

STAFF REPORT
Community Development Department
Petition Number: SE-14-013

To: The Charlotte County Board of Zoning Appeals
From: Shaun Cullinan, Zoning Official
Prepared By: Ken Quillen, AICP, Planner III
Report Date: August 29, 2014 **BZA meeting date: September 10, 2014**

Requested Action/General Information:

Gary Wolcott, owner of subject property, is requesting a special exception to allow light manufacturing and assembly, within a completely enclosed building, in the Commercial Intensive (CI) zoning district, on property located at **15040 Tamiami Trail** in Punta Gorda (see attached **Location Map**). The attached **Zoning Map** shows the zoning of this property, which is Commercial Intensive (CI). This property has a Commercial Future Land Use Map (FLUM) designation.

Subject property consists of a distribution facility and warehouse building, with parking lots, truck maneuvering areas and stormwater pond located on approximately two acres of land. The applicant is selling subject property to Mr. Eric Craig, of Waterway Boat Lift Covers, who intends to use subject property for manufacturing and assembly of aluminum boat lift covers. The construction and landscape plans for this development were approved by the Development Review Committee on October 16, 2000. This development was constructed for Airborne Express in 2001 in compliance with the approved plans. A copy of the DRC **Approval Letter** (Exhibit A) is attached.

Sub-section 3-9-43(e) (Exhibit B) of the Zoning Code does allow "Light manufacturing and assembly in a completely enclosed building." in the Commercial Intensive (CI) zoning district if a special exception is approved by the Board of Zoning Appeals (BZA). As such, the applicant has submitted this application for a special exception.

The applicant has submitted the attached **Boundary Survey** (Exhibit C-1), which shows the existing building, access drives, parking lot, loading docks and stormwater pond located on subject property. Staff has noticed that the Boundary Survey does not show any interior landscape islands as required by County code and DRC approval. A reduced copy of the DRC approved **Landscape Plan** (Exhibit C-2) as well as a full size copy (Exhibit C-3) is attached. Staff has also attached **Aerial Photographs** (Exhibit D), which show the two most recent aerial photographs of subject property. One taken in January of 2011, which shows interior landscape islands constructed according to the approved landscape plans, and one taken in January of 2014, which shows new pavement in place of the interior landscape islands.

The applicant has submitted the attached **Narrative** (Exhibit E) explaining why they believe this request meets the criteria for granting a special exception. The Community Development Department's Environmental Specialist has performed a cursory environmental review and their comments are in the attached **Memorandum** (Exhibit F) dated August 18, 2014.

Findings: The six standards for approval of 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 in the zoning district for which it is requested or is permitted by reasonable implication within that district.

Finding: The Zoning Code [sub-section 3-9-43(e) **Exhibit A**] explicitly states that "Light manufacturing and assembly in a completely enclosed building" may be allowed by special exception in the Commercial Intensive 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.

Direction	Existing Land Uses	Existing Zoning	FLUM Designation
North	Vacant commercial lots	Commercial General	Commercial
South	Vacant commercial lots	Commercial General	Commercial
East	Vacant agricultural lots	Agriculture Estates	Agriculture
West	Vacant Conservation Land	Environmentally Sensitive	Resource Conservation

Finding: This proposed light industrial use is considered compatible with permitted future commercial retail and service uses on lots located to the north and south, as well as agricultural uses to the east. The nearest single-family residence is located over 700 feet east of subject property.

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: One existing access drive off of Tamiami Trail, which was reviewed and approved by the Development Review Committee, provides access to this existing development and no changes are proposed at this time.

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

Finding: This property was developed in 2000 and at that time all applicable code requirements, including off-street parking and landscaping, were reviewed, approved, and inspected during the permitting process for this existing development. The off-street parking requirements for this proposed development in 2000 was 27 spaces and 28 spaces were proposed and constructed. The use proposed with this special exception would require 25 off-street parking spaces, which staff believes can be provided on subject property. The design and layout of the required parking may be revised by the applicant to meet the needs of the proposed new user. This will need to be reviewed and approved through the Site Plan Review process. Subject property was also developed in compliance with all the buffer, landscaping, trees, open space and stormwater requirements associated with the original development. However, sometime between January 2011 and January 2014 the interior landscape islands located in the parking lot, and required by code, were removed and replaced with pavement. This is a violation of County Codes. Staff recommends that if the BZA decides to approve the requested special exception they adopt a condition to require this violation be corrected prior to occupancy by the new use.

5. The requested Special Exception is consistent with the **Smart Charlotte 2050 Plan** (Charlotte County Comprehensive Plan) and Land Development Regulations.

Finding: This proposed light industrial use would be consistent with the Comprehensive Plan, which plans for commercial intensive uses. Also, the Land Development Regulations allow light industrial uses by special exception in the CI zoning district.

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: Staff believes that the proposed light industrial use would not be detrimental to or endanger the public health, safety or general welfare of the surrounding commercial, agricultural and residential properties since the proposed activity will take place within a completely enclosed building.

ANALYSIS AND CONCLUSIONS:

After review of the site and the application requesting this special exception staff believes that the proposed light industrial use does meet the six criteria for granting 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. The special exception as approved by the Board of Zoning Appeals is to allow light manufacturing and assembly of boat lift covers, within a completely enclosed building, and in conformance with all requirements of code for this development.
2. The site plan submitted by the applicant as part of the petition is for illustrative purposes only. All permitting procedures and County Codes are applicable to the development, construction, operation and maintenance of subject property.
3. All improvements required by the original Development Review Committee plans approval shall be restored and constructed according to the approved plan. However, if new revised parking or landscape plans are submitted and approved by staff then development of subject property shall be constructed according to the most recent approved plans.
4. Subject property shall be brought into compliance with all land development requirements of code within six months or prior to establishment of the new use of manufacturing and assembly, whichever occurs first.
5. This special exception extends only to the land included in the Site Plan and legal description submitted with this application.
6. Outdoor manufacturing, assembly and storage of materials, equipment, or heavy equipment, other than licensed vehicles, shall not be permitted.
7. 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 this petition rests with the Board of Zoning Appeals, and will be decided after consideration of all the evidence introduced at the hearing.

Attachments: Staff Report (3), Location Map, Zoning Map, Aerial Photo, DRC Letter (2) Sub-section 3-9-43e (2), Boundary Survey, Landscape Plan (2), GIS Aerial Photos, Narrative, Environmental Specialist Memorandum and Site Photos



Community Development

CHARLOTTE COUNTY

Location Map for SE-14-013

Charlotte County Government

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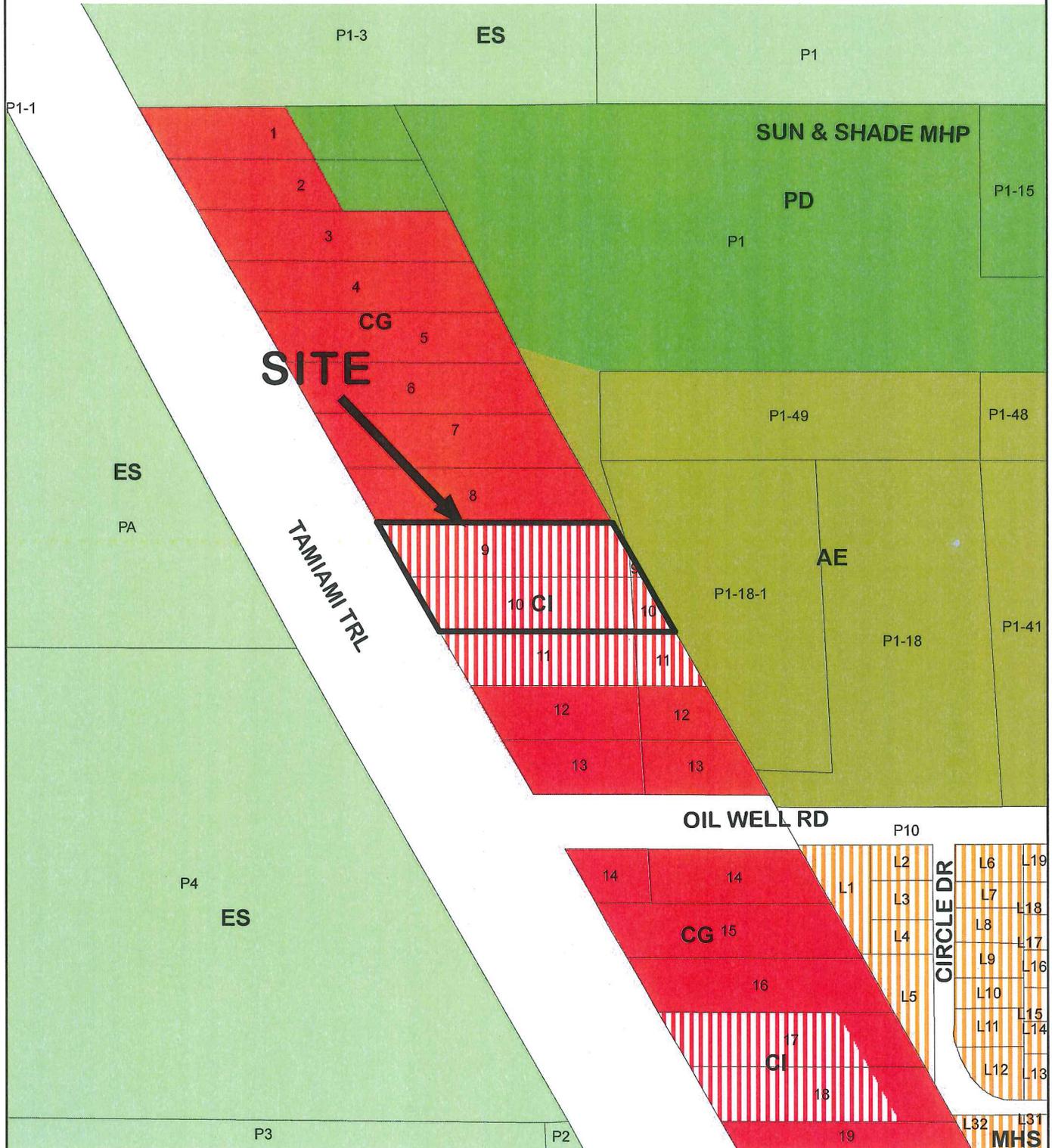
Community Development

CHARLOTTE COUNTY Zoning Map for SE-14-013

Charlotte County Government

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Community Development

CHARLOTTE COUNTY

Aerial View for SE-14-013

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COUNTY OF CHARLOTTE

COMMUNITY DEVELOPMENT DEPARTMENT PLANNING AND ZONING DIVISION

CHARLOTTE COUNTY ADMINISTRATION CENTER
18500 MURDOCK CIRCLE

PORT CHARLOTTE, FLORIDA 33948-1094

PLANNING DIVISION (941) 743-1222* (941) 743-1224* (941) 743-1230

ZONING DIVISION (941) 743-1964

FAX (941) 743-1598

October 16, 2000

CMC Group, Inc.
2450 South Downing Street
Denver, CO 80210

Re: **DRC-PF-00-21**

Dear Applicant:

This letter is to confirm the decision of the Development Review Committee meeting held October 12, 2000 regarding DRC-PF-00-21 requesting preliminary and final site plan approval for a 10,200 s.f. Airborne Express facility which includes 600 s.f. office/retail space. The 2.99± acre site is located in Section 24, Township 42 South, Range 23 East and in Section 19, Township 42 South, Range 24 East on Lots 9, 10 and 11, Sunshine Estates Subdivision at 15040 Tamiami Trail, Punta Gorda, Florida.

The consensus of the Development Review Committee was to **approve the preliminary and final site plan request with the following conditions:**

1. Obtain county stormwater approval before a building permit.
2. All trees that are removed or preserved must satisfy Chapter 3-2, Article IX, Tree Requirements, of the County Code. Tree Removal Authorization and Tree Preservation permits must be obtained prior to any land clearing activity. The Natural Resource Planning Section (NRPS) encourages the applicant to remove the following prohibited species: Indian rosewood, silk oak, and eucalyptus.
3. The applicant must provide a landscape plan that complies with Chapter 3-5, Article XVIII, Landscape requirements prior to the issuance of building permits. All Brazilian pepper and Australian pines must be removed from the site according to 3-5-403 of the landscaping code.
4. The applicant must satisfy the requirements of Chapter 3-5, Article XVI, Open Space/Habitat Reservation requirements, of the County Code by contributing \$900 to the Trust Fund.

**DRC Letter
(Exhibit A-1)**

5. All development and construction activity shall conform to the plans as finally approved by the Development Review Committee. The applicant shall submit a letter of substantial compliance by a registered engineer along with an as-built drawing, that all development and construction activity has conformed to the final approval (Section 3-9-5.1 (I), Charlotte County Code, Conformity to Plan). This information shall be submitted to the Land Development, Zoning and Utilities Departments prior to the issuance of a certificate of occupancy.

When you submit for a building permit, be sure to include a copy of this approval letter.

This site plan approval shall be valid for 12 months. If you wish to request a one time, 12 month extension, you must do so in written form 30 days prior to the expiration date. The current fee for such an extension is \$245.00.

Sincerely,



Sandra J. Collette, AICP
Principal Planner

SJC/dlc

cc: James Herston, P.E.

**DRC Letter
(Exhibit A-2)**

Sec. 3-9-43. Commercial, intensive (CI).

- (a) *Intent.* The purpose and intent of the commercial, intensive (CI) district is to permit the designation of suitable locations for and to facilitate the proper development and use of land for those commercial activities which are like or which have many of the same needs as industrial land uses. Such uses often rely on large ground areas for storage or display of goods, are relatively insensitive to the impacts of adjacent land uses, while generating substantial impacts on their neighbors. Commercial, intensive land uses are generally services, particularly warehousing, distribution and compatible businesses oriented to the sale and service of automobiles and boats. The CI district is and is intended to be intermediate between consumer-oriented commercial and light industrial uses.
- (b) *Permitted principal uses and structures.* The following uses and structures are permitted in this district:
- (1) All uses and structures permitted in the CG district except adult congregate living facilities.
 - (2) Automotive sales and service, provided major mechanical and body overhaul and repair are conducted within a fully enclosed building.
 - (3) Boat, trailer and motor sales and services.
 - (4) Service stations and truck stops.
 - (5) Lumber and building supply establishments, except ready-mixed concrete asphalt plants and concrete product manufacturing plants.
 - (6) Sale and storage of mobile homes, travel trailers and campers.
 - (7) Heavy machinery and equipment sales and service provided repair is conducted within a fully enclosed building.
 - (8) Equipment rental.
 - (9) Drive-in theaters, golf driving ranges, par-3 golf courses and outdoor commercial recreational facilities.
 - (10) Railroad sidings.
 - (11) Auditorium and conventional centers.
 - (12) Wholesale sales.
 - (13) Mass transit terminals and yards.
 - (14) Car wash.
 - (15) Mini-warehouses or storage facilities, but not bulk storage of flammable liquids.
 - (16) Laboratories, class 3, provided central sewer is available.
 - (17) Automobile rental agencies.
- (c) *Permitted accessory uses and structures.* Uses and structures which are customarily accessory and clearly incidental to permitted uses and structures are also permitted in this district, including a residential dwelling unit within the same structure as the principal use for occupancy by owners or employees of permitted uses.
- (d) *Prohibited uses and structures.* Any use or structure not expressly, or by reasonable implication, permitted herein or permitted by special exception shall be unlawful in this district.
- (e) *Special exceptions.* (For procedure see section 3-9-7, "Special exceptions.") The following are special exceptions in this district:

Sub-section 3-9-43(e)
(Exhibit B-1)

- (1) Bars, cocktail lounges, nightclubs and taverns for on-premises consumption of alcoholic beverages within one thousand (1,000) feet from a church or school, subject to the provisions of [section 3-9-66](#) of this Code.
- (2) Sale and display in other than completely enclosed building of any merchandise otherwise allowed as a permitted use in this district.
- (3) Warehouses or storage facilities for flammable liquids.
- (4) Building trades contractor with storage yard for materials and equipment on premises.
- (5) Television and radio transmitter towers.
- (6) Light manufacturing and assembly in a completely enclosed building.
- (7) Heliports and heli-stops.
- (8) Outdoor markets.
- (9) Carpentry, cabinet and machine shops.
- (10) Laboratories, class 2, provided central sewer is available.
- (11) Such other uses as determined by the zoning official or his/her designee to be:
 - a. Appropriate by reasonable implication and intent of the district.
 - b. Similar to another use either explicitly permitted in that district or allowed by special exception.
 - c. Not specifically prohibited in that district.

The board of zoning appeals shall review a favorable determination of the zoning official under this provision at the time the special exception application is presented to it. An unfavorable determination of the zoning official or his/her designee shall be appealable pursuant to section 3-9-6 of these regulations.

- (f) *Development standards.* The following development standards shall apply in this district:

Minimum lot requirements:

Area, square feet12,000

Width, feet100

Minimum yard requirements:

Front yard, feet25

Side yard:

InteriorNone

Abutting a road, feet20

Abutting water, feet20

Rear yard:

Abutting a lot, feet10

Abutting a road, feet25

Abutting water, feet20

Maximum lot coverage, percent50

Maximum height of structures, feet60

Sub-section 3-9-43(e) (Exhibit B-2)

Landscape buffers and screening shall be required in this district in accordance with the provisions of article XXII, chapter 3-5, of the Code, as the same may be amended.

If the CI district abuts a residential district, no structure other than screening required pursuant to article XXII, chapter 3-5, of the Code, shall be erected closer to the abutting residentially zoned property than twenty-five (25) feet or the building height, whichever is greater.

Where properties lie anywhere on a barrier island or within one thousand two hundred (1,200) feet of the water of Charlotte Harbor, the Gulf of Mexico, Lemon Bay, Gasparilla Sound, Placida Harbor,

Reliable Land Surveying, Inc.

Mailing Address: P.O. Box 1589, Ft. Myers, FL 33902 Street Address: 13010 Palm Beach Blvd., Ft. Myers, FL 33905
 Toll Free Fax: (888) 215-9098 Email: info@reliableSurveying.com Certificate of
 Phone: (239) 340-3318 www.ReliableSurveying.com Authorization No. LB 7373

Certified To:
 15040 Tamiami Trail, LLC
 Benjamin B. Brown, Esq.
 First American Title Insurance Company
 Charlotte State Bank

Revisions:

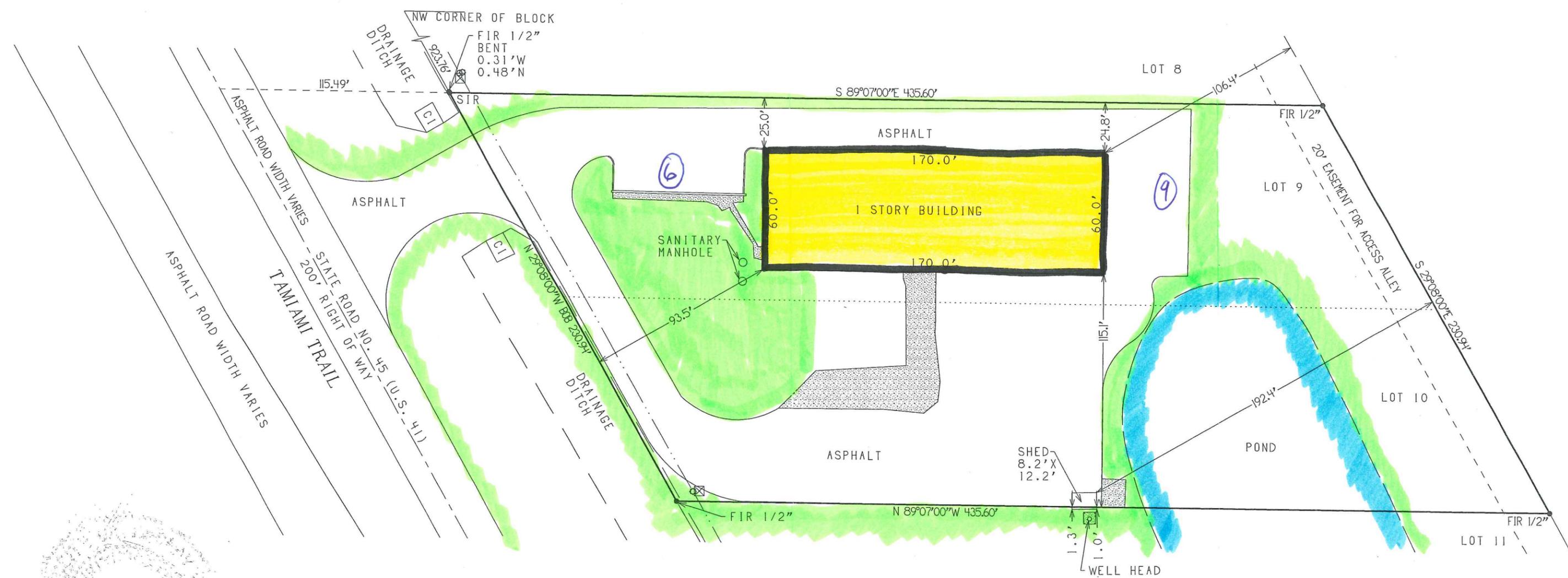
- Notes:
- 1) Parcel was surveyed from information supplied by the client or the clients agent.
 - 2) Easements as shown hereon are from the recorded plat. Any other easement (s) pertaining to the hereon described parcel must be furnished to the surveyor by the client or the clients agent per Florida Administrative code 61-G-17-6.004(2)(d)(5).
 - 3) This certification is only for the parcel described. It is not a certification of title, zoning, easement, freedom of encumbrance, ownership, or rights-of-ways.
 - 4) Parcel subject to easements, restrictions, reservations, and rights-of-ways of record.
 - 5) Abstract not reviewed.
 - 6) Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without the written consent of the signing party or parties.
 - 7) The survey depicted hereon is not valid without the signature and original raised seal of a Florida licensed surveyor and mapper.
 - 8) Well locations, when shown, are approximate and based on field observed surface evidence, unless otherwise noted.
 - 9) Septic and/or drain field locations, when shown, are approximate and based on surface evidence, subsurface probes, or a combination thereof.
 - 10) Underground utilities, structures and/or improvements other than those shown, if any, were not located.
 - 11) The survey depicted hereon may not be communicated or relied on by any party to which it has not been certified without the prior written consent of the signing party.

- LEGEND:
- BOB = BASIS OF BEARINGS
 - CI = CONCRETE INVERT
 - CSP = COVERED SCREENED PORCH
 - (D) = PER DEED
 - DE = DRAINAGE EASEMENT
 - FCM = FOUND CONCRETE MONUMENT
 - FDH = FOUND DRILL HOLE
 - FIP = FOUND IRON PIPE
 - FIR = FOUND IRON ROD
 - FN&D = FOUND NAIL & DISK
 - FN&T = FOUND NAIL & TAB
 - I = INSIDE PROPERTY
 - ICV = IRRIGATION CONTROL VALVE
 - LME = LAKE MAINTENANCE EASEMENT
 - (H) = AS MEASURED
 - O/S = OFFSET
 - (P) = PER PLAT
 - PC = POINT OF CURVE
 - PUE = PUBLIC UTILITY EASEMENT
 - SEP = APPROXIMATE LOCATION OF SEPTIC TANK
 - SIR = SET 1/2" IRON ROD & CAP STAMPED "LB 7373"

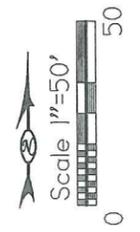
- SN&D = SET NAIL & DISK STAMPED "LB 7373"
- SWIR = SET 1/2" IRON ROD & CAP STAMPED "WIT. COR. LB 7373"
- S/W = CONCRETE SEAWALL
- TOB = APPROXIMATE TOP BANK
- TUE = TECHNOLOGY UTILITY EASEMENT
- UE = UTILITY EASEMENT
- VG = VALLEY GUTTER
- X = OUTSIDE PROPERTY
- = WATER METER
- = STORM DRAIN
- ⊠ = UTILITY BOX/RISER
- ⊙ = LIGHT POLE
- ⊚ = POWER POLE
- ⊛ = FIRE HYDRANT
- ⊜ = WATER VALVE

Boundary Survey
W.O.# 14-1118
Date: 29 APR 2014

Parcel Description:
 Lots 9 and 10 of Sunshine Estates, a subdivision according to the map or plat thereof, on file and recorded in the Office of the Clerk of Circuit Courts, Charlotte County, Florida, at Plat Book 7, Page 35.



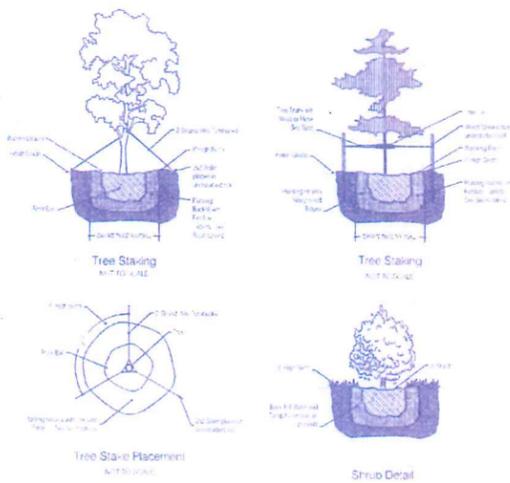
Boundary Survey
(Exhibit C-1)



Keith David Clay
 Keith David Clay
 Registered Surveyor & Mapper
 Certificate No. 6267

Plant List						
Symbol	Quantity	Botanical/Common Name	Size	Condition	Cal	Points
I.A.	10	Ilex attenuata / East Palatka Holly	30 Gal	8'-10"	2	10.0
I.C.	5	Ilex cassine / Dahoon Holly	30 Gal	8'-10"	2	5.0
Q.V.	10	Quercus virginiana / Live Oak	95 Gal	10'-12"	4	45.0
L.I.	13	Lagerstroemia indica (Pink) / Crape Myrtle	30 Gal	8'-10"	2	6.5
S.P.	3	Sabal palmetto / Sabal Palm	14'-16"	14'-16"		1.5
J.C.	100	Juniperus chinensis / Parsonii	3 Gal	18"-24"	30" O.C.	0
L.E.G.	100	Liriope 'Evergreen Giant' / Liriope	1 Gal	12"-18"	18" O.C.	0
TOTAL NEW TREE POINTS:						66.0

Existing Plant List			
Quantity	Botanical/Common Name	Cal	Points
1	Grevillea robusta / Silk Oak	10	0
1	Grevillea robusta / Silk Oak	18	0
1	Grevillea robusta / Silk Oak	4	0
2	Grevillea robusta / Silk Oak	12	0
1	Grevillea robusta / Silk Oak	14	0
1	Grevillea robusta / Silk Oak	6	0
1	Grevillea robusta / Silk Oak	8	0
TOTAL EXISTING TREE POINTS:			0



1.0 GENERAL CONDITIONS

1.1 The work encompassed by this contract includes:

1.1.01 Landscape Planting

1.1.02 Other items incidental to this project

1.2 Notify all measurements, quantities and dimensions before ordering materials or doing any work. The Contractor is responsible for differences between actual dimensions/quantities and those on the drawings.

1.3 Coordinate the work of all trades.

1.4 The Owner will accept the project work when all construction and installation of plant materials has been made and meets specifications.

1.5 Furnish releases from subcontractors of prior or present of all obligations to subcontractors at the time of submitting final draw on the contract price.

1.6 Unit prices will be used for the purpose of addendum.

2.0 PLANTING SPECIFICATIONS - GENERAL

2.1 The Contractor is responsible for any damage to plant materials during storage or planting.

2.2 Waitlist periods: Tree and Palm: 1 YEAR. Shrubs and Groundcovers: 90 DAYS. Sod: 30 DAYS.

2.3 Height and spread dimensions specified refer to the main body of the plant and not from branch to tip. Measurements shall be taken with branches in normal position.

2.4 The Landscape Contractor shall test the pH reading of the soil for all planting areas and shall adjust the pH to an appropriate pH for the indicated plant material.

2.5 The Landscape Contractor shall verify that the soil in all planting areas is suitable for the plant material specified. Investigation shall include:

- Soil water penetration
- organic content
- presence of contaminants
- or other soil characteristics that will affect the suitability of the soil to support normal, healthy plant material.

3.0 PLANTING SPECIFICATIONS - PRODUCTS

3.1 All plant materials to be Florida No. 1 or better as defined by the Florida Department of Agriculture or the Landscape Architect. The judgement of the Landscape Architect regarding material quality shall be final. Plant nomenclature according to the Standard Plant Names (1987) by the American Joint Committee on Horticultural Nomenclature.

3.2 All plants shall have been nursery grown, unless specifically authorized to be collected, and shall be hardy under climatic conditions similar to those in the locality of the project, be typical of their species or variety and shall have a normal habit of growth and shall be sound, healthy and vigorous, well proportioned and densely foliated, and free of disease and insect pests, eggs and larvae. They shall have a healthy well developed root system; if balled and burlapped be dug with firm natural ball of earth of sufficient diameter and depth to include most of the fibrous roots; if container grown, have been grown in a container long enough for the root system to have developed sufficient root to soil contact throughout the entire container. NO plants shall be kept in the container.

3.3 Planting soil shall consist of clear, 15" suitable for use as a planting medium, composed of 40% appropriate for each plant. Backfill planting pits with a mixture of 1 part native soil or equivalent 1 part peat 1 part composted cow manure. Planting soil shall be free of construction debris, heavy machinery or other non-organic material. Contractor shall supply samples of planting soils for the approval of the Landscape Architect before the Contractor's Representative. 3.4 All trees that could damage property or safety are to be staked.

3.5 All trees shall be Eucalyptus Mulch Grade B applied in sufficient quantities to provide a deep, when fully matted, unless otherwise specified by the Landscape Architect. 3.6 All plants shall be installed in a timely manner and shall be responsible for the protection and care of everything shown on the Plans.

4.0 PLANTING SPECIFICATIONS - EXECUTION

4.1 The Contractor is specifically informed that there are existing materials on the site, some of which are to remain and some are to be removed. The Landscape Architect and the Contractor shall identify and mark the disposition of all existing material before the work commences.

4.2 All staking bags are to be properly rounded. Fill all the hole of 16 to the center 1/3 of the planting area. Use approved planting soil mixture.

4.3 When materials are set, planting mixture must be completely watered in around bases of plants to fill all voids. The watering and staking shall be as detailed and done immediately after setting.

4.4 All materials shall be checked to remove dead branches and to give the material form. Pruning shall be done with clean, sharp tools.

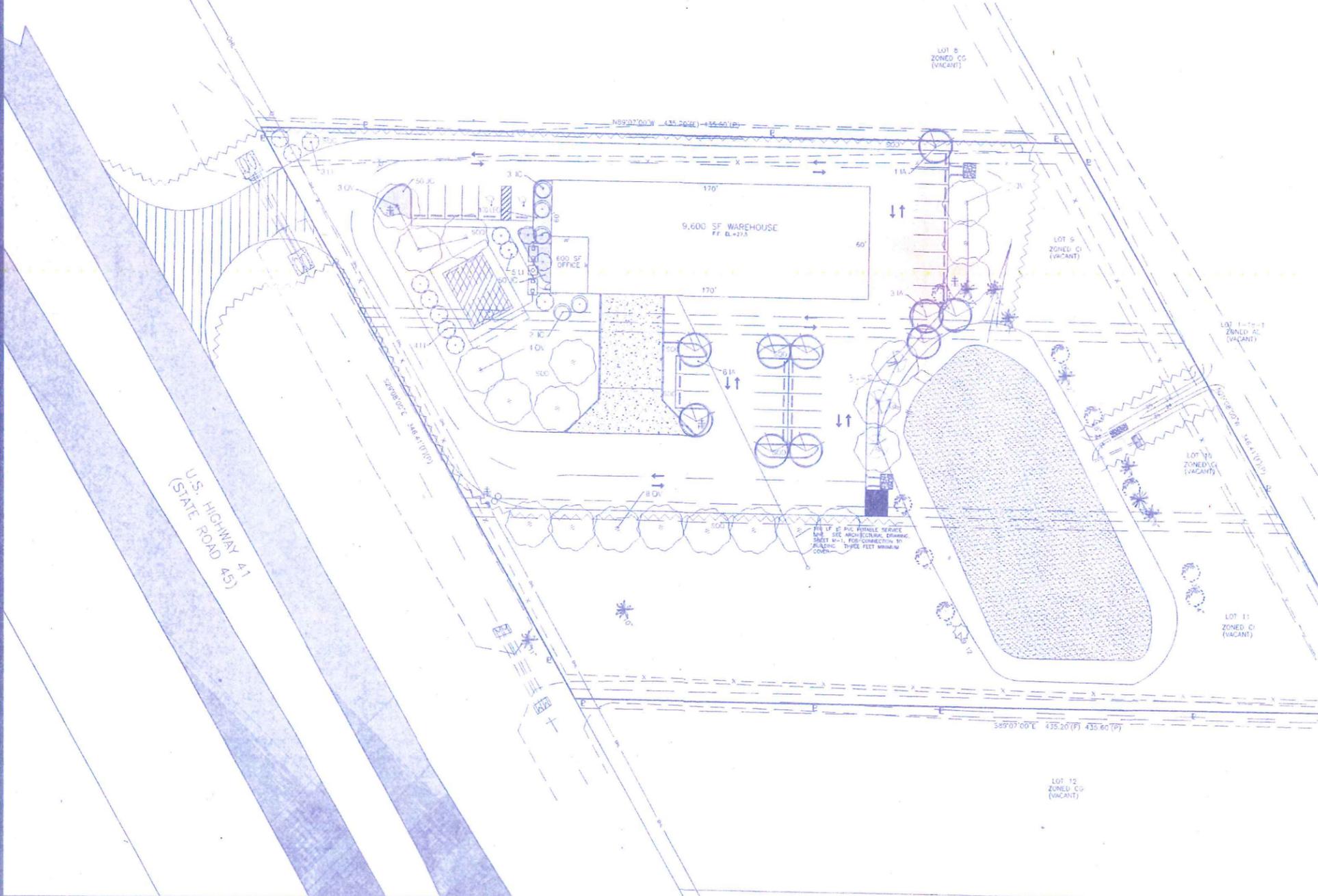
4.5 The end of mulch for trees shall be the area of the pit and for shrubs it shall be the entire area of the shrub bed. The edge of the shrub bed is a distance from the outer plant row equal to 1/2 spacing of the plants.

4.6 Maintenance shall begin immediately after each plant is planted and shall continue until the installation of planting is complete and accepted by the owner. Plants shall be watered, mulched, checked, pruned, staked, fertilized, cut back and otherwise maintained and protected. Settling plants shall be reset to proper grade position planting stakes removed and dead material removed. Guys shall be tightened and repaired. Maintenance includes regular mowing, edging and weed control, as well as horticultural pruning.

4.7 The root system of all plants shall be watered at such intervals as will keep the surrounding soil in the best condition for provision of root growth and plant life. It is understood that newly planted materials have water requirements beyond the quantities provided by the automatic irrigation system (if installed). Plant material indicating stress from 4.8 (root rot) or other conditions of stress to be reported shall be approved by the Landscape Architect before excavation is begun. The Landscape Contractor shall notify the Owner two days in advance.

4.9 The Landscape Contractor shall review the applicable ordinances and engineering drawings and be familiar with the alignment of underground utilities and improvements before excavation or work is begun.

4.10 Stakes, strings, and other used items shall be kept clean, well maintained and in good repair and the entire work area shall be cleaned at the end of each day's work.



NOTE: THE OWNER WILL SATISFY CHAPTER 35, ARTICLE XVI, CIVIL SERVICE HABILITATION RESERVATION BY CONTRIBUTING \$90,000 (\$30,000 ACRES) TO THE "OCEANVIEW" RECREATION TRUST FUND.

NOTES:

- 1. TREE REQUIREMENTS PER CHARLOTTE COUNTY ORDINANCE # 98-45
- 2. TREE POINTS - ONE (1) REQUIRE PER 2,000 SF OF DEVELOPABLE SOIL AREA (33,507 SF - 2,000 SF) = 16 TREE POINTS REQUIRED

TREES TO BE PLANTED:

- 5 DAHOON HOLLY 2" CAL (5) POINTS TREE - 10 TREE POINTS
- 13 CRAPE MYRTLE 2" CAL (13) POINTS TREE - 65 TREE POINTS
- 19 EAST PALATKA HOLLY 2" CAL (19) POINTS TREE - 19 TREE POINTS
- 31 LIVE OAK 4" CAL (6) 2.5 POINTS TREE - 15 TREE POINTS

LANDSCAPE REQUIREMENTS PER CHARLOTTE COUNTY ORDINANCE # 98-45:

- 1. 10% OF PARKING AREA - 10% OF PARKING AREA - 10% OF 1,000 SF REQUIRED - 100 SF PROVIDED
- 2. PLANTED AREAS TO BE WATERED MANUALLY
- 3. PLANTED AREAS TO BE MULCHED TO A 2" DEPTH OF COVER
- 4. GRASS
- 5. TURF AREAS TO BE SODDED WITH ARGENTINE BAMA.

PLANT LEGEND

	Q.V.	QUERCUS VIRGINIANA / LIVE OAK
	I.A.	ILEX ATTENUATA / EAST PALATKA HOLLY
	I.C.	ILEX CASSINE / DAHOON HOLLY

Landscape Plan (Exhibit C-2)

PROJECT: Airborne Express

PROJECT NO.: 700.198/1453-09-07

PROJECT LOCATION: Tamiami Trail, Punta Gorda, Charlotte County, Florida

SCALE: 1"=30'

DATE: 28 SEP 00

BY: [Signature]

REVISIONS:

NO.	DATE	BY
1	28 SEP 00	[Signature]
2	28 SEP 00	[Signature]

WEC THE WELLS ENGINEERING CORPORATION

1777 TAMIAHI TRAIL, SUITE 304, MURDOCK, FLORIDA 33948, (941) 764-6447

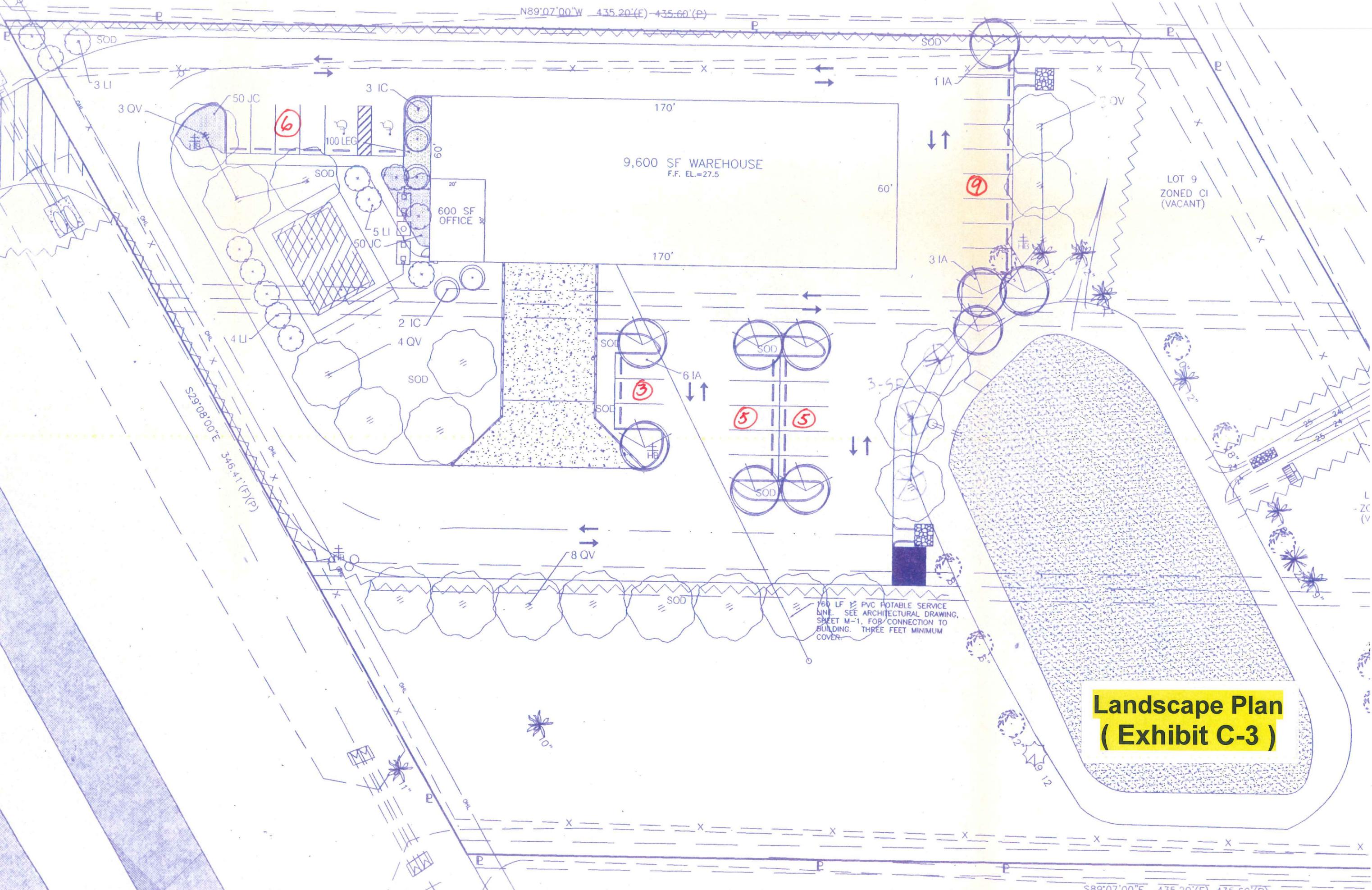
APPROVED

OWNER: 1578 el jobean road, port charlotte, florida 339, tx 941.766.8383 fax 941.766.6

SHEET 60

DRC-PF-CO-21

N89°07'00"W 435.20'(F) 435.60'(P)



9,600 SF WAREHOUSE
F.F. EL.=27.5

600 SF OFFICE

LOT 9
ZONED CI
(VACANT)

**Landscape Plan
(Exhibit C-3)**

760 LF 1/2" PVC POTABLE SERVICE LINE. SEE ARCHITECTURAL DRAWING, SHEET M-1, FOR CONNECTION TO BUILDING. THREE FEET MINIMUM COVER.

S29°08'00"E 346.41'(F)(P)

S89°07'00"E 435.20'(F) 435.60'(P)



Charlotte County GIS Aerial Photograph – January 2014



Charlotte County GIS Aerial Photograph - January 2011

Waterway Boat Lift Covers

25522 E Marion Avenue, Punta Gorda, FL 33950

Phone (941) 505-0237 Fax (941) 505-9669

Narrative for Special Exception Request:

Waterway will meet the requirements of light manufacturing and assembly within the confines of the building unit, not outside the building.

Waterway currently has 14 employees and will soon be expanding to 17

Business hours are Monday to Friday 7:00 am to 5:00 pm

Waterway is under contract for the building contingent upon this special exception approval.

Response to special exception's six criteria

1. Yes the use is permitted in the district as stated by charlotte county staff
2. Land north and south are vacant commercial properties. Across the street is conservation land. And behind the property is vacant agricultural property. So the exception would not conflict with any current contiguous land use.
3. Ingress and egress is in place and approved thru current site plan approval.
4. Buffers, landscaping and Storm water Etc. is in place and approved thru current site plan approval.
5. The special exception is consistent with Charlotte Counties Comprehensive plan and land development regulations as per charlotte county staff.
6. There is absolutely no danger to the public health, safety or welfare or is the use detrimental in any way.

Waterway Boat Lift Covers has been in business over twenty years with light manufacturing and assembly in its current location, this move would allow the growth to continue into the future.

Respectfully,

Eric Craig, President

**Narrative
(Exhibit E)**



MEMORANDUM

Date: August 18, 2014
To: Ken Quillen, Planner III
From: Jamie Scudera, Environmental Specialist
Subject: SE-14-013
Waterway Boat Lift Covers, 15040 Tamiami Trail

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

- ❖ The site consists of an existing warehouse building with associated parking.

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:

- ❖ If this proposal moves forward, it will be reviewed for compliance with:

Chapter 3-5:

Article XVIII, *LANDSCAPING AND BUFFERS*.

If there are any questions pertaining to this review please feel free to contact me in the Zoning Division office at (941) 743-1290.

JS

(Exhibit F)

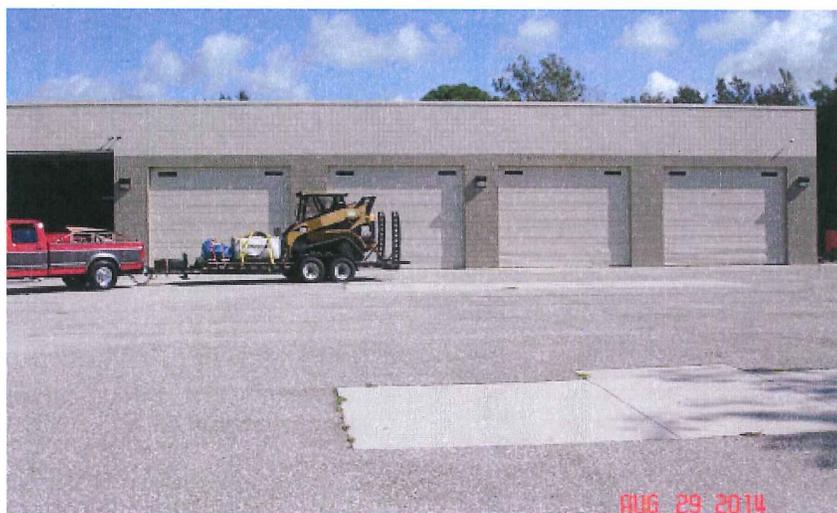
P:animal/Specexcep_Variances/2014/SE-14-013(WaterwayBoatLiftCovers).doc



Front



South Side



South Side

Site Photos – August 2014