

CHG
BCC #14

FILED WITH THE DEPARTMENT OF STATE : December 1, 2014

ORDINANCE
NUMBER 2014 - 054

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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 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.

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WHEREAS, the purpose of these revisions is to update development regulations by removing some outdated regulations and requirements and adding new standards, to make the LDRs more user-friendly, and to be consistent with the County's Comprehensive Plan; and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 465 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 be amended by deleting Section 3-9-33, Residential Multi-Family (RMF) in
8 its entirety and creating new Section 3-9-34, Residential Multi-Family (RMF) zoning; 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 deleting Section 3-9-33, Residential Multi-Family (RMF)
22 in its entirety and creating new Section 3-9-34, Residential Multi-Family (RMF) zoning,
23 as provided in Exhibit "A " which is attached hereto and provided herein.
24

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.

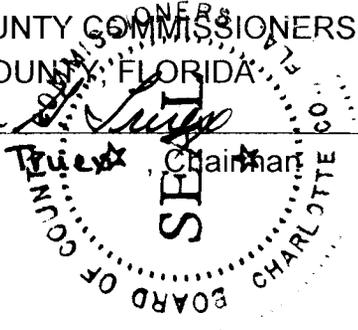
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[SIGNATURE PAGE FOLLOWS]

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. Truitt
9 William G. Truitt, Chairman



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12 ATTEST:

13 Barbara T. Scott, Clerk of
14 Circuit Court and Ex-Officio
15 Clerk to the Board of County
16 Commissioners

17 By: Michelle D. Berardino
18 Michelle D. Berardino
19 Deputy Clerk

20
21
22 APPROVED AS TO FORM
23 AND LEGAL SUFFICIENCY:

24 By: Janette S. Knowlton
25 Janette S. Knowlton, County Attorney



26 LR2014-2992
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2 **Sec. 3-9-34. Residential Multi-family (RMF)**

3 (a) *Intent.* The purpose and intent of this district is to offer low- or high-density residential with emphasis
4 on multifamily use.

5 (b) *Permitted Uses and Structures (P):*

6 (1) Assisted living facility or day care center, adult, six or less. (See Sec. 3-9-62. Adult Congregate
7 Living Facilities)

8 (2) Duplex or triplex.

9 (3) Emergency services

10 (4) Cluster housing. (see Sec. 3-9-67. Cluster Housing)

11 (5) Manufactured home (DCA), minimum requirement is 150 miles per hour exposure C.

12 (6) Minor Home Occupation. (see Sec. 3-9-74. Home Occupations)

13 (7) Model home. (see Sec. 3-9-78. Model Homes)

14 (8) Multifamily.

15 (9) Noncommercial boat docks.

16 (10) Park, public or not-for-profit.

17 (11) Single-family detached or attached, which may have a guest suite that is structurally attached,
18 with or without cooking facilities.

19 (12) Telecommunications facility, 50 feet or less in height. (see Sec. 3-9-68. Communication
20 Towers)

21 (c) *Permitted Accessory Uses and Structures:* Uses and structures which are customarily accessory and
22 clearly incidental to permitted and conditional uses and structures are permitted in this district,
23 including but not limited to:

24 (1) Boat lifts, boat ramps, and noncommercial boat docks.

25 (2) Carports, garages, and storage structures.

26 a. Detached accessory structures greater than 250 square feet in footprint shall be compatible
27 in appearance with the primary residence, at a minimum, materials and color shall be
28 compatible with the primary residence.

29 b. Detached accessory structures shall be located behind the leading edge of the living area
30 of the residence except carports and garages, but must maintain required setbacks.

31 c. Construction trailers and cargo containers are prohibited.

32 d. For single-family development, additionally, the following requirements shall apply:

33 i. The total footprint of all detached accessory structures shall not exceed 10% of the
34 parcel size or 1,000 square feet, whichever is greater for a property less than a half
35 acre. If the property is one half acre or more in size, the total footprint of all detached
36 accessory structures shall not exceed 3,000 square feet. The property owner(s) may
37 apply for a Special Exception to exceed the total maximum accessory structures size
38 limitations contained in this Section.



Land Development Regulations

Chapter 3-9. Zoning

Article II. Districts Regulations

Sec. 3-9-34. RMF

- 1 ii. Guest suite, detached, consisting of living and sanitary facilities only. Cooking facilities
2 shall not be permitted in a detached guest suite. It must meet all applicable
3 development standards set forth in the zoning district.
- 4 (3) Clubhouse, community center on the same parcel as the residential development or within the
5 same residential development.
- 6 (4) Fences or walls which may be permitted prior to the principal uses and structures.
- 7 (5) Keeping of pets, excluding animal breeding, boarding, and training.
- 8 (6) Swimming pools, tennis courts, or other similar noncommercial recreational uses and structures.
- 9 (d) *Conditional Uses and Structures (C)*: (For rules and regulations for any use designated as a
10 Conditional Use, see Sec.3-9-69. Conditional Uses and Structures)
- 11 (1) Assisted living facility or day care center, adult, seven or more. (See Sec. 3-9-62. Adult
12 Congregate Living Facilities)
- 13 (2) Bed and breakfast, 1 or 2 bedrooms.
- 14 (3) Boarding, rooming house.
- 15 (4) Clubhouse.
- 16 (5) Nursing home.
- 17 (6) Transitional / halfway housing.
- 18 (e) *Prohibited Uses and Structures*: Any use or structure not expressly or by reasonable implication
19 permitted herein or permitted by Special Exception shall be unlawful in this district, including mobile
20 homes and private clubs not otherwise permitted, or permitted by Special Exception.
- 21 (f) *Special Exceptions (S)*: (For procedure see Sec. 3-9-6.2. Special Exceptions)
- 22 (1) All conditional uses and structures that cannot meet all conditions set forth in this Code.(2)
23 Bed and breakfast, 3 or more bedrooms.
- 24 (3) Elementary, middle, or high school.
- 25 (4) Essential services. (see Sec. 3-9-71. Essential Services)
- 26 (5) Government uses and facilities.
- 27 (6) Major Home Occupation. (see Sec. 3-9-74. Home Occupations)
- 28 (7) Place of Worship. (see Sec. 3-7-82. Places of Worship)
- 29 (8) Private clubs.
- 30 (9) Telecommunications facility, greater than 50 feet in height. (see Sec. 3-9-68. Communication
31 Towers)
- 32 (10) University or college.
- 33 (11) Yacht clubs, country clubs, and other recreational amenities.
- 34 (12) Such other uses as determined by the Zoning Official or his/her designee to be:
- 35 a. Appropriate by reasonable implication and intent of the district.
- 36 b. Similar to another use either explicitly permitted in that district or allowed by Special
37 Exception.
- 38 c. Not specifically prohibited in that district.

Land Development Regulations
 Chapter 3-9. Zoning
 Article II. Districts Regulations

Sec. 3-9-34. RMF

1 The Board of Zoning Appeals shall review a favorable determination of the Zoning Official under this
 2 provision at the time the Special Exception application is presented to it. An unfavorable
 3 determination of the Zoning Official or his/her designee shall be appealable pursuant to Sec. 3-9-6.
 4 Board of Zoning Appeals.

5 (g) *Development Standards:*

	RMF- 3.5	RMF- 5	RMF- 10	RMF- 12	RMF- 15
Lot (min.)					
Area (sq. ft.)	7,500	7,500	7,500	5,000	5,000
Width (ft.)	80	80	80	50	50
Setbacks (min. ft)					
Front	25	25	25	25	25
Side (interior)	See below*	See below*	See below*	See below*	See below*
Side (street)	15	15	15	15	15
Rear (interior)	See below*	See below*	See below*	See below*	See below*
Rear (street)	15	15	15	15	15
Abutting water	20	20	20	20	20
Bulk (max.)					
Lot Coverage of All Buildings	40%	40%	40%	40%	40%
Height (ft.)	60	60	60	60	60
Density (units/acre)	3.5	5	10	12	15

6

7 *Half the building height but not less than 15 feet.

8 Landscape buffers and screening shall be required in this district in accordance with the provisions of
 9 Article XXII, Chapter 3-5, of the Code, as the same shall be amended.

10 If the RMF district abuts a single-family district, no structure other than screening required pursuant to
 11 Article XXII, Chapter 3-5, of the Code, as the same may be amended, shall be erected closer to the
 12 abutting single-family zoned property than 25 feet or the building height, whichever is greater.

13 Where properties lie anywhere on a barrier island or within 1,200 feet of the water of Charlotte
 14 Harbor, the Gulf of Mexico, Lemon Bay, Gasparilla Sound, Placida Harbor, Red Fish Cove, the
 15 Myakka River, the Peace River, or Coral Creek, structures must also be constructed in accordance
 16 with Sec. 3-9-88, Waterfront Property.

17 (h) *Signs.* Signs shall be in accordance with Sec. 3-9-85.

18 (i) *Off-street parking.* Off-street parking shall be in accordance with Sec. 3-9-79.



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. 2014-054, which was filed in this office on December 1, 2014.

Sincerely,

Ernest L. Reddick
Program Administrator

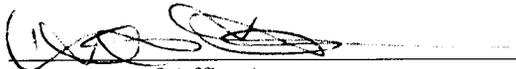
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PUBLISHER'S AFFIDAVIT OF PUBLICATION
STATE OF FLORIDA
COUNTY OF CHARLOTTE:

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:

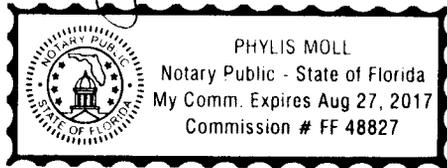
November 10, 2014

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 _____

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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 Legislative Countywide
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.

Section 3-9-27 Legislative Countywide
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.

Site Plan Review Legislative Countywide
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.

Temporary Uses Legislative Countywide
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.

Land Development Regulations
Table of Contents Legislative Countywide
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.

Use Table – Commercial Districts Legislative Countywide
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.

Use Table – Environmental and Agricultural Districts Legislative Countywide
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.

Use Table – Industrial Districts Legislative Countywide
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.

Use Table – Residential Districts Legislative Countywide
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.

Z-14-08-12 Quasi-Judicial Commission District 1
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.

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. FM Sound Enhancement Units for the Hearing Impaired are available at the Front Security Desk, Building A of the Municipal 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

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