



MEMORANDUM

DATE: March 20, 2015, revised on April 14, 2015

TO: Honorable Board of County Commissioners
Planning and Zoning Board

FROM: Ty Harris, Community Development Department Director
Shaun Cullinan, Charlotte County Planning and Zoning Official

RE: Revisions to the County's Land Development Regulations (LDRs) – Phase II.3

Staff Recommendation:

Staff is requesting the Board of County Commissioners (Board) approve the proposed revisions to Section 3-9-10: Amendments; Section 3-9-65: Boating Structures; Section 3-9-65.1: Boats Used for Living Purposes; Houseboats; Section 3-9-79: Off-street Parking and Loading Facilities; and Section 3-9-79.1: Parking of Boats, Recreational Vehicles, Trucks, and Trailers.

The Planning and Zoning Board proposed recommendations:

On April 13, 2015, the Planning and Zoning (P&Z) Board will recommend approval/denial of the proposed revisions to Section 3-9-10: Amendments; Section 3-9-65: Boating Structures; Section 3-9-65.1: Boats Used for Living Purposes; Houseboats; Section 3-9-79: Off-street Parking and Loading Facilities; and Section 3-9-79.1: Parking of Boats, Recreational Vehicles, Trucks, and Trailers.

Analysis:

Phase I focused 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. Phase I was adopted by the Board on November 25, 2014 and Phase II.1 was adopted by the Board on February 24, 2015. Staff has been continually working with the public by hosting weekly LDR roundtable meetings to solicit comments and to discuss all proposed changes. At this time, staff is bringing Phase II.3 revisions to the Board for consideration. The proposed major changes are as follows:

- Revisions to Section 3-9-65: Boating Structures. The existing code does not contain any development standards related to boat ramps and it does not address setback requirements for lots located at the end of canal. Therefore, the proposed revisions add general requirements for boating structures and development standards for boat ramps; and revise development criteria for boating structure on waterbodies and unwallled roofed areas.

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- Revisions to Section 3-9-65.1: Boats Used for Living Purposes; Houseboats. The existing code only allows living aboard boats and houseboats within a marina, which must be approved by the Board of County Commissioners. Staff is proposing to allow this type of use as an accessory use within a marina and only need to be approved by Site Plan Review process to make sure that the process is simple and reasonable. The approval procedure and development standards are also revised to make sure that sanitary water and sewage services are in place.
- Revisions to Section 3-9-79: Off-street Parking and Loading Facilities. The existing code does not address parking requirements for change of use, non-conforming parking, and non-parking uses of parking spaces.
 - In order to provide a user-friendly code and flexibility, staff is proposing to add “adjustments to parking requirements” to set procedures on how to address the parking requirements when the development proposal cannot meet the requirements.
 - Add new definitions.
 - Revise the “Minimum Off-street Parking Requirement” table to lower parking spaces for some uses and add minimum off-street parking requirements for parks and take-out restaurants.
 - Set criteria on how to deal with parking issues within the Community Redevelopment Areas.
 - Add standards for shared parking spaces and required parking located on a separate, not-adjacent lot from the lot on which the principal use is located.
- Revisions to Section 3-9-79.1: Parking of Boats, Recreational Vehicles, Trucks and Trailers. Staff is proposing to:
 - Revise the intent of this section to better address this type of parking.
 - Add standards to address Boats, RVs or trailers parked on private developed property.
 - Delete the subsection specifically dealing with violation because it is addressed by other County code.

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