

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
Stephen J. Vieira, Secretary
Paul Bigness
Kenneth Chandler



District

District II
District V
District I
District III
District IV

AGENDA

November 10, 2014 at 1:30 P.M.

Call to Order

Roll Call

Approval of Minutes October 13, 2014

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. Petition No. SE-14-016 Quasi-Judicial Commission District II



Michael Haymans, agent for Burnt Store Colony Resident Owner Association, is requesting an expanded use special exception to allow the expansion of a lawfully existing conforming use, consisting of a boat and recreational vehicle store yard, to property which is abutting the existing use, in the Agriculture Estate (AE) zoning district. The property address is 25350 Zemel Road, Punta Gorda, which is the West 146.06 feet of Parcel P22-1, more specifically described as the West 146.06 feet of the South one half of the Southwest one quarter of the Southwest one quarter of the Southeast one quarter, less the Northerly 30.00 feet thereof, of Section 20, Township 42 South, Range 23 East.

Recommendation

Community Development Department: *Approval*

2. PA-14-09-13 Legislative Commission District II



An Ordinance pursuant to Section 163.3187(1)(C), Florida Statutes, adopt a small scale plan amendment to change Charlotte County FLUM Series Map #1: 2030 Future Land Use, from Parks and Recreation (PKR) to Commercial (COM); for property located at 2531 and 2551 Taylor Road, in the Punta Gorda area; containing 8.7± acres; Commission District II; Petition No. PA-14-09-13; applicant: ONMI Sports, LLC; providing an effective date.

Recommendation

Community Development Department: *Approval*

3. NOPC-14-07-11

Legislative

Commission District I



A Resolution pursuant to Section 380.06, Florida Statutes, amending the Development Order and Map H for the Sandhill Development of Regional Impact (DRI) to reduce open space by 5.84 acres; to eliminate the 84.09 acre golf course by replacing it with 1) 6.48 acres of commercial area with 43,000 square feet of commercial development; 2) 19.56 acres of assisted living area with 458 beds; 3) 47.64 acres of industrial park with 365,000 square feet of industrial development and 4) 16.25 acres of residential development with 26 multi-family units; and to correct scrivener's errors; for property located south of the DeSoto County Line, north of Rampart Boulevard, east of Loveland Boulevard and west of the Deep Creek area; Section 7, Township 40 South, and Range 23 East, in the Port Charlotte area, currently containing a total of 713.12± acres; Commission District I; Petition No. NOPC-14-07-11; Applicant: ATM II, LLC; providing an effective date.

Recommendation

Community Development Department: *Approval*

4. Sandhill Development Agreement Legislative

Commission District I

[Part of NOPC-14-07-11] Conduct the first public hearing to consider entering into a Development Agreement formulated to comply with the Florida Local Government Development Agreement Act (ss. 163.3220 of F.S.) for the Sandhill Development of Regional Impact (DRI). The land subject to the Development Agreement consists of 84± acres located in the northeast quadrant of the intersection of Interstate 75 and Kings Highway, in the Port Charlotte area. The project proposes 43,000 square feet of commercial development, 458 assisted living and memory care beds, 365,000 square feet of industrial development and 26 multi-family dwelling units. The Development Agreement sets forth the commitments by the Developer and the County as to transportation improvements necessary to ensure concurrency on all impacted regional roads and intersections as a result of the development of the Project.

Recommendation

Community Development Department: *Approval*

5. PA-14-09-14-LS

Legislative

Countywide



Pursuant to Section 163.3184(3), Florida Statutes, transmit a Large Scale Plan Amendment to the Department of Economic Opportunity (DEO) for review and comments; the request is to amend FLU Appendix I: Land Use Guide by revising the Mineral Resource Extraction (MRE) Future Land Use Map (FLUM) category and amending the requirements #2 and #3 under the "Special Provisions" subsection of the MRE FLUM category; Petition No. PA-14-09-14-LS; Applicant: Charlotte County Board of County Commissioners; providing an effective date.

Recommendation

Community Development Department: *Approval*

6. Temporary Uses

Legislative

Countywide



An Ordinance amending Charlotte County Code Chapter 3-9, by revising Section 3-9-95.1, Temporary Uses, and renumbering as Section 3-9-87; providing for revised application process and fees; 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. Medical Marijuana

Legislative

Countywide



An Ordinance of the Board of Commissioners of Charlotte County, Florida, providing that the Code of Laws and Ordinances of Charlotte County, Florida, be amended by revising Section 3-9-2, Definitions, to provide for the definitions of Marijuana, Marijuana Farm, Medical Marijuana Dispensary, Medical Marijuana Treatment Center, Medical Marijuana Use, Non-Medical Marijuana Sales, Personal Caregiver (Medical Marijuana Related), and Qualifying Patient (Medical Marijuana Related); amending Section 3-9-81, "Pain Management Clinics," by (a) renaming it "Pain Management Clinics and Medical Marijuana Use," and (b) by prohibiting the growth of Marijuana, Marijuana Farms, Marijuana Sales, Medical Marijuana Dispensaries and Medical Marijuana Treatment Centers within Charlotte County; amending Section 3-9-39, Office, Medical and Institutional, to add Medical Marijuana Dispensary and Medical Marijuana Treatment Center as a Special Exception; providing for conflict with other Ordinances; providing for severability; and providing for an effective date.

Recommendation

Community Development Department: *Approval*