



MINUTES

Charlotte County Board of Zoning Appeals

Wednesday, February 10, 2021 9:00 a.m. - Room 119

Charlotte County Administration Center

18500 Murdock Circle, Port Charlotte, FL 33948-1094

(These minutes are not official until they have been approved by the Charlotte County Board of Zoning Appeals)

Board Member:

Steve Vieira, Secretary
William Abbatematteo, Vice-Chair
Larry Fix
Blair McVety, Chair
John Doner (absent)

Staff:

Shaun Cullinan, Planning/Zoning Official (absent)
Thomas David, Asst. Co. Attorney
Stacy Bjordahl, Asst. Co. Attorney
Elizabeth Nocheck, AICP, Sr. Planner
Diane Clim - Recorder

I. Call to Order

Chair McVety called the February 10, 2021 meeting of the Board of Zoning Appeals to order at 9:00 a.m.

II. Pledge of Allegiance

Chair McVety led the members and the audience in reciting the Pledge of Allegiance.

III. Roll Call

Roll call was taken; a quorum was present.

IV. Swearing In of Those Giving Testimony

Diane Clim swore in all persons who wished to provide testimony.

V. Approval of Minutes

ACTION: A motion was presented by Mr. Fix and seconded by Mr. Vieira to approve the minutes of January 13, 2021 meeting of the Board of Zoning Appeals which passed with a unanimous vote.

VI. Disclosure Statements

Ex-parte forms indicating site visits concerning the petitions being presented before the February 10, 2021 Board of Zoning Appeals meeting were submitted.

VII. Introduction of Staff/Comments

Chair McVety introduced staff. Elizabeth Nocheck, Sr. Planner, read the Zoning rules, Asst. County Attorney David and Chair McVety made introductory remarks regarding the types of requests that the Board of Zoning Appeals would be reviewing and the standards which must be met, the notification process and how the Board of Zoning Appeals makes its decision.

VIII. New Business

The following petitions were advertised on January 26, 2021: SE-20-041

SE-20-041

Mr. Grigoriy Gura, agent for Slavic Church of Evangelical Christian Baptists, Inc., is requesting a special exception to amend a previously approved special exception, to expand a place of worship, in the Residential Single-family-3.5 (RSF-3.5) zoning district. The property is located at 1255 Kingsland Street and 1250 Carroll Street, Port Charlotte, and is described as Block 701, of Port Charlotte Subdivision, Section 41, located in Section 12, Township 40 South, Range 21 East.

Elizabeth Nocheck read into the record the staff report and staff findings for the petition.

Applicant Presentation

Grigoriy Gura, agent for the applicant, said he was sworn in. Mr. Gura said they would like to expand the church. Their congregation is growing. They purchased this additional property. We have Sunday school classes and we are running out of space. We accept the conditions on the staff report.

Chair McVety opened the meeting to Public Comments.

Public Input

No one spoke for or against this request.

There being no further requests to speak for or against the petition, Mr. Fix moved to close the public comments, seconded by Mr. Vieira. The public comments was closed with a unanimous vote.

Elizabeth Nocheck presented the recommended conditions for the petition.

Board Member Comments and Questions

None

ACTION: A motion was presented by William Abbatematteo and seconded by Larry Fix that Petition SE-20-041 be APPROVED based on the Community Development Staff Report dated February 3, 2021, the evidence and testimony presented at the hearing and finding that the applicant HAS MET the required criteria for the granting of the Special Exception with ten conditions recommended by staff..

Motion was approved with a unanimous vote with the following ten conditions:

1. The special exception, as approved by the Board of Zoning Appeals, is to amend a previously approved special exception, to allow for the expansion of a place of worship and extends only to the lands included in the Site Plans and legal description submitted with this application.
2. The Site Plans submitted by the applicant, as part of the petition, are for illustrative purposes only. All applicable regulations of County Code shall apply to this development. The applicant shall obtain all necessary permits and approvals as applicable to this development, including but not limited to Site Plan Review, lot consolidation, environmental review, stormwater, vegetation removal, landscaping, parking, and right-of-way access.

3. A "Type B" landscape buffer shall be installed along the north, south, east, and west property lines of subject property. The landscape plan may be phased to correspond with the development of subject property, and existing native vegetation may be used to meet this requirement.
4. A "Type C" landscape buffer shall be installed along the property lines of the area designated for outdoor recreation, labeled as "Youth Activity Area" on the Concept Plans submitted by the applicant. Existing native vegetation may be used to meet this requirement. The buffer may be installed during any phase of the proposed development but must be installed and inspected prior to use of the proposed picnic shelter area designated for Phase 3 of the proposed development.
5. This Special Exception is granted for a term of three years from the date it receives approval from the Board of Zoning Appeals; however, the Special Exception shall not expire if the owner commences the proposed development on or before the Special Exception's term expires.
6. Any major changes or additions to this special exception shall require a modification of the special exception. Minor changes or additions, such as accessory uses or structures, may be approved by the Zoning Official.

IX. Public Comments –
None

X. Staff Comments –
Ms. Nocheck said we have 2 items for next month's meeting.

XI. Member Comments –
None

XII. Next Meeting
*The next meeting of the Board of Zoning Appeals is scheduled for **Wednesday, March 10, 2021 at 9:00 a.m., in Room 119.***

There being no further business, the meeting **ADJOURNED** at 9:26 a.m.

Respectfully submitted,
Diane Clim, Recorder
/dlc



Blair McVety, Chair

Approval Date: _____

3-10-21