

# COUNTY OF CHARLOTTE

## Board of County Commissioners

18500 Murdock Circle  
Port Charlotte, FL 33948  
[www.CharlotteCountyFL.com](http://www.CharlotteCountyFL.com)

### County Commissioners

Tricia Duffy, District 5, Chairman  
Richard Loftus, District 4, Vice Chairman  
Adam Cummings, District 2  
Robert Skidmore, District 3  
Bob Starr, District 1



### County Administrator

Roger Baltz

### County Attorney

Janette S. Knowlton

### Clerk of the Circuit Court

Barbara T. Scott

## AGENDA

### Land Use Public Hearings

Tuesday, December 16, 2008  
Next Regular Meeting, Tuesday, January 13, 2009

County Commissioners Meeting Room #119

Administration Center  
18500 Murdock Center  
Port Charlotte, FL 33948-1094  
[www.CharlotteCountyFL.com](http://www.CharlotteCountyFL.com)

The Charlotte County Commission meeting room is accessible to the physically disabled. However, if you need assistance or require auxiliary aids and services please contact our office at 941-743-1392


### 9:00 a.m. Call to Order and Roll Call

#### Pledge of Allegiance


- A. Consent Agenda .....page 2
- B. Regular Agenda.....page 2
- C. Planning and Zoning Agenda.....page 2
- D. 2:00 P.M. - Joint Workshop.....page 5
- E. Schedule of Future Closures/Hearings/Workshops.....last page

Land Use Agenda  
December 16, 2008

## A. Consent

-  1. **Recommended Action:** Approve a resolution and accompanying covenant adopting a Certification of a Sending Zone, petition # CSZ-08-10-01 for Patricia Swindle and Mark Roebuck.

## B. Regular Agenda

-  1. **Recommended Action:** Discussion and direction on Local Preference as it relates to the Request for Proposal Process.

## C. Planning and Zoning Agenda



### 1. NC-08-07-02

#### Legislative

#### Commission District II

Charlotte County Growth Management Department, Addressing Section, has applied to re-name a portion of one street in Punta Gorda Isles Subdivision. The street to be re-named is more particularly described as a portion of Jaurez Circle beginning at the junction of Alicante Drive running southerly, then westerly and finally northerly Zemel Road to **Juarez Circle**. The aforementioned street is located in Punta Gorda Isles Subdivision, as recorded in Plat Book 8, Page 27B, of the Public Records of Charlotte County, Florida. These streets are located in Section 29, Township 42 South, Range 23 East, in Commission District II.

#### Recommendation

Growth Management Department: *Approval*

Planning and Zoning Board: *n.a.*

### 2. NC-08-10-03

#### Legislative

#### Commission District I

Charlotte County Growth Management Department, Addressing Section, has received a request from Sheila Jerrom to re-name a portion of one street in a Port Charlotte Subdivision. The street, more particularly described as the northern portion of Loveland Blvd. commencing at the intersection of Veterans Blvd., running southerly, to Lot 0029, Block 2247, Section 020, PCH Subdivision, has been requested to be renamed to **Pinner Road**. The aforementioned street is located in Sections Fifteen, Twelve and Twenty of Port Charlotte Subdivision, as recorded in Plat Book 5, Page 4B, 4E, 1B, 1C, 10A, and 10F, of the Public Records of Charlotte County, Florida. This street is located in Sections 01, 12, 13 and 24, of Township 40 South, Range 22 East and Sections 06, 07 and 18, Township 40 South, Range 23 East, in Commission District I.

#### Recommendation

Growth Management Department: *Approval*

Planning and Zoning Board: *n.a.*

### 3. PA-08-08-35

#### Legislative

#### Commission District II

An Ordinance pursuant to Section 163.3187(1)(C), Florida Statutes, for an amendment to the Future Land Use Map of the Charlotte County Comprehensive Plan from Low Density Residential to Commercial Center, for property located north of Dundee Road, south of US 17, east of Kentucky Avenue and west of Minnesota Avenue, in the Punta Gorda area; containing 1.9± acres; Commission District II; Petition No. PA-08-08-35; applicant: J & M Enterprise LLC.

#### Recommendation

Growth Management Department: *Denial*

Planning and Zoning Board: *Approval*





**8. PP-08-06-01                      Quasi Judicial                      Commission District II**

Robert N. McQueen Trustee and John D. McQueen Trustee have applied for a Preliminary Plat for a subdivision, Interstate Commerce Park, consisting of 16 commercial lots in Section 21, Township 41, Range 23. The site is currently partially developed under land leases. The site, consisting of 41.35 acres, more or less, is located west of I-75, east of the horse arena and Indian Spring Drive, and north of Jones Loop Road, in Commission District II.

**Recommendation**

Building Construction Services Department: *Approval with conditions*  
Planning and Zoning Board: *Approval with conditions*

**9.  PP-08-09-05                      Quasi Judicial                      Commission District I**

Charlotte Commons, LLC has applied for a Preliminary Plat for a subdivision, Charlotte Commons, consisting of 15 commercial lots in Section 6, Township 40 South, Range 23 East, within Planned Development 80-4. The site, consisting of 51.073 acres more or less, is located west of Veteran's Boulevard, north of Peachland Boulevard, and east of Loveland Boulevard in Commission District I.

**Recommendation**

Building Construction Services Department: *Approval with conditions*  
Planning and Zoning Board: *Approval with conditions*

**10.  PV-08-08-16                      Legislative                      Commission District I**

Patricia Roebuck Swindle and Mark Stephen Roebuck, as Trustees, have applied for a plat vacation to vacate a portion of Resubdivision of Tamiami Subdivision as recorded in Plat Book 2, Page 24 of the Public Records of Charlotte County, Florida, lying within the northwest corner of Section 34, Township 40 South, Range 27 East, Charlotte County, Florida, more particularly described as the northwest 1/4 of Section 34, Township 40 South, Range 27 East, less and except Lot 24 of Block 39; Lots 30 and 31 of Block 27; Lots 1, 2 and 3 of Block 29; Lots 1 and 2 of Block 30; Lots 1, 2, 16, and 17 of Block 22; Lot 8 of Block 44, and Lots 32 and 33 of Block 40, along with that portion of Carlinda Street bound by the south line of said plat to the north right of way line for Tamiami Avenue, that portion of Tamiami Avenue running from the west right of way line of Carlinda Street to the east boundary of Penobscot Street, that portion of Penobscot Street from the south boundary of Tamiami Avenue to the north boundary of Florida Avenue, as well as that portion of Penobscot Street from the south boundary of Tamiami Avenue to the south boundary line of Lot 32 of Block 40 and the south boundary line of Lot 2 of Block 41, and that portion of Florida Avenue from the west boundary of Penobscot Street to the east boundary of Samoset Street, that portion of Samoset Street from the south boundary of Florida Street to the south boundary of Sarasota Avenue. The site, located north of Bermont Road and east of S.R. 31, consists of 159.199 acres, more or less and is located in Commission District I.

**Recommendation**

Building Construction Services Department: *Approval with conditions*  
Planning and Zoning Board: *Approval with conditions*



**11. PV-08-07-13**

**Legislative**

**Commission District II**

Omni Airport, LLC, 4 Charlotte LLC, Environmental Underground, Inc., and Rick Treworgy, LLC have applied for a Plat Vacation to vacate a portion of Woodland Acres and a portion of Woodland Estates subdivisions, more specifically Lots 1 and 3 of Block A in Woodland Estates, together with Lots 1 and 2 of Block I and Lots 1 and 2 of Block J in Woodland Acres, and a portion of North Boundary Boulevard, Foye Boulevard, Palmetto Road and Central Drive. The site, consisting of 14.67 acres, more or less, is located in Section 14, Township 41 South, Range 23 East in Commission District II.

**Recommendation**

Building Construction Services Department: *Approval with conditions*

Planning and Zoning Board: *Approval with conditions*

**12.  PV-08-08-15**

**Legislative**

**Commission District III**

David Street LLC has applied for a Plat Vacation to vacate Lots 1, 2 and 3 of Block 3984 of Port Charlotte Subdivision Section 72 as recorded in Plat Book 6, Page 28 of the Public Records of Charlotte County, Florida, along with Lots 6, 7, 8 and 9 of Block 5199 of Port Charlotte Subdivision Section 95, as recorded in Plat Book 10, Page 1A of the Public Records of Charlotte County, Florida. The site, consisting of 1.69 acres, more or less, is located north of the North Access Road (north of McCall Road), east of David Boulevard, and west of Meadow Lane, in Commission District III.

**Recommendation**

Building Construction Services Department: *Approval with conditions*

Planning and Zoning Board: *Approval with conditions*

**13.  TDU Variance Request**

**Quasi Judicial**


**Commission District I**

Joe and Marjorie Bixby are requesting a variance from the Transfer of Density Units ordinance per Section 3-5-433 of the Charlotte County Code of Laws and Ordinances. The specific request is to modify criterion (vi) of Section 3-5-430(a)(1) to allow the Bixby's to sever density from their property and retain some density without the need to first submit a building permit.

**Recommendation**

Growth Management Department: *Approval*

Planning and Zoning Board: *n.a.*

** D. 2:00 P.M.**

**Joint Workshop Session:  
Board of County Commissioners  
&  
Planning and Zoning Board Members**

Glattig Jackson, the consultant assisting staff with the County's Comprehensive Plan rewrite, will present the proposed Smart Charlotte 2050 "Vision." The Vision, developed through a variety of public and stakeholder meetings, is a consensus document. It identifies the County's key growth management issues and offers a "framework" to correct them. The framework will be incorporated into the rewritten Comprehensive Plan as goals, objectives and policies.

## **E. Schedule of Future Closures/Hearings/Workshops**

Tuesday, December 16, 2008, 2:00 p.m. – **Joint Meeting** BCC and Planning and Zoning Board, Administration Building, Room #119

**Thursday & Friday, December 25 & 26, 2008 – All County Buildings closed for Christmas Holiday**

**Thursday, January 1, 2009 – All County Buildings closed for New Year's Day**

Tuesday, January 13, 2009, 9:00 a.m. - Board of County Commissioners Regular Board Meeting, Administration Building, Room #119

Tuesday, January 13, 2009, 10:00 a.m., or soon thereafter – **Public Hearing** – Extending Impact Fee Rollbacks, Administration Building, Room #119

**Monday, January 19, 2009 – All County Buildings closed for Martin Luther King, Jr., Day**

Tuesday, January 20, 2009, 9:00 a.m. - Board of County Commissioners, Land Use Public Hearings, Administration Building, Room #119

Tuesday, January 27, 2009, 9:00 a.m. - Board of County Commissioners Regular Board Meeting, Administration Building, Room #119

Tuesday, February 10, 2009, 9:00 a.m. - Board of County Commissioners Regular Board Meeting, Administration Building, Room #119

**Monday, February 16, 2009 – All County Buildings closed for President's Day**

Tuesday, February 17, 2009, 9:00 a.m. - Board of County Commissioners, Land Use Public Hearing, Administration Building, Room #119

Tuesday, February 24, 2009, 9:00 a.m. - Board of County Commissioners Regular Board Meeting, Administration Building, Room #119

Tuesday, March 10, 2009, 9:00 a.m. - Board of County Commissioners Regular Board Meeting, Administration Building, Room #119

Tuesday, March 17, 2009, 9:00 a.m. - Board of County Commissioners, Land Use Public Hearing, Administration Building, Room #119

Tuesday, March 24, 2009, 9:00 a.m. - Board of County Commissioners Regular Board Meeting, Administration Building, Room #119

Tuesday, April 14, 2009, 9:00 a.m. - Board of County Commissioners Regular Board Meeting, Administration Building, Room #119

Tuesday, April 21, 2009, 9:00 a.m. - Board of County Commissioners, Land Use Public Hearing, Administration Building, Room #119

Tuesday, April 28, 2009, 9:00 a.m. - Board of County Commissioners Regular Board Meeting, Administration Building, Room #119

Tuesday, May 12, 2009, 9:00 a.m. - Board of County Commissioners Regular Board Meeting, Administration Building, Room #119

Tuesday, May 19, 2009, 9:00 a.m. - Board of County Commissioners, Land Use Public Hearing, Administration Building, Room #119

Tuesday, May 26, 2009, 9:00 a.m. - Board of County Commissioners Regular Board Meeting, Administration Building, Room #119

**Monday, May 25, 2009 – All County Buildings closed for Memorial Day**

All Board of County Commissioner meetings are broadcast live on CCTV-20, Comcast channel 20. CCTV-20 is the Charlotte County Government channel and the weekly programming schedule is available at the County website at [www.CharlotteCountyFL.com](http://www.CharlotteCountyFL.com). The meetings are also streamed live on the County website, and are then archived for viewing on-demand.

## Change Memo

Date: December 15, 2008  
To: Honorable Board of County Commissioners  
From: Kelly Shoemaker, Assistant County Administrator  
Subject: Changes to the December 16, 2008 Land Use Hearing Agenda

The following additions are made to the December 16, 2008 Agenda:

### **Addition #1**



B-2 Surety bond for Supervisor of Elections Paul Stamoulis.

Requested by: Attorney's Office

### **Addition #2**



B-3 ***REQUESTED MOTION/ACTION:*** Deny SV 08-03-09 - Petition for Street Vacation to vacate Plaza Parkway and 2 alleys in Harbour Heights, Section 5 subdivision.

Requested by: Growth Management

c: Roger Baltz, County Administrator  
Janette Knowlton, County Attorney

## II

Date: December 15, 2008  
To: Honorable Board of County Commissioners  
From: Kelly Shoemaker, Assistant County Administrator  
Subject: Change to the December 16, 2008 Land Use Hearing Agenda

The following change is made to the December 16, 2008 Agenda:

### **Change #1**

#### **14.C-2 NC-08-10-03 Legislative Commission District I**

Charlotte County Growth Management Department, Addressing Section, has received a request from Sheila Jerrom to re-name a portion of one street in a Port Charlotte Subdivision. The street, more particularly described as the northern portion of Loveland Blvd. commencing at the intersection of Veterans Blvd., running southerly, to Lot 0029, Block 2247, Section 020, PCH Subdivision, has been requested to be renamed to **Pinner Road**. The aforementioned street is located in Sections Fifteen, Twelve and Twenty of Port Charlotte Subdivision, as recorded in Plat Book 5, Page 4B, 4E, 1B, 1C, 10A, and 10F, of the Public Records of Charlotte County, Florida. This street is located in Sections 01, 12, 13 and 24, of Township 40 South, Range 22 East and Sections 06, 07 and 18, Township 40 South, Range 23 East, in Commission District I.

#### **Recommendation**

Growth Management Department: ~~Approval~~ **Denial**  
Planning and Zoning Board: *n.a.*

Requested by: Growth Management

c: Roger Baltz, County Administrator  
Janette Knowlton, County Attorney