

STAFF REPORT
Community Development Department
Petition Number: SE-14-005

To: Charlotte County Board of Zoning Appeals

From: Shaun Cullinan, Zoning Official

Prepared By: Ken Quillen, AICP, Planner III

Report Date: May 6, 2014

BZA meeting date: May 14, 2014

Requested Action/General Information:

Bruce Bullert, agent for Charlotte County Utilities, is requesting a special exception to allow an essential service, consisting of a sanitary sewer lift station, in a residential neighborhood. Subject property is located at 3450 Harbor Boulevard in Port Charlotte (see attached **Location Map**). The attached **Zoning Map** shows the zoning of this property, which is *Residential Single-family-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 to implement a public wastewater collection system in the East and 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 County 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 to be served by this sanitary sewer expansion program shaded in green. The location of the proposed lift station on Harbor Boulevard is circled. Lots currently served by a public sewer system are shaded in pink and lots shown as buff are not yet served by a public system. The applicant has also submitted a map similar to exhibit A labeled **East & West Spring Lake Wastewater MSBU Lift Station Zones** (Exhibit B), showing which areas will be served by the various lift stations. The applicant has submitted a preliminary **Site Plan** (Exhibit C), which shows the location of the proposed lift station compound, access drive, and a preliminary landscape plan. The applicant would like to construct this new lift 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 lift station equipment will be located underground. 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.

Charlotte County has identified the need for sanitary sewer service in the Infrastructure Element, of the **Smart Charlotte 2050** plan. **Policy 6.1.1** (Exhibit E) 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 F)** dated April 15, 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 lift station, which is considered a 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 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 surrounding residences.

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 Harbor Boulevard, 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 lift station, including a type "A" landscape buffer requirement. While meeting the tree, landscaping and buffer requirements of code would presumably satisfy this standard, 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 **Smart Charlotte 2050 Plan** (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 public health and surrounding natural environment, including ground water and area 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 are applicable to the construction and operation of the proposed sanitary sewer lift station.
3. A landscape plan that meets the minimum requirements for a type "A" landscape buffer, shall be submitted to the Community Development Department for approval prior to construction of the lift station. All of the landscaping indicated on the approved landscape plan shall be installed prior to operation of the lift station and continuously maintained as long as the lift station is located on this site.
4. All necessary permits and approvals must be obtained, as applicable to this development, including but not limited to, right-of-way access, paving, electrical, plumbing, fencing, landscaping, and invasive plant species removal.
5. 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), Service Area Map, Lift Station Zones, Site Plan, Narrative (3), Smart Charlotte 2050 Plan, and Environmental Specialist Memorandum (2)



Community Development

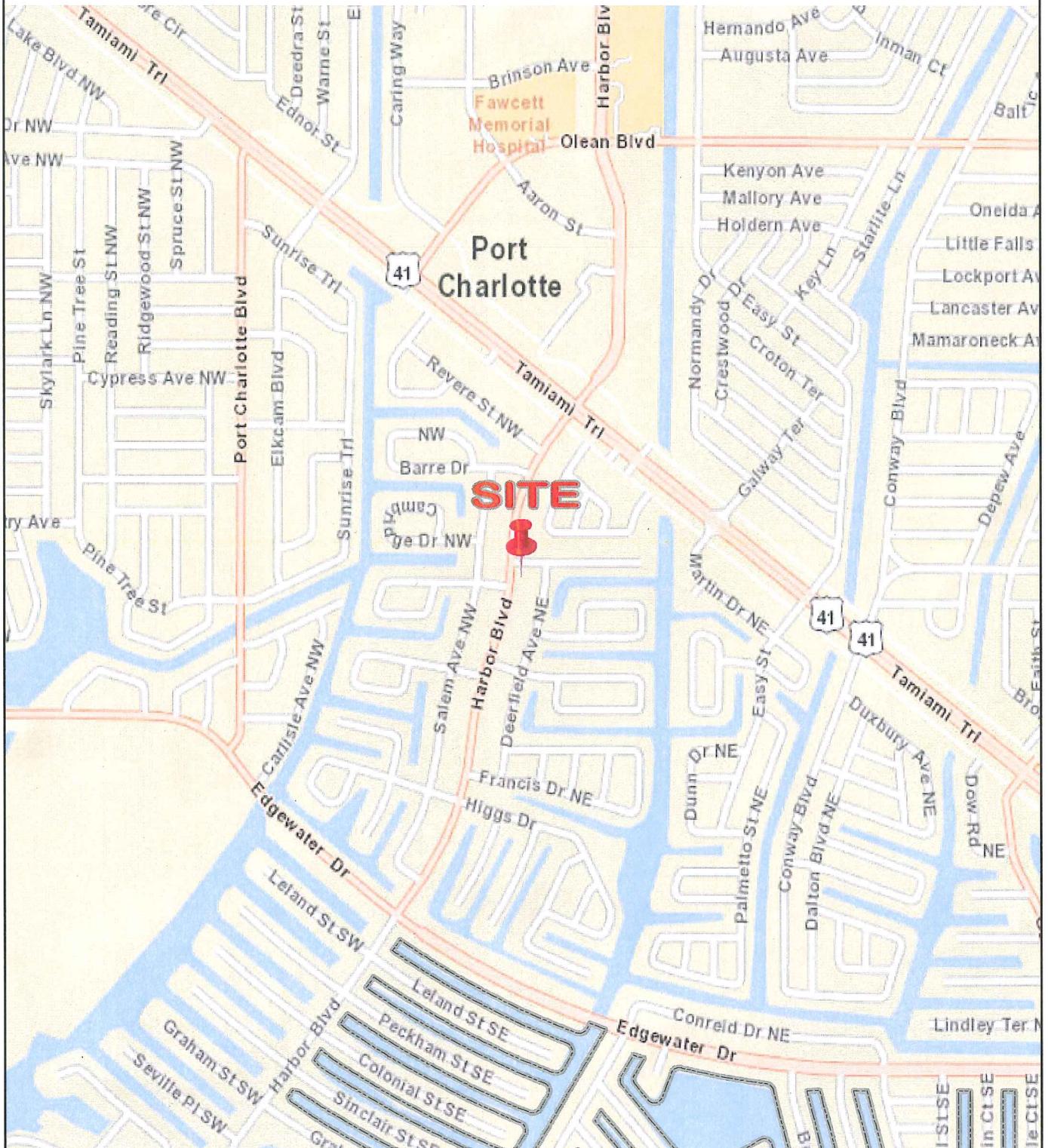
CHARLOTTE COUNTY

Location Map for SE-14-005

Charlotte County Government

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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: 4/7/2014 2:07:18 PM



NOT TO SCALE



Community Development

CHARLOTTE COUNTY Zoning Map for SE-14-05

Charlotte County Government

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Community Development

CHARLOTTE COUNTY

Aerial View for SE-14-005

Charlotte County Government

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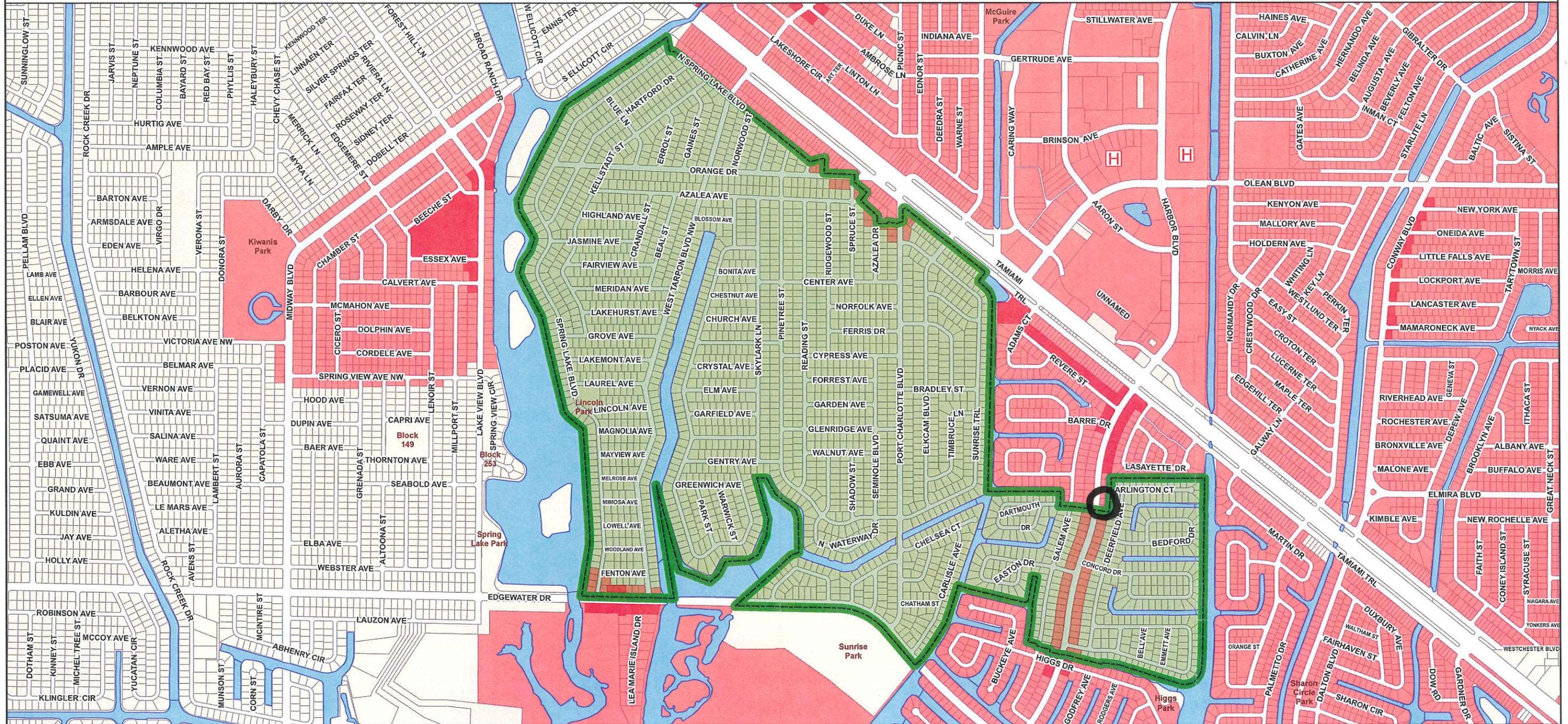
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CHARLOTTE COUNTY East & West Spring Lake Wastewater Program

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



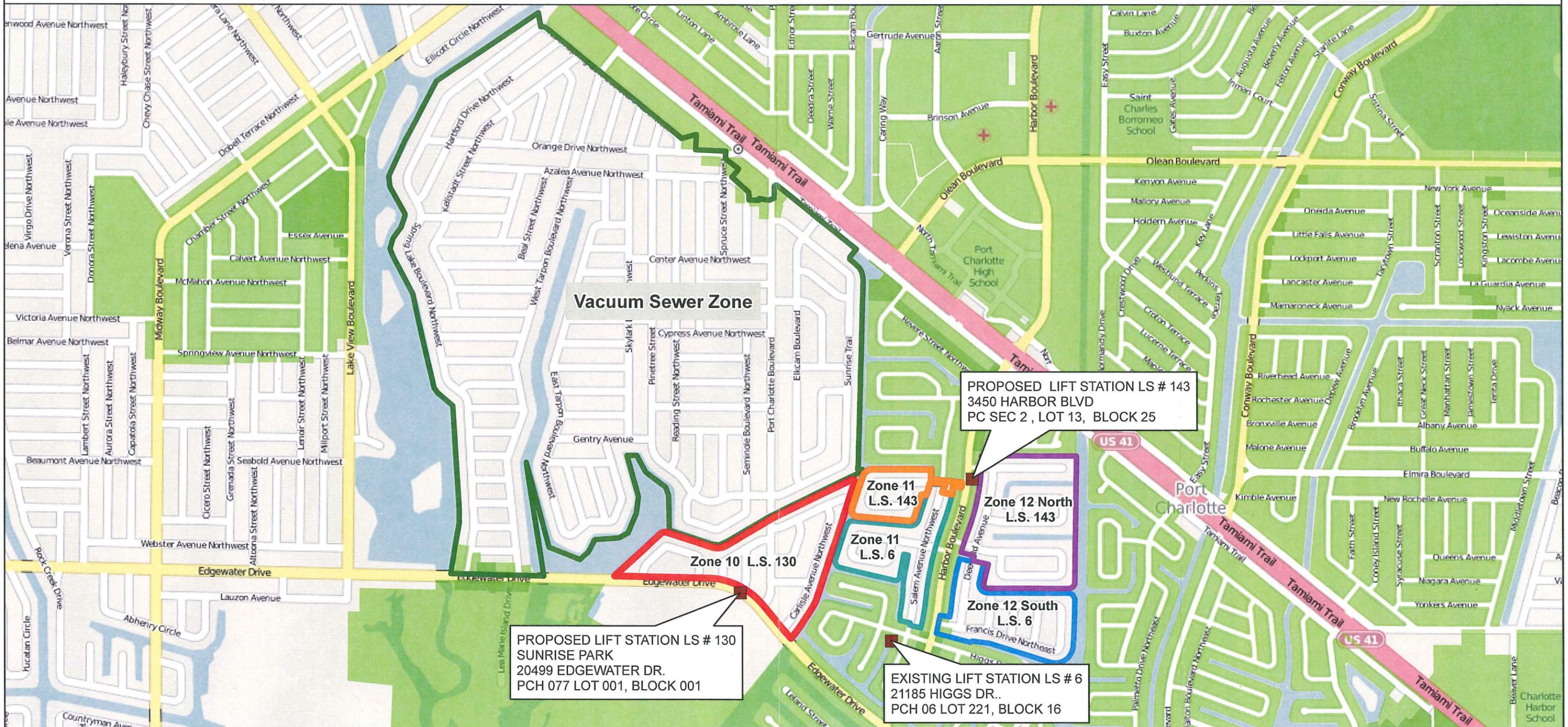
0 600 1,200 2,400
Feet



CHARLOTTE COUNTY

East & West Spring Lakes Wastewater MSBU Lift Station Zones

Lift Station Zones (Exhibit B)



PROPOSED LIFT STATION LS # 143
3450 HARBOR BLVD
PC SEC 2 , LOT 13, BLOCK 25

PROPOSED LIFT STATION LS # 130
SUNRISE PARK
20499 EDGEWATER DR.
PCH 077 LOT 001, BLOCK 001

EXISTING LIFT STATION LS # 6
21185 HIGGS DR..
PCH 06 LOT 221, BLOCK 16

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

Legend

Existing Sewered Area



0 600 1,200 2,400 Feet

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DESIGNED BY: DEC	DRAWN BY: DEC	CHECKED BY: RV
DATE: 2013-10-30	S.F.C. 222-T40S-R22E	PROJECT NO. 11-0048
DRAWN: [Signature]	SCALE: 1/10	PLANT DATE: 2014-02-27 10:17 AM
FILE LOCATION: Z:\Auto Cad\BTL\CURRENT-PROJECTS\11-0048 East West Spring Lake, Charlotte County\12 Drawing\LS 143 ZONING PLAN		
SIZE: ARCH expanded D	FILE NUMBER: LS 143 ZONING PLAN.dwg	DATE: []
DATE: []	DATE: []	DATE: []

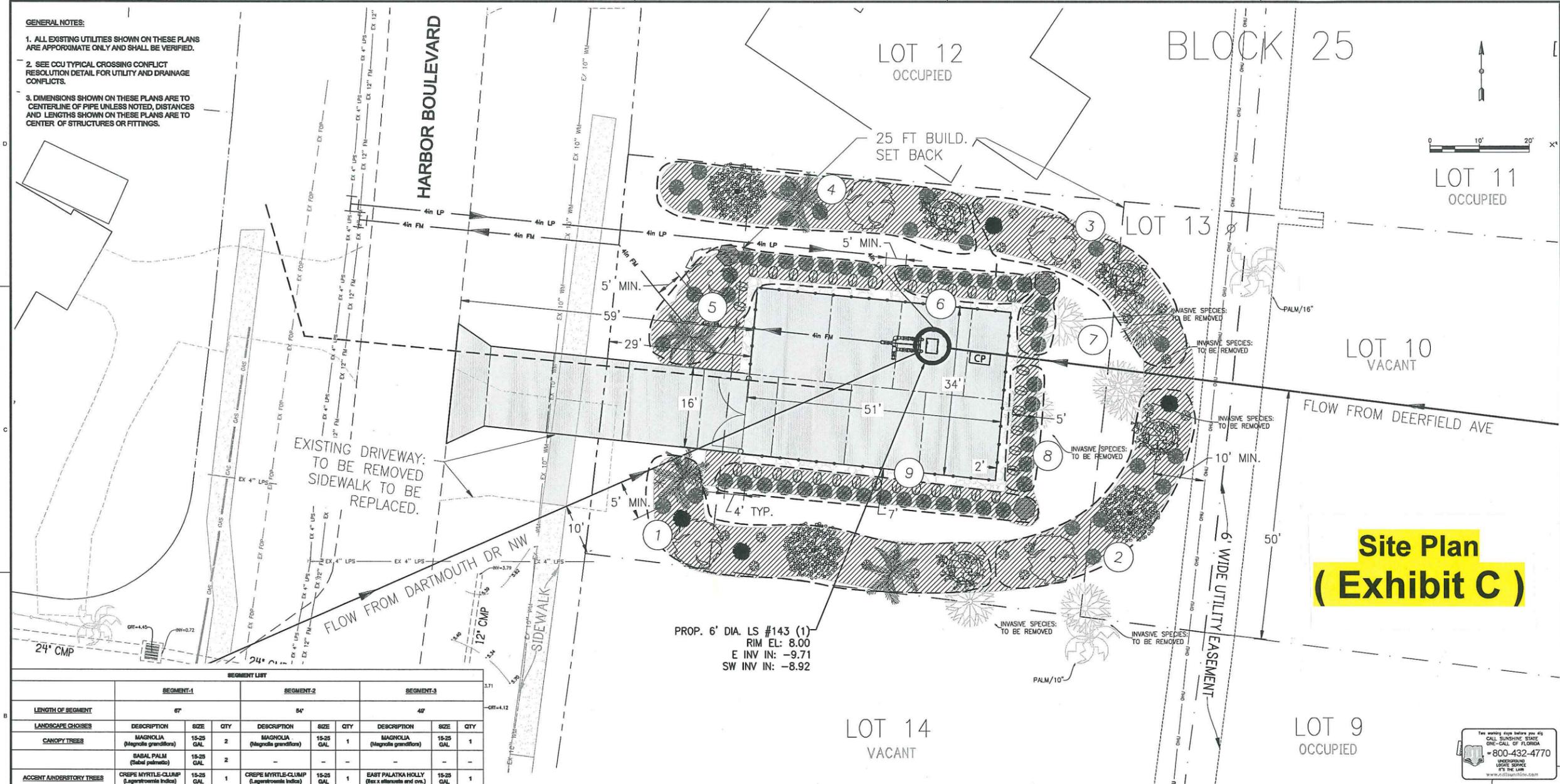
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DATE: []	DATE: []	DATE: []

CHARLOTTE COUNTY UTILITIES
ENGINEERING SERVICES DIVISION
28550 HARBOR VIEW RD.
PORT CHARLOTTE, FL 33980
PH: 941-764-4516
FAX: 941-764-4569



11-0048
LIFT STATION 143
ZONING SITE PLAN

SHEET
1



**Site Plan
(Exhibit C)**

SEGMENT LIST									
LENGTH OF SEGMENT	SEGMENT-1			SEGMENT-2			SEGMENT-3		
LANDSCAPE CHOICES	DESCRIPTION	SIZE	QTY	DESCRIPTION	SIZE	QTY	DESCRIPTION	SIZE	QTY
CANOPY TREES	MAGNOLIA (Magnolia grandiflora)	15-25 GAL	2	MAGNOLIA (Magnolia grandiflora)	15-25 GAL	1	MAGNOLIA (Magnolia grandiflora)	15-25 GAL	1
	SABAL PALM (Sabal palmetto)	15-25 GAL	2	-	-	-	-	-	-
ACCENT UNDERSTORY TREES	CREPE MYRTLE-CLUMP (Lagerstroemia indica)	15-25 GAL	1	CREPE MYRTLE-CLUMP (Lagerstroemia indica)	15-25 GAL	1	EAST PALATKA HOLLY (Ilex x alternata and cvs.)	15-25 GAL	1
	EAST PALATKA HOLLY (Ilex x alternata and cvs.)	15-25 GAL	1	EAST PALATKA HOLLY (Ilex x alternata and cvs.)	15-25 GAL	1	SOUTHERN RED CEDAR (Juniperus silicicola)	15-25 GAL	1
SHRUBS	FIRE BUSH (Hamelia patens)	3 GAL	2	FLUMBAGO (Plumbago auriculata cvs.)	3 GAL	2	FAKAHATCHEE GRASS (Tripsacum dactyloides)	3 GAL	8
	FIRE CRACKER BUSH (Rhus copalliformis)	3 GAL	3	-	-	-	-	-	-
	FAKAHATCHEE GRASS (Tripsacum dactyloides)	3 GAL	2	-	-	-	-	-	-
	COONITE (Zamia integrifolia)	3 GAL	3	-	-	-	-	-	-

LANDSCAPING PROJECT INFORMATION	
PROJECT NAME	EAST WEST SPRING LAKE LS 143
CCU PROJECT NUMBER	11-0048
CONTRACTOR	TBD
PARCEL LOCATION	S22-T40S-R22E
PARCEL ID	402222338002 / PC SEC 2-LOT-13 BLK 25

LEGEND	
	RED CEDAR
	CAPE MYRTLE
	SIMPSON STOPPER
	FAKAHATCHEE GRASS
	MAGNOLIA
	FIREBUSH
	FIRECRACKER BUSH
	FLUMBAGO
	SABAL PALM
	EAST PALATKA HOLLY
	COONITE
	EXISTING TREES
	PROPOSED STONE
	PROPOSED CONCRETE
	PROPOSED MULCH
	SEGMENT NUMBER 10 AND SEGMENT BOUNDARY
	PROPOSED FORCE MAIN
	PROPOSED GRAVITY MAIN
	PROPOSED LPS MAIN
	PROPOSED FENCE
	EXISTING WATER MAIN
	EXISTING OVERHEAD UTILITY LINE
	EXISTING LPS MAIN

SEGMENT LIST - CONTINUED									
LENGTH OF SEGMENT	SEGMENT-4			SEGMENT-5			SEGMENT-6		
LANDSCAPE CHOICES	DESCRIPTION	SIZE	QTY	DESCRIPTION	SIZE	QTY	DESCRIPTION	SIZE	QTY
CANOPY TREES	MAGNOLIA (Magnolia grandiflora)	15-25 GAL	2	SABAL PALM	15-25 GAL	1	-	-	-
	SABAL PALM (Sabal palmetto)	15-25 GAL	1	-	-	-	-	-	-
ACCENT UNDERSTORY TREES	EAST PALATKA HOLLY (Ilex x alternata and cvs.)	15-25 GAL	1	EAST PALATKA HOLLY (Ilex x alternata and cvs.)	15-25 GAL	1	-	-	-
	CREPE MYRTLE-CLUMP (Lagerstroemia indica)	15-25 GAL	1	-	-	-	-	-	-
SHRUBS	-	-	-	FAKAHATCHEE GRASS (Tripsacum dactyloides)	3 GAL	11	SIMPSON STOPPER (Myrsine fragrans)	3 GAL	8
	-	-	-	SIMPSON STOPPER (Myrsine fragrans)	3 GAL	9	FAKAHATCHEE GRASS (Tripsacum dactyloides)	3 GAL	7
	-	-	-	FLUMBAGO (Plumbago auriculata cvs.)	3 GAL	1	-	-	-
	-	-	-	-	-	-	-	-	-

SEGMENT LIST - CONTINUED									
LENGTH OF SEGMENT	SEGMENT-7			SEGMENT-8			SEGMENT-9		
LANDSCAPE CHOICES	DESCRIPTION	SIZE	QTY	DESCRIPTION	SIZE	QTY	DESCRIPTION	SIZE	QTY
CANOPY TREES	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-
ACCENT UNDERSTORY TREES	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-
SHRUBS	SIMPSON STOPPER (Myrsine fragrans)	3 GAL	2	SIMPSON STOPPER (Myrsine fragrans)	3 GAL	8	SIMPSON STOPPER (Myrsine fragrans)	3 GAL	14
	FAKAHATCHEE GRASS (Tripsacum dactyloides)	3 GAL	3	FAKAHATCHEE GRASS (Tripsacum dactyloides)	3 GAL	8	FAKAHATCHEE GRASS (Tripsacum dactyloides)	3 GAL	15
	FLUMBAGO (Plumbago auriculata cvs.)	3 GAL	1	-	-	-	FLUMBAGO (Plumbago auriculata cvs.)	3 GAL	1

GENERAL NOTES:

1. ALL EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE ONLY AND SHALL BE VERIFIED.
2. SEE CCU TYPICAL CROSSING CONFLICT RESOLUTION DETAIL FOR UTILITY AND DRAINAGE CONFLICTS.
3. DIMENSIONS SHOWN ON THESE PLANS ARE TO CENTERLINE OF PIPE UNLESS NOTED, DISTANCES AND LENGTHS SHOWN ON THESE PLANS ARE TO CENTER OF STRUCTURES OR FITTINGS.

Narrative

Special Exception for construction of a new Hybrid Gravity Lift Station for East and West Spring Lake Wastewater MSBU

Project Overview and Background:

Charlotte County Utilities is seeking a special exception for constructing a proposed lift station in a residential subdivision located on Harbor Blvd., north of Edgewater Blvd., and south of US 41, more specifically on Lot 13, Block 25, Port Charlotte Subdivision 2. The construction of the lift station is part of a wastewater expansion program to provide central wastewater service to an area known as the East and West Spring Lakes MSBU district (see attached map titled "East & West Spring Lake Wastewater Program"). This project was approved by the Board of County Commissioners on September 26, 2013 and Charlotte County Utilities has recently found a willing seller for a lot where the proposed lift station will be constructed to serve a portion of the project area. This lift station will serve approximately 173 homes within the East and West Spring Lakes MSBU district (see attached map titled "East & West Spring Lake Wastewater MSBU Lift Station Zones") and is identified as Proposed Lift Station LS # 143. The area is approximately 75% occupied. The construction of this lift station is required at the designated location in order to address the design configuration of the proposed gravity sewer system serving the homes in the area. The County will also be crossing the lot to the east of the lift station site with sanitary sewer. There will be no above ground improvements on the neighboring lot. The neighboring lot will remain undeveloped.

Property Description and Proposed Site Improvements:

The lift station will be constructed in the center of Lot 13, Block 25, Port Charlotte Subdivision 2, providing for a maximum buffer zone from the surrounding residences.

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

- One lift station which includes a 30 X 50 concrete pad and motor control center panel.
- Perimeter fencing constructed of black vinyl coated chain link and a 16 foot wide concrete driveway access for operation and maintenance personnel.
- Enhanced landscaping in accordance with the enclosed landscape plan and specifications.

Section 3-9-7(f) Standards for approval:

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

A special exception is explicitly permitted by the regulations in the zoning district for which it is requested. The proposed lift station site is to be constructed on Lot 13, Block 25, Port Charlotte Subdivision 2 which 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

Narrative

(Exhibit D-1)

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, this proposed lift station is explicitly permitted by special exception within this zoning district.

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.*

The proposed lift station on this site is integral to the successful operation of the East and West Spring Lake Wastewater MSBU wastewater collection system. The lift station collects wastewater from all developed properties in the area and pumps the wastewater to the East Port Wastewater Treatment Facility. The lift station is integral to providing wastewater service to the neighborhood and is compatible with the requirements of providing essential services to the neighborhood. Since the proposed use is allowed as a Special Exception in the zone and the remainder of Block 25 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.

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.

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 lift station and surrounding grounds.

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

The attached site layout identifies the necessary buffers, landscaping, trees, open space, storm-water or other improvements associated with the construction of the lift station.

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

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, Lot 13, Block 25, Port Charlotte Subdivision 2 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. 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 supports 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.

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

The establishment, maintenance or operation of the proposed 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 plant in order to be treated.

Enclosed Maps:

- East & West Spring Lake Wastewater Program
- East & West Spring Lakes Wastewater MSBU Lift Station Zones
- 11-0048 Lift Station 143 Zoning Site Plan

**Narrative
(Exhibit D-3)**

Smart Charlotte 2050

Infrastructure Element

Water and Sewer (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.

Water and Sewer (WSW) GOAL 5 - SANITARY SEWER

Provide adequate sanitary sewage collection and treatment throughout the County.

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 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: April 15, 2014
To: Ken Quillen, Planner III
From: Jamie Scudera, Environmental Specialist
Subject: SE-14-005, Charlotte County Utilities, 3450 Harbor Blvd.

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

- ❖ A preliminary environmental review was conducted by staff. The site consists of an existing home site (house demoed in past) in a highly developed residential neighborhood. Due to the fact the property is currently 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*

Chapter 3-5: Article IV, *CLEARING, FILLING AND SOIL CONSERVATION*,
Article XVIII, *LANDSCAPING AND BUFFERS*. **

(Exhibit F-1)

Jamie Scudera review memo continued
Page 2 of 2
April 15, 2014

****Per Linda Moore, Charlotte County Landscape Plans Reviewer:**

1. The landscape plan and the segment tables are inconsistent. A few of the trees that are shown in the tables are not shown on the plan.
2. The segmental dimensions appear to be incorrect. The plans are not to scale, so I'm unable to verify.
3. The landscaping shall meet the minimum standards of the master landscape plan which is on file in the Zoning Department.

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

JS

(Exhibit F-2)

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