

**STAFF REPORT**  
**Community Development Department**  
**Petition Number: SE-14-002**

---

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

**From:** Shaun Cullinan, Zoning Official

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

**Report Date:** February 4, 2014

**BZA meeting date:** February 12, 2014

---

**Requested Action/General Information:**

Ruta Vardys, agent for Charlotte County Utilities, is requesting a special exception to allow an essential service, consisting of a sanitary sewer pump station, in a residential neighborhood. The two lots are located at **391 Azalea Avenue and 592 Skylark Lane** in Port Charlotte (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.

The Board of County Commissioners has directed Charlotte County Utilities (CCU) to implement a public wastewater collection system in the East & West Spring Lakes area. Historically, individual septic systems have been used to treat wastewater, from residences in this area. Development of this area began in 1956 and some of these aging septic systems have contributed to pollution of the drainage canals, Alligator Bay, and the Peace River. As such, the Florida Department of Environmental Protection has required Charlotte County to expand their public wastewater collection and treatment system.

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)].

The attached parcel map labeled **East & West Spring Lake Wastewater Program** (Exhibit A) shows the lots which are to be served by this sanitary sewer expansion program shaded in green; the location of the proposed pump station is circled; lots currently served by a public sewer system shaded in pink; and lots shown as buff are not yet served by a public system. The applicant has submitted a preliminary **Site Plan** (Exhibit B), which shows the location of the proposed building and access drive on these two lots, and a preliminary **Landscape Plan** (Exhibit C), which is in compliance with the County landscaping codes. The applicant would like to construct this new pump station to pump wastewater from this residential neighborhood into a sanitary sewer force-main line, which will take it to the East Port Water Treatment Plant. This new pump station equipment will be located inside a small building, which will be similar in size and appearance to a residential home. The applicant has also submitted the attached **Narrative** (Exhibit D) providing some additional details related to this project and addressing the criteria for granting a special exception for an essential service. The attached **Building Section Plan** (Exhibit E), graphically shows how this system works, and the attached **Building Photos** (Exhibit F) gives some examples of what this building could look like.

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 G) 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 waste water treatment facilities to developed 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 H) dated January 16, 2014.

**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 pump station, which is considered an utility 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 Skylark Lane, 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 proposed use. 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 pump 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 pump station and sewer collection system will enhance the public health, safety and general welfare by protecting the surrounding natural environment, including ground water 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 pump 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 pump 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 pump station.
3. A landscape buffer, equal to the landscape plan submitted with this application, shall be installed for this pump station and continuously maintained as long as the pump 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, Service Area Map, Site Plan, Landscape Plan, Narrative (4), Building Section, Building Photos, Smart Charlotte 2050 Policy 6.1.1, and Environmental Specialist Memorandum



Community Development

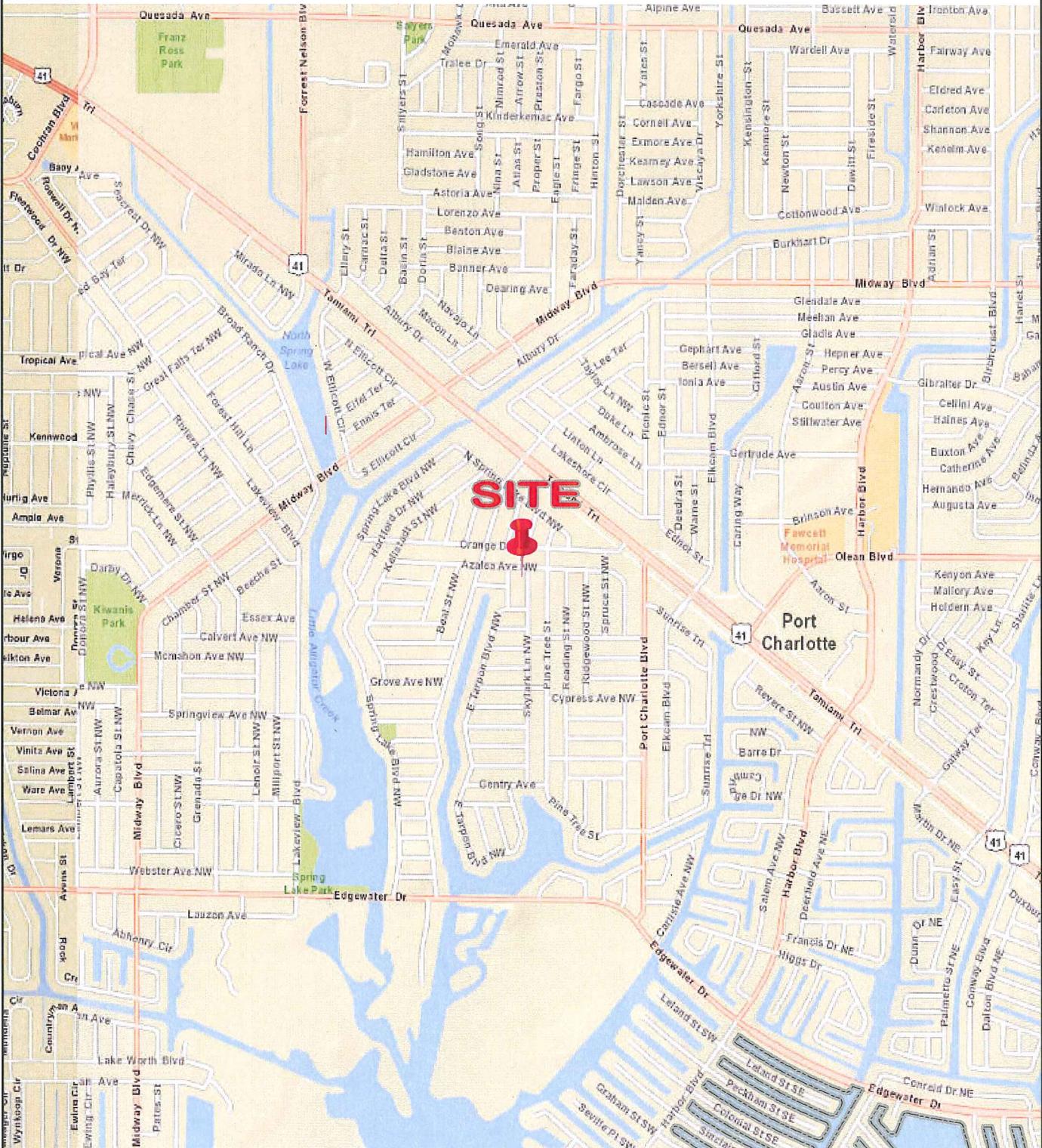
# CHARLOTTE COUNTY

## Location Map for SE-14-002

Charlotte County Government

"To exceed expectations in the delivery of public services."

www.CharlotteCountyFL.com



### 21/40/22 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 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 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: 1/8/2014 10:43:20 AM

Path: M:\Departments\LIS\Projects\Petition\_Maps\Current\_Planning\2014\Special Exceptions\SE-14-002\PKTLocation MapSE-14-002.mxd



NOT TO SCALE

© Copyright 2014 Port Charlotte, FL by Charlotte County



Community Development

# CHARLOTTE COUNTY

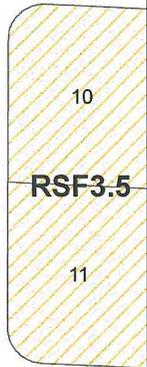
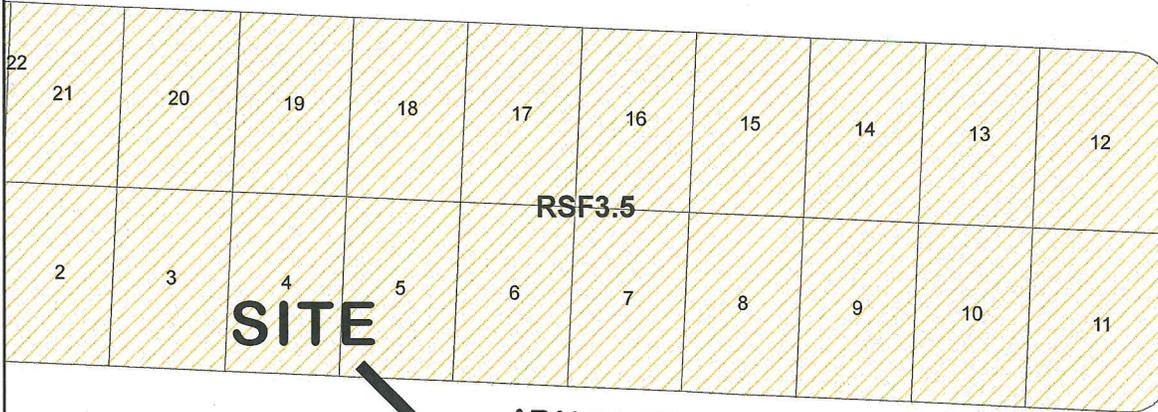
## Zoning Map for SE-14-002

Charlotte County Government

"To exceed expectations in the delivery of public services."

www.CharlotteCountyFL.com

ORANGE DR

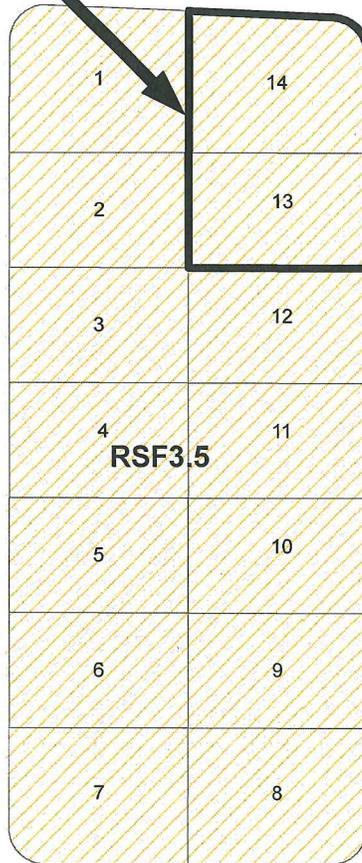


AZALEA AVE

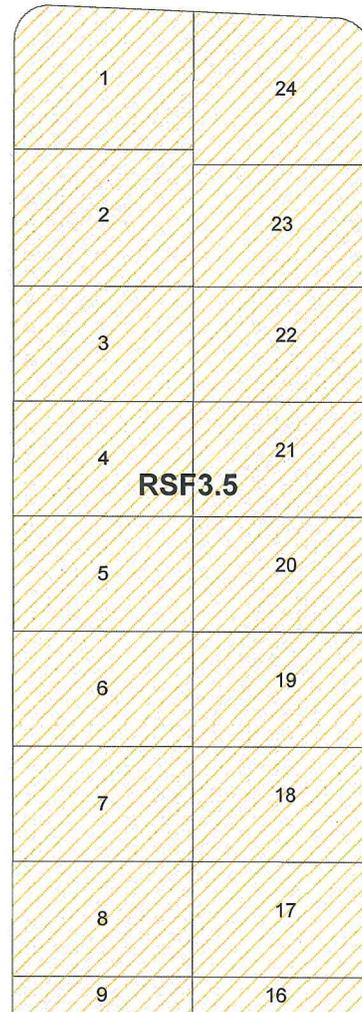


BLOSSOM AVE

NORWOOD ST



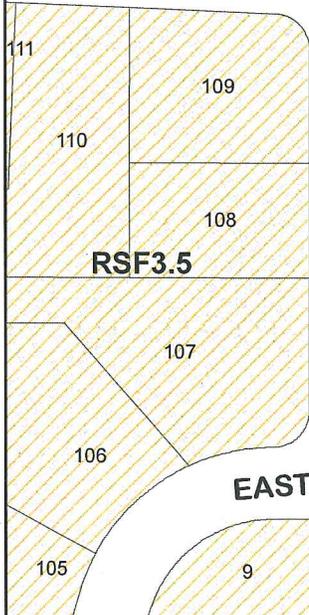
SKYLARK LN



PINETREE ST



EAST TARPON BLVD NW



21/40/22 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 warranties, 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. Created By: Land Information-D. Vance Date Saved: 1/8/2014 11:44:14 AM  
 Path: M:\Departments\LIS\Projects\Petition\_Maps\Current\_Planning\2014\Special Exceptions\SE-14-002\PKTZoningMapSE-14-002.mxd



NOT TO SCALE

© Copyright 2014 Port Charlotte, FL by Charlotte County



Community Development

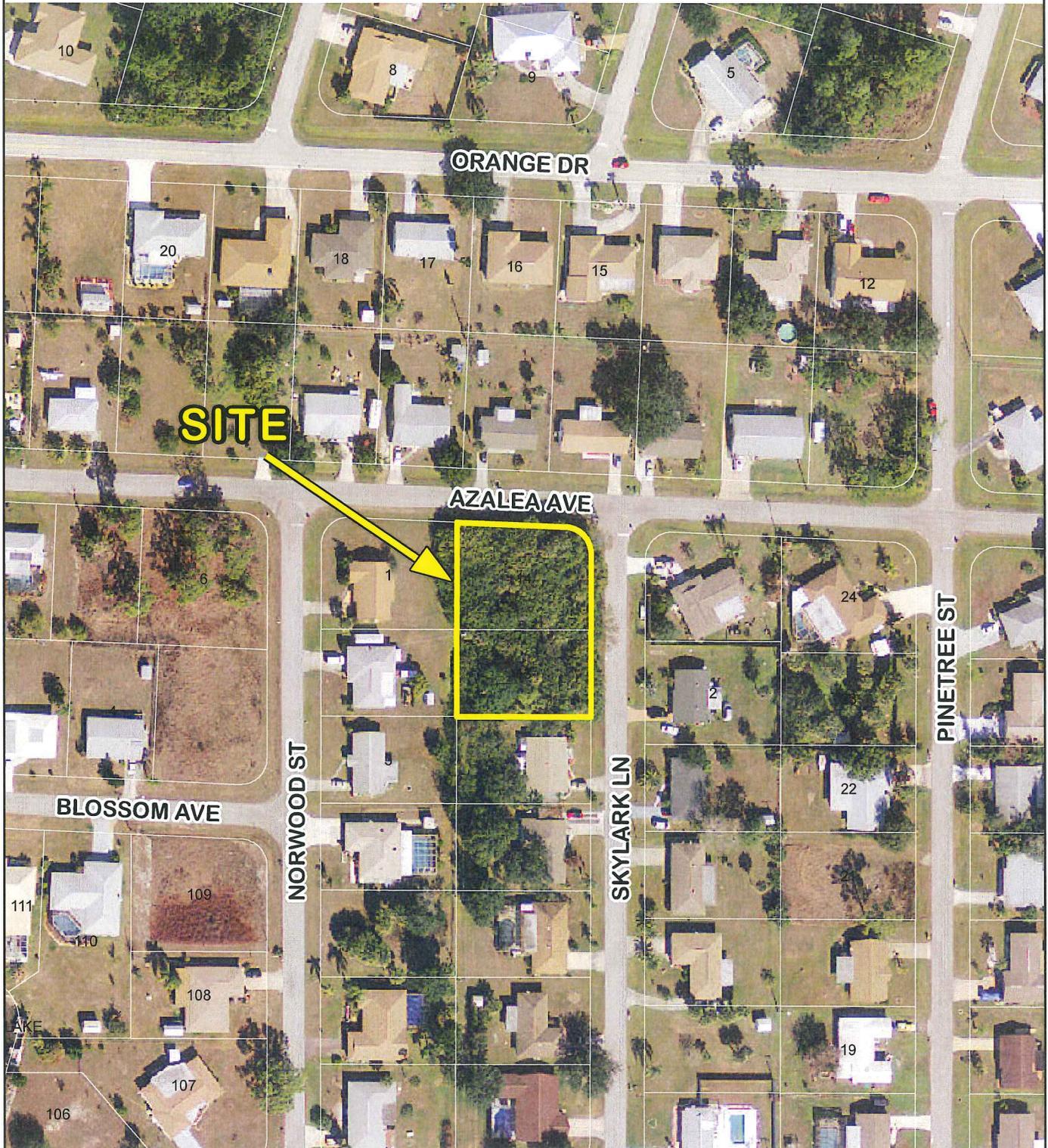
# CHARLOTTE COUNTY

*Aerial View for SE-14-002*

Charlotte County Government

"To exceed expectations in the delivery of public services."

www.CharlotteCountyFL.com



### 21/40/22 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: 1/9/2014 9:48:49 AM

Path: M:\Departments\LIS\Projects\Petition\_Maps\Current\_Planning\2014\Special Exceptions\SE-14-002\PCKTAerialSE-14-002.mxd



NOT TO SCALE

© Copyright 2014 Port Charlotte, FL by Charlotte County



# CHARLOTTE COUNTY East & West Spring Lake Wastewater Program

## Service Area Map ( Exhibit A )



Stateplane Projection  
Datum: NAD83  
Units: Feet  
Source: Charlotte County Utilities

DISCLAIMER: This map is a representation of compiled information. It is believed to be an accurate and true depiction for the stated purpose, but Charlotte County Utilities 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 it to be used for design. No part of this map may be reproduced or transmitted by any means without the expressed written permission from Charlotte County Utilities.

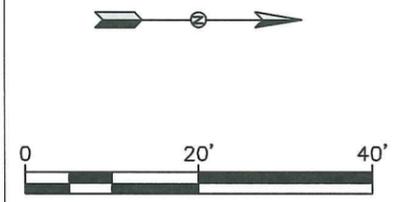
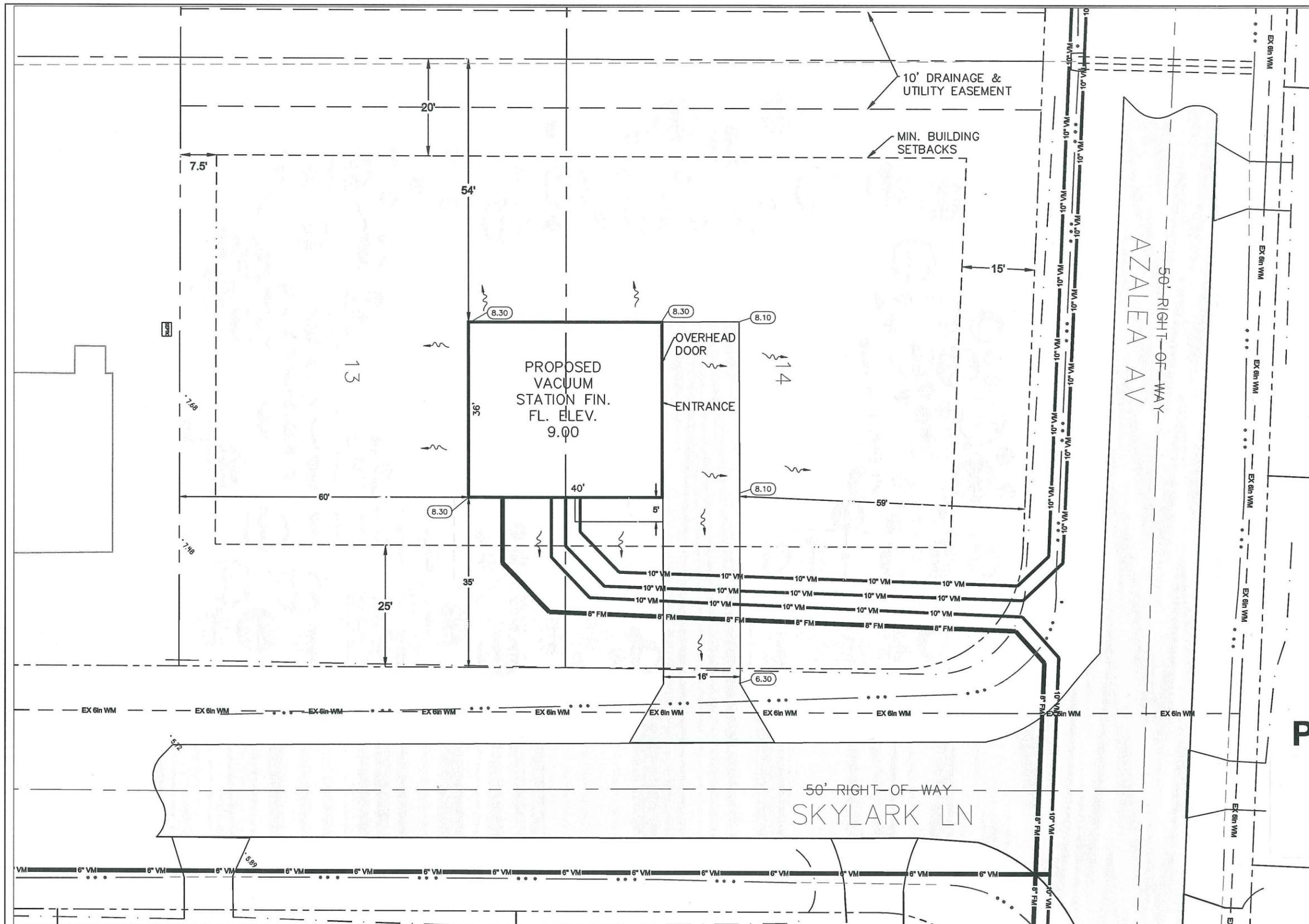
### Legend

- East & West Spring Lake Boundary
- Existing Sewered Area



0 600 1,200 2,400 Feet

© Copyright 2014 Port Charlotte, FL by Charlotte County  
Updated: 1/23/2014 9:24:43 AM by: AndersonD



LOTS 13 & 14 BLOCK 110  
 PORT CHARLOTTE SECTION 10  
 21,876 SF (0.5 AC.)  
 ZONED RSF 3.5

**PRELIMINARY**  
**Site Plan**  
**( Exhibit B )**

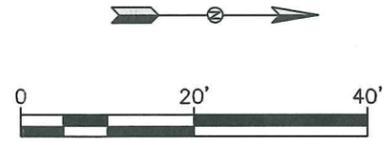
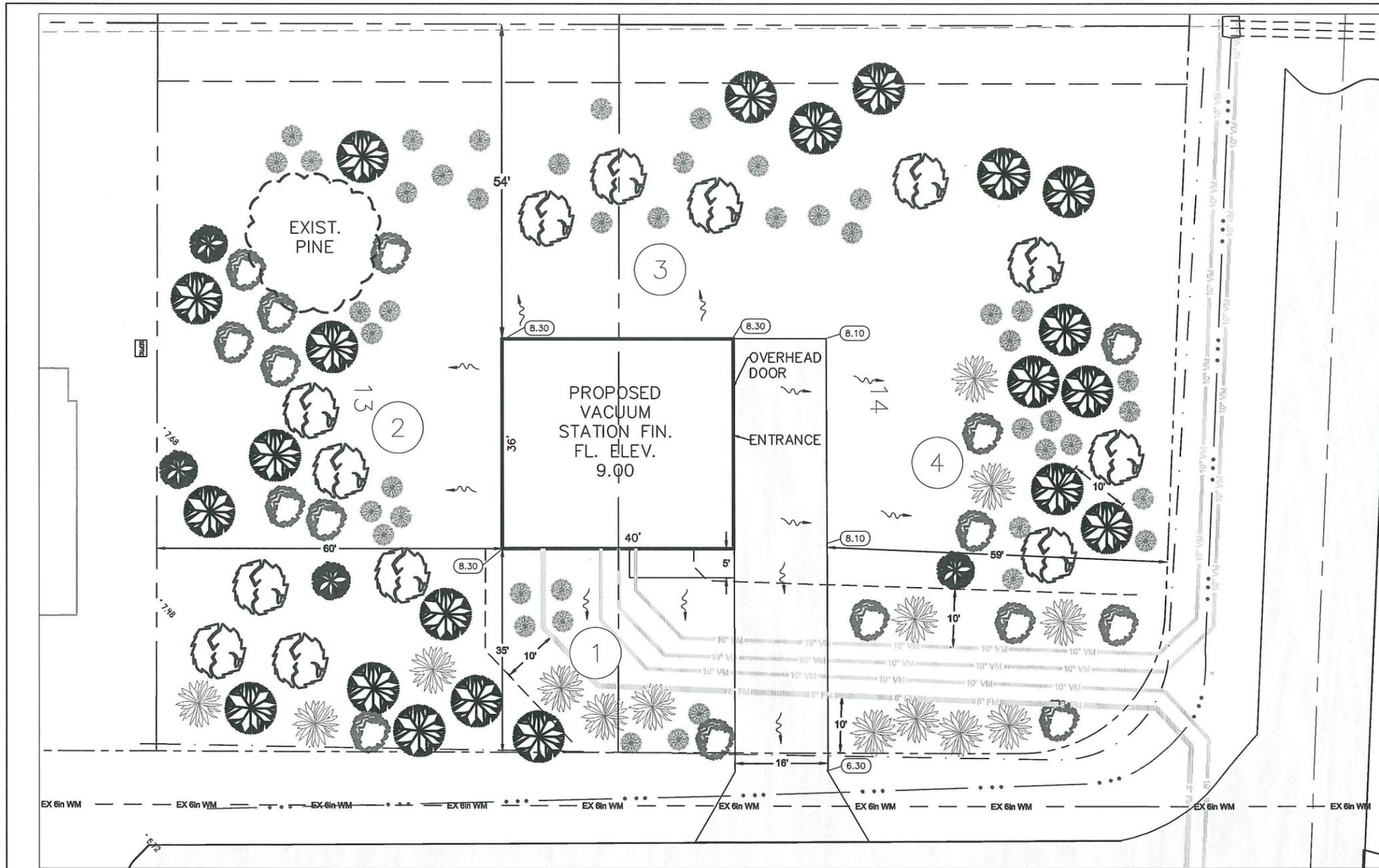
REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: WST  
 DRAWN BY: WST  
 SHEET CHK'D BY: RV  
 CROSS CHK'D BY: BRB  
 APPROVED BY: BRB  
 DWG FILE: SITE PLAN  
 DATE: 1/2/2014

CHARLOTTE COUNTY UTILITIES  
 CHARLOTTE COUNTY, FLORIDA  
 ZONING SUBMITTAL

EAST & WEST SPRING LAKES  
 MASTER VACUUM STATION  
 SITE PLAN

CHARLOTTE COUNTY  
 PROJECT NO.  
 11-0048  
 SHEET NO.  
 1 OF 3



LANDSCAPING PROJECT INFORMATION	
PROJECT NAME	SPRING LAKE
CCU PROJECT NUMBER	11-0048
CONTRACTOR	
PARCEL LOCATION	lots 13 & 14 blk 110
PARCEL ID	402221206008, 9

LEGEND			
	STONE		
	SABAL PALM	4	SECTION LABEL
	SOUTHERN RED CEDAR		
	EAST PALATKA HOLLY		
	FAKAHATCHEE GRASS		
	FLORIDA COONTIE		
	PLUMBAGO		

SEGMENT LIST												
	SEGMENT-1			SEGMENT-2			SEGMENT-3			SEGMENT-4		
LENGTH OF SEGMENT	175'			125'			175'			125'		
LANDSCAPE CHOICES	DESCRIPTION	SIZE	QTY									
CANOPY TREES	SABAL PALM (Sabal palmetto)	10 ft o/a ht. 6 ft. clear trunk 30 gal	6	SABAL PALM (Sabal palmetto)	10 ft o/a ht. 6 ft. clear trunk 30 gal	4	SABAL PALM (Sabal palmetto)	10 ft o/a ht. 6 ft. clear trunk 30 gal	6	SABAL PALM (Sabal palmetto)	10 ft o/a ht. 6 ft. clear trunk 30 gal	4
UNDERSTORY / ACCENT TREES	SOUTHERN RED CEDAR (Juniperus silicicola)	8 FT o/a ht. 30 gal	4	EAST PALATKA HOLLY (Ilex x attenuata)	8 FT o/a ht. 30 gal	3	SOUTHERN RED CEDAR (Juniperus silicicola)	8 FT o/a ht. 30 gal	4	SOUTHERN RED CEDAR (Juniperus silicicola)	8 FT o/a ht. 30 gal	3
SHRUBS	FLORIDA COONTIE (Zamia floridana)	3 gal	12	FAKAHATCHEE GRASS (Tripsacum dactyloides)	3 gal	7	FAKAHATCHEE GRASS (Tripsacum dactyloides)	3 gal	18	FAKAHATCHEE GRASS (Tripsacum dactyloides)	3 gal	13
	PLUMBAGO (Plumbago auriculata)	3 gal	6	PLUMBAGO (Plumbago auriculata)	3 gal	6						

NOTE: ALL SIZES SHALL MEET LANDSCAPE CODE ACCEPTABLE SIZES AND IN ACCORDANCE WITH LANDSCAPE PLAN APPROVED REF LS/09-29 #2009040220 MASTER LANDSCAPE PERMIT

**PRELIMINARY**  
**Landscape Plan**  
**( Exhibit C )**

Landscape Plan Approved Subject to Compliance with Charlotte Date; 10/2/09, By: LDM  
 Reference: LS/09-29 #2009040220 Master Landscape Permit

DESIGNED BY: WST DRAWN BY: WST SHEET CHK'D BY: RV CROSS CHK'D BY: BRB APPROVED BY: BRB DWG FILE: SITE PLAN DATE: 1/2/2014	CHARLOTTE COUNTY UTILITIES CHARLOTTE COUNTY, FLORIDA	EAST & WEST SPRING LAKES MASTER VACUUM STATION LANDSCAPE PLAN	CHARLOTTE COUNTY PROJECT NO. 11-0048 SHEET NO. 2 OF 3
REV. NO. DATE DRWN CHKD	REMARKS	ZONING SUBMITTAL	

**Narrative for Special Exception**  
**Construction of a New Vacuum Pump Station**  
**For**  
**East and West Spring Lake Wastewater MSBU**

**Project Overview:**

The Board of County Commissioner adopted Resolution 2013-036 on May 28, 2013, for the creation and implementation of the East and West Spring Lake Wastewater MSBU. The purpose of this project is to provide centralized wastewater service to those properties within the area as shown on the attached map. The area includes 2,455 properties primarily zoned residential. The area is approximately 75% occupied and is located north of Edgewater Drive and South and West of US 41. When the county applied for removal of the Manchester Waterway lock, the Florida Department of Environmental Protection Permit #08-021682-001, issued June 29, 2007, for the removal of the lock, included certain provisions regarding central wastewater systems. One of the Net Environmental Benefits stated was to be a phased wastewater expansion program, specifically naming those portions of the Alligator Bay drainage basin that have been shown to contribute to declining water quality as a result of pre-1983 septic tanks. The county was to first focus on the area between East and West Spring Lake. The Board of County Commissioners approved accepting this permit, along with its conditions in 2007. In September, 2013, the Board of County Commissioners approved the project to provide for central wastewater service to the area. The area will be served by two different types of wastewater systems, both a gravity system and a vacuum system. The area directly north of Edgewater and on the east and west sides of Harbor Blvd. will be served by a gravity type of collection system ultimately serving approximately 500 homes in the East and West Spring Lakes project area. The remainder of the East and West Spring Lakes area will be served by a vacuum system. The vacuum system operates by gravity from the residential service to collection sites (vacuum pits) that serve two to four properties each and are located in the right of way. A pressure activated air valve allows wastewater to enter the collection mains located in the right of way and be transported to a central vacuum master station that is proposed to be located at Lots 13 and 14, Block 110, Port Charlotte Subdivision 10. This station will serve approximately 1960 properties in the Spring Lakes area.

**Property Description and Proposed Site Improvements:**

The vacuum pump station is proposed to be constructed towards the center of Lots 13 and 14, Block 110, Port Charlotte Subdivision 10, providing for a maximum buffer zone from the surrounding residences. The final design will provide the exact final positioning of the vacuum pump station on the site to accommodate the final utility layout.

The proposed improvements to be constructed on the site are as follows:

**Narrative**  
**( Exhibit D-1 )**

- One vacuum pump station which is enclosed within an approximately 36-foot by 40-foot sized concrete block or similar building that will architecturally blend in with the surrounding neighborhood homes. A bio-filter and generator are also to be provided on the site and will be sized and located during final design.
- A 16-foot wide concrete driveway for operation and maintenance personnel.
- Landscaping in accordance with County Code as shown on the enclosed landscape plan and specifications.

The site plan provided with the application for the exception reflects a preliminary site layout that will be finalized during the design process for the proposed vacuum pump station. The County is in the process of selecting an engineering firm that will complete the final site plan for this proposed vacuum master station. However, the purchase agreement for these lots is contingent upon receiving Board of Zoning and Appeals approval for a Special Exception to construct these essential services on these two lots.

**Reasons for Special Exception:**

1. Lots 13 and 14, Block 110, Port Charlotte Subdivision 10 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 vacuum pump station on this site is integral to the successful operation of the East and West Spring Lake Wastewater MSBU wastewater collection system. The vacuum pump station collects wastewater from all developed properties in the area and pumps the wastewater to the East Port Wastewater Treatment Facility.
2. The site will be accessed by a 16-foot wide concrete driveway, which is adequate since this facility is not open to the general public. The primary vehicles entering the site will be for periodic maintenance of the pump station and surrounding grounds.
3. Since the proposed use is allowed as a Special Exception in the zone and the remainder of Block 110 has a Future Land Use designation of Low Density Residential, it is felt that use of this site for the utility purpose proposed is consistent with Charlotte County development regulations.

**Narrative**  
**( Exhibit D-2 )**

4. The attached site layout identifies the necessary buffers, landscaping, trees, open space, storm-water or other improvements associated with the construction of the vacuum lift station. The final details of the design will be determined by the selected engineer.
5. The requested special exception is consistent with the Charlotte County Comprehensive Plan and Land Development Regulations. As outlined above, the proposed site for the station, Lots 13 and 14, Block 110, Port Charlotte Subdivision 10 are 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. Therefore the special exception is consistent with Land Development Regulations. The proposed station is consistent with the County comprehensive plan adopted in July, 2010 by the Charlotte County Board of County Commissioners titled, "Smart Charlotte 2050". The plan contains an infrastructure element titled "Infrastructure - Potable Water and Sanitary Sewer (WSW) - Goals, Objectives and Policies". Below are excerpts obtained directly from the plan which support the proposed station:

- **WSW GOAL 3 PROVISION OF UTILITY SERVICES**  
Encourage utilities to provide well-designed and economically efficient systems of potable water and sanitary sewer service that maximizes the use of existing facilities to meet the needs of a growing population, while protecting the natural environment.
- **WSW Objective 3.1 Connection to Utility Services**  
To connect developed properties to central potable water and sanitary sewer service when such centralized utility services are made available.
- **WSW GOAL 5 SANITARY SEWER:**  
Provide adequate sanitary sewage collection and treatment throughout the County.
- **WSW GOAL 6 CHARLOTTE COUNTY UTILITIES:**  
Operate CCU in an efficient and business-like manner to the benefit of the public.
- **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.

**Narrative**  
**( Exhibit D-3 )**

6. The establishment, maintenance, or operation of the proposed vacuum master lift station and related improvements will not be detrimental to or endanger the public health, safety, or general welfare. The station is a critical component of the proposed central wastewater system and will transmit wastewater collected from the surrounding neighborhood to the wastewater treatment plan in order to be treated.

**Narrative**  
**( Exhibit D-4 )**



**FIGURE 1-1: TYPICAL LAYOUT**



ENGLEWOOD  
WATER  
DISTRICT



ENGLEWOOD  
WATER  
DISTRICT



COUNTY PARK  
SARASOTA



MARATHON,  
FL KEYS



ROCKRIDGE  
FL

**PRELIMINARY**  
**Building Photos**  
**( Exhibit F )**

REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: WST  
 DRAWN BY: WST  
 SHEET CHK'D BY: RV  
 CROSS CHK'D BY: BRB  
 APPROVED BY: BRB  
 DWG FILE: SITE PLAN  
 DATE: 1/2/2014

CHARLOTTE COUNTY UTILITIES  
 CHARLOTTE COUNTY, FLORIDA  
 ZONING SUBMITTAL

EAST & WEST SPRING LAKES  
 MASTER VACUUM STATION  
 EXAMPLE PHOTOS

CHARLOTTE COUNTY  
 PROJECT NO.  
 11-0048  
 SHEET NO.  
 3 OF 3

## 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.



## MEMORANDUM

**Date:** January 16, 2014  
**To:** Ken Quillen, Planner III  
**From:** Jamie Scudera, Environmental Specialist  
**Subject:** SE-14-002  
Charlotte County Utilities, 391 Azalea Avenue and 592 Skylark Lane

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 or ordinances and offers the following comments:

- ❖ A preliminary environmental review was conducted by staff. The site consists of a heavily vegetated vacant residential lot. Due to the fact the property is undeveloped there is a probability of listed species occurrence on site.
- ❖ County staff will conduct a field review prior to the issuance of county permits and land clearing activities. If listed species are documented on site all required U.S. Fish and Wildlife Service (FWS) and Florida Fish and Wildlife Conservation Commission (FWCC) permits (if applicable) must be provided to staff prior to the issuance of county permits and land clearing activities.

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 or 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*.

If there are any questions pertaining to this review please feel free to contact me at 743-1290.

JS

**( Exhibit H )**

P:\animal\Specexcep\_Variances\2014\SE-14-002(CCUSpringLakePumpStation).doc