

CHARLOTTE COUNTY PLANNING AND ZONING BOARD
Administration Center, 18500 Murdock Circle, Room 119,
Port Charlotte, Florida
Minutes of Regular Meeting
February 8, 2016 @ 1:30 p.m.

Call to Order

Chair Hess called the meeting to order at 1:30 p.m. and upon the Secretary calling the roll, it was noted a quorum was present.

Roll Call

PRESENT

Paula Hess
Michael Gravesen
Ken Chandler

Paul Bigness

ABSENT

Stephen Vieira

ATTENDING

Joshua Moye, Assistant County Attorney
Gayle Moore, Recording Secretary

APPROVAL OF MINUTES

The minutes of January 11, 2016 were approved as circulated.

ANNOUNCEMENTS

None.

PETITIONS:

SV-15-12-03

Legislative

Commission District IV

Lighthouse Baptist Church of North Port Florida, Inc., is requesting to vacate a portion of Palmer Avenue, a total of 0.30 acres, more or less, part of Port Charlotte Subdivision Section 24, as recorded in Plat Book 5, Page 16-A, of the Public Records of Charlotte County, Florida. The segment is located south of Chancellor Boulevard, north of Marlin Avenue, east of Juper Street, and west of Heather Street, in Section 4, Township 40, Range 21, in Commission District IV.

Steven Ellis, Planner II, presented the findings and analysis of the petition with a recommendation of Approval, based on the reasons stated in the staff report dated January 22, 2016. He explained that because the primary property carried a FLUM designation of Parks and Recreation, which carries no density, no additional density from the vacation would accrue to that property.

Mr. Ellis also mentioned the reluctance of the Stormwater section Public Works/Engineering to recommend approval based on possible impacts to drainage swales along both sides of the vacation, and said that this issue would be resolved as specified in one of the two conditions of approval; the second condition involved an easement to CCU. He noted that the condition regarding that easement required the recorded easement to be delivered to CCU within 90 days of the approval of this vacation. Additionally, before the hearing of this matter before the

Commission, the applicant shall reach a successful agreement with Public Works/Engineering regarding existing drainage swales; failure to reach such an agreement will result in staff's recommendation of denial.

Questions for Staff

None.

Applicant's Presentation

Mr. Phil Sheffield, pastor and applicant's agent, spoke briefly in support of the matter, indicating that he agreed to the conditions. **Mr. Chandler** had a question as to what would happen if the applicant didn't meet the conditions. The applicant referenced their engineer, Mr. Jim Herston, as being 'on top of ' the situation. **Assistant County Attorney Josh Moya** also suggested that the timing could be worked out in order to provide adequate time for meeting the conditions.

Public Input

None.

- **Mr. Gravesen** moved to close the public hearing, second by **Mr. Chandler** with a unanimous vote.

Discussion

None.

Recommendation

Mr. Chandler moved that **SV-15-12-03** be sent to the Board of County Commissioners with a recommendation of *Approval*, based on the findings and analysis in the staff report dated January 22, 2016, along with the evidence presented at today's meeting, second by **Mr. Gravesen** and carried by a unanimous vote.

Revisions to Section 3-9-85. Signs

Legislative

Countywide

An Ordinance of the Board of County Commissioners of Charlotte County, Florida, amending Charlotte County Code Chapter 3-9, Zoning, by amending Section 3-9-85. Signs; providing for definition of Official Signs under subsection 1.1.2. Definitions; providing for revised Other revisions under subsection 1.1.3. General provisions; providing for revised subsection 1.1.10. Signs exempt from permits; providing for conflict with other ordinances; providing for severability; and providing an effective date. Applicant: Charlotte County Board of County Commissioners.

Staff Presentation

Shaun Cullinan, Planning and Zoning Official, presented the revisions to the County's sign code with a recommendation of *Approval*, based on the reasons stated in the staff report dated January 27, 2016. He explained that these revisions are coming piecemeal due to the overall complexity of the Code; this matter seeks to clarify what constitutes an "official sign".

Questions for Staff

Chair Hess asked about the phrase "in furtherance of governmental functions" and requested an example of such a sign; **Mr. Cullinan** suggested that a sign for a community meeting to be

held at the County's Tringali Center would be an example. He noted that this clarification was in support of recognized government rights, and that it did not pertain to things such as a yard sale. **Mr. Bigness** asked if this referred only to temporary or also to permanent signs, and did a permanent signs still need permits; Mr Cullinan responded that it covered both types of signs and that permanent signs still required permits.

Public Input

None.

- **Mr. Gravesen** moved to close the public hearing, second by **Mr. Bigness** with a unanimous vote.

Discussion

Chair Hess noted that the matter was county-wide.

Recommendation

Mr. Gravesen moved that **Revisions to Section 3-9-85. Signs** be sent to the Board of County Commissioners with a recommendation of *Approval*, based on the findings and analysis in the staff report dated January 27, 2016, along with the evidence presented at today's meeting, second by **Mr. Bigness** and carried by a unanimous vote.

The final item on the agenda was continued to a future meeting.

Billboards

Legislative

Countywide

An Ordinance of the Board of County Commissioners of Charlotte County, Florida, amending Chapter 3-9, Zoning, by creating new Section 3-9-85.1, Billboards; providing for definition; providing for requirements of repair, refurbishment and replacement; providing for conflict with other ordinances; providing for severability; and providing an effective date. Applicant: Charlotte County Board of County Commissioners.

However, **Chair Hess** indicated that she had a general question about billboards: can you erect a new billboard? Mr. Cullinan confirmed that no new billboards are permitted, and that the proposed revisions would be applicable to existing signage.

There being no further business to come before the Board, the meeting was adjourned at 1:42 p.m.