

MINUTES
CHARLOTTE COUNTY BOARD OF ZONING APPEALS
Wednesday, January 14, 2015 – 9:00 AM – 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

Katherine Ariens, Chair
Steve Vieira, Vice-Chair
Joe Tiseo, Secretary
Blair McVety
Larry Fix

Staff Present

Shaun Cullinan, Zoning Official
Joshua Moye, Assistant Co. Attorney
Ken Quillen, AICP, Planner
Diane Clim, Recorder

I. Call to Order

Chair Ariens called the January 14, 2015 meeting of the Board of Zoning Appeals to order at 9:00 AM.

II. Pledge of Allegiance

Chair Ariens 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 Mr. Tiseo and seconded by Mr. Fix to approve the minutes of the December 10, 2014 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 January 14, 2015 Board of Zoning Appeals meeting were submitted.

VII. Introduction of Staff/Comments

Chair Ariens introduced staff. *Shaun Cullinan, Zoning Official*, read the Zoning rules, *Attorney Josh Moye*, and *Chair Ariens* 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 December 30, 2014: SE-14-010 and SE-14-021

Petition SE-14-010 was continued to the next meeting as requested by the Applicant.

SE-14-010

Michael Haymans, agent for S&S Money Auto Repair, is requesting a special exception to allow the expansion of a lawfully existing conforming use, consisting of truck and trailer rentals and vehicle storage yard, to property which is abutting the existing use, in the Charlotte Harbor Coastal Residential-3.5 (CR-3.5) zoning district. The property address is 23371 Harborview Road, Charlotte Harbor, and is described as Lots 6, 7, 8, 9 and 10 of Block "A", all being a part of Shelton's Addition to Hickory Bluff Subdivision, located in Section 25, Township 40 South, Range 22 East.

SE-14-021

Margarita Voss, owner of Voss Enterprises LLC, is requesting a special exception to allow a micro-distillery in the Commercial Intensive (CI) zoning district. The property address is 25522 Marion Avenue, Punta Gorda, and is described as Lot 17, of Block 16, of Solana Subdivision, located in Section 05, Township 41 South, Range 23 East.

Ken Quillen presented general information and staff findings for the petition. He handed out a document the applicant gave for the Board and labeled it Exhibit F, pages 1 through 8.

Applicant Presentation

Alexander Voss, applicant and agent for Margarita Voss, said he was sworn in. Mr. Voss gave a background on himself regarding his schooling and work experience. He has worked at a distillery before and said his family is going to run this distillery here in Punta Gorda. He explained the process and will be using local produce.

There were a few questions regarding the odors, possible combustible material, and updating the landscaping.

Chair Ariens 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, Mr. Tiseo moved to close the public hearing, seconded by Mr. Fix. 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 Joe Tiseo and seconded by Blair McVety that Petition SE-14-021 be APPROVED based on the Community Development Staff Report dated January 6, 2015, 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 the 5 conditions recommended by staff, excluding condition #4 regarding retail sales, with one change to add landscaping – (see condition #5 below).

Motion was approved with a unanimous vote with the following five conditions:

1. The special exception as approved by the Board of Zoning Appeals is to allow a micro-distillery for the production of craft rum.
2. This special exception extends only to the land included in the Site Plan and legal description submitted with this application.
3. Outdoor storage of materials or equipment shall not be permitted.
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.
5. Install landscaping which is in compliance with the code at the time the building was constructed, prior to issuance of a Certificate of Occupancy.

Election of Officers

Ms. Ariens passed the gavel to Attorney Josh Moye. Mr. Moye asked for nominations.

Mr. Fix nominated **Ms. Ariens for Chairperson**, second by **Steve Vieira**. No further nominations were made and Ms. Ariens was elected with a unanimous vote.

Mr. Vieira nominated **Mr. Tiseo for Vice-Chairperson**, second by **Mr. Fix**. No further nominations were made and Mr. Tiseo was elected with a unanimous vote.

Mr. McVety nominated **Mr. Vieira for Secretary**, second by **Ms. Ariens**. No further nominations were made and Mr. Vieira was elected with a unanimous vote.

IX. Public Comments - None

X. Staff Comments –

Ken Quillen said there are 2 petitions for the February BZA meeting.

XI. Member Comments - None

XII. Next Meeting

*The next meeting of the Board of Zoning Appeals is scheduled for **Wednesday, February 11, 2015, at 9:00 AM, in Room 119.***

There being no further business, the meeting **ADJOURNED** at 9:45 AM.

Respectfully submitted,
Diane Clim, Recorder
/dlc

Katherine Ariens, Chair

Approval Date: _____