

BOARD OF COUNTY COMMISSIONERS

NOVEMBER 10, 2020

A Special Meeting was held at the Murdock Administration Complex in Commission Chambers; Room 119, Port Charlotte, Florida.

The following members were present: Chair Truex, Commissioner Constance, Commissioner Deutsch, Commissioner Doherty, and Commissioner Tiseo. Also in attendance were: County Administrator Flores, County Attorney Knowlton, and Minutes Clerk Light. The following members were absent: None.

The Meeting was called to order at 2:00 pm, followed by the Pledge of Allegiance.

1. Public Hearing

Hold the first of two public hearings related to the creation of the Mixed-Use Zoning Classification; and request the Board to set the second public hearing for December 8, 2020, at 2:00 p.m., in accordance with Section 125.66, Florida Statutes. An Ordinance pursuant to Section 125.66, Florida Statutes, amending Charlotte County Code, Chapter 3-9: Zoning, Article II: District Regulations, (1) by revising Land Development Regulations Table of Contents to add new Section 3-9-26.5: Use Table - Mixed Use Districts, and to rename Section 3-9-46 from Compact Mixed Use (CGM) to Mixed-Use (MU); (2) by creating new Section 3-9-26.5: Use Table - Mixed Use Districts; (3) by creating Section 3-9- 46: Mixed-Use (MU) to provide for intent; provide for applicability; provide for mixed-use categories; provide for uses and structures permitted; and provide for development standards; and (4) by amending Section 3-9-69: Conditional uses and structures, to add conditional uses under Section 3-9-46: Mixed-Use (MU) to this section, and to provide for standard conditions; providing for conflict with other ordinances; providing for severability; and providing for an effective date. Applicant: Charlotte County Board of County Commissioners.

Shaun Cullinan, Planning and Zoning Official highlighted the Public Hearing, time constraints, extension limits, rezoning, Percentages above Base Density, compact rural mixed use, stakeholders, upcoming meetings, and Promenades Mall.

Elizabeth Nocheck, Senior Planner gave a brief overview of How We Got Here, Intent of the Mixed-Use Zoning District, Why Mixed-Use, Potential Eligibility for Mixed-Use Districts, Community Redevelopment Area Locations, Developments of Regional Impact (DRI's), Future Land Use Map (FLUM) Series Map #2: 2050 Framework, Mixed-Use Categories, Neighborhood Mixed-Use (MU-N), Activity Center Mixed-Use (MU-AC), Sunloft Center – Downtown Punta Gorda, Brandon Town Center, Regional Mixed-Use (MU-R), Process, Mix of Uses, Permitted Uses, Density, Base Density, Proposed Density Increases, Percentages above Base Density, "Missing Middle" Housing, Height Allowances, Base height allowance (feet), Local examples of taller buildings: Promenades East Condominium, Paramount at Gulf Harbour, Campo Felice, Floor Area Ratio (FAR), Transitional Zone Tools, Locating tallest building towards center of site, Proposed Design Standards, Maximum Setbacks, Architectural & Site Design Standards, Building Orientation, Pattern Book Option, Incentives, Adaptive Reuse, Nation's oldest shopping mall (Providence Arcade, Providence, RI), Green/Sustainability Bonuses, Strategic Focus Area Implementation, and Charlotte County 2020 Strategic Plan.

Chair Truex commented on U.S. 41 Overlay District, Percentages above Base Density, Promenades Mall, incentives, upcoming meeting, and Future Land Use Map Series Map #2: 2050 Framework. **Commissioner Constance** discussed Community Redevelopment Agencies (CRA's), DRI's, Future Land Use Map Series Map #2: 2050 Framework, updated map, examples, stakeholders, Percentages above Base Density, upcoming meeting, Workshop, matrix, and Promenades Mall. **Commissioner Deutsch** mentioned style and standards. **Commissioner Doherty** noted Percentages above Base Density, incentives, CRA's, DRI's, Future Land Use Map Series Map #2: 2050 Framework, and updated map. **Commissioner Tiseo** spoke to Percentages above Base Density, Base Density, Architectural & Site Design Standards, U.S. 41 Overlay District, and Pattern Book Option.

County Administrator Flores commented on November 24, 2020 Meeting.

Public Input

Tim Ritchie remarked on emerging neighborhoods, Peace River, maturing neighborhoods, Mosaic/Desoto Beneficial Mineral Extraction Plant, development, affordable housing, waste, water, Charlotte Harbor, rezoning, Sunseeker, COVID-19, population, Mosaic Fertilizer, discharges, and phosphate mining.


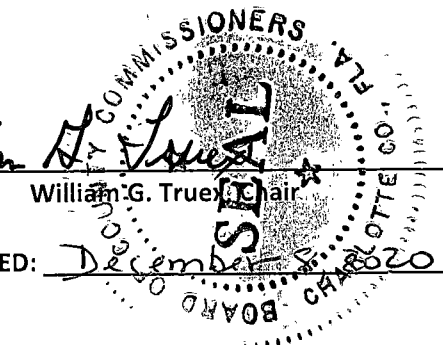
COMMISSIONER CONSTANCE MOVED TO CLOSE PUBLIC INPUT, SECONDED BY COMMISSIONER DOHERTY

MOTION CARRIED 5:0.

COMMISSIONER DOHERTY MOVED TO APPROVE SETTING A PUBLIC HEARING ON DECEMBER 8, 2020 AT 2:00 PM IN ACCORDANCE WITH SECTION 125.66 FLORIDA STATUTES AND ADDING THIS TO NEXT MEETING AS A WORKSHOP ITEM, SECONDED BY COMMISSIONER TISEO

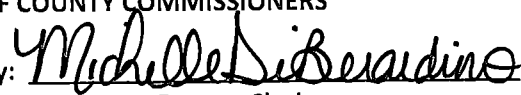
MOTION CARRIED 5:0.

ADJOURNED: 3:06 pm


William G. Truex, Chair
DATE ADOPTED: December 8, 2020


ATTEST:

**ROGER D. EATON, CLERK
OF THE CIRCUIT COURT AND
EX-OFFICIO OF THE BOARD
OF COUNTY COMMISSIONERS**

By: 
Deputy Clerk