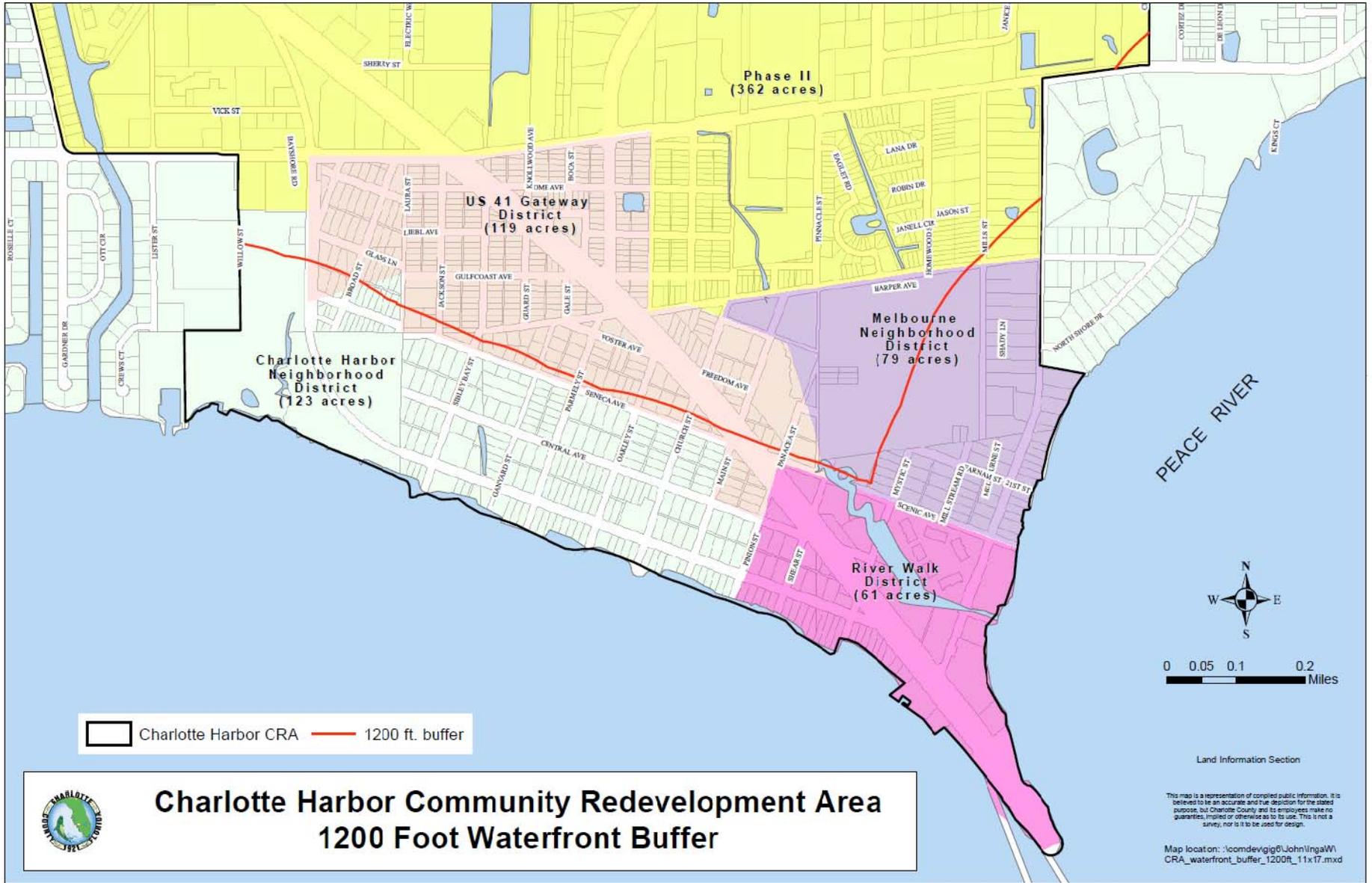




CHARLOTTE HARBOR CRA HEIGHT, DENSITY, AND THE WATERFRONT OVERLAY STANDARDS



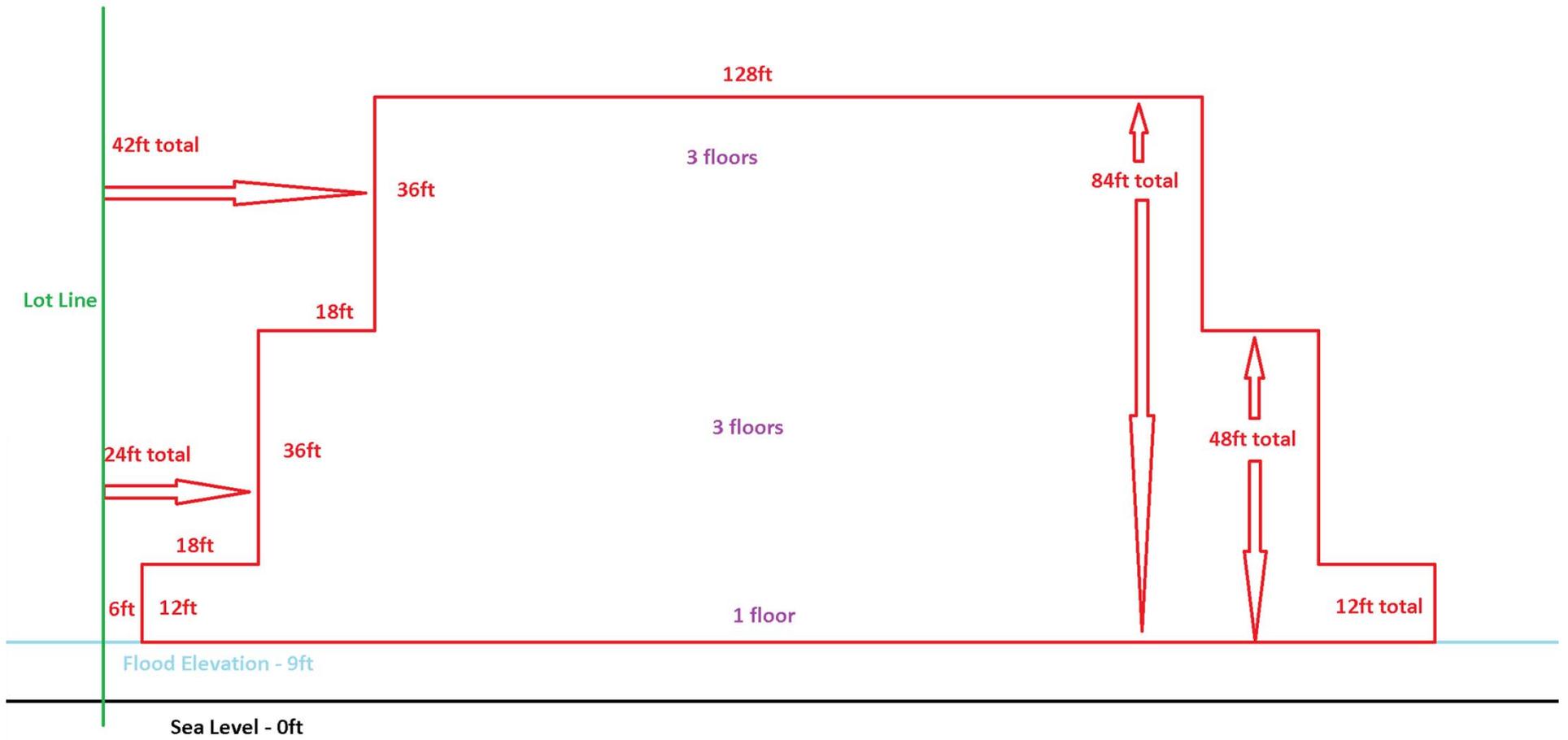
Charlotte Harbor Community Redevelopment Area 1200 Foot Waterfront Buffer





Waterfront Overlay Standards

- Buildings shall be set back from side property lines not abutting streets not less than the greater of the distance required by the zoning classification or a distance equal to one-half the height of any setback calculation point.
- No building shall be constructed or located within 20 feet or a distance equal to the height of any setback calculation point, whichever is greater, of the mean high waterline of Charlotte Harbor, Lemon Bay, Gasparilla Sound, Placida Harbor, Red Fish Cove, the Myakka River, the Peace River, or Coral Creek.
- No building except single-story accessory structures shall be constructed a lesser distance from another building on the same lot than a distance equal to the height of the higher building.
- No building shall exceed 200 feet in width or length on properties abutting the shorelines of the Gulf of Mexico, Lemon Bay, Placida Harbor, Gasparilla Sound, Charlotte Harbor, the Myakka River, the Peace River, Red Fish Cove, or Coral Creek.





Riverwalk Density Increase Standards (Proposed Plan Amendments)

In order to be eligible for Revitalizing Area Plan Incentive Density, a property must provide one of two enhancements:

- Riverfront properties must reserve a 12-wide easement for the Riverwalk and public access to the waterfront
- Non-riverfront properties must provide pedestrian connections from all commercial buildings on the site to any existing or future sidewalk locations, in accordance with the Charlotte Harbor CRA Sidewalk Master Plan



Riverwalk Density Increase Standards (Proposed Plan Amendments)

Options for receiving Revitalizing Area Plan Incentive Density:

- Development site size:
 - Sites up to 1.0 ac may receive 4 units/ac
 - Sites greater than 1.0 ac and no more than 2.0 ac may receive 8 units/ac
 - Sites greater than 2.0 ac and no more than 4.0 ac may receive 12 units/ac
 - Sites greater than 4.0 ac and no more than 9.0 ac may receive 16 units/ac
 - Sites greater than 9.0 ac may receive 24 units/ac
- The inclusion of mixed uses open to the public may receive 6 units/ac
- Certified energy efficiency:
 - LEED Silver Certification may receive 3 units/ac
 - LEED Gold Certification may receive 4 units/ac
 - LEED Platinum Certification may receive 6 units/ac
 - Florida Green Building Certification may receive 3 units/ac
 - Green Globes Certification may receive 3 units/ac



Riverwalk Density Increase Standards (Proposed Plan Amendments)

- Non-certified energy efficiency and other green building measures
 - Rain gardens or other Low Impact Development design techniques may receive 2 units/ac
 - Alternative energy sources powering at least half the site's energy needs may receive 2 units/ac
- A parking agreement with the County to provide parking, above and beyond what is required by the size of the proposed development, which will be available for use by the public, may receive 2 units/ac
- Failure to provide any of these options prior to receiving a Certificate of Occupancy, or removal of them following receiving a Certificate of Occupancy, shall result in the developer paying the County fair market value of any Revitalizing Area Plan Incentive Density received



Riverwalk Zoning District Standards (Proposed Code Amendments)

- Minimum lot size: 12,000 s.f.
- Minimum lot width: 100 ft
- Minimum front yard: 0 ft
- Maximum front yard: 9 ft unless 3-5-391 requires otherwise
- Minimum side yard:
 - Interior: 0ft
 - Abutting a road: 15 ft or one-half the building height, whichever is greater
 - Abutting water: 20 ft
- Minimum rear yard:
 - Interior: 15 ft or one-half the building height, whichever is greater
 - Abutting a road: 25 ft
 - Abutting water: 20 ft
- Maximum lot coverage: 50%
- Maximum building height: 90 ft although any height above 35 ft shall meet the requirements of this Code
- Maximum density: 24 units/ac



Riverwalk Height Increase Standards (Proposed Code Amendments)

Waterfront Properties:

- Reservation of a 12-foot easement immediately along the water
 - Allows additional 25 feet
- Construction of the Riverwalk
 - Allows additional 30 feet

Non-waterfront Properties:

- Contribution to the Riverwalk Enhancement Fund
 - Allows additional 25 feet
- Dedication of floor area equal to 50% of the area of the largest floor for non-residential and non-hotel uses
 - Allows additional 15 feet
- Provision of public parking
 - Allows additional 10 feet
- Provision of additional greenspace
 - Allows additional 10 feet



Assumptions

- Lots under common ownership would be developed as a single site
- Flood elevation is 9 feet consistently
- All buildings would have 12-foot stories
- All buildings lose 14 or 15 feet, depending, for corridors in residential areas
- Sites are developed to maximize use of residential density
- Buildings are positioned to maximize the use of the 200-foot maximum width
- All waterfront buildings would be no deeper than 84 feet to eliminate completely interior units and are not stepped back from the water
- All units are 1,700 square feet
- All hotel rooms are 350 square feet
- All hotels are staffed at 12 employees per 10 rooms
- All sites include mixed uses and public parking
- 50% of the space beneath buildings is available for parking spaces
 - Remaining 50% taken for building support and access and parking access
 - No calculations for remaining parking requirements were made
- A master stormwater plan has been implemented for the entire area
 - If no master stormwater plan, then assume 10,000 s.f. per acre for stormwater management facilities



Site 1



CHARLOTTE COUNTY Riverwalk

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Site 1

Site size:	3.60 acres
Zoning:	3.60 ac CI (0 units/ac)
Existing density:	0 units
Density increase:	
• 12-foot Riverwalk reservation	eligible for RAPID
• 3.60 acres site	eligible for 12 units/ac
• Mixed use site	eligible for 6 units/ac
• Provision of public parking	eligible for 2 units/ac
• Total	eligible for 20 units/ac
Eligible RAPID	3.60 ac @ 20 units/ac = 72 units
Height increase:	
• 12-foot Riverwalk reservation	eligible for 25 additional feet
• Construction of Riverwalk	eligible for 30 additional feet
• Total	35 allowed + 55 additional feet = 90 feet



Site 1 – Building A

200 feet wide, 84 feet deep, 84 feet high

7 stories high

- 1 floor: 200x84 = 16,800 s.f. commercial uses
 - 6,200 s.f. restaurant and 10,600 s.f. retail/services
- 3 floors: 182x70 = 12,740 s.f. @ 1,700 s.f./unit = 7 units/floor = 21 units
- 3 floors: 164x70 = 11,480 s.f. @ 1,700 s.f./unit = 6 units/floor = 18 units

Parking:

- 39 units @ 1.5 spaces/ unit = 59 required spaces
- 6,200 s.f. restaurant @ 1 space/100 s.f. = 62 required spaces
- 10,600 s.f retail/services @ 1 space/200 s.f. = 53 required spaces
- Total = 174 required spaces
- Under-building parking 8,400 s.f. @ 162 s.f./space = 51 spaces



Site 1 – Building A

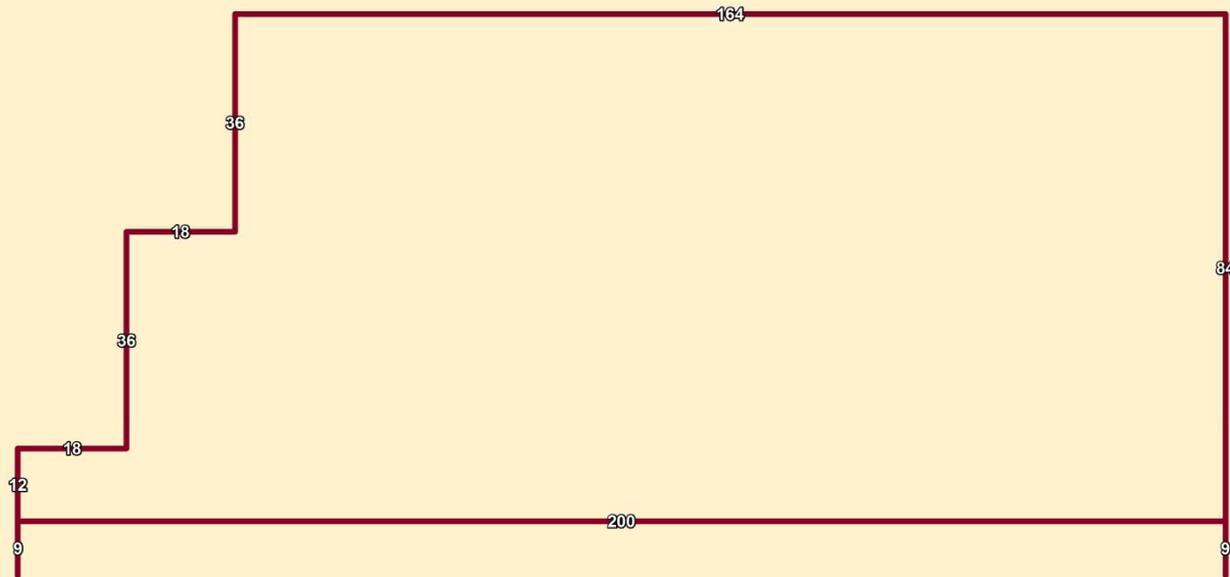


CHARLOTTE COUNTY
Riverwalk

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Site 1 – Building B

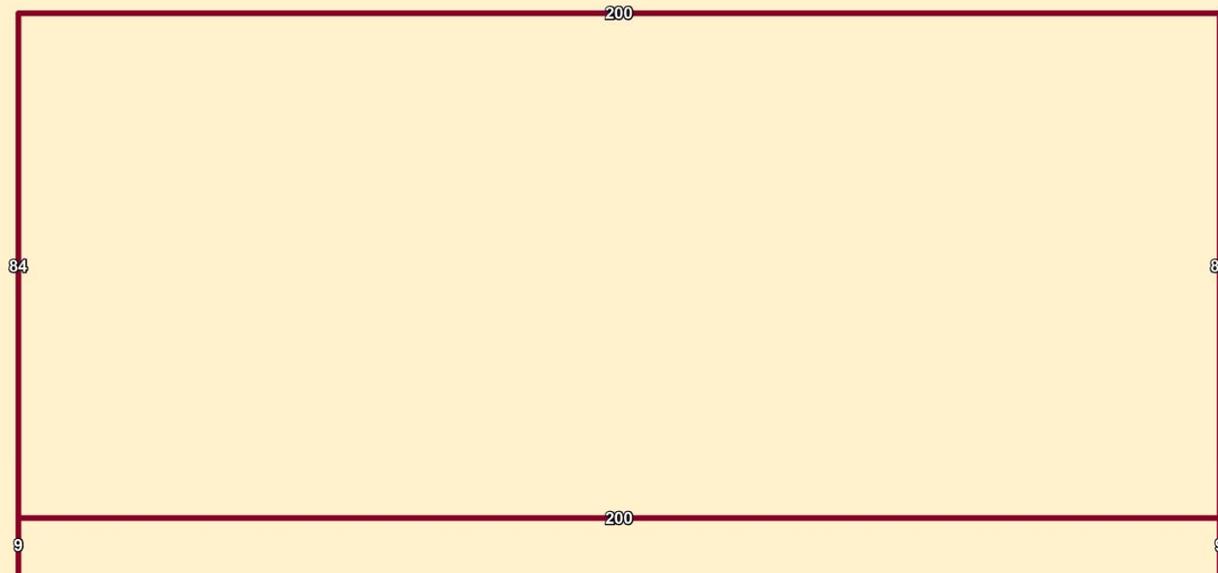


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Site 1 – Building C

170 feet wide, 84 feet deep, 36 feet high

3 stories high

Option I

- 1 floor: $170 \times 84 = 14,280$ s.f. commercial uses
 - 4,000 s.f. restaurant and 10,280 s.f. retail/services
- 2 floors: $152 \times 70 = 10,640$ s.f. hotel @ 350 s.f./room = 30 rooms/floor = 60 rooms

Parking:

- 4,000 s.f. restaurant @ 1 space/100 s.f. = 40 required spaces
- 10,280 s.f. retail/services @ 1 space/200 s.f. = 52 required spaces
- 60 hotel rooms @ 1 space/room = 60 required spaces
- 60 hotel rooms @ 1 space/3 employees (72) = 24 required spaces
- Total = 176 required spaces
- Under-building parking 7,140 s.f. @ 162 s.f./space = 44 spaces



Site 1 – Building C

Option II

- 1 floor: $170 \times 84 = 14,280$ s.f.
 - 4,000 s.f. restaurant and 8,540 s.f. hotel @ 350 s.f./room = 24 rooms
- 2 floors: $152 \times 70 = 10,640$ s.f. hotel @ 350 s.f./room = 60 rooms/floor = 60 rooms

Parking:

- 104 hotel rooms @ 1 space/room = 104 required spaces
- 104 hotel rooms @ 1 space/3 employees (125) = 42 required spaces
- Total = 146 required spaces
- Under-building parking 7,140 s.f. @ 162 s.f./space = 44 spaces



Site 1 – Building C

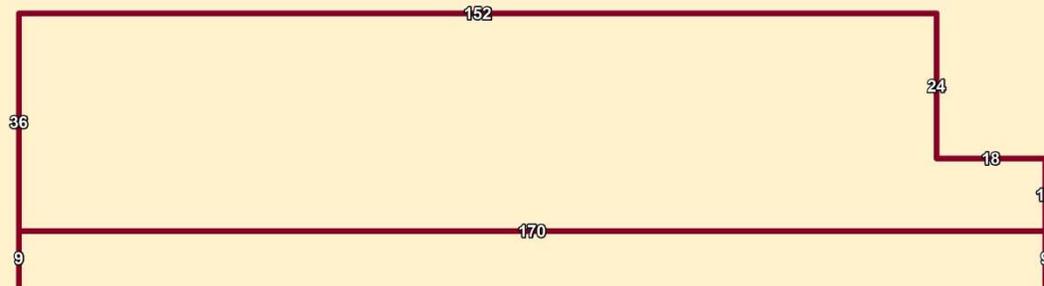


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Site 1

Density capacity:	3.60 ac @ 24 units/ac = 86 units
Existing density:	3.60 ac @ 0 units/ac = 0 units
Eligible RAPID:	= 72 units
Proposals:	
• Option 1, mixed use in every building	= 87 units
• Option 2, mixed use in Building A only	= 95 units

Proposals exceed density capacity of the site by at least 1 unit

14 additional density units must be acquired in excess of the eligible RAPID to meet the density capacity (additional 4 units/ac)

Energy efficiency and green building techniques may be used to achieve the additional RAPID necessary, or the units may be purchased from a willing seller



Site 2

Site size:	1.30 acres
Zoning:	1.30 ac CI (0 units/ac)
Existing density:	0 units
Density increase:	
• 12-foot Riverwalk reservation	eligible for RAPID
• 1.30 acres site	eligible for 8 units/ac
• Mixed use site	eligible for 6 units/ac
• Provision of public parking	eligible for 2 units/ac
• Total	eligible for 16 units/ac
Eligible RAPID	1.30 ac @ 16 units/ac = 20 units
Height increase:	
• 12-foot Riverwalk reservation	eligible for 25 additional feet
• Construction of Riverwalk	eligible for 30 additional feet
• Total	35 allowed + 55 additional feet = 90 feet



Site 2

200 feet wide, 84 feet deep, 84 feet high

7 stories high

- 1 floor: $200 \times 84 = 16,800$ s.f. commercial uses
 - 6,200 s.f. restaurant and 10,600 s.f. retail/services
- 3 floors: $200 \times 70 = 14,000$ s.f. @ 1,700 s.f./unit = 8 units/floor = 24 units
- 3 floors: $100 \times 70 = 7,000$ s.f. @ 1,700 s.f./unit = 4 units/floor = 12 units

Parking:

- 36 units @ 1.5 spaces/ unit = 54 required spaces
- 6,200 s.f. restaurant @ 1 space/100 s.f. = 62 required spaces
- 10,600 s.f. retail/services @ 1 space/200 s.f. = 53 required spaces
- Total = 151 required spaces
- Under-building parking 8,400 s.f. @ 162 s.f./space = 51 spaces



Site 2

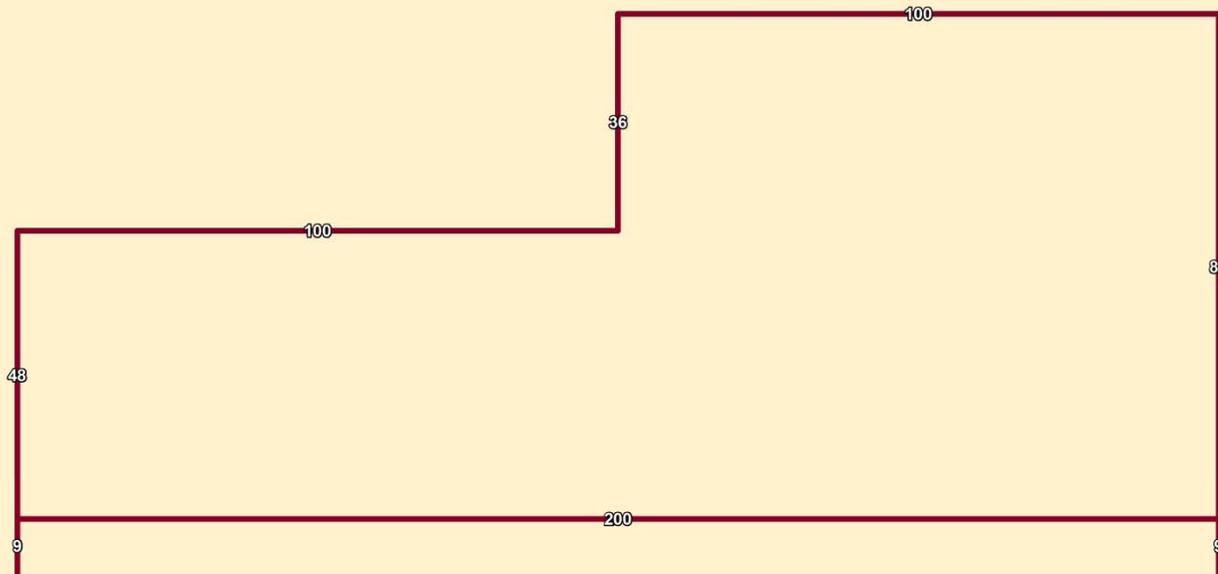


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Site 2

Density capacity:	1.30 ac @ 24 units/ac = 31 units
Existing density:	3.60 ac @ 0 units/ac = 0 units
Eligible RAPID:	= 20 units
Proposal:	= 36 units

Proposal exceeds density capacity of the site by 5 units

11 additional density units must be acquired in excess of the eligible RAPID to meet the density capacity (additional 8 units/ac)

Energy efficiency and green building techniques may be used to achieve the additional RAPID necessary, or the units may be purchased from a willing seller



Site 3



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Site 3

Site size:	1.86 acres
Zoning:	0.73 ac CI (0 units/ac) 1.13 ac CT (15 units/ac)
Existing density:	16 units
Density increase:	
• 12-foot Riverwalk reservation	eligible for RAPID
• 1.86 acres site	eligible for 8 units/ac
• Mixed use site	eligible for 6 units/ac
• Provision of public parking	eligible for 2 units/ac
• Total	eligible for 16 units/ac
Eligible RAPID	1.86 ac @ 16 units/ac = 29 units
Height increase:	
• 12-foot Riverwalk reservation	eligible for 25 additional feet
• Construction of Riverwalk	eligible for 30 additional feet
• Total	35 allowed + 55 additional feet = 90 feet



Site 3 – Building A

200 feet wide, 84 feet deep, 48 feet high

4 stories high

- 1 floor: 200x84 = 16,800 s.f. commercial uses
 - 6,200 s.f. restaurant and 10,600 s.f. retail/services
- 3 floors: 200x70 = 14,000 s.f. @ 1,700 s.f./unit = 8 units/floor = 24 units

Parking:

- 24 units @ 1.5 spaces/ unit = 36 required spaces
- 6,200 s.f. restaurant @ 1 space/100 s.f. = 62 required spaces
- 10,600 s.f retail/services @ 1 space/200 s.f. = 53 required spaces
- Total = 151 required spaces
- Under-building parking 8,400 s.f. @ 162 s.f./space = 51 spaces



Site 3 – Building A

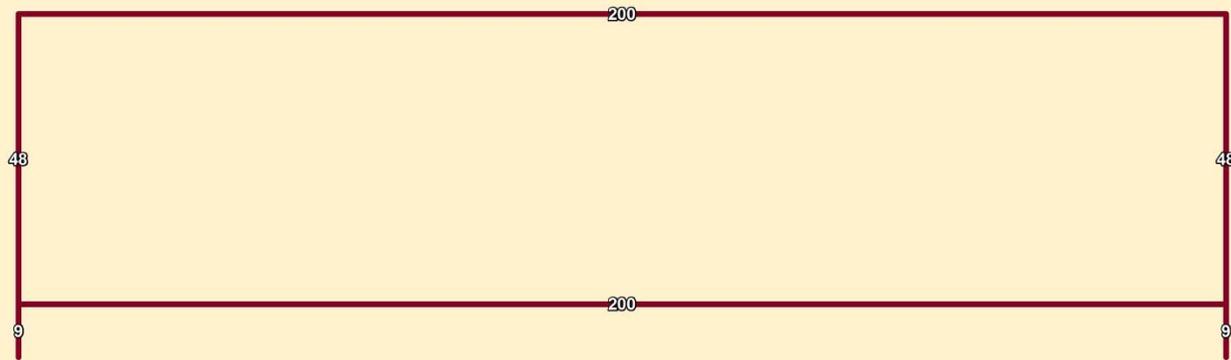


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Site 3 – Building B

140 feet wide, 70 feet deep, 36 feet high

3 stories high

Option I

- 1 floor: $140 \times 70 = 9,800$ s.f. commercial uses
 - 9,800 s.f. retail/services
- 2 floors: $140 \times 55 = 7,700$ s.f. @ 1,700 s.f./unit = 4 units/floor = 8 units

Parking:

- 8 units @ 1.5 spaces/ unit = 12 required spaces
- 9,800 s.f retail/services @ 1 space/200 s.f. = 49 required spaces
- Total = 61 required spaces
- Under-building parking 4,900 s.f. @ 162 s.f./space = 30 spaces



Site 3 – Building B

Option II

- 3 floors: $140 \times 55 = 7,7000$ s.f. @ 1,700 s.f./unit = 4 units/floor = 12 units

Parking:

- 12 units @ 1.5 spaces/ unit = 18 required spaces
- Total = 18 required spaces
- Under-building parking 4,900 s.f. @ 162 s.f./space = 30 spaces



Site 3 – Building B

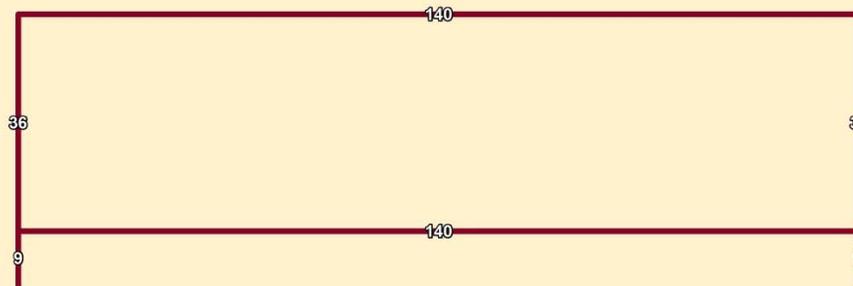


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Site 3

Density capacity:	1.86 ac @ 24 units/ac = 44 units
Existing density:	1.13 ac @ 15 units/ac = 16 units
Eligible RAPID:	= 29 units
Proposal:	
• Option 1, mixed use in every building	= 32 units
• Option 2, mixed use in Building A only	= 36 units

Density capacity of the site exceeds the proposals by at least 12 units

Existing density and eligible RAPID exceed the density capacity, and are adequate to implement either proposal



Site 4

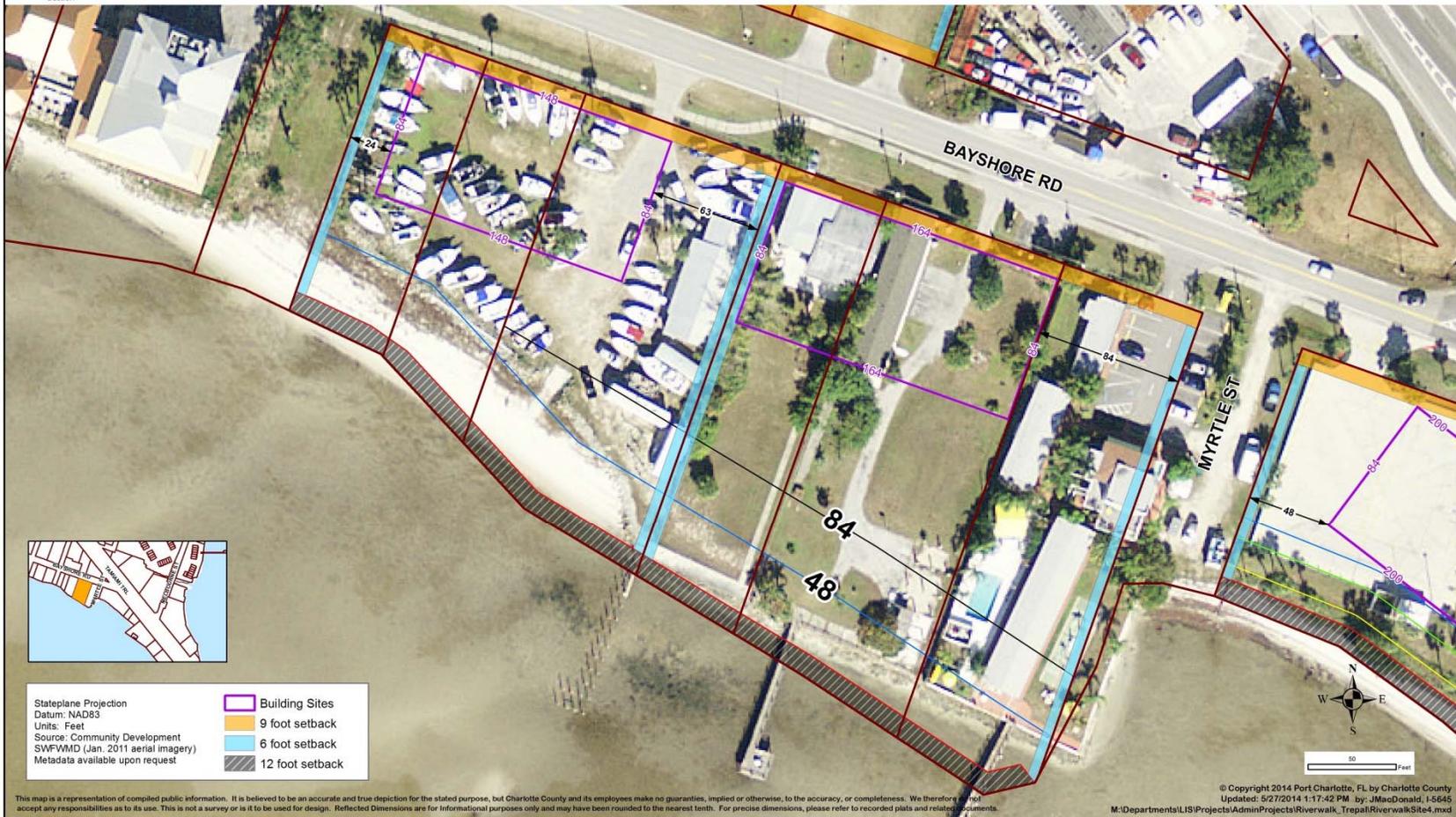


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Site 4

Site size:	1.42 acres
Zoning:	1.42 ac CT (15 units/ac)
Existing density:	21 units
Density increase:	
• 12-foot Riverwalk reservation	eligible for RAPID
• 1.42 acres site	eligible for 8 units/ac
• Mixed use site	eligible for 6 units/ac
• Provision of public parking	eligible for 2 units/ac
• Total	eligible for 16 units/ac
Eligible RAPID	1.42 ac @ 16 units/ac = 22 units
Height increase:	
• 12-foot Riverwalk reservation	eligible for 25 additional feet
• Construction of Riverwalk	eligible for 30 additional feet
• Total	35 allowed + 55 additional feet = 90 feet



Site 4

164 feet wide, 84 feet deep, 84 feet high

7 stories high

- 1 floor: $164 \times 84 = 13,776$ s.f. commercial uses
 - 4,000 s.f. restaurant and 9,776 s.f. retail/services
- 3 floors: $146 \times 70 = 10,220$ s.f. @ 1,700 s.f./unit = 6 units/floor = 18 units
- 3 floors: $128 \times 70 = 8,960$ s.f. @ 1,700 s.f./unit = 5 units/floor = 15 units

Parking:

- 33 units @ 1.5 spaces/ unit = 50 required spaces
- 4,000 s.f. restaurant @ 1 space/100 s.f. = 40 required spaces
- 9,776 s.f retail/services @ 1 space/200 s.f. = 49 required spaces
- Total = 139 required spaces
- Under-building parking 6,888 s.f @ 162 s.f./space = 42 spaces



Site 4

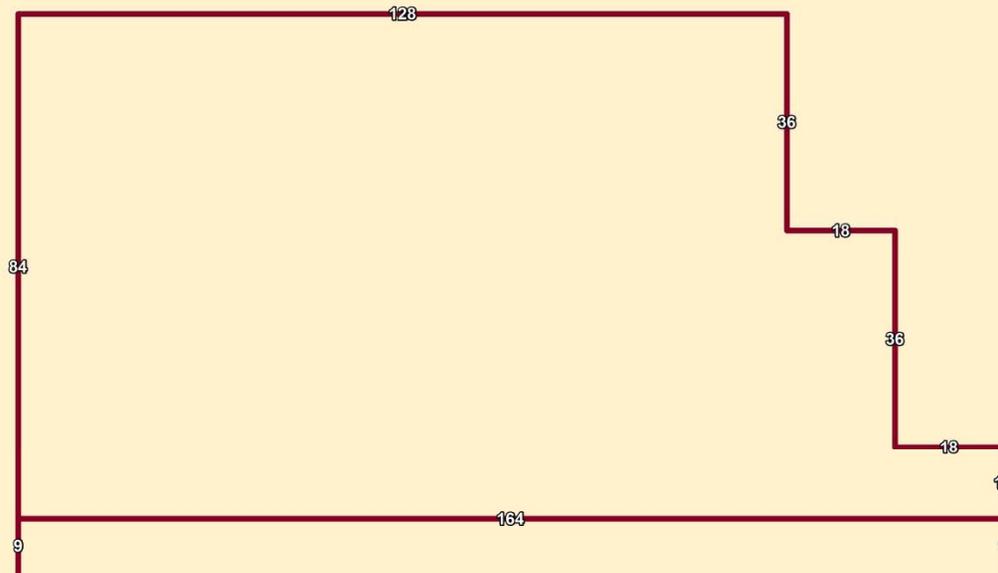


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10 Feet

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Site 4

Density capacity:	1.42 ac @ 24 units/ac = 34 units
Existing density:	1.42 ac @ 15 units/ac = 21 units
Eligible RAPID:	= 22 units
Proposal:	= 33 units

Density capacity of the site exceeds the proposal by 1 unit

Existing density and eligible RAPID exceed the density capacity, and are adequate to implement the proposal



Site 5



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Site 5

Site size:	0.78 acres
Zoning:	0.78 ac CT (15 units/ac)
Existing density:	11 units
Density increase:	
• 12-foot Riverwalk reservation	eligible for RAPID
• 0.78 acres site	eligible for 4 units/ac
• Mixed use site	eligible for 6 units/ac
• Provision of public parking	eligible for 2 units/ac
• Total	eligible for 12 units/ac
Eligible RAPID	0.78 ac @ 12 units/ac = 9 units
Height increase:	
• 12-foot Riverwalk reservation	eligible for 25 additional feet
• Construction of Riverwalk	eligible for 30 additional feet
• Total	35 allowed + 55 additional feet = 90 feet



Site 5

148 feet wide, 84 feet deep, 48 feet high

4 stories high

- 1 floor: $148 \times 84 = 12,432$ s.f. commercial uses
 - 4,000 s.f. restaurant and 8,432 s.f. retail/services
- 3 floors: $148 \times 70 = 10,360$ s.f. @ 1,700 s.f./unit = 6 units/floor = 18 units

Parking:

- 18 units @ 1.5 spaces/ unit = 27 required spaces
- 4,000 s.f. restaurant @ 1 space/100 s.f = 40 required spaces
- 8,432 s.f retail/services @ 1 space/200 s.f. = 43 required spaces
- Total = 110 required spaces
- Under-building parking 6,216 s.f @ 162 s.f./space = 38 spaces



Site 5

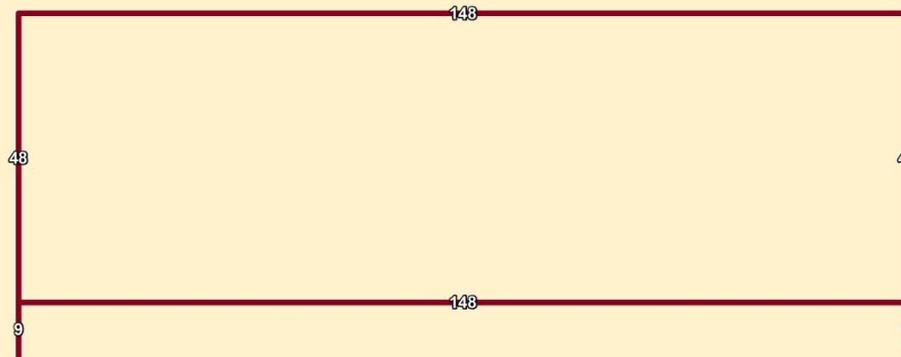


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Site 5

Density capacity:	0.78 ac @ 24 units/ac = 18 units
Existing density:	0.78 ac @ 15 units/ac = 11 units
Eligible RAPID:	= 9 units
Proposal:	= 18 units

Density capacity of the site equals the proposal

Existing density and eligible RAPID exceed the density capacity, and are adequate to implement the proposal



Site 6

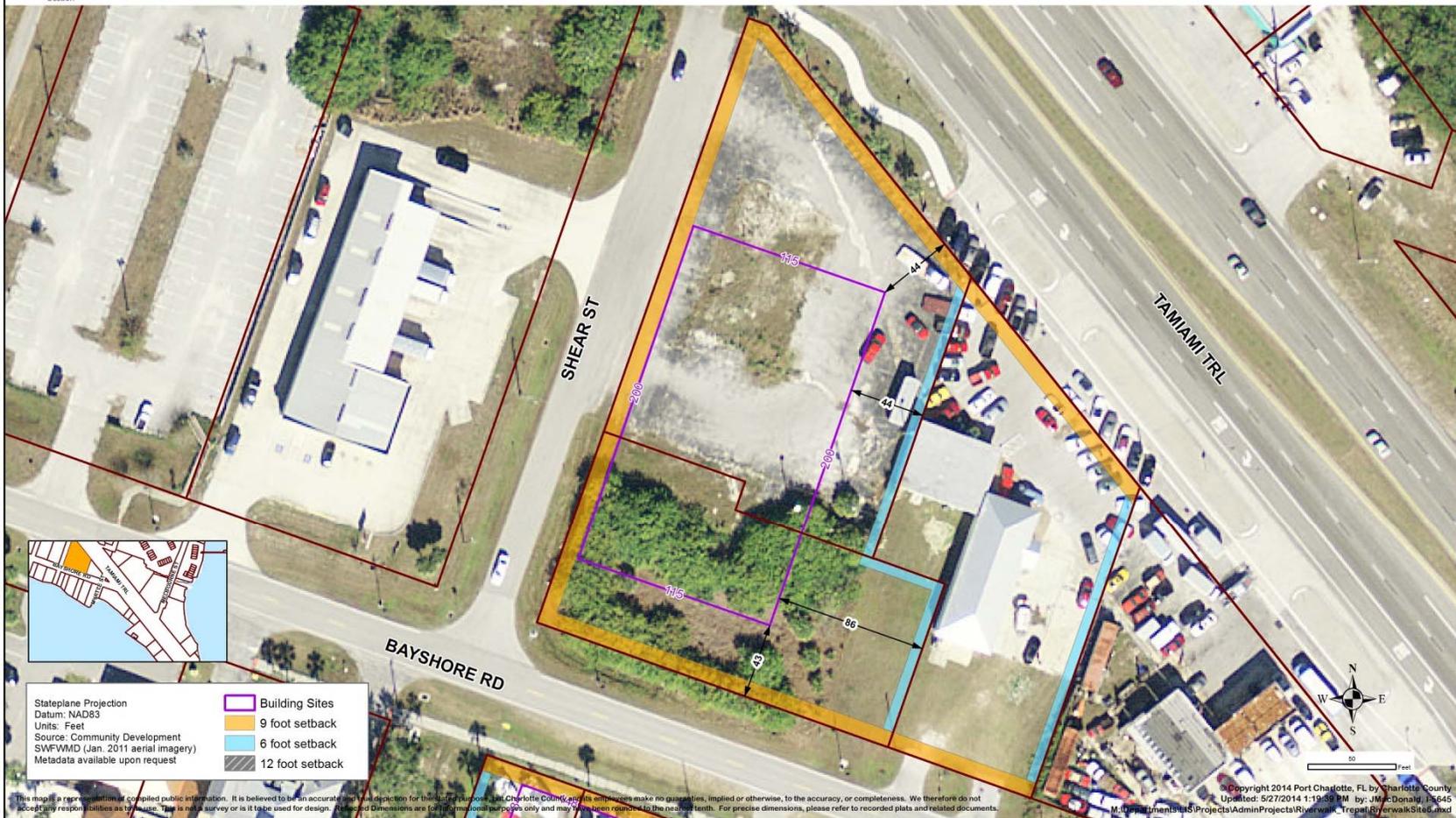


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Site 6

Site size:	1.26 acres
Zoning:	1.26 ac CI (0 units/ac)
Existing density:	0 units
Density increase:	
• Pedestrian connections	eligible for RAPID
• 1.26 acres site	eligible for 8 units/ac
• Mixed use site	eligible for 6 units/ac
• Provision of public parking	eligible for 2 units/ac
• Total	eligible for 16 units/ac
Eligible RAPID	1.26 ac @ 16 units/ac = 20 units
Height increase:	
• Contribution to Riverwalk	eligible for 25 additional feet
• 50% of ground floor mixed use	eligible for 15 additional feet
• Provision of public parking	eligible for 10 additional feet
• Provision of additional greenspace	eligible for 10 additional feet
• Total	35 allowed + 60 additional feet = 95 feet



Site 6

200 feet wide, 115 feet deep, 84 feet high

4 stories high

- 1 floor: $200 \times 115 = 23,000$ s.f. commercial uses
 - 6,000 s.f. restaurant, 4,000 s.f. restaurant, and 13,000 s.f. retail/services
- 3 floors: $200 \times 100 = 20,000$ s.f. hotel @ 350 s.f./room = 57 rooms/floor = 171 rooms
- 3 floors: $200 \times 100 = 20,000$ s.f. @ 2,000 s.f./unit = 10 units/floor = 30 units

Parking:

- 30 units @ 1.5 spaces/ unit = 45 required spaces
- 171 hotel rooms @ 1 space/ room = 171 required spaces
- 171 hotel rooms @ 1 space/ 3 employees (205) = 68 required spaces
- 6,000 s.f. restaurant @ 1 space/100 s.f. = 60 required spaces
- 4,000 s.f. restaurant @ 1 space/100 s.f. = 40 required spaces
- 13,000 s.f retail/services @ 1 space/200 s.f. = 65 required spaces
- Total = 449 required spaces
- Under-building parking 11,500 s.f @ 162 s.f./space = 70 spaces



Site 6

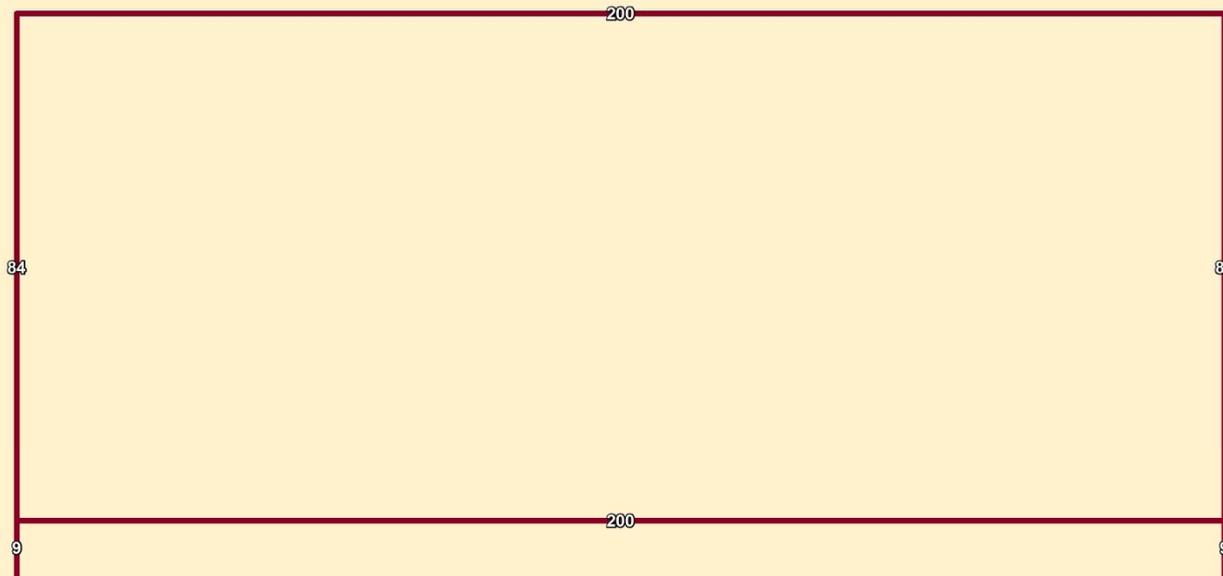


CHARLOTTE COUNTY
Riverwalk

Charlotte County Government

"To exceed expectations in the delivery of public services."

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Site 6

Density capacity:	1.26 ac @ 24 units/ac = 30 units
Existing density:	1.26 ac @ 0 units/ac = 0 units
Eligible RAPID:	= 20 units
Proposal:	= 30 units

Density capacity of the site equals the proposal

10 additional density units must be acquired in excess of the eligible RAPID to meet the density capacity (additional 8 units/ac)

Energy efficiency and green building techniques may be used to achieve the additional RAPID necessary, or the units may be purchased from a willing seller



Topics for Discussion

- Required parking and site limitations
 - Potential changes to current standards
 - Shared parking agreements
 - Reduced parking requirements
- Master Stormwater Plan
 - Conceptual ERP
- Additional greenspace required to achieve additional height for non-waterfront properties
 - No standards yet developed
 - How much is required now?
 - No minimum except required buffers and required trees
 - How much additional would be required?
 - Options
- Mixture of options for additional height
 - Non-waterfront properties can achieve 85 or 95 feet, but not 90
 - Only two options for waterfront property, both of which must be implemented to achieve 90 feet