



## MEMORANDUM

DATE: December 19, 2014

TO: Honorable Board of County Commissioners  
Planning and Zoning Board

FROM: Ty Harris, Community Development Department Director  
Shaun Cullinan, Charlotte County Planning and Zoning Official

RE: Revisions to the County's Land Development Regulations – Phase II.1

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### History

Per the Board of County Commissioners' direction, staff has been working over the last several years to revise the County's Land Development Regulations (LDRs) in order to:

- Update development regulations by removing some outdated regulations/requirements and adding new standards;
- Make the LDRs more user-friendly; and
- Be consistent with the County's Comprehensive Plan.

This is a very complicated project. In order to thoroughly review and revise/update the existing LDRs, staff has divided the project into three phases:

- Phase I focused on revisions to the conventional zoning districts and some sections of Article I. In General and Article III. Special Regulations of Chapter 3-9. Zoning.
- Phase II will focus on all overlay codes and the remaining sections of Article I., In General, and Article III., Special Regulations of Chapter 3-9. Zoning.
- Phase III will focus on regulations found primarily in Chapter 3-5. Planning and Development, which may include topics such as wetlands, landscaping and buffers, and site and commercial design standards.

Phase I was adopted by the Board of County Commissioners on November 25, 2014. In order to thoroughly review and revise the County's Land Development Regulations, staff divided Phase II into small groups and will bring them approximately every three months to the Board for

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consideration. Staff has been working with the public by hosting weekly LDR roundtable meetings to solicit comments and to discuss the proposed changes.

The proposed major changes are as follows:

- Amend the Planned Development Zoning District by:
  - Revising the goals to achieve various purposes of using this unique zoning district;
  - Simplifying and updating design criteria and development standards;
  - Revising procedures for rezoning to PD to make sure that the concept plan review process is consistent with the recently-adopted Site Plan Review process.
- Revise the Assisted Living Facility code to be consistent with the recently-adopted zoning districts and regulations such as Special Exception requirements.
- Revise the Alcoholic Beverages code to be consistent with the recently-adopted regulations.
- Revise the Bridgeless Barrier Island code to be consistent with the date set forth in the Bridgeless Barrier Island zoning district.
- Revise the Essential Services code to be consistent with the recently-adopted zoning districts and regulations.
  - Revise the Fences and Walls code to be consistent with the recently-adopted zoning districts and regulations and add development standards to deal with subdivision perimeter walls and height requirements
- Update the Sexually Oriented Businesses code to be consistent with Chapter I, Article V. Sexually Oriented Business.

### **Recommendation**

Staff is requesting the Board of County Commissioners approve the proposed revisions to Section 3-9-45, Planned Development; Section 3-9-62, Assisted Living Facility; Section 3-9-64, Alcoholic Beverages; Section 3-9-66, Bridgeless Barrier Islands; Section 3-9-71, Essential Services; Section 3-9-72, Fences; Walls; and Section 3-9-84, Sexually Oriented Businesses.

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