

CHG  
BCC #14

ORDINANCE  
NUMBER 2014 - 060

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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 3-9-39, 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.

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WHEREAS, the purpose of these revisions is to update development regulations by removing some outdated regulations and requirements and adding new standards, to make the LDRs more user-friendly, and to be consistent with the County's Comprehensive Plan; and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 508 PAGE 1 OF 8  
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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 3-9-39, Office, Medical and Institutional  
8 (OMI) in its entirety and recreating Section 3-9-39, Office, Medical and Institutional  
9 (OMI) zoning; and

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

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

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

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

21           Section 1. Chapter 3-9 of the Code of Laws and Ordinances of Charlotte County,  
22 Florida, is hereby amended by deleting Section 3-9-39, Office, Medical and Institutional  
23 (OMI) in its entirety and recreating Section 3-9-39, Office, Medical and Institutional  
24 (OMI) zoning, as provided 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 25<sup>th</sup> day of November, 2014.

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6 BOARD OF COUNTY COMMISSIONERS OF  
7 CHARLOTTE COUNTY, FLORIDA  
8 By: William G. Thayer  
9 William G. Thayer, Chairman  
10  
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12

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 DiBenedino  
19 Deputy Clerk

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

25 By: Janette S. Knowlton  
26 Janette S. Knowlton, County Attorney  
27 Janette S. Knowlton  
28 LR2014-2992

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

Sec. 3-9-39. OMI

1 **Sec. 3-9-39. Office Medical Institutional (OMI)**

- 2 (a) *Intent.* The purpose and intent of this district is to allow professional and business offices, as well as  
3 institutional and cultural activities. Although this district may allow both residential and non-residential  
4 uses, it is not a mixed-use district, and it is the further intent of this district that individual lots be  
5 developed with a single use.
- 6 (b) *Permitted Uses (P) and Structures:*
- 7 (1) Art, dance, music, photo studio or gallery.
- 8 (2) Assisted living facility or day care center, adult, six or less. (see Sec. 3-9-62. Adult Congregate  
9 Living Facilities)
- 10 (3) Bank, financial services.
- 11 (4) Business services.
- 12 (5) Day care center, child.
- 13 (6) Drug store, pharmacy.
- 14 (7) Elementary, middle, or high school.
- 15 (8) Emergency services.
- 16 (9) General offices.
- 17 (10) Government uses and facilities.
- 18 (11) Homeless shelter.
- 19 (12) Hospital.
- 20 (13) Medical or dental office, clinic.
- 21 (14) Minor Home Occupation. (see Sec. 3-9-74. Home Occupations)
- 22 (15) Model home. (see Sec. 3-9-78. Model Homes)
- 23 (16) Nursing home.
- 24 (17) Pain management clinic. (see Sec. 3-9-80. Pain Management Clinics)
- 25 (18) Park, public or not-for-profit.
- 26 (19) Personal services.
- 27 (20) Place of Worship. (see Sec. 3-9-82. Places of Worship)
- 28 (21) Professional services.
- 29 (22) Sanitariums.
- 30 (23) Telecommunications facility, 50 feet or less in height. (see Sec. 3-9-68. Communication  
31 Towers)
- 32 (24) Telecommunications facility, greater than 50 feet in height. (see Sec. 3-9-68. Communication  
33 Towers)
- 34 (25) University or college.
- 35 (26) Vocational, trade, or business school.

Land Development Regulations

Chapter 3-9. Zoning

Article II. Districts Regulations

Sec. 3-9-39. OMI

- 1 (c) *Permitted Accessory Uses and Structures*: Uses and structures which are customarily accessory and  
2 clearly incidental to permitted and conditional uses and structures are also permitted in this district,  
3 including but not limited to:
- 4 (1) Fences or walls may be permitted prior to the principal uses and structures.  
5 For residential development:
- 6 (1) Boat lifts and boat ramps.  
7 (2) Carports, garages, and storage structures.
- 8 a. Detached accessory structures greater than 250 square feet in area shall be compatible in  
9 appearance with the primary residence, at a minimum, materials and color shall be  
10 compatible with the primary residence.
- 11 c. Detached accessory structures shall be located behind the leading edge of the living area  
12 of the residence except carports and garages, but must maintain required setbacks.
- 13 d. Construction trailers and cargo containers are prohibited.
- 14 For single-family development, additionally, the following requirements shall apply:
- 15 a. The total footprint of all detached accessory structures shall not exceed 10% of the parcel  
16 size or 1,000 square feet, whichever is greater for a property less than a half acre. If the  
17 property is one half acre or more in size, the total footprint of all detached accessory  
18 structures shall not exceed 3,000 square feet. The property owner(s) may apply for a  
19 Special Exception to exceed the total maximum accessory structures size limitations  
20 contained in this Section.
- 21 (3) Keeping of pets, excluding animal breeding, boarding, and training.  
22 (4) Noncommercial boat docks.  
23 (5) Swimming pools, tennis courts, or other similar noncommercial recreational uses and  
24 structures.
- 25 (d) *Conditional Use (C)*: (For rules and regulations for any use designated as a Conditional Use or  
26 Structure, see Sec. 3-9-69. Conditional Uses and Structures)
- 27 (1) Animal hospital, boarding facility.  
28 (2) Assisted living facility or day care center, adult, seven or more. (see Sec. 3-9-62. Adult  
29 Congregate Living Facilities)  
30 (3) Detox center and substance abuse center.  
31 (4) Duplex or triplex.  
32 (5) Laboratories, class 1, 2, 3.  
33 (7) Manufactured home (DCA), minimum requirement is 150 miles per hour exposure C.  
34 (8) Multifamily.  
35 (10) Private off-site parking.  
36 (11) Single-family attached or detached, which may have a guest suite that is structurally attached,  
37 with or without cooking facilities.  
38 (14) Transitional / halfway housing.
- 39 (e) *Prohibited Uses and Structures*: Any use or structure not expressly or by reasonable implication  
40 permitted herein or permitted by Special Exception shall be unlawful in this district.
- 41 (f) *Special Exceptions (S)*: (For procedure see Sec. 3-9-6.2. Special Exceptions)

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

Sec. 3-9-39. OMI

- 1 (1) All conditional uses and structures that cannot meet all conditions set forth in this Code.
- 2 (2) Essential services. (see Sec. 3-9-71. Essential Services)
- 3 (3) Heliport, helistop.
- 4 (4) Major Home Occupation. (see Sec. 3-9-74. Home Occupation)
- 5 (5) Paid or public parking lot, garage, structure.
- 6 (6) Such other uses as determined by the Zoning Official or his/her designee to be:
  - 7 a. Appropriate by reasonable implication and intent of the district.
  - 8 b. Similar to another use either explicitly permitted in that district or allowed by Special
  - 9 Exception.
  - 10 c. Not specifically prohibited in that district.

11 The Board of Zoning Appeals (BZA) shall review a favorable determination of the Zoning Official  
 12 under this provision at the time the Special Exception application is presented to it. An unfavorable  
 13 determination of the Zoning Official or his/her designee shall be appealable pursuant to Sec. 3-9-6.  
 14 Board of Zoning Appeals. It is expressly intended by these regulations that any use permitted as a  
 15 principal use or by Special Exception in another zoning district or districts which is not specially listed  
 16 in this section is excluded by its omission and cannot be a special exception considered or approved  
 17 by the BZA as one permitted by reasonable implication and intent of the district.

18 (g) *Development Standards:*

	OMI
<b>Lot (min.)</b>	
Area (sq. ft.)	7,500
Width (ft.)	80
<b>Setbacks (min. ft.)</b>	
Front	10
Side (interior) for Multi-family or Non-residential Development	Half the building height, but not less than 7.5
Side (interior) for Single-family Development	7.5
Side (street)	10
Rear (interior)	10
Rear (street)	10
Abutting water	20
<b>Bulk (max.)</b>	
Lot Coverage of All Buildings	40%
Height (ft., non-residential uses, residential uses with special exception )	60
Height (ft., residential uses)	38
Density (units/acre)	10

- 19
- 20 If an OMI district abuts a residential district, no structure other than screening required pursuant to
- 21 Article XXII, Chapter 3-5, of the Code, shall be erected closer to the abutting residentially zoned
- 22 property than 25 feet or the building height, whichever is greater.
- 23 Landscape buffers and screening shall be required in this district in accordance with the provisions of
- 24 Article XXII, Chapter 3-5, of the Code, as the same may be amended.

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

Sec. 3-9-39. OMI

- 1       Where properties lie anywhere on a barrier island or within 1,200 feet of the water of Charlotte  
2 Harbor, the Gulf of Mexico, Lemon Bay, Gasparilla Sound, Placida Harbor, Red Fish Cove, the  
3 Myakka River, the Peace River, or Coral Creek, structures must also be constructed in accordance  
4 with Sec. 3-9-88, Waterfront Property.
- 5 (h) *Signs*. Signs shall be in accordance with Sec. 3-9-85.
- 6 (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:

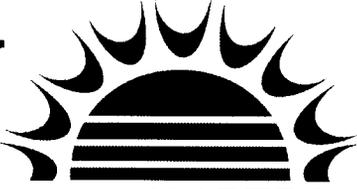
Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Charlotte County Ordinance No. 2014-060, which was filed in this office on December 1, 2014.

Sincerely,

Ernest L. Reddick  
Program Administrator

ELR/lb

# SUN



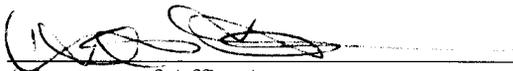
NEWSPAPERS  
Charlotte • DeSoto • Englewood • North Port • Venice

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

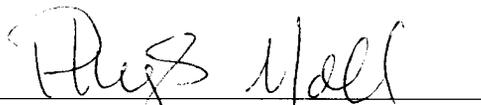
Before the undersigned authority personally appeared Casandra Cancelliere, who on oath says that she is legal clerk of the Charlotte Sun, Englewood Sun, and North Port Sun, a newspaper published at Charlotte Harbor in Charlotte County, Florida; that the attached copy of advertisement, being a Notice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

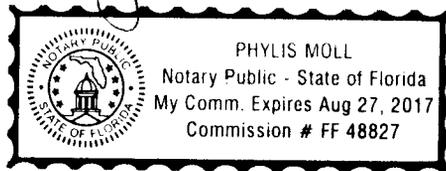
November 10, 2014

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 10<sup>th</sup> 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 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. P&I Sound Enhancement Units for the Hearing Impaired are available at the Front Security Desk, Building A of the Alford 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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