

MURDOCK VILLAGE MIXED USE REDEVELOPMENT DISTRICT
Future Land Use Element
of the 1997 – 2010 Comprehensive Plan

Objective 2.10 (Created by Ordinance 2005-009, adopted January 18, 2005): To create a mixed-use redevelopment land use classification for the Murdock Village Community Redevelopment Area (MVCRA).

Policy 2.10.1: The following land use classification shall be used to designate property within the Murdock Village Community Redevelopment Area:

Murdock Village Mixed-Use Redevelopment District (MVMURD)

The Murdock Village Mixed-Use Redevelopment District designation will encourage a high-tech, energy efficient and environmentally friendly mix of residential, retail, commercial, medical, office, office showroom, public and educational facilities, recreational and institutional redevelopment. The mixed-use development will focus on creating a vibrant and attractive gathering place for the entire community in the form of a town center; adequate provisions for distinct and interconnected multi-generational neighborhoods; “five minute walk” (the reference to the five minute walk is not intended to be taken literally but to promote easy walkable access) to parks, facilities and services; a pedestrian friendly street network; and, interior greenway and blueway open space linkages that integrate the Redevelopment District with existing County resources.

Policy 2.10.2: The Murdock Village Mixed-Use Redevelopment District land use classification shall allow a combination of residential, commercial, office, research and development, office showroom, hotels, civic, healthcare, public/institutional, educational and parks and open space land uses in order to encourage long term sustainable development. Mobile Homes and industrial uses, except as otherwise provided herein, are prohibited within the MVMURD.

The arrangement and design of streets within the MVMURD shall promote a pedestrian and bicycle friendly environment with an emphasis on comfortable and convenient access to neighborhoods, the Town Center, neighborhood shopping, parks, schools and civic uses. Open space shall constitute no less than 20% of the gross acreage of the MVMURD. As permitted throughout the MVMURD, the term “open space” shall include, but not be limited to: preserve areas, parks (including the existing regional park), both passive and active, pedestrian and cycling systems; and properly designed buffers, lakes, and water bodies.

As a mixed use district, the MVMURD shall allocate a minimum of 50% of the overall net developable land acreage within the district for residential uses and 35% for non-residential uses which calculation shall include residential when included in buildings that contain non-residential uses on at least the ground floor. Net developable land excludes public rights-of-ways, open space and environmentally sensitive areas. Civic,

education, and public/institutional land uses and essential public services shall be permitted throughout the MVMURD. Site development standards, locational criteria and design guidelines for all uses shall be developed and adopted by the County as Land Development Regulations for the MVMURD.

The following describes the types of uses which are permitted uses in the Murdock Village Mixed-Use Redevelopment District.

- Neighborhood Residential
 - The Murdock Village Mixed-Use Redevelopment District shall include distinct interconnected, multi-generational residential neighborhoods.
 - Residential neighborhoods shall feature easy access to a network of open space which may include bicycle/pedestrian facilities, greenways and blueways.
 - Assisted Living Facilities shall be permitted within areas designated as Neighborhood Residential.
 - Non-residential land use located within areas designated as Neighborhood Residential shall be designed and developed to protect the integrity of the surrounding residential land uses.
 - Internal Commercial - Internal Commercial sites shall be a maximum of 4 acres, although the total acreage of all internal commercial shall not exceed 16 acres, and shall only be built within the Neighborhood Residential Land Use District to provide for local daily convenience goods, retail, professional, office showrooms, healthcare, personal and business services.
 - Both single-use and multi-use development sites can be located within Internal Commercial areas.
 - Medium to high density residential will be permitted in these areas provided they are located on the upper floors of a mixed use building.
 - Multi-use development on the same parcel shall be designed and developed to protect the integrity of the surrounding land uses.

- Town Center
 - A Town Center shall be incorporated into the Murdock Village Mixed-Use Redevelopment District. The Town Center shall be designed as the primary activity center for the community using the mixed-used and pedestrian friendly principles of traditional urban design.

 - The Town Center shall be at a minimum of 80 acres, and shall include a mix of uses including, at a minimum, commercial, office, public, civic and residential uses (single family and/or multi-family) and may also include hotels and assisted living facilities.

- Multi-use development on the same parcel shall be designed and developed to protect the integrity of the surrounding land uses.
- General Commercial
 - General Commercial is intended for activities predominately connected with the sale, rental and distribution of products or performance of services. Healthcare, hotels, assisted living facilities, and office can also be located within these areas.
 - Medium to high density residential shall be permitted in these areas.
 - Multi-use development on the same parcel shall be compatible with the surrounding land uses.
- Community Commercial
 - Community Commercial is intended to provide for daily and lifestyle needs and services for the residents of Murdock Village, as well as the residents of the general community. Uses may include general retail, offices, professional services, residential, healthcare, assisted living facilities, restaurants, and business services. Community Commercial sites will range in size from 10 to 25 acres, but the total acreage of Community Commercial shall not exceed 35 acres.
- Office Showroom
 - Office Showroom is intended for activities that diversify the economic base of the community and are limited to light fabrication, service, printing, storage and packaging uses which do not have nuisance impacts on adjacent uses from dust, odor, noise, vibration, or glare to adjacent uses. Office Showroom shall be designed and developed to protect the integrity of any surrounding residential land uses.
 - Light Fabrication is limited to assembly, bio-tech research, and limited warehouse/flex space.
- University/College Campus
 - University/College Campus is intended to provide educational and residential opportunities in an urban, rather than a suburban campus. Uses allowed include buildings for academic, administrative, dormitories and support services; parking garages and surface parking lots; and other uses customarily part of a university/college campus.
 - Such campus areas shall be integrated with adjacent uses to facilitate pedestrian access; minimize parking requirements; and to protect the integrity of the surrounding land uses.

Total development within the MVMURD shall be limited to 3,023,882 square feet of commercial uses, 538 multi-family residential units and 2,744 single family residential units, provided that these uses and development totals may be modified in accordance with the Equivalency Matrix, provided in Appendix #1. The following table provides additional development parameters for the primary use areas located within the MVMURD.

Land Use Area	Type	Acreage	Maximum Density DU/Acre¹	Maximum Intensity (FAR)²
Neighborhood Residential	Single Family Multi-family	300 to 475 acres	3-6 6-15	
Internal Commercial	Non-residential	4 to 16 acres		2.0
Town Center	Residential Non-residential	80 to 250 acres	Up to 24	3.0
Community Commercial	Residential Non-residential	10 to 35 acres	6-15	3.0
General Commercial	Residential Non-residential	40 to 69 acres	Up to 15	3.0
Office Showroom	Non-Residential.	0 to 40 acres	N/A	2.0
University/College Campus	Non-Residential	0 to 55 acres	N/A	4.0 ³
Primary and Secondary Education Facilities	Non-residential	0 to 35 acres	N/A	4.0

¹Density calculations apply to residential land uses. Residential is not required in Internal, Community or General Commercial land use categories. To promote a mixed use district, density and floor area ratio will be calculated independently. (For example, one acre site with an allowable density of 15 units per acre and non residential floor area ratio of 2.0 would be allowed 15 units and 87,120 square feet of non residential uses.)

²Floor Area Ratio represents the maximum building area for a land use, stated as a ratio of square feet of floor area of a building to the square feet of land area of the property for which the FAR calculation is being determined.

³Dormitory units associated with a university/college campus are calculated based on floor area ratio. A university which is governed by Sec 1013.30 F.S., is subject to the requirement to adopt a Campus Master Plan and enter into an interlocal agreement with the local government to address its impacts and is therefore, not subject to the maximum development amounts permitted within the MVMURD, i.e., development amounts which are established under an approved Campus Master Plan and interlocal agreement shall not be considered as being derived from development totals allowed within the MVMURD, notwithstanding that it may be located within the boundaries of the MVMURD.

Policy 2.10.3: The transportation component for the Murdock Village Mixed-Use Redevelopment District shall focus both on vehicular and pedestrian traffic. By providing a proper mix of land uses and transportation options, a substantial portion of the trips for residents and employees of the District should be satisfied within the development itself. A comprehensive bicycle and pedestrian facilities plan will be prepared by January 1, 2009 to address access, connectivity and mobility. This plan will be incorporated into the Charlotte County MPO Bicycle Pedestrian Plan.

Policy 2.10.4: The close proximity of the District to major arterials, Tamiami Trail (US 41) and El Jobean Road (SR 776) will enable the creation of a new network of connecting roads, with gateways into the Murdock Village Mixed-Use Redevelopment District. In order to facilitate emergency evacuation, north-south gateways and an east-west connector will be incorporated into the MVMURD transportation design..

Policy 2.10.5: Murdock Village Mixed-Use Redevelopment District may include a maximum of 35 acres available for development as a public primary or secondary school or other educational facility. Schools of higher education, including universities/colleges and vocational schools are not included in the acreage limitation set forth above.

Policy 2.10.6: Future determinations shall be made regarding the need to locate public facilities such as sheriff substations, fire stations, government offices and other public services within the Murdock Village Mixed-Use Redevelopment District.