



PD-23-00009 (Quasi-Judicial)

(Adoption Hearing BCC Land Use Meeting 02-25-2025)

Flagler Self Storage Group, LLC



CHARLOTTE COUNTY
FLORIDA

Proposed Change

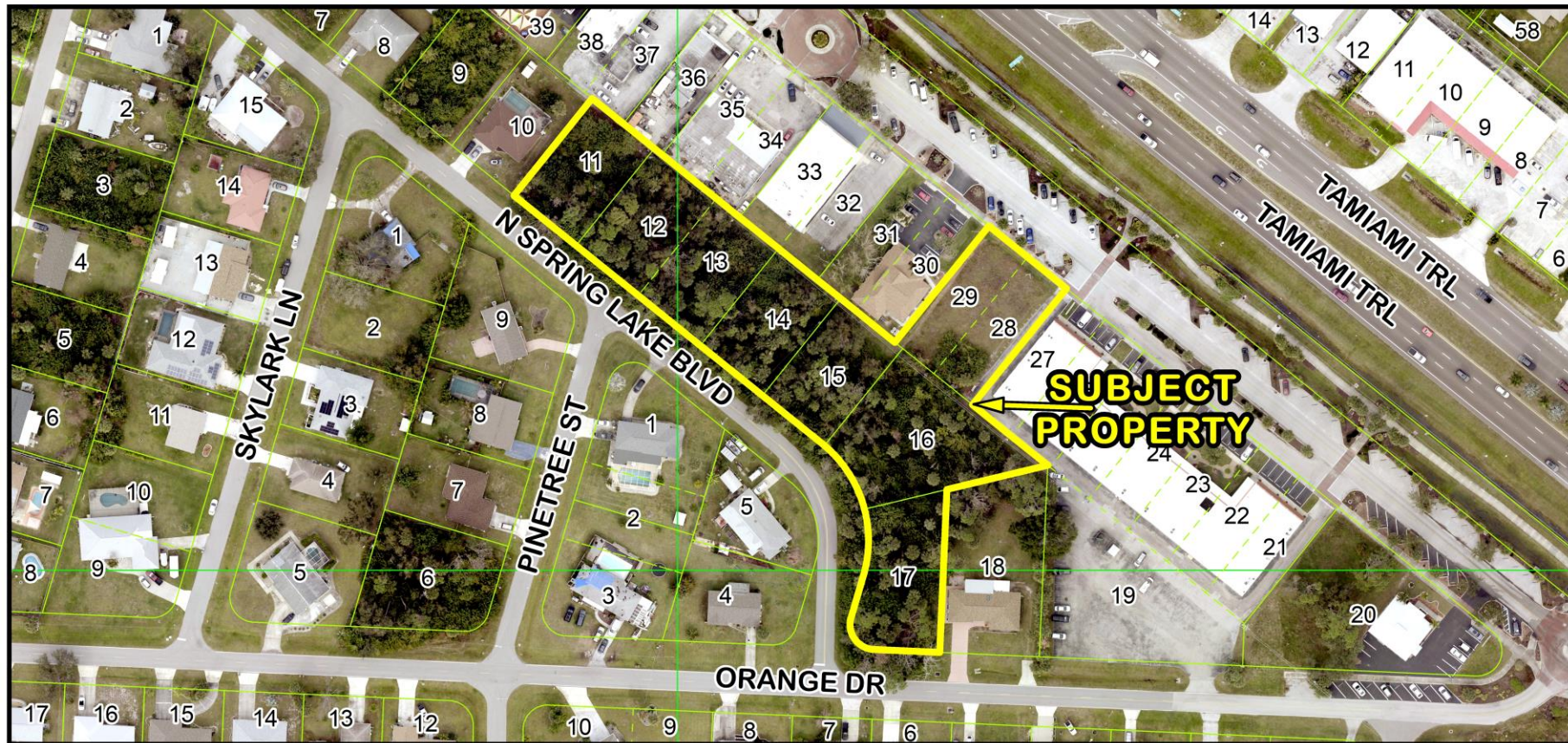
- A rezoning from Commercial General (CG) to PD and adopting a Detail PD Concept Plan in order to develop a self-storage facility
- The subject property is located in Commission District IV.

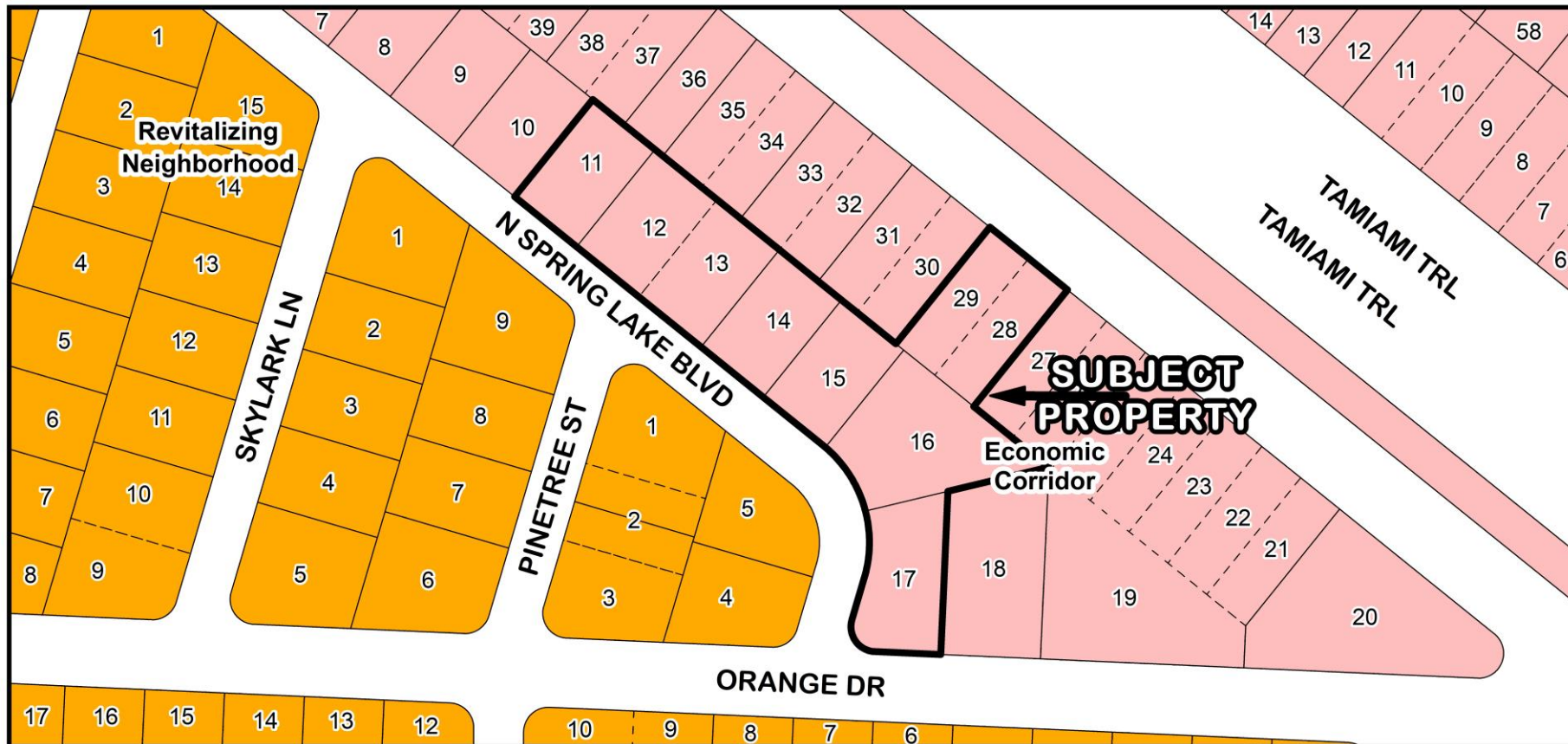


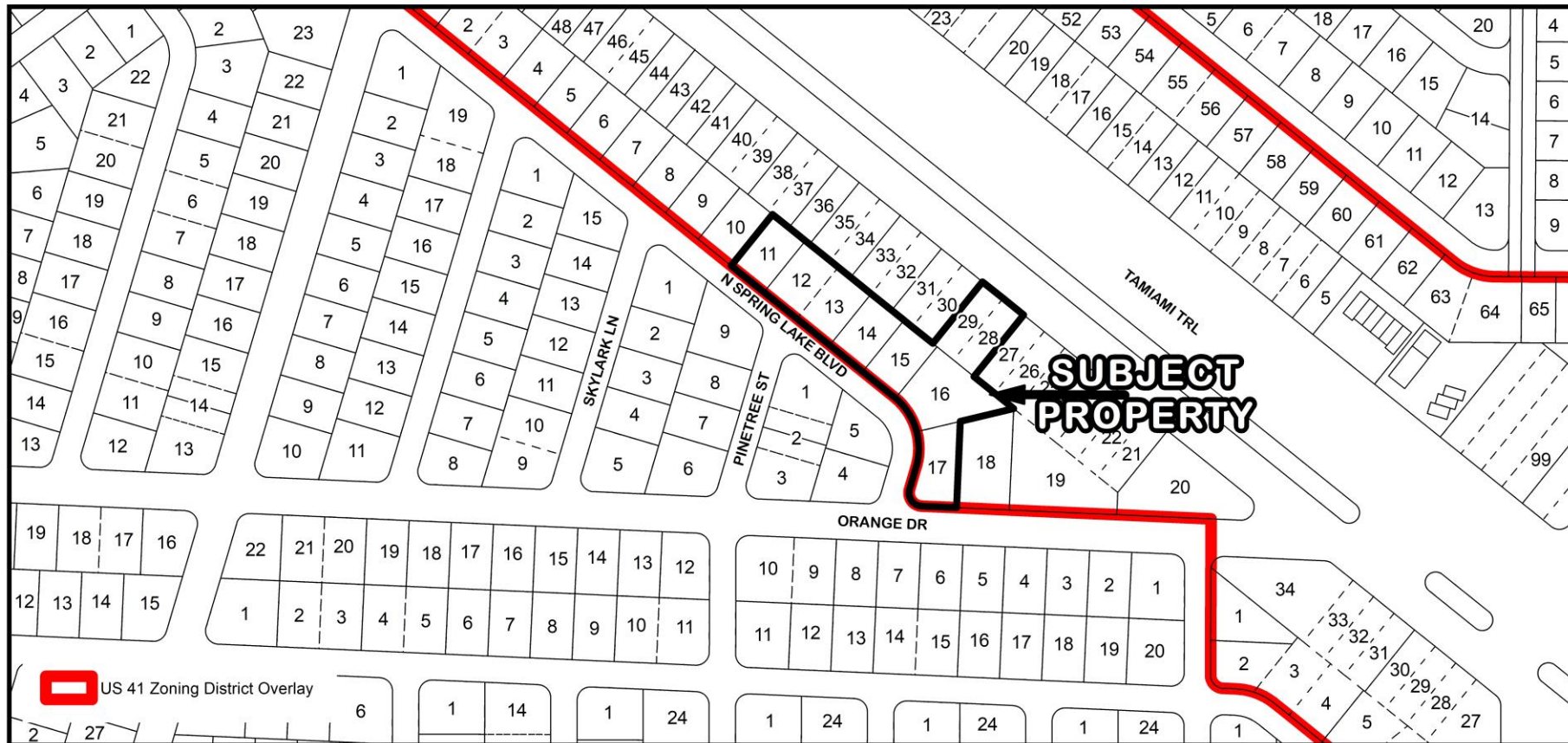


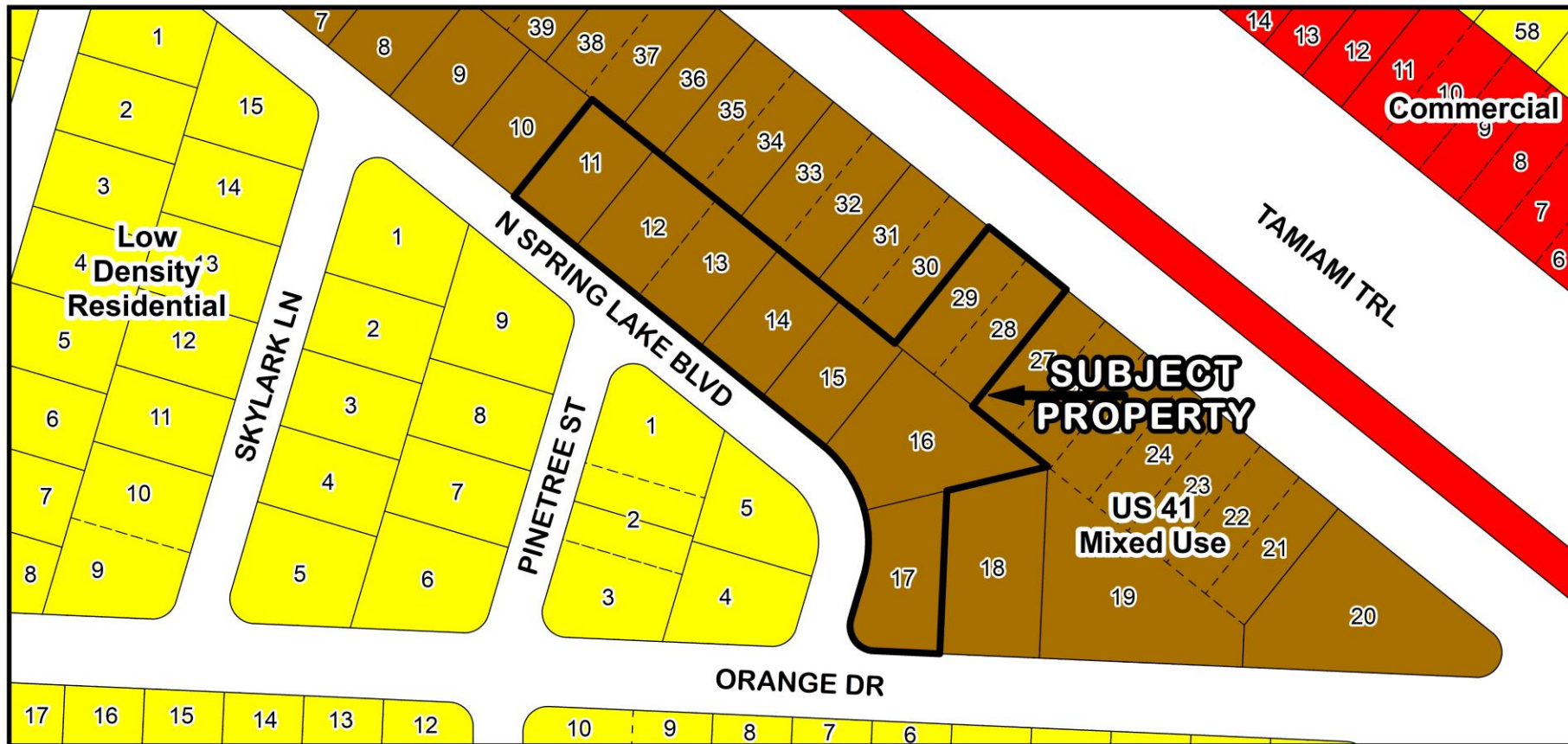
PD-23-00009 Location Map

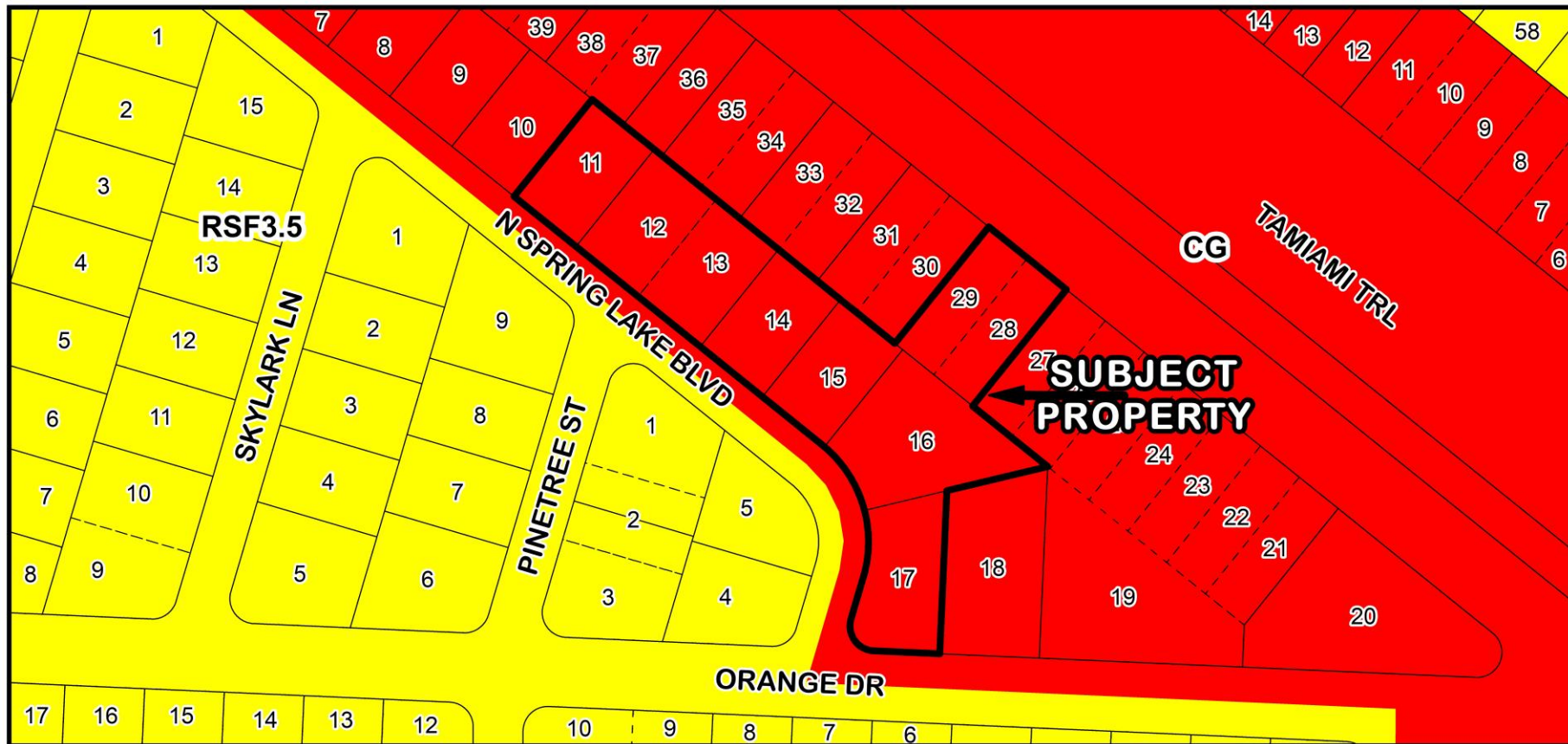


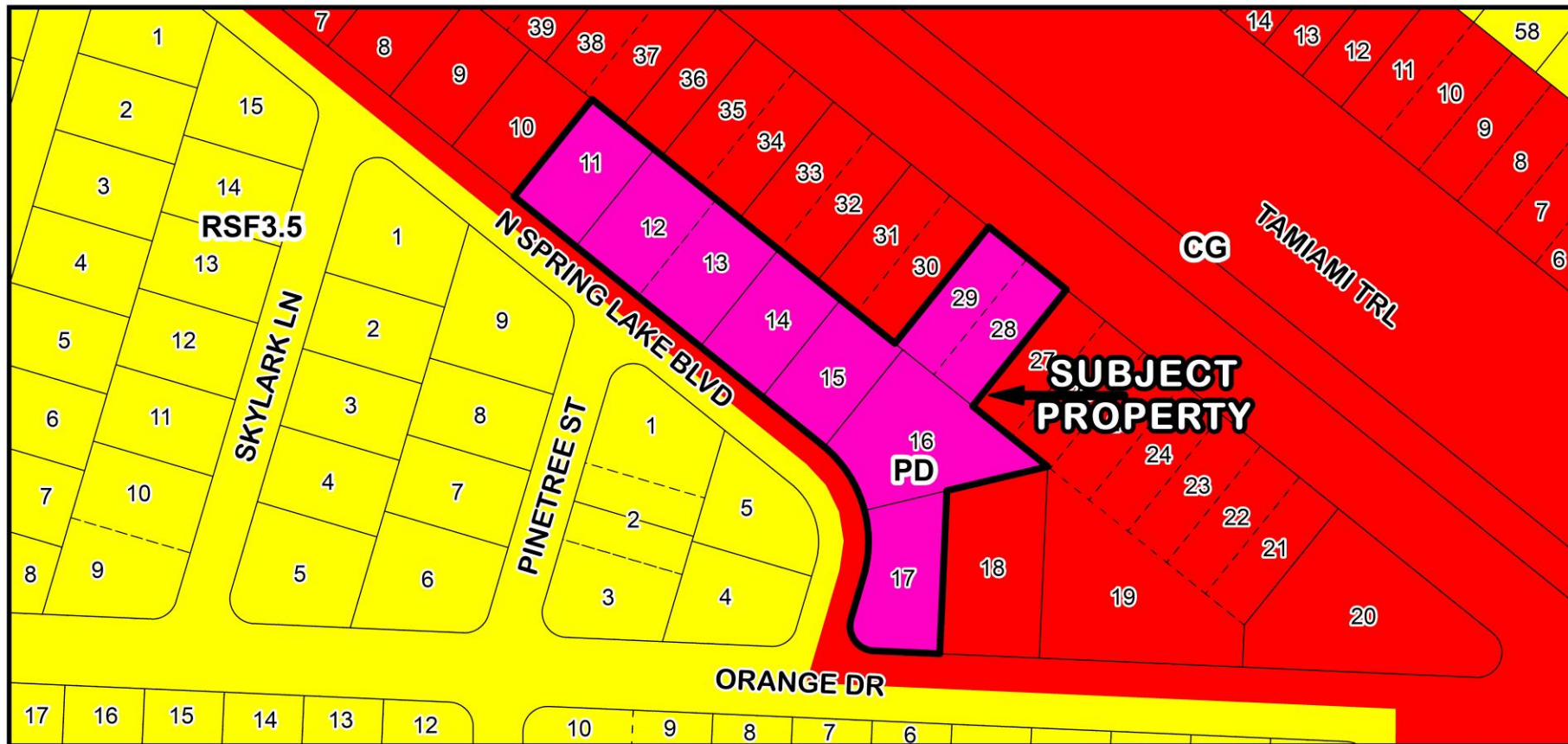














PARCEL ID: 40221648001 | 4022164031 | 4022164051 | 40221648002 | 40221648004
 PROJECT ADDRESS: 2791 TAMM LANE TRAIL
 PROJECT DESCRIPTION: TOP CHAMBLISS, FL 33632
 FLOOR ZONE: THE CONSTRUCTION OF A 11,553 SQ FT MULTISTORY (3) SELF STORAGE FACILITY (2 BUILDINGS) WHICH INCLUDES A 250 SF OFFICE
 EXISTING ZONING AND USE: CG (COMMERCIAL-GENERAL) / U-6 MIXED USE
 PROPOSED ZONING AND USE: CG (PLANNED DEVELOPMENT) / U-6 MIXED USE
 DEVELOPMENT STANDARDS PER U-6 OVERLAY DISTRICT PER 34-40F/UCB
 FAR = 1.20000 (96,276 X 2,000 = 115,553.2)
 OVERALL OPEN SPACE REQUIRED: 20% OF TOTAL PER 34-40F/UCB
 OVERALL OPEN SPACE REQUIRED: 23.125%
 MAX. BUILDING HEIGHT: 36' FT
 BUILDING YARDS BY EXPANSION (DEVELOPMENT STANDARDS):
 FRONT SETBACK 30' FT
 SIDE INTERIOR 5' FT
 SIDE STREET 5' FT
 REAR STREET 30' FT
 ADJACENT WATER PROPOSED: 1.2

PROJECT AREA:	96,276 SF	2,2102 AC	
IMPROVEMENT AREA (ON-SITE):	<u>AREA (SF)</u>	<u>AREA (AC)</u>	<u>AREA (%)</u>
PROPOSED BUILDING FOOTPRINT (FOOTPRINT)	36,747	0.840	38.17
PROPOSED DRIVEWAY (DRIVEWAY) / CURBING	593	0.0135	0.57
PROPOSED PAVEMENT (CONCRETE)	25,420	0.585	26.87
TOTAL IMPROVEMENT AREA (ON-SITE)	62,760	1.4391	64.71
OPEN SPACE (ON-SITE):			
TOTAL OPEN SPACE (ON-SITE)	33,516	0.7611	35.29
TOTAL PROJECT AREA:	96,276 SF	2,2102 AC	100%
PARKING REQUIRED:			
SELF STORAGE (1 SPACE PER 1,000 SF)	10		
AT 115,631 SF, PARKING REQUIRED =	20		
WALL THICKNESS CREDIT =	-1		
TOTAL PARKING REQUIRED =	19		
PARKING PROVIDED:			
PROPOSED DRIVEWAY (CONCRETE) (ON-SITE)	1		
PROPOSED STANDARD (PVTN) (ON-SITE)	5		
PROPOSED STANDARD (PVTN) (OFF-SITE)	1		
EXISTING STANDARD (PVTN) (ON-SITE)	1		
EXISTING STANDARD (PVTN) (OFF-SITE)	11		
TOTAL PARKING PROVIDED:	19		
30 SPACES			

Proposed Imperviousness:

Self Storage Buildings:	36,747 sf	38.1
Asphalt/Concrete:	25,550 sf	28.5
Total:	62,297 sf	64.7

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

Building Height:
Three Stories, 38' (max)

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



SITE ADDRESS:
2791 TAMiami TRAIL
PORT CHARLOTTE, FL 33952

CLIENT:

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

PREPARED BY:
JAMES W.
HERSTON, P.E.
STATE OF
FLORIDA 43980

Digitally signed by James W
Herston
DN: c=US, o=Florida,
dnQualifier=A01410C00000188728
09DE800166A79, cn=James W
Herston
Date: 2024.11.27 13:26:36 -05'00'

This item has been electronically signed and sealed by James W. Herston, P.E., using a SD-4A-1 authentication code. Printed copies of this document are not considered signed and sealed; the SD-4A-1 authentication code must be verified on any electronic copies.

REV.	DESCRIPTION	DATE

5	PD BUFFERS	11.22.24
4	PER COUNTY COMMENTS	10.21.24
3	FRONT / REAR DRIVES REVISED	6.22.24
2	ADDED TYPE C BUFFER	3.18.24
1	PLAN DATE	2.20.24

ENGINEER:	JWH
DRAWN BY:	M.H.

PLOTTED: 11/27/2004 11:14 AM

ALL ELEVATIONS BASED UPON NAVD. 1988 DATA

COLL PROJ ECT #04 XXXX

CCU PROJECT #24-XXXX

SHEET TITLE:

[illegible]

QUESTIONS

SITE PLAN

[illegible]

20

 GRAPHIC SCALE

SCALE: 1"=30'

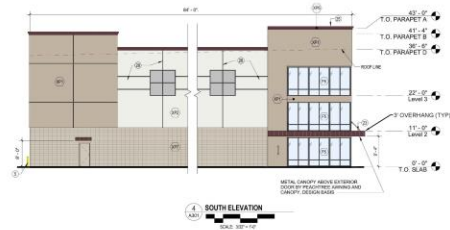
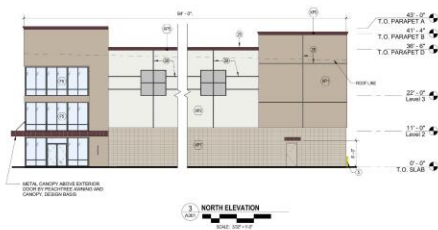
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SHEET NO.	PROJECT
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3.0	3472
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AN ARCHITECTURAL DISTINCTION AROUND OR ABOVE THE PRIMARY CUSTOMER RESIDENCE
CANOPIES OR PORTICOS
OVERHANGS OF A MINIMUM OF 3' WIDE
DISPLAY WINDOWS OF A MINIMUM OF 6' HIGH
ORNAMENTAL OR STRUCTURAL DETAILS THAT ARE INTEGRATED IN THE BUILDING STRUCTURE



- NOTE:
1. PAINT ALL GUTTERS, DOWNSPUTES AND DOWNSPOUT GUARDS TO MATCH ADJACENT COLOR.
2. PAINT ALL DOLLARS AND GUARDS SAFETY YELLOW.
3. IF THE DOLLAR IS WEARDED OR ALL WELD WINGS OR JACK MUST BE TOUCHED UP WITH PRIMER.
4. ALL EXTERIOR TILT CONCRETE TO BE TEXTURE COATED.
5. DIRECTIONAL PRIMER TO BE USED ON ALL GALVANIZED METAL.
6. STAINLESS STEEL TO BE PRIMERED.
7. EXTERIOR TO BE PROVIDED A LAYER UP OF THE PROPOSED COLOR SCHEME ON ONE FULL TILT PANEL FOR OWNER REVIEW PRIOR TO ORDERING ADDITIONAL PANELS.
8. INCLUDE TRIM PRIMER FOR ALL TEXTURED COATING APPLICATIONS.
9. PAINT ALL EXTERIOR WOOD DOOR AND WINDOW TRIM.

[illegible][illegible]

 ARCHITECTURE 1000 N. W. 10th Ave., Suite 1000 Fort Lauderdale, FL 33304 (305) 463-1000		Owner	
FLAGER SELF STORAGE GROUP		Name	
Date: 03/02/03	Drawn:	Project No.	
SELF STORAGE: NEW CONSTRUCTION 2977 TAMARIT TRAIL FORT CHARLOTTE, FL 33642		Date:	
Overall Exterior Elevations		Project Name:	
Architect's Signature:		Date:	
A301		Job Number:	
23094		23094	

GENERAL NOTES

1. ALL PLANT MATERIALS SHALL BE FLORIDA NO. 1 OR BETTER PER FLORIDA GRASSES & PLANTS LIST. PLANTS FOR NURSERY PLANTS PER FLORIDA DEPARTMENT OF CONSUMER SERVICES. PLANTS SHALL BE FREE OF DISEASE, INSECTS, DEFECTS, AND/OR INJURY.
2. ALL PLANTING AREAS SHALL HAVE A 7" TO 5" LAYER OF SANDED ORGANIC MULCH. MULCH SHALL NOT BE IN CONTACT WITH THE BARK OF TREES OR SHRUBS. MULCH SHALL BE GRADE B OR BETTER.
3. WORK SHALL PROCEED IN A SUCCESSIONAL MANNER ACCORDING TO STANDARDS OF THE COUNTY.
4. ALL DISTURBED AREAS WITHIN LANDSCAPE BUFFERS AND IN LANDSCAPE ISLANDS IN THE PARKING LOT SHALL BE RESEED WITH SEEDS APPROPRIATE TO THE SOIL OR, ALTERNATELY, "NATURAL" SOILS SHALL BE OF GOOD QUALITY AND REPAIRED WITH PEICES REPLY TOGETHER AS TO FORM, COMPOSITION, SURFACE, ACTUAL DRAINAGE AND SOIL REQUIRED TO COVER DISTURBED AREAS MAY VARY AND SHALL BE DETERMINED AT THE COMPLETION OF CONSTRUCTION.
5. ALL PLANTED TREES SHALL BE PLANTED BEYOND THE TOP OF SLOOPS OF DRAINAGE BULBS OR CIRCLES. TREES SHALL NOT BE PLANTED ON THE SLOOPS OR ON THE BOTTOM OF BULBS, CIRCLES, OR RETENTION.
6. ALL WOODS TREES AND PLANTS SHALL BE REMOVED FROM SITE AT THE TIME OF DEVELOPMENT. THIS INCLUDES, BUT SHALL NOT BE LIMITED TO BRAZILIAN PEPPER, COGONS, TREMBLING MAPLE, AUSTRALIAN PINE (CASCADIA SP.), AND MELALEUCA (EUCALYPTUS SP.). PER SECTION 9-9-06 OF LANDSCAPE REQUIREMENTS 1. LANDSCAPES SHALL BE MAINTAINED IN PERMANENT PLANTING TO MEET COUNTY CODES AND A HEALTHY TREE OF LITER AND DENSE AND HEALTHY CONDITION.
7. ALL PLANTING SHALL BE PLANTED IN SUCH A MANNER THAT ALL RIGHT LINES BETWEEN 3 FEET AND 6 FEET ABOVE GRADE IS KEPT CLEAR OF FOLIAGE. ANY TREE PRUNING THROUGH USE OF PROJECTS SHALL BE SUBJECT TO THE LATEST EDITION OF THE NATIONAL ARBORIST ASSOCIATION STANDARDS. IT IS UNLAWFUL TO TOP ANY TREE EXCEPT IN EMERGENCY.
8. MULTI TRUNK TREES SHALL HAVE A MINIMUM OF ONE TRUNK WITH A CALIPER EQUAL TO OR LARGER THAN 4". LOCATION OF TREES 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.
9. ALL ALTERATIONS TO LANDSCAPES AND BUFFER PLANS SHALL REQUIRE WRITTEN PERMISSION OF THE DEPARTMENT OF LANDSCAPE REVIEW FOR CHARLOTTE COUNTY PER SECTION 9-9-06 THERE ARE NO AREAS OF PRESERVATION AS APPLIED BY SECTIONS 9-9-06.

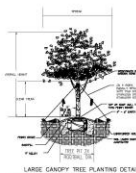
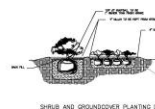
MAINTENANCE

- (a) PLANTING, FENCES, WALLS, BERRIS AND IRRIGATION SYSTEMS REQUIRED BY THIS SECTION MUST BE MAINTAINED IN GOOD REPAIR AND PRESERVED AND BUFFER AREAS SHALL BE KEPT FREE OF WEEDS, LITTER AND DEBRIS.
- (b) DAMAGE TO ANY OF THE LANDSCAPES OR STRUCTURES REPAIRS SHALL BE REPAIRED WITHIN 30 DAYS OF THE DATE OF THE DAMAGE. IF THE DAMAGE IS NOT REPAIRED WITHIN 30 DAYS OF THE DATE OF THE DAMAGE, THE COUNTY MAY ENFORCE COMPLIANCE WITH THIS SECTION AS PROVIDED BY LAW AND MAY PERFORM REASONABLE INSPECTIONS TO MONITOR COMPLIANCE.
- (c) ALL REQUIRED LANDSCAPES AND BUFFERS MAY BE SERVED BY AN AUTOMATIC IRRIGATION SYSTEM DESIGNED TO SUPPLY THE APPLICATION OF WATER TO IRRIGATOR AREAS AND REDUCE IMPACTS TO EXISTING NATIVE VEGETATION. ALL REQUIRED LANDSCAPES AND BUFFERS SHALL BE IRRIGATED DURING THE ESTABLISHMENT PERIOD. THE APPLICANT MAY USE A TYPICAL IRRIGATION SYSTEM. THE APPLICANT SHALL PROVIDE ADEQUATE WATER FOR PLANT SURVIVAL. ALL ALTERATIONS TO THE PLANS OF THIS SECTION SHALL BE APPROVED BY THE ZONING OFFICIAL OR HIGHER DEPARTMENT.
- (d) TREE PRUNING SHALL BE CONDUCTED ACCORDING TO THE "MOST" RECENT EDITION OF THE NATIONAL ARBORIST ASSOCIATION STANDARDS.

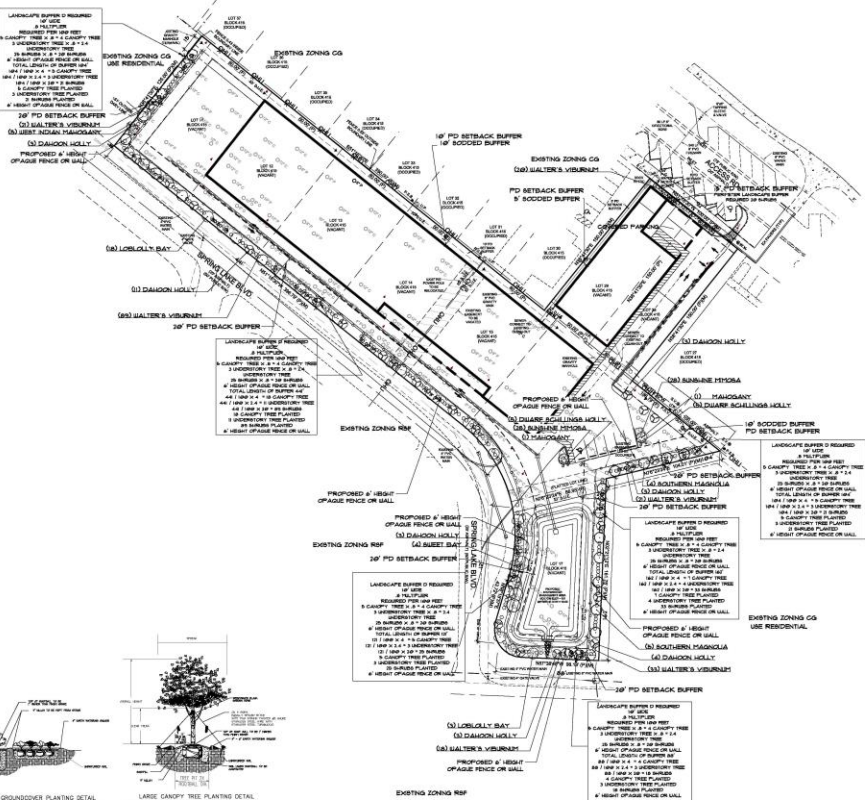
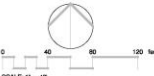
PLANT SCHEDULE	SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
TREES					
22			GORDONIA LARANTAS	LOBLOLLY BAY	1" CAL. MN 6' HGT
3			LEX CANBINE	DAWSON HOLLY	1" CAL. MN 6' HGT
11			MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	1" CAL. MN 6' HGT
5			MAGNOLIA VIRGINIANA	SWEET BAY	1" CAL. MN 10' X 4'
1			SWEETBAY MAGNOLIA	MAGNOLIA	1" CAL. MN 10' X 4'
SHRUBS					
10			LEX VORTICARIA SCOLLINGS QUAMP	QUAMP SCOLLINGS HOLLY	2 GAL.
228			VERBENA GRACILIS	WALTER'S VERBENA	2 GAL. 18" TN HGT
GROUND COVERS					
54			PIPOSA STRIGILLOSA	RUNNINE PIPPOSA	1 GAL.

CHARLOTTE COUNTY TREE POINT REQUIREMENTS

REQUIRED TREE POINT PER 1,000 SQ. FT. TOTAL AREA OF SITE 19,726 SQ. FT. 197.26 TREE POINTS
NATIVE 1.0000 = 451 TREE POINTS
343 POINTS PRESERVED
OAK 4" 1 45 POINTS
PINE 6" 1 55
18" 1 85
PALM 12" 14 1
12 TREE POINTS PROPOSED
6 SWEET BAY
1 MAGNOLIA



IRRIGATION NOTES
REQUIRED PLANTING SHALL BE WATERED BY HAND FOLLOWING THE PRESCRIBED SCHEDULE. NEW PLANTING SHALL BE WATERED AS DESCRIBED THOROUGHLY SOAKING THE ROOT BALL AND THE IMMEDIATE 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 PER WEEK FOR THE NEXT PERIOD OF FOUR WEEKS.
WHEN AN ACCUMULATION OF 10 INCH OR MORE HAS NOT RAINED IN THAT WEEK, THE WATERING CAN BE DONE MANUALLY. A TYPICAL IRRIGATION SYSTEM OR WITH AN AUTOMATIC IRRIGATION SYSTEM HAND WATERING CAN BE SUBSTITUTED WITH A PORTABLE WATER. WATERING SHALL BE ACCOMPLISHED UTILIZING THE PUBLIC WATER SUPPLY. DISBURSED BY HOSE END INSTALLED AT THE PLANTING SITE.
ALL REQUIRED LANDSCAPES 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 IMPROVISED SURFACES. EXISTING NATIVE VEGETATION SHALL NOT BE IMPACTED BY THE APPLICATION OF IRRIGATION WATER. ANY IRRIGATION INSTALLED SHALL BEET OR EXCEED SECTION 9-9-06 OF THE CHARLOTTE COUNTY CODES AN AUTOMATIC IRRIGATION SYSTEM SHALL REQUIRE A WELL OR REUSE WATER OF AVAILABLE FOR THE WATER SOURCE.



TERRESCAPE INC.
YVONNE R. HALL
Landscape Architect
FL REG NO. 1400323
JANICE C. PETERSON, LPA
JANICE C. PETERSON, LPA



Digitally signed by Yvonne R. Hall
DN: cn=Yvonne R. Hall o=J&C Co., Florida
Date: 2024.11.27 13:10:51 -0500

FLAGLER SELF STORAGE
2751 TAHAMMIL TRAIL
CHARLOTTE COUNTY
PORT CHARLOTTE, FLORIDA

SCALE
1" = 40'

DATE
11/27/2024

JOB NUMBER

SHEET

LA-1