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FILED WITH THE DEPARTMENT OF STATE: December 1, 2014

ORDINANCE
NUMBER 2014-045

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AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, AMENDING CHAPTER 3-9 OF THE CODE OF LAWS AND ORDINANCES OF CHARLOTTE COUNTY, FLORIDA, BY REVISING SECTION 3-9-10, NONCONFORMITIES, AND RENAMING THIS SECTION TO LEGAL NONCONFORMITIES; PROVIDING FOR REVISED DEVELOPMENT REQUIREMENTS FOR NONCONFORMING LOTS OF RECORD; PROVIDING FOR CURRENT NONCONFORMING USES; PROVIDING FOR CONFORMING USES; PROVIDING REVISED DEVELOPMENT REQUIREMENTS FOR NONCONFORMING STRUCTURES; PROVIDING FOR CONFLICT WITH OTHER ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

RECITALS

WHEREAS, the County's Land Development Regulations (LDRs) were originally adopted in 1981 and took effect on December 8, 1981; and

WHEREAS, over time, Staff was directed to revise the existing LDRs and has been working over the last several years to accomplish the desired revisions; and

WHEREAS, the purpose of these revisions is to update development regulations by removing some outdated regulations and requirements and adding new standards, to make the LDRs more user-friendly, and to be consistent with the County's Comprehensive Plan; and

WHEREAS, in order to thoroughly review and update the existing LDRs, Staff has divided the project into three phases; and

WHEREAS, Phase I focuses 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; and

CHARLOTTE COUNTY CLERK OF CIRCUIT COURT
OR BOOK: 3923 PAGE 374 PAGE 1 OF 7
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1 WHEREAS Phase II will focus on all overlay codes and the remaining sections of
2 Article I. In General and Article III. Special Regulations of Chapter 3-9. Zoning; and

3 WHEREAS, Phase III will focus on regulations found primarily in Chapter 3-5.
4 Planning and Development, which may include topics such as wetlands, landscaping
5 and buffers, and site and commercial design standards; and

6 WHEREAS, Staff is recommending that Chapter 3-9 of the Code of Laws and
7 Ordinances of Charlotte County, Florida, be amended by revising Section 3-9-10,
8 Nonconformities, and renaming it Legal Nonconformities; and

9 WHEREAS, revisions have previously been heard by the Charlotte County
10 Planning and Zoning Board ("P&Z Board") and, based on the memorandum dated
11 August 29, 2014, and the evidence presented to the P&Z Board, has been
12 recommended for approval on September 8, 2014; and

13 WHEREAS, the Board considered the revisions in public hearings held on
14 October 28, 2014 and November 25, 2014; and

15 WHEREAS, the Board has determined that the changes are consistent with the
16 County's Comprehensive Plan and are in the best interests of the County and its
17 citizens.

18 NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners
19 of Charlotte County, Florida:

20 Section 1. Chapter 3-9 of the Code of Laws and Ordinances of Charlotte County,
21 Florida, is hereby amended by revising Section 3-9-10, Nonconformities, and renaming
22 this Section to Legal Nonconformities. Section 3-9-10, Legal Nonconformities, is hereby
23 amended by adding the underlined language and by ~~deleting the stricken language~~
24 to provide as shown in Exhibit "A" which is attached hereto and provided herein.
25

1 Section 2. Conflict with Other Ordinances. The provisions of this Ordinance shall
2 supersede any provision of exiting ordinances in conflict herewith to the extent of said
3 conflict.

4
5 Section 3. Severability. If any subsection, sentence, clause, phrase, or portion
6 of this Ordinance is for any reason held invalid or unconstitutional by any court of
7 competent jurisdiction, such portion shall be deemed a separate, distinct, and
8 independent provision and such holding shall not affect the validity of the remainder of
9 this Ordinance.

10
11 Section 4. Effective Date. This Ordinance shall take effect upon its filing with the
12 Office of the Secretary of State, State of Florida.

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[SIGNATURE PAGE FOLLOWS]

1 PASSED AND DULLY ADOPTED this 25th day of November, 2014.

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6 BOARD OF COUNTY COMMISSIONERS OF
7 CHARLOTTE COUNTY, FLORIDA
8 By: William G. Teier Chairman
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13 ATTEST:
14 Barbara T. Scott, Clerk of
15 Circuit Court and Ex-Officio
16 Clerk to the Board of County
17 Commissioners
18 By: Michelle DiBerardino
19 Deputy Clerk
20

21
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23 APPROVED AS TO FORM
24 AND LEGAL SUFFICIENCY:
25 By: Janette S. Knowlton
26 Janette S. Knowlton, County Attorney
27 LR2014-2992
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Land Development Regulations

Chapter 3-9. Zoning

Article I In General

Section 3-9-10. Legal Nonconformities

1 **Sec. 3-9-10. Legal Nonconformities.**

2 (a) *Intent.* At the time the ordinance from which this Cchapter derives becomes effective or is amended,
3 there may exist lots, structures, uses of land or water or characteristics of use which were lawful prior
4 to the adoption or amendment of the regulations herein, but are prohibited, regulated or restricted by
5 these regulations or amendments thereto. It is the intent of these regulations that nonconformities
6 shall not be enlarged, expanded, intensified or extended, nor shall they be used as a basis for the
7 addition of other structures or uses otherwise prohibited in the same district.

8 (b) *Continuation of Nnonconformity.*

9 (1) A lot, use, building or structure lawfully in existence on the effective date of the ordinance from
10 which this chapter derives which is made nonconforming by the regulations herein or an
11 amendment thereto may be continued except as otherwise provided by these regulations.

12 (2) Disaster recovery on the bridgeless barrier islands. Following a natural disaster, as determined
13 by the BCCboard of county commissioners, a structure that was legally non-conforming at the
14 time of the disaster may be replaced or restored on the original footprint. There shall be no
15 increase in square footage or residential density beyond what originally existed. All construction
16 shall be in compliance with applicable County, State and federal standards.

17 (c) *Nonconforming Llots of Rrecord.*

18 (1) "Nonconforming or substandard lot" shall mean a lot of which the area, dimension or location
19 was lawful prior to the adoption, revision or amendment of this chapter and which fails by
20 reason of such adoption, revision or amendment to conform to the requirements for the zoning
21 district in which the lot is located.

22 (2) For the purpose of this chapter, a lot is "created" on such date that one (1) of the following
23 conditions occur:

24 a. The date that a deed for said lot is lawfully first recorded in the public records of the
25 County; or

26 b. The date that a subdivision plat has been lawfully recorded in the public records of the
27 County and the lot is a part of the subdivision.

28 (3) Nonconforming lots of record may be developed provided:

29 a. The proposed development meets all the requirements of this Code, except that residential
30 lots which are nonconforming because of width may reduce the required side yard to ten
31 percent of the lot width. No required side yard shall be less than five feet. A variance shall

Land Development Regulations

Chapter 3-9. Zoning

Article I In General

Section 3-9-10. Legal Nonconformities

1 ~~be required prior to the issuance of a building permit for a structure proposed on a~~
2 ~~nonconforming lot of record less than fifty (50) feet in width or less than five thousand~~
3 ~~(5,000) square foot in area.~~

4 b. The burden of proof to establish that the lot is legally nonconforming and legally existing on
5 ~~the effective date of this section [July 6, 1989~~October 22, 1990] shall be with the owner.

6 (4) *Nonconforming ~~M~~multifamily ~~L~~lot*: Any lot, platted and recorded on the effective date of the
7 regulation from which this section is derived, which is located in a zoning district that permits
8 multifamily residential dwellings and which exceeds in area the minimum lot size for the district
9 but which does not contain the area required by the district for two (2) dwelling units
10 nevertheless may have constructed on it two (2) dwelling units. Notwithstanding the foregoing,
11 the density shall not exceed the maximum density permitted by the comprehensive plan.

12 (5) *Restrictions.*

13 a. No division of any buildable lot may be permitted which creates a lot with width, depth, or
14 area below the minimum requirements stated in this section unless the lot that is below the
15 minimum requirements is for one (1) or more of the following uses: park, open space, or
16 utilities.

17 b. Contiguous lots of record may be combined and redivided to create larger dimension lots
18 of record as long as such recombination includes the total area of the lots.

19 ~~c. Where residential lots of record are nonconforming because of width, the minimum side~~
20 ~~yard setback shall be not less than ten (10) percent of the lot width, provided that no side~~
21 ~~yard setback shall be less than five (5) feet wide.~~

22 (d) *Current Nonconforming Use*. A use ~~that was legally nonconforming~~lawfully in existence on the
23 ~~effective date of these regulations [December 8, 1984~~November 25, 2014], ~~which is made~~
24 ~~nonconforming by these regulations,~~ may be continued provided:

25 (1) No nonconforming use shall be enlarged, intensified, increased or extended to occupy a greater
26 area of land than it occupied on the effective date of this chapter;

27 (2) No such nonconforming use shall be moved to any portion of the lot or parcel other than that
28 occupied by such use on the effective date of this chapter.

29 (3) If any nonconforming use ceases for a period to exceed one (1) year for any reason except
30 when governmental action impedes use, any subsequent use shall conform to the applicable
31 district regulations.

32 (e) *Conforming Uses.*

November 2014 Adoption

Land Development Regulations
Chapter 3-9. Zoning
Article I In General

Section 3-9-10. Legal Nonconformities

1 (1) All uses permitted through the previous zoning districts (1989 version, as may be amended) shall
2 be deemed permitted until such time as a rezoning takes place after December 8, 2014. All
3 development standards set forth in this Code shall apply to any future development of the property.

4 (2) All existing uses permitted through the previous zoning districts (1989 version, as may be
5 amended) shall be deemed conforming. All development standards set forth in this Code shall apply
6 to any future development of the property.

7 (f) Nonconforming Structures. A structure lawfully in existence on the effective date of the
8 ordinance from which this chapter derives which is made nonconforming by the regulation herein or any
9 amendment thereto may be continued provided:

10 (1) ~~Non-such nonconforming structure may not be enlarged or moved until brought into compliance~~
11 ~~with this Code, such as through the approval of a Variance or physical modification of the~~
12 ~~structure unless the enlargement or moving of the structure does not increase the~~
13 ~~nonconformity unless such change conforms with these regulations.~~

14 (2) Only ordinary repairs and maintenance, including repair or replacement of roof covering, walls,
15 fixtures, wiring or plumbing, shall be permitted. ~~In no case shall such repairs include structural~~
16 ~~alterations which change the size, shape, occupancy, character or use of a building or~~
17 ~~structure, unless such alteration conforms with these regulations.~~

18 (3) If any such nonconforming structure is destroyed to an extent of more than ~~fifty (50)~~ percent of
19 its replacement cost at the time of destruction as determined by the replacement valuation on
20 the most recent county tax roll, it shall not be reconstructed except in conformity with these
21 regulations.

22 ~~(f) Variances. Unless otherwise specified within this Code, there shall be permitted no variances or~~
23 ~~exceptions from the requirements set forth within this section.~~

24 (Minutes of 12-8-81, § 6; Ord. No. 89-48, § 1, 6-22-89; Ord. No. 2013-018, § 1, 6-20-13)



FLORIDA DEPARTMENT *of* STATE

RICK SCOTT
Governor

KEN DETZNER
Secretary of State

December 1, 2014

Ms. Barbara T. Scott
Clerk of the Circuit Court
Charlotte County
18500 Murdock Circle, Room 416
Port Charlotte, Florida 33948

Attention: Ms. Michelle L. DiBerardino, Deputy Clerk Commission Minutes

Dear Ms. Scott:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Charlotte County Ordinance No. 2014-045, which was filed in this office on December 1, 2014.

Sincerely,

Ernest L. Reddick
Program Administrator

ELR/lb

SUN NEWSPAPERS

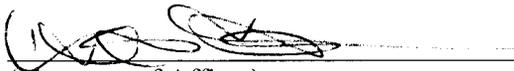
Charlotte • DeSoto • Englewood • North Port • Venice

PUBLISHER'S AFFIDAVIT OF PUBLICATION
STATE OF FLORIDA
COUNTY OF CHARLOTTE:

Before the undersigned authority personally appeared Casandra Cancelliere, who on oath says that she is legal clerk of the Charlotte Sun, Englewood Sun, and North Port Sun, a newspaper published at Charlotte Harbor in Charlotte County, Florida; that the attached copy of advertisement, being a Notice of Public Hearing, was published in said newspaper in the issues of:

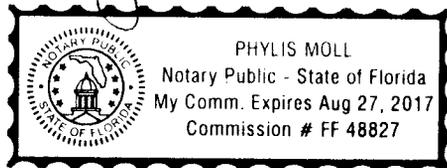
November 10, 2014

Affiant further says that the said newspaper is a newspaper published at Charlotte Harbor, in said Charlotte County, Florida, and that the said newspaper has heretofore been continuously published in said Charlotte County, Florida, Sarasota County, Florida and DeSoto County, Florida, each day and has been entered as periodicals matter at the post office in Punta Gorda, in said Charlotte County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.


(Signature of Affiant)

Sworn and subscribed before me this 10th day of November, 2014.


(Signature of Notary Public)



Personally known OR Produced Identification _____

Type of Identification Produced _____

Page 1
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[Page Two of Two]

Home Occupations

Legislative

Countywide

An Ordinance amending Charlotte County Code Chapter 3-9, by deleting Section 3-9-79, Home Occupations in its entirety, and creating a new section 3-9-74, Home Occupations; providing for purpose and intent; provide for general conditions for home occupations; provide for minor home occupations; provide for major home occupations; providing for conflict with other ordinances; providing for severability; and providing for an effective date. Applicant: Charlotte County Board of County Commissioners.

Industrial General (IG) Zoning District

Legislative

Countywide

An Ordinance amending Charlotte County Code Chapter 3-9, by deleting Section 3-9-46, Industrial Office Park (IOP) and Section 3-9-47, Industrial Light (IL) in their entirety, and creating new Section 3-9-43, Industrial General (IG) zoning, providing for intent; providing for permitted uses and structures; providing for accessory uses and structures; providing for conditional uses and structures; providing for prohibited uses and structures; providing for special exceptions; providing for development standards; providing for conflict with other ordinances; providing for severability; and providing for an effective date. Applicant: Charlotte County Board of County Commissioners.

Industrial Intensive (II) Zoning District

Legislative

Countywide

An Ordinance amending Charlotte County Code Chapter 3-9, by deleting Section 3-9-48, Industrial General (IG) in its entirety and creating new Section 3-9-44, Industrial Intensive (II) zoning, providing for intent; providing for permitted uses and structures; providing for accessory uses and structures; providing for conditional uses and structures; providing for prohibited uses and structures; providing for special exceptions; providing for development standards; providing for conflict with other ordinances; providing for severability; and providing for an effective date. Applicant: Charlotte County Board of County Commissioners.

Junklike Conditions Prohibited

Legislative

Countywide

An Ordinance amending Charlotte County Code Chapter 3-9, by deleting Section 3-9-61, Abandoned Vehicles, Section 3-9-62, Watercraft Abandoned, Derelict or a Hazard to Navigation, Section 3-9-81, Junkyards and automobile Wrecking Yards and Section 3-9-82.1, Junk and Junkyard Conditions Prohibited in their entirety, and creating new Section 3-9-76, Junklike Conditions Prohibited, providing for the dumping or storage of junk; providing for a single unlicensed motor vehicle parking requirement; providing for conditions to remove junk; providing for conflict with other ordinances; providing for severability; and providing for an effective date. Applicant: Charlotte County Board of County Commissioners.

Legal Nonconformities

Legislative

Countywide

An Ordinance amending Charlotte County Code Chapter 3-9, by revising Section 3-9-10, Nonconformities and renaming this Section to Legal Nonconformities; providing for revised development requirements for nonconforming lots of record; providing for current nonconforming use; providing for conforming uses; providing revised development requirements for nonconforming structures; providing for conflict with other ordinances; providing for severability; and providing for an effective date. Applicant: Charlotte County Board of County Commissioners.

Manufactured Home Conventional (MHC) Zoning District

Legislative

Countywide

An Ordinance amending Charlotte County Code Chapter 3-9, by deleting Section 3-9-36, Mobile Home Subdivision (MHS) and Section 3-9-37, Mobile Home Conventional (MHC) in their entirety, and creating new Section 3-9-37, Manufactured Home Conventional (MHC) zoning, providing for intent; providing for permitted uses and structures; providing for accessory uses and structures; providing for conditional uses and structures; providing for prohibited uses and structures; providing for special exceptions; providing for development standards; providing for conflict with other ordinances; providing for severability; and providing for an effective date. Applicant: Charlotte County Board of County Commissioners.

Manufactured Home Park (MHP) Zoning District

Legislative

Countywide

An Ordinance amending Charlotte County Code Chapter 3-9, by deleting Section 3-9-35, Mobile Home Park (MHP) in its entirety and creating new Section 3-9-36, Manufactured Home Park (MHP) zoning, providing for intent; providing for permitted uses and structures; providing for accessory uses and structures; providing for conditional uses and structures; providing for prohibited uses and structures; providing for special exceptions; providing for development standards; providing for conflict with other ordinances; providing for severability; and providing for an effective date. Applicant: Charlotte County Board of County Commissioners.

Model Homes

Legislative

Countywide

An Ordinance amending Charlotte County Code Chapter 3-9, by revising Section 3-9-87, Model Residential Units and renumbering to Section 3-9-78, and renaming to Model Homes; providing for conflict with other ordinances; providing for severability; and providing for an effective date. Applicant: Charlotte County Board of County Commissioners.

Office, Medical and Institutional (OMI) Zoning District

Legislative

Countywide

An Ordinance amending Charlotte County Code Chapter 3-9, by deleting Section 3-9-39, Office, Medical and Institutional (OMI) in its entirety and recreating Section 3-9-39, Office, Medical and Institutional (OMI) zoning, providing for intent; providing for permitted uses and structures; providing for accessory uses and structures; providing for conditional uses and structures; providing for prohibited uses and structures; providing for special exceptions; providing for development standards; providing for conflict with other ordinances; providing for severability; and providing for an effective date. Applicant: Charlotte County Board of County Commissioners.

Parks and Recreation (PKR) Zoning District

Legislative

Countywide

An Ordinance amending Charlotte County Code Chapter 3-9, by deleting Section 3-9-29, Marine Park (MP) in its entirety and creating new Section 3-9-29, Parks and Recreation (PKR) zoning, providing for intent; providing for permitted uses and structures; providing for accessory uses and structures; providing for conditional uses and structures; providing for prohibited uses and structures; providing for special exceptions; providing for development standards; providing for conflict with other ordinances; providing for severability; and providing for an effective date. Applicant: Charlotte County Board of County Commissioners.

Places of Worship

Legislative

Countywide

An Ordinance amending Charlotte County Code Chapter 3-9, by revising Section 3-9-80.1, Houses of Worship, renumbering and renaming as Section 3-9-82, Places of Worship; providing for conflict with other ordinances; providing for severability; and providing for an effective date. Applicant: Charlotte County Board of County Commissioners.

Residential Estates (RE) Zoning District

Legislative

Countywide

An Ordinance amending Charlotte County Code Chapter 3-9, by deleting Section 3-9-31, Residential Estates (RE) in its entirety and creating new Section 3-9-32, Residential Estates (RE) zoning, providing for intent; providing for permitted uses and structures; providing for accessory uses and structures; providing for conditional uses and structures; providing for prohibited uses and structures; providing for special exceptions; providing for development standards; providing for conflict with other ordinances; providing for severability; and providing for an effective date. Applicant: Charlotte County Board of County Commissioners.

Residential Multi-Family Tourist (RMF-T) Zoning District

Legislative

Countywide

An Ordinance amending Charlotte County Code Chapter 3-9, by deleting Section 3-9-34, Residential Multi-Family Tourist (RMF-T) in its entirety and creating new Section 3-9-35, Residential Multi-Family Tourist (RMF-T) zoning, providing for intent; providing for permitted uses and structures; providing for accessory uses and structures; providing for conditional uses and structures; providing for prohibited uses and structures; providing for special exceptions; providing for development standards; providing for conflict with other ordinances; providing for severability; and providing for an effective date. Applicant: Charlotte County Board of County Commissioners.

Residential Multi-Family (RMF) Zoning District

Legislative

Countywide

An Ordinance amending Charlotte County Code Chapter 3-9, by deleting Section 3-9-33, Residential Multi-Family (RMF) in its entirety and creating new Section 3-9-34, Residential Multi-Family (RMF) zoning, providing for intent; providing for permitted uses and structures; providing for accessory uses and structures; providing for conditional uses and structures; providing for prohibited uses and structures; providing for special exceptions; providing for development standards; providing for conflict with other ordinances; providing for severability; and providing for an effective date. Applicant: Charlotte County Board of County Commissioners.

Residential Single Family (RSF) Zoning District

Legislative

Countywide

An Ordinance amending Charlotte County Code Chapter 3-9, by deleting Section 3-9-32, Residential Single Family (RSF) in its entirety and creating new Section 3-9-33, Residential Single Family (RSF) zoning, providing for intent; providing for permitted uses and structures; providing for accessory uses and structures; providing for conditional uses and structures; providing for prohibited uses and structures; providing for special exceptions; providing for development standards; providing for conflict with other ordinances; providing for severability; and providing for an effective date. Applicant: Charlotte County Board of County Commissioners.

Recreational Vehicle Park (RVP) Zoning District

Legislative

Countywide

An Ordinance amending Charlotte County Code Chapter 3-9, by deleting Section 3-9-38, Recreational Vehicle Park (RVP) in its entirety and recreating Section 3-9-38, Recreational Vehicle Park (RVP) zoning; providing for intent; providing for permitted uses and structures; providing for accessory uses and structures; providing for conditional uses and structures; providing for prohibited uses and structures; providing for special exceptions; providing for development standards; providing for conflict with other ordinances; providing for severability; and providing for an effective date. Applicant: Charlotte County Board of County Commissioners.

Accessory Outdoor Retail Sales, Display and Storage

Legislative

Countywide

An Ordinance amending Charlotte County Code Chapter 3-9, by creating new Section 3-9-61, Accessory Outdoor Retail Sales, Display and Storage; providing for purpose and applicability; providing for requirements for accessory outdoor retail sales, display and storage; providing for conflict with other ordinances; providing for severability; and providing for an effective date. Applicant: Charlotte County Board of County Commissioners.

Section 3-9-5

An Ordinance amending Charlotte County Code Chapter 3-9, by deleting Section 3-9-68, Authority to Enter Upon Private Property, Section 3-9-72, Deed Restrictions, Section 3-9-75, Exceptions to Required Yards, Section 3-9-5.2, Expedited Permitting Process for Certified Affordable Housing Development, Section 3-9-76, Exclusions from Height Limitations, Section 3-9-78, Form of Ownership, Section 3-9-86, Moving of Structures and Section 3-9-93, Property Frontage in their entirety, and creating new Section 3-9-5.1, Authority to Enter Upon Private Property, Section 3-9-5.2, Deed Restrictions, Section 3-9-5.3, Exceptions to Required Yards, Section 3-9-5.4, Expedited Permitting Process for Certified Affordable Housing Development, Section 3-9-5.5, Exclusions from Height Limitations, Section 3-9-5.6, Form of Ownership, Section 3-9-5.7, Moving of Structures and Section 3-9-8, Property Frontage, and revising Section 3-9-5, Administration and Enforcement, Building Permits; providing for conflict with other ordinances; providing for severability; and providing for an effective date. Applicant: Charlotte County Board of County Commissioners.

Legislative

Countywide

Section 3-9-27

An Ordinance amending Charlotte County Code Chapter 3-9, by revising Section 3-9-27, Application of District Regulations; providing for conflict with other ordinances; providing for severability; and providing for an effective date. Applicant: Charlotte County Board of County Commissioners.

Legislative

Countywide

Site Plan Review

An Ordinance amending Charlotte County Code Chapter 3-9, by revising Section 3-9-5.1, Site Plan Review and renumbering to Section 3-9-7, Site Plan Review; providing for applicability and procedure; providing for initiation; providing for application requirements; providing for requirements of amendments and changes to land Development Regulations; providing for preliminary site plan review; providing for final site plan review; providing for conformity to plan; providing for modification of site plans; providing for conflict with other ordinances; providing for severability; and providing for an effective date. Applicant: Charlotte County Board of County Commissioners.

Legislative

Countywide

Temporary Uses

An Ordinance amending Charlotte County Code Chapter 3-9, by revising Section 3-9-95.1, Temporary Uses, and renumbering as Section 3-9-87; providing for revised application process and fees; providing for conflict with other ordinances; providing for severability; and providing for an effective date. Applicant: Charlotte County Board of County Commissioners.

Legislative

Countywide

Land Development Regulations**Table of Contents**

An Ordinance amending Charlotte County Code Chapter 3-9, by reorganizing the table of contents; deleting some sections in their entirety; creating new sections; revising some sections; renumbering sections in alphabetic order in Article III, Special Regulations; providing for conflict with other ordinances; providing for severability; and providing for an effective date. Applicant: Charlotte County Board of County Commissioners.

Legislative

Countywide

Use Table – Commercial Districts

An Ordinance amending Charlotte County Code Chapter 3-9, by adding new Section 3-9-26.3, Use Table – Commercial Districts; providing for a list of permitted uses and structures under Office, Medical and Institutional (OMI), Commercial Neighborhood (CN), Commercial General (CG) and Commercial Tourist (CT) Zoning Districts; providing for a list of conditional uses and structures under OMI, CN, CG and CT Zoning Districts; providing for a list of Special Exception uses under OMI, CN, CG and CT Zoning Districts; providing for conflict with other ordinances; providing for severability; and providing for an effective date. Applicant: Charlotte County Board of County Commissioners.

Legislative

Countywide

Use Table – Environmental and Agricultural Districts

An Ordinance amending Charlotte County Code Chapter 3-9, by adding new Section 3-9-26.1, Use Table – Environmental and Agricultural Districts; providing for a list of permitted uses and structures under Environmentally Sensitive (ES), Parks and Recreations (PKR), Agriculture (AG) and Excavation and Mining (EM) Zoning Districts; providing for a list of conditional uses and structures under ES, AG and EM Zoning Districts; providing for a list of Special Exception uses under ES, AG and EM Zoning Districts; providing for conflict with other ordinances; providing for severability; and providing for an effective date. Applicant: Charlotte County Board of County Commissioners.

Legislative

Countywide

Use Table – Industrial Districts

An Ordinance amending Charlotte County Code Chapter 3-9, by adding new Section 3-9-26.4, Use Table – Industrial Districts; providing for a list of permitted uses and structures under Industrial General (IG) and Industrial Intensive (II) Zoning Districts; providing for a list of conditional uses and structures under IG and II Zoning Districts; providing for a list of Special Exception uses under IG and II Zoning Districts; providing for conflict with other ordinances; providing for severability; and providing for an effective date. Applicant: Charlotte County Board of County Commissioners.

Legislative

Countywide

Use Table – Residential Districts

An Ordinance amending Charlotte County Code Chapter 3-9, by adding new Section 3-9-26.2, Use Table – Residential Districts; providing for a list of permitted uses and structures under Residential Estate (RE), Residential Single-family (RSF), Residential Multi-family (RMF), Residential Multi-family Tourist (RMF-T), Manufactured Home Park (MHP), Manufactured Home Conventional (MHC), and Recreational Vehicle Park (RVP) Zoning Districts; providing for a list of conditional uses and structures under RE, (RSF), RMF, MHP, MHC, and RVP Zoning Districts; providing for a list of Special Exception uses under RE, (RSF), RMF, MHP, MHC, and RVP Zoning Districts; providing for conflict with other ordinances; providing for severability; and providing for an effective date. Applicant: Charlotte County Board of County Commissioners.

Legislative

Countywide

Z-14-08-12

An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Residential Single-family 3.5 (RSF-3.5) to Residential Estates 1 (RE-1), for property located at 1374 Blanot Drive and 27347 San Carlos Drive, in the Harbor Heights area, containing 1.46+ acres; Commission District 1; Petition No. Z-14-08-12; Applicants: Kendall V. and Tracie A. Baird; providing an effective date.

Quasi-Judicial

Commission District 1

SHOULD ANY AGENCY OR PERSON DECIDE TO APPEAL ANY DECISION MADE BY THE BOARD WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING, A RECORD OF THE PROCEEDING AND FOR SUCH PURPOSE, A VERBATIM RECORD OF THE PROCEEDING IS REQUIRED, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

Charlotte County Board of County Commissioners does not discriminate on the basis of disability. This nondiscrimination policy involves every aspect of the County's functions, including access to and participation in meetings, programs and activities. Persons and Enhancement Units for the Hearing Impaired are available at the Front Security Desk, Building A of the Murdock Administration Complex. Anyone needing other reasonable accommodation or auxiliary aids and services please contact our Office at 941-764-4191, TDD/TTY 941-743-1234, or by email to Terri.Hendriks@charlottefl.com.

