

**STAFF REPORT**  
**Community Development Department**  
**Petition Number: SE-16-008**

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**To:** Charlotte County Board of Zoning Appeals  
**From:** Shaun Cullinan, Planning and Zoning Official  
**Prepared By:** Ken Quillen, AICP, Planner III  
**Report Date:** August 3, 2016 **BZA meeting date: August 10, 2016**

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**Requested Action/General Information:**

Gary Hubbard, agent for Charlotte County Utilities, is requesting a special exception to allow an essential service, consisting of wastewater lift station, in a residential neighborhood. Subject property is located at **19149 Edgewater Drive** 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 FLUM designation. The proposed lift station is on a half-acre parcel located on the southeast corner of Edgewater and Rock Creek Drives (see attached **Aerial View**).

The Land Development Regulations for the **Residential Single-family-3.5** (Exhibit A) zoning district does allow essential service uses as a special exception use, provided it complies with all development standards of code 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" according to section 3-9-6.2(h)(2).

Charlotte County BCC has adopted a wastewater expansion program, which includes the areas surrounding the Ackerman and Countryman Waterways. Charlotte County is also in the process of widening Edgewater Drive from two to four lanes from Harbor Boulevard to Midway Boulevard. Future plans include the eventual widening of Edgewater Drive to Collingswood Boulevard and then to Flamingo Boulevard. The Board of County Commissioners decided that it would be most cost effective to install water and sewer lines throughout the area in conjunction with these planned road expansions. This proposed essential service use requires a special exception because it is located in the RSF zoning district.

The attached map labeled **Phase 2 Charlotte Harbor Water Quality Initiative** (Exhibit B) shows the areas of Port Charlotte to be served by this wastewater expansion project. The location of the proposed lift station on Edgewater Boulevard is identified as Lift Station #94. The applicant has also submitted a **Service Area Plan** (Exhibit C), which shows in more detail the area to be served by this lift station, which is called Rock Creek Service Area. The attached **Rock Creek Site Plan** (Exhibit D), shows the location of the proposed lift station compound, access drive, security fence and setbacks. A proposed **Landscape Plan** (Exhibit E) has also been submitted by the applicant. The landscape plans and buffer design are suitable; however, this will be reviewed in more detail prior to issuance of any permits. The applicant intends for this lift station to pump wastewater from the surrounding residential area into a force-main line, which will take it to the East Port Water Treatment Plant. The applicant has also submitted the attached **Narrative** (Exhibit F) providing some additional details related to this project and addressing the criteria for granting a special exception for this essential service.

Charlotte County has identified the need for sanitary sewer service in the Infrastructure Element, of the **Smart Charlotte 2050** plan. **Objective 6.2 (Exhibit G)** of the Water and Sewer Infrastructure Element states that Charlotte County will: “...ensure CCU operations are efficient in the expenditure of public funds.” This proposal is one example of where Charlotte County Utilities is implementing the Goals, Objectives and Policies of **Smart Charlotte 2050** to help provide wastewater collection and treatment facilities to developed areas of Charlotte County in the most efficient way possible. Installing water and sewer lines in conjunction with road projects saves money and is the most efficient use of public funds. The Community Development Department's Environmental Specialist has performed a cursory environmental review and their comments are in the attached **Memorandum (Exhibit H)** dated July 20, 2016.

**Findings: The 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: Subject property is located in the Urban Service Area and has a Future Land Use Map (FLUM) designation of Low Density Residential. The proposed wastewater lift station falls under the general range of uses for this FLUM classification, which includes single-family and multifamily residences, recreational vehicle parks, sub-neighborhood commercial uses, recreational facilities, schools and public services and facilities. Wastewater lift stations are an essential service and a necessary utility, which will serve the surrounding neighborhood. Placement of a sanitary sewer lift station on this site may be considered consistent with the Infrastructure Element of the Smart Charlotte 2050 Plan.

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 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 the predominant land use in this neighborhood. This proposed lift station is considered an essential service use because the collection and treatment of wastewater is essential to all land uses, including residential areas, and therefore needs to be located within residential areas. As such, the code requires these facilities obtain a special exception and that they be developed according to all requirements of code, including screening and landscaping, in order to make the use compatible with 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: This proposed lift station and wastewater 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 wastewater lift station, does meet the three 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 Land Development Regulations. The conditions are as follows:

1. This special exception is for an essential service, consisting of a wastewater lift station, and extends only to the land included in the site plan and legal description submitted with this application.
2. The site plan presented by the applicant as part of the petition is for illustrative purposes only. All permitting procedures and codes, including screening and landscaping, are applicable to the construction and operation of the proposed wastewater lift station.
3. A landscape plan that meets the minimum requirements for a type "B" landscape buffer, shall be submitted to Community Development Department for approval prior to construction of the lift station. All of the landscaping indicated on the final 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.**

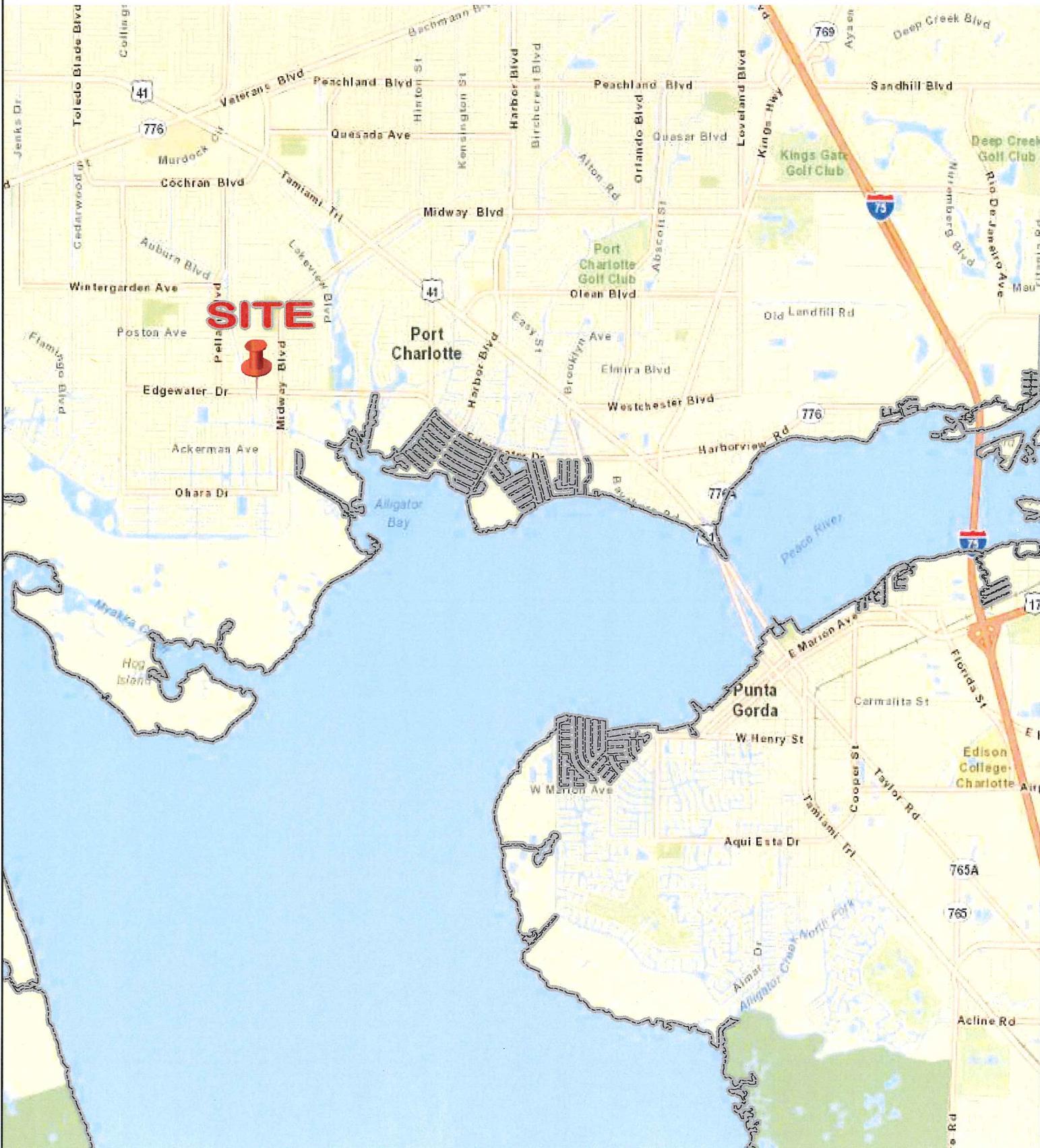
Attachments: Staff Report (3), Location Map, Zoning Map, Aerial Photo, Section 3-9-32, Phase II CHWQ Initiative Map, Service Area Map, Site Plan, Landscape Plan (2), Narrative (3), Infrastructure Elements, and Environmental Specialist Memorandum



Community Development

# CHARLOTTE COUNTY

## Location Map for SE-16-008



29/40/22 Mid-County

This map is a representation of compiled public information. It is believed to be an accurate and true depiction for the stated purpose, but Charlotte County and its employees make no guarantees, implied or otherwise, to the accuracy, or completeness. We therefore do not accept any responsibilities as to its use. This is not a survey or is it to be used for design. Reflected Dimensions are for Informational purposes only and may have been rounded to the nearest tenth. For precise dimensions, please refer to recorded plats and related documents. Created By: Land Information - D. Vance -8126 Date Saved: 7/6/2016 3:12:18 PM



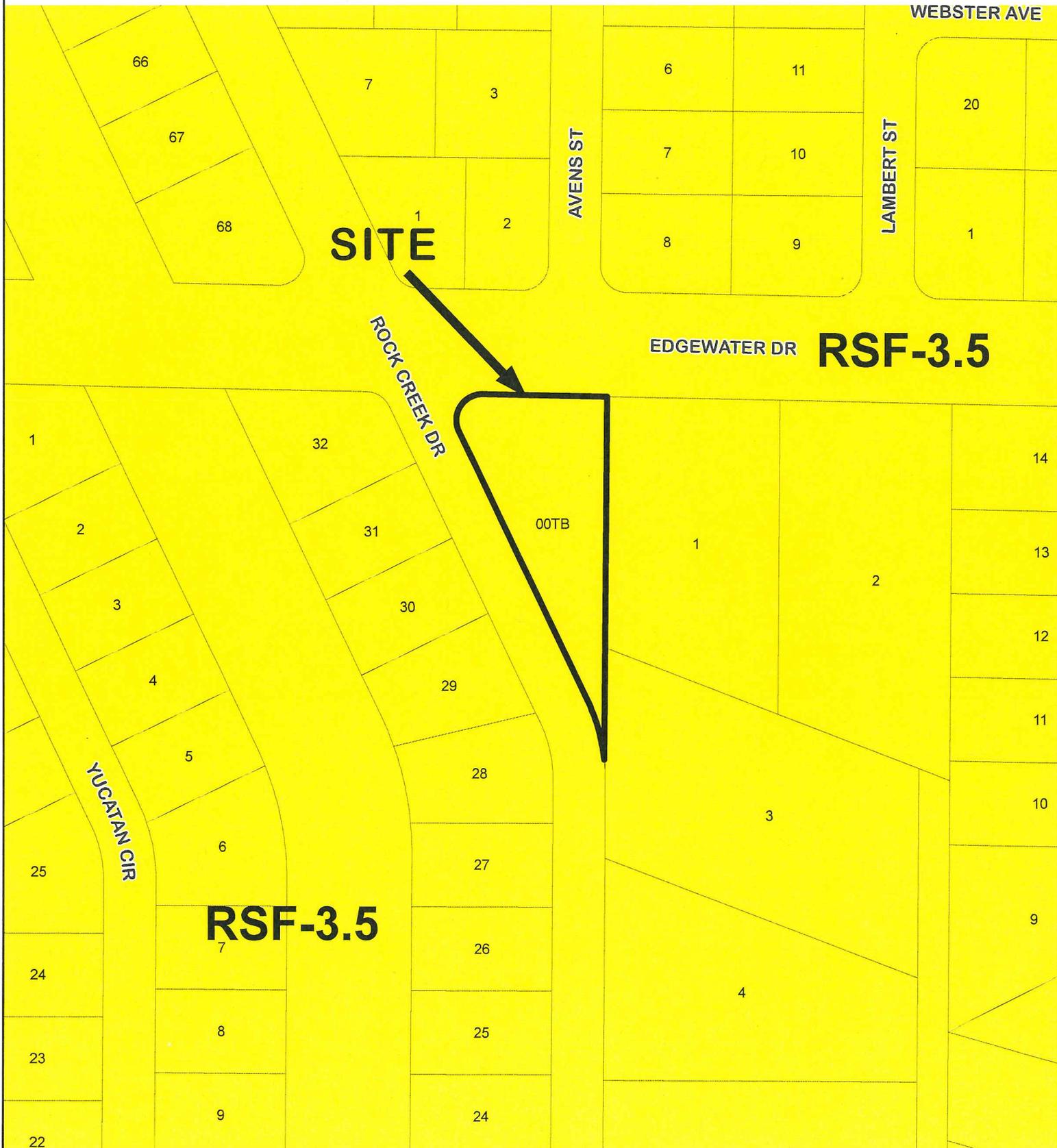
(NOT TO SCALE)



Community Development

# CHARLOTTE COUNTY

## Zoning Map for SE-16-008



29/40/22 Mid-County

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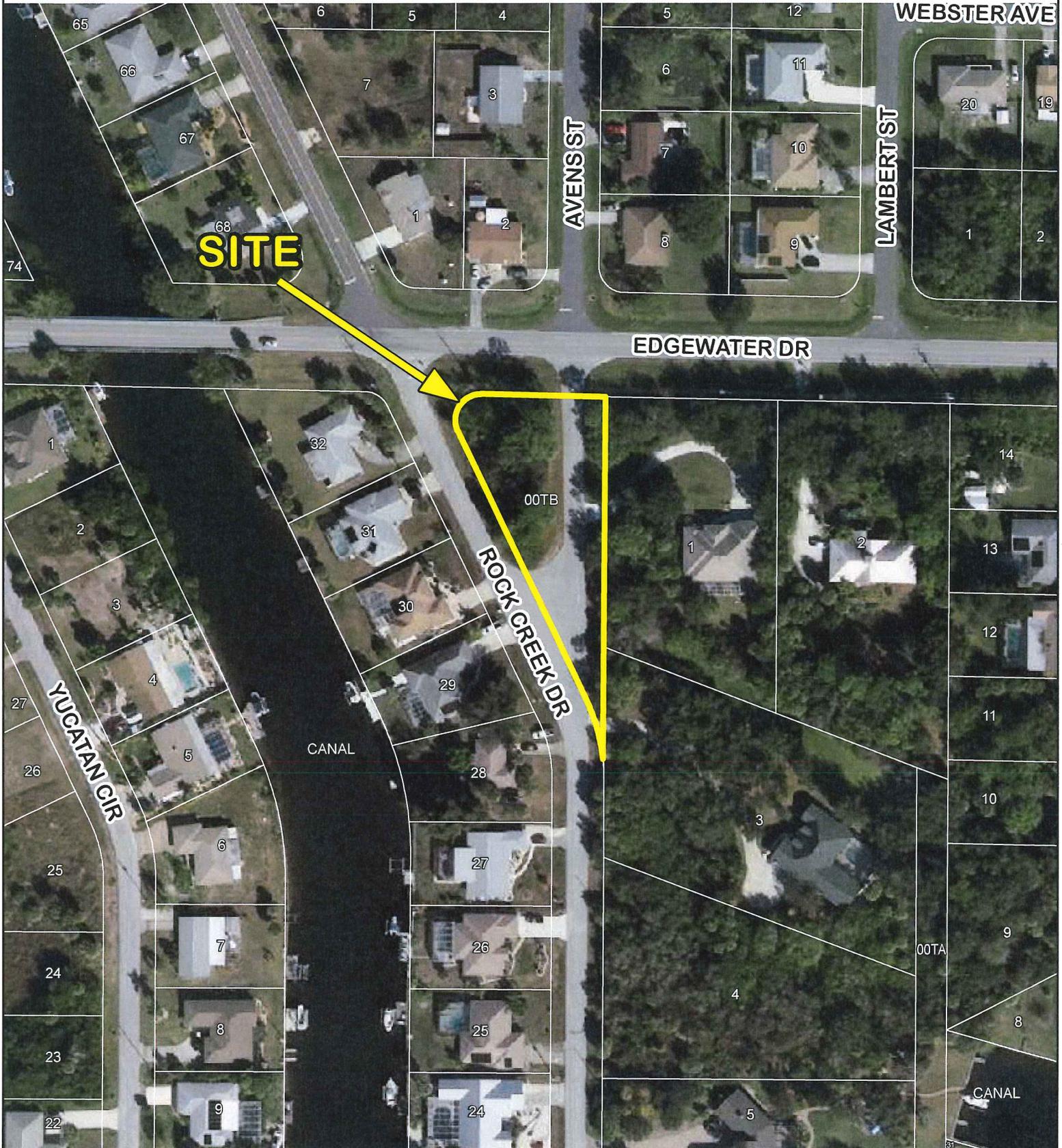
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Community Development

# CHARLOTTE COUNTY

## 2014 Aerial View for SE-16-008



29/40/22 Mid-County

This map is a representation of compiled public information. It is believed to be an accurate and true depiction for the stated purpose, but Charlotte County and its employees make no guaranties, implied or otherwise, to the accuracy, or completeness. We therefore do not accept any responsibilities as to its use. This is not a survey or is it to be used for design. Reflected Dimensions are for informational purposes only and may have been rounded to the nearest tenth. For precise dimensions, please refer to recorded plats and related documents. Created By: Land Information - D. Vance 8126 Date Saved: 7/6/2016 1:59:12 PM



(NOT TO SCALE)

**Section 3-9-32****Residential Estate (RE).**

- (a) *Intent.* The purpose and intent of this district is to allow low-density, large-lot residential and related uses.
- (b) *Permitted Uses and Structures (P):* The following uses and structures are permitted in this district:
- (1) Assisted living facility or day care center, adult, six or less. (see section 3-9-62, Assisted Living Facility)
  - (2) Community garden.
  - (3) Emergency services.
  - (4) Manufactured home (DCA), minimum requirement is 150 miles per hour exposure "C".
  - (5) Minor Home Occupation. (see section 3-9-74, Home Occupations)
  - (6) Model home. (see section 3-9-78, Model Homes)
  - (7) Noncommercial boat docks.
  - (8) Park, public or not-for-profit.
  - (9) Single-family detached, which may have a guest suite that is structurally attached, with or without cooking facilities.
  - (10) Telecommunications facility, 50 feet or less in height. (see section 3-9-68, Communication Towers)
- (c) *Permitted Accessory Uses and Structures:* Uses and structures which are customarily accessory and clearly incidental to permitted and conditional uses and structures are permitted in this district, including, but not limited to:
- (1) Boat lifts, boat ramps, and noncommercial boat docks.
  - (2) Carports, garages, and storage structures.
    - a. Detached accessory structures greater than 250 square feet in area shall be compatible in appearance with the primary residence, at a minimum, materials and color shall be compatible with the primary residence.
    - b. The total footprint of all detached accessory structures shall not exceed ten percent of the parcel size or 1,000 square feet, whichever is greater.
    - c. Detached accessory structures in RE-1 shall be located behind the leading edge of the living area of the residence except carports and garages, but must maintain required setbacks.
    - d. Construction trailers and cargo containers are prohibited.
  - (3) Fences or walls, which may be permitted prior to the principal uses and structures.
  - (4) Greenhouses and other horticultural uses provided no retail sales are made on the premises.
  - (5) Guest suite, detached, consisting of living and sanitary facilities only. Cooking facilities shall not be permitted in a guest suite. It must meet all applicable development standards set forth in the zoning district.
  - (6) Keeping of pets, excluding animal breeding, boarding, and training.
  - (7) Swimming pools, tennis court or other similar non-commercial recreational uses and structures.
- (d) *Conditional Uses and Structures (C):* (For rules and regulations for any use designated as a Conditional Use or Structure, see section 3-9-69, Conditional Uses and Structures).
- (1) 4H, FFA, and similar uses and activities.
  - (2) Bed and breakfast, one or two bedrooms.
  - (3) Clubhouse.
  - (4) Cluster housing. (see section 3-9-67, Cluster Housing)
  - (5) Domestic animal breeding, boarding, and training.
  - (6) Guest home.
  - (7) Horse stable.
- (e) *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, including manufactured homes.

**Section 3-9-32 Residential Estate (RE). (continued)**

- (f) **Special Exceptions (S):** (For procedure see section 3-9-6.2, Special Exceptions)
  - (1) All conditional uses and structures that cannot meet all conditions set forth in this Code.
  - (2) Animal sanctuary, zoo.
  - (3) Assisted living facility or day care center, adult, seven or more. (see section 3-9-62, Assisted Living Facility)
  - (4) Bed and breakfast, three or more bedrooms.
  - (5) Cemetery, mausoleum.
  - (6) Day care center, child.
  - (7) Elementary, middle, or high school.
  - (8) **Essential services.** (see section 3-9-71, Essential Services)
  - (9) Fish and wildlife management area, nature preserve.
  - (10) Government uses and facilities.
  - (11) Livestock breeding, boarding, training, and grazing.
  - (12) Major Home Occupation. (see section 3-9-74, Home Occupations)
  - (13) Place of Worship. (see section 3-7-82 3-9-82, Places of Worship)
  - (14) Plant nursery.
  - (15) Private clubs.
  - (16) Private landing field.
  - (17) Telecommunications facility, greater than 50 feet in height. (see section 3-9-68, Communication Towers)
  - (18) University or college.
  - (19) Yacht clubs, country clubs, and other recreational amenities, including but not limited to tennis courts, basketball courts, and golf courses located on a separate parcel.
  - (20) 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, Board of Zoning Appeals.

(g) **Development Standards:**

	RE-1	RE-5
<b>Lot (minimum)</b>	---	---
Area (acres)	1	5
Width (feet)	125	250
<b>Setbacks (minimum feet)</b>		
Front	40	40
Side	20	20
Rear	15	15
Rear (accessory buildings)	10	10
Abutting water	20	20
<b>Bulk (maximum)</b>		
Lot coverage of all buildings	20%	20%
Height (feet)	38	38
Density (units/acres)	One per acre	One per 5 acres

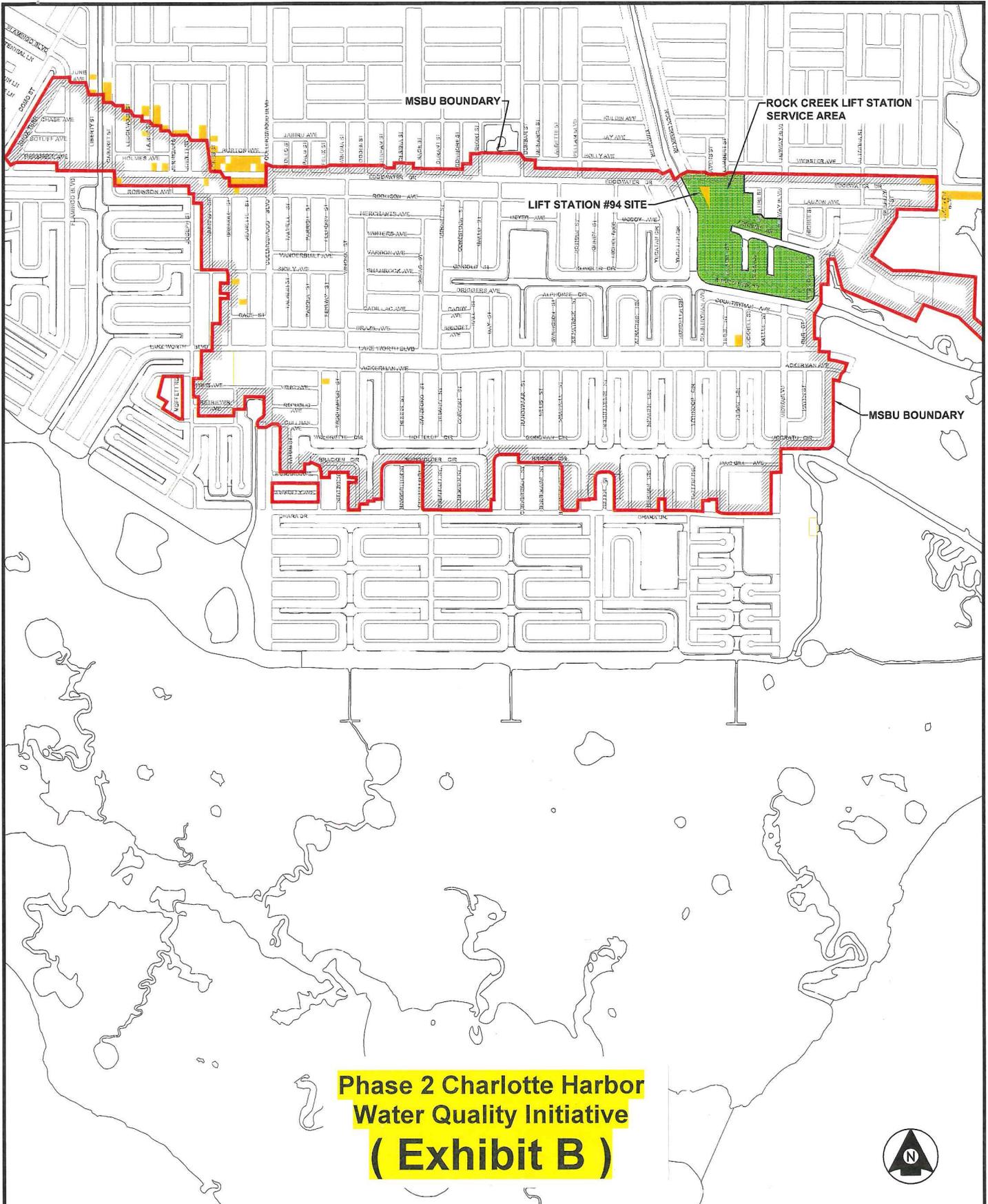
Where properties lie anywhere on a barrier island or within 1,200 feet of the water of Charlotte Harbor, the Gulf of Mexico, Lemon Bay, Gasparilla Sound, Placida Harbor, Red Fish Cove, the Myakka River, the Peace River, or Coral Creek, structures must also be constructed in accordance with section 3-9-88,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

- (h) **Signs.** Signs shall be in accordance with section 3-9-85.
- (i) **Off-street parking.** Off-street parking shall be in accordance with section 3-9-79.

(Minutes of 12-08-1981, § 7; Res § 16, 10-20-1987; Ord. No. 89-34 28-2002; Ord. No. 2014-052, § 1,

§ 7, 8, 05-19-1987; Res. No. 87-254, 03-1994; Ord. No. 2002-008, § 1, 01-

**Section 3-9-32  
( Exhibit A-2 )**



660 Charlotte Street, Suite 8  
 Punta Gorda, Florida 33950  
 Tel. (941) 637-9655 | Fax (941) 637-1149  
 www.sedfl.com  
 Certificate of Authorization No. 26551

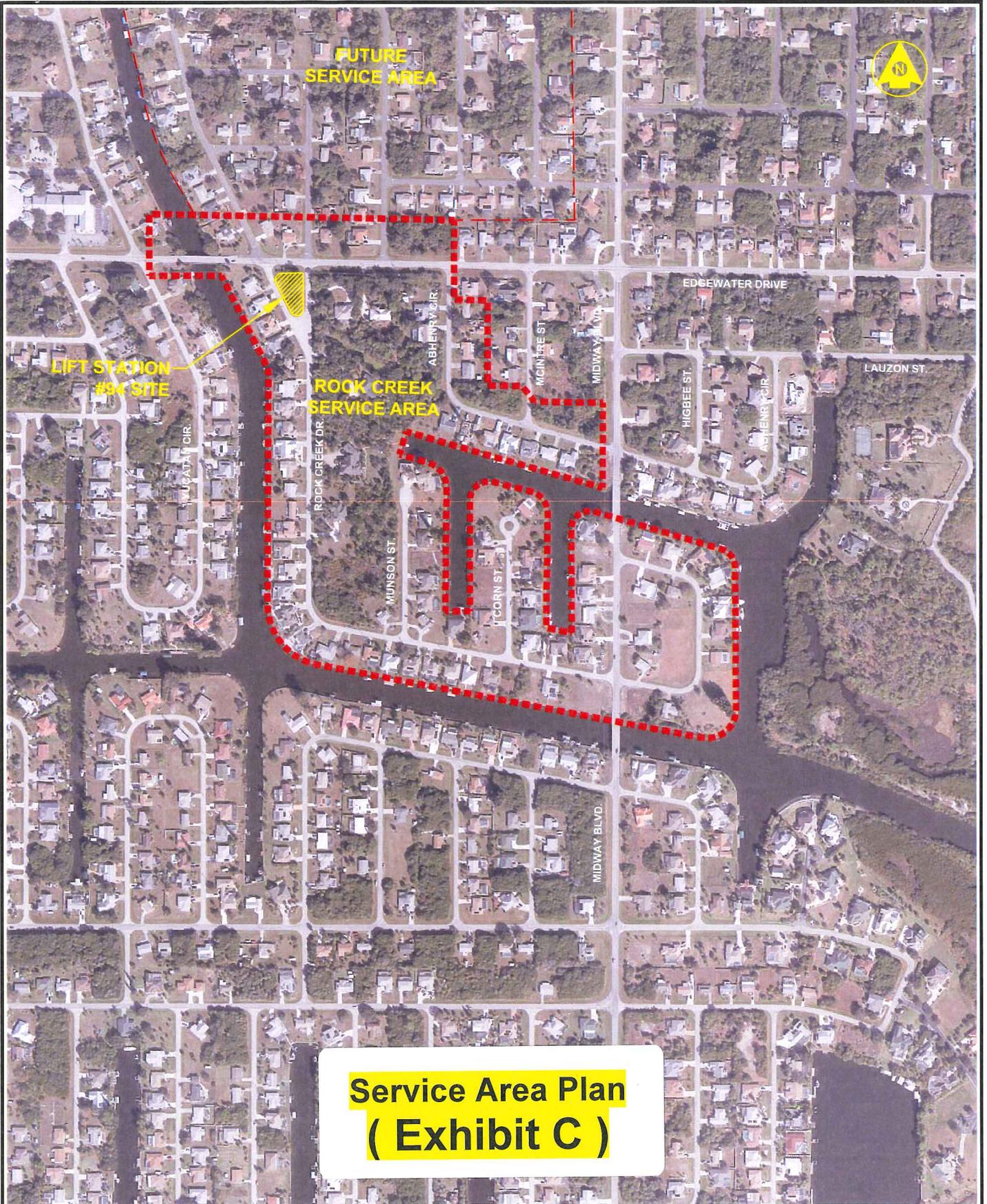
Project No.: 16-0270  
 Proj. Manager: KHR  
 Proj. Engineer: EPL  
 Project Designer: MPC  
 Checked By: EPL  
 Approved By: EPL

**Phase II Charlotte Harbor  
 Water Quality Initiative**  
 Ackerman Countryman  
 Wastewater MSBU Boundary

DATE: 06-15-15  
 SCALE: 1" = 2000'

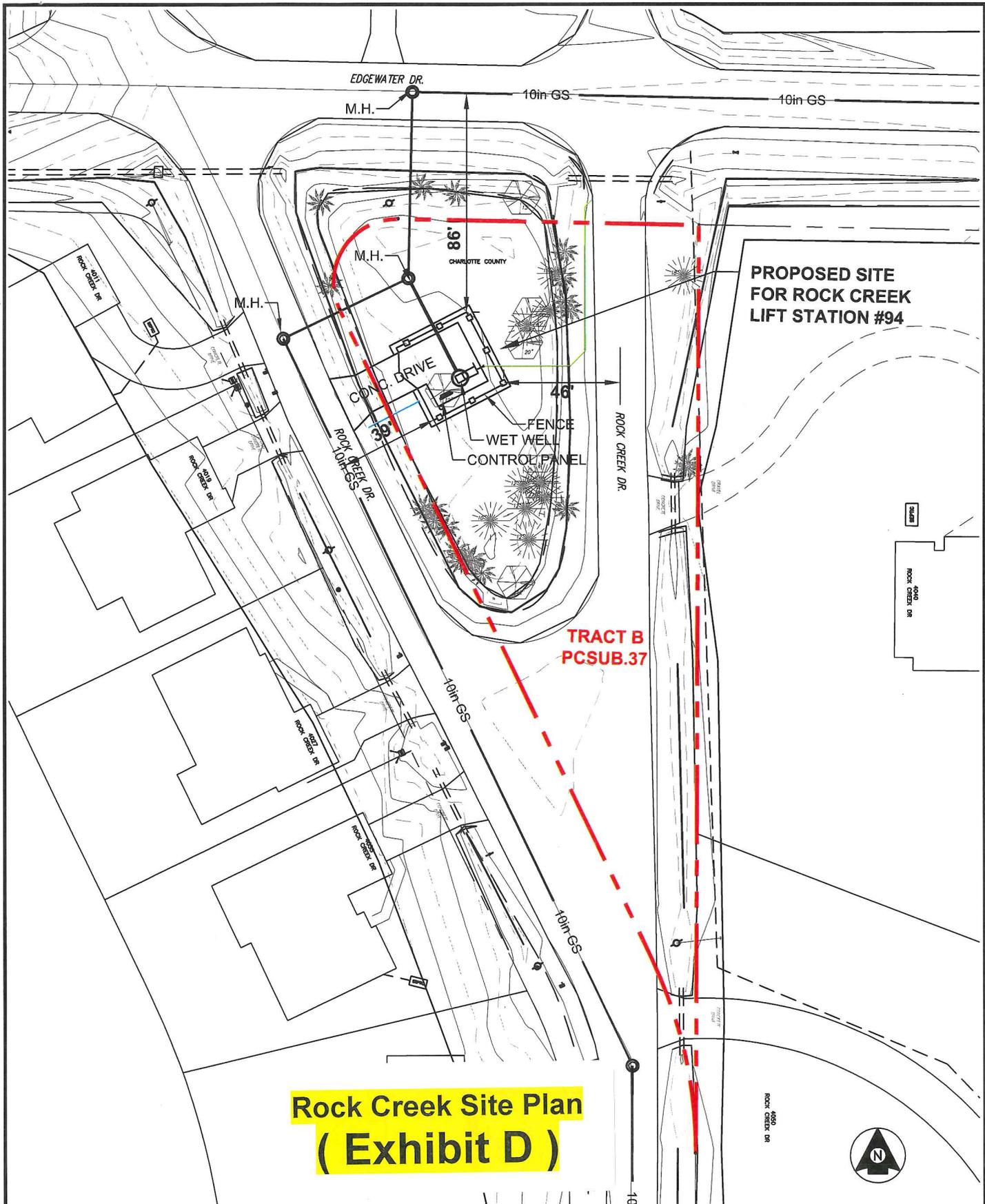


EXHIBIT A



**Service Area Plan  
( Exhibit C )**

 <b>SED</b> Southwest Engineering & Design	660 Charlotte Street, Suite 8 Punta Gorda, Florida 33950 Tel. (941) 637-9655   Fax (941) 637-1149 www.sedfl.com Certificate of Authorization No. 26551	Project No.: 16-0270 Proj. Manager: KHR Proj. Engineer: EPL Project Designer: M P C Checked By: EPL Approved By: EPL	<b>ROCK CREEK LIFT STATION SERVICE AREA</b>	DATE: 06-15-15 SCALE: 1" = 2000'
				EXHIBIT B



**Rock Creek Site Plan  
( Exhibit D )**



660 Charlotte Street, Suite 8  
 Punta Gorda, Florida 33950  
 Tel. (941) 637-9655 | Fax (941) 637-1149  
 www.sedfi.com  
 Certificate of Authorization No. 26551

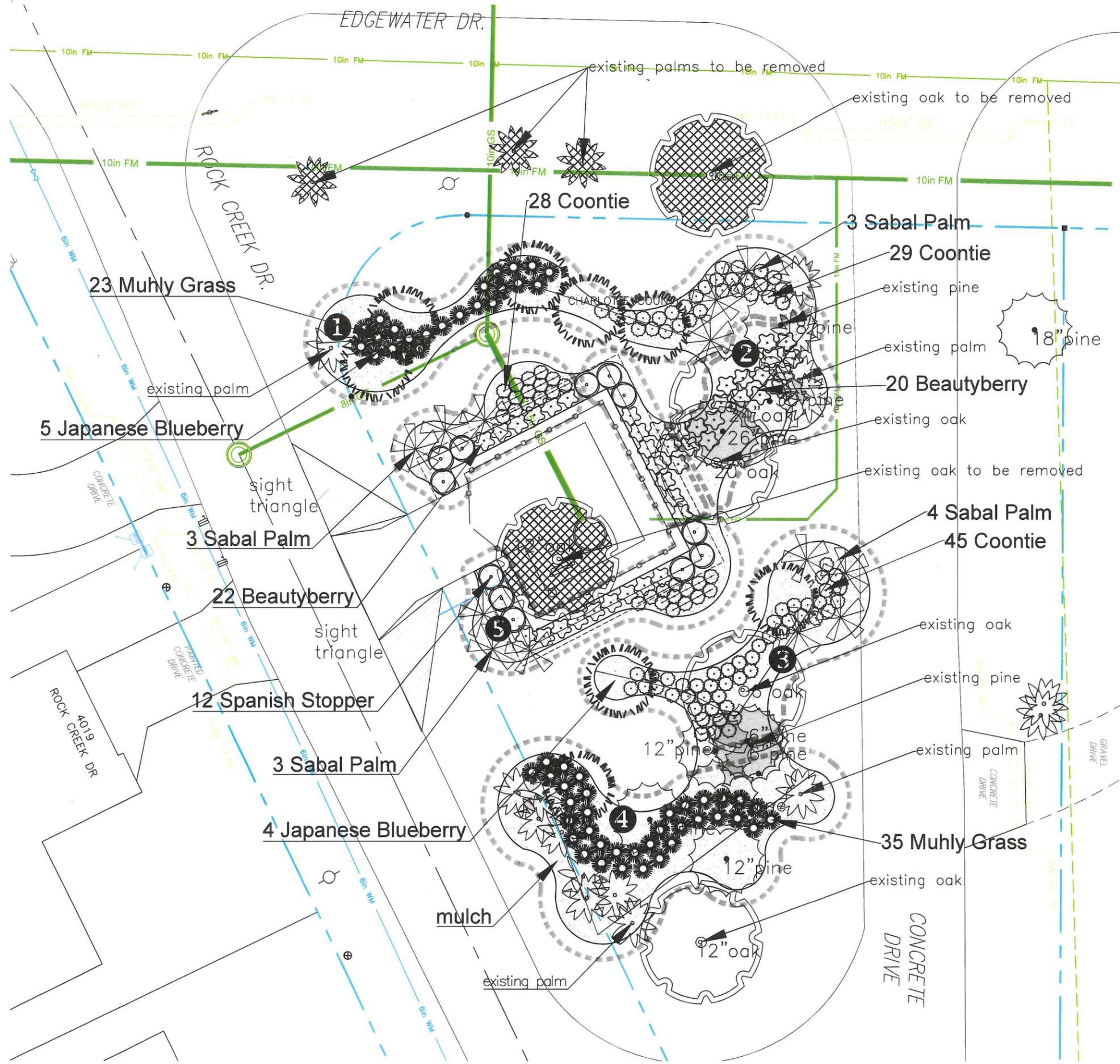
Project No.:	16-0270
Proj. Manager:	K H R
Proj. Engineer:	E P L
Project Designer:	M P C
Checked By:	E P L
Approved By:	E P L

**ROCK CREEK  
LIFT STATION SITE**

DATE: 06-15-15

SCALE: 1" = 50'

EXHIBIT C



LEGEND:

Existing Trees:

- Oak
- Palm
- Pine

Existing Trees to be removed:

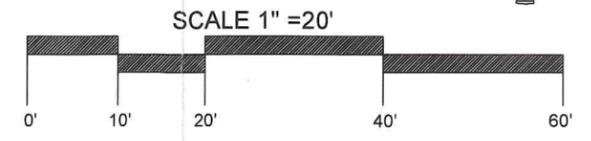
- Oak
- Sabal Palm

Proposed Trees and Shrubs:

- Japanese Blueberry
- Sabal Palm
- Beautyberry
- Spanish Stopper
- Muhly Grass
- Coontie

- Mulch

**Landscape Plan  
(Exhibit E-1)**



LIFT STATION LANDSCAPE PLAN



**DMJA**

DAVID M. JONES, JR.  
AND ASSOCIATES, INC.

LANDSCAPE ARCHITECTS  
AND PLANNERS

2221 McGregor Blvd.  
Fort Myers, Florida 33901  
PHONE: (239) 337-5525  
FAX: (239) 337-4494  
2705 Tamiami Trail Unit 415  
Punta Gorda, Florida 33950  
PHONE: (941) 639-2450  
FAX: (941) 639-2438  
L.A. LICENSE: LC CO00063

PROJECT INFORMATION:

**CHARLOTTE  
COUNTY  
ROCK  
CREEK  
LIFT  
STATION**

PREPARED FOR:

CONSULTANT:

DESIGN PROFESSIONAL:

NO. RLA  
E:

216021  
GJD  
Lift Station  
GJD  
KM

CHECKED BY: GJD  
ISSUED FOR: UTILITY REVIEW

ISSUED DATE: JUNE 16, 2016  
REVISIONS:

SHEET TITLE:  
CHARLOTTE  
COUNTY LIFT STATION  
LANDSCAPE PLAN

SHEET NUMBER:  
**L - 1**



**Coontie**

1-3' tall, slow, native. 'Living Fossil' plant, host to Atala Butterfly, nice mounded growth, dark green, tough.



**Japanese Blueberry**

Specimen or accent growing slow to 15', white blooms in spring, inedible blue berries in fall, low maintenance, elegant



**Sabal Palm**, state tree, easy.



**Muhly Grass**

4' ht, 4' wide. Pink feathery plumes in the late summer- fall. Low maintenance with flair, drought tolerant, puts on a show.



**Beautyberry**

5' ht, 5' wide, weeping habit to be left natural to have berries. Attracts birds, very low maintenance.



**Spanish Stopper**  
*Eugenia foetida*  
Dark green, oval opposite leaves. Small tree.

**Spanish Stopper**

Small tree or large shrub, attracts birds, interesting blooms, low maintenance, outstanding ornamental features.



LIFT STATION PLANT PICTORAL



**DMJA**

DAVID M. JONES, JR.  
AND ASSOCIATES, INC.

LANDSCAPE ARCHITECTS  
AND PLANNERS

2221 McGregor Blvd.  
Fort Myers, Florida 33901  
PHONE: (239) 337-5525  
FAX (239) 337-4494

2705 Tamiami Trail Unit 415  
Punta Gorda, Florida 33950  
PHONE: (941) 639-2450  
FAX (941) 639-2438  
L.A. LICENSE: LC 000063

PROJECT INFORMATION:

**CHARLOTTE  
COUNTY  
ROCK  
CREEK  
LIFT  
STATION**

PREPARED FOR:

CONSULTANT:

DESIGN PROFESSIONAL:

GREGORY J. DISERIO, RLA  
RLA NO. 840 DATE:  
STATE OF FLORIDA

PROJECT NO.	216021
PROJECT MGR.	GJD
FILE NAME:	CC Lift Station
DESIGNER:	GJD
CAD TECH:	KM
CHECKED BY:	GJD
ISSUED FOR:	UTILITY REVIEW

ISSUED DATE: JUNE 16, 2016

**Landscape Plan  
(Exhibit E-2)**

SHEET NUMBER:

**L - 5**

**PROPER SELECTIVE PRUNING**

**Shrubs and Groundcover Pruning**



NO

YES

**Narrative for Special Exception  
Construction of a Gravity Lift Station for  
Phase 2 Charlotte Harbor Water Quality Initiative - Ackerman  
Countryman Wastewater MSBU, Rock Creek Gravity Area**

**Project Overview and Background:**

Charlotte County Utilities is seeking a special exception for constructing a proposed lift station in a residential subdivision located on Rock Creek Dr., south of Edgewater Blvd., and south of US 41, more specifically on Tract B, Port Charlotte Subdivision 37. The construction of the lift station is part of a wastewater expansion program to provide central wastewater service to an area known as Phase 2 Charlotte Harbor Water Quality Initiative – Ackerman Countryman Wastewater MSBU district (see attached map titled “Phase 2 Charlotte Harbor Water Quality Initiative – Ackerman Countryman Wastewater MSBU Boundary”). This project was approved for design by the Board of County Commissioners on July 28, 2015 and Charlotte County owns this particular parcel where the proposed lift station will be constructed to serve a portion of the project area. This lift station will serve approximately 116 homes within the Phase II Charlotte Harbor Water Quality Initiative – Ackerman Countryman Wastewater MSBU district as well as a similar number of homes, north of Edgewater Drive (see attached map titled “Rock Creek Lift Station Service Area”) and is identified as Proposed Lift Station LS # 94. 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 parcel is triangular in shape and has public roadways on all three sides. There are no adjacent residential properties.

**Property Description and Proposed Site Improvements:**

The lift station will be constructed in the center of Tract B, Port Charlotte Subdivision 37, 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 35' X 35' stone compound with,
- 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 3-9-6.2(i) Approval Criteria for Special Exceptions:**

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

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, Tract B, Port Charlotte Subdivision 37 is located in the RSF 3.5 Zoning District. Section 3-9-33(f)(8) lists Essential Services and Emergency Services as Special

**Narrative  
( Exhibit F-1 )**

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 3-9-71 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.

***2. The requested special exception is compatible with existing and permitted uses surrounding 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 Phase 2 Charlotte Harbor Water Quality Initiative – Ackerman Countryman Wastewater MSBU district wastewater collection system. The lift station collects wastewater from all

**Narrative  
( Exhibit F-2 )**

developed properties in the area and pumps to Lift Station No. 139 at Altoona Ave. which in turn 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 Tract B 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. 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:**

- Phase 2 Charlotte Harbor Water Quality Initiative – Ackerman Countryman Wastewater MSBU district Wastewater Program Boundary
- Rock Creek Lift Station Service Areas
- Lift Station 94 Site Plan
- Lift Station 94 Landscape Plan

**Narrative  
( Exhibit F-3 )**

## Infrastructure – Potable Water and Sanitary Sewer Goals, Objectives and Policies

### **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 Level of Service (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:** July 20, 2016  
**To:** Ken Quillen, Planner III  
**From:** Susie Derheimer, Environmental Specialist  
**Subject:** SE-16-008, Charlotte County Utilities, lift station at 19149 Edgewater Drive

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 preliminary environmental review was conducted by staff. The site consists of an undeveloped lot in a residential neighborhood. Due to the fact that 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 authorizations or permits, and mitigation (if necessary) will be required.
- ❖ If this proposal moves forward, it will be reviewed for compliance with:
  - Chapter 3-9: Article IV. *Site Design Standards and Requirements*  
\*\*All heritage trees, per Section 3-2-100.3(e) must remain preserved.
  - Chapter 3-5: Article IV, *CLEARING, FILLING AND SOIL CONSERVATION*,

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

JS

**( Exhibit H )**