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FILED WITH THE DEPARTMENT OF STATE : December 1, 2014

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ORDINANCE
NUMBER 2014 - 056

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 3-9-35, 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.

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WHEREAS, the purpose of these revisions is to update development regulations by removing some outdated regulations and requirements and adding new standard, to make the LDRs more user-friendly, and to be consistent with the County's Comprehensive Plan; and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 479 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 3-9-35, Mobile Home Park (MHP), in its
8 entirety and creating new Section 3-9-36, Manufactured Home Park (MHP) 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 3-9-35, Mobile Home Park (MHP), in its
22 entirety and creating new Section 3-9-36, Manufactured Home Park (MHP) zoning, as
23 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.

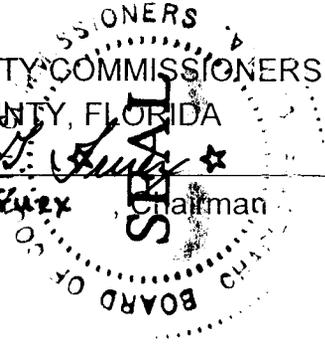
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[SIGNATURE PAGE FOLLOWS]

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. Tepez *
9 William G. Tepez, Chairman



10
11
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 DiBerardino
18 Michelle DiBerardino
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



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

Sec. 3-9-36. MHP

1 **Sec. 3-9-36. Manufactured Home Park (MHP)**

- 2 (a) *Intent.* The purpose and intent of this district is to allow parks consisting of manufactured homes
3 occupied as single-family detached dwelling units. The park may be platted or non-platted. Site plan
4 approval is required for all new mobile home parks and the expansion or modification of existing
5 parks.
- 6 (b) *Permitted Uses and Structures (P):*
- 7 (1) Manufactured home (HUD), minimum requirement is Wind Zone 3.
- 8 (2) Minor Home Occupation. (see Sec. 3-9-74. Home Occupations)
- 9 (3) Park offices and maintenance facilities.
- 10 (4) Park, public or not-for-profit.
- 11 (5) Park recreational facilities.
- 12 (6) Telecommunications facility, 50 feet or less in height. (see Sec. 3-9-68. Communication
13 Towers)
- 14 (c) *Permitted Accessory Uses and Structures:* Uses and structures which are customarily accessory and
15 clearly incidental to permitted and conditional uses and structures; are located on the same lot or
16 parcel as the mobile home park; are not likely to attract visitors in large numbers; and involve
17 operations or structures consistent with the character of a mobile home park, including but not limited
18 to the following:
- 19 (1) Accessory structures designed to meet Florida Building Code may be placed adjacent (not
20 attached) to primary structures. These accessory structures shall be structurally independent,
21 self-supporting and free standing. These structures must also meet the fire code. Construction
22 trailers and cargo containers are prohibited.
- 23 (2) Additions to manufactured homes (HUD), adjacent to and attached to manufactured homes.
- 24 (3) Enclosed storage structures and garage facilities with use limited to park management and its
25 residents.
- 26 (4) Keeping of pets, excluding animal breeding, boarding and training.
- 27 (5) Laundry facilities and sales of groceries and sundries, subject to the following:
- 28 a. Such establishments and parking areas related primarily to their operations shall not
29 occupy more than two percent of the area of the park.
- 30 b. Such establishments shall be used primarily by occupants of the park.
- 31 c. The commercial nature of such establishments shall not be visible from any street outside
32 the park so as to attract customers other than occupants of the park.
- 33 d. Such establishments shall not be located closer than 100 feet from any public street and
34 shall be accessible only from a street within the park.
- 35 (6) Open storage areas. This area may be used for open storage of items including but not limited
36 to mobile homes, recreational vehicles, boats, and recreational equipment, the use of which is
37 limited to park residents. No such areas shall exceed five percent of the total park area.
- 38 (d) *Conditional Uses and Structures (C):* (For rules and regulations for any use designated as a
39 Conditional Uses or Structure, see Sec. 3-9-69. Conditional Uses and Structures)
- 40 (1) Clubhouse.

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

Sec. 3-9-36. MHP

- 1 (2) Recreational Vehicle use.
- 2 (e) *Prohibited Uses and Structures*: Any use or structure not expressly or by reasonable implication
 3 permitted herein or permitted by special exception shall be unlawful in this district.
- 4 (f) *Special Exceptions (S)*: (For procedure see Sec. 3-9-6.2. Special Exceptions)
- 5 (1) All conditional uses and structures that cannot meet all conditions set forth in this Code.
- 6 (2) Assisted living facility or day care center, adult, six or less. (See Sec. 3-9-62. Adult Congregate
 7 Living Facilities)
- 8 (3) Assisted living facility or day care center, adult, seven or more. (See Sec. 3-9-62. Adult
 9 Congregate Living Facilities)
- 10 (4) Community garden.
- 11 (5) Emergency services.
- 12 (6) Essential services. (See Sec. 3-9-71. Essential Services)
- 13 (7) Major Home Occupation. (see Sec. 3-9-74. Home Occupations)
- 14 (8) Manufactured home (DCA), minimum requirement is 150 miles per hour exposure C.
- 15 (9) Place of Worship. (see Sec. 3-7-82. Places of Worship)
- 16 (10) Private clubs.
- 17 (11) Such other uses as determined by the Zoning Official or his/her designee to be:
- 18 a. Appropriate by reasonable implication and intent of the district.
- 19 b. Similar to another use either explicitly permitted in that district or allowed by Special
 20 Exception.
- 21 c. Not specifically prohibited in that district.
- 22 The Board of Zoning Appeals shall review a favorable determination of the Zoning Official under this
 23 provision at the time the Special Exception application is presented to it. An unfavorable determination
 24 of the Zoning Official or his designee shall be appealable pursuant to Sec. 3-9-6. Board of Zoning
 25 Appeals.
- 26 (g) *Development Standards*:

	MHP	
	Not Platted	Platted
Park (min.)		
Area (acres)	20	20
Width (ft.)	250	250
Site (min.)		
Area/Lot (sq. ft.)	5,000	5,000
Width (ft.)	50	50
Setbacks (min. ft.)		
Park boundary	25	N/A
Front	10	10
Side	N/A	5
Rear	N/A	10
Another structure	10	N/A
Abutting water	20	20
Bulk (max.)		
Park coverage	60%	N/A

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

Sec. 3-9-36. MHP

Lot Coverage of All Buildings	N/A	50%
Height (ft.)	38	38
Density (units/acre)	5	5

- 1
- 2 (1) Street Improvements. Streets within the proposed manufactured home park may be public if
- 3 platted and accepted by the County. Any necessary developer-funded improvements to the
- 4 existing right-of-way will not receive any impact fee credits.
- 5 (2) Recreational Areas. A minimum of five percent of the gross land area within park boundaries
- 6 shall be used as a park and/or recreation area. No more than ten percent of the stormwater
- 7 lake may be used for the required recreation area otherwise determined by State or Federal
- 8 agencies.
- 9 (3) Water and Sewer. Each lot shall be serviced by a central water and sewer system. The location
- 10 of any water or sewer plants within the boundaries of the mobile home park shall be designed,
- 11 located, landscaped and buffered so as not to be visible from adjacent properties.
- 12 (4) Emergency Shelters. Emergency shelters shall be required to be built to meet the standards set
- 13 forth in the Florida Building Code.
- 14 (5) Fire Protection. All parks shall have an appropriate fire protection plan and appropriate base
- 15 facilities for fighting fire as approved by Charlotte County Fire/EMS.
- 16 Where properties lie anywhere on a barrier island or within 1,200 feet of the water of Charlotte Harbor,
- 17 the Gulf of Mexico, Lemon Bay, Gasparilla Sound, Placida Harbor, Red Fish Cove, the Myakka River,
- 18 the Peace River, or Coral Creek, structures must also be constructed in accordance with Sec. 3-9-88.
- 19 Waterfront Property.
- 20 (h) *Signs*. Signs shall be in accordance with Sec. 3-9-85. Sign Code.
- 21 (i) *Off-Street Parking*. Off-street parking shall be in accordance with Sec. 3-9-79.
- 22 (j) Landscaping and buffering shall be in accordance with Chapter 3-5. Article XVIII. Landscaping and
- 23 Buffers.
- 24 (k) Tree removal/ preservation shall be in accordance with Chapter 3-2. Article IX. Tree Requirements.



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. 2014-056, which was filed in this office on December 1, 2014.

Sincerely,

Ernest L. Reddick
Program Administrator

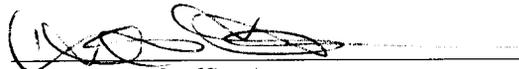
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PUBLISHER'S AFFIDAVIT OF PUBLICATION
STATE OF FLORIDA
COUNTY OF CHARLOTTE:

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:

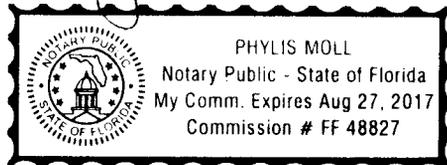
November 10, 2014

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 _____

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

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, Exemptions 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, Exemptions 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

Legislative Countywide
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.

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