



Legislation Text

File #: 2024-5724, Version: 1

Title

Z-23-33-18, Kenilworth Boulevard Inconsistency

Requested Motion/Action

Department Making Request

Community Development

Approve an Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Residential Single-family 3.5 to Industrial General (IG) correct an inconsistency between the Future Land Use Map designation and Zoning District for a portion of Charlotte County Right-of-way located at 19645 Kenilworth Boulevard, in the Port Charlotte area, containing 0.543± acres; Commission District V; Petition No. Z-23-33-18; Applicant: Eco-South Services; providing an effective date. Located in Commission District V.

Quasi-Judicial

Agenda Item Type

Public Hearing

Budgeted Action:

No action needed.

Background (Why is this Action Necessary, and What Action will be accomplished)

Background:

The applicant, Eco-South Services, is requesting a rezoning from Residential Single-family 3.5 (RSF-3.5) to Industrial General (IG) for a portion of Charlotte County right-of-way, located at 19645 Kenilworth Boulevard, in the Port Charlotte area. The stated purpose of this application is to correct an inconsistency between the Future Land Use Map (FLUM) designation and the Zoning district to allow access from the property owned by the applicant, which is located immediately adjacent to this portion of the right-of-way and is designated as Low Intensity Industrial with an IG zoning.

The Comprehensive Plan requires that a property's zoning district shall be consistent with its FLUM designation. In this case, the only zoning districts that can implement the existing Low Intensity Industrial FLUM designation are IG or Planned Development (PD). However, the subject property is part of the County's right-of-way and no development shall occur on it. The property has been designated as RSF-3.5 since at least 1989. Therefore, the proposed rezoning to IG is needed in order to be consistent with the existing FLUM designation of Low Intensity Industrial.

What Action will be accomplished?

If the Board of County Commissioners approves this rezoning, the property's IG zoning district is consistent with the Low Intensity Industrial Future Land Use Map designation of the property.