

CHARLOTTE COUNTY PLANNING AND ZONING BOARD
Administration Center, 18500 Murdock Circle, Room 119, Port Charlotte, Florida

Board Members

Paula Hess, Chair
Michael Gravesen, Vice-Chair
Paul Bigness
Stephen J. Vieira
John S. Mahshie, Secretary



District

District II
District V
District III
District I
District IV

AGENDA

May 13, 2013 at 1:30 P.M.

Call to Order

Roll Call

Approval of Minutes April 8, 2013

Announcements

NOTE: *For each case on the Agenda, there will be a twenty (20) minute time limit for applicant's presentations, a five (5) minute time limit for each citizen's presentation, and a five (5) minute time limit for applicant's response.*

The Charlotte County Commission meeting room (Room #119) is accessible to the physically disabled. However, if you need assistance or require auxiliary services please contact our office at 941-743-1392. FM Sound Enhancement Units for the Hearing Impaired are available at the Front Desk.

PETITIONS

1. **PP-05-01-02** **Quasi-judicial** **Commission District IV**



Richard W. Arnold, Flagship Builders & Developers, is requesting a two-year extension of the Preliminary Plat approval for River Haven Estates Subdivision, Petition PP-05-01-02. This project received preliminary plat approval from the Charlotte County Board of County Commissioners on April 19, 2005. A one-year extension was granted by the Planning and Zoning Board on April 9, 2007, a second one-year extension was granted on April 14, 2008, a third one-year extension was granted on May 11, 2009, and a two-year extension on May 9, 2011. The property is in Section 8, Township 40 South, Range 21, located north of Markham Avenue, east of Apollo Waterway, south of Hughes Avenue and west of Casper Street, in Commission District IV.

Recommendation

Community Development Department: *Approval*

2. **PA-13-03-01** **Legislative** **Commission District III**



Pursuant to Section 163.3184(3), Florida Statutes, adopt a Small Scale Plan Amendment to change Charlotte County FLUM Series Map #1: 2030 Future Land Use,

from Low Density Residential (LDR) to Commercial (COM); for property located at 2811 Placida Road, in the Englewood area, containing 0.17± acres; Commission District III; Petition No. PA-13-03-01; applicant: Carolyn Spradlin; providing an effective date.

Recommendation

Community Development Department: *Approval*

3. **Z-13-03-03** **Quasi-Judicial** **Commission District III**



An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Residential Single-family 5 (RSF-5) to Commercial General (CG), for property located at 2811 Placida Road, in the Englewood area, containing 0.17± acres; Commission District III; Petition No. Z-13-03-03; applicant: Carolyn Spradlin; providing an effective date.

Recommendation

Community Development Department: *Approval*

4. **Z-13-03-04** **Quasi-Judicial** **Commission District II**



An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Commercial General (CG) to Commercial Intensive (CI), for property located at 11069, 11079, 11089, and 11079 Tamiami Trail (U.S. 41), in the Punta Gorda area, containing 2.25± acres; Commission District II; Petition No. Z-13-03-04; applicant: James Harrower; providing an effective date.

Recommendation

Community Development Department: *Approval*

5. **Z-13-03-05** **Quasi-Judicial** **Commission District IV**



An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Multi-family 10 (RMF-10) to Commercial General (CG), for property located north of Tamiami Trail (U.S. 41), south of Tanglewood Avenue, east of Warrington Boulevard and west of Venango Street, in the Port Charlotte area, containing 0.23± acres; Commission District IV; Petition No. Z-13-03-05; applicant: Elias M. Mahshie, Trustee; providing an effective date.

Recommendation

Community Development Department: *Approval*

6. **Bridgeless Barrier Island (BBI)**
Zoning District **Legislative** **Commission District III**



An Ordinance amending Charlotte County Code Chapter 3-9, by creating a new section 3-9-56, Bridgeless Barrier Island (BBI) zoning, providing for permitted and prohibited uses; providing for special exceptions, providing for development standards; providing for conflict with other ordinances; providing for severability; and providing for an effective date. Applicant: Charlotte County Board of County Commissioners.

Recommendation

Community Development Department: *Approval*

7. **Z-13-03-06** **Quasi-Judicial** **Commission District III**



An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Residential Multi-family Tourist (RMF-T)(300.5± acres), Residential Estates (RE-1)(20± acres), Residential Single-family 3.5 (RSF-3.5)(221± acres), and Residential Multi-family 5 (RMF-5)(22± acres) to Bridgeless Barrier Island (BBI), for property located on Little Gasparilla Island, Don Pedro Island, Palm Island, Knight Island and Thornton Key, in the West County area, containing 563.5± acres; Commission District III; Petition No. Z-13-03-06; applicant: Charlotte County Board of County Commissioners; providing an effective date.

Recommendation

Community Development Department: *Approval*

8. **Nonconformities** **Legislative** **Commission District III**



An Ordinance amending Charlotte County Code Chapter 3-9, Article I, Section 3-9-10. – Nonconformities; providing for a new subsection (b) (2) Disaster Recovery on the Bridgeless Barrier Islands; providing for conflict with other ordinances; providing for severability; and providing for an effective date. Applicant: Charlotte County Board of County Commissioners.

Recommendation

Community Development Department: *Approval*

9. **Little Gasparilla Island**
(LGI) Zoning District Overlay **Legislative** **Commission District III**



An Ordinance amending Charlotte County Code Chapter 3-9, by creating a new section 3-9-57, Little Gasparilla Island (LGI) Zoning District Overlay, providing for boundaries; providing for intent; governing the development of special exception uses on Little Gasparilla Island; providing for applicability; providing for other necessary clarifications; providing for conflict with other ordinances; providing for severability; and providing for an effective date. Applicant: Charlotte County Board of County Commissioners.

Recommendation

Community Development Department: *Approval*