

MINUTES
CHARLOTTE COUNTY BOARD OF ZONING APPEALS
Wednesday, October 10, 2012 – 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
Katherine Ariens, Vice-Chairperson
Bill Truex
Blair McVety
Steve Vieira, Secretary (absent)

Staff Present

Derek Rooney, Assistant County Attorney
Shaun Cullinan, Zoning Official (absent)
Ken Quillen, AICP, Planner III
Diane Clim, Recorder

I. Call to Order

Chairman Thornberry called the October 10, 2012 meeting of the Board of Zoning Appeals to order at 9:00 a.m.

II. Pledge of Allegiance

Chairman Thornberry led the members and the audience in reciting the Pledge of Allegiance.

III. Roll Call

Roll call was taken; a quorum was present.

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. McVety to approve the minutes of the September 12, 2012 meeting of the Board of Zoning Appeals, motion passed with a unanimous vote.

VI. Disclosure Statements

Ex-parte forms indicating site visits concerning the petitions being presented before the October 10, 2012 Board of Zoning Appeals meeting were submitted.

VII. Introduction of Staff/Comments

Chairman Thornberry introduced staff. Planner Ken Quillen, Attorney Derek Rooney, and Chairman Thornberry 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 petition was advertised on September 25, 2012: SE-12-014

SE-12-014

Geri Waksler, agent for George Pertuit and Adana Wheeler, is requesting a special exception to allow a private landing field in the Agriculture Estate (AE) zoning district. The property address is 5640 and 5650 Acorn Ranch Road, Punta Gorda, and is described as parcels P-1 and P-1A, located in Section 36, Township 40 South, Range 24 East.

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

Applicant Presentation

Geri Waksler, Esq. represented the applicant. Ms. Waksler said the applicant is requesting a private landing field in the AE zoning district. Their home is on the property. The remaining land is used as pasture land. They have approached all the neighbors and all the neighbors have no objection. They each provided a letter stating that. The FAA has been notified and they have no objections.

Chairman Thornberry opened the meeting to Public Hearing.

Public Input

No one spoke for or against this request.

There being no further requests to speak for or against the petition, Ms. Ariens moved to close the public hearing, seconded by Mr. Truex. 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 Katherine Ariens and seconded by Bill Truex that Petition SE-12-014 be APPROVED based on the Community Development Staff Report dated October 2, 2012, 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 with the following four conditions:

1. The special exception as approved by the Board of Zoning Appeals is to allow a private landing field.
2. This special exception extends only to the land included in the Site Plan and legal description submitted with this application.

3. The site plan submitted by the applicant as part of the petition is for illustrative purposes only. All permitting procedures and codes are applicable to the construction and operation of the landing field and any future buildings.
4. Any major changes or additions to this special exception shall require a modification of the special exception. Minor changes or additions such as accessory uses or structures may be approved by the Zoning Official.

IX. Public Comments - None

X. Staff Comments -

Mr. Quillen said there are a few petitions for November.

Mr. Thornberry said he would not be attending the November meeting.

XI. Member Comments - None

XII. Next Meeting

*The next meeting of the Board of Zoning Appeals is scheduled for **Wednesday, November 14, 2012, at 9:00 a.m., in Room 119.***

There being no further business, the meeting **ADJOURNED** at 9:25 a.m.

Respectfully submitted,

Diane Clim, Recorder
/dlc


Katherine Ariens, Vice-Chairman

Approval Date: Nov, 14 2012