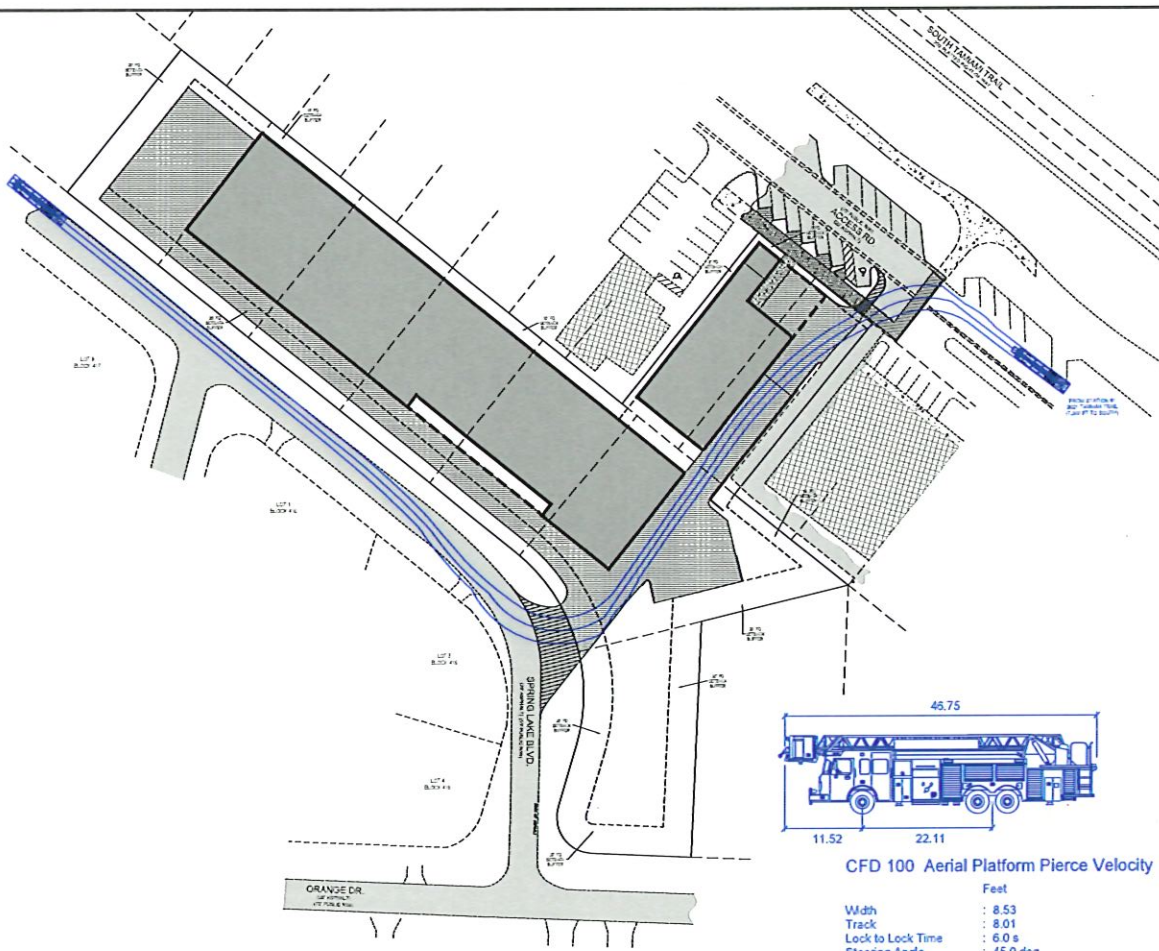
CCU PROJECT #24-XXXX

SHEET TITLE

AERIAL



SHEET NO. **2.1** PROJECT **3472**



CFD 100 Aerial Platform Pierce Velocity

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



PROJECT
FLAGLER SELF STORAGE
SITE ADDRESS
 2781 TAMMAM TRAIL
 PORT CHARLOTTE, FL 33652
CLIENT
 FLAGLER SELF STORAGE GROUP
 CO VICTOR SILVA
 348-568-1918
 INFO@FLAGLERSTORAGEGROUP.COM

PREPARED BY
 [Signature]

This drawing is the property of Herston Engineering Services, Inc. and is not to be reproduced or used in any manner without the written consent of Herston Engineering Services, Inc. The user of this drawing assumes all liability for any errors or omissions. The user of this drawing also assumes all liability for any damages or losses resulting from the use of this drawing.

REV.	DESCRIPTION	DATE
1	PG. 1/1	1/22/24
2	PER COUNTY COMMENTS	3/21/24
3	FRONT YARD DRIVE REVISIONS	4/23/24
4	ADDED 15' C-1 BUFFER	5/18/24
5	PLAN DATE	5/20/24

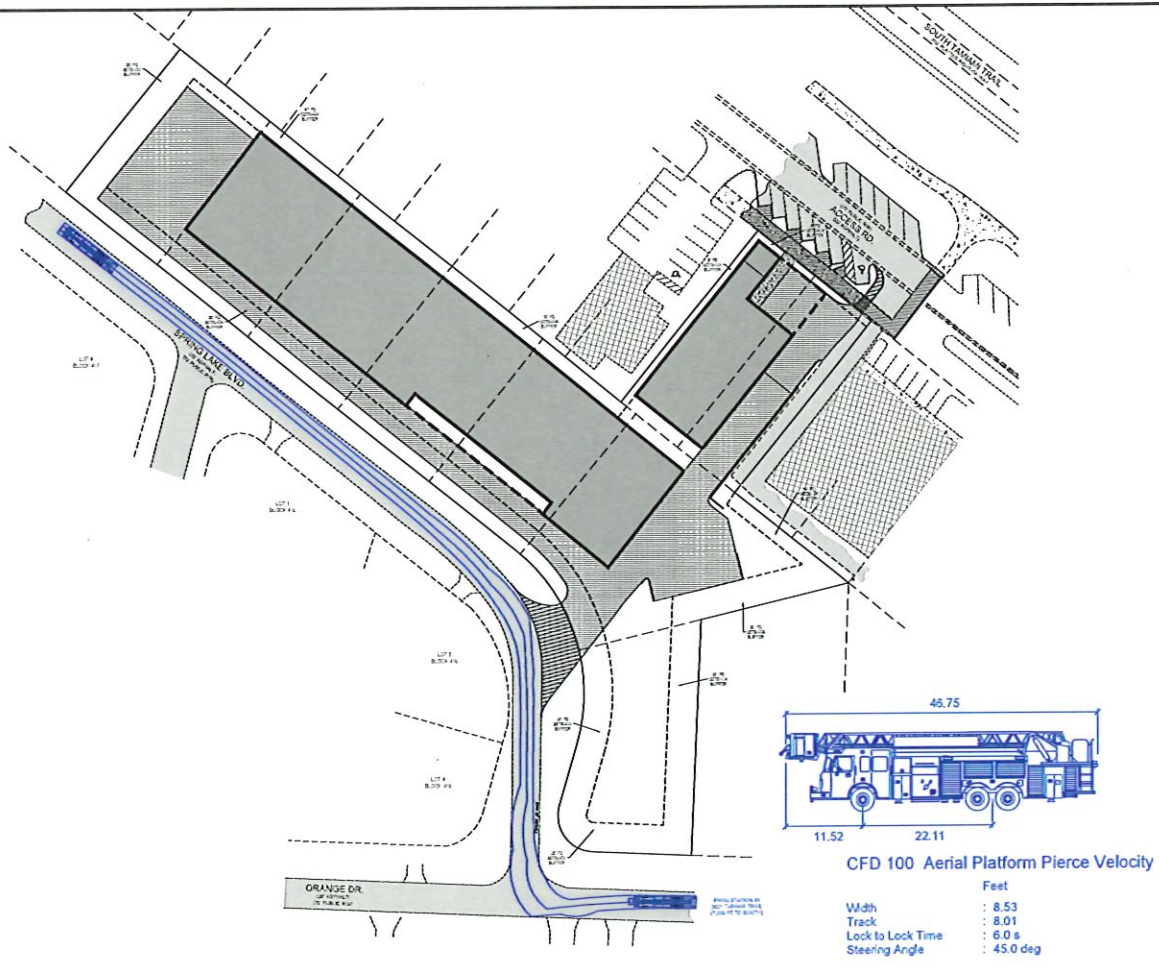
ENGINEER: JSM
 DRAWN BY: MCM
 PLOTTED: 4/17/2024 1:23 PM
 ALL DIMENSIONS SHOWN UNLESS OTHERWISE NOTED

CCU PROJECT #24-XXXX

SHEET TITLE
 AUTOTURN
 SIMULATION 1

GRAPHIC SCALE
 1" = 40' SCALE: 1/8" = 10'

SHEET NO.	PROJECT
3.1	3472



PROJECT
FLAGLER SELF STORAGE

SITE ADDRESS
3781 TAMARAC TRAIL
PORT CHARLOTTE, FL 33652

CLIENT
FLAGLER SELF STORAGE GROUP
C/O VICTOR SILVA
336-565-1818
VFC@FLAGLERSTORAGEGROUP.COM

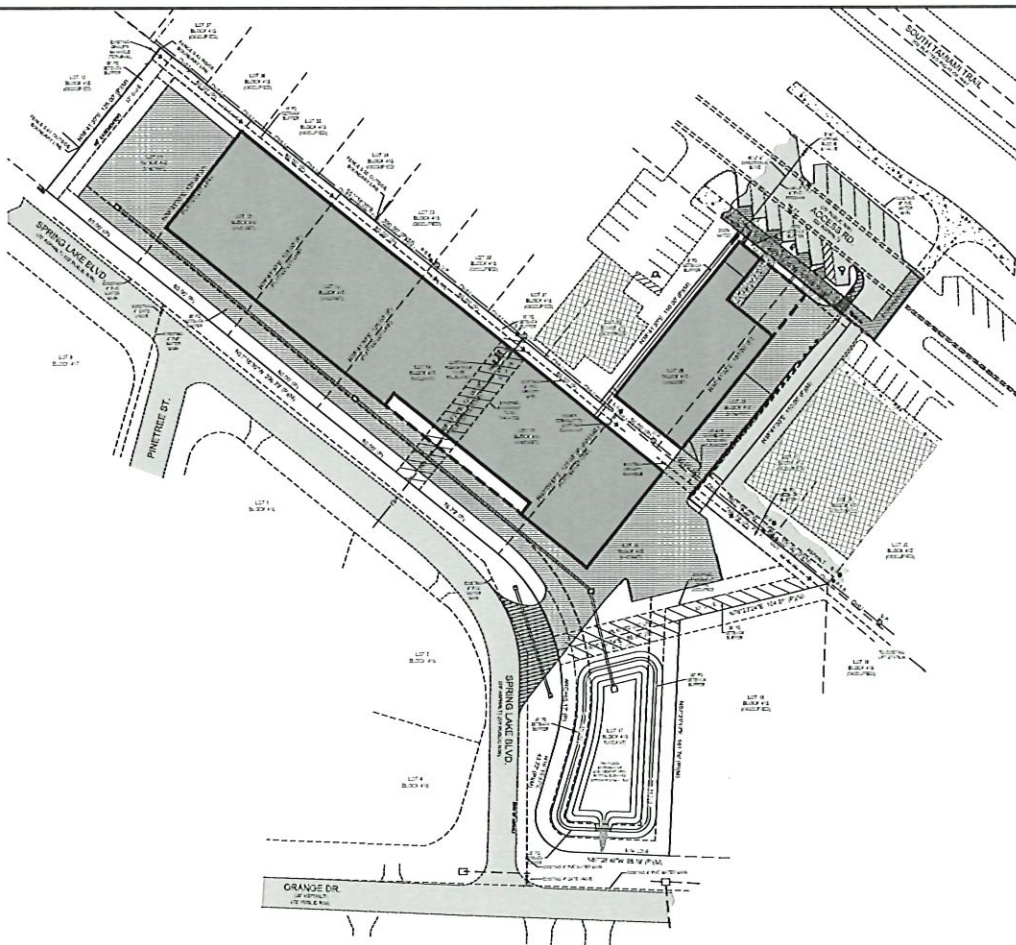
PREPARED BY

REV.	DESCRIPTION	DATE
5	PG BUFFERS	1-22-24
4	PER COUNTY COMMENTS	3-27-24
3	FRONT YARD DRIVE REQUIRED	6-22-24
2	ADDED TO PG BUFFER	1-18-24
1	PLAN DATE	1-28-24
DRAWN BY		BJP
CHECKED BY		BJP
PLOTTED		11/27/2024 9:52 AM
ALL DIMENSIONS IN FEET UNLESS OTHERWISE NOTED		
CCU PROJECT #24-XXXX		

SHEET TITLE
AUTOTURN
SIMULATION 2

GRAPHIC SCALE
SCALE: 1"=30'

SHEET NO. 3.2 **PROJECT NO.** 3472



**HERSTON
ENGINEERING
SERVICES, INC.**

2017 PENNSYLVANIA BLVD. SUITE 207
PORT CHARLOTTE, FLORIDA 33681
OFFICE: 813-947-1111
FAX: 813-947-1112
www.herstoneng.com

PROJECT

**FLAGLER
SELF STORAGE**

SITE ADDRESS
2781 TAMM TRAIL
PORT CHARLOTTE, FL 33652

CLIENT
FLAGLER SELF STORAGE GROUP
C/O VICTOR SILVA
388-568-1818
INFO@FLAGLERSTORAGEGROUP.COM

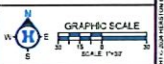
PREPARED BY

REV.	DESCRIPTION	DATE
5	PD BUFFERS	1.22.24
4	PER COUNTY COMMENTS	3.21.24
3	FRONT YARD DRIVE REVISIONS	6.22.24
2	ADDED TYPE C BUFFER	1.18.24
1	PLAN DATE	3.20.24

DESIGNED BY: JSP
CHECKED BY: JSP
DATE: 11/02/2024 8:54 AM

CCU PROJECT #24-XXXX

SHEET TITLE
UTILITY PLAN



SHEET No. **5.0** PROJECT **3472**

Attachment 2

Elevations

AN ARCHITECTURAL DISTINCTION AROUND OR ABOVE THE PRIMARY CUSTOMER RESIDENCE
CANOPIES OR PORTCOOS
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

[illegible][illegible]

1. **REPRESENTATIVE INFORMATION ABOUT THE** **REPRESENTATIVE INFORMATION ABOUT THE**
REPRESENTATIVE INFORMATION ABOUT THE
REPRESENTATIVE INFORMATION ABOUT THE
2. **REPRESENTATIVE INFORMATION ABOUT THE**
REPRESENTATIVE INFORMATION ABOUT THE
REPRESENTATIVE INFORMATION ABOUT THE
3. **REPRESENTATIVE INFORMATION ABOUT THE**
REPRESENTATIVE INFORMATION ABOUT THE
REPRESENTATIVE INFORMATION ABOUT THE
4. **REPRESENTATIVE INFORMATION ABOUT THE**
REPRESENTATIVE INFORMATION ABOUT THE
REPRESENTATIVE INFORMATION ABOUT THE
5. **REPRESENTATIVE INFORMATION ABOUT THE**
REPRESENTATIVE INFORMATION ABOUT THE
REPRESENTATIVE INFORMATION ABOUT THE
6. **REPRESENTATIVE INFORMATION ABOUT THE**
REPRESENTATIVE INFORMATION ABOUT THE
REPRESENTATIVE INFORMATION ABOUT THE
7. **REPRESENTATIVE INFORMATION ABOUT THE**
REPRESENTATIVE INFORMATION ABOUT THE
REPRESENTATIVE INFORMATION ABOUT THE
8. **REPRESENTATIVE INFORMATION ABOUT THE**
REPRESENTATIVE INFORMATION ABOUT THE
REPRESENTATIVE INFORMATION ABOUT THE
9. **REPRESENTATIVE INFORMATION ABOUT THE**
REPRESENTATIVE INFORMATION ABOUT THE
REPRESENTATIVE INFORMATION ABOUT THE
10. **REPRESENTATIVE INFORMATION ABOUT THE**
REPRESENTATIVE INFORMATION ABOUT THE
REPRESENTATIVE INFORMATION ABOUT THE

OVERALL EXTERIOR ELEVATIONS

all are names
23094

Attachment 3

Landscape Plan

- [illegible]

[illegible]

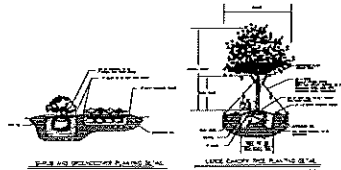
CHARLOTTE COUNTY TREES
POINT REQUIREMENTS
FOOTED 1 TREE CLASS 1 POINT 1000 SQ FT
TOTAL AREA OF SITE 2470 SQ FT
12 1000 + 12 1000 POINTS

MAX POINTS PER SPECIES
CAG 4 1 4.5 POINTS
B 1 1 .5

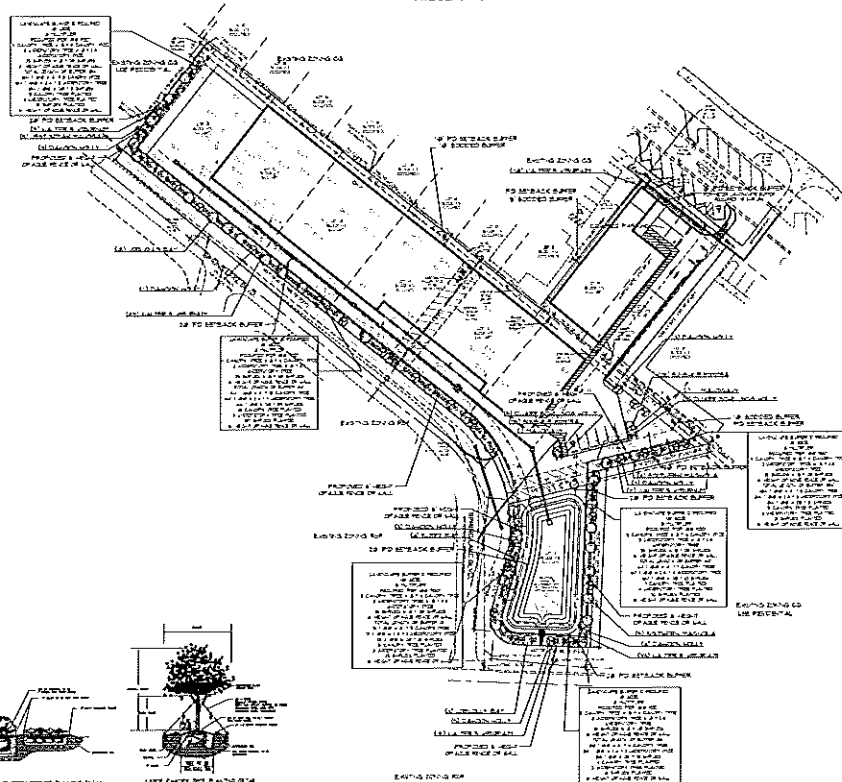
FILE 4 1 4.5
1 1 1 .5
2 2 1.5

PLANT 2 14 1

12 TREES POINTS PER FOOTED
8 LUXURY DAY
7500-0000



RESERVED PLANTING SHALL BE CATERED BY HAND FOLLOWING THE
PREVIOUSLY MENTIONED SCHEDULE. THE PLANTING SHALL BE CONDUCTED
BY THE PERSONS IN THE NORTH BAY AND THE BURNING OF THE
THE PLANTING SHALL BE CATERED BY HAND FOLLOWING THE
PREVIOUSLY MENTIONED SCHEDULE. THE PLANTING SHALL BE CONDUCTED
BY THE PERSONS IN THE NORTH BAY AND THE BURNING OF THE
THE PLANTING SHALL BE CATERED BY HAND FOLLOWING THE
PREVIOUSLY MENTIONED SCHEDULE. THE PLANTING SHALL BE CONDUCTED
BY THE PERSONS IN THE NORTH BAY AND THE BURNING OF THE



LA-1
3-127
NORTH BAY
DATE
11-2-78
SCALE
1" = 4'
PLACER SELF STORAGE
2715 TAMIAH TRAIL
CHARLOTTE COUNTY
PORT CHARLOTTE FLORIDA
TERRESCAPE INC.
YOUNG R. HALL
TAMPA FLORIDA
TELEPHONE 813-844-1111
FAX 813-844-1111
TELETYPE 813-844-1111

LA-2