

Application No.
PA-13-03-01 & Z-13-03-03
(Plan Amendment and Rezoning)

Applicant
Carolyn Spradlin /
2811 Placida Rd.

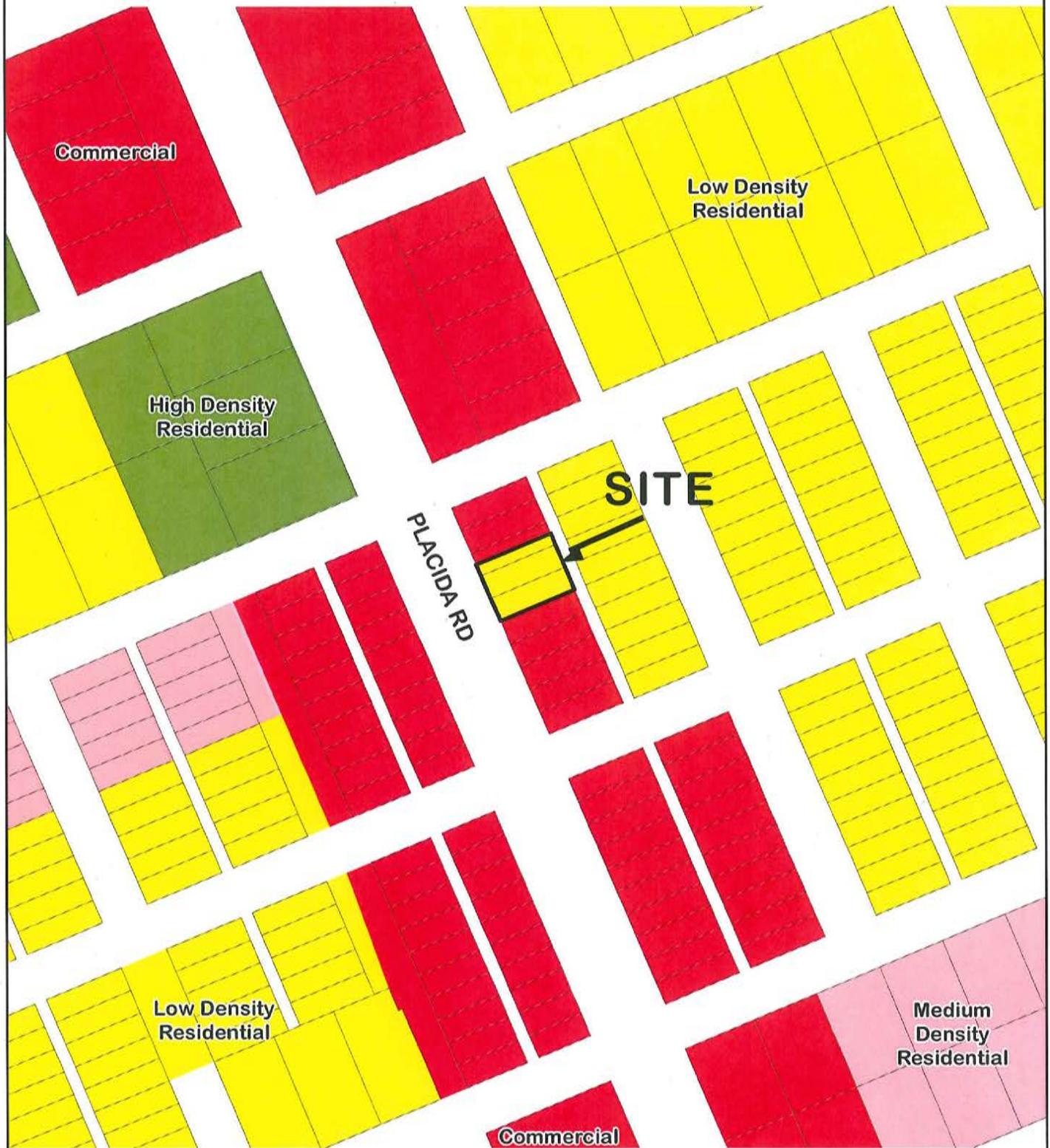
Legislative / Quasi-Judicial

Commission Dist. III



CHARLOTTE COUNTY

FLUM Map for PA-13-03-01 and Z-13-03-03



17/41/20 West 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-J. Shao Date Saved: 4/1/2013 10:43:36 AM

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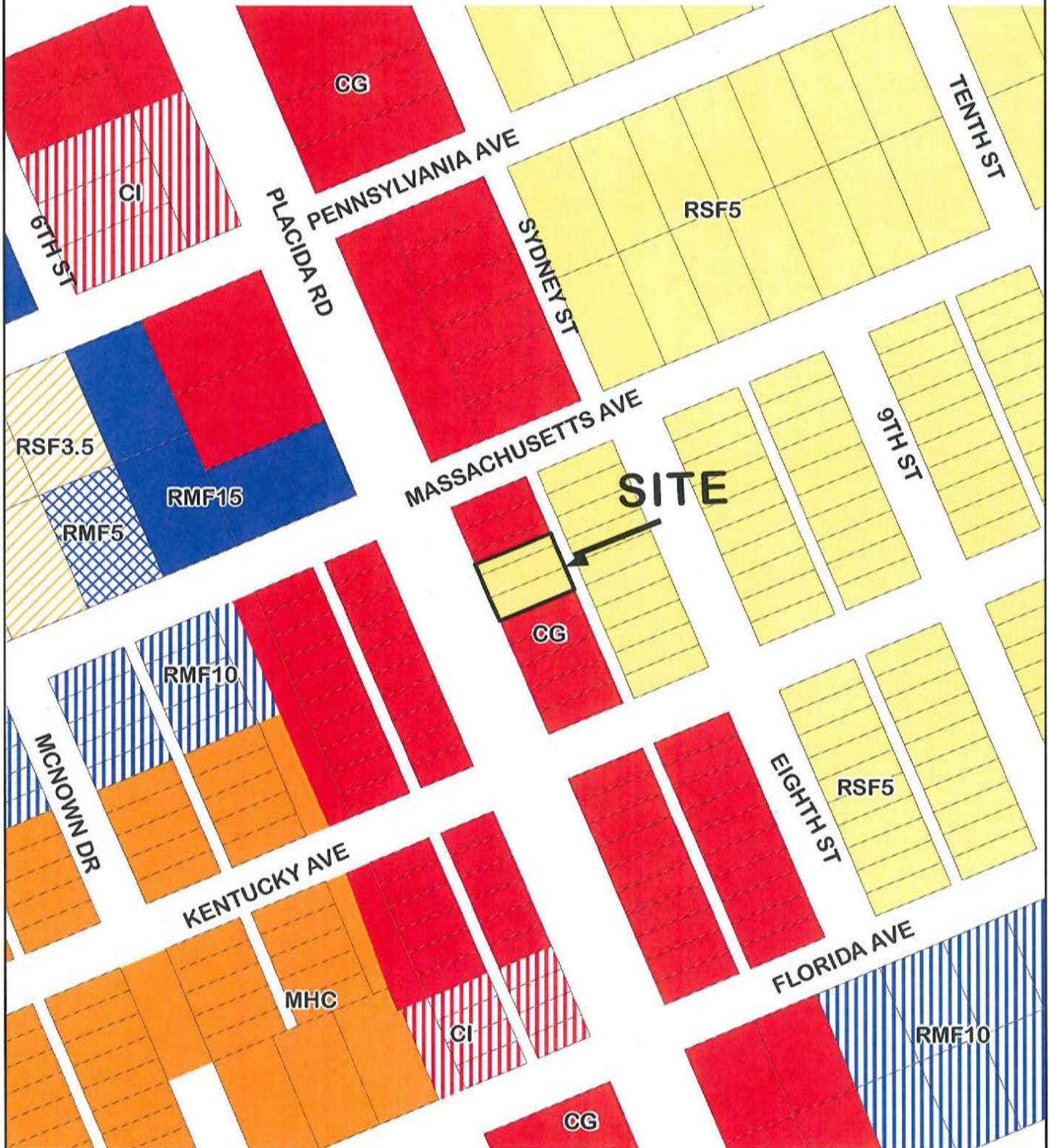
NOT TO SCALE



Community Development

CHARLOTTE COUNTY

Zoning Map for PA-13-03-01 and Z-13-03-03



17/41/20 West County

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NOT TO SCALE



**Community Development Department
Unified Staff Report
for
PA-13-03-01 & Z-13-03-03**

DATE: April 19, 2013

TO: Honorable Board of County Commissioners
The Planning and Zoning Board

FROM: Jie Shao, Planner III

**REQUESTED
ACTION(S):**

A privately initiated request to amend:

- Charlotte County FLUM Series Map #1: 2030 Future Land Use, from Low Density Residential (LDR) to Commercial (COM); and
- Charlotte County Zoning Atlas from Residential Single-family 5 (RSF-5) to Commercial General (CG).

PART I

Applicant(s): Carolyn Spradlin
2021 Massachusetts Avenue
Englewood, FL 34224

Owner(s): Same as applicant

**General Location
and Acreage:**

The subject property is located at 2811 Placida Road, in the Englewood area. The site contains a total of 0.17± acres.

Account Number(s): 412017212002

Analysis:

The subject property is located on the east side of Placida Road, in the Englewood area, and contains a total of 0.17 acres. The petitioner, Carolyn Spradlin, is requesting a Future Land Use map amendment from Low Density Residential (LDR) to Commercial (COM), and a companion rezoning from Residential Single-family-5 (RSF-5) to Commercial General (CG). The applicant also owns the properties located directly to the south and east of the site. The property located to the south is already designated as Commercial and zoned CG. According to the application, the stated purpose of this unified application is to allow the applicant to use the subject property for additional space to accommodate one work station and additional document storage for her existing

accounting service business. The anticipated commercial uses are allowed under the proposed CG zoning district.

Consistency with the Smart Charlotte 2050 Comprehensive Plan

The proposed change is not contrary to FLU Policy 5.4.2: Limit Expansion of Strip Commercial. This policy states that *“The County shall deny FLUM amendments to the Commercial category that will allow new strip commercial development. An exception to this policy may be made in the case of infill development where a property is located between two properties already designated Commercial, or in order to increase the depth of an existing Commercial lot(s) where:”*

The subject property is located within a Revitalizing Neighborhood on the 2050 Framework. Revitalizing Neighborhoods are considered infill locations within the County. The properties located directly to the north and south of the subject site are already designated as Commercial (COM) and zoned CG with existing commercial uses. The petitioner wishes to amend the Future Land Use map designation of the site to commercial in order to expand her existing business, which meets the exception to the Smart Charlotte policy.

Compatibility and Impacts on the Adjacent Land Uses

The subject property is located on the east side of Placida Road, which is one of the major roadways in the West County area. The properties located to the north, south and west are all commercial properties with existing commercial general uses. Across an alleyway, to the east, there are single-family homes, one of which is owned by the applicant. The proposed CG zoning requires a type C buffer at a minimum to be placed along the property boundary adjacent to residential zoned properties. It is staff's determination that the proposed land use changes will not create any detrimental impacts on the platted residential lots located directly to the east.

Concurrency issues

- Water and Sewer: The proposed commercial general uses would lead to a slightly increased use of utilities. However, the Englewood Water District has more than sufficient capacity to accommodate the proposed commercial general uses.
- Traffic: After reviewing the application, the County Transportation Planner has concluded that the proposed commercial uses will not cause the LOS of the County roadway, such as Placida Road, to fall below the adopted LOS D.

Therefore, the proposed development will not raise any concurrency issues.

STAFF RECOMMENDATION:

“Approve adoption of Petition No. PA-13-03-01 based on the findings and analysis in the Comprehensive Planning Division staff report dated April 19, 2013 and any evidence presented at the public hearing on the application.”

“Approve adoption of Petition No. Z-13-03-03 based on the findings and analysis in the Comprehensive Planning Division staff report dated April 19, 2013 and any evidence presented at the public hearing on the application.”

Conclusion:

Staff recommends approval of this unified application. It is not inconsistent with Smart Charlotte 2050, and it will not create any detrimental impacts on the surrounding properties.

The Planning and Zoning Board proposed recommendations:

“Motion to forward application No. PA-13-03-01 to the Board of County Commissioners with a recommendation of Approval/Denial, based on the findings and analysis in the staff report dated April 19, 2013 and the evidence presented at the public hearing on the application.”

“Motion to forward application No. Z-13-03-03 to the Board of County Commissioners with a recommendation of Approval/Denial, based on the findings and analysis in the staff report dated April 19, 2013 and the evidence presented at the public hearing on the application.”

PART II: RESEARCH AND FINDINGS

1. **2050 Framework Designation:** Revitalizing Neighborhood
2. **2030 Service Area Delineation:** Urban Service Area
3. **Existing Land Use on the Site:** According to the application, the site contains an abandoned residential structure.

4. Existing Designation(s):

FLUM	Development Standard
Low Density Residential (LDR)	<p>General Range of Uses Single-family residential, multi-family residential, manufactured residential dwelling units, recreational vehicles, recreational facilities in association with residential development, schools, and public services and facilities.</p> <p>Minimum and Maximum Density Low Density Residential lands may be developed at a density of one dwelling unit per acre up to five dwelling units per acre. If zoned Environmentally Sensitive, the density is one dwelling unit per ten acres.</p>
Zoning	Development Standard
Residential Single-family 5 (RSF-5)	<p>The residential, single-family (RSF) districts are intended to be used for single-family residential dwellings and other uses normally associate therewith. Among RSF-1, RSF-2, RSF-3.5, and RSF-5 districts, there are variations in requirements for lot area, width and certain yards.</p> <ul style="list-style-type: none"> • Minimum lot site is 7,500 square feet. • Minimum width is 70 feet. • Maximum lot coverage by all buildings is 35%.

	<ul style="list-style-type: none"> • Maximum building height is 38 feet. • Maximum density is 5 units per acre. • Setbacks: <ul style="list-style-type: none"> ○ Front setback is 25 feet. ○ Side setback is 7.5 feet (interior). ○ Rear setback is 25 feet (Abutting a road).
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Table 1

5. Proposed Designation(s):

FLUM	Development Standard
Commercial (COM)	<p>The Commercial category is used for properties wherein nodal-style and strip-style commercial development occurs or is projected to occur in the future. Establishing a nodal-style commercial development shall be the principal and preferred use of the Commercial category. Further strip-style commercial development is prohibited except in the specific circumstances listed in FLU Policy 5.4.2. Nodal-style commercial development is differentiated into three sub-categories based upon size, character and location. The acreage of adjacent lands designated Commercial shall be aggregated to determine the standards to which the development may occur.</p> <p>General Range of Uses These lands are designated for retail and service uses, institutional, office activities, hotels, motels, restaurants, as well as public services and facilities.</p> <p>Community: These developments are designed to provide for the daily shopping and service needs of residents located in surrounding neighborhoods with a service area of up to a ten-mile radius. Businesses operating in these areas provide daily convenience and retail goods such as food, drugs, and sundries as well as professional and business services which meet the needs of the trade area.</p> <p>Locational Standards: These developments shall be located adjacent to and with access provided by arterial or collector roadways.</p> <p>Residential Support: up to 40,000 persons</p> <p>Size: Three to 30 acres</p> <p>Maximum Intensity: 0.5 FAR for commercial / retail 1.0 FAR for professional office buildings</p>

Zoning	Development Standard
Commercial General (CG)	<p>The commercial, general (CG) district is intended to provide areas in which the customary and traditional conduct of trade, retail sales and commerce may be carried on without disruption by the encroachment and intrusion of incompatible residential uses and protected from the adverse effects of undesirable industrial uses.</p> <ul style="list-style-type: none"> • Minimum lot size is 12,000 square feet. • Minimum lot width is 100 feet. • Maximum structure height is 60 feet. • Setbacks: <ul style="list-style-type: none"> ○ Front setback is 25 feet. ○ Side setback is 20 feet (Abutting a road). ○ Rear setback is 10 feet (Abutting a lot).

Table 2

6. Surrounding Land Uses and their Future Land Use Map and Zoning Designations:

Direction	Existing Land Use	FLUM Designation	Zoning District Designation
North	One story stores Single-family homes	Commercial (COM)	Commercial General (CG)
East	Alleyway Single-family home owned by the applicant	Low Density Residential (LDR)	Residential Single-family 5 (RSF-5)
South	Professional services buildings One story stores	Commercial (COM)	Commercial General (CG)
West	Placida Road Professional services buildings Single-family homes	Commercial (COM) Medium Density Residential (MDR) Low Density Residential (LDR)	Commercial General (CG) Residential Multi-family 10 (RMF-10) Mobile Home Conventional (MHC)

Table 3

7. Buildout Calculations (square footage &/or density):

The proposed commercial general uses involve no residential density. Based on the proposed commercial FLUM designation and the CG zoning district, the maximum Floor Area Ratio is 0.5 and the maximum building height is 60 feet; therefore, the maximum buildout of the subject site is 3,703 square feet of commercial uses.

8. Is the subject site within a Community Planning Area or Special Plan area? The site is not located within any Community Planning Area or Special Plan area.

9. Is the subject site located adjacent to existing or proposed Federal, State, or County wildlife management areas, parks, preserves or reserves?

The subject property is not adjacent to any of the existing or proposed Federal, State, or County wildlife management areas, parks, preserves or reserves.

10. Is the proposed land use designation(s) consistent with the provisions of the:

a. Charlotte Harbor Aquatic Preserves Management Plan? The subject property is located outside the boundary of the Charlotte Harbor Aquatic Preserves.

b. Lemon Bay Aquatic Preserve Management Plan? The subject property is will not be used for uses that could impact the Lemon Bay Aquatic Preserve.

11. Does the subject site contain any designated archaeological site or historic structures?

According to the Florida Master Site File, the subject site does not contain any historic structures nor is it designated as an archaeological site.

12. Are there wetlands on the property? No, the site is fully developed.

a. Number of acres of Category I: N/A

b. Number of acres of Category II: N/A

13. Natural Resources:

- a. **Significant natural resources and/or critical habitat for endangered/potentially endangered species:** No, the site is fully developed with no environmental resources present.
- b. **Possible impacts to groundwater, surface water, wetlands or other significant natural resources:** No
- c. **Is the subject site within the Special Surface Water Protection Overlay District?** No
- d. **Is the subject site within the Watershed Overlay District?** No
- e. **Is the subject site within a Wellhead Protection Area?** No
- f. **Is the subject site within the Prime Aquifer Recharge Area?** No

14. Coastal Planning:

- a. **Is the subject site within the Coastal Planning Area?** The site is located within the Coastal Planning Area.
- b. **Could the proposed changes impact beach accessibility?** No.
- c. **Could the proposed change affect other waterfront access?** No.
- d. **Flood Zone:** The entire site is located in Flood Zone 11 AE, an area with a determined base flood elevation of 11 feet.
- e. **Storm Surge Evacuation Zone:** The site is located within Evacuation Zone B.
- f. **Coastal High Hazard Area?** No
- g. **Could the proposed changes impact evacuation times?** No

15. Facilities and Services

- a. **Nearest Park:** N/A
- b. **Nearest Police Station:**
Name: District 1
Address: 6868 San Casa Drive, Englewood
Distance: approximately 1.4 miles to the northeast of the subject site
- c. **Nearest Fire/EMS Station:**
Name: Charlotte County Station No. 13
Address: 6868 San Casa Road, in the Englewood area
Response Time: Approximate response time is 4-6 minutes
- d. **Nearest Library:** N/A
- e. **Nearest Hospital:**
Name: Peace River Regional Medical Center
Address: 2500 Harbor Boulevard, Port Charlotte
Distance: approximately 20 miles to the northeast of the subject site
- f. **Nearest Potential Emergency Shelter:** N/A
- g. **Nearest Public Schools:** N/A

16. Concurrency

- a. **Roads Level of Service:** See attached report from Venkat Vattikuti, Transportation Planner
- b. **Potable Water Level of Service:**
 - 1. *Provider's Name:*

225 gallons per ERU per day		
Permitted Facility Capacity	Current Facility Usage	Proposed Land Use estimated water needs
5,360,000	2,330,000	185

Table 4

2. *Analysis:* If the Board approves this rezoning application, it will allow the property owner to have a maximum of 3,703 square feet of commercial general uses. The estimated water usage would be 185 gallons per day. Englewood Water District retains enough capacity to serve the proposed commercial general development.

c. Sanitary Sewage Level of Service:

1. *Provider's Name:*

190 gallons per ERU per day		
Permitted Facility Capacity	Current Facility Usage	Proposed Land Use estimated sewer needs
3,000,000	1,400,000	157

Table 5

2. *Analysis:* If the Board approves this unified petition, it will allow the property owner to have a maximum of 3,703 square feet of commercial general uses. The estimated sewer generation would be 157 gallons per day. Englewood Water District retains enough capacity to serve the proposed commercial general development.

d. Park and Recreation Level of Service:

1. *Level of Service*

Adopted Level of Service is 16 Park, Recreation and Open Space (PROS) point per 1,000 populations

2. *Analysis:*

A 2009 analysis shows that the County currently has 17.2 PROS points per 1,000 populations.

e. Schools: N/A

f. Solid Waste:

1. *Refuse Collector:* Waste Management Inc. of Florida

2. *Solid Waste Provider:* Public Works Department - Municipal Solid Waste Management

3. *Level of Service*

- Solid Waste (Landfill) 5.0 pounds per day per equivalent fulltime resident
- Solid Waste (Recycle) 2.2 pounds per day per equivalent fulltime resident
- Zemel Rd. landfill currently has capacity to dispose of 4.6 million cubic yards of waste. The landfill has a projected remaining lifespan to the year 2027. An existing estimated 170 acres for future disposal cells will provide disposal capacity beyond the year 2050.

g. Drainage:

1. *Level of Service*

New arterials – flood free in the 100-year rainfall event

New and improved collectors - not less than one lane of traffic in each direction above the design high water elevation from a 25-year, 24-hour rainfall.

New local residential streets - designed and constructed with the pavement centerline at or above the design high water elevation resulting from a 5-year, 24-hour rainfall
Stormwater management facilities - in all new subdivisions manage a 25-year, 24-hour rainfall.

New parking facilities- maximum temporary detention depth of nine (9) inches resulting from a 5-year, 24-hour rainfall.

New development on existing platted lots (except single-family, duplex, and triplex dwellings) - on-site stormwater management for a 25-year, 24-hour rainfall.

2. *Analysis:*

The Southwest Florida Water Management District and the Community Development Department review stormwater management plans on a project specific basis.

17. Capital Improvements Program

a. **Are any updates to the CIP required as a result of this petition?** No.

18. Intergovernmental Coordination

a. **Does this amendment require comments from or coordination with adjacent governments or other governmental agencies?** No.

19. Has a public hearing been held on this property within the last year? No.

20. 2050 Comprehensive Plan; Goals, Objectives, and Policies that may be relevant to the proposed amendment:

Future Land Use

FLU Policy 5.4.2: Limit Expansion of Strip Commercial

The County shall deny FLUM amendments to the Commercial category that will allow new strip commercial development. An exception to this policy may be made in the case of infill development where a property is located between two properties already designated Commercial, or in order to increase the depth of an existing Commercial lot(s) where:

1. The proposed development is required to have joint, interconnected access and is under the same ownership, or under unified control, with the existing lot(s), and the proposed development is required to submit a unified development proposal; or
2. The proposed development is required to have joint, interconnected access and is under the same ownership, or under unified control, with the existing lot(s), and the proposed development is part of a Planned Development rezoning that includes both the existing and proposed properties.

FLU Policy 5.7.3: Commercial Access

The County shall require that commercial land uses that request to have access to local roads, but which have frontage on and access to an arterial or collector roadway, provide an analysis that provides the reasons why it is necessary. Joint access with adjacent commercial sites and safety issues must be included as part of the analysis. The commercial access may be approved by the County as part of the Site Plan Review process should the need for the access be proven to improve the health, safety, and welfare of the public. Should the commercial land use be located within an area that has an adopted Revitalization Plan, Emerging Area Plan

or Special Area Plan that provides standards for local road access, a statement referring to these standards is adequate support material.

FLU Policy 5.7.4: Commercial Landscaping and Buffering

The County shall enforce its landscaping and buffer regulations on all new commercial developments to protect the aesthetic qualities of commercial lands; to provide shady, well-landscaped parking lots in all commercial areas; and to provide buffering in order to protect adjacent, less intensive land uses from adverse impacts such as noise, lighting, and traffic. Alternate urban design standards shall be required for areas that are developed under a Revitalization Plan, an Emerging Area Plan or a Special Area Plan.

21. Standards for Rezoning Approval:

For the rezoning of land, the final action of the Board shall be made after giving due consideration to:

a. Would the proposed change be contrary to the Comprehensive Plan?

Finding: The proposed rezoning to Commercial General (CG) would not be contrary to the Comprehensive Plan if the Board finds the requested plan amendment to Commercial (COM) appropriate.

b. The existing land use pattern in adjacent areas:

Finding: The subject property is located on the east side of Placida Road, in the Englewood area, which is an area designated as part of the Revitalizing Neighborhoods. Improved commercial uses are located directly to the north and south of the site. To the east, across an alleyway, there are single-family homes, one of which is owned by the applicant. To the west, across Placida Road, there are professional service buildings.

c. The population density pattern and possible increased load on public facilities, such as schools, utilities, and roads:

Finding: The proposed CG rezoning involves no residential density and so student populations are not expected to change as a result of this rezoning. The use of potable water and sanitary sewer could slightly increase compared to the existing residential zoning district. The subject site is located within the Englewood Water District (EWD) service area, and where EWD currently does not provide sanitary sewer service to the site. However, EWD retains enough capacity to serve the proposed commercial general development. Furthermore, although the proposed commercial uses would increase the automobile trip generation of the site, Placida Road is currently operating at an acceptable Level-of-Service (LOS); the County Transportation Planner reviewed this application and concluded that the proposed rezoning will not cause the LOS of the County roadways to fall below an adopted LOS.

d. Would changed conditions make the passage of the proposed amendments appropriate?

Finding: Yes. The Placida Road is a four-lane roadway, which are accommodating a lot of traffic volume; therefore, residential homes along Placida Road become less desirable. In addition, the proposed land use change is not contrary to FLU Policy 5.4.2.

e. Would the proposed change adversely influence living conditions or property values in adjacent areas?

Finding: The proposed commercial uses would create a slight increase in the amount of noise, possible fumes, traffic volume, and light on the subject site as compared to the current residential zoning of the property. However, the subject property is located immediately adjacent to an established commercial corridor with existing similar uses. The proposed change should not have any adverse influence on living conditions or property values in adjacent areas.

f. Would the proposed change affect public safety?

Finding: Public safety should not be affected by this proposed change.

g. Would the proposed change reduce light and air to adjacent areas?

Finding: No. The site contains an abandoned residential structure, and any redevelopment of the site to a commercial use must comply with the setbacks, height limitations, landscaping and buffering requirements set forth in the County's Land Development Regulations. For example, a Type C buffer (at a minimum) is required to be placed along the property boundary adjacent to the property zoned RSF-5. The proposed changes would not reduce light or air to adjacent areas.

h. Are there substantial reasons why the property cannot be used in accordance with the existing zoning?

Finding: No. There are no substantial reasons why the property cannot be used in accordance with the existing residential zoning. However, the site contains an abandoned residential structure and the applicant does not use this site as a residence. The segment of Placida Road between Oyster Creek Drive and San Casa Drive is mainly comprised of commercial businesses or commercially zoned property. The character of the corridor makes many areas along the corridor more appropriate for commercial uses rather than residential uses.

Application for Small Scale Plan Amendment and Rezoning
Petition Number: PA-13-03-01 & Z -13-03-03

TO: Honorable Board of County Commissioners
The Planning and Zoning Board

FROM: Venkat Vattikuti

DATE: April 12, 2013

REQUESTED ACTION:

APPLICANT: Carolyn Spradlin, 2021 Massachusetts Avenue, Englewood, FL 34224

OWNER: Carolyn Spradlin, 2021 Massachusetts Avenue, Englewood, FL 34224

GENERAL LOCATION: 2811 Placida Road, Englewood, FL 34224

ACCOUNT NUMBER: 412017212002 in Section 17, Township 41 and Range 20, with a total approximate area of 0.17 acres.

1 **ANALYSIS:** From the transportation perspective, the review of the requested Small
2 Scale Plan Amendment, i.e. Future Land Use Map (FLUM) designation from Low
3 Density Residential to Commercial with Commercial General (CG) zoning request¹
4 of the subject property shows that the surrounding roadway segments (mainly
5 Placida Road between State Road 776 and San Casa Drive) within the area of
6 significance which are currently operating at acceptable levels of service would
7 continue to operate at acceptable levels of service to the year 2014 (which is the
8 estimated built-out year). There wouldn't be any roadway concurrency failures
9 with the proposed re-zoning. No modifications would be required for the adopted
10 FDOT Transportation Improvement Program, 2035 Long range Transportation Plan
11 and County's Capital Improvements Program.

12
13 **RECOMMENDATION:** Approve the requested plan amendment and the zoning.
14

¹ Requesting from the existing land use designation of Commercial General (CG) to Commercial Intensive (CI)



MEMORANDUM

Date: April 11, 2013
To: Jie Shao, Planner III
From: Jamie Scudera, Environmental Specialist
Subject: PA-13-03-01 & Z-13-03-03
Carolyn Spradlin
2811 Placida Rd.

The Current Planning and Zoning Environmental Review Section reviewed the above referenced petition for **environmental, landscaping and tree compliance** and offer the following comments:

- The applicant is proposing to amend the current zoning designation from Residential Single Family 5 (RSF-5) to Commercial General (CG) and the future land use designation from Low Density Residential to Commercial in order to use the subject parcel as overflow for a neighboring commercial business.
- The site consists of an existing developed single family residence and is not adjacent to any County, State or Federal wildlife management areas, parks, preserves or reserves.

If this petition is approved, the following conditions will be reviewed for compliance prior to the issuance of any county permits or land improvement activities.

- All applicable county, state and federal authorization/permits, and mitigation (if necessary) will be required.
- If this proposal moves forward, it will be reviewed for compliance with:

Chapter 3-2:

Article IX. *TREE REQUIREMENTS**

**All heritage trees (per Section 3-2-190) must remain preserved.

GROWTH MANAGEMENT DEPARTMENT

Zoning Division

18500 Murdock Circle | Port Charlotte, FL 33948

Phone: 941.743.1290 | Fax: 941.743.1598

Chapter 3-5:

Article IV, *CLEARING, FILLING AND SOIL CONSERVATION*,
Article XVIII, *LANDSCAPING AND BUFFERS*

The applicant is advised that the Charlotte County site review is cursory, additional wildlife or environmental reviews may be required by state and federal agencies.

Please contact me if you have any questions or need additional information (941) 743-1290.

JS

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COMMUNITY DEVELOPMENT DEPARTMENT

Planning and Zoning Division
18500 Murdock Circle | Port Charlotte, FL 33948
Phone: 941.743.1242 | Fax: 941.743.1292



**CHARLOTTE COUNTY
 BUILDING AND GROWTH MANAGEMENT DEPARTMENT**

**UNIFIED APPLICATION for
 SMALL SCALE PLAN AMENDMENT (MAP) and REZONING**

Date Received: 3/1/2013	Time Received: 2:00 PM
Date of Log-in:	Petition #: PA-13-03-01 / 2-13-03-03 Accela #: PAS-13-00001 & RZ-13-00002
Receipt #:	Amount Paid: \$ 2430.00

1. PARTIES TO THE APPLICATION

Name of Applicant: CAROLYN SPRADLIN

Mailing Address: 2021 MASSACHUSETTS

City: _____ State: _____ Zip Code: _____

Phone Number: _____ Fax Number: _____

Email Address: _____

Name of Agent: TIM M. BRONSON

Mailing Address: 6945 SUNNYBROOK BLVD.

City: ENGLEWOOD State: FL Zip Code: 34224

Phone Number: 941-661-5591 Fax Number: 941-474-8000

Email Address: TIMBRONSON@LIVE.COM

Name of Engineer/Surveyor: _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Phone Number: _____ Fax Number: _____

Email Address: _____

Name of Property Owner (if more than one property owner, attach a separate sheet with a list of all owners):
 CAROLYN SPRADLIN

Mailing Address: 2021 MASSACHUSETTS

City: Englewood State: FL Zip Code: 34224

Phone Number: 941-697-7223 Fax Number: 941-697-1701

Email Address: SPRADTAX@GMAIL.COM

2. PROPERTY INFORMATION

If more than one account number exists, attach a separate sheet listing all information required by this section

Property Account #: <u>412017212002</u>		
Section: <u>17</u>	Township: <u>41</u>	Range: <u>20</u>
Parcel/Lot #: <u>1/2 OF 3, 4, 5</u>	Block #: <u>92</u>	Subdivision: <u>GROVE CITY</u>
Total acreage or square feet of the property: <u>0.17 ACRE OR 7,588 SQ FT</u>		

3. SURVEY:

- For unplatted property, provide one original boundary survey that is **signed and sealed** by a registered land surveyor and an accurate legal description (including acreage) of the property.
- For platted land, provide one original surveyor's sketch that is **signed and sealed** by a registered land surveyor and an accurate legal description (including acreage) of the property.

4. PROOF OF LAND OWNERSHIP: Provide the most current *Title Insurance Policy* or an *Ownership and Encumbrance Report* on the subject property.

5. NOTARIZED AUTHORIZATION: A written, notarized authorization from each owner must be provided with this application if:

- If the applicant is not the owner of the property, a written, notarized authorization from each owner must be provided with this application – use Form A, attached. Property owner authorization is required. If the property owner withdraws permission at any point during the review and approval process, the application is considered null and void.
- If an agent is submitting the application for the applicant – authorization from the applicant is required – use Form B, attached.

6. RESTRICTIONS: Provide a copy of any covenants, easements or restrictions that have been recorded for the subject site.

7. EXISTING LAND USE DESIGNATIONS

Future Land Use Map (FLUM) designation(s)	Acreage
<u>(COMP. PLAN) LOW DENSITY RESIDENTIAL</u>	<u>0.17 ACRE</u>
Zoning District(s)	Acreage
<u>RSFS</u>	<u>0.17 ACRE</u>

8. APPLICANT'S PROPOSED CHANGE(S):

Amending FLUM designation(s) to: CG

Amending Zoning designation(s) to: CG (BUSINESS OFFICE)

If the proposed change involves an increase in density, which of the Receiving Zone criteria does the property meet, or would this be an exemption consistent with a Revitalization Plan?

9. REASON FOR PROPOSED CHANGE(S):

Purchased property directly next to existing CG zoned business office and require the additional spece to accomodate one work station and additional document storage.

10. CURRENT LAND USE OF SUBJECT PROPERTY: (example: house, vacant land, barn, etc.)

RSF5 - Existing abandoned structure (single family house)

11. SURROUNDING LAND USES:

North: CG

South: CG

East: RSF5

West: CG

12. ENVIRONMENTAL ASSESSMENT:

- Provide an *Environmental Assessment Report*, conducted within one year or less from the date of submittal, that includes:
 - Maps and surveys of the subject site illustrating the existing land cover according to Level 3 of the FLUCCS
 - Locations of listed flora and fauna species, if present.
 - If any wetlands are identified on site, provide a survey showing delineations of any wetlands, acreages, and the wetland Category (ENV Policy 3.1.3) under which they fall.
 - If the property is adjacent to any Federal, State, or County wildlife management areas, parks, preserves or reserves, supply a science-based analysis of possible impacts to the environmental resources of these lands and the manner in which these impacts can be eliminated. Where elimination is not possible, the analysis shall detail how these impacts can be reduced and mitigated.

13. INFRASTRUCTURE:

A. Roadway

- i. List the roads or streets upon which vehicles may travel to gain access to the site (generally within ¼ mile radius):

Placida Rd. - San Casa Blvd.

- ii. *Traffic Impact Report*: This narrative does not need to be authored by a registered professional engineer. Address the number of vehicle trips that may be generated by development of the subject site at maximum buildout allowed under the proposed FLUM and Zoning.

AFFIDAVIT

I, the undersigned, being first duly sworn, depose and say that I am the owner or agent of the property described and which is the subject matter of the proposed hearing; that all answers to the questions in this application, and all sketches, data and other supplementary matter attached to and made a part of the application are honest and true to the best of my knowledge and belief. I understand this application must be complete and accurate before the hearing can be advertised, and that if I am not the owner of the property I have attached a notarized authorization from the owner(s) to submit this application. I acknowledge that all items listed in the application must be submitted concurrent at the time the County accepts the application. I swear that the attached list of adjacent property owners is complete, including all property owners within 200 feet of the subject properties (excluding right-of-ways), that it is correct, providing addresses as listed in the County Tax Roll.

STATE OF Florida, COUNTY OF Charlotte

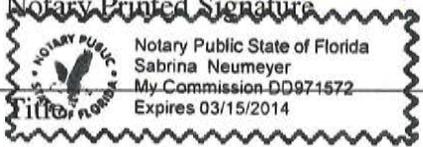
The foregoing instrument was acknowledged before me this 10 day of January, 2013, by
who is personally known to me or has/have produced
as identification and who did/did not take an oath.

Sabrina Neumeyer
Notary Public Signature

Carolyn J. Spradlin
Signature of Applicant or Agent

Sabrina Neumeyer
Notary Printed Signature

CAROLYN J. SPRADLIN
Printed Signature of Applicant or Agent



2021 MASSACHUSETTS
Address

Englewood, FL 34204
City, State, Zip

941-268-1992
Telephone Number

FORM B. APPLICANT AUTHORIZATION TO AGENT

I, the undersigned, being first duly sworn, depose and say that I am the applicant for this PLAN AMENDMENT and REZONING for the property described and which is the subject matter of the proposed hearing.

I give authorization for Tim Bronson to be my agent for this application.

STATE OF Florida, COUNTY OF Charlotte

The foregoing instrument was acknowledged before me this 10 day of JANUARY, 20 13 by who is personally known to me or has/have produced as identification and who did/did not take an oath.

<u>Sabrina Neumeyer</u> Notary Public Signature	<u>[Signature]</u> Signature of Applicant
<u>Sabrina Neumeyer</u> Notary Printed Signature	<u>CAROLYN J. SPADLIN</u> Printed Signature of Applicant
<u>[Notary Seal]</u> Title	<u>2021 MASSACHUSETTS</u> Address
<u>[Notary Seal]</u> Commission Code	<u>Englewood, FL 34504</u> City, State, Zip
	<u>941-268-1992</u> Telephone Number

2811 Placida Road - Englewood, FL 34224
Rezoning Standards of Approval Narrative

A.) Would the change be contrary to the Comprehensive Plan?

This project is consistent with the Comprehensive Plan and will be developed in accordance with an approved site plan for CG district zoning once approved.

B.) Existing land use pattern in adjacent areas?

The petitioner currently owns and operates her accounting services at 2821 Placida Rd. – Englewood, FL (Parcel ID: 412017212003) GVC 000 0092 0006 (*Refer to attached Adjacent Property plan*). This described property was also converted several years ago from RSF5 to CG and is located Southeast of the current subject property submitted in this petition.

C.) Will there be an increase in population density patterns or increased load on public facilities such as schools, utilities, and streets?

The petitioner's agent has spoken with Charlotte County officials in the Comprehensive Planning department and confirmed that a Traffic Impact Report was not necessary for the filing of this petition and that there was nothing to indicate that this conversion would have any impact on public facilities, schools, utilities or streets and was therefore waived.

D.) Will this change in use make the proposed amendment appropriate?

This petition if granted will make use of property that would otherwise sit abandoned and/or neglected as it is currently zoned due to several factors of which the petitioner wishes to correct and make improvement upon with the passage of this proposed amendment.

E.) Will the proposed change adversely influence living conditions or property values in adjacent areas?

The petitioner wishes to make improvement to the property and maximize its use on the basis that current conditions do have an adverse affect on the property as it is currently utilized. This proposed change is in line with the Comprehensive Plan, therefore would not adversely influence living conditions or current property values to the adjacent areas.

F.) Will the proposed change affect public safety?

There are no factors or indications that this change will affect public safety. The guidelines and proposed improvements to the property will be in accordance with all Charlotte County codes and ordinances for this change, taking every step possible to ensure public safety.

G.) Will the proposed change reduce light and air to adjacent areas?

The petitioner will not be modifying the existing structure in any way as to reduce the amount of light or air to adjacent property. Any improvements to the property will be in accordance with all Charlotte County codes and ordinances.

H.) Any substantial reasons why the property cannot be used in accordance with the existing zoning?

The existing zoning prohibits the structure from being used as a secondary business office and/or document storage office. Any improvements to the property will be in accordance with all Charlotte County codes and ordinances.

Rezoning Petition Development Standards

Development Standards

1.) Development Information

Site Area	+/- 0.17 Acres
Tax Parcel(s) included within the Area to be Rezoned	412017212002
Existing Zoning	RSF5 / Single Family
Proposed Zoning	CG
Existing Use	Residential Home
Proposed Use(s)	Use permitted by Right and Under Prescribed Conditions Allowed in CG District
Minimum Number or Ratio of Parking Spaces	1 Space per 200 SF
Amount of Open Space	Per Ordinances

2.) General Provisions

- A.) THESE DEVELOPMENT STANDARDS FORM A PART OF THE SCHEMATIC PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY CAROLYN SPRADLIN. (The Petitioner) TO ACCOMMODATE AN EXISTING STRUCTURE ON +/- 0.17 ACRES LOCATED ON SR776. DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE SCHEMATIC PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE COUNTY OF CHARLOTTE ZONING ORDINANCE, UNLESS THE SCHEMATIC PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS. THE REGULATION ESTABLISHED UNDER THE ORDINANCE FOR COMMERCIAL GENERAL ZONING CLASSIFICATIONS SUBJECT TO THE PROVISIONS PROVIDED BELOW SHALL GOVERN DEVELOPMENT TAKING PLACE ON THOSE PORTIONS OF THE SITE GENERALLY DEPICTED ON THE SCHEMATIC PLAN.
- B.) THE DEVELOPMENT DEPICTED ON THE REZONING PLAN (RZ-2) IS SCHEMATIC IN NATURE AND IS INTENDED ONLY TO DESCRIBE THE POSSIBLE ARRANGEMENT OF USES ON THE SITE ACCORDINGLY. THE CONFIGURATION, PLACEMENT OF PARKING, BUILDING AND LANDSCAPING OUTLINED ON THE REZONING PLAN ARE SCHEMATIC AND SUBJECT ONLY TO THE PROVISIONS SET FORTH BELOW MAY BE ALTERED OR MODIFIED DURING DESIGN, DEVELOPMENT AND CONSTRUCTION PHASES WITHIN THE MAXIMUM BUILDING/PARKING ENVELOPE LINES ESTABLISHED ON THIS SHEET. PARKING LAYOUTS MAY ALSO BE MODIFIED IN ACCORDANCE WITH COUNTY ORDINANCE FOR COMMERCIAL GENERAL.
- C.) THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, STANDARDS POLICIES AND APPROPRIATE DESIGN MANUALS WILL EXIST. THOSE CRITERIA (FOR EXAMPLE, THOSE THAT REQUIRE BUFFERS, REGULATE STREETS, SIDEWALKS, SETBACKS, TREES AND SITE DEVELOPMENT, ECT.) WILL APPLY TO THE DEVELOPMENT SITE. CONDITIONS SET FORTH IN THIS PETITION ARE SUPPLEMENTAL REQUIREMENTS IMPOSED ON THE DEVELOPMENT IN ADDITION TO OTHER STANDARDS.
- D.) FUTURE AMMENDMENTS TO THE SCHEMATIC PLAN AND THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNERS OR OWNERS OF THE PROPERTY INVOLVED IN ACCORDANCE WITH COUNTY ORDINANCE.

3.) Permitted Uses

- A.) THE SITE MAY BE DEVOTED TO USES AS PRESCRIBED IN THE COMMERCIAL GENERAL DISTRICT TO INCLUDE, BUT NOT LIMITED TO PROFESSIONAL AND BUSINESS SERVICES.

4.) Access and/or Transportation

- A.) THE EXACT ALIGNMENT OF INTERNAL VEHICULAR CIRCULATION AND DRIVEWAYS HAS NOT BEEN DETERMINED AND ARE SUBJECT TO FINAL DESIGN AND ENGINEERING PLANS, MODIFICATIONS OR ALTERATION OF THESE ALIGNMENTS MAY THEREFORE TAKE PLACE DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES.
- B.) HANDICAP PARKING WILL BE PROVIDED WITHIN THE PARKING DECK.
- C.) THE NUMBER OF VEHICULAR ACCESS POINTS TO THE SITE SHALL BE LIMITED TO THE NUMBER SHOWN ON THE REZONING PLAN.
- D.) THE PLACEMENT AND CONFIGURATION OF EACH ACCESS POINT ARE SUBJECT TO MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND ARCHITECTURAL CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED FOR

Rezoning Petition Development Standards

5.) Architectural Standards

- A.) SETBACKS, SIDE YARDS, REAR YARDS AND BUILDING HEIGHTS
 - AA.) DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE SETBACK SIDE YARD AND REAR YARD REQUIREMENTS PER THE ORDINANCE FOR COMMERCIAL GENERAL DISTRICT.
 - AB.) NO BUILDINGS, PARKING SPACES, LOADING OR MANUEVERING SHALL BE LOCATED WITHIN THE SETBACKS
- B.) THE QUALITY OF ARCHITECTURE BUILDING CONSTRUCTION AND/OR MODIFICATION AND FINISHES WILL BE CONSISTENT WITH OTHER PROJECTS IN THE SURROUNDING AREA AND BY WAY OF EXAMPLE MAY INCLUDE MATERIALS SUCH AS STUCCO, HARDIE PANELING, CAST STONE OR STONE.

6.) Streetscape & Landscaping

- A.) THE PAVING MATERIAL OF THE DRIVEWAY MAY BE EITHER ALL SPECIALTY PAVERS (SUCH AS BRICK PAVERS, CONCRETE PAVERS, STAMPED ASPHALT, OR TEXTURED/COLORED CONCRETE) OR A COMBINATION OF STANDARD SURFACES SUCH AS CONCRETE AND/OR ASPHALT INTEGRATED WITH SPECIALTY PAVING. THERE SHALL BE A MINIMUM 20' WIDE CLEAR ZONE FOR FIRE DEPARTMENT ACCESS AND A MINIMUM 6' CLEAR PEDESTRIAN ZONE ON EITHER SIDE OF THE DEFINED VEHICULAR MOVEMENTS. THE EXACT DRIVEWAY LOCATION AND TYPE/WIDTH OF THE DRIVEWAY WILL BE DETERMINED BY CHARLOTTE COUNTY DEPARTMENT OF TRANSPORTATION DURING THE DRIVEWAY PERMIT PROCESS. INTERNAL DRIVE OR MIXED PEDESTRIAN VEHICULAR DRIVE MAY BE TEMPORARILY CLOSED FOR A PERIOD OF TIME FOR AN EVENT
 - AA.) THE DESIGN OF THE MIXED PEDESTRIAN/VEHICULAR DRIVE SHOWN ON RZ-2 IS SCHEMATIC IN NATURE AND SHOWN TO DEPICT DESIGN INTENT ONLY. THE DRIVE WILL BE AESTHETICALLY PLEASING AND SAFE FOR BOTH PEDESTRIANS AND VEHICLES. THE AMENITIES SHOWN ARE CONCEPTUAL IN NATURE AND LOCATION AND QUANTITIES MAY VARY.
- B.) ALL MECHANICAL EQUIPMENT PLACED ON THE THE BUILDING OR THE SITE SHALL BE SCREENED FROM VIEW AT GRADE FROM ADJOINING PUBLIC RIGHTS OF WAY AND ABUTING PROPERTIES.
- C.) DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE CHARLOTTE COUNTY TREE ORDINANCE.
- D.) LOCATION OF TREES AND PLANTING MATERIALS MAY BE MODIFIED TO ACCOMODATE CHANGES TO THE CONFIGURATION OF THE PLAN

7.) Parks, Greenways and Open Space

- A.) THE PETITIONER SHALL ADHERE TO THE REQUIREMENTS OF THE CHARLOTTE COUNTY ZONING ORDINANCE FOR COMMERCIAL GENERAL SITE.
- B.) LOCATION OF OPEN SPACES MAY BE MODIFIED TO ACCOMODATE CHANGES TO THE CONFIGURATION OF THE PLAN.

8.) Fire Protection

- A.) THE PETITIONER SHALL ADHERE TO THE REQUIREMENTS OF THE CHARLOTTE COUNTY FIRE DEPARTMENT FOR THIS SITE.

9.) Signage

- A.) WHERE SIGNS, BANNERS, FLAGS AND PENNANTS FOR IDENTIFICATION OR DECORATIONS ARE PROVIDED, THEY MUST CONFORM TO THE REQUIREMENTS OF THE CHARLOTTE COUNTY ZONING ORDINANCE.

10.) Other

- A.) BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS.

IF THIS REZONING PETITION IS APPROVED , THE DEVELOPMENT PROGRAM ESTABLISHED UNDER THESE DEVELOPMENT STANDARDS AND THE SCHEMATIC PLAN SHALL UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER/S AND THE OWNERS (FROM TIME TO TIME) AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS.

Rezoning Petition Development Standards

B.) AMENDMENTS TO THE REZONING PLAN

FUTURE AMENDMENTS TO THE TECHNICAL DATA SHEET, THE SCHEMATIC SITE PLAN, AND OTHER SHEETS ACCOMPANYING THE PETITION AND THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BE THE THEN OWNER OR OWNERS OF THE PROPERTY IN ACCORDANCE WITH THE PROVISIONS OF THE COUNTY ORDINANCE.

2811 Placida Rd/412017212002

[Documents, Photos](#) | 12/26/12

[Reply](#) ↘

2 attachments (total 221.4 KB)



412017212...pdf
[Download](#) (191.8 KB)



Consumpti...xlsx
[View online](#)
[Download](#) (9.8 KB)
[Download all as zip](#)

Consumption numbers attached.

Verification of Assmts paid attached.

Per your request. Any questions let me know.

~Sheryl Strall

Sheryl Strall

Accounting

Englewood Water District

201 Selma Ave

Englewood, Florida 34223

Telephone 941-460-1012

Fax 941-460-1025

Hours : Tuesdays – Fridays 7:30AM – 5:30PM



ENGLEWOOD WATER DISTRICT
 201 SELMA AVENUE
 ENGLEWOOD, FL 34223-3443
 PHONE #941-474-3217
PLEASE NOTE NEW FAX # 941-460-1025
 EMAIL: info@englewoodwater.com

Date: December 26, 2012
 To: Tim Bronson
 Attn:
 Fax:
 File #:
 Email:

PAYOFF GOOD THRU: 01/19/13
 Starting January 1, 2013
 Assessment Interest accrues per month at:
 Capital Interest accrues per month at:
 Water Interest accrues per month at:
 # of Months for Interest:

\$	-
\$	-
\$	-
	-

Due to the excessive volume of requests for lien payoffs & the additional cost associated with those requests, EWD will no longer waive fees associated with properties when liens are in place.

OWNER: Cox - 2811 Placida Road - LOC# 66345
 PID #: 412017212002

The following is the balance due on the Sewer Assessment, Capital Capacity Charges & Water Capacity Charges for the above mentioned property

		Sewer Assessment	Sewer Capital Capacity Charges	Water Capital Charges	Total Assessment Charges
Sewer Assessment Amount	V4	\$ 3,509.05	\$ 1,269.36	\$ -	\$ 4,778.41
Principal paid		\$ 3,509.05	\$ 1,269.36	\$ -	\$ 4,778.41
Principal Balance Due		\$ -	\$ -	\$ -	\$ -
Interest	 Through 	\$ -	\$ -	\$ -	\$ -
Balance Due		\$ -	\$ -	\$ -	\$ -

Other Charges:

Sewer Connection made at property	NO	
Current outstanding Charge due on Utility Account	\$ 38.34	Charges due through : 12/20/12
Re-Connection Fee	\$ -	
Estimated Charges Due	\$ 42.00	
Total Other Charges	\$ 80.34	
TOTAL PAYOFF DUE TO ENGLEWOOD WATER DISTRICT		\$ 80.34

Liens will no longer be released until all balances & final bills have been paid in full.**

**IF APPLICABLE UPON SALE EWD WILL PROCESS A FINAL BILL FOR SERVICE – PLEASE NOTE ANY OUTSTANDING CHARGES (CONSISTING OF CONSUMPTION CHARGES, BASE FACILITY CHARGES OR SCHEDULE RATES, FEE & CHARGES) STAY WITH THE PARCEL. OUTSTANDING CHARGES WILL BE TRANSFERRED TO ACTIVE APPLICANTS ACCOUNT PER EWD RULES AND REGULATIONS - SECTION 17.0 CHANGE OF OWNERSHIP ALSO IF SEWER CONNECTION IS NOT MADE AT PROPERTY THEN PROPERTY OWNER WILL BE RESPONSIBLE FOR PLUMBER HOOK UP FEES AND SEPTIC TANK ABANDONMENT (CRUSHING AND FILLING OF TANK) IF APPLICABLE.

If you have any questions, please feel free to contact this office at (941) 474-3217

Sincerely,
Sheryl Strall

Accounting
 Englewood Water District
 Email: sstrall@ewdf.com
 Ph. (941) 460-1012