

**STAFF REPORT**  
**Community Development Department**  
**Petition Number: SE-16-011**

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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:** October 5, 2016 **BZA meeting date: October 12, 2016**

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**Requested Action/General Information:**

Candace Sedlacek is requesting a special exception to allow an Adult Day Care to be run out of her home in the Residential Single-family-3.5 zoning district. Subject property is located at **2013 Lake View Boulevard** in Port Charlotte (see attached **Location Map**). The attached **Zoning Map** shows the zoning of subject property, which is Residential Single-family-3.5. This property is located inside the Urban Service Area and has a Low Density Residential Future Land Use Map designation. The attached **Aerial View** shows the existing single-family residence located on one of the two lots, which make up this parcel.

**Section 3-9-33 (Exhibit A)** regulates uses in the RSF zoning districts and allows Adult Day Care as a special exception use if operated in accordance with the Land Development Regulations. The Home Occupation regulations, **Section 3-9-74 (Exhibit B)**, were adopted to allow residents to operate businesses out of their home, and part of its' stated intent reads: "...to allow the operation of Home Occupations as an accessory use to the primary use in any residential dwelling unit and to regulate them so that a neighbor, under normal circumstances, will not be disturbed or inconvenienced." As such the applicant is requesting a Special Exception to allow an Adult Day Care to be run at her home.

The applicant has submitted the attached **Boundary Survey (Exhibit C)** showing the existing 2,687 square foot single-family residence, lanai, screened pool enclosure and other improvements located on this parcel, which consists of two lots (lots 20 and 21). The applicant has also shown a proposed future privacy fence on this survey with a string of "X"s. A privacy fence is typically six feet in height and fences over four feet in height may not be located in a front yard. Staff would like the applicant to know that any future fencing must comply with the Land Development Regulations.

The applicant has also submitted the attached **Narrative (Exhibit D)** explaining various aspects of the proposed business operation. The applicant intends to use her home during week days as the location for an adult day care. The day care will not operate on weekends or holidays. The applicant intends to start out caring for no more than six adults, which is the maximum number of clients one person may care for. Ms. Sedlacek would like to eventually care for up to 12 clients, which will require one assistant. The attached **Floor Plan (Exhibit E)** shows the layout of the interior of this 2,687 square foot residence and the areas within the home that will be used for the day care outlined in yellow.

Code requires two off-street parking spaces for a single-family residence. This residence has an existing two-car attached garage and a 16-foot wide driveway, which has room for four vehicles. The applicant intends to have customers drop-off and pick-up clients in the driveway but they will not park on-site for extended periods of time. Staff believes that this may be an acceptable

practice as long as the applicant does not care for more than six clients. However, staff recommends that if the applicant's business grows to seven or more clients then the Board require the applicant to install a circular driveway for safer ingress and egress to and from Lake View Boulevard similar to the driveway shown on **Exhibit F** labeled **Future Driveway & Fence**.

The Community Development Department's Environmental Specialist has performed a cursory review and their comments are in the attached **Memorandum (Exhibit G)** dated September 23, 2016.

**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 principal use will continue to be a single-family residence and the proposed Adult Day Care is consistent with the **Charlotte 2050 Comprehensive Plan** and Future Land Use classification of Low Density Residential. The proposed Adult Day Care may be permitted with a special exception according to the Land Development Regulations.

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	Vacant lots	Residential Single-family-3.5	Low Density Residential
South	Single-family residence	Residential Single-family-3.5	Low Density Residential
East	Vacant lots	Residential Single-family-3.5	Low Density Residential
West	Single-family residence	Residential Single-family-3.5	Low Density Residential

Finding: The surrounding land uses consist primarily of single-family residences and some vacant lots. Subject property will continue to be used as a single-family residence, which is a permitted principal use and is compatible with planned future residential land uses for the surrounding area. The addition of the proposed Adult Day Care as an accessory use in this single-family residence is also compatible with these 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 addition of the proposed Adult Day Care would not be detrimental to or endanger the public health, safety or general welfare of the surrounding residences.

**Analysis and Conclusions:**

After review of subject property and the application requesting this special exception staff believes that the proposed Adult Day Care 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. This special exception shall allow an Adult Day Care for no more than 12 clients at any one time, only as an accessory use to the existing single-family residence. The operator of the Adult Day Care shall reside full-time in this residence.
2. Prior to providing care for more than six clients at any one time the owner shall construct a circular driveway according to a plan approved by the Zoning Official and similar to the one shown on Exhibit "F" in the Staff Report for this special exception.
3. This special exception, allowing an Adult Day Care, shall be conducted according to these conditions as well as all of the applicable standards and conditions of section 3-9-74, Home Occupation, of the Land Development Regulations, as amended.
4. The owner shall obtain all applicable County permits if any future development, tree removal or land clearing is proposed.
5. This special exception, allowing an Adult Day Care, shall require both lots 20 and 21 to be retained in single ownership by the resident of this home for as long as the Adult Day Care is in operation.
6. Any major modifications, or change in the type of home occupation conducted, shall require a modification to 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.**

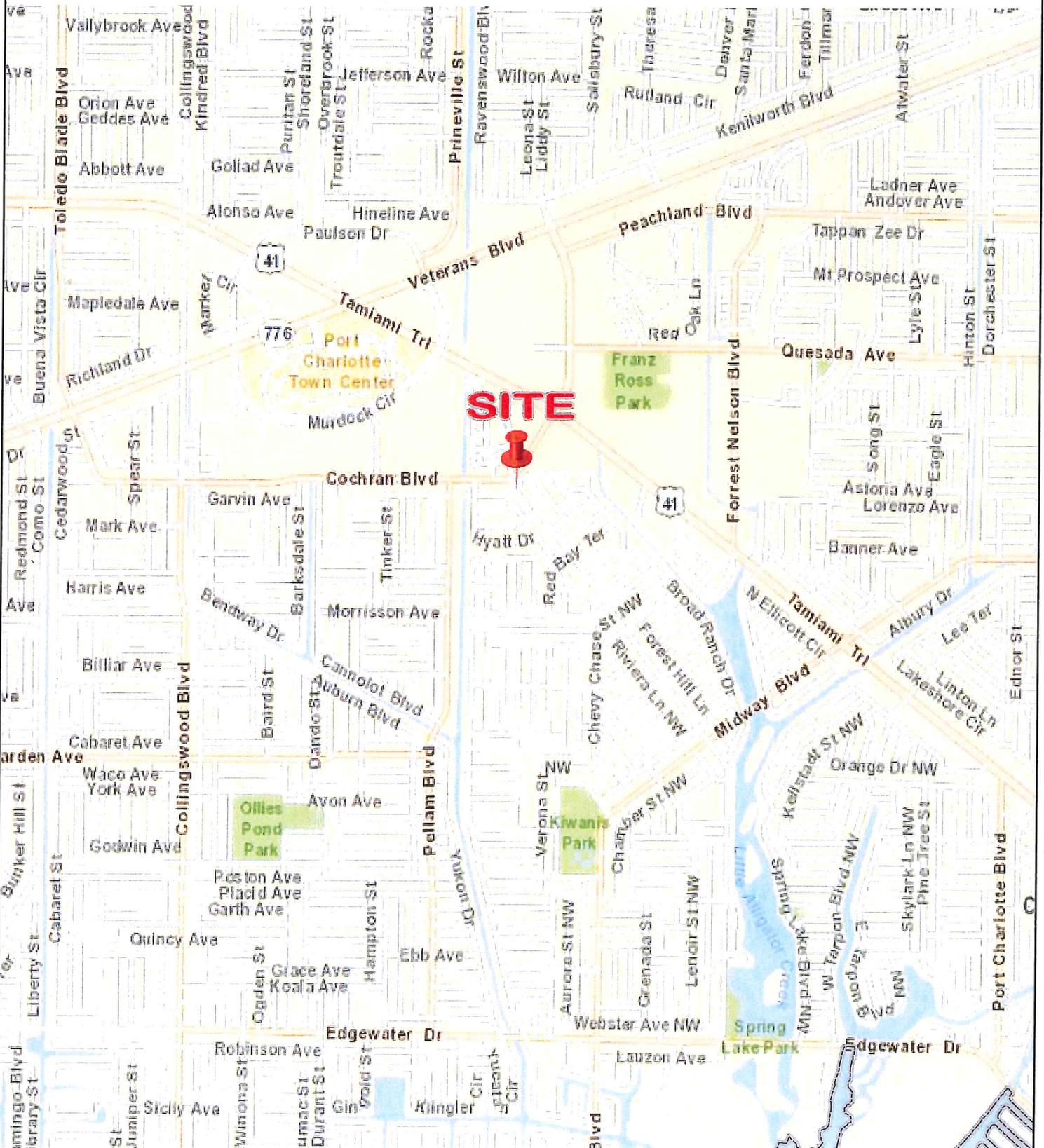
Attachments: Staff Report (3), Area Map, Zoning Map, Aerial Photograph, Section 3-9-33 (2), Section 3-9-74 (2), Boundary Survey, Narrative, Floor Plan, Future Driveway Plan and Environmental Specialist Memorandum



Community Development

# CHARLOTTE COUNTY

## Location Map for SE-16-011



17/40/22 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 plans and related documents. Created By: Land Information - D. Vance -182 Date Saved: 9/15/2016 4:26:32 PM

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Community Development

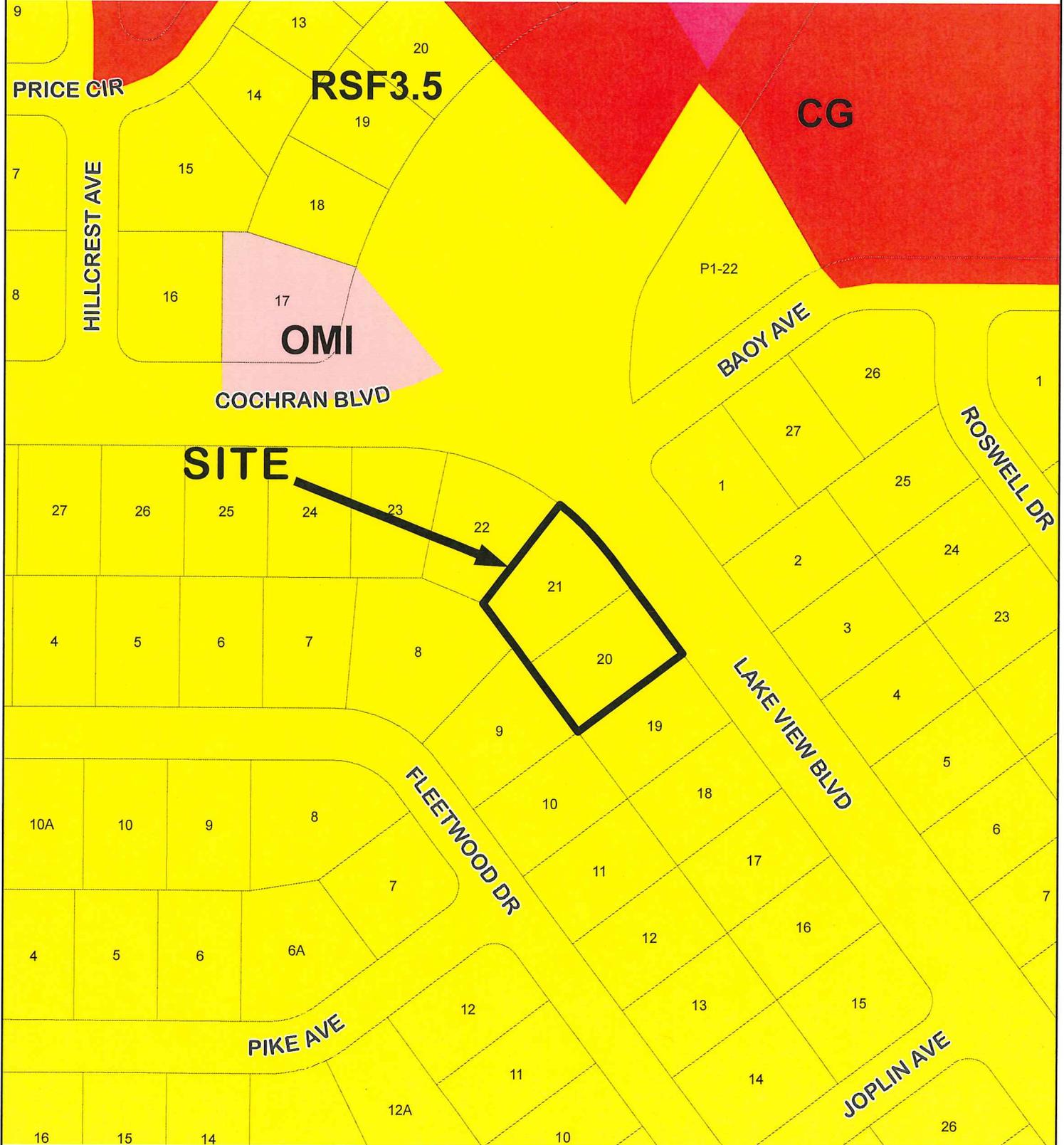
# CHARLOTTE COUNTY

## Zoning Map for SE-16-011

Charlotte County Government

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

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Community Development

# CHARLOTTE COUNTY

## 2014 Aerial View for SE-16-011

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**Section 3-9-33 Residential Single-family (RSF).**

- (a) *Intent.* The purpose and intent of these districts is to provide for single-family residential dwellings and other uses normally associated therewith. Among RSF-2, RSF-3.5 and RSF-5 districts, there are variations in requirements for lot area, width, and certain yards.
- (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) Emergency services.
  - (3) Manufactured home (DCA), minimum requirement is 150 miles per hour exposure "C".
  - (4) Minor Home Occupation. (see section 3-9-75 3-9-74, Home Occupations)
  - (5) Model home. (see section 3-9-79 3-9-78, Model Homes)
  - (6) Noncommercial boat docks.
  - (7) Park, public or not-for-profit.
  - (8) Single-family detached, which may have a guest suite that is structurally attached, with or without cooking facilities.
  - (9) Telecommunications facility, 50 feet or less in height. (see sec. 3-9-69 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.
- (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 footprint 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 for a property less than a half-acre. If the property is one half acre or more in size, the total footprint of all detached accessory structures shall not exceed 3,000 square feet. The property owner(s) may apply for a Special Exception to exceed the total maximum accessory structures size limitations contained in this section.
    - c. Detached accessory structures 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 detached 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) Bed and breakfast, one or two bedrooms.
  - (2) Clubhouse.
  - (3) Cluster housing. (see section 3-9-67, Cluster Housing)
  - (4) Guest home.
  - (5) Subdivided lots with 50 foot wide frontage and 5,000 square foot.
  - (6) 4H, FFA and similar uses and activities.
- (e) *Prohibited Uses and Structures:* Any use or structure not expressly or by reasonable implication permitted herein or permitted by Special Exception, including but not limited to mobile homes, commercial parking lots and private clubs not otherwise permitted, or permitted by Special Exception, shall be unlawful in this district.
- (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) Assisted living facility or day care center, adult, seven or more. (see section 3-9-62, Assisted Living Facility)

**Section 3-9-33  
( Exhibit A-1 )**

**Section 3-9-33 Residential Single-family (RSF). (continued)**

- (3) Bed and breakfast, three or more bedrooms.
- (4) Cemetery, mausoleum.
- (5) Community garden.
- (6) Day care center, child.
- (7) Elementary, middle, or high school.
- (8) Essential services. (see section 3-9-71, Essential Services)
- (9) Government uses and facilities.
- (10) Major Home Occupation. (see section 3-9-74, Home Occupations)
- (11) Place of Worship. (see section 3-9-82, Places of Worship)
- (12) Private clubs.
- (13) Telecommunications facility, greater than 50 feet in height. (see section 3-9-68, Communication Towers)
- (14) University or college.
- (15) 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.
- (16) 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.
  - b. Not specifically prohibited in that district.

The BZA 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:*

	RSF-2	RSF-3.5	RSF-5
<b>Lot (minimum)</b>	---	---	---
Area (square feet)	20,000	10,000	7,500
Width (feet)	100	80	70
<b>Setbacks (minimum feet)</b>			
Front	25	25	25
Side (interior)	15	7.5	7.5
Side (street)	20	15	15
Rear (interior)	20	20	20
Rear for all accessory structures (interior)	10	10	10
Rear (street)	25	25	25
Abutting a greenbelt	15	15	15
All accessory structures abutting a greenbelt	10	10	10
Abutting water	20	20	20
<b>Bulk (maximum)</b>			
Lot coverage of all buildings	40%	40%	40%
Height (feet)	38	38	38
Density (units/acres)	2	3.5	5

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.

Landscape buffers and screening shall be required in this district in accordance with the provisions of Article XXII, Chapter 3-5 section 3-9-100, of the Code, as the same shall be amended.

- (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. No. 85-286, § 1, 10-05-1985; Res. No. 87-78, §§ 9, 10, 05-19-1987; Res. No. 87-254, § 17, 10-20-1987; Ord. No. 89-34, § 6, 05-31-1989; Ord. No. 92-40, §§ 1-4, 06-02-1992; Ord. No. 92-65, § 1, 08-18-1992; Ord. No. 94-55, § 14, 11-03-1994; Ord. No. 2001-031, § 1(a), 06-12-2001; Ord. No. 2002-008, § 1, 01-28-2002; Ord. No. 2003-061, §§ 6, 7, 08-26-2003; Ord. No. 2014-053, § 1, 11-25-2014; Ord. No. 2015-054 § 1, 12-08-2015)

**Section 3-9-33  
( Exhibit A-2 )**

**Sec. 3-9-74. - Home occupations.**

(a) *Purpose and intent.* Some types of work can be conducted at home with little or no effect on the surrounding neighborhood. It is the intent of this section to allow the operation of home occupations as an accessory to the primary use in any residential dwelling unit and to regulate them so that a neighbor, under normal circumstances, will not be disturbed or inconvenienced. The following regulations are intended to allow residents to engage in a minor or major home occupation while ensuring that it does not become a detriment to the character and livability of the surrounding area.

(b) *General conditions for home occupations.* The following conditions must be met and complied with by all operators of any home occupation.

- (1) Home occupations shall be subordinate to the allowed principal residential use.
- (2) Home occupations shall be conducted only by a resident of the principal dwelling unit.
- (3) No more than twenty (20) percent of the gross floor area of a dwelling unit may be devoted to a home occupation.
- (4) The principal use of the dwelling unit shall at all times during the conduct of the home occupation remain residential.
- (5) Retail sales shall not be conducted on the premises, except via the internet, phone and mail.
- (6) No more than one (1) nonilluminated wall sign, not exceeding two (2) square feet in area, may be attached to the building. This sign must be on or next to the entrance.
- (7) There shall be no exterior indication that the dwelling is being used for any purpose other than a residence, other than an allowed sign. Examples of prohibited alterations include, but are not limited to, construction of parking lots, paving of required yards, or adding commercial-like lighting.
- (8) There shall be no outside storage of materials used in connection with the home occupation.
- (9) No equipment shall be used in connection with a home occupation which creates noise, vibration, glare, fumes, odors, electrical interference, or requires the storage of hazardous substances which are not typically incidental to a residential use.
- (10) Deliveries or pick-ups of items associated with home occupations shall generally be between the hours of 8:00 a.m. to 8:00 p.m.
- (11) Any operator of a home occupation must obtain, and keep current for as long as the home occupation is in operation, a business tax receipt from the Charlotte County Tax Collector, also known as the "local business tax receipt".
- (12) The following uses shall be prohibited from being operated as a home occupation.
  - a. Any type of repair, assembly, or storage of vehicles or equipment (such as automobiles, motorcycles, marine engines, appliances, such as washers, dryers, or any other work related to motor vehicles.

**Section 3-9-74**  
**( Exhibit B-1 )**

ain saws), or of large  
rs, or any other work related

b. Any business where employees come to the site to be dispatched to other locations.

(c) *Minor home occupations.*

- (1) Minor home occupations include, but are not limited to, internet sales, professional or paraprofessional services, consulting, home-made crafting, artist studios, and home offices.
- (2) A minor home occupation is allowed without the need for a special exception provided it complies with all of the general conditions established above as well as all of the following conditions.
  - a. The minor home occupation shall register with the county.
  - b. No customers or clients may come to the home at any one (1) time.
  - c. Employees from outside the home are prohibited.

(d) *Major home occupations.*

- (1) Major home occupations include, but are not limited to, beauty or barber shops, professional or paraprofessional services, consulting, animal grooming, and home offices.
- (2) A major home occupation may be allowed as a special exception use provided it complies with all of the general conditions established above as well as all of the following conditions and any conditions that may be added by the BZA.
  - a. No more than two (2) customers or clients may visit the home at any one (1) time.
  - b. Customers or clients may visit the home for purposes related to the home occupation between the hours of 8:00 a.m. and 8:00 p.m., unless different hours of operation are set by the special exception.
  - c. In addition to residents of the home employed in the home occupation, the board of zoning appeals may approve additional employees from outside of the home.
  - d. Additional off-street parking spaces may be required by the BZA.
  - e. The granting of a special exception to conduct a major home occupation shall be automatically conditioned upon continued compliance with all the requirements of this section. Failure of the operator to meet these requirements shall empower the BZA to revoke the special exception after notice and a public hearing.
  - f. The approval of a special exception for a major home occupation shall expire upon termination of the home occupation or a change in residency, whichever occurs first.
- (3) Riding lessons in RE zoning district.
  - a. The property must be located in the rural service area.
  - b. No more than five (5) students at a time are receiving riding instructions.
  - c. Shall also conform subsections (d)(2)b.—f.
  - d. An accessory tack shop may be permitted.

(Ord. No. 2014-072, § 1(Exh. A), 11-25-14)

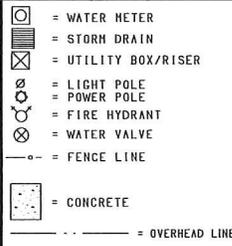
**Section 3-9-74**  
**( Exhibit B-2 )**

# 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 Authorization No. LB 7373  
 Phone: (239) 340-3318      www.ReliableSurveying.com

BOB	=	BASIS OF BEARINGS
CSP	=	COVERED SCREENED PORCH
(D)	=	PER DEED
DE	=	DRAINAGE EASEMENT
EDFL	=	ESTIMATED DRAIN FIELD LOCATION
FCH	=	FOUND CONCRETE MONUMENT
FDH	=	FOUND DRILL HOLE
FF	=	FINISH FLOOR ELEVATION
FIP	=	FOUND IRON PIPE
FIR	=	FOUND IRON ROD
FN&D	=	FOUND NAIL & DISK
FN	=	FOUND NAIL
FN&T	=	FOUND NAIL & TAB
GF	=	GARAGE FLOOR ELEVATION
I	=	INSIDE PROPERTY
ICV	=	IRRIGATION CONTROL VALVE
LNE	=	LAKE MAINTENANCE EASEMENT
(N)	=	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	=	SEAWALL
T&M	=	TEMPORARY BENCH MARK
T&B	=	APPROXIMATE TOP BANK
TUE	=	TECHNOLOGY UTILITY EASEMENT
UE	=	UTILITY EASEMENT
VG	=	VALLEY GUTTER
X	=	OUTSIDE PROPERTY

- 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 5J-17.052(2)(d)4.
  - 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.

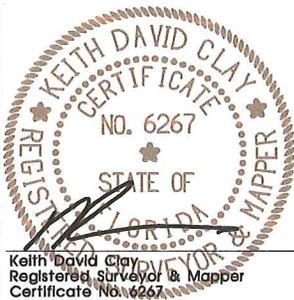
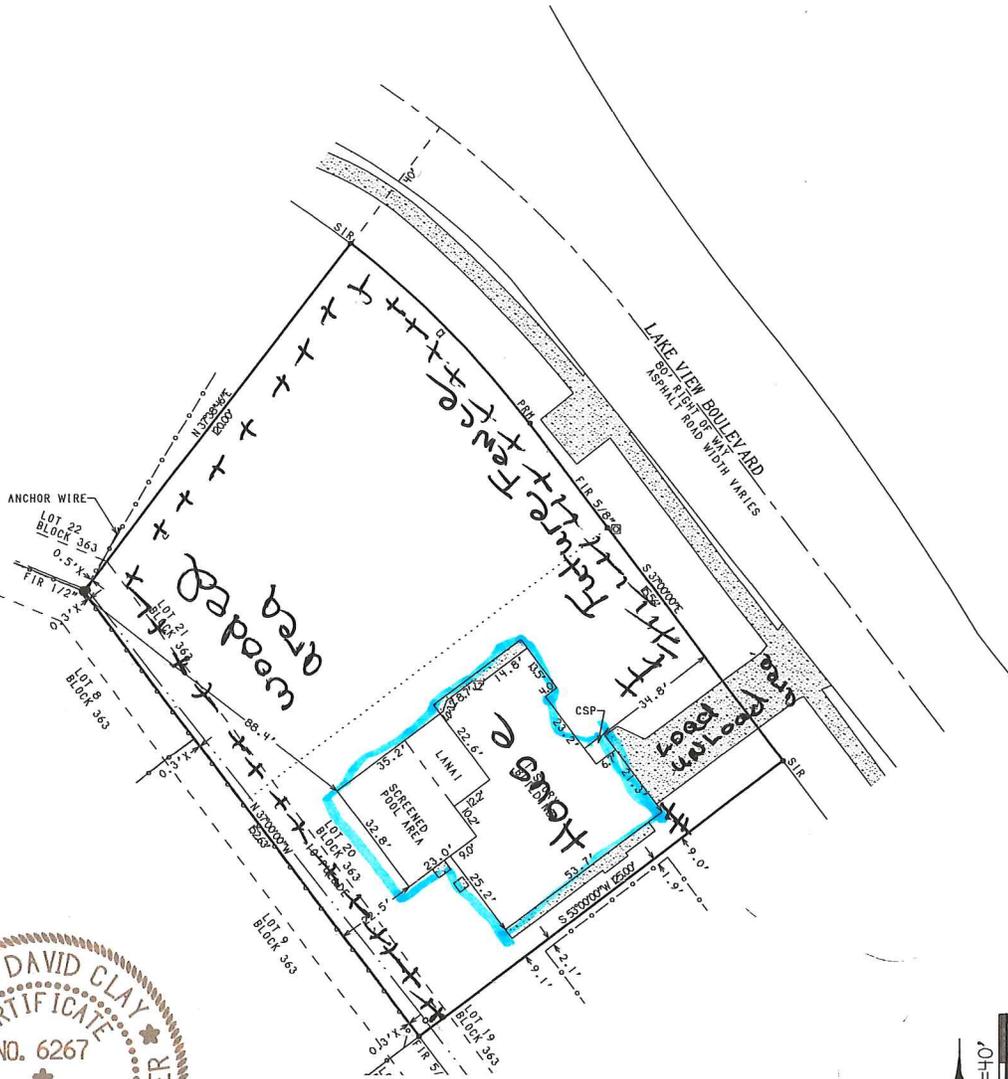


Certified To:  
 Candace Sedlacek  
 Real Property Services, Inc.  
 Westcor Land Title Insurance Company  
 Suncoast Credit Union

Revision:

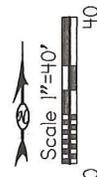
**Boundary Survey**  
 W.O.# 16-1860  
 Date: 17 JUNE 2016  
 DRAWN BY: MMO

Parcel Description:  
 Lots 20 and 21, Block 363, Port Charlotte Section 23, 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 5, Pages 14A through 14E, inclusive.



**Boundary Survey**  
**( Exhibit C )**

Chord 69.47      Chord Bearing S 44°03'37"



Ft. Myers, Florida, 2016. Unauthorized use, in is subject to criminal and civil prosecution.

# Rebecca's Place



## Mission statement

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A family home atmosphere providing safe and enriching setting tailored to psychological and physical needs of those dealing with memory loss and decline of some personal needs. We provide a secured environment designed to reduce wandering, frustrations with simple tasks and provide a daily structured routine to increase one's self esteem. We provide a warm, loving, caring family setting with purpose.

We provide

Games the Wii, board, puzzles, bingo, and card etc.

Exercises water aerobics, chair, resistive bands, volley (balloon), balance etc.

Memory with orientation, thought process, perception and forgetfulness with daily tasks

Participation in daily activities such as cooking, setting table, decorating for holidays, and organization of some activities for family members.

Painting, outside entertainers, church visits, newspapers and internet will be provided to those who would want them.

TV will be provided for certain things but it is not use all day long or for self-entertainment. No TV provided during meals or activities.

All staff is trained as a cna or other health professional, CPR and knowledgeable in dementia/alz.

The home will be able to hold up to 12 clients totally but we will start with 6 clients for the few few months. Staff will be 6 clients to 1 staff at

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

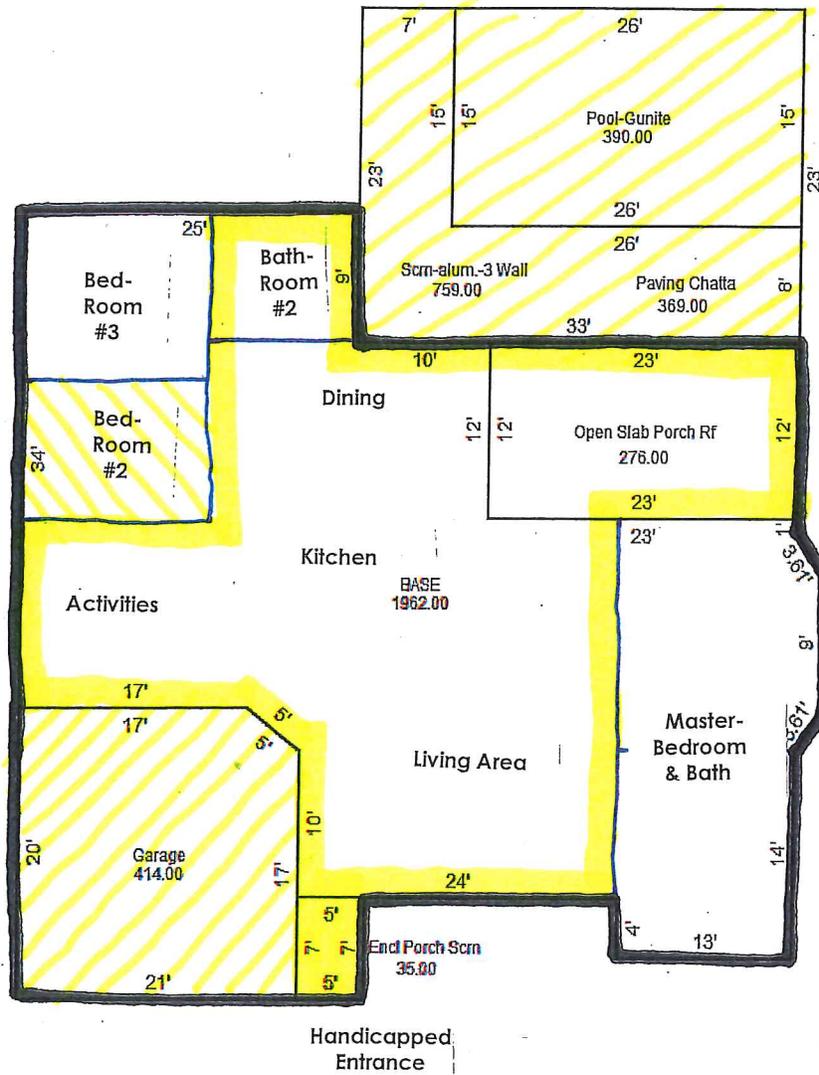
any given time. Drop off and pick up will be at the home front door. Staff are parking on other lot or the 2 car garage driveway which is shown on survey attached. Hours of operation will start at 7:30 am to 4 to 5 pm Monday thru Friday. We will be closed for holidays and weekends

As shown in survey we will be eventually placing a privacy fence up for areas of relaxation, sound barrier and for safety to our clients. We also have state of the art security system for safety, emergencies and fire.



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

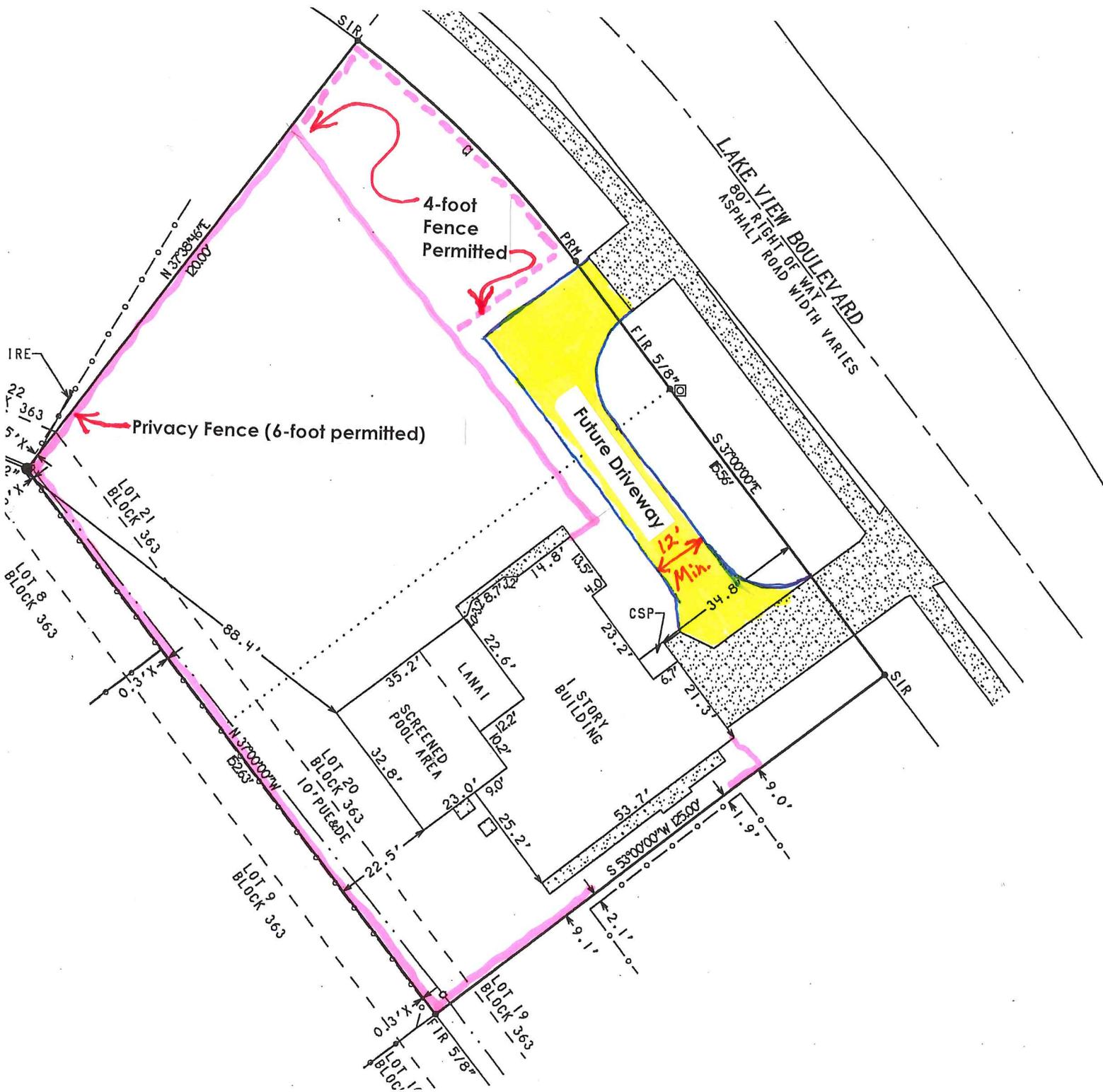
Rear Yard



Driveway

Front Yard

Floor Plan



Future Driveway & Fence



## MEMORANDUM

**Date:** September 23, 2016  
**To:** Ken Quillen, Planner III  
**From:** Susie Derheimer, Environmental Specialist  
**Subject:** SE-16-011, Candace Sedlacek, 2013 Lake View Boulevard

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:

- ❖ The site consists of an existing single family residence on 2 killed and combined lots 20 and 21. An aerial review of the site reveals the existing single family home structure is located on Lot 20. Lot 21 has been previously cleared of understory vegetation with existing large oak(s) and landscaping trees.

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:

Chapter 3-9-100:

*BUFFERS, LANDSCAPING, and TREE REQUIREMENTS.*

\*All heritage trees must be preserved as per Section 3-9-100.3(e).

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

SD

**( Exhibit G )**