

STAFF REPORT

Community Development Department

Petition Number: **SE-15-002**

To: Charlotte County Board of Zoning Appeals

From: Shaun Cullinan, Zoning Official

Prepared By: Ken Quillen, AICP, Planner III

Report Date: April 1, 2015

BZA meeting date: April 8, 2015

Requested Action/General Information:

Lynn Brewer, agent for Exotica Compound, Inc., is requesting a special exception to allow exotic animal boarding for Class I and Class II animals in the Agriculture (AG) zoning district. Subject property consists of 10-acres (lots 17 and 19) located at **41420 Horseshoe Road** in East Charlotte County (see attached **Location Map**). The attached **Zoning Map** shows the zoning of this property, which is Agriculture (AG). This property has an Agriculture Future Land Use Map (FLUM) designation.

The applicant, Lynn Brewer, purchased subject property in February of 1997 and is the owner of the animals which are being kept on the property. The applicant is requesting a special exception to bring the existing boarding of Class I and Class II exotic animals into conformity with the Zoning Code. This property is located on the north side of Horseshoe Road just west of State Route 31. **Subsection 3-9-30(f)(21) (Exhibit A)** of the newly revised Charlotte County Zoning Code allows; "(21) Exotic animal breeding, boarding and training" with the approval of a special exception by the Board of Zoning Appeals.

The applicant has submitted the attached **Survey (Exhibit B)** showing the locations of existing buildings, including a single-family residence, barn, and shed, as well as the fenced 'Animal Keeping Area' and two ponds. The single-family residence is the home of Chris Kaletta, who is another caretaker of the animals.

The applicant has also submitted the attached **Narrative (Exhibit C)** explaining what they are trying to accomplish and how they believe this request meets the criteria for granting a special exception. The first exotic animal brought to this location was a Florida Panther, a Class I animal, named Goliath who was born on September 24, 1996. Then Kumu, A British Columbian Wolf, which is a Class II animal, was acquired next, followed by the animals listed in the table below:

| Class: | Animal: | Name: | Birth or Acquisition Date: | Age: | Date Removed or Date of Death: |
|----------|------------------------|-----------|----------------------------|------|--------------------------------|
| Class I | Florida Panther | Goliath | Birth: September 24, 1996 | 17 | January 15, 2014 |
| Class II | British Columbian Wolf | Kumu | ? / ? | ? | October 29, 2013 |
| Class I | Western Cougar | Gabriela | Birth: June 6, 1998 | 16 | February 28, 2015 |
| Class II | British Columbian Wolf | Wolf | Birth: May 4, 2000 | 14 | ? |
| Class I | Bengal Tiger | SherKahan | Birth: October 5, 2000 | 14 | ? |
| Class I | Bengal Tiger | ShanKar | Birth: April 4, 2001 | 14 | ? |
| Class I | Bengal Tiger | Sheba | Birth: March 18, 2002 | 13 | ? |

The Community Development Department's Environmental Specialist has performed a cursory review and their comments are in the attached **Memorandum (Exhibit D)** dated March 30, 2015.

Findings: The three standards for approval for a Special Exception according to Section 3-9-6.2(i) of the Charlotte County Zoning Code are as follows:

1. The proposed special exception is consistent with the Comprehensive Plan.

Finding: The Smart Charlotte 2050 Comprehensive Plan states that lands designated as Agriculture (AG) are for agricultural activities consisting of "ranching and crop farming, as well as, rural residential, rural recreational uses, rural industrial uses, and public service type uses". Agricultural lands may not exceed a maximum residential density of one dwelling unit per ten acres. The applicant owns two five-acre lots for a total of ten acres, which complies with the density requirements in the Agriculture designation. Staff believes that the proposed exotic animal boarding facility is in compliance with the Comprehensive Plan, which allows "rural recreational uses".

2. The proposed special exception is compatible with existing and permitted uses surrounding the land on which the proposed special exception would exist.

| Direction | Existing Land Uses | Existing Zoning | FLUM Designation |
|-----------|---------------------|--------------------------------|-------------------------|
| North | Single-family homes | Mobile Home Conventional (MHC) | Low Density Residential |
| South | Single-family homes | Agriculture (AG) | Agriculture |
| East | Single-family homes | Agriculture (AG) | Agriculture |
| West | Single-family homes | Agriculture (AG) | Agriculture |

Finding: The surrounding land uses consist primarily of single-family residences and vacant lots. The Octagon Wildlife Sanctuary, which was granted a special exception in September of 2012 (SE-12-012), is located just two lots east of subject property. Staff believes that this exotic animal boarding facility would be compatible with the surrounding land uses.

3. 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 exotic animal boarding facility would not be detrimental to or endanger the public health, safety or general welfare of the surrounding agricultural properties and single-family residences.

ANALYSIS AND CONCLUSIONS:

After review of the site and the application requesting this special exception staff believes that the proposed exotic animal boarding facility does meet the three 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 only allow exotic animal boarding of the four Class I and Class II animals currently located on subject property. This use shall be discontinued once all of the four existing animals are relocated or have died.
2. This special exception extends only to the land included in the Site Plan and legal description submitted with this application. The property owner shall combine the two lots (lots 17 and 19) into one parcel to comply with the minimum lot size of ten acres in the Agriculture zoning district.
3. The site plan submitted by the applicant as part of the petition is for illustrative purposes only. All permitting procedures and codes are applicable to the erection and operation of any future buildings.
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 application 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, Section 3-9-30, Survey, Narrative (9) and Environmental Specialist Memorandum (2)



Community Development

CHARLOTTE COUNTY

Location Map for SE-15-002

Charlotte County Government

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25/42/25 South 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-S. Yancey 6626 Date Saved: 3/12/2015 10:53:37 AM

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CHARLOTTE COUNTY

Zoning Map for SE-15-002

AG

P5

P6-3

P6-4-1

P6-4

MHC P6-3-1

P11-4

P6

P10

LITTLE FARM RD

P6-1-1

P6-1-3

P6-1-2

P11-7

P6-3-3

P6-3-5

P6-3-2

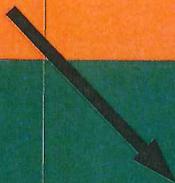
P7

P7-1

P8

P9

SITE



25

23

21

19

17

15

13

11

PRIVATE DR

9

HORSESHOE RD

AG

26

24

22

20

18

16

14

12

10

P1

P1-3

P1-4

P1-11

P1-8

P1-10

P1-2

25/42/25 South County

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Community Development

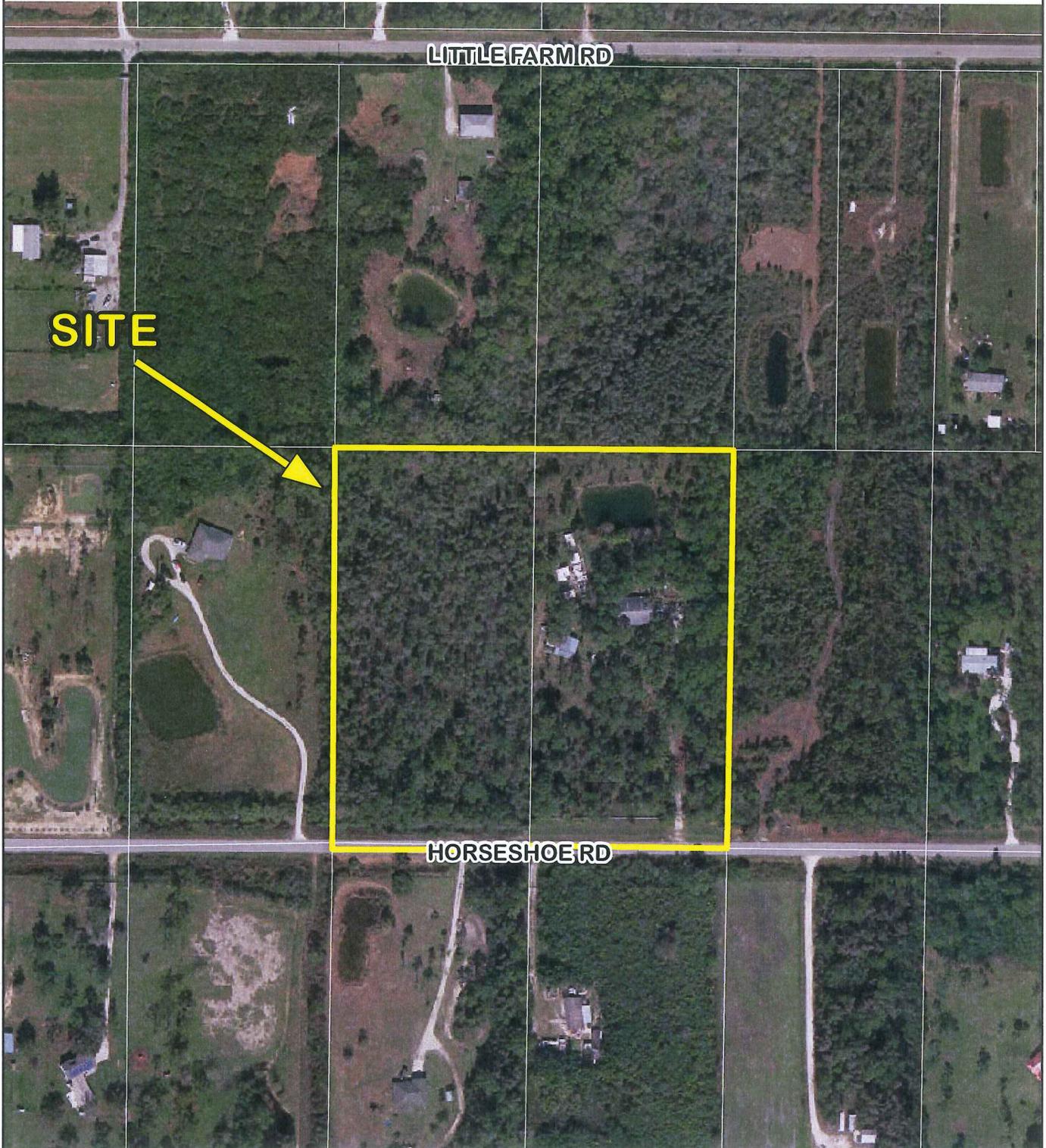
CHARLOTTE COUNTY

2014 Aerial View for SE-15-002

Charlotte County Government

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25/42/25 South County

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1

2 **Sec. 3-9-30. Agriculture (AG)**

3 (a) *Intent.* The purpose and intent of this district is to allow agriculture, very-low-density residential,
4 rural recreation, and other rural uses. Agriculture and agricultural activities are frequently associated with
5 noise, odors, dust, aerial chemical spraying, and other activities generally incompatible with urban-style
6 living. However, agriculture forms a vital segment of the economy of the state, and provides diversity of
7 economic opportunity and life styles for the county. Therefore, it is the purpose of this district to provide
8 areas for the establishment and/or continuation of agricultural operations with residential uses being
9 permitted only at very low densities and to accommodate those individuals who understand and desire to
10 live in an agricultural environment.

11 (b) *Permitted Uses and Structures (P):*

- 12 (1) 4H, FFA and similar uses and activities.
- 13 (2) Assisted living facility or day care center, adult, six or less. (See Sec. 3-9-62. Adult Congregate
14 Living Facilities)
- 15 (3) Biofuel production, less than 5,000 gal per day.
- 16 (4) Cemetery, mausoleum.
- 17 (5) Community garden.
- 18 (6) Dairy, grain, fruit, field crop and vegetable production, cultivation, packing, and storage.
- 19 (7) Domestic animal breeding, boarding, and training.
- 20 (8) Emergency services.
- 21 (9) Fish and wildlife management area, nature preserve.
- 22 (10) Fish hatchery.
- 23 (11) Gamelands, public or private.
- 24 (12) Harvesting, cultivation, processing, and sale of crops grown on premises, including silviculture,
25 aquaculture, and commercial citriculture.
- 26 (13) Horse stable, barn, workshop, and other structures and uses incidental to agricultural uses.
- 27 (14) Livestock breeding, boarding, training, and grazing.
- 28 (15) Manufactured home (DCA), minimum requirement is 150 miles per hour exposure C.
- 29 (16) Minor Home Occupation. (see Sec. 3-9-74. Home Occupations)
- 30 (17) Model home. (see Sec. 3-9-78. Model Homes)
- 31 (18) Outdoor educational facility.
- 32 (19) Park, public or not-for-profit.
- 33 (20) Plant nursery.
- 34 (21) Raising of poultry.
- 35 (22) Single-family detached, which may have a guest suite that is structurally attached, with or
36 without cooking facilities.

Land Development Regulations
Chapter 3-9. Zoning
Article II. District Regulations

Sec.3-9-30. AG

- 1 (23) Telecommunications facility, 50 feet or less in height. (see Sec. 3-9-68. Communication
2 Towers)
- 3 (24) Telecommunications facility, greater than 50 feet in height. (see Sec.3-9-68. Communication
4 Towers)
- 5 (c) *Permitted Accessory Uses and Structures*: Uses and structures which are customarily accessory and
6 clearly incidental to permitted and conditional uses and structures are permitted in this district,
7 including, but not limited to:
- 8 (1) Agricultural accessory uses and structures may be permitted prior to the principal uses and
9 structures.
- 10 (2) Carports, garages, and storage structures associated with agricultural uses may be permitted
11 prior to the principal uses and structures.
- 12 (3) Fences or walls which may be permitted prior to the principal uses and structures.
- 13 (4) Guest suite, detached, consisting of living and sanitary facilities only. Cooking facilities shall
14 not be permitted in a detached guest suite. It must meet all applicable development standards
15 set forth in the zoning district.
- 16 (5) Keeping of pets, excluding animal breeding, boarding, and training.
- 17 (6) Swimming pools, tennis courts, or other similar noncommercial recreational uses and
18 structures.
- 19 (d) *Conditional Uses and Structures (C)*: (For rules and regulations for any use designated as a
20 Conditional Use or Structure, see Sec.3-9-69. Conditional Uses and Structures)
- 21 (1) Advanced Bed and breakfast, 1 or 2 bedrooms.
- 22 (2) Conservation subdivision.
- 23 (3) Farm labor housing.
- 24 (4) Guest home.
- 25 (5) Manufactured home (HUD), minimum requirement is Wind Zone 3.
- 26 (6) Minor yard trash processing facility. (see Sec. 3-9-70. Debris and Waste Facilities)
- 27 (e) *Prohibited Uses and Structures*: Any use or structure not expressly or by reasonable implication
28 permitted herein or permitted by special exception shall be unlawful in this district.
- 29 (1) Park models and Recreational Vehicles for living purposes.
- 30 (f) **Special Exceptions (S)**: (For procedure see Sec. 3-9-6.2. Special Exceptions)
- 31 (1) Agricultural industrial activities, leather tanning, wool processing, meat curing.
- 32 (2) Airport.
- 33 (3) All conditional uses and structures that cannot meet all conditions set forth in this Code.
- 34 (4) Amphitheater.
- 35 (5) Animal hospital with indoor or outdoor facilities.
- 36 (6) Animal and poultry slaughter, stockyards, rendering.
- 37 (7) Animal sanctuary, zoo.
- 38 (8) Assisted living facility or day care center, adult, seven or more. (See Sec. 3-9-62. Adult
39 Congregate Living Facilities)

Land Development Regulations
Chapter 3-9. Zoning
Article II. District Regulations

Sec.3-9-30. AG

- 1 (9) Bed and breakfast, 3 or more bedrooms.
- 2 (10) Biofuel production, 5,000 to 15,000 gal per day.
- 3 (11) Biofuel production, greater than 15,000 gal per day.
- 4 (12) Campground.
- 5 (13) Clubhouse, community center.
- 6 (14) Cluster housing. (see Sec. 3-9-67. Cluster Housing)
- 7 (15) Composting facility. (see Sec. 3-9-70. Debris and Waste Facilities)
- 8 (16) Concentrated animal feeding operation.
- 9 (17) Correctional facility.
- 10 (18) Dairy, grain, fruit, field crop, and vegetable processing.
- 11 (19) Elementary, middle or high school.
- 12 (20) Essential services. (See Sec. 3-9-71. Essential Services)
- 13 (21) Exotic animal breeding, boarding, and training.
- 14 (22) Farm equipment sales and service.
- 15 (23) Fertilizer manufacturing.
- 16 (24) Gas station.
- 17 (25) Government uses and facilities.
- 18 (26) Heliport, helistop.
- 19 (27) Livestock auction.
- 20 (28) Lumberyard.
- 21 (29) Major Home Occupation. (see Sec. 3-9-74. Home Occupations)
- 22 (30) Motor sports track, venue.
- 23 (31) Outdoor market space or exhibition space.
- 24 (32) Pistol, rifle, skeet, trap shooting and archery ranges.
- 25 (33) Place of Worship. (see Sec. 3-9-82. Places of Worship)
- 26 (34) Power plant.
- 27 (35) Private clubs.
- 28 (36) Private landing field.
- 29 (37) Recreation, outdoor.
- 30 (38) Sawmill, machine shop.
- 31 (39) Single-family residences used as a foster care facilities.
- 32 (40) Transfer station. (see Sec. 3-9-70. Debris and Waste Facilities)
- 33 (41) University or college.
- 34 (42) Such other uses as determined by the Zoning Official or his/her designee to be:
 - 35 a. Appropriate by reasonable implication and intent of the district.

Land Development Regulations
 Chapter 3-9. Zoning
 Article II. District Regulations

Sec.3-9-30. AG

1 b. Similar to another use either explicitly permitted in that district or allowed by Special
 2 Exception.

3 c. Not specifically prohibited in that district.

4 The Board of Zoning Appeals shall review a favorable determination of the Zoning Official under this
 5 provision at the time the Special Exception application is presented to it. An unfavorable
 6 determination of the Zoning Official or his/her designee shall be appealable pursuant to Sec. 3-9-6.
 7 Board of Zoning Appeals.

8 (g) *Development Standards:*

| | AG |
|---|----------------|
| Lot (min.) | |
| Area (acres) | 10 |
| Width (ft.) | 250 |
| Setbacks (min. ft.) | |
| Front | 40 |
| Side | 20 |
| Rear | 20 |
| Abutting water | 20 |
| Bulk (max.) | |
| Lot Coverage of All Buildings | 10% |
| Lot Coverage of Structures Related to Process of Hydroculture or Similar Uses Excluding Warehouses | 80% |
| Height (ft.) | 38 |
| Density (units/acres) | 1 per 10 acres |

10

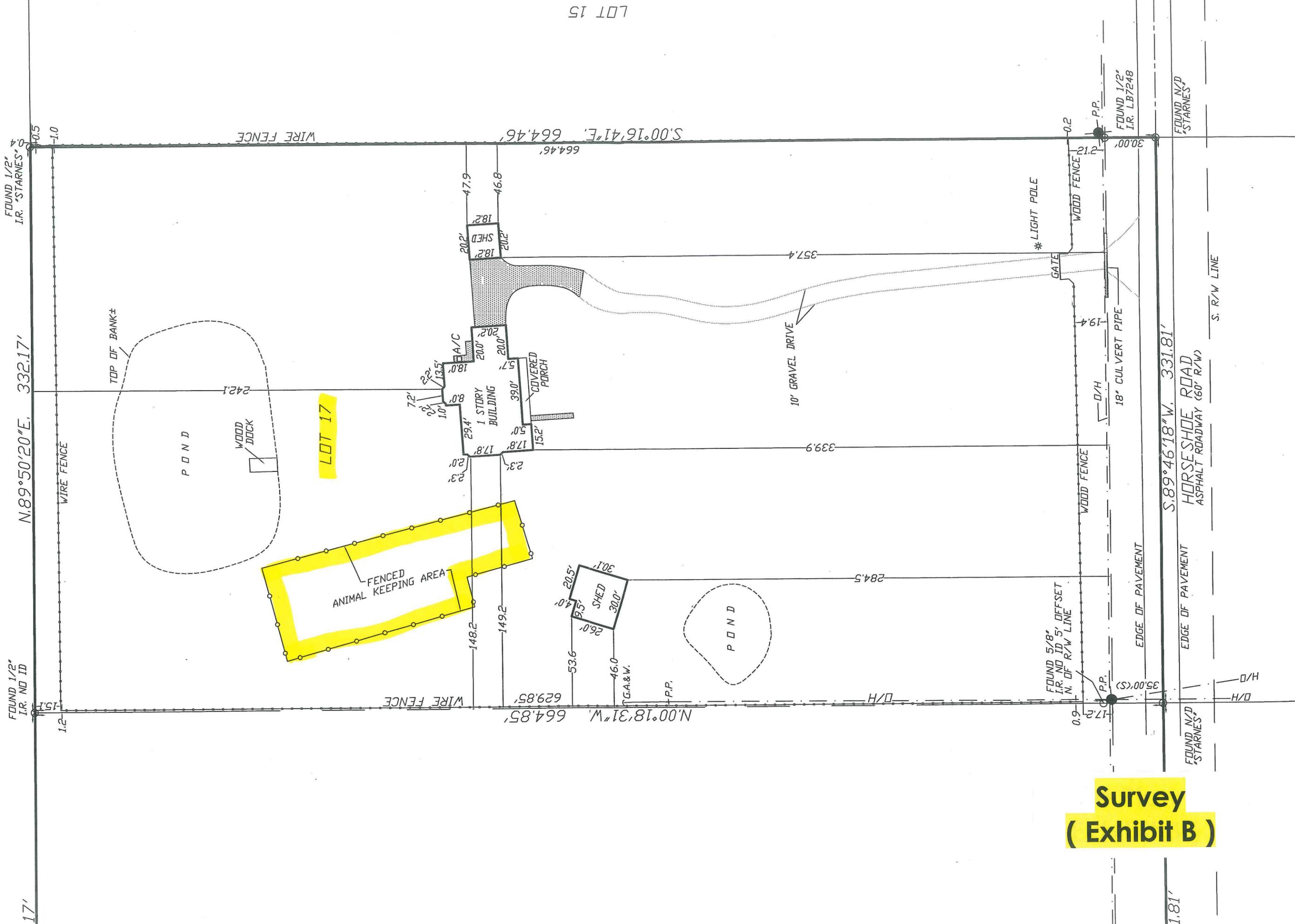
11 Where properties lie anywhere on a barrier island or within 1,200 feet of the water of Charlotte
 12 Harbor, the Gulf of Mexico, Lemon Bay, Gasparilla Sound, Placida Harbor, Red Fish Cove, the
 13 Myakka River, the Peace River, or Coral Creek, structures must also be constructed in accordance
 14 with Sec. 3-9-88. Waterfront Property.

15 (h) *Off-street parking.* Off-street parking shall be in accordance with Sec. 3-9-79.

16 (i) *Signs.* Signs shall be in accordance with Sec. 3-9-85.

**Section 3-9-30
 (Exhibit A-4)**

UNPLATTED LANDS



**Survey
(Exhibit B)**

LOT 15

FOUND 1/2" I.R. STARNES' 0.4

N.89°50'20"E. 332.17'

FOUND 1/2" I.R. NO ID 15.1

1.0

WIRE FENCE

1.2

TOP OF BANK±

POND

242.1

WOOD DOCK

LOT 17

FENCED ANIMAL KEEPING AREA

WIRE FENCE

7.2'

2.2'

1.0'

13.5'

8.0'

29.4'

17.8'

2.3'

2.3'

148.2'

149.2'

53.6'

9.5'

20.5'

26.0'

30.1'

46.0'

G.A.&W.

P.P.

629.85'

N.0°18'31"W. 664.85'

664.46'

S.0°16'41"E. 664.46'

20.2'

18.2'

20.2'

18.2'

20.2'

20.0'

20.0'

18.0'

5.7'

39.0'

5.0'

15.2'

17.8'

2.3'

2.3'

148.2'

149.2'

53.6'

9.5'

20.5'

26.0'

30.1'

46.0'

G.A.&W.

P.P.

629.85'

N.0°18'31"W. 664.85'

47.9'

46.8'

18.2'

20.2'

18.2'

20.2'

20.0'

20.0'

18.0'

5.7'

39.0'

5.0'

15.2'

17.8'

2.3'

2.3'

148.2'

149.2'

53.6'

9.5'

20.5'

26.0'

30.1'

46.0'

G.A.&W.

P.P.

629.85'

N.0°18'31"W. 664.85'

0.2

2.12'

30.00'

FOUND 1/2" I.R. LB7248

P.P.

18' CULVERT PIPE

EDGE OF PAVEMENT

EDGE OF PAVEMENT

HORSESHOE ROAD

ASPHALT ROADWAY (60' R/W)

S. R/W LINE

S.89°46'18"W. 331.81'

1.81'

FOUND N/D STARNES'

35.00'(S)

P.P.

17.2'

0.9'

FOUND 5/8" I.R. NO ID 5' OFFSET N. OF R/W LINE

D/H

D/H

EDGE OF PAVEMENT

EDGE OF PAVEMENT

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H/D

H/D

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D/H

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P.P.

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0.9'

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D/H

D/H

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EDGE OF PAVEMENT

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S.89°46'18"W. 331.81'

1.81'

FOUND N/D STARNES'

35.00'(S)

P.P.

17.2'

0.9'

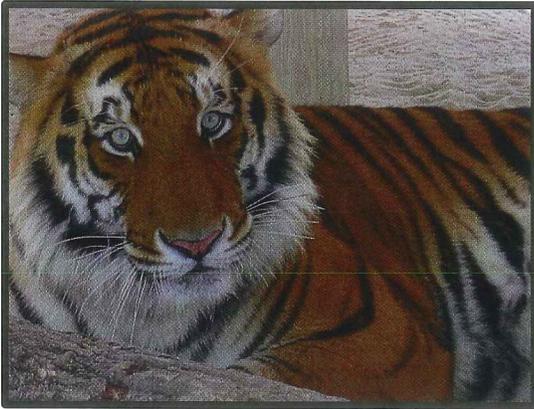
FOUND 5/8" I.R. NO ID 5' OFFSET N. OF R/W LINE

D/H

D/H

EDGE OF PAVEMENT

EDGE OF PAVEMENT



Exotica Compound, Inc.

41420 Horseshoe Rd.

Punta Gorda, FL 33982

239-691-1128

ExoticaCompound@gmail.com

February 12, 2015

Narrative
(Exhibit C-1)

Community Development Department
Current Planning and Zoning Division
Port Charlotte, FL

To the committee:

Your help in this Exception matter would be greatly appreciated. When I first thought about purchasing Lots 17 & 19 on Horseshoe Road in Horseshoe Acres in 1997 I had placed a call to the county to see what I needed in order to have Class I & II animals on the property and was told that Florida Wildlife would need to inspect any structures built for the animals and that there was nothing else needed. In the years since I have checked with the County and was not made aware that I needed an Exception or any changes. Now that the laws have changed for Class I & II animals I now have to hold a USDA permit as well as the state Wildlife license. We are located next to the Octagon Wildlife Sanctuary.

The animals at 41420 Horseshoe Road have lived there since shortly after they were born and know no other home. We have provided some of the best cages, both security wise and animal friendly to each specie.

It is Lynn Brewer, Chris Kaletta and Exotica Compounds intentions to help educate the general public on the need to preserve natures large cats by teaching them the cats habits and habitats and encouraging them to help preserve what few we have left of these magnificent animals.

I am asking for the Special Exception to be granted to enable these large cats to live out their natural lives in the only home they have known and be taken care of by the team that has been their family for all these years.

I would encourage any member of the board to please come visit and see the manner in which the animals have been brought up and the lives they have lived. To not grant this Exception would mean that these animals would be taken away and placed in surroundings

that are not nearly as comfortable and nice as they have always known and I become ill just thinking about how they would be treated.

To this point I am asking the board to vote yes on the Special Exception and allow these animals to live out their lives in comfort and with the team that cares for them and loves them.

Lynn Brewer and Exotica Compound is one of several people on Horseshoe Road that have exotic animals and to my knowledge I have been told by the owners that they do not have an Exception.

I am asking that this Special Exception be granted to enable these fine animals to complete their lives in the safe and secure surrounding which they have been raised in.

You will find by talking with Florida Wildlife that our cages, surroundings and care of these animals is and has always been way above average and all of our inspections are with flying colors.

Thank you for your attention to and help with this matter.

With kind regards,

A handwritten signature in cursive script that reads "Lynn Brewer".

Lynn Brewer

**Narrative
(Exhibit C-2)**



LICENSE TO POSSESS CLASS I AND/OR CLASS II WILDLIFE
FOR EXHIBITION OR PUBLIC SALE (1 TO 25 ANIMALS)

Florida Fish and Wildlife Conservation Commission
PO Box 6150, Tallahassee, FL 32314-6150
(850) 488-3641

ESA 2165

Applicant ID: 2134 License ID: 401-117079

Cost: \$150.00

Issued: 10/22/2014

Expires: 09/18/2015

EXOTICA COMPOUND, INC.
41420 HORSESHOE ROAD
PUNTA GORDA, FL 33982-0000

Location Address:
BREWER, LYNN
41420 HORSESHOE ROAD
PUNTA GORDA, FL 33982-0000

LICENSEE AUTHORIZATIONS

CLASS 1 - This licensee IS Authorized to Possess Class I Wildlife

FELIDAE

CLASS 2

CANIDAE

Narrative
(Exhibit C-3)



LICENSE TO POSSESS CLASS I AND/OR CLASS II WILDLIFE
FOR EXHIBITION OR PUBLIC SALE (1 TO 25 ANIMALS)

Florida Fish and Wildlife Conservation Commission
PO Box 6150, Tallahassee, FL 32314-6150
(850) 488-3641

ESA 2166

Applicant ID: 7660 License ID: 401-117078

Cost: \$150.00

Issued: 10/22/2014

Expires: 09/18/2015

EXOTICA COMPOUND, INC.
41420 HORSESHOE ROAD
PUNTA GORDA, FL 33982-0000

Location Address:
KALETTA, CHRIS
41420 HORSESHOE ROAD
PUNTA GORDA, FL 33982-0000

LICENSEE AUTHORIZATIONS

CLASS 1 - This licensee IS Authorized to Possess Class I Wildlife

FELIDAE

CLASS 2

CANIDAE

Narrative
(Exhibit C-4)

**EXOTICA
COMPOUND
BUSINESS PLAN**

*“ To Not Prevent Extinction,
Is To Destroy A Part Of Our Existence”*

**Narrative
(Exhibit C-5)**

COMPREHENSIVE OBJECTIVES AND GOALS

Exotica Compound, Inc. was created in 1995 to help with the preservation and mistreatment of exotic large cats. To provide caring homes with food, shelter and be surrounded by people that value their existence was of prime importance to Exotica Compound, Inc.

Exotica Compound, Inc. owner, Lynn Brewer bought property located at 41420 Horseshoe Road in February 1996 after talking with the Charlotte County zoning board which told them they did not need any special permits for the animals to be on this property. The necessary licenses had already been worked toward for over two years and Class I and II were obtained. Over the years the Charlotte County Zoning Board were contacted and were asked about needing anything in order to keep the animals on the property and were told NO. The animals have been at the 41420 horseshoe Road address for 19 years and know no other place.

Work began on cages and the first occupant was moved in late summer - Goliath, a Florida Panther who was born 09/24/1996 and moved into his permanent structure at 41420 Horseshoe Road when his permanent cage was completed followed by Kumu a British Columbian Wolf. The other animals were added when born.

The objective of Exotica Compound Inc. is to provide a protected compound for large cats which are presently on the endangered species list. To provide these animals with the care, shelter and love that these magnificent animals are deserving of.

The objective and dream of Exotica, Lynn Brewer, Chris Kaletta and team is to be able, in their small way, to make certain that the next generations will have a wonderful opportunity to see and learn the habits and about the habitats of our present day endangered Big Cats.

Exotica Compound Inc. would like the animals which are included in this plan, to have an opportunity to live protected, productive lives being cared for by those that admire and love them. These animals, unfortunately are becoming less a reality than a legend.

Exotica Compound, Inc, plans on providing a home for the Class I cats that are on the premises and will endeavor to educate the interested on these animals. Big cats are destined to becoming extinct if our culture does not put a foot forward to prevent.

The program that Exotica Compound, Inc. will be presenting is one of educating the public on these exotic animals, their majestic beauty, the fact that each has their own personality and what life is like in their natural habitat. There will be information on their natural habitat, feeding habits, territories and how they exist.

The animals we are providing homes for are becoming extinct for many reasons. Some of the reasons these animals are losing their battle to survival are hunters and poachers (who

Narrative
(Exhibit C-6)

disregard many countries laws), natural disease pertinent to a particular species, other animals, limited natural habitat areas, natural disasters and less animals to mate to without interbreeding occurring.

With man's intelligence and need to know and grow, we have forgotten the fact that we leave a path of destruction in our wake. Every time a new development starts, a high price is placed on all "parts" of wildlife, a natural disaster occurs, much of the wildlife lose their shelter, food they exist on and their very lives.

As with all things, when there is an abundance it is usually mistreated, abused and eliminated. Humans, as a society, seem not to understand that when you abuse people, animals, minerals, the very land we live on and the very things we need to exist, we ultimately eliminate future generations from living as fruitful and full lives as possible.

We are talking about what is happening today to some of the world's most beautiful creatures. Many of these animals are being hunted and killed for sports and profit. There are many animals that future generations will only associate with via photos.

Exotica knows that by itself it can only make a small difference, however, it is our hope that we can grow, educate our youth and help keep some of these beautiful creatures on our earth from becoming extinct.

Exotica Compound works daily to make just a small difference in the world. To preserve just one "endangered" life makes a successful day at our compound.

CAPTIVE TIGERS AND OTHER EXOTIC OR WILD ANIMALS:

We at Exotica, believe that originally, wild animals should not have ever been brought into captivity. We further realize that the animals which are being held captive and their daily care are an inherited responsibility of the society that we and they live in. If it were up to Exotica, we would agree to return these beautiful animals back to their natural habitat. We realize that it is because of man's intervention that returning the animals safely to the wild is not feasible. The reasons are many, however, the animals we are talking about have only known their present home and the loving care that has been given them their entire lives. They are too acclimated to their home to be placed in any other environment without harm and possible death.

At this point in their lives even to be placed in an accredited zoo would be deadly to the animals which have lived all their lives at Exotica.

The objective of Exotica is to provide the present wildlife on the compound an enjoyable, comfortable home to live their natural lives out. To this end they will be well fed, protected and have comfortable homes.

The animals at Exotica Compound, Inc. will serve to help educate the general public on their habitats, normal breeding habits, history, and feeding habits and desire to exist by

**Narrative
(Exhibit C-7)**

providing tours along with discussion on each animal and how we can help to protect the few animals that remain in their natural habitat.

Often with knowledge comes understanding and better ideas on how we can proceed. The remaining species deserve a natural full life that nature provides and to this end we hope to help this along with educating as many people as we can.

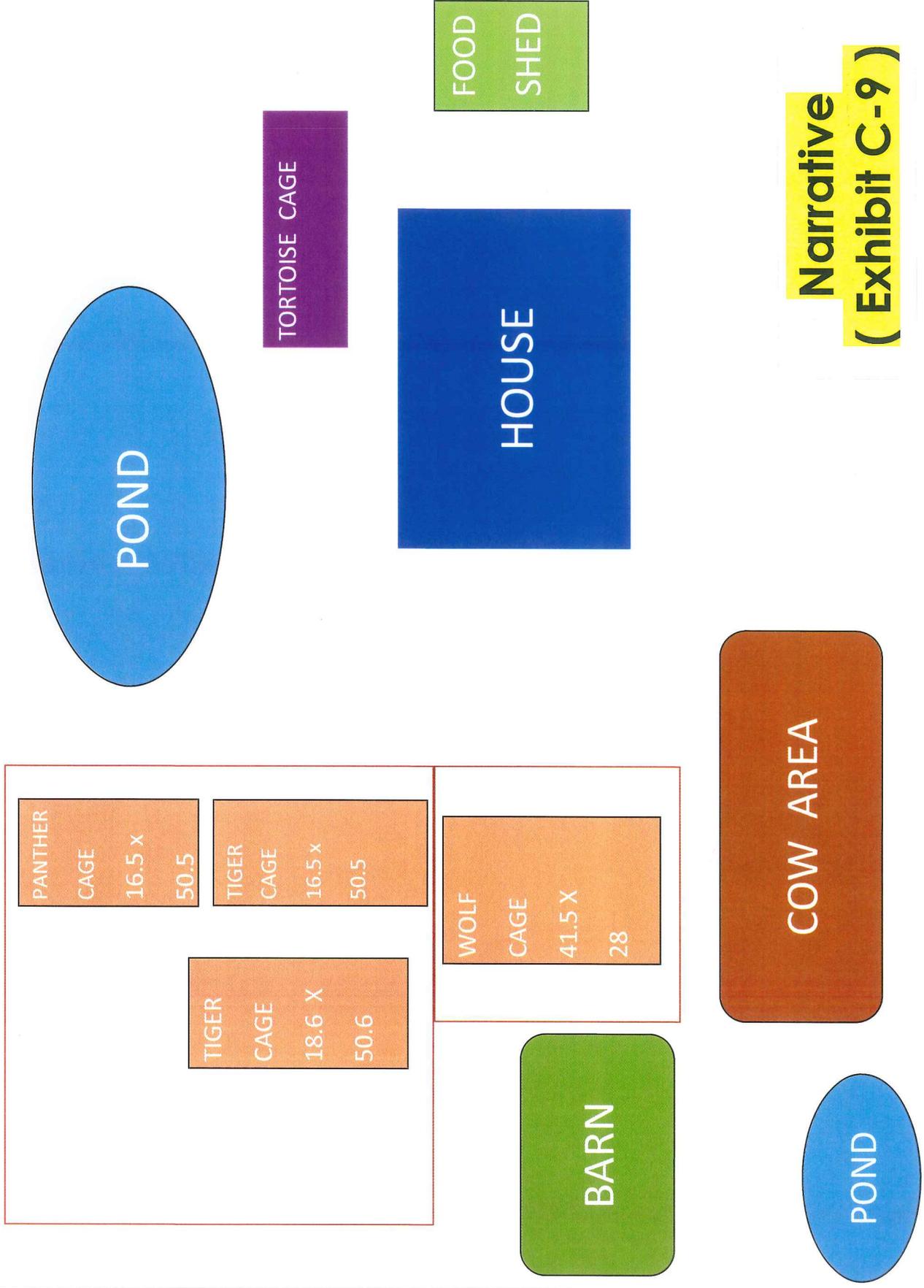
There are several people on the Horseshoe road that have large cats and have for many years. The Octagon is open to the public two days a week and it is our hope that we will be able to educate the public in a little different manner with special classes that will be by appointment only.

Exotica Compound Animal List and DOB

| | | |
|-----------|------------------------|------------|
| Gabriela | Western Cougar | 06/06/1998 |
| Wolf | British Columbian Wolf | 05/04/2000 |
| SherKahan | Bengal Tiger | 10/5/2000 |
| ShanKar | Bengal Tiger | 04/04/2001 |
| Sheba | Bengal Tiger | 03/18/2002 |

Narrative
(Exhibit C-8)

EXOTICA COMPOUND



Narrative
(Exhibit C-9)



MEMORANDUM

Date: March 30, 2015
To: Ken Quillen, Planner III
From: Jamie Scudera, Environmental Specialist
Subject: SE-15-002, Exotica Compound, Inc., 41420 Horseshoe Road

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 or ordinances and offers the following comments:

- ❖ A GIS aerial and preliminary environmental review was conducted by staff. The property consists of a partially developed private exotic wildlife sanctuary on rural acreage.
- ❖ Several databases indicate that potential jurisdictional wetlands may be located throughout the site. Any future development will trigger the necessity of having a wetland determination completed and if wetland impacts are proposed, state and federal permits will be required.

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.

(Exhibit D-1)

- ❖ 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 XV, *SURFACE WATER AND WETLAND PROTECTION**,

Article XVIII, *LANDSCAPING AND BUFFERS**

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

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

JS

(Exhibit D-2)