

DRC-20-00020 (Quasi-judicial)

(BCC Land Use Meeting 2-27-2024)

Sitti Engineering Group/ Old Landfill Road
Outdoor Storage



DRC-23-00020

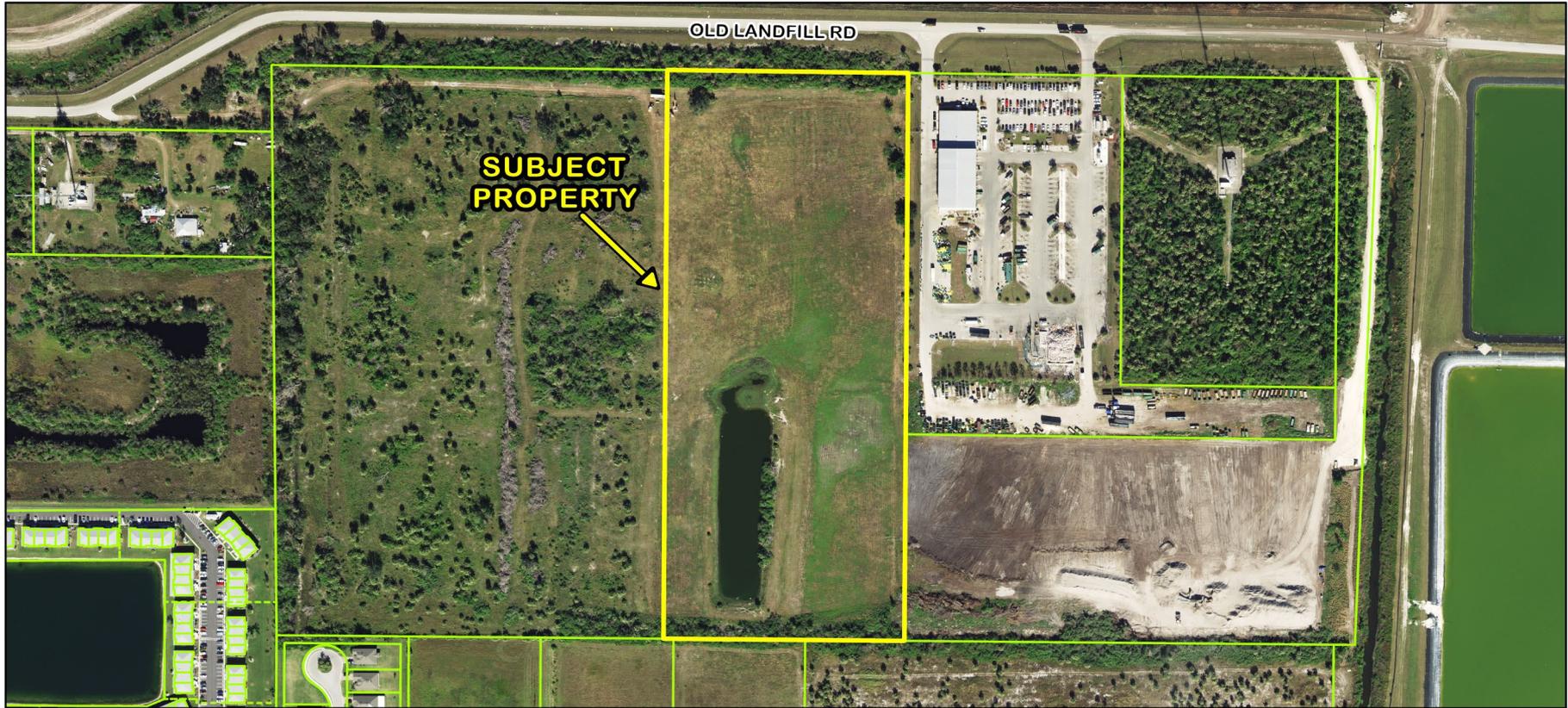
- Sitti Engineering Group is requesting PD Final Detail Site Plan approval for Old Landfill Road Outdoor Storage Facility. The project consists of a 600 SF office and vehicular storage with canopies. This project site is 20.97± acres and is located at 25505 Old Landfill Road
- Located in Commission District I.



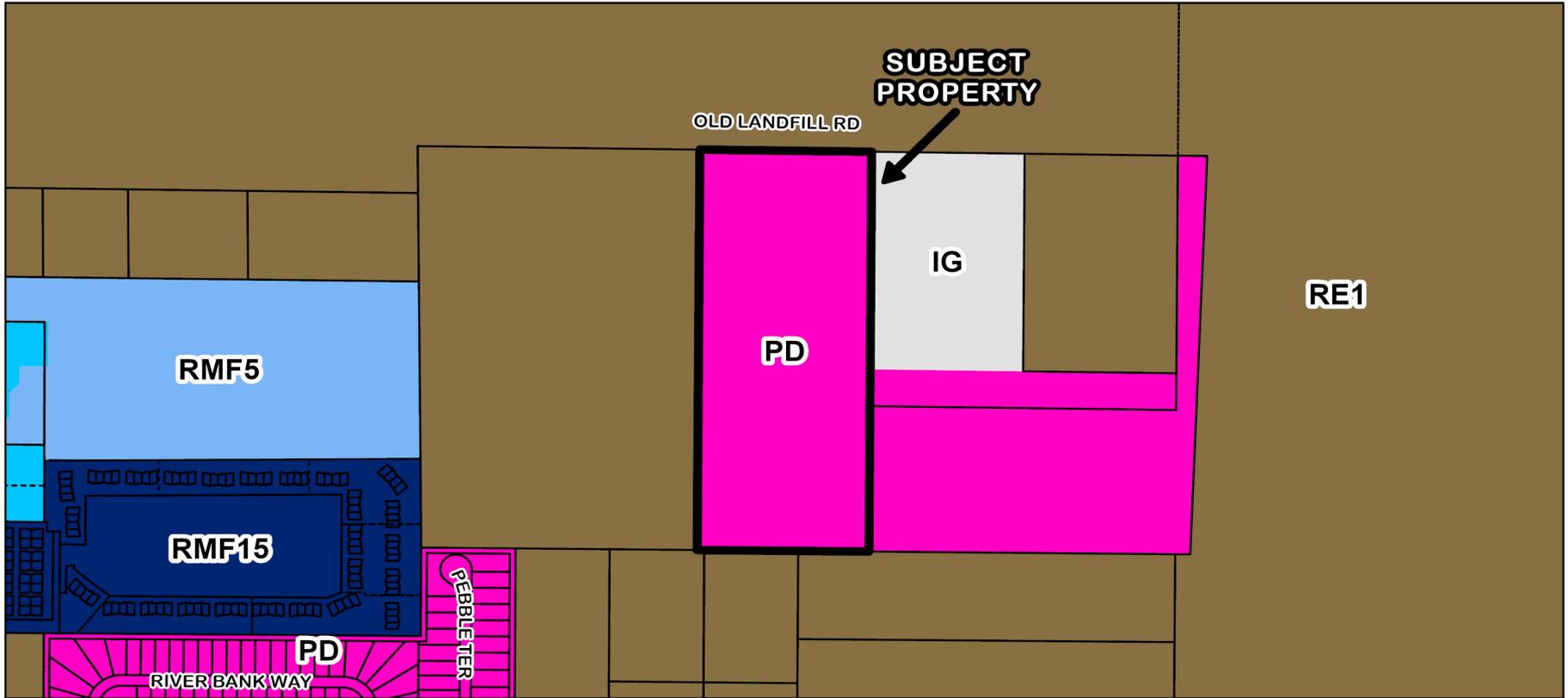
DRC-23-00020 2021 Google Earth Image



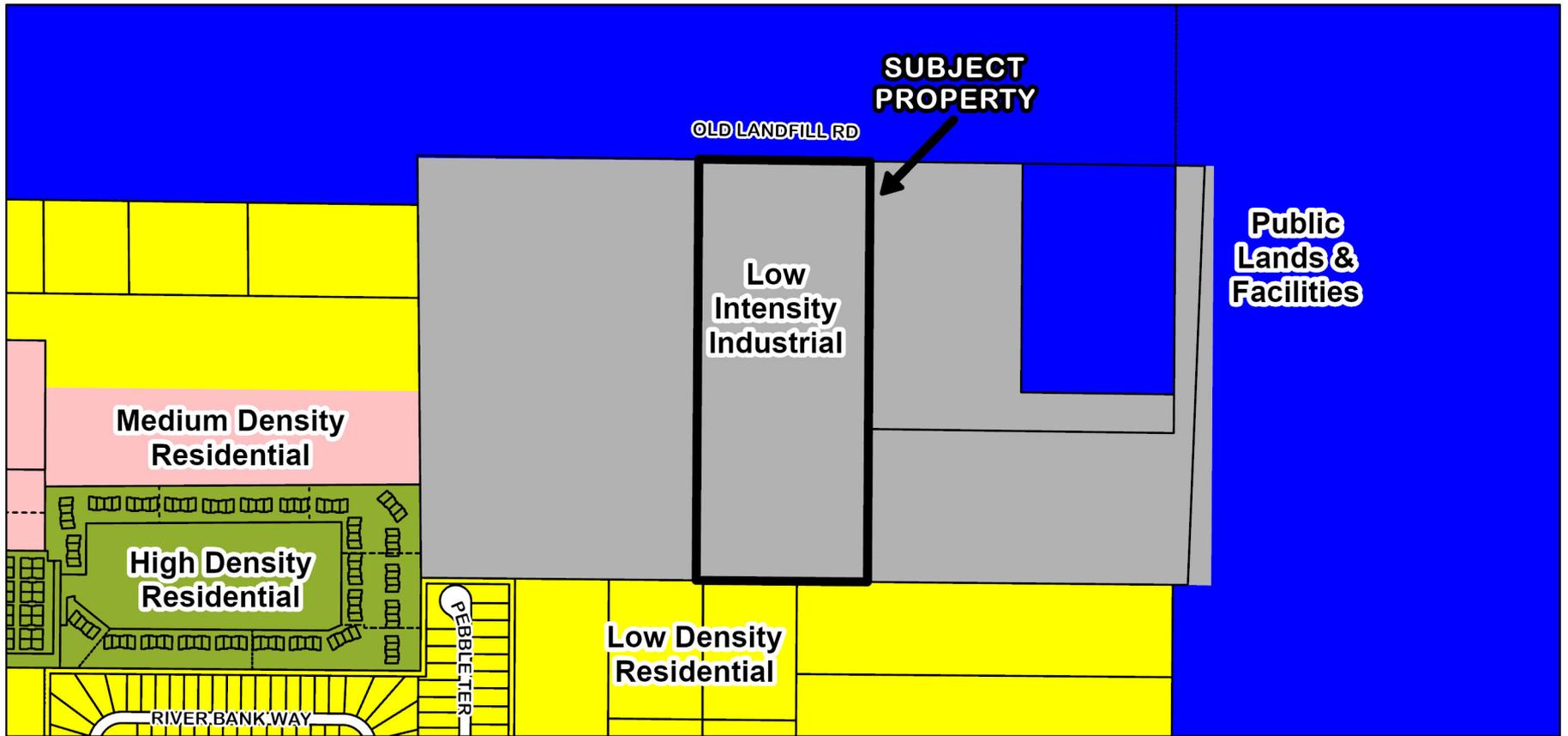
DRC-23-00020 Location Map



DRC-23-00020 Area Image



DRC-23-00020 Zoning Designations



DRC-23-00020 FLUM Designations



SITTI
REVIEWED ENGINEERING COMPLIANCE GROUP
 1/25/2024 DRC-23-00020

13650 FIDDLISTICKS
 BLDG STE 202-500
 FORT MYERS, FL 33912
 t: 239.900.9150
 f: 941.796.0004
 www.sitti.net
 project@sitti.net

DATE	DESCRIPTION	BY	APPROVED BY

1" = 60'

PREPARED FOR:
CHARLOTTE CO BOAT & RV STORAGE LLC
 2245 LUBURN BLVD
 PORT CHARLOTTE, FL 33949

PROJECT NAME:
2506 OLD LANDFILL RD
 CHARLOTTE COUNTY, FLORIDA

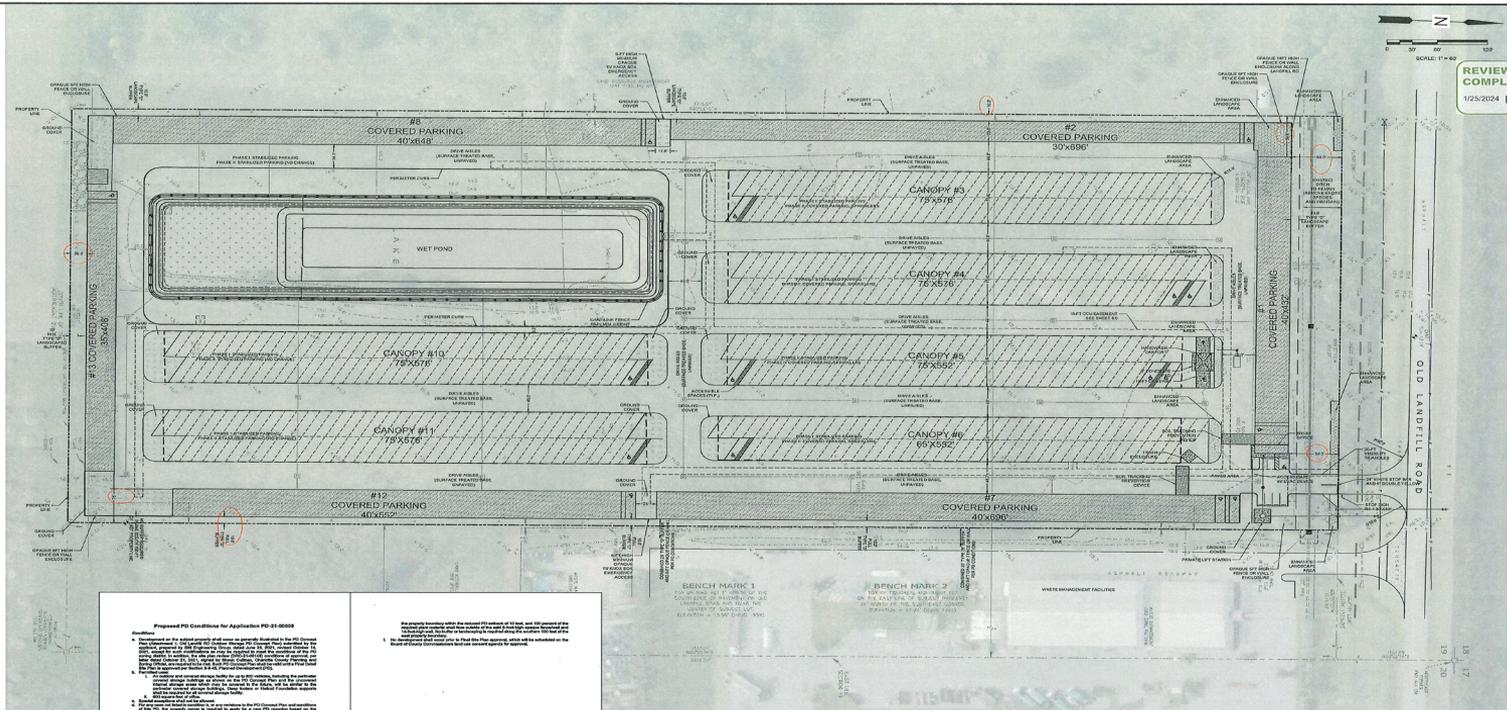
SHEET NAME:
SITE PLAN

PROJECT NUMBER:
RKS001-21

SHEET NUMBER:
C-4.0

Amjad Sitti
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 -05'00"

SWFWMD APPLICATION NO. 831563



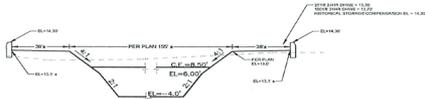
Proposed PD Conditions for Application PD-21-0006

1. Wet Pond: The wet pond shall be constructed in accordance with the requirements of the Florida Department of Environmental Protection (FDEP) and the Florida Department of Agriculture and Consumer Services (FDACS). The wet pond shall be designed to capture and treat runoff from the site, and shall be maintained in a permanent state. The wet pond shall be located in the center of the site, and shall be surrounded by a concrete curb and a gravel filter strip. The wet pond shall be planted with native vegetation, and shall be maintained in a permanent state.

2. Canopies: The canopies shall be constructed in accordance with the requirements of the Florida Department of Environmental Protection (FDEP) and the Florida Department of Agriculture and Consumer Services (FDACS). The canopies shall be designed to provide shade and protection for the vehicles parked underneath them. The canopies shall be located in the center of the site, and shall be surrounded by a concrete curb and a gravel filter strip. The canopies shall be planted with native vegetation, and shall be maintained in a permanent state.

PROPERTY DEVELOPMENT REGULATIONS PER PD-21-00069			
MIN. SETBACKS	FRONT	50 FEET	
	REAR	50 FEET	
	LEFT	10 FEET	
LANDSCAPE BUFFERS	PER PD-21-00069	CONFORMANCE	





MIN ROAD ELEVATION = 13.30'
 MINIMUM FFE = 14.30'

ALL CANOPIES DRAINAGE TO BE CONNECTED TO THE STORMWATER COLLECTION SYSTEM



SITTI
 ENGINEERING GROUP
 Civil Development
 12520204 DRC-23-00020

13008 FREEDA ESTATION
 HWY 27E 202-330
 FORT MYERS, FL 33912
 P 239.903.3111
 F 941.786.0004
 WWW.SITTI.HT
 670000@SITTI.HT

DATE	DESCRIPTION

SCALE: 1" = 60'

PREPARED FOR:
 CHARLOTTE CO RENT & STORAGE LLC
 2065 AUBURN BLVD
 PORT CHARLOTTE, FL 33846

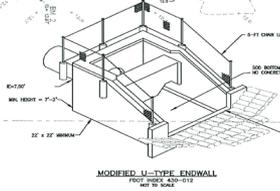
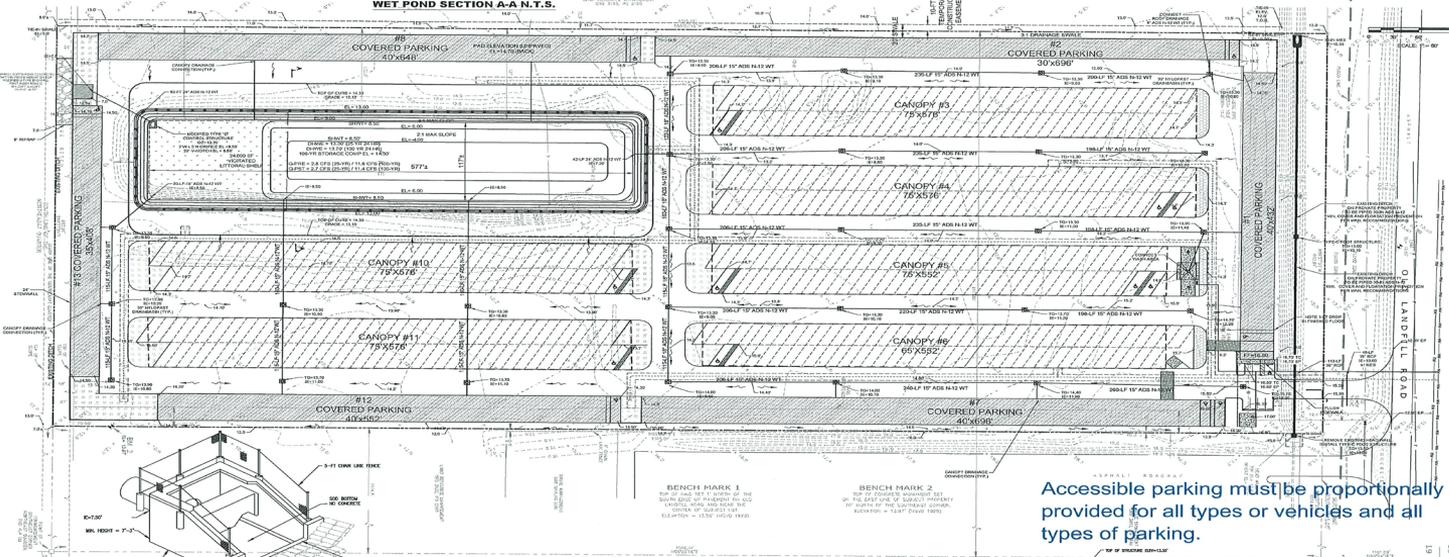
PROJECT NAME:
 6555 OLD LANDFILL RD
 CHARLOTTE COUNTY, FLORIDA
 SHEET NAME:
 GRADING AND DRAINAGE PLAN

PROJECT NUMBER:
 RKS0001-21
 SHEET NUMBER:
 C-5.0



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 -05'00"

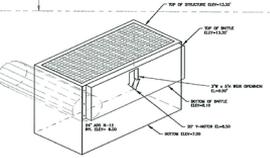
THIS PLAN IS THE PROPERTY OF SITTI ENGINEERING GROUP AND SHALL BE KEPT IN CONFIDENCE. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.



BENCH MARK 1
 10' HIGH CONCRETE MONUMENT
 ON THE EAST SIDE OF 'BENCH' PROPERTY
 AT THE INTERSECTION OF 'BENCH' PROPERTY
 AND 'BENCH' PROPERTY
 ELEVATION = 13.59 (ELEV 13.59)

BENCH MARK 2
 10' HIGH CONCRETE MONUMENT
 ON THE EAST SIDE OF 'BENCH' PROPERTY
 AT THE INTERSECTION OF 'BENCH' PROPERTY
 AND 'BENCH' PROPERTY
 ELEVATION = 14.07 (ELEV 14.07)

Accessible parking must be proportionally provided for all types of vehicles and all types of parking.



"IT SHALL BE THE DEVELOPER'S RESPONSIBILITY TO PROTECT ALL COUNTY OWNED AND MAINTAINED FACILITIES. ANNUAL COSTS ASSOCIATED WITH ALTERATIONS, RELOCATION OR REPAIRS MADE NECESSARY BY THIS DEVELOPMENT SHALL BE BORNE BY THE EITHER THE OWNER, DEVELOPER AND/OR CONTRACTOR. SPECIES IN THE FIBER OPTIC CABLE OR THE ADDITION OF ADDITIONAL PULLFUNCTION BOXES WILL NOT BE PERMITTED. IN THE EVENT A CABLE IS CUT, DAMAGED OR REQUIRES RELOCATION, THE CABLES SHALL BE RESTORED BACK TO THE ORIGINAL CONFIGURATION. ORIGINAL CONFIGURATION IS DEFINED AS SYSTEM STATUS, LAYOUT AND DESIGN PRIOR TO ANY WORK COMMENCING."

"A LIGHTING DISTRICT RIGHT OF WAY USE PERMIT WILL BE REQUIRED FOR ANY WORK ASSOCIATED WITH INSPECTION, RELOCATION OR THE REPAIR OF ANY EXISTING COUNTY OWNED OR MAINTAINED FACILITY WITHIN THE PLANNED RIGHT-OF-WAY. SPECIFIC REGULATIONS OR CONDITIONS WILL BE IMPOSED AT TIME OF PERMIT APPLICATION. IN THE EVENT COUNTY OWNED FACILITIES REQUIRE ALTERATIONS, RELOCATION AND/OR REPAIR, THAT WORK WILL BE PERFORMED BY CHARLOTTE COUNTY FORCED BY SPECIES CONTRACTED BY OR APPROVED BY CHARLOTTE COUNTY TO MAKE THE NECESSARY CORRECTIONS. EITHER THE OWNER, DEVELOPER AND/OR CONTRACTOR WILL POST A CHECK IN AN AMOUNT SUFFICIENT TO COVER MENTIONED COSTS OR THE COSTS NEEDED TO INSPECT WORK TO ENSURE WORK PERFORMED WITHIN THE RIGHT-OF-WAY IS PERFORMED IN ACCORDANCE WITH AND ACCEPTABLE TO COUNTY AND POST FINANCES. AN ESTIMATED AMOUNT WILL BE CALCULATED BASED UPON THE TYPE OF WORK REQUIRED. SHOULD THE COSTS TO ALTER, RELOCATE, REPAIR OR INSPECT EXCEED THE ESTIMATED AND POSTED AMOUNT, THE PERMIT HOLDER BY ACCEPTANCE OF THE PERMIT CONDITIONS, WILL BE CHARGED AND AGREE TO REIMBURSE CHARLOTTE COUNTY. ANY ADDITIONAL COSTS INCURRED.
 NO WORK SHALL COMMENCE UNTIL THIS CHECK IS POSTED AND NO CO WILL BE GIVEN UNTIL ANY OUTSTANDING MONIES DUE THE COUNTY ARE SETTLED."

IMPORTANT NOTE:
 ELEVATIONS SHOWN ON THIS SHEET IS SHOWN TO THE SUPPLIED SURVEY B.M. IN THE NGVD29 DATUM.



Know what's below.
 Call before you dig.
 48 HOURS BEFORE DIGGING

- CLOSURE AND DISPOSAL:**
1. ALL CONSTRUCTION AND STOCKPILED VEGETATIVE DEBRIS AND FILL SHALL BE REMOVED FROM SITE IN THE EVENT OF THE CONSTRUCTION SITE IS ABANDONED PRIOR TO PROJECT COMPLETION.
 2. VEGETATION FROM CLEARING AND GRUBBING WILL BE DISPOSED OFF SITE IN LEGAL MANNER.

IT SHALL BE THE DEVELOPER'S RESPONSIBILITY TO PROTECT ALL COUNTY OWNED AND MAINTAINED FACILITIES. ANNUAL COSTS ASSOCIATED WITH ALTERATIONS, RELOCATION OR REPAIRS MADE NECESSARY BY THIS DEVELOPMENT SHALL BE BORNE BY THE OWNER. EITHER THE OWNER, DEVELOPER, RELOCATION OR REPAIRS MADE NECESSARY BY THIS DEVELOPMENT SHALL BE BORNE BY THE OWNER. EITHER THE OWNER, DEVELOPER, RELOCATION OR REPAIRS MADE NECESSARY BY THIS DEVELOPMENT SHALL BE BORNE BY THE OWNER. EITHER THE OWNER, DEVELOPER, RELOCATION OR REPAIRS MADE NECESSARY BY THIS DEVELOPMENT SHALL BE BORNE BY THE OWNER.

A LIGHTING DISTRICT RIGHT OF WAY USE PERMIT WILL BE REQUIRED FOR ANY WORK ASSOCIATED WITH INSPECTION, RELOCATION OR THE REPAIR OF ANY EXISTING COUNTY OWNED OR MAINTAINED FACILITY WITHIN THE PLACIDA RD. PUBLIC RIGHTS-OF-WAY. SPECIFIC SPECIFICATIONS OR CONDITIONS WILL BE IMPOSED AT TIME OF PERMIT APPLICATION. IN THE EVENT COUNTY OWNED FACILITIES REQUIRE ALTERATIONS, RELOCATION AND/OR REPAIR, THAT WORK WILL BE PERFORMED BY CHARLOTTE COUNTY FORCES OR FORCES CONTRACTED BY OR APPROVED BY CHARLOTTE COUNTY TO MAKE THE NECESSARY CORRECTIONS. EITHER THE OWNER, DEVELOPER AND/OR CONTRACTOR WILL POST A CHECK IN AN AMOUNT SUFFICIENT TO COVER MENTIONED COSTS OR THE COSTS NEEDED TO INSPECT WORK TO ENSURE WORK PERFORMED WITHIN THE RIGHT-OF-WAY IS PERFORMED IN ACCORDANCE WITH AND ACCEPTABLE TO COUNTY AND FDOT STANDARDS. AN ESTIMATED AMOUNT WILL BE CALCULATED BASED UPON THE TYPE OF WORK REQUIRED. SHOULD THE COSTS TO ALTER, RELOCATE, REPAIR OR INSPECT EXCEED THE ESTIMATED AND POSTED AMOUNT, THE PERMIT HOLDER BY ACCEPTANCE OF THE PERMIT CONDITIONS, WILL BE CHARGED AND AGREE TO REIMBURSE CHARLOTTE COUNTY. ANY ADDITIONAL COSTS INCURRED. NO WORK SHALL COMMENCE UNTIL THIS CHECK IS POSTED AND NO CO WILL BE GIVEN UNTIL ANY OUTSTANDING MONIES DUE TO THE COUNTY ARE SETTLED.



13609 FREDLICKS
 BEND STI 202-200
 FORT MYERS, FL 33912
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 www.sitti.net
 projects@sitti.net

PROJECT NAME	CHARLOTTE CO BAY AT 80 STORAGE LLC
PROJECT NUMBER	2866 ALBURN BLVD
PROJECT ADDRESS	PORT CHARLOTTE, FL 33846
DATE	1/25/2024
SCALE	1" = 60'

REVISED FOR:
 CHARLOTTE CO BAY AT 80 STORAGE LLC
 2866 ALBURN BLVD
 PORT CHARLOTTE, FL 33846

PROJECT NAME
 2866 OLD LANVILL RD
 CHARLOTTE COUNTY, FLORIDA
 UTILITY PLAN

PROJECT NUMBER
 RKS001-21

PROJECT ADDRESS
 C-8.0

DATE
 2024.01.24

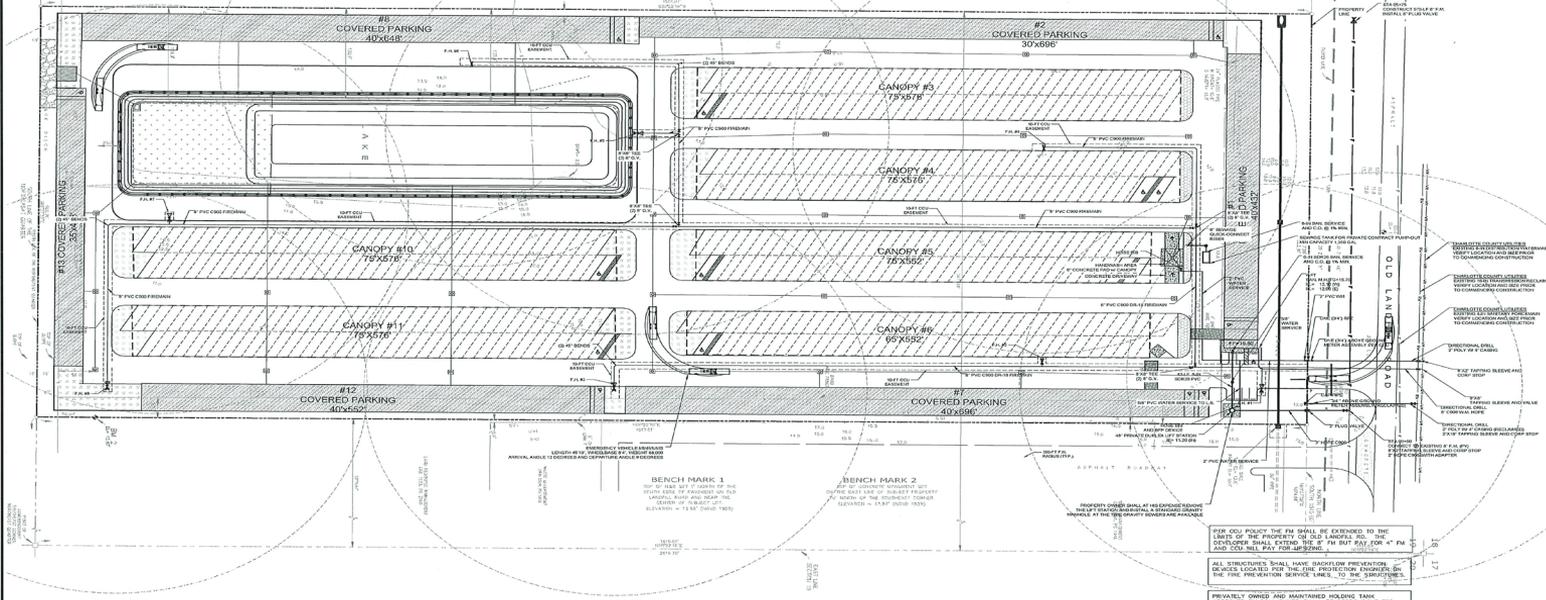
TIME
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SCALE
 05'00"



Amjad Sitti
 2024.01.24
 14:25:25
 05'00"

THIS PLAN IS NOT VALID UNLESS THE SEAL IS A VALIDATED ELECTRONIC SIGNATURE FOR DIGITAL DOCUMENTS.



FOR COU POLICY THE FM SHALL BE EXTENDED TO THE CORNER OF THE PROPERTY OF 80 STORAGE LLC. THE DEVELOPER SHALL EXTEND THE 8" FM BUT NOT FOR 4" FM AND COU SHALL PAY FOR SERVICE.

ALL STRUCTURES SHALL HAVE BACKFLOW PREVENTION DEVICES LOCATED FOR THE PREVENTION PROGRAM. THE FIRE PREVENTION SERVICE LINES TO THE STRUCTURES.

PRIVATELY OWNED AND MAINTAINED HOLDING TANK APPROVED BY SOU. OWNER SHALL BE RESPONSIBLE FOR TANK PUMP-OUTS. TANK SHALL NOT BE CONNECTED TO SOU WASTEWATER SYSTEM.

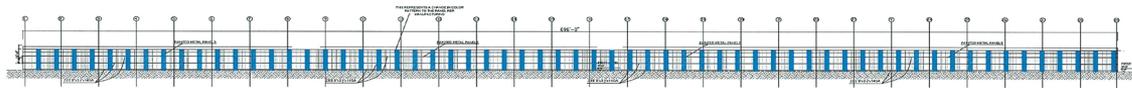


Know what's below.
 Call before you dig.
 48 HOURS BEFORE DIGGING.

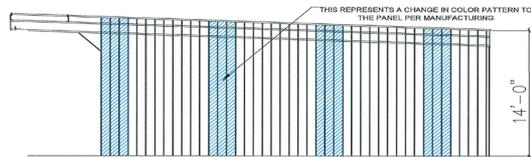
BENCHMARKS, ELEVATIONS, AND AS-BUILT FOR CHARLOTTE COUNTY OWNED SHALL BE TO THE THIRD-DEE DATUM. CONVERT THE ELEVATIONS FROM THE NAVD-83 DATUM TO CHARTERED N.T.S.

IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY THAT ALL LOCAL, STATE, AND FEDERAL PERMITS ARE APPROVED AND IN-HAND PRIOR TO COMMENCING CONSTRUCTION

DRC-23-00020
 CCU PROJECT NO. 22-1007
 SWFWMD APPLICATION NO. 831563



1 FRONT ELEVATION
S-6 1/32" = 1'-0"



2 REAR ELEVATION
S-6 3/16" = 1'-0"

3 TYP. ELEVATION DETAILS FOR PAINTED WALL PANELS
S-6

ALL THE INFORMATION ON THIS SHEET IS THE PROPERTY OF MKK CONSTRUCTION, LLC. IT IS TO BE USED ONLY FOR THE PROJECT AND LOCATION SPECIFICALLY IDENTIFIED ON THIS SHEET. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF MKK CONSTRUCTION, LLC.



INTERESTED PARTIES ARE ADVISED THAT THE INFORMATION CONTAINED ON THIS SHEET IS THE PROPERTY OF MKK CONSTRUCTION, LLC. IT IS TO BE USED ONLY FOR THE PROJECT AND LOCATION SPECIFICALLY IDENTIFIED ON THIS SHEET. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF MKK CONSTRUCTION, LLC.

RV STORAGE
25505 OLD LANDFILL RD.,
PORT CHARLOTTE, FL
MKK CONSTRUCTION

REV 1	REV 4
REV 2	REV 5
REV 3	REV 6
DRAWN BY: BA	
PROJECT # 2302357	
SCALE: AS PER PLAN	
SHEET TITLE:	

ELEVATION
SHEET NUMBER:
S-6

DATE PLOTTED: 11/13/2024 10:58:58 AM