

MINUTES
CHARLOTTE COUNTY BOARD OF ZONING APPEALS
Wednesday, August 10, 2011 – 9 a.m. – Room 119
Charlotte County Administration Center
18500 Murdock Circle
Port Charlotte, FL 33948-1094

(These minutes are not official until they have been approved by the Charlotte County Board of Zoning Appeals)

Members Present

Tom Thornberry, *Chairman* (absent)
Michael Brown, *Vice-Chairman*
Bill Truex, *Secretary*
Katherine Ariens
Blair McVety (absent)

Staff Present

Derek Rooney, *Assistant County Attorney*
Nicole C. E. Dozier, *Zoning Official*
Ken Quillen, *AICP, Planner III*
Diane Clim, *Recorder*

I. Call to Order

Vice-Chairman Brown called the August 10, 2011 meeting of the Board of Zoning Appeals to order at 9:00 a.m.

II. Pledge of Allegiance

Vice-Chairman Brown led the members and the audience in reciting the Pledge of Allegiance.

III. Roll Call

Roll call was taken; a quorum was present. (Mr. Thornberry and Mr. McVety were absent)

IV. Swearing In of Those Giving Testimony

Diane Clim swore in all persons who wished to provide testimony.

V. Approval of Minutes

ACTION: A motion was presented by Ms. Ariens and seconded by Mr. Truex to approve the minutes of the July 13, 2011 meeting of the Board of Zoning Appeals, motion passed with a unanimous vote (3/0).

VI. Disclosure Statements

Ex-parte forms indicating site visits concerning the petitions being presented before the August 10, 2011 Board of Zoning Appeals meeting were submitted.

VII. Introduction of Staff/Comments

Vice-Chairman Brown introduced staff. *Nicole Dozier, Zoning Official, Attorney Derek Rooney, and Vice-Chair Brown* made introductory remarks regarding the types of requests that the Board of Zoning Appeals would be reviewing and the standards which must be met, the notification process and how the Board of Zoning Appeals makes its decision.

VIII. New Business

The following petitions were advertised on July 26, 2011: SE-11-11

Petition #SE-11-11

Bright Life Signs, agent for Promenades Building Owner, LLC, is requesting a special exception to allow an increase in the number of secondary class "A" wall signs from one to two wall signs and increase the maximum area permitted from 100 to 228 square feet in area, in a Commercial General (CG) zoning district. The property address is 3280 Tamiami Trail, Port Charlotte, Florida and is described as Parcel 1 of Port Charlotte Plaza Subdivision, Sub-section 7, located in Section 22, Township 40 South, Range 22 East.

Ken Quillen presented general information and staff findings for the petition.

Applicant Presentation

Buddy Clelland, Bright Life Signs, agent for Promenades Building Owner, LLC, said he has been sworn in. He said he did not have any problems with the staff report and conditions and would answer any questions.

Vice-Chairman Brown opened the meeting to Public Hearing.

Public Input

Grace Amodeo, 17079 O'Hara Drive, said she was sworn in. She does not mind signs being affixed to the building. She does not like the moving signs.

Mr. Clelland said these signs do not move or flash.

There being no further requests to speak for or against the petition, Mr. Truex moved to close the public hearing, seconded by Ms. Ariens. The public hearing was closed with a unanimous vote.

Ken Quillen presented the analysis, conclusion and recommended conditions for the petition.

Board Member Comments and Questions

None

ACTION: A motion was presented by Bill Truex and seconded by Katherine Ariens that Petition SE-11-11 be APPROVED based on the Growth Management Staff Report dated August 2, 2011, the evidence and testimony presented at the hearing and finding that the applicant HAS MET the required criteria for the granting of the special exception with 4 conditions.

Motion was approved with a unanimous vote (3-0) with the following conditions:

1. This special exception is to allow two secondary class "A" wall signs, not to exceed 228 square feet, as identified in the staff report and at the locations and the sizes specified in the drawings submitted by the applicant with this application.
2. Other signs, such as a primary class "A" sign and directional signs, may be allowed and permitted only if they comply with all other regulations of the sign code.
3. The site plan presented by the applicant as part of this application is for illustrative purposes only. All permitting procedures and codes are applicable to the construction and operation of the proposed commercial use and all associated signage.
4. Any major changes or additions to this special exception shall require a modification of the special exception. Minor changes or additions such as accessory uses or structures may be approved by the Zoning Official.

IX. Public Comments - None

X. Staff Comments -

Mr. Rooney said this is Ms. Dozier's last meeting with us. She is taking a job up north.

XI. Member Comments - None

XII. Next Meeting

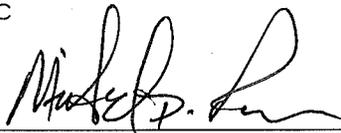
*The next meeting of the Board of Zoning Appeals is scheduled for **Wednesday, September 14, 2011, at 9:00 a.m., in Room 119.***

There being no further business, the meeting **ADJOURNED** at 9:23 a.m.

Respectfully submitted,

Diane Clim, Recorder

/dlc



Michael Brown, Vice- Chairman

Approval Date: 9-14-11