

Application No.
PA-14-11-17-LS
(Plan Amendment)

Applicant
Board of County Commissioners /
Charlotte Harbor Community
Redevelopment Area Text
Amendment

Legislative

Commission District I



MEMORANDUM

Date: December 1, 2014

To: Honorable Board of County Commissioners
The Planning and Zoning Board

From: Matthew T. Trepal, Principal Planner

RE: PA-14-11-17-LS, a large-scale text amendment to Charlotte 2050, amending the Future Land Use (FLU) Element, FLU Appendix I: Land Use Guide, FLU Appendix II: Future Land Use Map Series, and FLU Appendix IV: Revitalization Plans

Purpose of This Amendment:

PA-14-11-17-LS involves a large-scale text amendment to amend **FLU Appendix IV: Revitalization Plans** to include the Charlotte Harbor Community Revitalization Plan (CHCRP). The CHCRP includes new policies and existing policies that have been moved from the Future Land Use element Goals, Objectives, and Policies. The amendment proposes combining three existing mixed-use FLUM designations into a single designation. The Charlotte Harbor Commercial Tourist, Charlotte Harbor Mixed Use, and Charlotte Harbor Neighborhood Business/Residential FLUM designations are proposed to be combined into a single Charlotte Harbor Mixed Use FLUM designation. FLU Appendix I: Land Use Guide is amended to reflect this.

Three new maps are proposed to be added to FLU Appendix II: Future Land Use Map Series to better show the 2030 Future Land Use Map within the Charlotte Harbor Community and to show the Community Redevelopment Areas within the County.

Minor amendments are proposed to the Future Land Use element to reference the CHCRP and the new FLUM Series maps.

Lists of all the proposed amendments included in this petition, including what changes are proposed, are included in the various Exhibits attached to this memorandum.

Charlotte Harbor Community Revitalization Plan

The proposed CHCRP encompasses and affects the entire area of the Charlotte Harbor Community Redevelopment Area (CRA) and consists of policies to implement the adopted Charlotte Harbor

COMMUNITY DEVELOPMENT DEPARTMENT

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Community Redevelopment Plan (Redevelopment Plan). It establishes the policies that will implement the vision articulated by the Redevelopment Plan of transforming the Charlotte Harbor Community into a walkable mixed-use community that is attractive to residents, businesspeople, investors, and visitors. To this end, the CHCRP devotes most of its policies to regulating how development in certain sub-districts within the Charlotte Harbor Community may receive increased density and building height in order to achieve the necessary critical mass to create a walkable mixed-use community.

The proposed **FLU Policy 4.2.4: Charlotte Harbor Community Revitalizing Neighborhood** establishes the Charlotte Harbor CRA as a Revitalizing Neighborhood within the 2050 Framework. As a Revitalizing Neighborhood with an adopted Revitalization Plan, the Charlotte Harbor Community would be eligible for Revitalizing Area Plan Incentive Density (RAPID), as established in **FLU Policy 1.2.15: Revitalizing Neighborhoods Incentive Density**. This is density that the County holds and offers as an incentive to develop within Revitalizing Neighborhoods. The proposed CHCRP establishes standards for where within the Charlotte Harbor Community RAPID may be applied, how a proposed development may become eligible to receive RAPID, and how much RAPID may be received.

The CHCRP itself is proposed to be included within **FLU Appendix IV: Revitalization Plans**, which was established at the original adoption of Charlotte 2050 to contain adopted revitalization plans. The CHCRP is the first revitalization plan to be prepared.

The CHCRP contains four Objectives under the Goal of establishing an integrated strategy for the development and redevelopment of the Charlotte Harbor Community (CHC). The first Objective addresses development policies and standards that apply throughout the CHC. The other three Objectives address development policies and standards that apply to the Riverwalk, U.S. 41 Gateway, and Neighborhood Business Residential (NBR) Sub-districts, respectively. These Sub-district policies allow for additional heights in the Riverwalk and U.S. 41 Gateway Sub-districts and for the application of RAPID in the Riverwalk and NBR Sub-districts. Any increase in either height or density is awarded only in exchange for public benefit enhancements.

Consistency with Charlotte 2050:

Existing **FLU Policy 5.3.2: Community Redevelopment Areas** states that *“the County shall support the concept and ideas expressed in the adopted Community Redevelopment Plans.”* The Redevelopment Plan was not adopted into Charlotte 2050, and it is not appropriate to do so. Rather, policies that implement the Redevelopment Plan were originally adopted. Proposed **FLU Policy 4.2.4: Charlotte Harbor Community Revitalizing Neighborhood** designates the Charlotte Harbor CRA as a Revitalizing Neighborhood. Existing **FLU Policy 4.2.1: Revitalizing Plans – Revitalizing Neighborhoods** states *“the County shall introduce a Revitalization Planning program... [which] will establish a vision to promote and intensify these neighborhoods... adopted into FLU Appendix IV in order to provide regulatory guidance to redevelopment within the Revitalizing Neighborhoods.”* Further, existing **FLU Policy 6.1.3: Revitalization and Emerging Area Plans** states that *“the County shall require the development of a Revitalization Plan for Revitalizing Neighborhoods... [which] may include proposed revisions to the Future Land Use Map as well as accompanying objective(s) and policies which may identify special conditions, options, uses, heights, densities, intensities, restrictions, or requirements for activities within the area.”* This amendment creates the CHCRP and places it in **FLU Appendix IV: Revitalization Plans**. Several of the policies included in the CHCRP already exist in the Future Land Use element (existing FLU Policies 5.3.2 through 5.3.7), and are being moved to **FLU Appendix IV** as part of the CHCRP. Therefore, the proposed changes are supported by Charlotte 2050.

A detail of the 2030 Future Land Use map within the Charlotte Harbor CRA, which contains future land use designations unique to the CRA, was created as a sub-map to **FLUM Series Map #1: 2030 Future Land Use**, and is proposed to be adopted as **FLUM Series Map #1A: Charlotte Harbor 2030 FLU – Detail Map**. With the creation of the CHCRP, two FLU Series maps are also proposed. The first is **FLUM Series Map #26: Community Redevelopment Areas**, showing the location of the Community Redevelopment Areas within the County. The second is **FLUM Series Map #26A: Charlotte Harbor Community Redevelopment Area**, a sub-map of FLUM Series Map #26. It shows the sub-districts of the Charlotte Harbor CRA.

Recommendation:

Staff recommends that this large-scale text amendment be transmitted to the State for review and comment.

EXHIBIT A

Amendments to the Future Land Use element Goals, Objectives, and Policies

- FLU Policy 1.2.1: which new maps were added to FLU Appendix II: Future Land Use Map Series
- FLU Policy 4.2.4: New policy designating the Charlotte Harbor CRA as a Revitalizing Neighborhood
- FLU Policy 4.2.5: New policy establishing the Charlotte Harbor Community Revitalization Plan (CHCRP)
- FLU Policy 5.3.3: Deleted and included in FLU Appendix IV as FLU App IV Policy 1.1.6 of the CHCRP
- FLU Policy 5.3.4: Deleted and included in FLU Appendix IV as FLU App IV Policy 1.1.7 of the CHCRP
- FLU Policy 5.3.5: Deleted and included in FLU Appendix IV as FLU App IV Policy 1.1.8 and Policy 1.1.9 of the CHCRP, simplifies language
- FLU Policy 5.3.6: Deleted and included in FLU Appendix IV as FLU App IV Policy 1.1.2 of the CHCRP
- FLU Policy 5.3.7: Deleted and included in FLU Appendix IV as FLU App IV Policy 1.1.1 of the CHCRP, refers to specific applicable funding sources, expands potential uses of funds
- FLU Policy 5.3.8: Revised policy number
- FLU Policy 5.3.9: Revised policy number

FUTURE LAND USE - GOALS, OBJECTIVES AND POLICIES

Revisions under Goal 1, Objective 1.2

FLU Policy 1.2.1: Adopted Future Land Use Map Series (FLUM Series) and Planning Horizon

The FLUM Series embodies strategies designed to build long-term community value, discourage urban sprawl and ensure that public facilities and services are provided in the most cost-effective and efficient manner. Charlotte County provides appropriate goals, objectives, policies, data and analysis for a future land use, long-range planning horizon through the year 2030, but provides for a vision horizon through the year 2050. The County adopts the FLUM Series as depicted in FLU Appendix II: Future Land Use Map Series, and listed below, and uses the Future Land Use Categories as defined and adopted in FLU Appendix I: Land Use Guide:

- Map #1: 2030 Future Land Use
- Map #1A: Detail Map of Charlotte Harbor 2030 FLU
- Map #2: 2050 Framework
- Map #3: 2030 Service Area Delineation
- Map #4: Watershed Overlay District
- Map #5: Surface Water Protection Overlay District
- Map #6: Prime Aquifer Recharge Area
- Map #7: Public Water System Wellhead Protection Areas
- Map #8: Special Area Overlay Districts
- Map #9: Barrier Island Overlay District
- Map #10: Community Planning Areas
- Map #11: Special Area Plans
- Map #12: Historic Sites
- Map #13: Coastal Planning Area
- Map #14: Coastal High Hazard Areas and Evacuation Routes
- Map #15: Sea Level Rise
- Map #16: Rivers and Lakes
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- Map #20: Topography
- Map #21: Transfer of Density Waivers
- Map #22: Critical Wildlife Corridors
- Map #23: Rural Community Potential Locations
- Map #24: MRE Prohibited Areas
- Map #25: Developments of Regional Impact

Map #26: Community Redevelopment Areas

Map #26A: Charlotte Harbor Community Redevelopment Area

Revisions under Goal 4, Objective 4.2

FLU Policy 4.2.4: Charlotte Harbor Community Revitalizing Neighborhood

The County shall designate the Charlotte Harbor Community Redevelopment Area, as depicted on FLUM Series Map #26: Community Redevelopment Areas, as a Revitalizing Neighborhood as defined in FLU Policy 4.1.1: 2050 Framework – Neighborhoods. The Charlotte Harbor Community Revitalizing Neighborhood shall also be divided into sub-districts as depicted on FLUM Series Map #26A: Charlotte Harbor Community Redevelopment Area.

FLU Policy 4.2.5: Charlotte Harbor Community Revitalization Plan (CHCRP)

The County shall support the revitalization of the Charlotte Harbor Community through the implementation of the CHCRP, adopted within FLU Appendix IV. The Objectives and Policies of the CHCRP are linked to distinct sub-districts illustrated within FLUM Series Map #26A: Charlotte Harbor Community Redevelopment Area. The County shall also continue to utilize unique Future Land Use Map categories, found in FLU Appendix I: Land Use Guide, and unique Zoning districts and other land development regulations to implement the Charlotte Harbor CRA Redevelopment Plan and the Charlotte Harbor Community Revitalization Plan.

Revisions under Goal 5, Objective 5.3

FLU Policy 5.3.3: Charlotte Harbor Rezoning Petition Review

~~The Charlotte Harbor Community Redevelopment Agency Advisory Committee (CHCRAAC) shall review proposed comprehensive plan amendments and rezoning petitions for consistency with this Plan, the Charlotte Harbor Community Development Code, and Charlotte County Code of Laws and Ordinances, and will issue a recommendation to the local planning agency and Board of County Commissioners.~~

FLU Policy 5.3.4: Charlotte Harbor Prohibited Land Use

~~In order to protect the public safety, the County prohibits new mobile homes to be installed within the CHCRA, which is located within the Coastal High Hazard Area.~~

FLU Policy 5.3.5: Charlotte Harbor Density Calculation

~~Within the CHCRA, where single-family residential lots are platted at greater than three and one-half dwelling units per acre, residential densities may be~~

~~developed at one single family dwelling unit per platted lot. In cases where the fraction of the maximum number of developable dwelling units is greater than 50 percent, the landowner is permitted to build one additional dwelling unit if permitted within the applicable zoning district.~~

~~**FLU Policy 5.3.6: Charlotte Harbor Land Acquisition**~~

~~The County shall develop any land acquisition sites within the CHCRA as parks or use them to implement redevelopment projects as identified in the Charlotte Harbor Community Redevelopment Plan.~~

~~**FLU Policy 5.3.7: Leveraging Funds within Charlotte Harbor**~~

~~The County shall continue to seek additional funding sources in order to leverage tax increment revenues to complete identified infrastructure needs within the CHCRA.~~

FLU Policy 5.3.83: 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 5.3.94: Murdock Village Zoning Regulations

To implement the Redevelopment Plan, the County shall adopt a specific mixed use zoning district. This district shall include design and development standards as well as specific Floor Area Ratios (FARs) for the land use relationships established in the Redevelopment Plan. The standards shall include design and maintenance criteria for new and redeveloped properties, streets, pedestrian and bicycle facilities, signage, and public areas within the development. The standards will address the incorporation of human-scale aesthetics into street and building design. Building design and location shall reinforce a pedestrian-oriented character including linkages between land uses through a functional bicycle-pedestrian system. Public gathering places shall be incorporated within each distinct land use area.

EXHIBIT B

Changes to FLU Appendix I: Land Use Guide, Section 3

- FLU Table A-1: Revised to reflect name changes and deleted land use designations
- Charlotte Harbor Tourist: Deleted; merged with Charlotte Harbor Mixed Use in Petition PA-14-04-04-LS
- Charlotte Harbor Mixed Use: Revised to reflect the merger with Charlotte Harbor Tourist and Charlotte Harbor Neighborhood Business/Residential in Petition PA-14-04-04-LS
- Charlotte Harbor Neighborhood Business/Residential: Deleted; merged with Charlotte Harbor Mixed Use in Petition PA-14-04-04-LS

FLU APPENDIX I: LAND USE GUIDE

Revisions under Section 3, General Application

FLU Table A-1: Future Land Use Designations		
*Future Land Use Map Category	Abbrev.	Location Permitted
Resource Protection Land Uses		
Preservation	PR	County-wide
Resource Conservation	RC	County-wide
Parks & Recreation	PKR	County-wide
Rural Land Uses		
Agriculture	AG	Rural Service Area
Burnt Store Limited Development	BSLD	Burnt Store Overlay District (BSOD) Urban or Rural Service Area
Mineral Resource Extraction	MRE	Rural Service Area
Rural Community Mixed Use (to review description, see Mixed Use Land Use Categories)	RCMU	Rural Service Area
Urban Residential Land Uses		
Low Density Residential	LDR	Urban Service Area
Medium Density Residential	MDR	Urban Service Area
High Density Residential	HDR	Urban Service Area
Charlotte Harbor Coastal Residential	CHCR	Charlotte Harbor Community Redevelopment Area (CHCRA)
Non-Residential Land Uses		
Commercial	COM	Urban Service Area
Office and Institutional	OI	Urban Service Area
Charlotte Harbor Commercial	CHC	CHCRA
Enterprise Charlotte Airport Park	ECAP	Enterprise Charlotte Airport Park Overlay District
Low Intensity Industrial	LII	Urban Service Area
High Intensity Industrial	HII	Urban Service Area
Mixed Use Land Uses		
Compact Growth Mixed Use	CGMU	Urban Service Area
DRI Mixed Use	DRI	Urban Service Area
Burnt Store Village Residential	BSVR	BSOD Urban Service Area
Rural Community Mixed Use	RCMU	Rural Service Area
U.S. 41 Mixed Use	41MU	Urban Service Area
Charlotte Harbor Tourist	CHT	CHCRA
Charlotte Harbor Mixed Use	CHMU	CHCRA
Charlotte Harbor Neighborhood Business/Residential	CHNBR	CHCRA
Murdock Village Mixed Use	MVMU	Murdock Village Community Redevelopment Area
Babcock Mixed Use	BMU	Babcock Ranch Overlay District
Other		
Public Lands & Facilities	PL	County-wide

FLU Table A-1: Future Land Use Designations		
*Future Land Use Map Category	Abbrev.	Location Permitted
Inactive Land Uses		
Rural Estate Residential	RER	County-wide
Charlotte Harbor Industrial	CHI	CHCRA
RV Park	RVP	Urban Service Area
Coastal Residential	CR	Rural Service Area – Bridgeless Barrier Islands

Revisions under Section 3, Definitions of Future Land Use Map Categories

MIXED USE LAND USES

- Compact Growth Mixed Use*
- DRI Mixed Use*
- Burnt Store Village Residential*
- Rural Community Mixed Use*
- U.S. 41 Mixed Use*
- ~~*Charlotte Harbor Tourist*~~
- Charlotte Harbor Mixed Use*
- ~~*Charlotte Harbor Business/Residential*~~
- Murdock Village Mixed Use*
- Babcock Mixed Use*

~~CHARLOTTE HARBOR TOURIST (CHT)~~

~~The Charlotte Harbor Tourist category allows for tourist accommodations and services, as well as recreational activities. These areas are located adjacent to or near an attractor of tourism, such as Charlotte Harbor frontage with its recreational and scenic resources.~~

~~General Range of Uses~~

~~Residential and commercial uses; commercial uses allowed within Charlotte Harbor Tourist lands include motels, restaurants, general retail stores, and professional services and public services and facilities.~~

~~Maximum Density/Intensity~~

~~*Density:* Maximum density is 15 dwelling units per acre.
Intensity: Maximum FAR is 2.5.~~

~~Special Provision~~

~~Multi-use developments on the same site must be compatible with the surrounding land uses and may be developed only as part of a Planned Development (PD).~~

CHARLOTTE HARBOR MIXED USE (CHMU)

The Charlotte Harbor Mixed Use category is intended for activities located within the Charlotte Harbor CRA and allows for a combination of single- and multi-family residential, commercial, and professional office uses, within the CHCRA and essential and emergency services. ~~Neither commercial uses nor residential uses shall exceed 80 percent of the total area designated as Charlotte Harbor Mixed Use.~~ Properties are not required to be developed with more than one use.

Permitted Uses

Single- and multi-family residential; personal and business services; commercial uses; tourism establishments; and public services and facilities.

Maximum Density/Intensity

Density: Maximum density is 24 dwelling units per acre in the Riverwalk Sub-District and 15 dwelling units per acre in other Planning Sub-Districts (FLUM Series Map #6A: Charlotte Harbor Community Revitalization Area).

Intensity: Maximum FAR is 2.5.

Consistent Zoning Districts:

Charlotte Harbor Riverwalk, Charlotte Harbor Mixed Use, Charlotte Harbor Neighborhood Business Residential, Planned Development

Special Provisions

- ~~1. Multi-Use Developments: Multi-use developments must be compatible with the surrounding land uses and may be developed only as part of a Planned Development (PD);~~
- ~~2. Commercial Intensive Uses: Commercial intensive uses, such as automobile and heavy machinery sales and repairs, are prohibited from Mixed Use areas;~~
- ~~3. Residential Development: Residential development shall comply with the following:

 - ~~a. Development may be either single or multi-family residential;~~
 - ~~b. Single-family residential may be developed up to three and one-half dwelling units per acre, or one dwelling unit per platted lot for existing subdivisions if platted at a density greater than three and one-half units per acre;~~
 - ~~c. Multi-family residential may be developed up to 15 dwelling units per acre; and~~~~
- ~~4. Low-intensity recreational activities are permitted as part of an approved Planned Development (PD).~~
- ~~5. Commercial and Professional Office Development: Development shall comply with the following:

 - ~~a. Development is limited to personal and business services, general retail and neighborhood stores, tourism establishments and restaurants.~~
 - ~~b. Maximum FAR is 2.5.~~~~
- ~~6. Mixed Development: Mixed development of Residential and Commercial/Professional Office uses shall comply with the following:~~

- ~~a. Provide for a combination of residential and low intensity commercial or professional office uses on the same parcel site;~~
- ~~b. Maximum residential density is 15 dwelling units per acre;~~
- ~~c. Residential development must be located on a separate floor from commercial or office uses; and~~
- ~~d. Maximum FAR is 2.5.~~

~~CHARLOTTE HARBOR NEIGHBORHOOD BUSINESS/RESIDENTIAL (CHNBR)~~

~~The Charlotte Harbor Neighborhood Business/Residential category provides for daily convenience goods, professional, personal and business services, and allows for residential development.~~

~~General Range of Uses~~

~~Residential and commercial uses; commercial uses allowed within this category may include small restaurants, drug stores, specialty retail shops, professional offices and public services and facilities.~~

~~Maximum Density/Intensity~~

~~*Density:* Maximum density is ten dwelling units per acre.~~

~~*Intensity:* Maximum FAR is 2.5.~~

~~Special Provisions~~

- ~~1. For non-residential structures that exceed 3,000 square feet of gross leasable area, a mix of residential and commercial uses must be provided.~~
- ~~2. Developments planned for greater than 3,000 square feet of non-residential uses shall be approved through the Special Exception process and no one use (commercial or residential) shall exceed 80% of the total development.~~

EXHIBIT C

Changes to FLU Appendix II: Future Land Use Map Series

- Index: Revised to reflect new maps, renaming, and renumbering of maps
- Existing Map #1: Changes are fully described in Petition PA-14-04-04-LS.
- New Map #1A: Detail Map of Charlotte Harbor 2030 FLU: New map detailing the Future Land Use categories within the Charlotte Harbor CRA and annotating base density on certain parcels
- New Map #26: Community Redevelopment Areas: New map detailing Community Redevelopment Areas within the County
New Map #26A: Charlotte Harbor Community Redevelopment Area: New map detailing the sub-districts within the Charlotte Harbor Community Redevelopment Area

FLU APPENDIX II: FUTURE LAND USE MAP SERIES, “FLUM Series”**INDEX OF MAPS**

[MAP 1: 2030 Future Land Use](#)

[MAP 1A: Charlotte Harbor 2030 FLU – Detail Map](#)

[MAP 2: 2050 Framework](#)

[MAP 3: 2030 Service Area Delineation](#)

[MAP 4: Watershed Overlay District](#)

[MAP 5: Surface Water Protection Overlay District](#)

[MAP 6: Prime Aquifer Recharge Area](#)

[MAP 7: Public Water System Wellhead Protection Areas](#)

[MAP 8: Special Area Overlay Districts](#)

[MAP 9: Barrier Island Overlay District](#)

[MAP 10: Community Planning Areas](#)

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[MAP 19: Soils](#)

[MAP 20: Topography](#)

[MAP 21: Transfer of Density Waivers](#)

[MAP 22: Critical Wildlife Corridors](#)

[MAP 23: Rural Community Potential Locations](#)

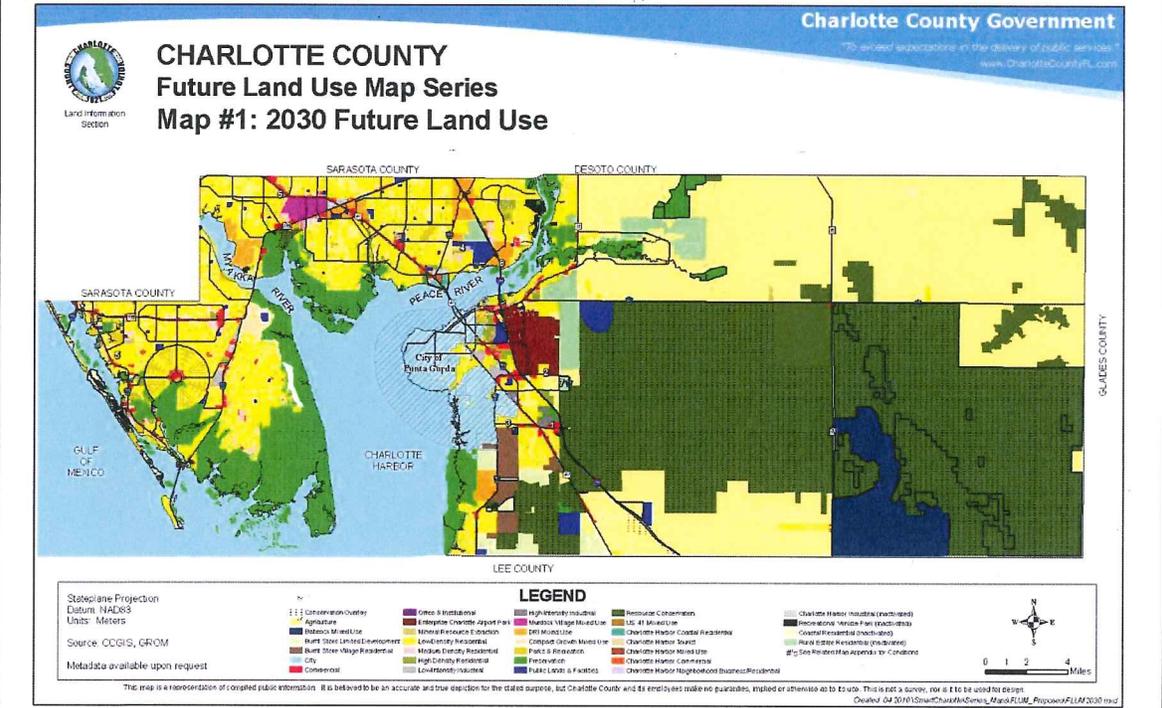
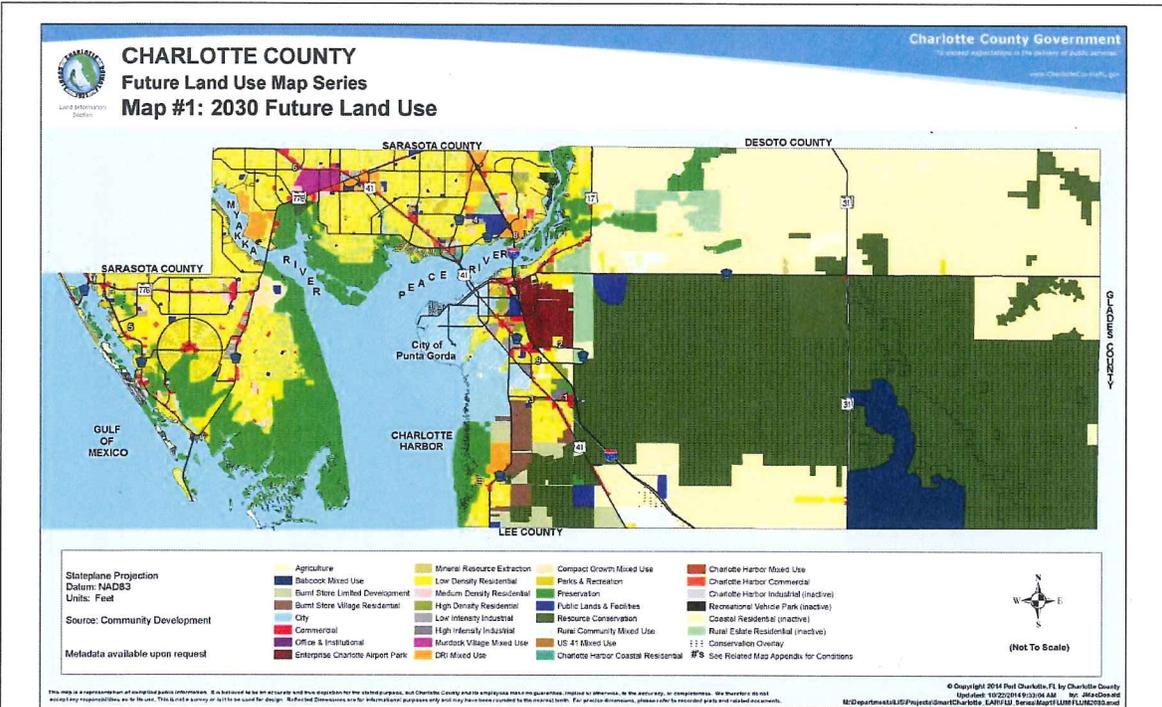
[MAP 24: MRE Prohibited Locations](#)

[MAP 25: Developments of Regional Impact](#)

[MAP 26: Community Redevelopment Areas](#)

[Map 26A: Charlotte Harbor Community Redevelopment Area](#)

MAP 1: 2030 Future Land Use



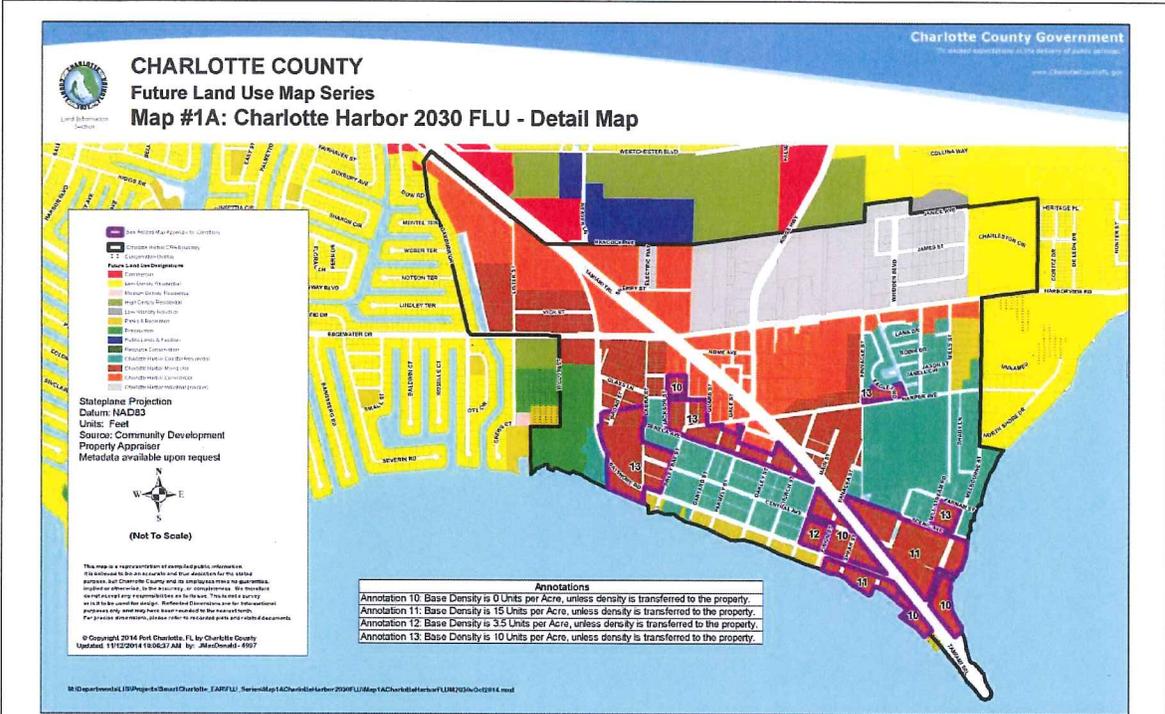
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Parcel Based Future Land Use Map Annotations (Numbers visible on full sized map.)

1. The 36.34 acre portion of the Essex Cape Cod, LLC development, as depicted on Exhibit A of Ordinance 2008-016, which carries the commercial center designation on the FLU map, shall permit a maximum of 508,000 sq. ft. of commercial retail development consistent with the commercial center land use designation.

2. The 40.55-acre site, which carries the Enterprise Charlotte Airport Park FLUM) designation and is described in Exhibit A of Ordinance 2008-017, may develop all uses permitted in the Enterprise Charlotte Airport Park FLUM designation. However, development shall be limited to a maximum FAR of 0.5, except that, if any commercial retail development is proposed on the site, then in that case a maximum FAR of 0.4 shall apply to all uses.
3. The 70.77 acre site, which carries the Commercial Center FLUM designation and is described in Ordinance 2008-072, development shall be limited to 444,000 square feet.
4. Limiting commercial & industrial intensity of the subject site to 525,000 sq ft & requiring the property to be rezoned as a PD.
5. The 170 acres +/- of property that is the subject of Petition PA-05-11-76-LS and Ordinance 2007-026, which carries the Low Density Residential designation on the FLUM, shall maintain a maximum of 400 units of density, and the portion of the property that is located within the Coastal High Hazard Area shall be limited to 3.5 units per acre.
6. Limit commercial intensity of the subject site to 135,254 sq ft.
7. Limit the base density to 1 unit per 10 acres.
8. Development within the 65.8 acre Coastal High Hazard Area ("CHHA") incorporated into the Harborview Development of Regional Impact ("DRI") by Resolution 2006-093 and which carries the Mixed Use designation on the Future Land Use Map, shall allow a maximum of 157 residential dwelling units.
9. Limit the residential density to 2 units per acre which carries the Low Density Residential FLUM designation and is the subject of PA-10-11-32-LS, as described in Ordinance #2011-022.
10. Limit the base density to 0 units per acre unless density is transferred to the site.
11. Limit the base density to 15 units per acre unless density is transferred to the site.
12. Limit the base density to 3.5 units per acre unless density is transferred to the site.
- 8-13. Limit the base density to 10 units per acre unless density is transferred to the site.

MAP 1A: Charlotte Harbor 2030 FLUM – Detail Map

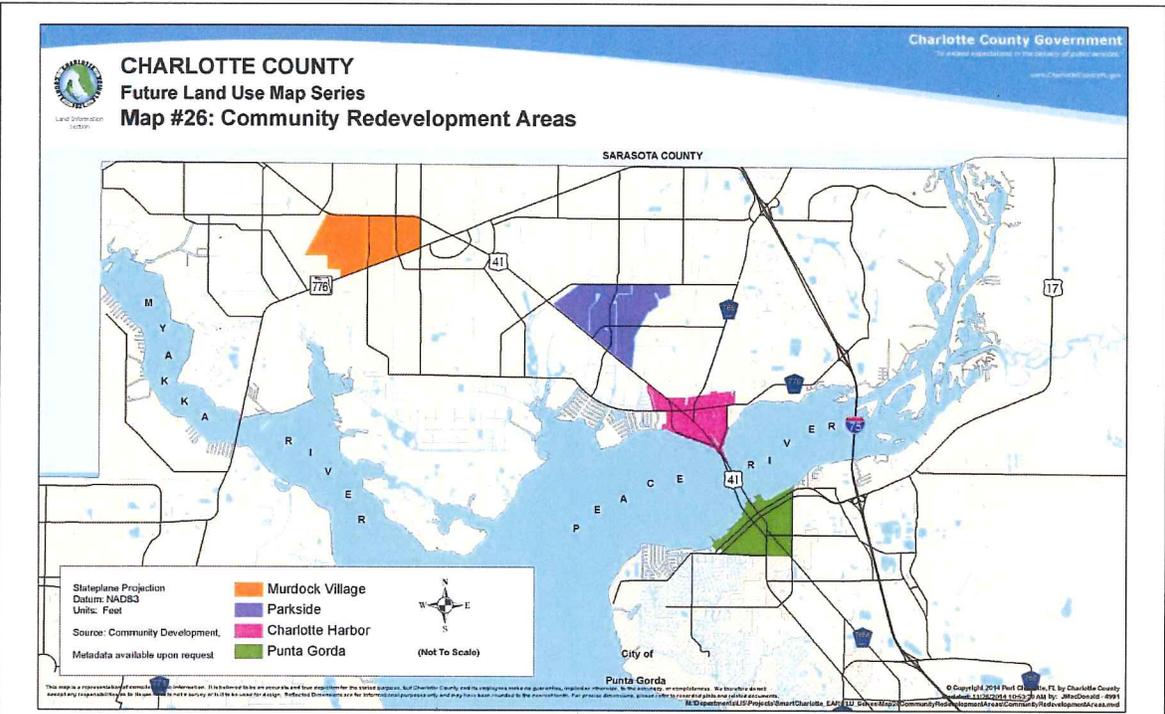


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MAP 26: Community Redevelopment Areas

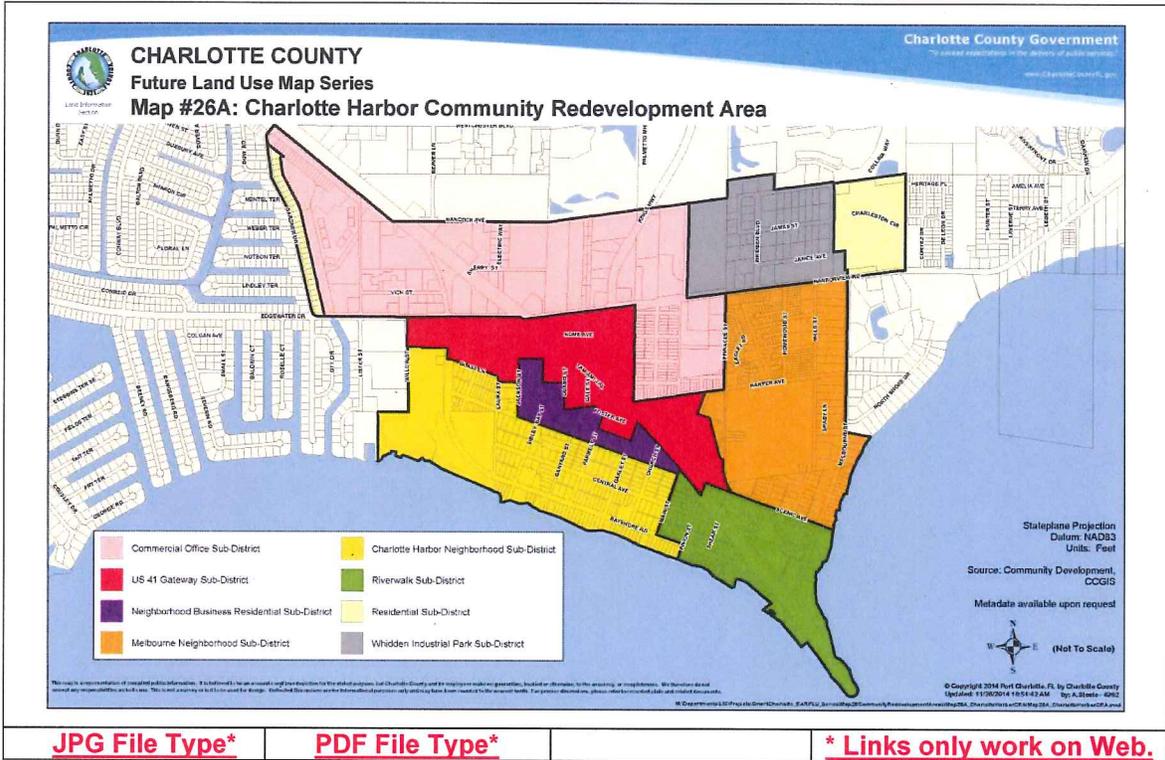


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MAP 1A: Charlotte Harbor Community Redevelopment Area



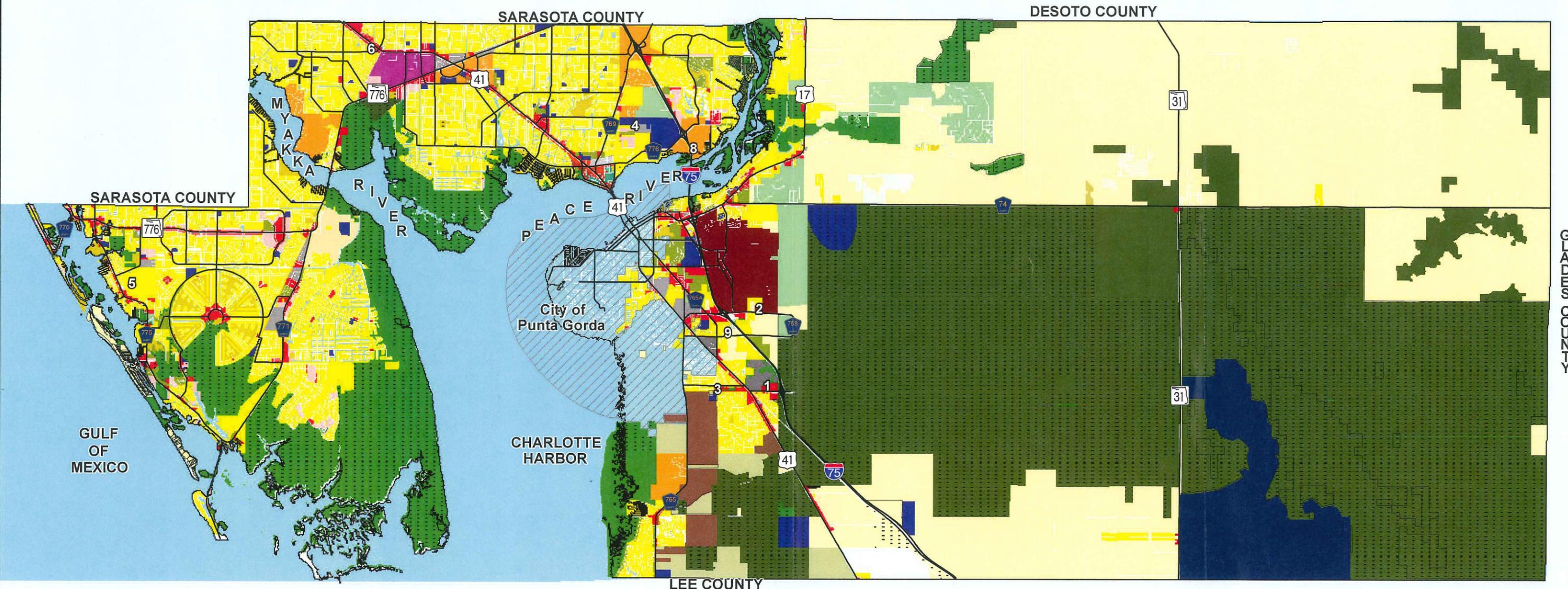


Land Information Section

CHARLOTTE COUNTY

Future Land Use Map Series

Map #1: 2030 Future Land Use



Stateplane Projection
Datum: NAD83
Units: Feet

Source: Community Development

Metadata available upon request

- | | | | |
|-----------------------------------|-----------------------------|--------------------------------------|--|
| Agriculture | Mineral Resource Extraction | Compact Growth Mixed Use | Charlotte Harbor Mixed Use |
| Babcock Mixed Use | Low Density Residential | Parks & Recreation | Charlotte Harbor Commercial |
| Burnt Store Limited Development | Medium Density Residential | Preservation | Charlotte Harbor Industrial (inactive) |
| Burnt Store Village Residential | High Density Residential | Public Lands & Facilities | Recreational Vehicle Park (inactive) |
| City | Low Intensity Industrial | Resource Conservation | Coastal Residential (inactive) |
| Commercial | High Intensity Industrial | Rural Community Mixed Use | Rural Estate Residential (inactive) |
| Office & Institutional | Murdock Village Mixed Use | US 41 Mixed Use | Conservation Overlay |
| Enterprise Charlotte Airport Park | DRI Mixed Use | Charlotte Harbor Coastal Residential | #S See Related Map Appendix for Conditions |



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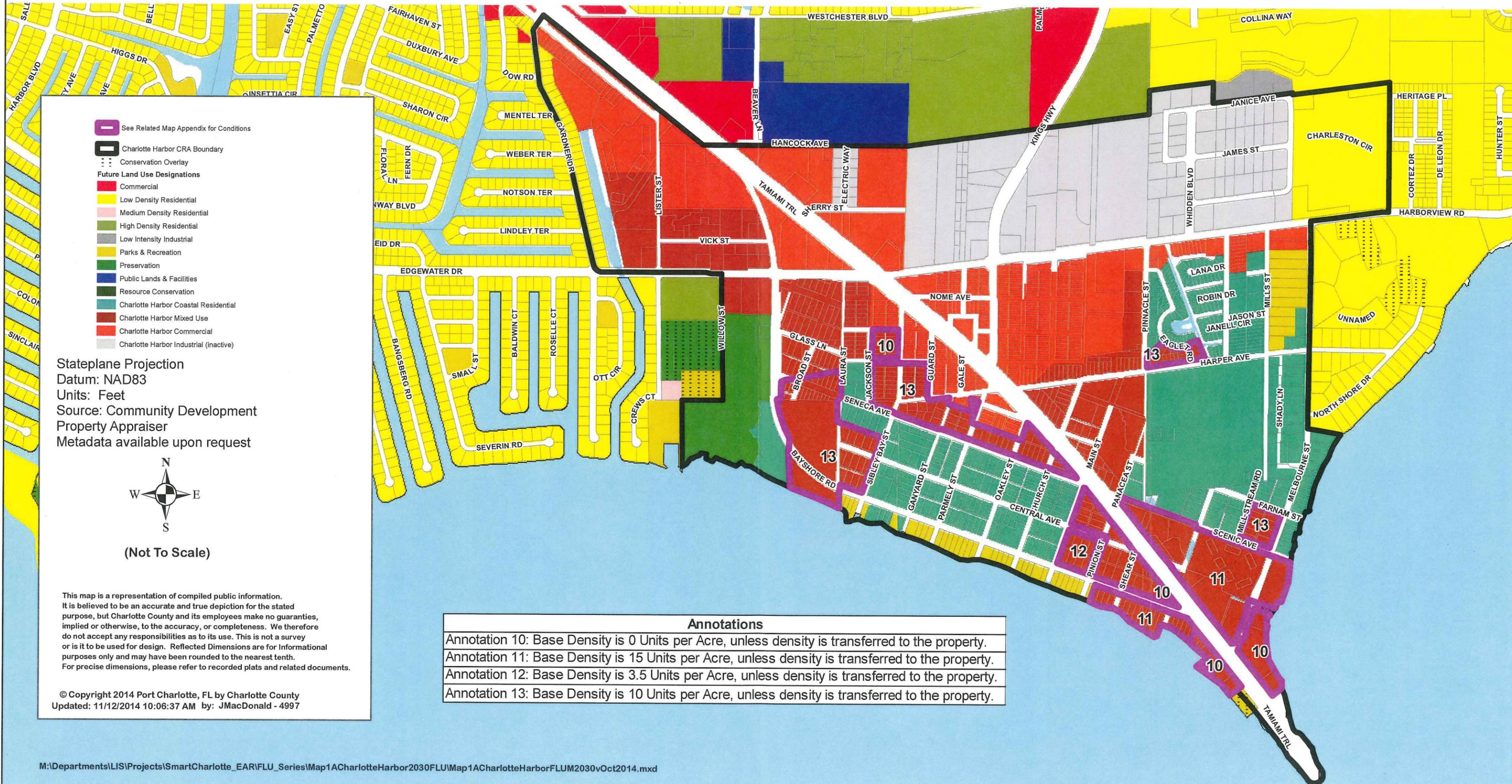


Land Information Section

CHARLOTTE COUNTY

Future Land Use Map Series

Map #1A: Charlotte Harbor 2030 FLU - Detail Map



- See Related Map Appendix for Conditions
- Charlotte Harbor CRA Boundary
- Conservation Overlay
- Future Land Use Designations**
- Commercial
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Low Intensity Industrial
- Parks & Recreation
- Preservation
- Public Lands & Facilities
- Resource Conservation
- Charlotte Harbor Coastal Residential
- Charlotte Harbor Mixed Use
- Charlotte Harbor Commercial
- Charlotte Harbor Industrial (inactive)

Stateplane Projection
 Datum: NAD83
 Units: Feet
 Source: Community Development
 Property Appraiser
 Metadata available upon request



(Not To Scale)

This map is a representation of compiled public information. It is believed to be an accurate and true depiction for the stated purpose, but Charlotte County and its employees make no guaranties, implied or otherwise, to the accuracy, or completeness. We therefore do not accept any responsibilities as to its use. This is not a survey or is it to be used for design. Reflected Dimensions are for informational purposes only and may have been rounded to the nearest tenth. For precise dimensions, please refer to recorded plats and related documents.

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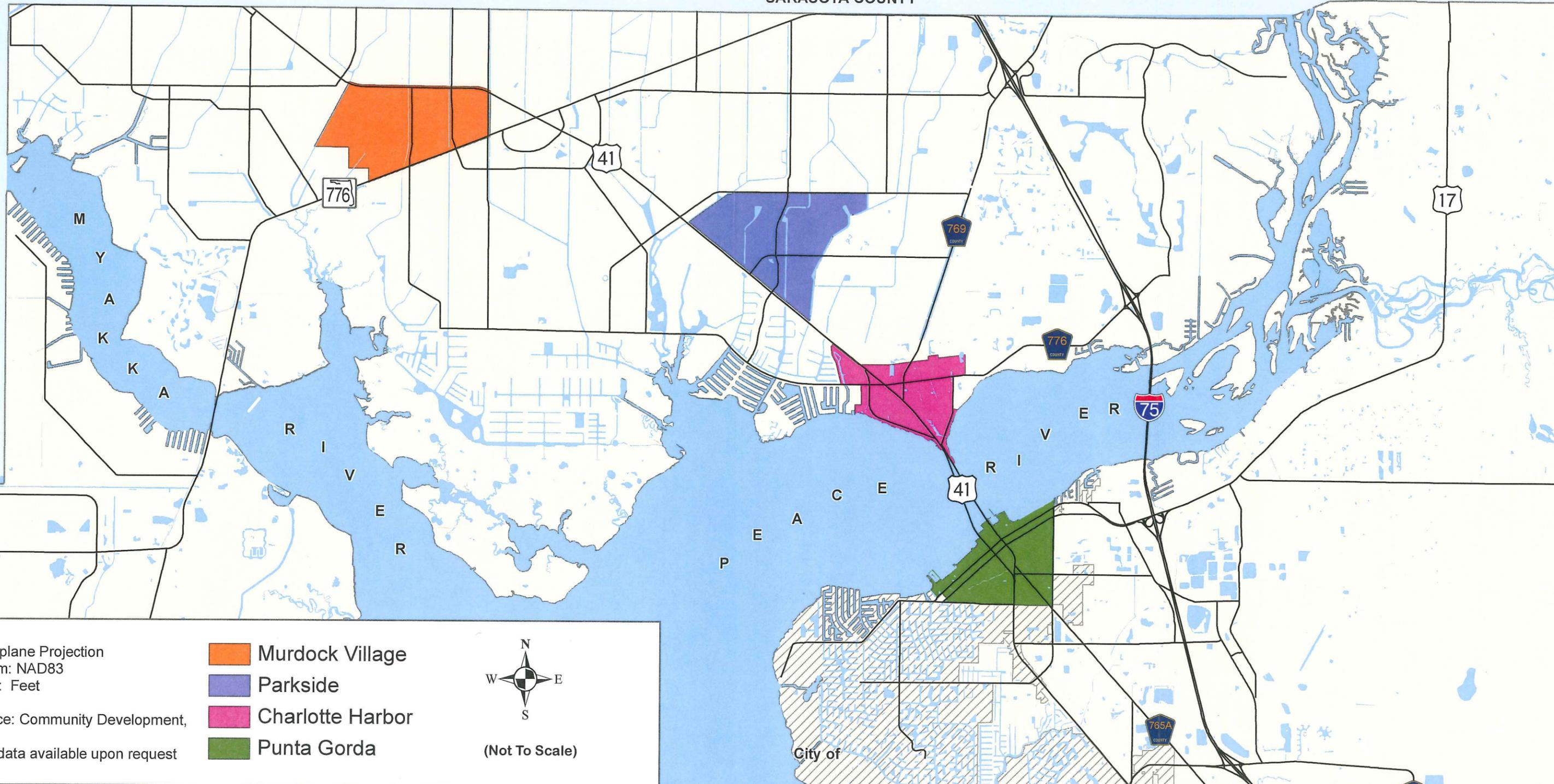
Annotations	
Annotation 10:	Base Density is 0 Units per Acre, unless density is transferred to the property.
Annotation 11:	Base Density is 15 Units per Acre, unless density is transferred to the property.
Annotation 12:	Base Density is 3.5 Units per Acre, unless density is transferred to the property.
Annotation 13:	Base Density is 10 Units per Acre, unless density is transferred to the property.



Land Information Section

CHARLOTTE COUNTY Future Land Use Map Series Map #26: Community Redevelopment Areas

SARASOTA COUNTY



Stateplane Projection Datum: NAD83 Units: Feet	Murdock Village	 (Not To Scale)
Source: Community Development, Metadata available upon request	Parkside	
	Charlotte Harbor	
	Punta Gorda	



Land Information Section

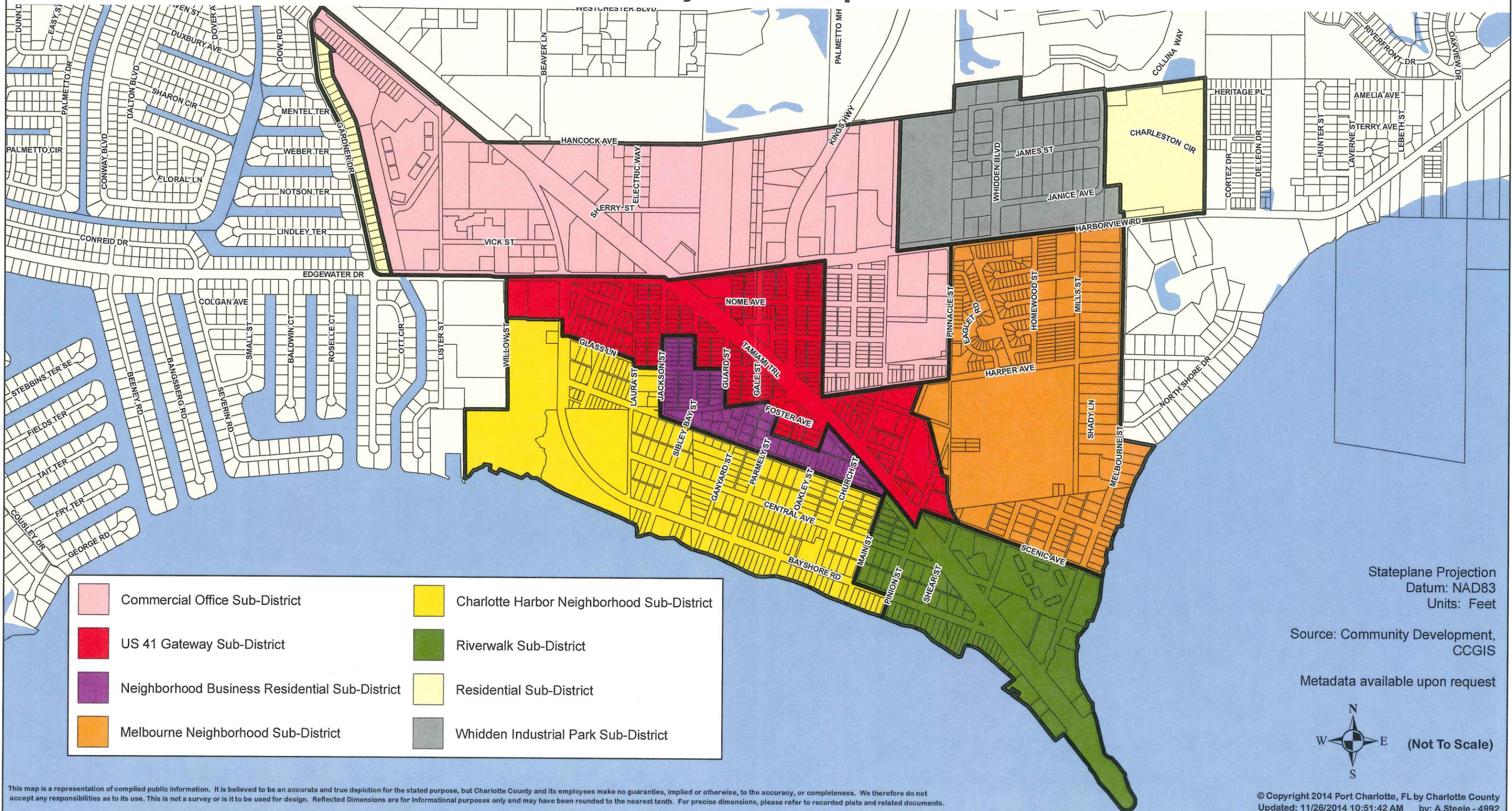
CHARLOTTE COUNTY Future Land Use Map Series

Map #26A: Charlotte Harbor Community Redevelopment Area

Charlotte County Government

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

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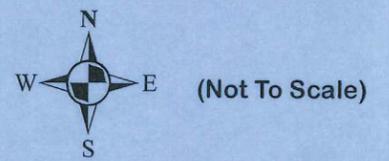


	Commercial Office Sub-District		Charlotte Harbor Neighborhood Sub-District
	US 41 Gateway Sub-District		Riverwalk Sub-District
	Neighborhood Business Residential Sub-District		Residential Sub-District
	Melbourne Neighborhood Sub-District		Whidden Industrial Park Sub-District

Stateplane Projection
Datum: NAD83
Units: Feet

Source: Community Development, CCGIS

Metadata available upon request



This map is a representation of compiled public information. It is believed to be an accurate and true depiction for the stated purpose, but Charlotte County and its employees make no guaranties, implied or otherwise, to the accuracy, or completeness. We therefore do not accept any responsibilities as to its use. This is not a survey or is it to be used for design. Reflected Dimensions are for informational purposes only and may have been rounded to the nearest tenth. For precise dimensions, please refer to recorded plats and related documents.

EXHIBIT D

Changes to FLU Appendix IV: Revitalization Plans

- FLU App IV Goal 1: New goal establishing the Charlotte Harbor Community Revitalization Plan.
- FLU App IV Objective 1.1: New objective establishing development policies that apply throughout the entire Charlotte Harbor Community
- FLU App IV Policy 1.1.1: Moved from existing FLU Policy 5.3.7, expanded to refer to specific applicable funding sources, expands potential uses of funds
- FLU App IV Policy 1.1.2: Moved from existing FLU Policy 5.3.6
- FLU App IV Policy 1.1.3: New policy establishing Bayshore Live Oak Park as a community focal point
- FLU App IV Policy 1.1.4: New policy establishing bicycle- and pedestrian-friendly development standards
- FLU App IV Policy 1.1.5: New policy establishing coordination with the Punta Gorda Community Redevelopment Agency
- FLU App IV Policy 1.1.6: Moved from existing FLU Policy 5.3.3
- FLU App IV Policy 1.1.7: Moved from existing FLU Policy 5.3.4
- FLU App IV Policy 1.1.8: Moved from existing FLU Policy 5.3.5, removes reference to specific densities
- FLU App IV Policy 1.1.9: Moved from existing FLU Policy 5.3.5, simplifies language
- FLU App IV Objective 1.2: New objective establishing development policies specific to the Riverwalk sub-district
- FLU App IV Policy 1.2.1: New policy allowing increased heights up to 90 feet if certain requirements are met
- FLU App IV Policy 1.2.2: New policy allowing density increases through the use of RAPID
- FLU App IV Policy 1.2.3: New policy establishing a maximum density of 24 units per acre, even if RAPID is used
- FLU App IV Policy 1.2.4: New policy establishing a time limit for the use of RAPID
- FLU App IV Policy 1.2.5: New policy establishing required developer contributions to be eligible to receive RAPID
- FLU App IV Policy 1.2.6: New policy establishing RAPID achievement options
- FLU App IV Objective 1.3: New objective establishing development policies specific to the U.S. 41 Gateway sub-district
- FLU App IV Policy 1.3.1: New policy allowing increased heights up to 90 feet if certain requirements are met
- FLU App IV Objective 1.4: New objective establishing development policies specific to the Neighborhood Business Residential sub-district
- FLU App IV Policy 1.4.1: New policy allowing density increases through the use of RAPID
- FLU App IV Policy 1.4.2: New policy establishing a maximum density of 10 units per acre, even if RAPID is used
- FLU App IV Policy 1.4.3: New policy establishing a time limit for the use of RAPID
- FLU App IV Policy 1.4.4: New policy establishing RAPID achievement options

FLU APPENDIX IV: REVITALIZATION PLANS

~~There are no plans adopted at this time.~~

Charlotte Harbor Community Revitalization Plan

FLU App IV Goal 1: Revitalization of the Charlotte Harbor Community (CHC)

Establish an integrated strategy that promotes positive forms of new development and redevelopment; identifies and includes the completion and upgrade of infrastructure to meet current standards; rewards the creation and retention of value-added jobs; attracts targeted businesses; increases the non-residential tax-base; enhances and preserves existing residential neighborhoods; enhances the aesthetic appearance of the community; and fosters a diverse employment base within the Charlotte Harbor Community (CHC).

FLU App IV Objective 1.1: CHC Inclusive Policies

To provide general processes, standards, and guidelines applicable throughout the community.

FLU App IV Policy 1.1.1: Leveraging Funds within the CHC

The County shall utilize TIF funds, grants, public-private partnerships, private contributions, and other funding opportunities to provide for infrastructure improvements, corridor beautification, and the development of other projects identified in the Charlotte Harbor CRA Redevelopment Plan to improve the quality of life and eliminate the blighted conditions identified in the community.

FLU App IV Policy 1.1.2: CHC Land Acquisition

The County shall develop any land acquisition sites as parks or use them to implement redevelopment projects identified in the Charlotte Harbor CRA Redevelopment Plan.

FLU App IV Policy 1.1.3: Bayshore Live Oak Park

The County shall employ Bayshore Live Oak Park as a community focal point to promote community spirit and pride in the CHC.

FLU App IV Policy 1.1.4: Pedestrian- and Bicycle-Friendly Development in the CHC

The County shall create a recreational trail incentive program to utilize the CHC's proximity to the riverfront and tidal creeks, and shall link this trail system to the Sidewalk Master Plan to access internal locations within the community. Private development shall be encouraged to contribute to this trail system and the Sidewalk Master Plan.

FLU App IV Policy 1.1.5: Collaboration for Revitalization in the CHC

The County shall work together with the Punta Gorda Community Redevelopment Agency, other agencies, and non-profits to coordinate and promote events that offer mutual exposure and benefit.

FLU App IV Policy 1.1.6: CHC Petition Review

The Charlotte Harbor Community Redevelopment Agency Advisory Committee (CHCRAAC) shall review petitions regarding comprehensive plan amendments, rezonings, special exceptions, and variances for consistency with this Plan, the Charlotte Harbor Community Development Code, and Charlotte County Code of Laws and Ordinances, and will issue a recommendation to the Planning and Zoning Board and Board of County Commissioners or Board of Zoning Appeals, as applicable.

FLU App IV Policy 1.1.7: CHC Prohibited Land Use

The County shall prohibit the installation of manufactured homes (HUD approved) within the Charlotte Harbor Community Redevelopment Area (CHCRA).

FLU App IV Policy 1.1.8: CHC Non-conforming Residential Lots

The County shall allow single-family lots platted at greater than the allowed density to be developed with one single-family dwelling unit per platted lot. This policy only applies to lots platted in legal conformance with the zoning district requirements at the time the plat was approved.

FLU App IV Policy 1.1.9: CHC Density Calculation

In cases where a fraction of a dwelling unit exists and that fraction is greater than 0.50, the County shall round that number up the nearest whole number.

FLU App IV Objective 1.2: CHC Riverwalk Sub-District

To encourage a mix of residential, retail, and tourist-related uses that offers pedestrian-oriented public access along the Peace River shoreline for residents and tourists, enhances the connection to downtown Punta Gorda, and promotes the heritage of the area identified as the Riverwalk Sub-District on FLUM Series Map #6A: Charlotte Harbor Community Revitalizing Neighborhood.

FLU App IV Policy 1.2.1: Height in the CHC Riverwalk

The County shall allow developments within the Riverwalk Sub-District to increase height up to 90 feet if the development complies with specific performance standards, as established in the Charlotte Harbor Zoning Overlay District.

FLU App IV Policy 1.2.2: Density Increases in the CHC Riverwalk

The County will allocate Revitalizing Area Plan Incentive Density (RAPID) to properties within the Riverwalk Sub-District that follow the requirements outlined in the following policies in order to receive RAPID. A developer of a site may choose to purchase density and not be required to meet these requirements.

FLU App IV Policy 1.2.3: CHC Riverwalk Density Caps

The maximum density allowed within the Riverwalk Sub-District is 24 units per acre. The use of RAPID or purchased density does not allow a site to exceed the maximum allowed density.

FLU App IV Policy 1.2.4: RAPID Restrictions in the CHC Riverwalk

A developer is required to get final site plan approval within two years of being granted RAPID. Construction on the development shall begin within the first half of the third year after receiving the density. Site preparation and infrastructure improvements shall be substantially completed on the property by the end of the third year. If the permit expires

or the development is deemed abandoned by the County, the County shall consider the transfer of density to be voided. One year extensions to the deadline for use of the density may be granted by the Board of County Commissioners.

FLU App IV Policy 1.2.5: CHC Riverwalk Enhancement Exchange – Required

The following contribution is required from any developer utilizing RAPID.

1. Developers of waterfront property shall provide a 12-foot wide Riverwalk Easement, defined in the Charlotte Harbor Zoning Overlay District, for public access to the waterfront.
2. Developers of non-waterfront property shall augment the Charlotte Harbor CRA Sidewalk Master Plan by providing pedestrian connections from all commercial buildings on the lot to any future, or existing, sidewalk locations. Pedestrian connections will be built using the design standards described in the Trails and Wayfinding Project and to the County’s construction standards.

FLU App IV Policy 1.2.6: CHC Riverwalk Enhancement Exchange - Options

The following options are made available to a developer wishing to receive RAPID.

1. Size of a Development Site.
 - a. Development site size of at least 1.0 acres will result in four units per acre.
 - b. Development site size of 1.1 to 2.0 acres will result in eight units per acre.
 - c. Development site size of 2.1 to 4.0 acres will result in 12 units per acre.
 - d. Development site size of 4.1 to 9.0 acres will result in 16 units per acre.
 - e. Development site size of over 9.0 acres will result in 24 units per acre.
2. Construct a commercial and residential mixed-use development with at least one commercial use allowing open public access, such as experienced with a restaurant or retail establishment. This amenity will result in six units per acre. If the commercial use ceases to allow open public access, the owner is required to pay the County fair market value for the density received.
3. Pledge to incorporate certified energy efficiency and other green building measures. The development would be entitled to receive the following bonuses:
 - a. LEED Silver Certification will result in three units per acre.
 - b. LEED Gold Certification will result in four units per acre.
 - c. LEED Platinum Certification will result in six units per acre.
 - d. Florida Green Building Certification will result in three units per acre.
 - e. Green Globes Certification will result in three units per acre.

If the certification is not attained within two years of a first Certificate of Occupancy (CO) being received, the owner is required to pay the County fair market value for the density received.
4. Pledge to incorporate non-certified energy efficiency and other green building measures. This may not be used in conjunction with item #3 above unless the following items are not part of green building certification of the development.
 - a. Rain gardens or other Low Impact Development strategies and practices for stormwater treatment shall result in two units per acre.
 - b. Alternative energy sources that power at least 50 percent of the energy needs of the building shall result in two units per acre.

If the item has not been incorporated by the time a first CO has been received, the owner is required to pay the County fair market value for the density received.

5. Parking agreement with the County to provide parking above what is required by their development that will be useable by citizens wanting to access public spaces and attend festivals and other events. This option shall result in two units per acre. If the item has not been incorporated by the time a first CO has been received, the owner is required to pay the County fair market value for the density received.

FLU App IV Objective 1.3: CHC U.S. 41 Gateway Sub-District

To encourage a mix of residential, office, and commercial uses along the U.S. 41 corridor in the area identified as the U.S. 41 Gateway Sub-District on FLUM Series Map #6A: Charlotte Harbor Community Revitalizing Neighborhood.

FLU App Policy 1.3.1: Height in the U.S. 41 Gateway Sub-District

The County shall allow developments within the U.S. 41 Gateway Sub-District to increase height up to 90 feet if the development complies with specific performance standards, as established in the Charlotte Harbor Zoning Overlay District.

FLU App IV Objective 1.4: CHC Neighborhood Business Residential Sub-District

To promote a mix of residential and neighborhood-friendly commercial uses in the area identified as the Neighborhood Business Residential Sub-District on FLUM Series Map #6A: Charlotte Harbor Community Revitalization Area. The commercial uses are encouraged to provide pedestrian-oriented amenities.

FLU App IV Policy 1.4.1: Density Increase in the CHC NBR

The County will allocate RAPID to properties within the NBR Sub-District that follow the requirements outlined in the following policies in order to receive RAPID. A developer of a site may choose to purchase density and not be required to meet these requirements.

FLU App IV Policy 1.4.2: CHC NBR Density Caps

The maximum density allowed within the Neighborhood Business Residential Sub-District is ten units per acre. The use of RAPID or purchased density does not allow a developer to exceed the maximum allowed density.

FLU App IV Policy 1.4.3: RAPID Restrictions in the CHC NBR

A developer is required to get final site plan approval within two years of being granted RAPID. Construction on the development shall begin within the first half of the third year after receiving the density and site preparation and infrastructure improvements shall be substantially completed on the property by the end of the third year. If the permit expires or the development is deemed abandoned by the County, the County shall consider the transfer of density to be voided. One year extensions to the deadline for use of the density may be granted by the Board of County Commissioners.

FLU App IV Policy 1.4.4: CHC NBR Enhancement Exchange - Options

The following options are made available to a developer wishing to receive RAPID.

1. Contribute to the development of the Charlotte Harbor CRA Sidewalk Master Plan by constructing sidewalk and installing street lights along the local roads which provide access to the development site. If sidewalks already exist, or if the developer does not wish to construct the sidewalk, the developer may contribute

the equivalent funds to the Charlotte Harbor Enhancement Fund, which will be used to fund construction of a Trails and Wayfinding Project. This will result in four units per acre. If the pedestrian amenities are not completed or funds are not deposited at the same time a first CO is issued, the owner is required to pay the County fair market value for the density received.

2. Construct a commercial and residential mixed-use development with at least one commercial use allowing open public access, such as experienced with a restaurant or retail establishment. This amenity will result in six units per acre. If the commercial use ceases to allow open public access, the owner is required to pay the County fair market value for the density received.
3. Pledge to incorporate certified energy efficiency and other green building measures. The development would be entitled to receive the following bonuses:
 - a. LEED Silver Certification will result in three units per acre; or
 - b. LEED Gold Certification will result in four units per acre; or
 - c. LEED Platinum Certification will result in six units per acre; or
 - d. Florida Green Building Certification will result in three units per acre; or
 - e. Green Globes Certification will result in three units per acre.

If the certification is not attained within two years of a first CO being received, the owner is required to pay the County fair market value for the density received.
4. Pledge to incorporate non-certified energy efficiency and other green building measures. This may not be used in conjunction with item #3 above unless the following items are not part of green building certification of the development.
 - a. Rain gardens or other Low Impact Development strategies and practices for stormwater treatment shall result in two units per acre.
 - b. Alternative energy sources that power at least 50 percent of the energy needs of the building shall result in two units per acre.

If the item has not been incorporated by the time a first CO has been received, the owner is required to pay the County fair market value for the density received.
5. Parking agreement with the County to provide parking above what is required by their development that will be useable by citizens wanting to access public spaces and attend festivals and other events. This shall result in two units per acre. If the item has not been incorporated by the time a first CO has been received, the owner is required to pay the County fair market value for the density received.



CHARLOTTE COUNTY
 COMMUNITY DEVELOPMENT DEPARTMENT

APPLICATION for
 LARGE SCALE PLAN AMENDMENT (TEXT)

Date Received:	Time Received:
Date of Log-in: DEC. 1, 2014	Petition #: PA-14-11-17-LS
Receipt #: N/A	Accela #:
	Amount Paid: N/A

1. PARTIES TO THE APPLICATION

Name of Applicant: Charlotte County Board of County Commissioners

Mailing Address: 18500 Murdock Circle

City: Port Charlotte

State: FL

Zip Code: 33948

Phone Number:

Fax Number:

Email Address:

Name of Agent: Matt Trepal

Mailing Address: 18400 Murdock Circle

City: Port Charlotte

State: FL

Zip Code: 33948

Phone Number: 941-764-4934

Fax Number:

Email Address: matthew.trepal@gmail.com

2. APPLICANT'S ATTACHMENTS

- a. Submit a strikethrough/underline version of the proposed changes.
- b. Describe the purpose of/reason for the proposed change.

3. ADDITIONAL REQUIREMENTS

- a. *Traffic Impact Study*: If the proposed change could influence traffic patterns, supply a study that identifies the impacts that could occur through adoption of the proposed change.
- b. *Environmental Impact Assessment*: If the proposed change could have an impact on environmental resources, supply a narrative discussing what those impacts could be and how they will be mitigated.
- c. *Public Infrastructure and Service Impact Assessment*: If the proposed change could have an impact on infrastructure or services, supply a narrative discussing what those impacts could be and how they will be mitigated or addressed.

Community Development Department
Comprehensive Planning Section
Room 205
18500 Murdock Circle
Port Charlotte, FL, 33948

AFFIDAVIT

I, the undersigned, being first duly sworn, depose and say that all data and other supplementary matter attached to and made a part of the application and staff report are honest and true to the best of my knowledge and belief.

STATE OF FLORIDA, COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me this 1ST day of December, 2014, by

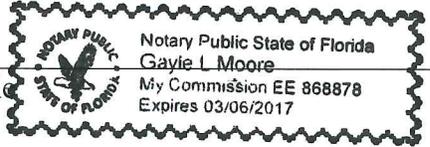
MATTHEW TREPAL
who is personally known to me or has/have produced

as identification and who did/did not take an oath.

[Signature] | [Signature]
Notary Public Signature | Signature of Applicant or Agent

Notary Printed Signature | MATTHEW TREPAL
Printed Signature of Applicant or Agent

Title | 18400 MURDOCK CIR
Address



Commission Code | PORT CHARLOTTE, FL 33948
City, State, Zip

941-764-4934
Telephone Number

PA-14-11-17-LS

Legislative

Commission District 1

Pursuant to Section 163.3184(3), Florida Statutes, transmit a Large Scale Plan Amendment to the State for review and comments; the request is to amend the Future Land Use (FLU) Element, FLU Appendix I: Land Use Guide, FLU Appendix II: Future Land Use Map Series, and FLU Appendix IV: Revitalization Plans; Petition No. PA-14-11-17-LS; Applicant: Charlotte County Board of County Commissioners; providing an effective date.