

**STAFF REPORT**  
**Community Development Department**  
**Petition Number: SE-13-005**

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**To:** Charlotte County Board of Zoning Appeals

**From:** Shaun Cullinan, Zoning Official

**Prepared By:** Ken Quillen, AICP, Planner III

**Report Date:** May 1, 2013

**BZA meeting date: May 8, 2013**

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**Requested Action/General Information:**

Judy Hunter, of Charlotte County Utilities, is requesting a special exception to allow an essential service, consisting of a sanitary sewer lift station, in a residential neighborhood. The property is located at 193 Purus Street in Deep Creek (see attached **Location Map**). The attached **Zoning Map** shows the zoning of this property, which is Single-family Residential-3.5 (RSF-3.5). This property has a Low Density Residential Future Land Use Map (FLUM) designation.

Charlotte County Utilities (CCU) has been implementing a multiyear program to update their infrastructure. Historically General Development Corporation (GDC) located lift stations in the street rights-of-way, which has resulted in lift stations in the front yards of residences. As CCU has replaced lift stations in residential areas they have tried to relocate them out of the rights-of-way and onto individual lots, which allows more room for equipment, landscaping of facilities, and greater separation from surrounding residences. CCU was granted a special exception (SE-10-10) on June 9, 2010, to allow replacement of lift station #321 at 132 Angol Street in Deep Creek. The attached **Notice of Approval** (**Exhibit A**) is evidence of this approval.

The applicant has submitted the attached **Boundary Survey** (**Exhibit B**) and **Site Plan** (**Exhibit C**), which shows the existing 14,080 square foot lot on Purus Street and proposed lift station location. The applicant would like to construct this new lift station to better manage the transport of wastewater from this residential neighborhood. This new lift station is a replacement for lift station #323, which is currently located to the southwest on Aysen Drive, between 25348 and 25358 Aysen Drive. Waste water will flow to this lift station where it will be pumped into a sanitary sewer main line, which will take it to the East Port Wastewater Treatment Plant. The applicant has also submitted the attached **Narrative** (**Exhibit D**) explaining some additional details related to this project and addressing the criteria for granting a special exception for this use.

This proposed "essential service" use requires a special exception because it is located among existing single-family residences. The zoning code allows this use as a special exception provided it complies with all of the development standards of the zoning code, including landscaping, as well as any conditions imposed by the Board of Zoning Appeals "to prevent or minimize adverse effects on other property in the surrounding neighborhood" [sec. 3-9-7(h)]. Staff does believe the use, as proposed, will be compatible with the surrounding residential neighborhood because of the applicant's statements in their narrative (yellow highlighted text), which says that they will provide landscaping. Staff has attached the **Master Landscape Plan** (**Exhibit E**), which was approved in 2009 and is in keeping with the purpose and intent of the Zoning Code, which states in section 3-9-7(a): "A special exception is permission for a use that would not be permissible generally or without restriction throughout a zoning district but which, if controlled as to area, location, relation to the neighborhood and other such restrictions, as may be deemed appropriate in each case, would be compatible with surrounding land uses and found to be consistent with the Comprehensive Plan for Charlotte County."

Charlotte County has identified the need for potable water and sanitary sewer service in the Infrastructure Element, of the **Smart Charlotte 2050** plan. **Policy 6.1.1 (Exhibit F)** of the Water and Sewer Infrastructure Element states that Charlotte County: "... shall give high priority to CCU capital projects that are needed to rectify existing deficiencies in the utility systems." This proposal is one example of where Charlotte County Utilities is implementing the objectives and policies of **Smart Charlotte 2050** to help provide improved waste water treatment to areas of Charlotte County. The Community Development Department's Environmental Specialist has performed a cursory environmental review and their comments are in the attached **Memorandum (Exhibit G)** dated April 18, 2013.

**Findings: The standards for approval for a Special Exception according to Section 3-9-7(f) of the Charlotte County Zoning Code are as follows:**

1. The requested special exception is either explicitly permitted by the regulations in the zoning district for which it is requested or is permitted by reasonable implication within that district.

Finding: Essential services are allowed as a special exception in the RSF-3.5 zoning district as per Section 3-9-32(e) of the Zoning Code.

2. The requested special exception is compatible with existing uses surrounding immediately adjacent and contiguous to the land on which the requested special exception would exist.

Direction	Existing Land Uses	Existing Zoning	FLUM Designation
North	Single-family residences	RSF-3.5	Low Density Residential
South	Single-family residences	RSF-3.5	Low Density Residential
East	Single-family residences	RSF-3.5	Low Density Residential
West	Single-family residences	RSF-3.5	Low Density Residential

Finding: Single-family residences are located adjacent to this proposed lift station, which is considered an industrial type use. However, sanitary sewer service of waste water is essential to all land uses, including residential areas, and therefore needs to be located within residential areas. As such, the Zoning Code requires that these facilities obtain a special exception and that they be developed according to all requirements of code, including landscaping, in order to make the use compatible with adjacent residential uses.

3. Adequate access shall be provided for ingress and egress to the proposed use in a manner that minimizes hazards and congestion on streets and roads.

Finding: A single 16-foot wide access drive is proposed off of Purus Street, which must be approved by Land Development's Right-of-way Division.

4. Adequate provision has been made for buffers, landscaping, trees, open space, storm-water or other improvements associated with the proposed use.

Finding: All County development codes apply to this special exception. While meeting the landscaping requirements of code would presumably satisfy this requirement, the BZA may require additional landscaping, if they find it is necessary to ameliorate any conflicting land use issues.

5. The requested Special Exception is consistent with the Charlotte County Comprehensive Plan and Land Development Regulations.

Finding: The placement of a sanitary sewer lift station on this site may be considered consistent with the Infrastructure Element of the Smart Charlotte 2050 Plan.

6. The establishment, maintenance or operation of the proposed use shall not be detrimental to or endanger the public health, safety or general welfare.

Finding: This proposed lift station and sewer collection system will enhance the public health, safety and general welfare by protecting the surrounding natural environment, including the ground waters and adjacent surface waters.

## **ANALYSIS AND CONCLUSIONS:**

After review of the site and the application requesting this special exception staff believes that the proposed essential service, consisting of a sanitary sewer lift station, does meet the six criteria for a special exception.

If the Board of Zoning Appeals decides to approve the requested special exception staff recommends the following conditions be adopted, as conditions of approval, to ensure the use is in compliance with the purpose and intent of the Zoning Code.

The conditions are as follows:

1. This special exception is for an essential service, consisting of a sanitary sewer lift station, and extends only to the land included in the Site Plan and legal description submitted with this application.
2. The site plan presented by the applicant as part of the petition is for illustrative purposes only. All permitting procedures and codes, including landscaping, are applicable to the construction and operation of the proposed sanitary sewer lift station.
3. A minimum type "A" landscape buffer, similar to the approved "Master Landscape Plan" shall be installed for this lift station and continuously maintained as long as the lift station is located on this site.
4. Any major changes or additions to this special exception shall require a modification of the special exception. Minor changes or additions such as accessory uses or structures may be approved by the Zoning Official.

**Please be advised that the final decision regarding the petition rests with the Board of Zoning Appeals, and will be decided upon consideration of all the evidence introduced at the hearing.**

Attachments: Staff Report (3), Location Map, Zoning Map, Aerial Photo, Notice of Approval, Boundary Survey, Site Plan, Narrative, Master Landscape Plan, Smart Charlotte 2050 Policy 6.1.1, and Environmental Specialist Memorandum



Community Development

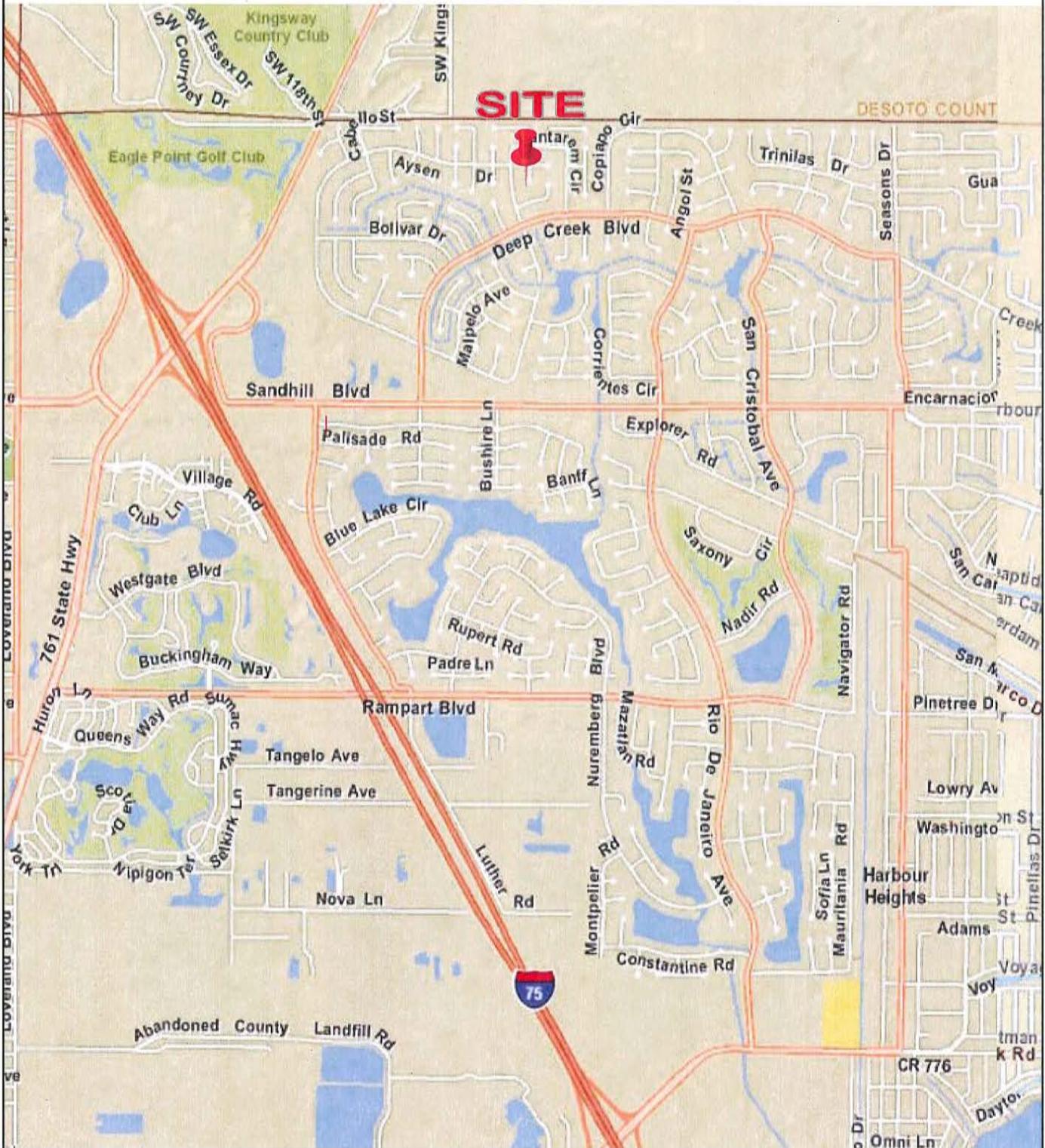
# CHARLOTTE COUNTY

## Location Map for SE-13-005

Charlotte County Government

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www.CharlotteCountyFL.com



### 05/40/23 Mid-County

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 guaranties, implied or otherwise, to the accuracy, or completeness. We therefore do not accept any responsibilities as to its use. This is not a survey or is it to be used for design. Reflected Dimensions are for Informational purposes only and may have been rounded to the nearest tenth. For precise dimensions, please refer to recorded plats and related documents. Created By: Land Information--D. Vance Date Saved: 4/9/2013 10:35:43 AM

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Community Development

# CHARLOTTE COUNTY

## Zoning Map for SE-13-005

Charlotte County Government

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**SITE**



05/40/23 Mid-County

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Community Development

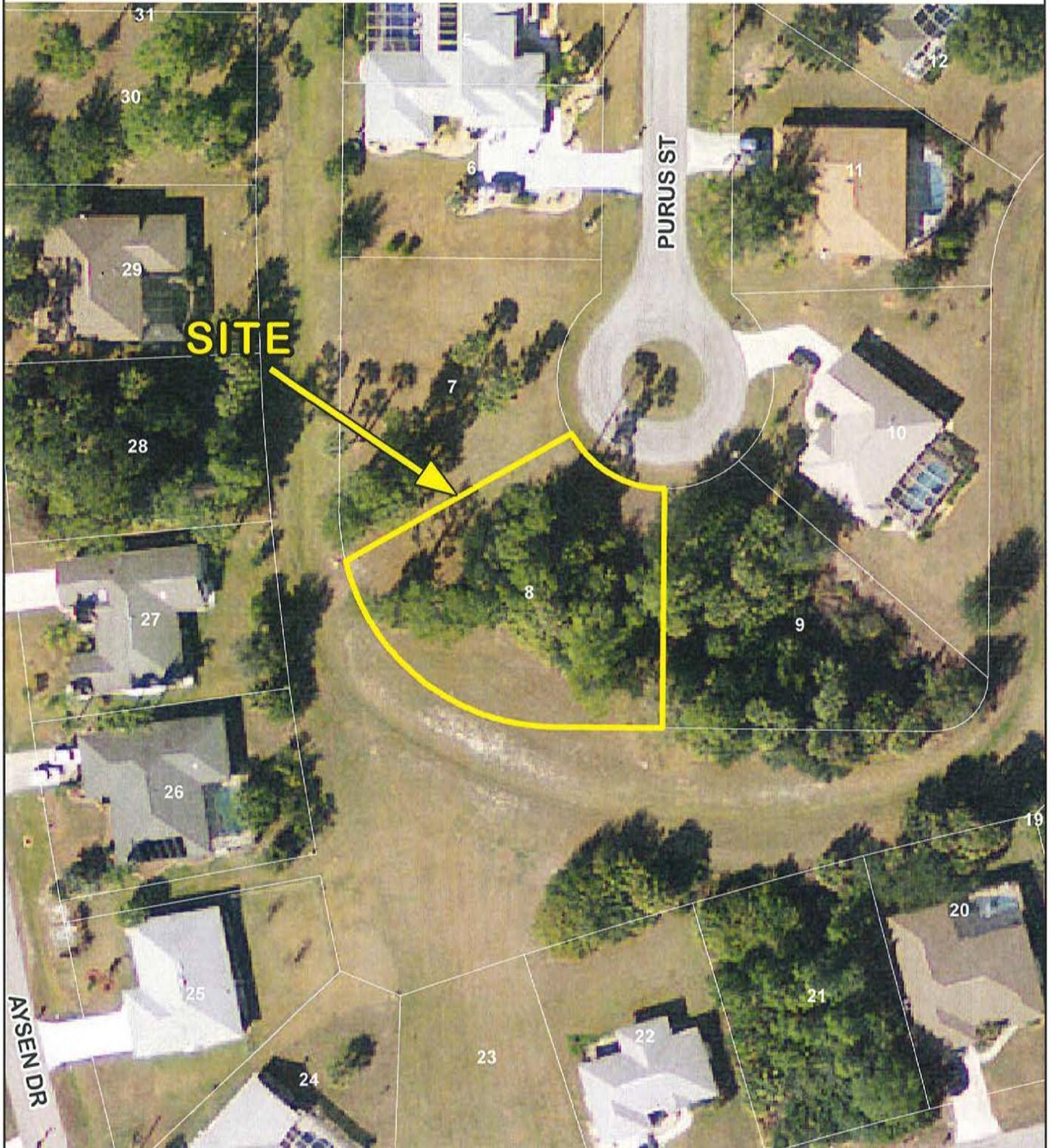
# CHARLOTTE COUNTY

## Aerial View for SE-13-005

Charlotte County Government

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05/40/23 Mid-County

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**NOTICE OF APPROVAL  
FOR A SPECIAL EXCEPTION  
TO THE CHARLOTTE COUNTY ZONING CODE**

Pursuant to Charlotte County Code Section 3-9-7(f), this is to acknowledge the approval of the Special Exception application, which was heard by the Charlotte County Board of Zoning Appeals.

**Applicant:** Richard Matzko, 25550 Harborview Road, Unit 1, Port Charlotte, Florida 33980

**Owner:** Charlotte County BBC, 18500 Murdock Circle, Port Charlotte, Florida 33948

**Location:** 132 Angol Street, Harbor Heights, Florida and is described as lot 17, block 551, of Punta Gorda Isles Subdivision, Sub-section 20, in Section 04, Township 40 South, Range 23 East.

**Petition #: SE-10-10**

**Approval Date: June 9, 2010**

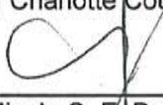
**Special Exception Approved:**

A special exception to allow an essential service, consisting of a sanitary sewer lift station, in a Residential Single-family-3.5 (RSF-3.5) zoning district.

**Conditions Placed on the Approval:**

1. This special exception is for an essential service consisting of a sanitary sewer lift station and extends only to the land included in the Site Plan and legal description submitted with this application.
2. The site plan presented by the applicant as part of the petition is for illustrative purposes only. All permitting procedures and codes, including landscaping, are applicable to the construction and operation of the proposed sanitary sewer lift station.
3. A landscape plan showing the minimum landscaping requirements of code for an essential service according to Chapter 3-5, Article XVIII, Table 1A (which is a type "A" landscape buffer) shall be submitted for approval by the Zoning Division. The landscaping indicated on this approved plan must be planted within 6 months of completion of the lift station and maintained as long as the lift station is located on this site.
4. Any major changes or additions to this special exception shall require a modification of the special exception. Minor changes or additions such as accessory uses or structures may be approved by the Zoning Official.

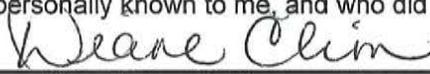
The special exception granted shall expire three years after the date of approval unless the use allowed by the special exception is in existence and actively occurring on the subject property prior to the date of expiration. Any such special exception which ceases to exist and actively occur on the subject property shall expire three years from the effective date the activity permitted by the special exception ceased. Prior to expiration, the applicant or property owner may request an extension from the Board of Zoning Appeals. Such extension may be granted to the applicant or owner upon showing of good cause. Any non-conforming special exception shall be subject to the requirements of Section 3-9-10 of the Zoning Regulations with regard to non-conforming uses. A copy of this Notice of Approval shall be filed in the Public Records of Charlotte County.

Prepared by:   
Nicole C. E. Dozier, Zoning Official

CHARLOTTE COUNTY CLERK OF CIRCUIT COURT  
OR BOOK 3487, PGS 283-283 1 pg(s)  
INSTR # 1943119  
Doc Type NOT, Recorded 06/15/2010 at 01:36 PM  
Rec. Fee: \$10.00  
Cashiered By: MARGEC Doc. #:2

**STATE OF FLORIDA, COUNTY OF CHARLOTTE**

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of June, 2010 by Nicole Dozier, who is personally known to me, and who did not take an oath.

  
Diane Clim, Notary Public

Return to Growth Management, Ken Quillen - Room 105

**Notice of Approval  
( Exhibit A )**



# BOUNDARY SURVEY

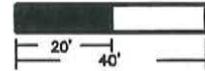
DESCRIPTION:  
 LOT 8, BLOCK 602, PUNTA GORDA ISLES-SECTION 20  
 SUBDIVISION AS RECORDED IN PLAT BOOK 11 AT PAGE  
 2-Z-22 OF THE PUBLIC RECORDS OF CHARLOTTE  
 COUNTY, FLORIDA..

**LEGEND:**  
 I.R. = IRON ROD  
 CIR = CAPPED IRON ROD  
 FD. = FOUND  
 L = ARC LENGTH  
 R = RADIUS  
 $\Delta$  = DELTA/CENTRAL ANGLE  
 (M) = MEASURED DIMENSION  
 (P) = PLAT DIMENSION  
 PCP = PERMANENT CONTROL POINT  
 PLS = PROFESSIONAL LAND SURVEYOR  
 ● = SET 5/8" CIR "CHARLOTTE COUNTY"

Centerline Santarem Cir.  
 Fd. Replaced PCP  
 PLS 5027

Purus Street

60' RIGHT OF WAY



Block 602

Lot 7

FD. 1/2" I.R. 0.08' NW of Corner  
 FD. 5/8" CIR 0.15' NW of Corner

N00°27'47"E  
 624.91' (M)  
 625.00' (P)

FD. 5/8" CIR  
 ALUMINUM-ILLEGIBLE

20' Pavement

L=52.38', R=50.00'  
 $\Delta=60^{\circ}01'23''$

N60° 28' 58"E 119.58'  
 6' Drainage & Utility Easement  
 10' Drainage & Utility Easement

Lot 8

Punta Gorda Isles-Section 20  
 Plat Book 11, Page 2-Z-22

Sanitary Manhole

Telephone Riser

CHORD BEARING = N51°41'59"W  
 CHORD LENGTH = 122.68'  
 L=132.08', R=100.00'  
 $\Delta=75^{\circ}40'28''$

Tract A

10' Drainage & Utility Easement

Lot 9

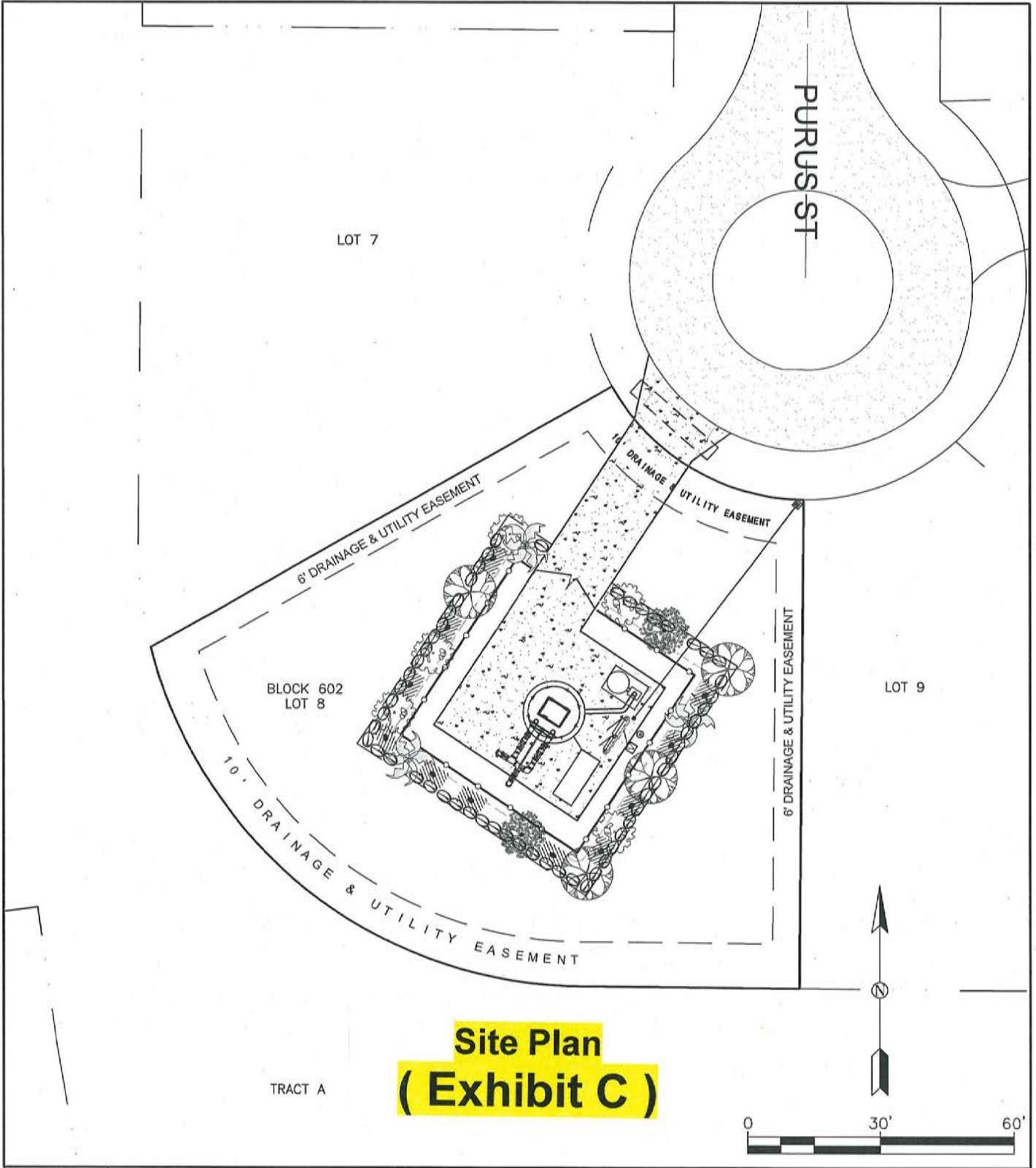


**Boundary Survey  
 ( Exhibit B )**

6' Drainage & Utility Easement  
 S0° 27' 47"W 110.00'

N89° 32' 13"W 50.00'

z:\auto cad r14\current-projects\12.0005 1s 323 - lot swap\map 3d\production drawings\cu-site-plan-12-0005.dwg plot date: 4/9/2013 8:52 AM by: caind



**Site Plan  
( Exhibit C )**

TRACT A



CHARLOTTE COUNTY UTILITIES  
CHARLOTTE COUNTY FLA.

SITE PLAN  
PROPOSED LIFT STATION  
193 PURUS ST

Drawn by	DEC	Scale	1" = 30'
Checked by	BBC	Job No.	12-0005
Approved by	BRB	Date issued	4/9/2013
			Sheet No. 1 of 1

## **Narrative for Special Exception**

### **Relocation of Lift Station #323**

#### **Project Overview**

Charlotte County Board of County Commissioners through Charlotte County Utilities (CCU) is responsible for the wastewater services provided to the Deep Creek community. Throughout the area, lift stations are currently located in the rights-of-way, along drainage swales and in the front yard of developed properties. The location of the existing lift station is not conducive to the neighborhood and does not allow maintenance vehicles easy access to conduct needed work. The project includes the construction of a new lift station and demolition of the existing Lift Station 323, including restoration of the lift station site.

This lift station was placed into service January 1, 1981, and acquired by CCU from Florida Water Services in 2003. CCU proposes to relocate Lift Station 323 from the rights-of-way along Aysen Drive at Rancagua Drive to vacant Lot 8, Block 602, PGI 20.

The County has entered into a Purchase Agreement with the owner of 193 Purus Street – Lot 8, Block 602, PGI 20 on the condition that approval is received from your Board to rezone the property to allow for the placement of a lift station. An Agreement for Purchase between the County and Owner, Erik G Albertsson is attached.

#### **Reason for Special Exception**

Lift Station 323 is located in the RSF 3.5 Zoning District. Section 3-9-32 (e) (9) lists Essential Services and Emergency Services as *Special Exceptions* in this district. By definition under section 3-9-2 *Essential Services* is defined as utility service installations other than distribution and collection systems. In Section 3-9-74 this definition is further expanded to include sewage treatment plants and lift stations, water wells, storage tanks, pumping stations, and water treatment plants.

The proposed lift station at the Purus Street site is integral to the successful operation of the Deep Creek wastewater collection system. The lift station collects wastewater from approximately 1,500 residences and pumps the wastewater to the East Port Wastewater Treatment Facility.

The proposed lift station is directly across the greenbelt from the existing lift station and approximately 40 feet to the north. It will have new and modern equipment consistent in appearance with lift stations in residential areas throughout Charlotte County. Surrounding the outer perimeter of the lift station will be landscaping with trees and shrubs which will be conducive to the neighborhood.

The site will be accessed by a 16 foot wide driveway for access of maintenance vehicles and to keep maintenance vehicles and equipment off of the roadway. The primary vehicles entering the site will be for periodic maintenance of the lift station and surrounding grounds.

Since the proposed use is allowed as a Special Exception in the Zone and the remainder of Block 602 has a Future Land Use designation of Low Density Residential in the Property Appraiser's report, it is felt that use of this site for the utility purpose proposed is consistent with Charlotte County development regulations.

Considering the proposed use is the relocation of an existing operational lift station across the greenbelt and approximately 40 feet to the north of the existing Lift Station 323, the intended use of the site should not be detrimental or endanger the public health, safety, or welfare.

**Narrative  
( Exhibit D )**

**CHARLOTTE COUNTY UTILITIES LANDSCAPING DETAILS**

PAGE	DESCRIPTION
1	LANDSCAPE DETAILS COVER SHEET
2	UTILITY SITE LANDSCAPE REQUIREMENTS
3	TYPICAL LANDSCAPE SITE PLAN FOR UTILITY SITE
4	LANDSCAPE GENERAL NOTES
5	PALM PLANTING
6	TREE PLANTING
7	SHRUB PLANTING

DATE: August 12, 2009  
 DRAWN BY: KKB, PTM  
 APPROVED BY: PTM

**LANDSCAPE DETAILS COVER SHEET**  
 CHARLOTTE COUNTY UTILITIES

PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN CCU APPROVAL.  
 PAGE No. 1 of 7  
 NUMBER:

Contractor shall provide landscaping for utility sites within Charlotte County in accordance with Charlotte County Ordinance 2009-17 and CCU approved Landscaping Materials as shown below and on the CCU Standard Details.

Landscaping Project Information										
Project Name		CCU Project Number		Contractor		Parcel Location		Parcel ID		
Segment - 1	Segment - 2	Segment - 3	Segment - 4	Segment - 5						
Length of each segment										
Landscape choices	Description	Qty.	Description	Qty.	Description	Qty.	Description	Qty.	Description	Qty.
Canopy trees										
Accent/Understory trees										
Shrubs										

- NOTES:**
- Provide project information for utility site, including layout, equipment or fence area, site boundary and existing overhead and underground utilities.
  - Indicate the proposed length of equipment boundary and buffer length specific to this project. Buffer length is defined by the facility security fence line (or equipment area boundary if the facility is underground). Each segment shall be measured separately. The minimum buffer width shall be seven (7) feet measured from the equipment boundary.
  - List the quantity and provide a description of the required canopy trees. There shall be a minimum of three (3) canopy trees provided per 100 linear feet for each segment of fence or equipment area boundary segment. There shall be a minimum of one canopy tree to be located on each side of a driveway and on each side of the equipment area. Each side of a centrally located driveway shall be considered a segment. No trees shall be located within 10 feet of overhead power lines except: Crepe Myrtle (*Lagerstroemia indica*).
  - List the quantity and provide a description of the required accent/understory trees. There shall be a minimum of two (2) accent/understory trees provided per 100 linear feet for each segment of fence or equipment area boundary segment. Provide no less than one on each side of a driveway and one on each side of the equipment area.
  - List the quantity and provide a description of the required shrubs. There shall be a minimum of ten (10) shrubs provided per 100 linear feet of fence line for each segment of fence or equipment area boundary segment. Provide no less than two (2) shrubs on each side of a driveway.
  - All plants shall have a minimum diameter as measured by a caliper of forestry diameter tape and be on the approved plant list below. Trees shall have a minimum diameter of two (2) inches measured at twelve (12) inches above the soil line, have a minimum height of eight (8) feet at installation. Palm trees shall have a minimum of six (6) feet of clear trunk and a minimum height of ten (10) feet. Shrubs shall be a minimum of eighteen (18) inches in height at time of planting, and be of the type that reaches at least forty-eight (48) inches on maturity.

**APPROVED PLANT LIST:**

**CANOPY TREE**

- Sabal Palm (*Sabal palmetto*)
- Southern Magnolia (*Magnolia grandiflora*)

**ACCENT/UNDERSTORY TREES**

- Southern Red Cedar (*Juniperus allisoidea*)
- Sand Live Oak (*Quercus geminata*)
- East Palatka Holly (*Ilex x attenuata* and *ova*)
- Crepe Myrtle (*Lagerstroemia indica*)

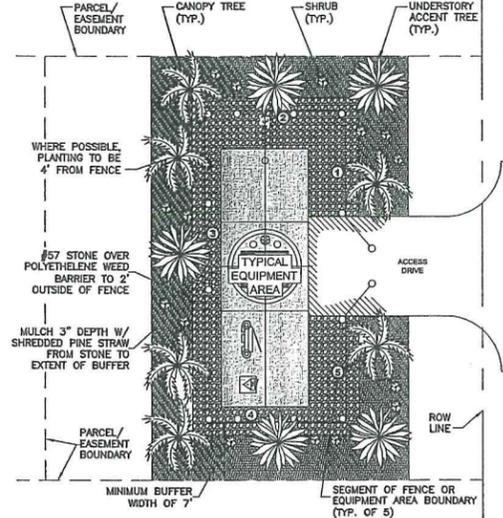
**SHRUBS**

- Sea Palmetto (*Scaevola taccada*)
- Firebush (*Hamelia patens*)
- Indian Hawthorn (*Raphiolepis* spp.)
- Plumbago (*Plumbago auriculata* ova.)
- Simpson's Stopper (*Myrsine fragrans*)
- Florida Coonille (*Zamia floridana*)
- Felshahchee Grass (*Trisetum dactyloides*)

DATE: August 12, 2009  
 DRAWN BY: KKB, PTM  
 APPROVED BY: PTM

**SITE LANDSCAPE REQUIREMENTS**  
 CHARLOTTE COUNTY UTILITIES

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 PAGE No. 2 of 7  
 NUMBER:



NOTE: LANDSCAPING ILLUSTRATED IN THIS DETAIL MEETS THE REQUIREMENTS FOR A TYPICAL UTILITY SITE. EXACT LANDSCAPING REQUIREMENTS ARE PROJECT SPECIFIC AND SHALL BE IN ACCORDANCE WITH CHARLOTTE COUNTY TYPE "A" LANDSCAPE SITE REQUIREMENTS DETAIL.

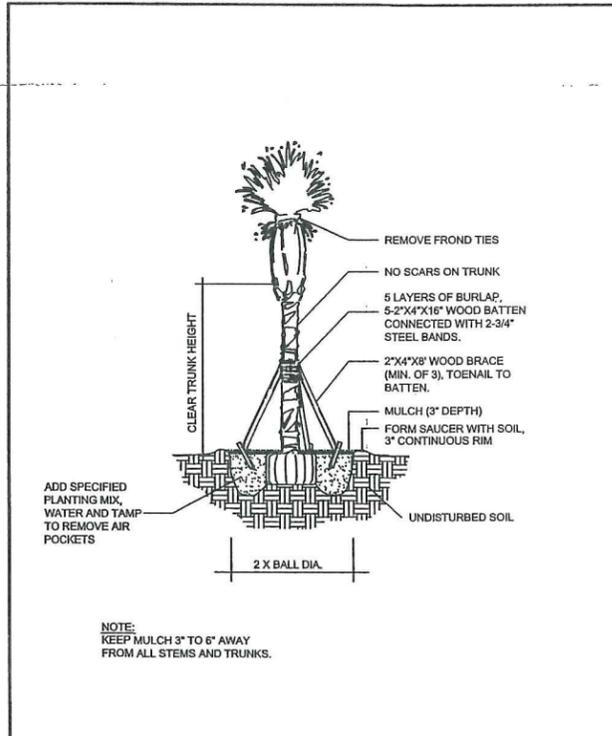
Scale: 1"=10'

DATE: August 12, 2009  
 DRAWN BY: KKB, PTM  
 APPROVED BY: PTM

**LANDSCAPE SITE PLAN BUFFER LIFT STATION SITE**  
 CHARLOTTE COUNTY UTILITIES

PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN CCU APPROVAL.  
 PAGE No. 3 of 7  
 NUMBER:

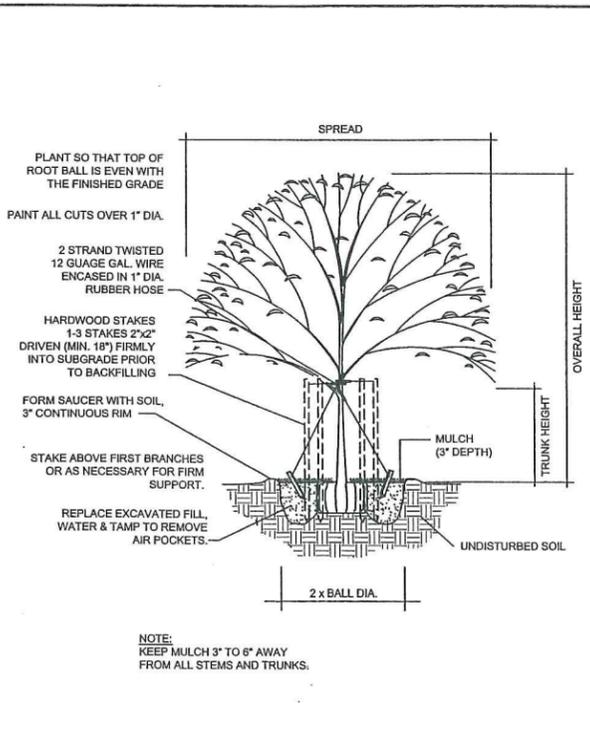
- Perimeter Landscape Type "A" Buffer Requirements (Per Charlotte County Code Sec. 3-5-393).
  - All plant material shall be Florida Grade No. 1 or better, as specified in grades and standards for nursery plants, parts I and II, by the Division of Plant Industry, Florida Department of Agriculture and Consumer Services, and shall conform to current American Association of Nurserymen standards for nursery stock, unless otherwise specified on the plans and plant list.
  - Florida friendly landscaping principles shall be utilized as outlined by University of Florida / Institute of Food and Agricultural Sciences.
  - All plants shall have security attached durable legible labels stating in weather resistant ink the correct botanical plant name.
  - All plants shall be subject to inspection by CCU during digging operations and after replanting. No plants shall be planted before inspection and approval by CCU. Any plants damaged by the Contractor's operations shall be removed from the site immediately and replaced with acceptable plants without additional compensation.
  - The Contractor shall provide warranty 90 days for seed, ground cover and shrubs, and 1 year for trees from date of Project Completion. During the warranty period the Contractor shall replace plant materials found dead or not in a healthy growing condition. Replacement plant materials shall be of same species with the warranty commencing on date of replacement.
  - The Contractor shall begin maintenance of plant materials immediately after planting and continue until termination of warranty period. Maintenance shall include measures necessary to establish and maintain plants in a vigorous and healthy growing condition, including the following:
    - Cultivate and weed plant beds and tree pits. When herbicides are used for weed control, apply in accordance with manufacturer's instructions. Remedy damage resulting from use of herbicides.
    - Water sufficient to saturate root system and keep plants in a healthy condition.
    - Prune, including removal of dead or broken branches, and treatment of pruning wounds.
    - Disease and insect control.
    - Maintain wrappings, guys, turnbuckles, and stakes. Adjust turnbuckles to keep guy wires tight. Repair or replace accessories when required.
  - The Contractor shall verify topsoil and if necessary prepare topsoil to receive plant materials.
  - Excavations for all plant material shall allow a minimum of 1 foot clearance around the sides of the root ball and 6 inches below the root ball to receive the backfill material.
  - Planting Soil: Topsoil mixed five (5) parts topsoil, and one (1) part peat moss. Add fertilizer as required.
  - Mulch material shall follow recommendations in Sec. 3-5-400 Florida friendly landscaping, such as shredded pine straw, 3-4" lengths, and intertwined matting effect. All pine straw shall be free from leaves, twigs, wood chips, insects, wood or other deleterious material. Mulching material shall be applied to all plants over the entire backfilled saucer area to a depth of 3 inches. A slight saucer made of soil shall be maintained around each plant for watering. Keep mulch 3" - 6" away from all stems and trunks.
  - Cables, Wire, Eye Bolts, and Turnbuckles: Shall be noncorrosive and of sufficient strength to withstand wind pressure.
- DATE: August 12, 2009  
 DRAWN BY: KKB, PTM  
 APPROVED BY: PTM
- LANDSCAPE - GENERAL NOTES**  
 CHARLOTTE COUNTY UTILITIES
- PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN CCU APPROVAL.  
 PAGE No. 4 of 7  
 NUMBER:



DATE: August 12, 2009  
 DRAWN BY: KKB, PTM  
 APPROVED BY: PTM

**PALM PLANTING DETAIL**  
 CHARLOTTE COUNTY UTILITIES

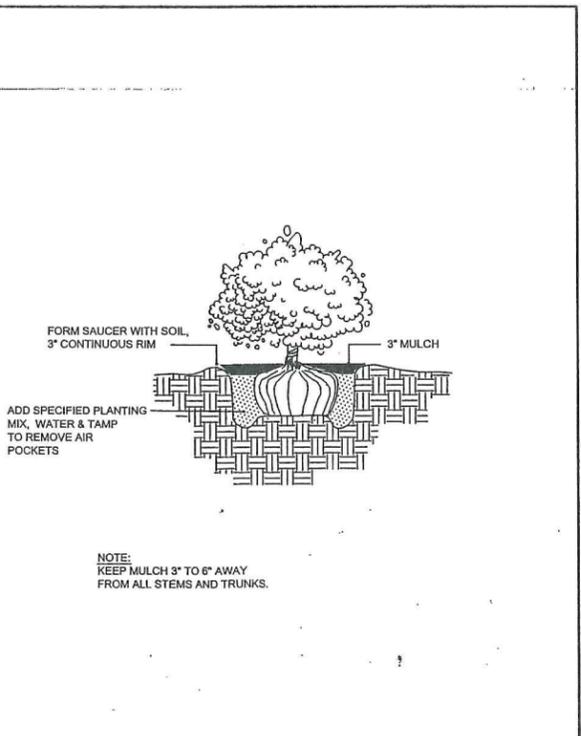
PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN CCU APPROVAL.  
 PAGE No. 5 of 7  
 NUMBER:



DATE: August 12, 2009  
 DRAWN BY: KKB, PTM  
 APPROVED BY: PTM

**TREE PLANTING DETAIL**  
 CHARLOTTE COUNTY UTILITIES

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 PAGE No. 6 of 7  
 NUMBER:



DATE: August 12, 2009  
 DRAWN BY: KKB, PTM  
 APPROVED BY: PTM

**SHRUB PLANTING DETAIL**  
 CHARLOTTE COUNTY UTILITIES

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 PAGE No. 7 of 7  
 NUMBER:

13. "CALL 48 HOURS BEFORE YOU DIG / IT'S THE LAW 1-800-432-4770 / SUNSHINE STATE ONE CALL OF FLORIDA, INC."

14. It shall be inspections station, re

15. Trees shall where conf

16. Fertilize at specific to

17. Minimum f

Week	Daily
1	3 times per week
2-4	2 times per week
5-12	1 time per week
13-24	

18. If necessary, obtain ROW use permit and prepare a Maintenance of Traffic Plan

**APPROVED**

Landscape Plan Approved Subject to Compliance with Charlotte County Codes  
 Date: 10/2/09 By: LDM

**LS/09-29**

**2009040220**

**MASTER LANDSCAPE PERMIT**

DATE: August 12, 2009  
 DRAWN BY: KKB, PTM  
 APPROVED BY: PTM

**LANDSCAPE - GENERAL NOTES**  
 CHARLOTTE COUNTY UTILITIES

PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN CCU APPROVAL.  
 PAGE No. 4 of 7 (continued)  
 NUMBER:

PLOTTED:By:Charlotte County Utilities Sep 28, 2009 2:15pm

## Smart Charlotte 2050

### **Infrastructure Element**

#### **Water and Sewer (WSW) GOAL 6 CHARLOTTE COUNTY UTILITIES**

**Operate CCU in an efficient and business-like manner to the benefit of the public.**

##### **WSW Objective 6.1 Public Benefits**

To ensure that CCU operations fulfill public health standards and meet the adopted LOS.

##### **WSW Policy 6.1.1 Project Prioritization**

The County shall give high priority to CCU capital projects that are needed to rectify existing deficiencies in the utility systems.

##### **WSW Policy 6.1.2 Sewer Expansion Program**

CCU shall develop a cost-effective sewer expansion program consistent with the Goals, Objectives, and Policies of this Plan with the intent of reducing the impact of pollutants on the natural environment and preserving groundwater quality.

##### **WSW Policy 6.1.3 System Extension MSBU's**

CCU may continue to finance the extension of its centralized potable water and sanitary sewer facilities through MSBUs or other funding mechanisms.

##### **WSW Policy 6.1.4 Burnt Store Area Plan**

The County shall encourage construction of potable water and sanitary sewer mains along Burnt Store Road, Zemel Road, and the proposed East-West Connector to U.S. 41 (Tuckers Grade Extension). All such mains shall be owned by CCU, but the cost of construction shall be borne by those who benefit from the improvements. Rebate agreements may be used to facilitate the construction of potable water or sanitary sewer facilities that would serve area-wide needs rather than the needs of a single development.

##### **WSW Objective 6.2 System Efficiencies**

To ensure that CCU operations are efficient in the expenditure of public funds.

##### **WSW Policy 6.2.1 Facility Rehabilitation and Reuse**

CCU shall evaluate the rehabilitation and reuse of existing facilities and structures as an alternative to new construction.

##### **WSW Policy 6.2.2 Funding Options**

CCU shall actively seek Federal and State assistance for the funding of its central potable water and sanitary sewer infrastructure.

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## Smart Charlotte 2050 Plan



## MEMORANDUM

**Date:** April 18, 2013  
**To:** Ken Quillen, Planner III  
**From:** Jamie Scudera, Environmental Specialist  
**Subject:** SE-13-005  
Charlotte County Utilities, 193 Purus Street

The Zoning Environmental Review Section has conducted a cursory review (additional wildlife or environmental reviews may be required by state and/or federal agencies) of the above referenced petition for compliance with Environmental, Tree and Landscaping codes/ordinances and offers the following comments:

- ❖ A GIS aerial review and Scrub Jay property search was conducted by staff. The site consists of a vacant lot in a residential neighborhood. Due to the fact that the property is undeveloped, there is a probability of listed species occurrence on site. A listed species assessment will be completed during the development/permit review process. Staff highly encourages that all native trees remain preserved on site.

If this petition is approved, the following conditions will be reviewed for compliance upon Site Plan Review (if required) and the issuance of any county permit or land improvement activities:

- ❖ All applicable county, state and federal authorization/permits, and mitigation (if necessary) will be required.
- ❖ If this proposal moves forward, it will be reviewed for compliance with:

Chapter 3-2:

Article IX. TREE REQUIREMENTS

\*\*All heritage trees (per Section 3-2-190) must remain preserved.

Chapter 3-5:

Article IV CLEARING, FILLING AND SOIL CONSERVATION,

Article XVIII, LANDSCAPING AND BUFFERS

\*\*At a minimum, a Type A landscape buffer shall be installed around the lift station according to the approved Master Landscape Plan on file in the Community Development Department.

- ❖ The project must also comply with the Smart Charlotte 2050 Comprehensive Plan.

If there are any questions regarding this review please feel free contact me at (941) 743-1290.

JS

**( Exhibit G )**