



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 Manasota and Sandpiper Key Zoning District Overlay

History

The Manasota and Sandpiper Key Zoning District Overlay (previously known as Manasota Key Zoning District Overlay) was originally adopted by the Board of County Commissioners (Board) on February 15, 2005. Several amendments have been made since the original adoption.

In 2013, the citizens of Manasota and Sandpiper Key, through the Manasota and Sandpiper Key Advisory Committee, submitted a revised Overlay code which effectively changed most of the language in the previous Section 3-9-53, Manasota Key Zoning District Overlay; and the Board adopted the revised Overlay code through Ordinance Number 2013-028 on September 24, 2013.

Reasons for The Revisions

During the implementation of the recently-adopted overlay code, some issues/concerns have arisen. In summer 2014, through the Manasota and Sandpiper Key Advisory Committee, revisions to the Overlay code were submitted to Charlotte County Community Development to review. The proposed revisions will:

- Clarify the intent and requirements of the Overlay code;
- Add back in provisions that were omitted in 2013 revisions;

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- Add new provisions to address issues that have arisen during implementation of the Overlay code; and
- Make minor corrections and editorial changes.

Recommendation

Staff reviewed the proposed revisions and made some suggestions. The Manasota and Sandpiper Key Advisory Committee agreed with staff's suggestions. Staff is recommending the Board approve Section 3-9-50, Manasota and Sandpiper Key Zoning District Overlay.

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