

## MURDOCK VILLAGE POLICIES

### **FLU Policy 1.2.15: TDU Waivers**

The following are waivers, depicted on FLUM Series Map #21, from the requirement to transfer density to a Receiving Zone:

1. Development within the Babcock Ranch Overlay District (BROD) is exempt from any Transfer of Density Units policies in the Comprehensive Plan and from the Transfer of Density Units requirements of the Land Development Regulations.
2. Development within the Murdock Village Community Redevelopment Area (MVCRA) is exempt from any Transfer of Density Units policies in the Comprehensive Plan and from the Transfer of Density Units requirements of the Land Development Regulations.

### **FLU Policy 5.3.2: Community Redevelopment Areas**

The County shall support the concept and ideas expressed in the adopted Community Redevelopment Plans for the following priority redevelopment areas:

1. *Charlotte Harbor Community Redevelopment Area (CHCRA)*: The County shall continue to implement the Charlotte Harbor Community Redevelopment Plan (as modified January 24, 2006) to eliminate the conditions of blight that were identified in the Findings of Necessity (Resolution No. 92-951).
2. *Murdock Village Community Redevelopment Area (MVCRA)*: The County shall continue to implement the Murdock Village Community Redevelopment Plan (as modified September 12, 2005) to eliminate the conditions of blight that were identified in the Findings of Necessity (Resolution No. 2003-081).
3. *Parkside Community Redevelopment Area*: The County shall continue to implement the Parkside Community Redevelopment Plan to eliminate the conditions of blight that were identified in the Findings of Necessity (Resolution No. 2010-082).

### **FLU Policy 5.3.3: Murdock Village Partnership**

The County shall consider partnerships with the private sector and other governmental entities to facilitate redevelopment initiatives by leveraging County assets to improve the overall economic and physical condition of the MVCRA.

**FLU Policy 5.3.4: Murdock Village Zoning**

Until such time as the County adopts a specific mixed use zoning district for the MVCRA:

1. Privately-owned properties, property currently owned by the County, and property owned by the Charlotte County School Board within the MVCRA and properties owned by the Murdock Village Community Redevelopment Agency that are located north of Franklin Avenue, Buena Vista Circle, and Seymour Avenue may develop according to the existing zoning on the property.
2. Property owned by the Murdock Village Community Redevelopment Agency located south of Franklin Avenue, Buena Vista Circle, and Seymour Avenue shall be developed through the use of Planned Development zoning.

## MURDOCK VILLAGE FLUM DESIGNATION STANDARDS

### ***MURDOCK VILLAGE MIXED USE (MVMU)***

The Murdock Village Mixed Use category is designed for the Murdock Village Community Redevelopment Area (MVCRA) and will encourage a mix of residential, retail commercial, medical, office, office showroom, public, educational, recreational, and institutional redevelopment.

#### **Maximum Development**

Total development within the MVMU shall be limited to 3,023,882 square feet of commercial uses, 538 multi-family dwelling units and 2,744 single-family dwelling units, provided that these uses and development totals may be modified in accordance with the MVMU Equivalency Matrix, provided in FLU Section A-6. Table A-7, Murdock Village Mixed Use Densities/Intensities, provides additional development parameters for the primary use areas located within MVMU. The maximum residential density shall not exceed 5,800 dwelling units total.

#### **General Range of Uses**

Within the MVMU classification, the County shall allow a combination of residential, retail commercial, medical, office, office showroom, public, educational, recreational, and institutional facilities in order to encourage long-term sustainable development. Manufactured homes are prohibited within the MVMU. The following types of uses are permitted in MVMU:

#### ***Neighborhood Residential:***

- a. MVMU shall include distinct interconnected, multi-generational, residential neighborhoods.
- b. Residential neighborhoods shall feature easy access to a network of open space which may include bicycle/pedestrian facilities, greenways and blueways.
- c. Assisted Living Facilities shall be permitted within areas designated as Neighborhood Residential.
- d. Non-residential land uses located within areas designated as Neighborhood Residential shall be designed and developed to protect the integrity of the surrounding residential land uses.
- e. Internal Commercial sites shall only be built within the Neighborhood Residential areas to provide for local daily convenience goods, retail, professional, office showrooms, healthcare, personal and business services.
- f. Both single-use and multi-use development sites can be located within Internal Commercial areas.

- g. Medium- to high-density residential will be permitted in these areas provided they are located on the upper floors of a mixed-use building.
- h. Multi-use development on a single parcel shall be designed and developed to protect the integrity of the surrounding land uses.

*Town Center:*

- a. A Town Center may be designed as a primary activity center, using the mixed-use and pedestrian-friendly principles of traditional urban design.
- b. The Town Center should provide a mix of uses including commercial, office, public, civic and residential uses (single-family and multi-family), and may also include hotels and assisted living facilities.
- c. Multi-use development on a single 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 offices can also be located within these areas.

- a. Medium to high density residential shall be permitted in these areas.
- b. Multi-use development on a single parcel shall be compatible with 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.

*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 will 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.

*University/College Campus:* University/College Campus is intended to provide educational and residential opportunities in an urban, rather than 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 should be integrated with adjacent uses to facilitate pedestrian access, minimize parking requirements, and to protect the integrity of the surrounding land uses.

**Maximum Density/Intensity**

FLU Table A-7: Murdock Village Mixed Use Densities/Intensities				
Land Use Area	Type		Maximum Density /Acre <sup>1</sup>	Maximum Intensity (FAR)
<b>Neighborhood Residential</b>	Single Family		3-6	
	Multi-family		6-15	
<b>Internal Commercial</b>	Non-residential			2.0
<b>Town Center</b>	Residential		Up to 24	3.0
	Non-residential			
<b>Community Commercial</b>	Residential		6-15	3.0
	Non-residential			
<b>General Commercial</b>	Residential		Up to 15	3.0
	Non-residential			
<b>Office Showroom</b>	Non-residential		N/A	2.0
<b>University/College Campus</b>	Non-residential		N/A	4.0 <sup>2</sup>
<b>Primary and Secondary Education Facilities</b>	Non-residential		N/A	4.0

<sup>1</sup> Density 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 FAR will be calculated independently. (For example, a one-acre site with an allowable density of 15 dwelling 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.)

<sup>2</sup> Dormitory units associated with a university/college campus are calculated based on floor area ratio. A university which is governed by Sec. 1014.30 F.S., is subject to the requirement to adopt a Campus Master Plan and to 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 MVMU, 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 MVMU, notwithstanding that it may be located within the boundaries of MVMU.

**Special Provisions**

1. *Transportation Concurrency.* The MVCRA has received a Vested Rights Determination from the County, exempting it from transportation concurrency based upon potential impacts calculated according to the original development entitlements.

2. *Specific Transportation Connections:* The close proximity of the District to major arterials, Tamiami Trail (U.S. 41) and El Jobean Road (S.R. 776) will enable the creation of a new network of connecting roads with gateways into the MVMU. In order to facilitate emergency evacuation, the County shall require north-south gateways and an east-west connector to be incorporated into the MVMU transportation design.
3. *Multi-modal Street Design:* The arrangement and design of streets within the MVMU shall promote a pedestrian and bicycle friendly environment.

**MVMU Equivalency Matrix**

	Single Family	Multi Family	Regional Commercial	Other Commercial	ILF / ALF	Office Showroom	Community Commercial	Recreational Facility	Internal Commercial	Student Housing
<b>Single Family</b>	N/A	1.33 du / du 1.3276	242.14 sf / du 0.2421	59.74 sf / du 0.0597	3.50 lu / du 3.5000	0.79 ksf / du 0.7857	188.26 sf / du 0.1883	12.83 ac / du 12.8333	179.07 sf / du 0.1791	2.66 lu / du 2.6552
<b>Multi Family</b>	0.75 du / du 0.7532	N/A	182.39 sf / du 0.1824	45.00 sf / du 0.0450	2.64 lu / du 2.6364	0.59 ksf / du 0.5918	141.81 sf / du 0.1418	9.67 ac / du 9.6667	134.88 sf / du 0.1349	2.00 lu / du 2.0000
<b>Regional Commercial</b>	4.13 du / ksf 4.1299	5.48 du / ksf 5.4828	N/A	246.70 sf / ksf 0.2467	14.45 lu / ksf 14.4545	3.24 ksf / ksf 3.2449	777.51 sf / ksf 0.7775	53.00 ac / ksf 53.0000	739.53 sf / ksf 0.7395	10.97 lu / ksf 10.9655
<b>Other Commercial</b>	16.74 du / ksf 16.7403	22.22 du / ksf 22.2241	4,053.46 sf / ksf 4.0535	N/A	58.59 lu / ksf 58.5909	13.15 ksf / ksf 13.1531	3,151.59 sf / ksf 3.1516	214.83 ac / ksf 214.8333	2,997.67 sf / ksf 2.9977	44.45 lu / ksf 44.4483

<sup>1</sup> Land use exchanges are based on two-way P.M. peak hour project traffic. Use of this matrix shall be limited to the following minimums and maximums to ensure that impacts for transportation, water, wastewater, solid waste, and affordable housing are not exceeded. Commercial includes such uses as: shopping centers; restaurants; churches; educational (all levels); technical and vocational facilities; movie theaters; clubs and lodges; hotel/motel; funeral homes; and offices 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 MVMU, 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.

<u>Land Use</u>	<u>Minimum / Maximum</u>	<u>Land Use</u>	<u>Minimum / Maximum</u>
Single Family	500 dus / 5,000 dus	Student Housing	0 lus / 1,000 lus
Multi Family	400 dus / 5,300 dus	Community Commercial	0 sfgla / 400,000 sfgla
Regional Commercial	200,000 sfgla / 1,500,000 sfgla	Recreational Facilities	0 ac / 250 ac
Other Commercial <sup>b</sup>	593,600 sfgla / 2,291,448 sfgla	Internal Commercial	0 sfgla / 100,000 sfgla
ILF / ALF	0 lus / 1,000 lus	Office Showroom	0 sf / 200,000 sf

<sup>b</sup> Other Commercial and General Commercial are the same for the purposes of this  
Equivalency Matrix

Example Exchange -- Add 500 ALF / ILF living units by reducing Other Commercial: 500 lus /  
 $58.5909 \text{ lus/ksfgla} = 8.534$  or 8,534 sfgla of Other Commercial