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#116 \* [initials] KCC

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TRACK F

FILE 674928 OR BOOK 1735 PAGE 1939 RECORDED 09/28/99 @ 01:15 PM  
CHARLOTTE COUNTY, BARBARA T. SCOTT, CLERK FRS \$6.00

NOTICE OF APPROVAL  
FOR  
SPECIAL EXCEPTION TO THE CHARLOTTE COUNTY ZONING CODE

Pursuant to Charlotte County Code Section 3-9-7 (f), this is to acknowledge the approval of the special exception application, which was heard by the Charlotte County Board of Zoning Appeals.

**Applicant:** South Gulf Cove Homeowners Assoc., Inc., P.O. Box 27246, El Jobean, FL 33927

**Owner:** Atlantic Gulf Communities Corp., 2601 S. Bayshore Drive, Miami, FL 33133

**Location:** Track F, Block 4510, South Gulf Cove Subdivision Section 81, also known as 14883 Ingraham Boulevard, Port Charlotte, FL. The property contains 14 acres more or less.

**Petition #** SE-99-35

**Approval Date** September 15, 1999

**Requested Special Exception:**

To allow a Community Association Building in a Residential Single Family-3.5 dwelling units per acre (RSF-3.5) zoning district.

**Condition (s) placed on the approval:**

1. A minimum fifty-foot buffer area around the entire perimeter of the site, utilizing existing vegetation shall be maintained, such a buffer area shall contain adequate native trees and vegetation to protect contiguous residential properties from noise and light associated with the community building, parking, picnic area and other related uses.
2. Approval shall not expire for ten-years, rather than three-years per Sec. 3-9-7 (h). The special exception is only for the applicant's use, and if the property is sold or otherwise transferred, the special exception shall expire.
3. The applicant shall establish and maintain a sign on the property on Ingraham Boulevard, informing the neighborhood that this is the site of the future Community Center. The size of the sign shall be no larger than 2' x 4'.
4. Access shall be off of Ingraham Boulevard rather than Athel Drive to reduce traffic impact on the surrounding neighborhood.

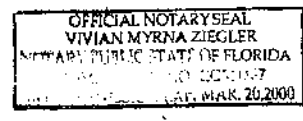
Please be advised that this special exception shall expire ten-years after the date of approval unless the use allowed by special exception is in existence and actively occurring on the subject property prior to the date of expiration. Any such special exception which ceases to exist and actively occur on the subject property shall expire ten-years from the effective date of this regulation unless good faith commencement of the special exception has begun prior to expiration. Prior to expiration, the original applicant or property owner may request an extension from the Board of Zoning Appeals. Such extension may be granted to the applicant or owner upon showing good cause. Any non-conforming special exception shall be subject to the requirements of Section 3-9-10 of the Zoning Regulations with regard to non-conforming uses. *\*Please note this approval is strictly for the original applicant/ owner, and is not transferrable.*

Upon granting of this special exception by the Board of Zoning Appeals, a copy of this notice shall be filed in the Public Records of Charlotte County.

Prepared by: Thomas C. Smith  
Thomas C. Smith, Zoning and Current Planning Supervisor

The foregoing instrument was acknowledged before me this 20th day of September 1999 by Thomas C. Smith, who is personally known to me and who did not take an oath.

Vivian Myrna Ziegler Notary Public Signature  
Vivian Myrna Ziegler Notary Printed Signature  
Secretary Title  
CC 541667 Commission Number



*Zoning*