Application No.
Z-12-01-02
(Rezoning Request)

Applicant
Board of County Commissioners / Murdock Village Planned Development

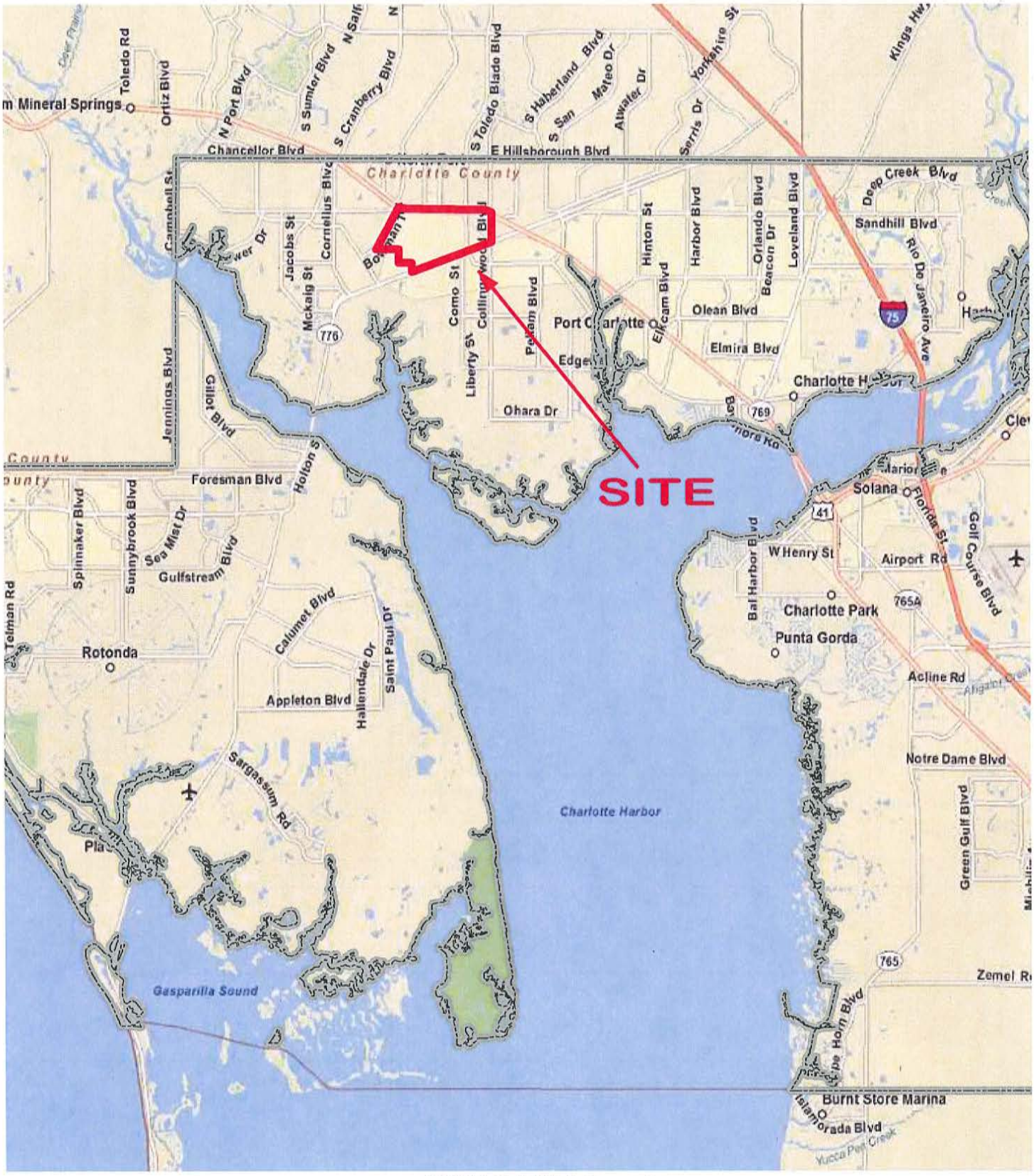
Quasi-Judicial

Commission Dist. IV

Open for Business

Z-12-01-02
MURDOCK VILLAGE PLANNED DEVELOPMENT
General Area Map

Map Prepared By
Charlotte County
Community Development
Department



12/40/21 Mid-County

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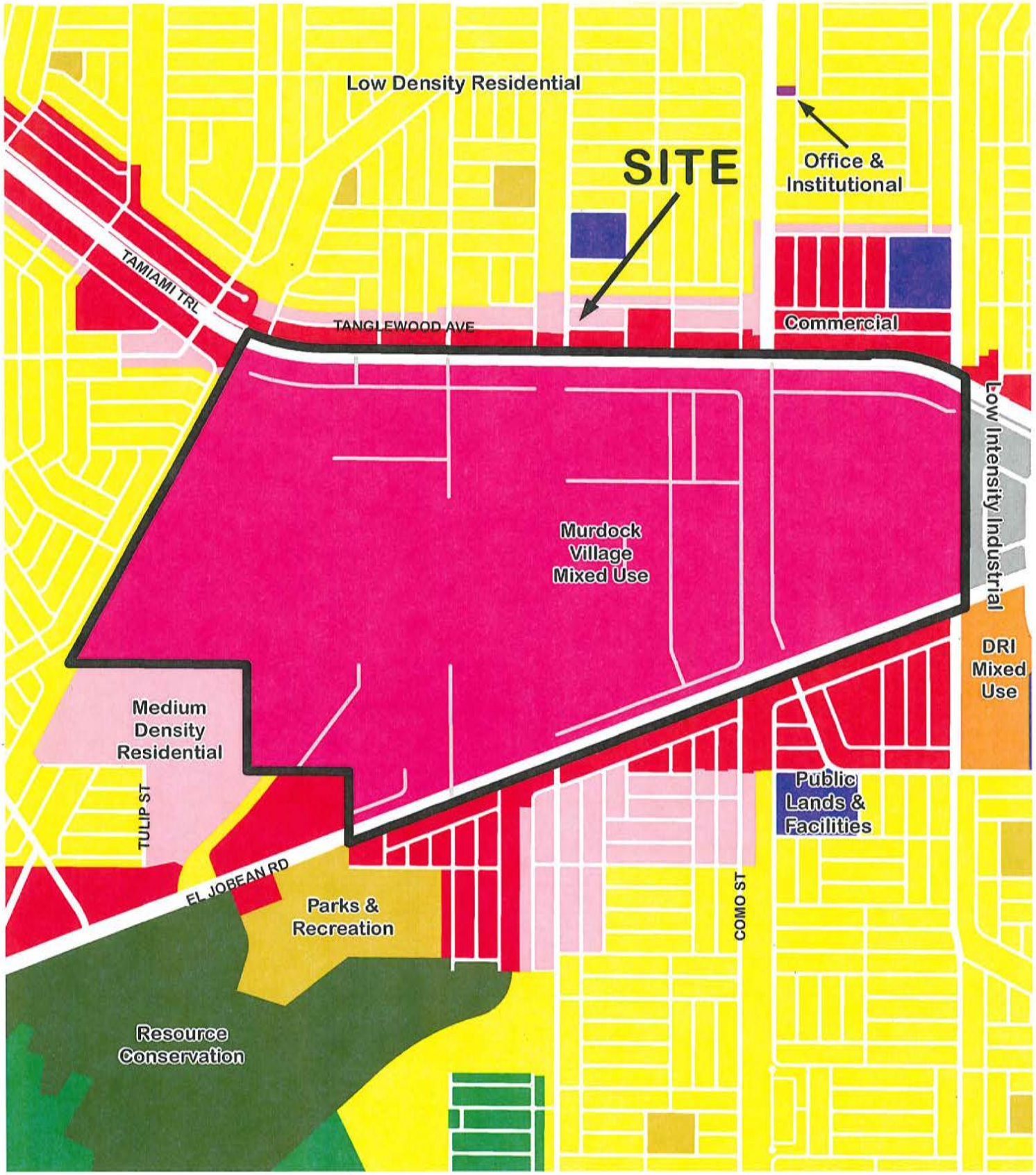
NOT TO SCALE

Open for Business

Z-12-01-02
MURDOCK VILLAGE PLANNED DEVELOPMENT
2030 Future Land Use Designations

Map Prepared By
Charlotte County
Community Development
Department



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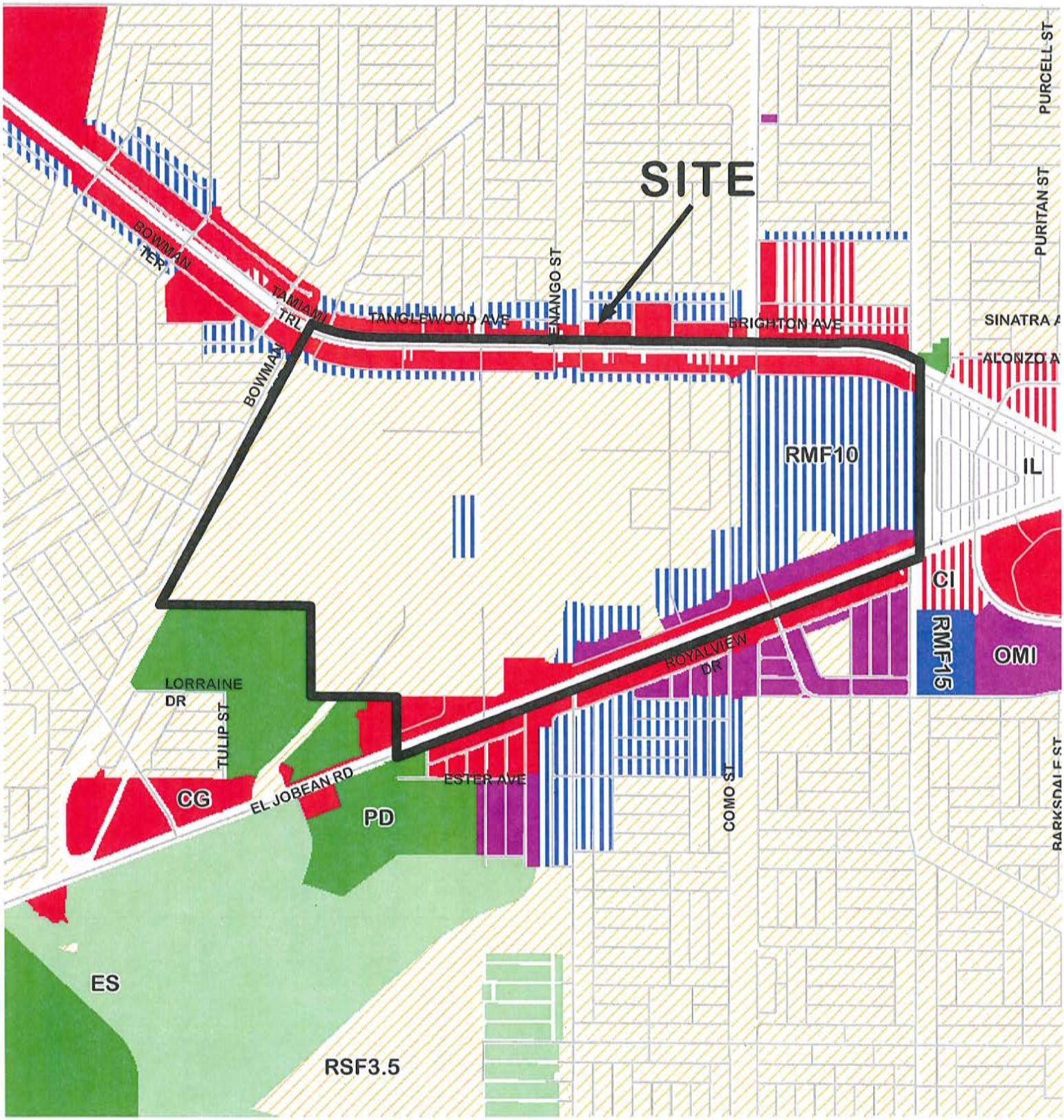
NOT TO SCALE

Open for Business

Z-12-01-02
MURDOCK VILLAGE PLANNED DEVELOPMENT
Zoning Districts

Map Prepared By
Charlotte County
Community Development
Department



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NOT TO SCALE

Community Development Department
Staff Report for Z-12-01-02

DATE: March 1, 2012

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

FROM: Matthew T. Trepal, Planner III

REQUESTED ACTION(S): A publicly initiated request to amend the Charlotte County Zoning Atlas from Commercial General (CG), Commercial Intensive (CI), Office, Medical, and Institutional (OMI), Residential Multi-Family 10 (RMF-10), and Residential Single-Family – 3.5 (RSF-3.5) to Planned Development (PD).

PART I

Applicant(s): Charlotte County Board of County Commissioners
18500 Murdock Circle
Port Charlotte, FL 33948

Major Property Owner(s): Murdock Village Community Redevelopment Agency
18500 Murdock Circle
Port Charlotte, FL 33948

Charlotte County Board of County Commissioners
18500 Murdock Circle
Port Charlotte, FL 33948

Charlotte County Public Schools
1445 Education Way
Port Charlotte, FL 33948

General Location and Acreage: 1,129.15± acres generally located south of U.S. 41, west of Collingswood Boulevard, north of S.R. 776, and east of the Crestwood Waterway, in the Port Charlotte area.

Account Number(s):

Please see Attachment 1.

Analysis:

The Community Development Department initiated, reviewed, and is recommending approval of this rezoning in order to provide guidelines for development of a mixed-use community. The conditions are in accordance with the adopted Murdock Village Community Redevelopment Plan and Smart Charlotte. The subject property is known as Murdock Village.

The subject site contains 1,129.15± acres and is mostly vacant. It does include the North Charlotte Regional Park, a Charlotte County Utilities site, and two churches.

Compatibility and Impacts on the Adjacent Land Uses

The subject site is bounded by U.S. 41 to the north, Collingswood Boulevard to the east, SR 776 to the south, and the Crestwood Waterway to the west and includes the entirety of the Murdock Village Community Redevelopment Area. Much of the property to the north, south, and west is vacant, while the property to the east is occupied by a combination of light industrial, warehouse, and commercial intensive uses.

This proposed mixed-use community includes residential, commercial, certain light industrial, civic, and recreation uses. Since the subject site is physically separated by roads or canals from most adjacent land uses, impacts should be minimal. In addition, the ultimate development of the mixed-use community should work to encourage the development and redevelopment of surrounding properties in a manner that complements, enhances, and is consistent with the vision for Murdock Village.

Consistency with Smart Charlotte

This PD rezoning allows implementation of the Murdock Village Mixed Use FLUM designation of Smart Charlotte and the adopted Murdock Village Community Redevelopment Plan. This rezoning also fulfills the requirements of FLU Policy 5.3.9, which specifically states that the County shall adopt mixed-use zoning for Murdock Village.

Concurrency Issues

- Traffic: In 2009, the site was granted vesting from transportation concurrency. This is based upon the original platting, a Binding Letter of an Interpretation of Vested Rights (BLIVR) issued by the Florida Department of Community Affairs (DCA) and on a series of Binding Letters of an Intent to Modify (BLIM) the original BLIVR, also issued by the DCA. Provided that development of the site does not produce traffic impacts greater than those produced by the vested development rights, the site will not need to address transportation concurrency.
- Water and Sewer: The site will be served by Charlotte County Utilities (CCU) for potable water, sanitary sewer, and recycled water services. Demand may reach as high as 1.3 million gallons per day for potable water and 1.1 million gallons per day for sanitary sewer service, but

CCU's permitted capacities have sufficient available capacity to handle such demand. Additional distribution and collection infrastructure will need to be constructed to serve the subject site.

- School Generation: The proposed amendment will have a range of between 900 and 10,300 residential units. The potential student population generated by the upper limits of this range would exceed 1,500 students at all grade levels, and represents a significant impact on school concurrency. Charlotte County Public Schools owns a 35-acre parcel within the subject site deed-restricted for use as an educational facility that could be used to address concurrency issues.

Opportunity for Redevelopment of Platted Lots

The majority of the site has been the subject of plat vacation PV-08-01-01. That plat vacation eliminated more than 2,500 platted lots. The purpose of the Murdock Village project is to redevelop an outdated subdivision into a more desirable and sustainable form that can be more successful over the long term than the original platted form.

Concept Plan:

The concept plan associated with this PD rezoning was recommended for approval during Site Plan Review.

Staff Recommendation:

"Approve petition No. Z-12-01-02 with conditions 'a' through 'ff', based on the findings and analysis in the Planning Division staff report dated February 16, 2012 and the evidence presented at the public hearing on the application (if applicable)."

Conclusion:

Staff recommends approval of this rezoning because it is consistent with the Smart Charlotte 2050 and accomplishes the intent of the Murdock Village Community Redevelopment Plan.

The Planning and Zoning Board proposed recommendations:

"Motion to forward application No. Z-12-01-02 to the Board of County Commissioners with a recommendation of Approval with conditions 'a' through 'ff', based on the findings and analysis in the staff report dated February 16, 2012 and the evidence presented at the public hearing on the application (if applicable)."

Conditions of Approval:

FOR THE ENTIRE PLANNED DEVELOPMENT DISTRICT:

a. Development on the subject property shall occur in phases. Multiple phases of development are contemplated for the subject site. Each phase shall require a Major Modification to this PD, to be completed within 8 months of purchase of the land from the County.

b. Each Major Modification shall include an appropriate rezoning and amendment to the Concept Plan and receive County approval of any necessary phase-specific site plans and proposed conditions.
c. Within any phase, County staff reserves the right to place additional conditions upon a development proposal when it is submitted for Final Detail Site Plan review.
d. No development of other than public infrastructure shall occur except as approved in this PD or in a Major Modification to this PD.
e. Total development entitlements shall include:

Project Summary

Area	1,129.15± acres
Residential Uses	
Single Family	2,744 units
Multi-Family	538 units
Total residential	3,282 units
Commercial Uses	
Regional commercial space	732,434 square feet
Other commercial space	2,291,448 square feet
Total commercial space	3,023,882 square feet

f. Commercial development within the PD shall be defined by the following categories:
   - Regional Commercial: Regional Commercial shall mean the commercial activity within the Town Center of the approved Master Plan for the Murdock Village Redevelopment Area. It shall serve the residents of Murdock Village as well as the residents of the general region and may include uses such as retail, national stores, office, corporate headquarters, professional services, restaurants, personal services, professional supplies and other similar uses. The size and scale of the uses included within the Regional Commercial category will encompass the full range of all commercial categories; however, the critical factor of the Regional Commercial uses is the requirement that such uses be located within the Town Center area designated on the Murdock Village Redevelopment District plan. Being that the Town Center area is comprised of multiple components or geographic blocks - each integrated within the boundaries of the Town Center - the amount of development within each component or block shall not be considered descriptive of the category of commercial use contained therein. The regional nature of the category will be derived from the proximity of the uses to each other (i.e., the sharing of infrastructure and space) as well as the requirement that each of the Regional Commercial uses be designed into the mixed use Town Center utilizing traditional urban design techniques. A University Campus, if provided, shall be deemed a regional commercial use and may be located elsewhere within the Murdock Village Redevelopment Area.
   - Other Commercial: The Other Commercial category within the Murdock Village Redevelopment Area encompasses all commercial uses located outside the boundary of the Town Center area depicted on the Redevelopment District plan, with the exception of the University Campus. The Other Commercial category is categorized by size and function into the following sub-categories:

- *Community Commercial*: Community Commercial shall mean commercial development in compliance with the adopted Master Plan of the Murdock Village Redevelopment Plan, located adjacent to Neighborhood Residential Districts in such a manner as to serve multiple residential districts. Community Commercial will be designed to provide for daily and lifestyle needs and services of the residents of the entire Murdock Village Redevelopment District, as well as the residents of the nearby community. Uses may include general retail, offices, professional services, multi-family, health care, educational facilities, hotels, restaurants, and business services, etc.
- *General Commercial*: General Commercial shall mean commercial activities built on parcels of property along and adjacent to U.S. 41. Development will typically be oriented to the adjacent highway in a configuration of individual parcels containing up to ten acres with small individual businesses. General Commercial uses will typically gather a significant portion of their business from vehicular traffic on the adjacent highway or are dependent upon a location with immediate access to the highway to serve the general area of the community. Typical uses within the General Commercial category include the sale, rental, and distribution of goods and services; health care, hotels, multi-family, and offices, etc.
- *Internal Commercial*: Internal Commercial shall mean commercial development located within the Neighborhood Residential District of the Murdock Village Redevelopment Master Plan with uses related to local daily convenience goods, retail, professional, office showrooms, health care, and personal and business services. Multi-Family uses may also be provided as a component of Internal Commercial. Each Internal Commercial center should be centrally located within a Neighborhood Residential District in order to encourage pedestrian access, to provide a neighborhood focus/identity, and to discourage larger-scale land uses. The primary users of Internal Commercial are intended to be the residents of Murdock Village.

g. Development entitlements may be increased in one land use category and concurrently reduced in another land use category, as more specifically described in the Murdock Village Equivalency Matrix ("Matrix") adopted in Smart Charlotte 2050 FLU Appendix I. Such a modification shall be completed through application for Determination of Vested Rights or a Modification of a Determination of Vested Rights according to Article XXVII of the Charlotte County Code of Laws and Ordinances, as the same may be amended.

h. Generalized land use areas within this PD rezoning shall follow those established in the Murdock Village Mixed Use Future Land Use Map category.

i. The following uses shall be permitted unless prohibited by phase-specific conditions:
    i. Residential uses:
        1. All principal and accessory uses permitted in any Residential Single-Family (RSF) zoning district.
        2. All principal and accessory uses permitted in any Residential Multi-Family (RMF) zoning district.
        3. Home occupations, in accordance with the Special Regulations provisions of Chapter 3-9 of the Charlotte County Code, as the same may be amended.

4. Group home facilities.
5. Child and adult day care facilities.
6. Adult congregate living facilities in accordance with the Special Regulations provisions of Chapter 3-9 of the Charlotte County Code, as the same may be amended.

ii. Civic uses:
1. Houses of worship, in accordance with the Special Regulations provisions of Chapter 3-9 of the Charlotte County Code, as the same may be amended.
2. Elementary, middle, and high schools.
3. Essential services and emergency services.

iii. Commercial uses
1. All principal and accessory uses permitted in the Commercial General (CG) zoning district.
2. Bars, cocktail lounges, nightclubs, and taverns in accordance with the Special Regulations provisions of Chapter 3-9 of the Charlotte County Code of Laws and Ordinances, as the same may be amended.
3. Outdoor markets.
4. Commercial and public parking garages.

iv. Office Showroom and Employment Center uses, provided no nuisance impacts from dust, odor, noise, vibration, or glare are imposed upon adjacent uses:
1. Light manufacturing, processing, packaging, and fabricating in completely enclosed buildings.
2. Bio-fuel production, in completely enclosed buildings.
3. Service establishments catering to commerce and industry, including linen supplies, communication services, employment agencies, and similar uses.
4. Printing, lithographing, publishing, and similar establishments.
5. Laboratories, Class 1, 2, and 3.

j. Height limits for the generalized land uses are established by the following table:

Land Use Area	Height Limit (feet)		
	Commercial/ Mixed Use/ Public	Multifamily Residential	Single-family Residential
Residential in neighborhoods (Neighborhood Residential)	N/A	60	38
Internal Commercial	38	N/A	N/A
Regional Commercial (Town Center)	90	90	N/A
Community Commercial	60	60	N/A
General Commercial	60	60	N/A
Office Showroom/Employment Center	60	N/A	N/A
University/College Campus	60	60*	N/A
Primary/Secondary Educational Facility	60	N/A	N/A

*Applies to dormitory buildings only

k. Outdoor storage of articles for sale, repair, or lease (except automobile leasing) is prohibited.

l. Individual phases may allow additional uses not listed in these conditions, expect as prohibited by condition 'k', or restrict uses permitted by the general conditions for the entire PD, as appropriate. These shall be established in phase-specific conditions.

m. The PD setback requirement of 25 feet will be adhered to on all external Murdock Village site boundaries that are not adjacent to a major roadway or existing industrial zoning. No pavement or other structures except a wall or fence, driveways, signs, landscaping, and sidewalks shall be allowed within the setback.

n. The appearance and placement of structures will directly affect the visual image and attractiveness of Murdock Village. An applicant for a new phase shall include a Design and Development Standards (DDS) manual with the application for Major Modification. Alternatively, the applicant may choose to conform to the adopted DDS manual of an immediately adjacent phase. If the applicant chooses to create a new DDS manual, the parameters of this Condition are minimum standards that shall be met. The DDS manual shall include an architectural pattern book prepared by a licensed architect, establishing the required architectural details for all residential and non-residential structures within the phase. The costs of preparing the DDS manual shall be borne by the applicant.

   i. Setbacks:

      1. Minimum and maximum front setbacks shall vary according to roadway type, as shown in the following table.

Roadway Type	Single Family/Duplex Construction		All Other Construction	
	Minimum	Maximum	Minimum	Maximum
Boulevards	25	50	25	70
Major Roadways	20	25	0	25
Local Roadways	10	20	0	10

      2. Lots or parcels with multiple street frontages shall apply the appropriate front setback to each frontage.

   ii. Boulevards:

      1. If a non-residential building is located at other than the zero-foot setback, the space between the building facade and the right-of-way line shall only be used for the following purposes:
         a) Accessory outdoor dining, provided that the dining area may be separated from the sidewalk only with planters, shrubs, or fencing with a maximum height of 42 inches.
         b) Balconies, pedestrian walkways, porches, arcades, handicap ramps, and stoops, provided, however, that no such feature shall extend into the right-of-way.
         c) Terraces, provided they have a maximum finished floor elevation of 24 inches above the sidewalk elevation and shall be surrounded by a guardrail with a minimum height of 36 inches and a maximum height of 42 inches.

d) Landscape and water features, not including stormwater management facilities.
e) Pedestrian plazas.

2. A minimum 15-foot landscape buffer shall be provided abutting the right-of-way line of any designated Boulevard, which shall conform to the following standards:
   a) No existing dedicated or reserved public or private right-of-way shall be included in the calculated buffer width.
   b) The landscape buffer shall not include stormwater retention areas.
   c) If parking abuts the buffer, a continuous shrub hedge shall be arranged or planted so that a height of three feet will be attained within one year of planting so as to screen a minimum of seventy-five percent of the parking area, to that height, as viewed from the right-of-way.
   d) Existing vegetation shall be used where possible to meet these requirements.
3. Single-family and duplex construction shall not front on Boulevards unless driveways and garages are rear-loading and accessed via alleys along the rear property lines.

iii. Blocks:

1. All block dimensions shall be measured from curb to curb. Right of way widths shall not be included in the measurement of block widths or depths.
2. Unless otherwise stated, block dimensions shall not exceed 660 feet by 400 feet and block depth-to-width ratios shall not exceed 1 to 4.
3. Block dimensions along S.R. 776 may not exceed 1,320 feet by 400 feet and may not be less than 660 feet by 400 feet.
4. Block dimensions along U.S. 41 may not exceed 1,320 feet by 400 feet and may not be less than 660 feet by 400 feet unless the block is defined by public rights-of-way dedicated prior to March 11, 2008.
5. On sites 15 acres or larger, the site may contain one block with a maximum dimension of 660 feet by 660 feet for every 30 acres.
6. All sites shall have an internal circulation system connecting the blocks, forming an interconnected, grid-like system. This system may be made up of publicly-dedicated rights of way, private streets, or a combination of both.
7. When a block dimension exceeds 660 feet, a mid-block pedestrian plaza shall be provided, allowing access to the opposite side of the block. This pedestrian plaza does not need to be placed at the exact mid-point of the block, but shall be located no nearer any end of the block than one-third of the block dimension.
8. Contiguous green spaces are not subject to the block length requirements, but if the green space is longer than 150 feet it must include a pedestrian walkway with shared bicycle use as a mid-block connection every 150 feet.

iv. Building orientation:

1. Building orientation along streets shall be designed to reinforce a sense of consistent streetscape.
2. Buildings shall be aligned with neighboring buildings in order to reinforce the street edge. Landscaping may be used to reinforce this line.

3. Buildings shall always be oriented so that the main entrances and windows are parallel to the street that serves the subject property. Main entrances shall be clearly identifiable from the street.
   a) In the case of certain uses, such as grocery stores and similar uses where it is deemed necessary that parking be located near the front entrance, the building may be turned 90 degrees with regard to the street. In such cases, the building side facing the street shall still be placed parallel to the street, the main entrance shall be clearly identifiable from the street, and the street face of the building shall be designed to avoid a blank wall adjacent to the street.
   b) When a development site involves more than one building, including proposed outparcel buildings, all primary and outparcel buildings shall be arranged and grouped so that their primary orientation complements the adjacent existing development and does one of the following:
      1) Frames the corner of an adjacent street intersection.
      2) Frames and encloses a "main street" pedestrian and vehicle access corridor within the development site.
      3) Frames and encloses on at least three sides parking areas, public spaces, or other site amenities.
      4) Frames a parking area where the buildings face the outer edge of the parcel.
4. Corner lots shall place as much building mass near the intersection as possible to help anchor the lot and take advantage of high visibility.
5. Buildings may front along a pedestrian plaza in place of fronting along a street. Any building located at the corner of a street and a pedestrian plaza shall include a public entrance along the street facade, even if the main entrance faces the pedestrian plaza.

v. Pedestrian circulation:
   1. A safe on-site pedestrian circulation system shall be designed for all development sites, integrating into the pedestrian circulation systems of adjacent developments, if existing, or allowing for interconnections with future adjacent development.
   2. Pedestrian walkways and crosswalks, and the walkway itself when integrated within another paved area such as a parking lot, shall be made distinct from other paved areas on the development site. This shall be done by using a different surface type such as bricks, pavers, or variations in pavement surfacing, special landscaping, decorative painting, or similar items. Typical crosshatching or striping shall not be considered sufficient to fulfill this criterion.
   3. All pedestrian walkways shall be a minimum of five feet wide.

vi. Pedestrian plazas:
   1. Pedestrian plazas may be publicly-dedicated or privately owned and maintained.
   2. All pedestrian plazas shall be at least 20 feet wide. For the purposes of setbacks, pedestrian plazas shall be considered Local Roadways as defined in these standards, except that landscaping and water features shall not be permitted within the setback area.

3. Asphalt or other bituminous paving shall not be permitted as a plaza surface.
4. Pedestrian plazas shall be open to the sky and unobstructed, except for certain permitted obstructions such as planting, seating, and other amenities, including shade structures.
5. Garage entrances, parking spaces, loading spaces, exhaust vents, mechanical equipment, and trash storage are all prohibited in pedestrian plazas.
6. Pedestrian plazas shall provide at least two forms of seating. The acceptable forms of seating are:
   a) Movable seating, including chairs and tables. Such seating shall be separate from any seating provided for outdoor dining by a business establishment.
   b) Fixed benches.
   c) Seat walls.
   d) Planter ledges.
   e) Seating steps.
7. All pedestrian plazas shall contain trees and planting areas.
8. At least 50 percent of a building's frontage upon a pedestrian plaza must be occupied by uses that front directly upon the plaza. These uses may include windows providing views into the interior use.
9. All walkable and seating areas, as well as sidewalks adjacent to the plaza entrances, shall be lit from at least one hour before sunset to one hour after sunrise.

vii. Vehicle circulation:

1. Curb cuts shall be minimized. A single driveway is allowed along the main road. Secondary access points from side roads will be allowed. Curb cuts shall only be as wide as necessary to accommodate needed lanes, and curb radii shall be kept to a minimum.
2. Internal vehicle circulation patterns shall provide a clear and direct path to the principal customer entrance of the primary building, to outparcel buildings, and to each parking area.
3. Connections between adjacent non-residential developments shall be provided to any adjacent development.
4. Common or shared service or delivery access shall be provided between adjacent parcels and buildings.
5. Access to non-residential sites shall not align with access to adjacent residential development. Exceptions may be made where physical constraints dictate that no other option is possible.

viii. Parking:

1. Except as stated in these Conditions, all parking shall conform to the Parking provisions of the Charlotte County Code, as the same may be amended.
2. Parking shall be placed according to the adjacent roadway type:
   a) Along Boulevards, parking for non-residential uses may be placed between the building front and the right of way, provided that such parking shall not exceed

50 percent of the street frontage. No parking for residential uses shall be permitted between the building front and the right of way.

b) Along Major and Local Roadways, no parking for non-residential uses shall be placed between the building front and the right of way.

c) Alternative design solutions shall only be approved for parking if accompanied by an approved alternative parking study.

3. Parking areas should be designed in regular, rectangular shapes as much as possible.
4. Except where precluded by drive aisles or other vehicular use areas necessary for shared parking or joint access between properties, perimeter landscaping as required by Chapter 3.5, Article XVIII of the Charlotte County Code, as may be amended, shall be required for all parking areas even if the paved parking area is screened by buildings or structures.
5. Parking areas shall be linked with adjacent parking areas in order to provide secondary access to the site and ease congestion on the main road.
6. In the case of multi-building developments, site layout in accordance with these standards may result in parking areas located adjacent to a street. In those cases, parking must be located behind the maximum front setback established by these standards, with the space between the parking and the right-of-way line being used in a manner consistent with the Building Orientation requirements of these standards. In no case shall parking areas in a multi-building development be located between the main entrance of any building and a right of way.
7. On-street parking, including parallel parking or angled parking within the right-of-way, is permitted.
8. On-site parking for any individual uses shall be limited to110 percent of the minimum required parking for that use. Parking in excess of 100 percent of the required minimum parking shall be paved with a permeable surface. Shared parking shall be required within any commercial development area. All shared parking must be supported by a parking study acceptable to the Community Development Department and provided in accordance with a Shared Parking Agreement prepared in a manner acceptable to the County Attorney's Office and the Community Development Department.
9. Racks or storage facilities for bicycles and other non-motorized vehicles shall be provided in recreational, commercial, and multi-family residential areas.
10. Landscaped areas should be consolidated into useful areas and not just narrow strips of grass or plantings. Tree protection shall be incorporated into all landscaping.
11. Development site entryways should be landscaped in such a way as to mark the entry, using plantings massed and scaled as appropriate for the entryway size and shape, but shall leave sight triangles clear.
12. Planters may be used to landscape existing sites that cannot install other landscaped areas.

ix. Outparcels:
1. The number, location, and design of outparcel buildings shall reinforce, rather than obscure, the identity and function of the development site, especially in multi-building developments.
2. To the maximum extent practicable, outparcels and outparcel buildings shall be clustered together to define street edges and entry points or to enclose and create interesting places between buildings. The even distribution of outparcel buildings within a development, even if along the street edge, is discouraged.
3. Wherever practicable, spaces between adjacent outparcel buildings should be improved to provide small pockets of heavily-landscaped customer parking, pedestrian connections, or small-scale project amenities.
4. The main entrance of an outparcel building may be oriented in a variety of ways including, without limitation, toward the primary access street, toward an internal "main street", framing a primary entrance to the development site, toward the side when that side faces another outparcel building, or toward the interior of the site.

x. Freestanding kiosks:
1. All kiosk-type buildings and structures, such as freestanding ATMs or similar uses, shall be integrated with the overall development site and shall be subject to the same guidelines as all other buildings within the development site.
2. Freestanding kiosks shall be considered outparcel buildings as described in these standards.
3. Freestanding kiosks shall not be located along the primary access street frontage.
4. Access to freestanding kiosks shall be from streets and drives internal to the development site, not direct from the public right-of-way.

xi. Building design:
1. Simple box forms with architectural elements are prohibited.
2. The building mass near the front of the site should be articulated with design features that are compatible with a pedestrian scale.
3. The tallest facade of the building should face the street, stepping down in back if necessary.
4. Different massing should be used at the building's main entrance to define a reduced-scale appearance and improve visibility from many directions.
5. Large-scale features are discouraged along the primary facade.
6. Overhead doors should be reserved for the rear of the facility whenever possible and out of sight from the street. If there is a demonstrated need which dictates the placement of such doors on the front or street-side walls of a building, their appearance must be minimized by blending it into the primary facade of the structure.
7. Less-public areas such as warehouses, storage, manufacturing, and loading spaces must be shielded from view in the rear of the building.

8. Large structures shall articulate their primary facades with various design features to help reduce the overall scale of the building through the use of roofline articulation or mass divisions.
9. All exterior building facades that face a public right-of-way or have a primary customer entrance, even if they are separated by a median or interior travel way, are defined as primary facades and must meet the primary facade standards outlined herein.
10. Primary facades shall be consistent in terms of design, materials, details and treatments.
11. All building walls visible from a right of way or parking area shall include materials and design characteristics consistent with those on the primary facades.

xii. Transitions between land uses:

1. Transitions between land uses shall be required in the following situations:
   a) When there are changes in use between adjoining properties, especially from commercial to residential.
   b) When there are changes in intensity of use between adjoining properties, such as from a large commercial development to multi-family residential.
   c) When there are views, uses, or activities on a site that could be a nuisance for neighbors, such as loading, service, and maintenance areas.
2. When transitions are required, a combination of Architectural, Open space, and Height transition techniques may be used to achieve the intended result, as may be appropriate.
   a) If architectural transitions are used, a minimum of three of the following shall be included:
      1) Similar building setbacks.
      2) Similar building heights.
      3) Similar roof forms.
      4) Mitigation of the larger mass through facade articulation.
      5) The use of front-to-front building orientation, especially with pedestrian-intensive uses. Other building-to-building orientations may be used through an approved alternative design solution, except that back-to-front building orientation is prohibited.
   b) If open space transitions are used, existing natural features should be integrated into the design. These transitions may also include small green spaces, courts, and pedestrian connections to adjacent land uses.
   c) Buildings that are to be more than or equal to twice the height of any existing commercial or mixed use building that is within 200 feet of the new building shall use transitional height elements to blend the height of the new building to the height of the existing buildings. The transitional height elements must be incorporated on the new buildings at the average height of existing buildings. Transitional height elements may include:

1) Cornices or other decorative elements which run the length and width of the building and project a minimum of three feet from the wall.
2) Offset floors.
3) Any other element that meets the intent and purpose of these standards and has been approved as an alternative design solution.

3. Lower-intensity uses, especially pedestrian-oriented uses, should be used as transition elements whenever possible.

xiii. Potential nuisance features or uses:

1. All service areas, including those for loading, storage, equipment, maintenance, and similar uses, shall be located at the rear or sides of buildings, to the greatest extent possible, and shall be fully buffered from the view of adjacent properties and public rights-of-way.
2. Maintenance and service areas shall be fully enclosed, and when not housed within the same building as the primary business of the subject commercial operation, shall be fully enclosed in structures whose design and color is consistent with the provisions of these standards.
3. Refuse areas shall be located at the rear or sides of buildings and shall be fully buffered from the view of adjacent properties and public rights of way. Hardscaping should be incorporated in screening where possible.
4. No refuse area shall be located within 20 feet of a public street, private street, public sidewalk, or pedestrian walkway.

xiv. Roofs:

1. Rooflines and roof features shall be consistent with the building's mass and scale.
2. To the maximum extent possible, all rooftop equipment shall be concealed from public view in a manner consistent with the architectural design of the building. In addition, rooftop equipment shall be visually minimized with painted colors and finish complementary to the overall building design.
3. Mansard and shed roofs are prohibited.
4. Buildings with sloped roofs shall include dormers and gables along the front to maintain a prominent facade, when feasible.
5. Buildings with sloped roofs shall provide roof overhangs.

o. Signage:

i. All signage shall be consistent with the requirements of the Signs provisions of Chapter 3-9 of the Charlotte County Code of Laws and Ordinances, as the same may be amended, unless a Master Sign Plan including a unified sign theme is approved for any phase.

ii. Pole signs are prohibited.

p. All roadways shall be constructed to Charlotte County standards. If roadways are to be private, following Final Detail Site Plan Review approval, the developer, and subsequently, any homeowners' or property owners' association, Community Development District (CDD), or any similar entity will be required to maintain all private roads within the development area.

q. "Complete Streets" requirements:

i. Each phase shall be developed with "Complete Streets."

ii. All new public and private streets and the reconstruction of any existing streets shall conform to these standards. Compliance with these standards shall be established in the construction drawings and site plans submitted to the Community Development Department at the time of application for Final Site Plan Review.

iii. Three roadway types are established within the Murdock Village PD rezoning: Boulevards, Major Roadways, and Local Roadways. The usage of these roadway types within the established land use areas shall occur according to the Roadway Context table provided as Exhibit "A".

iv. Street design shall depend upon the adjoining intended use of the land. The right of way widths, number of lanes, lane widths, and other design criteria are dependent upon the context of the roadway and are established in the Street Standards table provided as Exhibit "B".

1. Rights-of-way shall be divided into two zones, the Vehicle Zone and the Pedestrian Zone.
   a) The Vehicle Zone is that area of the right of way intended for use primarily by vehicles. This zone includes travel lanes for motorized vehicles and for bicycles, parking lanes, left-turn lanes, and raised medians.
   b) The Pedestrian Zone is that area of the right of way intended for use primarily by pedestrians. This zone includes sidewalks and landscape strips within the right of way.
2. The Vehicle Zone shall be developed as follows:
   a) Local Roadways may be constructed as one-way streets. In such cases, each one-way street shall have two travel lanes and on-street parking on both sides, as established in the Street Standards table.
   b) On-street parking lanes are primarily intended to consist of parallel parking spaces, but angled parking – either head-in or back-in – may be included if the width of the parking lane is expanded appropriately. In no case shall the expansion of parking lanes cause any reduction in the width of the Pedestrian Zone, or of any travel or left-turn lanes.
   c) Parking lanes may accommodate bicycle parking.
   d) Left-turn lanes and raised medians shall be constructed according to the Street Standards table.
   e) When required, raised medians shall meet the following standards:
      1) Widths shall be at least equal to that required for left-turn lanes. Any width in excess of this shall not be included through any reduction in the width of the Pedestrian Zone, or of any travel or parking lanes.
      2) Widths shall be at least four feet when adjacent to left-turn lanes.
      3) Landscaping shall be done in accordance with the standards established for landscape strips.

f) All bicycle lanes shall be a minimum of five feet in width. All bicycle lanes shall be striped separately from all travel and parking lanes, and shall be marked appropriately through signage and pavement markings.
g) Storm drain inlets located within bicycle lanes shall have openings that are perpendicular to the direction of travel. Curb inlets should be provided whenever possible.
h) Curb extensions shall be included at intersections of Boulevards with any other roadway type, and at intersections of Major Roadways with any other roadway type when that intersection occurs within Mixed Use, Commercial, or Residential areas.
i) Curb extensions may eliminate required parking lanes.
j) Curb extensions may include landscaping, in accordance with the standards established for landscape strips, provided that such landscaping does not interfere with use of the curb extensions by pedestrians, as intended.
k) Curb extensions are not required at any intersection with a roundabout.
l) Roundabouts are not required, but should be considered when two Boulevards intersect.
m) A roundabout shall be installed when more than two streets of any type intersect.
n) On-street parking shall not be permitted within the right-of-way of a roundabout.
o) All intersections involving a Boulevard or Major Roadway shall require crosswalks, indicated through pavement marking. Intersections located within any area designated as Town Center shall include raised crosswalks.
p) All intersections involving Local Roadways within any area designated as Town Center shall require crosswalks, indicated through pavement marking.
q) All signalized intersections shall require crosswalks or raised crosswalks, as determined by roadway designation and street location.
r) All raised medians shall include pedestrian refuges.

3. The Pedestrian Zone shall be developed as follows:
   a) Sidewalk widths may exceed the minimums established in the Street Standards table, but no increase in sidewalk width shall result in the reduction of any required landscape strip, or of the Vehicle Zone.
   b) Street furniture may consist of benches, bus shelters, bicycle racks, waste receptacles, street planters for trees or other vegetation, or any other item placed upon the sidewalk, excluding signs, outdoor displays, or outdoor storage.
   c) All street furniture shall be safe and sturdy and shall be maintained in good repair.
   d) No street furniture shall be placed within five feet of any exit, fire hydrant, or upon any handicapped access ramp.
   e) Street furniture may be placed within the landscape strip. In the case of benches and trash receptacles, the furniture shall be placed upon a concrete pad connected to and built to the same standards as the adjacent sidewalk.

f) Landscape strips shall be installed between the roadway surface and the sidewalk.
g) Landscape strip widths may exceed the minimums established in the Street Standards table, but no increase in landscape strip width shall result in the reduction of any required sidewalk, or of the Vehicle Zone.
h) All planting within landscape strips is encouraged to conform to Low Impact Development design standards.
i) Shade trees should be planted in such a manner that at maturity the adjacent sidewalk is adequately shaded.
j) When landscape strips are not required, planting including planter boxes and street trees with grates shall be located in the area immediately adjacent to the roadway surface, where the landscape strip would otherwise be located.

r. All phases shall incorporate future Charlotte County transit system stops as identified by the County to serve this development. Bus stop locations should, at a minimum, provide a covered shelter or adequate vegetative shading, a bench or other seating, and should be located no further than one-quarter mile from a majority of all commercial or industrial businesses.
s. Impervious surfaces shall be minimized wherever practicable through the use of vegetative ground covers and other pervious materials to minimize concrete and asphalt.
t. The urban heat island effect shall be minimized through the use of techniques such as those described in the U.S. Environmental Protection Agency publication *Reducing Urban Heat Islands: Compendium of Strategies*.
u. Potable water and sanitary sewer utilities shall be required. Re-use water utility lines shall be extended with potable water and sanitary sewer lines throughout a phase. A Developers Agreement with Charlotte County Utilities for the extension of potable water, sanitary sewer, and re-use lines must be approved by the Board of County Commissioners prior to approval of any Major Modification to this PD.
v. Landscaping:
    i. Each phase shall be developed with a unified landscaping theme. Only Florida Friendly landscaping shall be allowed. Plants with similar maintenance needs shall be grouped together. Trees shall be placed to provide shade in the warmer months while not overly reducing the benefits of sunlight in the cooler months.
    ii. All development within a phase shall be designed in a manner that takes advantage of the presence of existing heritage trees by including them as focal points within the development. Should a heritage tree be removed during the course of development, replacement trees in an amount equal to the girth of the removed tree shall be planted as compensation, in addition to any required tree points. Heritage trees located in areas designated for public rights-of-way and stormwater management facilities shall be exempted from the replacement provisions of this condition. In addition, right-of-way or parking lots may be constructed within the drip line of a heritage tree and the tree shall be considered preserved if the construction is done in accordance with a plan prepared by a certified arborist and approved by the County.

iii. Since there are no individual zoning districts within a PD, the zoning districts closest in nature to the developing use and adjoining uses shall be used to determine internal buffering requirements unless phase specific buffering conditions are approved.

iv. All landscaping shall be irrigated as necessary to ensure survival. After establishment of the landscaping, all irrigation shall be done in accordance with the following:

1. Innovative irrigation technology such as drip irrigation, moisture sensors, and micro spray heads shall be used to reduce irrigation water use.
2. The lowest quality of water possible shall be used for all non-potable water uses. Potable water may not be used for non-potable or irrigation demands. Irrigation needs shall be met with re-use water or with water from on-site lakes or stormwater management ponds. Lakes and ponds may be recharged through the use of groundwater wells, but the use of direct groundwater for irrigation is not encouraged.
3. After the establishment of landscaping, irrigation of green space may not occur between the hours of 9:00 A.M. and 5:00 P.M.

v. Low Impact Development design criteria shall be used in the development and construction of all stormwater management facilities.

w. Lighting:

i. Within any residential neighborhood or mixed use development area, if outdoor lighting is proposed, it will be shielded or directed in such a way that the light does not shine beyond the boundaries of the subject property. Pole or standing lights will be no higher than ten feet.

ii. Energy-efficient lighting for streets, parking areas, recreation areas, and other interior and exterior public areas shall be required to the extent that safety, security, and County lighting standards are not compromised.

x. Site development shall comply with the Florida Green Building Coalition Certification standards or equivalent green building standards.

y. Alternative design solutions to these standards may be proposed subsequent to approval of a Major Modification. This allows an individual developer the ability to adapt the DDS manual adopted for the phase within which the development is located to a unique development. The alternative design solutions must be approved through the following process. Approval of an alternative design solution shall not be considered a general waiver of all applicable building and land development standards.

i. Alternative design solutions may only be used to address Conditions 'm', 'n', 'v', and 'w'.

ii. The applicant proposing an alternative design solution shall request and attend a pre-application meeting with County staff prior to submitting for building permits or Site Plan Review. The information presented at this meeting shall include:

1. A written description of and justification for the proposed alternative design solution, specifically addressing the criteria for approval established below.
2. A concept plan that describes and illustrates, in written and graphic form, the intended locations and quantities of proposed buildings on the site, the layout of proposed vehicle and pedestrian access and circulation systems, and areas designated

to meet requirements for open space, parking, on-site amenities, utilities, and landscaping and shall also include descriptions and illustrations of the proposed alternative site and building design elements. A map of the site's topography and a general description of environmental characteristics is also required.

iii. County staff shall review the alternative design solution for compliance with the criteria for approval established below and the Community Development Director shall approve, approve with conditions, or deny the alternative design solution in writing.

iv. An alternative design solution concept plan shall be valid for a period of 36 months from the date of approval and within which application for building permit or Site Plan Review approval must be filed. A one-time extension of 12 months may be granted by the Community Development Director upon filing such request in writing a minimum of one month prior to the expiration date.

v. Written approval of an alternative design solution concept plan does not authorize any development activity, but rather authorizes the applicant to prepare a Final Detail Site Plan Review application that incorporates the approved alternative design solution, and authorizes the Zoning Official to review the Final Detail Site Plan Review application for compliance with the alternative design solution concept plan, in addition to all other applicable requirements. The Final Detail Site Plan Review application shall include a copy of the approved alternative design solution concept plan.

vi. Alternative design solutions may be approved only if the applicant demonstrates that either of the following criteria has been met:

1. The proposed alternative design solution achieves the intent of the standards from which the alternative is sought.
2. The proposed alternative design solution achieves the intent of the standards from which the alternative is sought to the maximum extent practicable and is necessary because of one of the following:
   a) Physical characteristics unique to the subject site make strict compliance with the subject standard impracticable or unreasonable.
   b) Physical design characteristics unique to the proposed use or type of use make strict compliance with the subject standard impracticable or unreasonable.

vii. An approved alternative design solution shall apply only to the specific site for which it is requested and shall not establish a precedent for approval of other requests.

AREA 1:

z. Development in this area shall be considered "General Commercial" as established in Condition 'f', above.

aa. The total development entitlements of Phase 1 shall include:

Project Summary

Area	102.13± acres

Without a Determination of Vested Rights, any lot shall be granted non-residential development entitlements in an amount calculated using the size of the lot and the allowable FAR established in Condition 'f', above.

With a Determination of Vested Rights, a lot shall be granted an appropriate share of the following entitlements, based upon the findings in the Determination of Vested Rights:

Residential Uses	
Single-family dwellings	56 units
Multifamily dwellings	128 units
Total residential dwellings	184 units
Commercial Uses	
Regional commercial space	0 square feet
Other commercial space	1,397,054 square feet
Total commercial space	1,397,054 square feet

bb. All uses and structures permitted in Condition 'i' above shall be permitted except those included in sub-condition 'i', sub-sub-conditions '1', '4', '5', and '6' and those included in sub-condition 'ii', sub-sub-conditions '1' and '2' .

cc. Development standards shall include:

i. All commercial and office development or redevelopment shall be in accordance with the Commercial Design Standards provisions of the Charlotte County Code, as may be amended, except that metal-paneled buildings shall be prohibited.

ii. For lots that do not front upon U.S. 41 and are vacant, a minimum Type B buffer with a wall, as established in the Landscaping and Buffering provisions of this Code, shall be required along any side property line that is adjacent to any residential use.

iii. For lots that do not front upon U.S. 41 but which will be developed as part of a commercial use that does front upon U.S. 41, no access shall be granted from adjacent residential roads unless an overriding need can be demonstrated.

iv. Refuse collection and equipment or refuse storage areas shall be located at the rear of the property, no less than ten feet from any lot line.

dd. Lot standards shall include:

i. Lots facing U.S. 41 with no expansion to rear lots:

Lot (min.)	
Area (sq. ft.)	7,500
Width (ft.)	50
Yards (min. ft.)	
Front	15
Side (interior)	0
Side (street)	20
Rear (interior)	10
Rear (street)	20
Rear (alley)	15
Abutting water	20
Yards (max. ft.)	
Front	25
Bulk (max.)	
Lot coverage	60%

ii. Lots facing U.S. 41 with expansion to rear lots:

Lot (min.)		
Area (sq. ft.)	7,500	10,000
Width (ft.)	50	80
Yards (min. ft.)		
Front	15	0
Side (interior)	0	0 if adjacent to any Commercial use, 20 if adjacent to any Residential Single-family use
Side (street)	20	20
Rear (interior)	10	0 if adjacent to any Commercial use, 20 if adjacent to any Residential Single-family use
Rear (street)	20	20
Rear (alley)	15	20
Abutting water	20	
Yards (max. ft.)		
Front	25	0
Bulk (max.)		
Lot coverage	60%	60%

iii. Lots not facing U.S. 41 with no expansion from U.S. 41:

Lot (min.)	
Area (sq. ft.)	10,000
Width (ft.)	80
Yards (min. ft.)	
Front	25
Side (interior abutting Commercial use)	0
Side (interior abutting Residential Single-family use)	20
Side (street)	20
Rear (interior)	10
Rear (street)	20
Rear (alley)	15

Abutting water	20
Bulk (max.)	
Lot coverage	60%

ee. If the County or a commercial parking provider has provided or will provide public parking within one-quarter mile, businesses that develop in Area 1 are not required to provide customer parking. However, the business shall provide employee parking on-site which must be placed on the rear of the lot. Otherwise, businesses shall be required to provide employee and customer parking in accordance with the Parking provisions of the Charlotte County Code, as the same may be amended.

ff. Pole or standing lights shall be no higher than ten feet.

PART II: RESEARCH AND FINDINGS

1. **2050 Framework Designation:** The subject site is designated as a CRA.

2. **2030 Service Area Delineation:** The subject site is located entirely within the Urban Service Area.

3. **Existing Land Use on the Site:** The subject site is currently mostly vacant, with some commercial uses on the northern edge of the site, along U.S. 41. Internally, the site contains two churches, a utility site, and the North County Regional Park.

4. **Existing Designation(s):**

FLUM	Development Standard
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 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 focus will be 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 is not intended to be taken literally but to suggest easy walkable access) to parks, facilities and services; a pedestrian- friendly street network; and interior greenway and blueway open space linkages that integrate the MVCRA with existing County resources. **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-3.6, Murdock Village Mixed Use Densities/Intensities, provides additional development parameters for the primary use areas located within MVMU.

General Range of Uses

Within the MVMU classification, the County shall allow a combination of residential, commercial, office, research and development, office showroom, hotels, civic, healthcare, parks and open space, public/institutional, educational land uses, and public services and facilities in order to encourage long-term sustainable development. Mobile homes and industrial uses, except as otherwise provided herein, 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 be a maximum of four 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.

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 shall be incorporated into MVMU. The Town Center shall be designed as the primary activity center for the community, using the mixed-use and pedestrian-friendly principles of traditional urban design.

b. The Town Center shall encompass a minimum of 80 acres, and shall provide a mix of uses including, at a minimum, 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. Community Commercial sites will range in size from ten 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 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.

Maximum Density/Intensity

FLU Table A-7: Murdock Village Mixed Use Densities/Intensities				
Land Use Area	**Type**	**Acreage**	**Maximum Density /Acre[1]**	**Maximum Intensity (FAR)**
Neighborhood	Single	300 to 475	3-6	

Residential	Family Multi-family	acres	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[2]
Primary and Secondary Education Facilities	Non-residential	0 to 35 acres	N/A	4.0

[1] 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 nonresidential floor area ratio of 2.0 would be allowed 15 units and 87,120 square feet of nonresidential uses.)

[2] 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.

Mix of Uses

As a mixed use district, MVMU shall allocate a minimum of 50 percent of the overall net developable land acreage within the district for residential uses and 35 percent for nonresidential uses. Mixed use buildings that contain residential uses shall be considered non-residential for the purpose of this calculation. Net developable land excludes public rights-of-ways, open space and environmentally-sensitive areas. Civic, educational, and public/institutional land uses and essential public services shall be permitted throughout the MVMU. Site development standards, locational criteria and design guidelines for all uses shall be developed and adopted by the County as Land Development Regulations for MVMU.

	Special Provisions 1. *Comprehensive Transportation Analysis*: The County shall require a transportation component for MVMU to 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. MVMU shall be included in the County's comprehensive bicycle and pedestrian facilities plan to be prepared once redevelopment begins to address access, connectivity and mobility. This plan will be incorporated into the MPO's Long Range Transportation Plan. 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 with an emphasis on comfortable and convenient access to neighborhoods, the Town Center, neighborhood shopping, parks, schools and civic uses. 4. *Open Space:* Open space shall constitute no less than 20 percent of the gross acreage of the MVMU. As permitted throughout the MVMU, the term "open space" shall include, but not be limited to: preserve areas, both passive and active parks (including the existing regional park), pedestrian and cycling systems; and properly designed buffers, lakes, and waterbodies. 5. *Schools:* The County shall require the MVMU to 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. 6. *Other Public Facilities:* At the time of rezoning, the County shall determine the need to locate public facilities such as sheriff substations, fire stations, government offices and other public services within the MVMU.
Zoning	**Development Standard**
Commercial General (CG)	The commercial, general (CG) district is intended to provide areas in which the customary and traditional conduct of trade, retail sales and commerce may be carried on without disruption by the encroachment and intrusion of incompatible residential uses and protected from the adverse effects of undesirable industrial uses. The following development standards shall apply. • Minimum lot area is 12,000 square feet.

	• Minimum lot width is 100 feet.
	• Maximum lot coverage by all buildings is 50 percent.
	• Maximum building height is 60 feet.
	• Setbacks:
	  o Front yard: 25 feet
	  o Side yard:
	  ▪ Interior: 0 feet
	  ▪ Abutting a road: 20 feet
	  o Rear yard:
	  ▪ Abutting a lot: 10 feet
	  ▪ Abutting a road: 25 feet
	  o Rear or side yard abutting a waterway: 20 feet

Commercial Intensive (CI)	The commercial, intensive (CI) district is intended to provide areas for those commercial activities which are like or have many of the same needs as industrial uses. Such uses often rely on large ground areas for storage or display of goods, are relatively insensitive to the impacts of adjacent land uses, while generating substantial impacts on their neighbors. The CI district is intended to be intermediate between consumer-oriented commercial and light industrial uses. The following development standards shall apply.
	• Minimum lot area is 12,000 square feet.
	• Minimum lot width is 100 feet.
	• Maximum lot coverage by all buildings is 50 percent.
	• Maximum building height is 60 feet.
	• Setbacks:
	  o Front yard: 25 feet
	  o Side yard:
	  ▪ Interior: 0 feet
	  ▪ Abutting a road: 20 feet
	  o Rear yard:
	  ▪ Abutting a lot: 10 feet
	  ▪ Abutting a road: 25 feet
	  o Rear or side yard abutting a waterway: 20 feet

Office, Medical, and Institutional (OMI)	The office, medical and institutional (OMI) district is intended for professional and business offices and institutional and cultural activities.
	The following development standards shall apply.
	• Minimum lot area is 7,500 square feet.
	• Minimum lot width is 80 feet.
	• Maximum lot coverage by all buildings is 35 percent.
	• Maximum building height is 60 feet, although heights greater than 38 feet require a Special Exception.
	• Setbacks:
	  o Front yard: 25 feet
	  o Side yard:
	  ▪ Interior: half the building height but not less than 7.5 feet
	  ▪ Abutting a road: half the building height but not less than 15

	feet o Rear yard: ▪ Abutting a lot: half the building height but not less than 15 feet ▪ Abutting a road: 25 feet o Rear or side yard abutting a waterway: 20 feet
Residential Multi-Family 10 (RMF-10)	The residential, multifamily (RMF) districts are intended to be low- or high-density residential districts with emphasis on multifamily use. The following development standards shall apply: • Minimum lot area is 7,500 square feet. • Minimum lot width is 80 feet. • Maximum lot coverage by all buildings is 35 percent. • Maximum building height is 60 feet. • Maximum density is 10 units per acre. • Setbacks: o Front yard: 25 feet o Side yard: ▪ Interior: half the building height but not less than 7.5 feet ▪ Abutting a road: 15 feet o Rear yard: ▪ Abutting a lot: half the building height but not less than 15 feet ▪ Abutting a road: 15 feet o Rear or side yard abutting a waterway: 20 feet o Accessory buildings: ▪ Rear: 10 feet ▪ Side: Same as principal building ▪ Abutting a road: Same as principal building
Residential Single-Family 3.5 (RSF-3.5)	The residential, single-family (RSF) districts are intended to be used for single-family residential dwellings and other uses normally associated therewith. The following development standards shall apply: • Minimum lot area is 10,000 square feet. • Minimum lot width is 80 feet. • Maximum lot coverage by all buildings is 35 percent. • Maximum building height is 38 feet. • Maximum density is 3.5 units per acre. • Setbacks: o Front yard: 25 feet o Side yard: ▪ Interior: 7.5 feet ▪ Abutting a road: 15 feet o Rear yard: ▪ Abutting a lot: 20 feet ▪ Abutting a road: 25 feet ▪ Abutting a greenbelt: 15 feet

	○ Rear or side yard abutting a waterway: 20 feet ○ Accessory buildings: ▪ Rear: 10 feet ▪ Side: Same as principal building ▪ Abutting a road: Same as principal building

Table 1

5. Proposed Designation(s):

FLUM	Development Standard
N/A	N/A

Zoning	Development Standard
Planned Development (PD)	Minimum lot and yard requirements. There are no minimum lot and yard requirements for this district, provided no structure shall be located closer to the peripheral property line of the PD than twenty-five (25) feet or as required by section 3-9-98, "Waterfront property," as the same may be amended, whichever is greater. If the PD abuts water, the minimum setback shall be twenty (20) feet. However, minimum lot and yard requirements other than those contained in this section and section 3-9-98 may also be established through the final site plan approval process. Maximum height of structures. There is no maximum height for structures in this district, except as required by section 3-9-98, "Waterfront property," as the same may be amended. Maximum height limits other than those contained in section 3-9-98 may also be established through the PD review process. Open space. A minimum of twenty (20) percent of the entire PD parcel or phase shall be open space, which may include vegetated areas unencumbered by an impervious surface. Utilities. Potable water supply, sewage treatment and water management systems, utility lines and easements shall be designed in accordance with requirements of the county subdivision regulations except as modified in subsection (c) (1)e of this section, "Relation to utilities, public facilities and services." Internal circulation. Streets to be dedicated to the public shall be designed and constructed in accordance with the subdivision regulations or other appropriate design standards. All streets shall be designed to provide safe, efficient and convenient access to land uses within the development and to roadways adjacent to the development. In addition to vehicular thoroughfares, functional pedestrian and bicycle-path systems are required in accordance with the master plan. Modification of standards. 1. In its concept plan review pursuant to subsection 3-9-49(d)(4)b.3., the board may allow a modification of the standards of section 3-9-49 upon an applicant showing that the modification is necessary and will achieve innovative, creative, compatible and site-sensitive design. The applicant must demonstrate that measures for mitigating potential adverse impacts have been taken and the proposed development will be better than that required by existing and conventional zoning.

Table 2

6. Surrounding Land Uses and their Future Land Use Map and Zoning Designations:

Direction	Existing Land Use	FLUM Designation	Zoning District Designation
North	Vacant commercial; professional services; stores; offices; health club; auto sales, repair, service; commercial condominium	Commercial	Commercial General (CG); Commercial Intensive (CI)
East	Vacant industrial; professional services; light manufacturing; warehousing; utilities; commercial condominium	Low Intensity Industrial	Industrial Light (IL)
South	Vacant commercial; convenience store; stores; professional services; auto sales, repair, service	Commercial	Commercial General (CG)
West	Vacant commercial; vacant residential; fairgrounds (privately owned); single-family residential; duplex	Commercial; Medium Density Residential; Low Density Residential	Commercial General (CG); Planned Development (PD); Residential Single-Family 3.5 (RSF-3.5)

Table 3

7. Buildout Calculations (square footage and/or density):

The site has been vested through a Binding Letter of an Interpretation of Vested Rights issued by the Florida Department of Community Affairs (DCA) in 2004, and subsequently revised through a series of Binding Letters of Modification also issued by (DCA) establishing a total of 2,744 single-family units, 538 multi-family units, and 3,023,882 square feet of commercial entitlements. These entitlements may be modified through use of an Equivalency Matrix adopted as part of Smart Charlotte 2050 in order to allow flexibility in the mix of approved uses. The Equivalency Matrix will allow the site to have a maximum of 5,000 single-family residences, 5,300 multi-family residences, 1,000 ALF units, 1.5 million square feet of regional commercial uses, 2.3 million square feet of other commercial uses, 400,000 square feet of community commercial uses, 100,000 square feet of internal commercial uses, and 200,000 square feet of office showroom uses. It is important to note that these maximums are established by the Murdock Village Equivalency Matrix, but are not all able to be achieved simultaneously.

8. Is the subject site within a Community Planning Area or Special Plan area?

The subject site is located within the Murdock Village Community Redevelopment Area.

9. **Is the subject site located adjacent to existing or proposed Federal, State, or County wildlife management areas, parks, preserves or reserves?**
   The subject site contains the County's North County Regional Park.

10. **Is the proposed land use designation(s) consistent with the provisions of the:**
    a. **Charlotte Harbor Aquatic Preserves Management Plan?** The subject property is located outside the boundary of the Charlotte Harbor Aquatic Preserves.
    b. **Lemon Bay Aquatic Preserve Management Plan?** The subject property is located outside the boundary of the Lemon Bay Aquatic Preserve.

11. **Does the subject site contain any designated archaeological site or historic structures?** According to the Florida Master Site File, the subject property does not contain any designated archaeological or historic structures.

12. **Are there wetlands on the property?** Possibly
    a. **Number of acres of Category I:** No
    b. **Number of acres of Category II:** Possibly

13. **Natural Resources**:
    a. **Significant natural resources and/or critical habitat for endangered/potentially endangered species:** The *Soil Survey of Charlotte County, Florida*, prepared by the U.S. Department of Agriculture, characterizes the site as flat, piney woodlands/palmetto, with poorly drained soils. It formerly contained scattered areas that were semi-improved and improved, such as institutional, residential, and commercial uses, although all structures within the subject site have now been demolished.

       The site could also contain numerous heritage trees, which would be required to be preserved according to the Heritage Tree and Tree Preservation and Protection provisions of the Charlotte County Code.

       The site has the potential to host listed species such as the gopher tortoise, eastern indigo snake, and bald eagle, and does contain habitat for the Florida scrub-jay. The proposed rezoning does not include any request for development, and therefore will not impact any of these habitats. Prior to final detail Site Plan Review for any development proposal, that site must be surveyed for listed species. All individual projects will be reviewed by Natural Resources at the time of final detail Site Plan Review and must obtain all necessary State and Federal permits prior to any land clearing or development.
    b. **Possible impacts to groundwater, surface water, wetlands or other significant natural resources:** None.
    c. **Is the subject site within the Special Surface Water Protection Overlay District?** No.
    d. **Is the subject site within the Watershed Overlay District?** No.
    e. **Is the subject site within a Wellhead Protection Area?** No.
    f. **Is the subject site within the Prime Aquifer Recharge Area?** No.

14. Coastal Planning:

a. **Is the subject site within the Coastal Planning Area?** No.
b. **Could the proposed changes impact beach accessibility?** No.
c. **Could the proposed change affect other waterfront access?** No.
d. **Flood Zone:** The majority of the site is located outside of the established flood zones, although some areas are within flood zone 11AE, with a determined flood zone elevation of 11 feet.
e. **Storm Surge Zone:** The site is located within Evacuation Zone B.
f. **Coastal High Hazard Area?** No.
g. **Could the proposed changes impact evacuation times?** No.

15. Facilities and Services

a. **Nearest Park:**
Name: North County Regional Park
Address: 1185 O'Donnell Boulevard, Port Charlotte
Distance: Located within the subject site.

b. **Nearest Police Station:**
Name: District 2
Address: 1441 Tamiami Trail, Port Charlotte
Distance: Located approximately 0.6 miles southeast of the subject site.

c. **Nearest Fire/EMS Station:**
Name: Charlotte County Station No. 2
Address: 1493 Collingswood Boulevard, Port Charlotte
Response Time: 4-6 minutes

d. **Nearest Library:**
Name: Mid-County Regional Library
Address: 2050 Forrest Nelson Boulevard, Port Charlotte
Distance: Located approximately 2.2 miles southeast of the subject site.

e. **Nearest Hospital:**
Name: Peace River Regional Medical Center
Address: 2500 Harbor Boulevard, Port Charlotte
Distance: Located approximately 4.1 miles southeast of the subject site.

f. **Nearest Potential Emergency Shelter:**
Name: Murdock Middle School
Address: 17325 Mariner Way, Port Charlotte
Distance: Located approximately 0.3 miles south of the subject site

g. **Nearest Public Schools:**
Name: Meadow Park Elementary School
Address: 750 Essex Avenue, Port Charlotte
Distance: Located approximately 2.5 miles southeast of the subject site.
Name: Murdock Middle School
Address: 17325 Mariner Way, Port Charlotte

Distance: Located approximately 0.3 miles south of the subject site
Name: Port Charlotte High School
Address: 18200 Cochran Boulevard, Port Charlotte
Distance: Located approximately 0.5 miles southeast of the subject site.

16. Concurrency

a. Roads Level of Service: See attached report from Venkat Vattikuti, Transportation Planner

b. Potable Water Level of Service:

1. *Provider's Name:* Charlotte County Utilities

	225 gallons per ERU per day	
Permitted Facility Capacity	**Current Facility Usage**	**Proposed Land Use estimated water needs**
16,100,000	9,900,000	1,302,530

Table 4

2. *Analysis:* If the Board approves this PD application, it will allow the site to have a maximum of 5,000 single-family residences, 5,300 multi-family residences, 1,000 ALF units, 1.5 million square feet of regional commercial uses, 2.3 million square feet of other commercial uses, 400,000 square feet of community commercial uses, 100,000 square feet of internal commercial uses, and 200,000 square feet of office showroom uses. It is important to note that these maximums are established by the Murdock Village Equivalency Matrix, but are not all able to be achieved simultaneously. The estimated water usage would be 1,302,530 gallons per day. Charlotte County Utilities retains enough capacity to serve the proposed uses.

c. Sanitary Sewage Level of Service: Charlotte County Utilities

1. *Provider's Name:*

	190 gallons per ERU per day	
Permitted Facility Capacity	**Current Facility Usage**	**Proposed Land Use estimated sewer needs**
6,000,000	3,645,000	1,107,151

Table 5

2. *Analysis:* If the Board approves this PD application, it will allow the site to have a maximum of 5,000 single-family residences, 5,300 multi-family residences, 1,000 ALF units, 1.5 million square feet of regional commercial uses, 2.3 million square feet of other commercial uses, 400,000 square feet of community commercial uses, 100,000 square feet of internal commercial uses, and 200,000 square feet of office showroom uses. It is important to note that these maximums are established by the Murdock Village Equivalency Matrix, but are not all able to be achieved simultaneously. The estimated water usage would be 1,107,151 gallons per day. Charlotte County Utilities retains enough capacity to serve the proposed uses.

d. Parks and Recreation Level of Service:

1. *Level of Service*

Adopted Level of Service is 16 Park, Recreation and Open Space (PROS) point per 1,000 persons.

2. *Analysis:*

A 2009 analysis shows that the County currently has 17.2 PROS points per 1,000 persons.

e. Schools Level of Service:

1. *Level of Service*

LOS Standard		
High	**Middle**	**Elementary**
95% of total FISH	100% of total FISH	100% of total FISH
Student Generation		
526	371	670

Table 6

2. *Analysis:* If the Board approves this application, it will allow the site to have a maximum of 5,000 single-family residences and 5,300 multi-family residences. It is important to note that these maximums are established by the Murdock Village Equivalency Matrix, but are not both able to be achieved simultaneously. The estimated impact upon Charlotte County Schools would be a maximum of 1,567 new students at all grade levels. This likely will have an impact upon school concurrency that will need to be addressed at some point during the development of the community. Charlotte County Public Schools does own a 35-acre parcel, included in this application, that is deed-restricted for uses as an educational facility for use in meeting school concurrency.

f. Solid Waste Level of Service:

1. *Refuse Collector:* Waste Management Inc. of Florida
2. *Solid Waste Provider:* Public Works Department - Municipal Solid Waste Management
3. *Level of Service*
   - Solid Waste (Landfill) 5.0 pounds per day per equivalent fulltime resident
   - Solid Waste (Recycle) 2.2 pounds per day per equivalent fulltime resident
   - Zemel Rd. landfill currently has capacity to dispose of 4.6 million cubic yards of waste. The landfill has a projected remaining lifespan to the year 2027. An existing estimated 170 acres for future disposal cells will provide disposal capacity beyond the year 2050.

g. Drainage Level of Service:

1. *Level of Service*

New arterials – flood free in the 100-year rainfall event

New and improved collectors - not less than one lane of traffic in each direction above the design high water elevation from a 25-year, 24-hour rainfall.

New local residential streets - designed and constructed with the pavement centerline at or above the design high water elevation resulting from a 5-year, 24-hour rainfall

Stormwater management facilities - in all new subdivisions manage a 25-year, 24-hour rainfall.

New parking facilities- maximum temporary detention depth of nine (9) inches resulting from a 5-year, 24-hour rainfall.

New development on existing platted lots (except single-family, duplex, and triplex dwellings) - on-site stormwater management for a 25-year, 24-hour rainfall.

2. *Analysis:*

The Southwest Florida Water Management District and Charlotte County's Community Development Department review stormwater management plans on a case by case basis.

17. Capital Improvements Program

a. Are any updates to the CIP required as a result of this petition? No.

18. Intergovernmental Coordination

a. Does this amendment require comments from or coordination with adjacent governments or other governmental agencies? No.

19. Has a public hearing been held on this property within the last year? No.

20. 2050 Comprehensive Plan; Goals, Objectives, and Policies that may be relevant to the proposed amendment:

FUTURE LAND USE ELEMENT

FLU GOAL 1 SMART GROWTH FRAMEWORK

Implement a land use and development framework based upon Smart Growth Principles that will:

- Preserve and protect natural resources.
- Preserve and support agricultural uses.
- Protect and enhance residential neighborhoods.
- Promote economic development.
- Prevent urban sprawl.
- Encourage and support energy efficient land use forms.
- Ensure adequate services and facilities to serve new and existing development.
- Protect private property rights.

FLU GOAL 5 SMART GROWTH CONCEPT PLAN IMPLEMENTATION - ECONOMIC DEVELOPMENT

Provide an Economic Development Program and Strategy that:

- Focuses on business creation and expansion.
- Aligns public investments, incentives and Future Land Use element policies to encourage and protect economic development opportunities that leverage existing economic assets.

FLU Objective 5.3 Economic Centers and CRAs

To create distinctive places of unique character and identity, maximize their economic benefit, and create more walkable and transit supportive places.

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).

FLU Policy 5.3.8 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 5.3.9 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.

21. Standards for Rezoning Approval:

For the rezoning of land, the recommendation of the Planning and Zoning Board shall be made after giving due consideration to:

a. Would the proposed change be contrary to the Comprehensive Plan?

Finding: The proposed rezoning to PD would not be contrary to the Comprehensive Plan since the proposed use is a mixed-use community and the underlying FLUM category is Murdock Village Mixed Use, whose purpose is to encourage development of "a high-tech, energy efficient and environmentally-friendly mix of residential, commercial, medical,

office, office showroom, public and educational facilities, recreational and institutional redevelopment."

b. The existing land use pattern in adjacent areas:

Finding: To the north across U.S. 41 the site is adjacent to mostly vacant commercial with some scattered commercial and professional service uses. To the east across Collingswood Boulevard and the Auburn Waterway the site is adjacent to light industrial and warehousing uses. To the south across SR 776 the site is adjacent to mostly vacant commercial with some scattered commercial, light industrial, and professional service uses. To the southwest, the site is adjacent to vacant commercial and the Charlotte County Fairgrounds and the Charlotte Sports Park complex. To the west across the Crestwood Waterway the site is adjacent to mostly vacant residential with some scattered single-family homes.

c. The population density pattern and possible increased load on public facilities, such as schools, utilities, and roads:

Finding: The proposed PD rezoning involves the development of a mixed-use community on what is currently mostly vacant land, so impacts to certain sectors of County infrastructure will occur over the long term. The site was originally platted into over 3,200 lots between 1958 and 1959, with a later portion being platted in 1973. The site was approved for 2,744 single-family residences, 538 multi-family residences, and 3,023,882 square feet of commercial uses. In 2004, the Florida Department of Community Affairs (DCA) issued a Binding Letter of an Interpretation of Vested Rights (BLIVR) that determined that the subject site was vested from Development of Regional Impact review. Between 2004 and 2008 DCA issued a series of Binding Letters of Intent to Modify the original BLIVR that refined the vested rights and adopted an Equivalency Matrix that would allow the four initially-vested land uses to be converted into other land uses that would allow the envisioned mixed-use community to be developed. In 2008 the Murdock Village Mixed Use Redevelopment FLUM designation was adopted into the 1997-2010 Charlotte County Comprehensive Plan, and in 2009 the site was granted vesting from transportation concurrency. The 2009 vested rights determination calculated that the initial vested development rights would generate 97,961 daily trips at full build-out, and subsequently vested the subject site from transportation concurrency for that amount.

The Equivalency Matrix established minimum and maximum amounts of the various land uses allowed within Murdock Village, of which the subject site constitutes a majority. The Equivalency Matrix established minimums of 500 single-family and 400 multi-family units and maximums of 5,000 and 5,300. These maximums cannot both be achieved through use of the Equivalency Matrix, but this establishes a theoretical range of between 900 and 10,300 new residential units. According to the School District Student Generation Multiplier established in the Updated Interlocal Agreement for Coordinated Planning and

School Concurrency, adopted in May of 2010 by Charlotte County, the City of Punta Gorda, and Charlotte County Public Schools, this range of dwelling units would generate between 59 and 670 elementary school students, between 33 and 371 middle school students, and between 46 and 526 high school students. In total, the residential minimums and maximums established by the Equivalency Matrix would generate between 138 and 1,567 new students at all grade levels. This likely will have an impact upon school concurrency that will need to be addressed at some point during the development of the community. Charlotte County Public Schools does own a 35-acre parcel included in this application that is deed-restricted for uses as an educational facility for use in meeting school concurrency.

For potable water and sanitary sewer service, a speculative maximum build-out (which, as with the student generation, is not actually possible through the use of the Equivalency Matrix) calculates potable water demand of 1.3 million gallons per day and sanitary sewer demand of 1.1 million gallons per day. Since the site is currently mostly vacant and the existing zoning and FLUM designations are inconsistent, precluding further development on the site, there is little current demand. An increase in demand of more than one million gallons per day for both potable water and sanitary sewer services will have impacts upon concurrency that will need to be addressed. Charlotte County Utilities shows adequate capacity at their treatment plants to handle both increases in demand, but adequate distribution and collection infrastructure will need to be constructed to adequately handle to projected increase in demand.

d. Would changed conditions make the passage of the proposed amendments appropriate?

Finding: No. The existing Murdock Mixed Use FLUM designation was specifically created to assist in the redevelopment of the subject site, to develop a mixed use community in place of the antiquated and mostly-undeveloped platted lots. The mixed-use nature of the proposed rezoning would not be appropriate under nearly any other existing FLUM designations, which would not have allowed any mixture of uses.

e. Would the proposed change adversely influence living conditions or property values in adjacent areas?

Finding: The proposed PD rezoning should enhance the property values and living conditions of the surrounding properties. The development of a mixed-use community on the subject site should work to encourage the development and redevelopment of surrounding properties in a manner that complements, enhances, and is compatible with the vision for Murdock Village.

f. Would the proposed change affect public safety?

Finding: No.

g. Would the proposed change reduce light and air to adjacent areas?

Finding: The subject site is physically separated from most of the surrounding properties by wide road and canal rights-of-way. Development should have minimal impact upon the amount of light and air that reaches adjoining areas. Furthermore, as a Planned Development rezoning intended to be developed in phases with several stages of plan review, conditions may be added to development proposals to ensure that any limitations on air and light are minimized.

h. Are there substantial reasons why the property cannot be used in accordance with the existing zoning?

Finding: Yes. The existing zoning of the property is not consistent with the existing FLUM designation, therefore development is precluded. Adoption of this amendment would allow development to occur in keeping with the adopted Murdock Village Mixed Use Community Redevelopment Plan and the Murdock Village policies adopted into Smart Charlotte.

EXHIBIT "A"

ROADWAY CONTEXT								
	Land Use Area							
Street Type	Town Center	Community Commercial	General Commercial	Internal Commercial	Office Showroom	Neighborhood Residential	University/ College Campus	Primary/ Secondary Educational Facility
Boulevard	N	Y	Y	N	Y	Y	N	N
Major Roadway	Y	Y	Y	Y	Y	Y	Y	Y
Local Roadway	Y	N	Y	Y	Y	Y	Y	Y

EXHIBIT "B"

STREET STANDARDS

		Roadway Type												
		Boulevard			Major Roadway				Local Roadway					
	Item	Commercial	Office Showroom	Residential	Mixed Use	Commercial	Office Showroom	Residential	Mixed Use	Commercial	Office Showroom	Residential	Alley (One-Way)	Alley (Two-Way)
Right of Way Width		120	120	100	100	100	100	80	80	80	80	60	15	25
VEHICLE ZONE	Travel Lanes	4	4	4	2	2	2	2	2	2	2	2	1	2
	Curb-to-curb Width (in feet)	76	76	68	58	58	58	44	44	44	46	30	8	16
	On-Street Parking	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	N	N
	Parking Lane Width (in feet)	N/A	N/A	N/A	8	8	8	7	7	7	7	7	N/A	N/A
	Travel Lane Width (in feet)	14	14	12	11	11	11	10	10	11	11	8	8	8
	Left-Turn Lane Width (in feet)	12	12	10	10	10	10	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Raised Median	Y	Y	Y	N	N	N	N/A	N/A	N/A	N/A	N	N	N
	Bicycle Lanes	Y	Y	Y	Y	Y	Y	Y	Y	O	Y	N	N	N
PEDESTRIAN ZONE	Minimum Sidewalk Width (in feet)	10	10	10	8	16	8	8	8	5	5	5	N/A	N/A
	Landscape Strip	Y	Y	Y	O	N	Y	Y	Y	O	O	Y	N	N
	Minimum Landscape Strip Width (in feet)	15	15	15	8	N/A	8	8	5	5	5	5	N/A	N/A
	Street Furniture	Y	Y	Y	Y	Y	Y	Y	Y	O	O	O	N	N

Murdock Village Planned Development Rezoning Concept Plan

Murdock Village CRA

Area 1: 102.13 acres

Area 2: 1,027.02 acres

County Facilities

Prepared by Charlotte County Community Development Department
Zoning & Planning Division

January 18, 2012

MEMORANDUM

Date: February 17, 2012

To: Jie Shao, Planner III

From: Jamie Scudera, Environmental Specialist

Subject: Z-12-01-02
Charlotte County – Murdock Village

The Current Planning and Zoning Environmental Review Section reviewed the above referenced petition for **environmental, landscaping and tree compliance** and offer the following comments:

The applicant is proposing to amend the current zoning to allow for a mixed use development in accordance with the adopted Murdock Village Community Development Plan.

No environmental information was provided for staff to review. See below for DRC concept plan comments. No development plan is proposed at this time.

If this petition is approved, the following conditions will be reviewed for compliance upon Site Plan Review Committee (DRC) and the issuance of any county permits or land improvement activities.

1. All Charlotte County Codes & Ordinances (including the Smart Charlotte 2050 Comprehensive Plan), State and Federal regulations & requirements will be applied and reviewed for once a development plan has been submitted.

The applicant is advised that the Charlotte County site review is cursory, additional wildlife or environmental reviews may be required by state and federal agencies.

Please contact me if you have any questions or need additional information (941) 743-1290.

GROWTH MANAGEMENT DEPARTMENT
Zoning Division
18500 Murdock Circle | Port Charlotte, FL 33948
Phone: 941.743.1290 | Fax: 941.743.1598

JS
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COMMUNITY DEVELOPMENT DEPARTMENT
Planning and Zoning Division
18500 Murdock Circle | Port Charlotte, FL 33948
Phone: 941.743.1242 | Fax: 941.743.1292

Planned Development Rezoning
Petition Number: DRC-PD-12-01 Concept Plan

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

FROM: Venkat Vattikuti

DATE: February 06, 2012

REQUESTED ACTION:

APPLICANT: CHARLOTTE COUNTY BOARD OF COUNTY COMMISSIONERS

OWNER: CHARLOTTE COUNTY

GENERAL LOCATION: MURDOCK VILLAGE CRA – See Attachment A

ACCOUNT NUMBER: DRC-PD-12-01 Concept Plan

ANALYSIS: The Murdock Village Planned Development (PD) Rezoning is located within the Murdock Village Community Redevelopment Area (CRA), a previously-platted approved development in Charlotte County, Florida having vested transportation rights based upon the 2004 Binding Letter of Interpretation of Vested Rights (BLIVR) from the Department of Community Affairs (DCA). Subsequent approved Binding Letters of Modification were received from DCA from 2005 to 2008 for the County-owned portion of the Murdock Village CRA. A determination of vested rights for the entire CRA including the subject property was issued by the County on March 25, 2009 and made final on March 31, 2009, vesting the CRA from transportation concurrency perspective.

The proposed Murdock Village PD is comprised of approximately 1,129.15+/- acres generally bounded by US 41 to the North, SR 776 to the South, Stratford Drive (and the Crestwood Waterway) to the West, and Collingswood Boulevard (and the Auburn Waterway) to the East.

In January 2008, DCA approved the Murdock Village BLIVR that vested the development entitlements for the entire redevelopment area, which consists of 2,744 single family dwelling units, up to 538 multi-family dwelling units, and up to 3,023,882 square feet of commercial.

Access to the CRA will be dependent on the overall development plans for the site. Due to the scale and size of the development, it is anticipated that the majority of the development trips will traverse through an internal roadway network with a primary access points on to US 41 and SR 776 with a major east-

west connector to provide access to the west to Biscayne Drive. These primary access points (intersections) are:

- US 41 at Toledo Blade Boulevard & Flamingo Boulevard
- SR 776 at Toledo Blade Boulevard & Flamingo Boulevard

The traffic impact study prepared by Kimley-Horn and Associates, Inc. in February 2009 still holds good today, as the roadway traffic volumes on the surrounding roadway network are on a decreasing trend due to the current economic conditions. Attached table shows the CRA full build-out vested traffic conditions in the impacted roadways using the FDOT's generalized tables. At generalized level analysis, it is anticipated that the following two roadway segments are expected to fail concurrency (exceeding by 1% volume) at the time of build-out:

- Cochran Boulevard: Lakeview Boulevard to Pellam Boulevard
- SR 776: Biscayne Boulevard to Murdock Circle/ Enterprise Drive

Even though future vested conditions reflect service volume deficiencies on the above two roadway sections, it is anticipated that these two roadway sections will have additional capacities available when analyzed using operational level analysis procedures and with the recent decreasing traffic trends.

RECOMMENDATION: Recommend for the approval from the transportation perspective.

16. Transportation Element:

a. Significant Roadways LOS Serving the Site (within the area of significance):

Roadway Segment Information	Adjusted Service Volume	Project Traffic Volume	Vested Volume	Generalized Capacity Remaining
See Attached Table				

b. Is a Transportation Element Amendment required? NO

c. Is a Capital Improvements Element Amendment required? NO

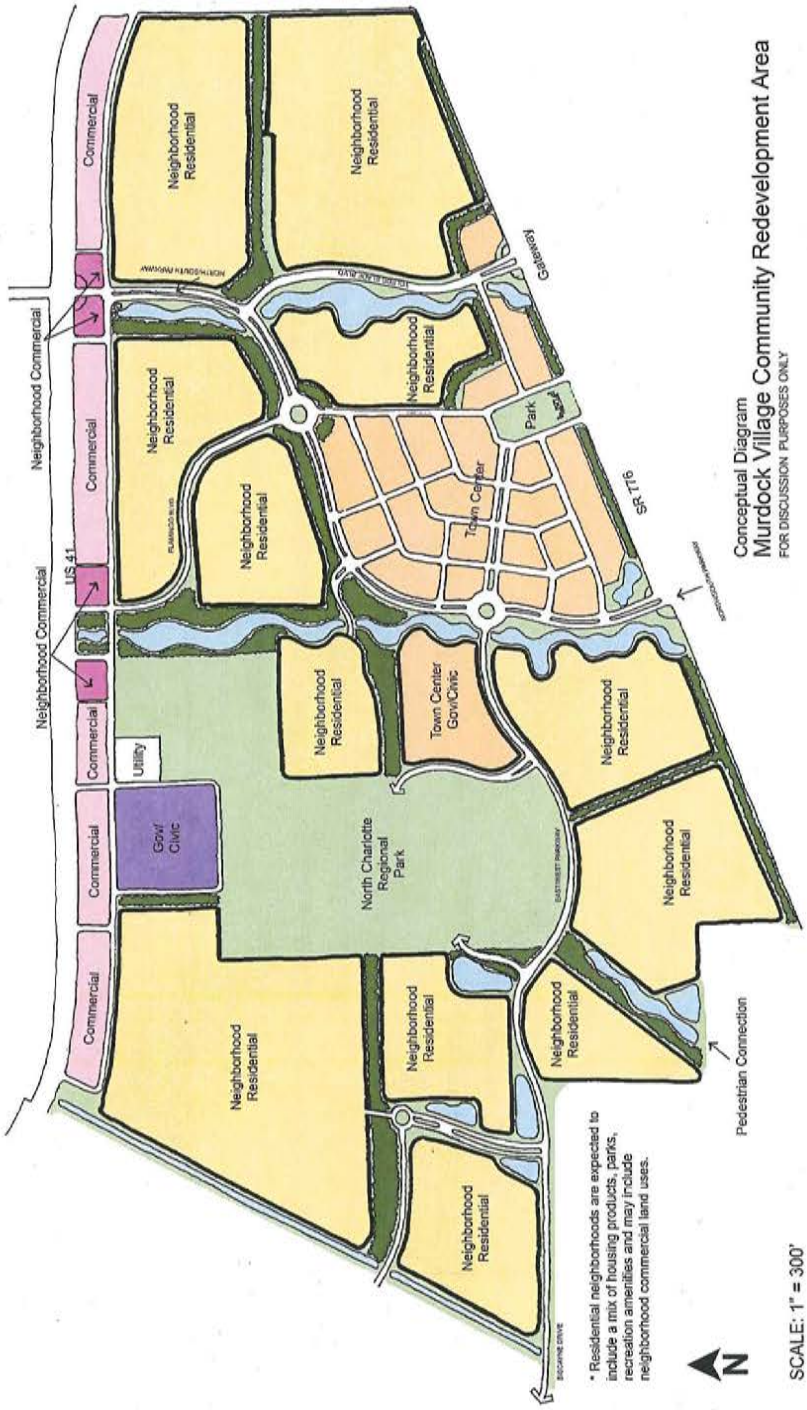

FIGURE 1: Project Location Map

Table 5
Murdock Village Full Buildout Vested Traffic Conditions

			Full Buildout Scenario			
Roadway	From	To	Adjusted Service Volume	Project Traffic Volume	2008 Vested Volumes	Generalized Capacity Remaining
C.R. 771	Appleton Blvd.	Rotonda Blvd. E	1,460	94	871	589
	Rotonda Blvd. E	Ingraham Blvd.	1,460	157	734	726
	Ingraham Blvd.	Marathon Blvd.	1,460	188	1,165	295
	Marathon Blvd.	S.R. 776	1,460	251	1,329	131
Cochran Blvd. (a.k.a.Toledo Blade)	Education Way	Collingswood Blvd.	1,560	283	931	629
	Pellam Blvd.	Education Way	1,560	251	1,339	221
	Lakeview Blvd.	Pellam Blvd.	1,560	220	1,576	-16
	U.S. 41	Lakeview Blvd.	3,390			
	U.S. 41 S.	Veteran's Blvd.	3,110			
Collingswood Blvd.	Edgewater Dr.	Wintergarden Ave.	1,460	126	505	955
	Wintergarden Ave.	Toldeo Blade Blvd.	1,460	188	743	717
	Toledo Blade Blvd.	S.R. 776	1,460			
Edgewater Dr.	Flamingo Blvd.	Pellam Blvd.	1,560	408	722	838
	Pellam Blvd.	Midway Blvd.	1,560	377	1,116	444
	Midway Blvd.	Lakeview Blvd.	1,560	377	1,253	307
	Lakeview Blvd.	W Tarpon Blvd.	1,560	377	1,446	114
	W Tarpon Blvd.	Port Charlotte Blvd.	1,560	377	1,443	117
	Port Charlotte Blvd	Harbor Blvd.	1,560	377	1,449	111
	Harbor Blvd	Cousley Dr.	3,390	314	1,444	1,946
	Cousley Dr.	Gardner Dr.	3,390	314	1,415	1,975
	Gardner Dr.	U.S. 41	3,390	251	1,411	1,979
Education Way	Toledo Blade Blvd.	Murdock Circle	1,460			
Flamingo Blvd.	Edgewater Dr.	Christopher Waterway	1,560	377	685	875
	Christopher Waterway	SR-776	1,560	377	654	906
Harborview Rd.	US-41	Kings Highway	3,390	188	1,198	2,192
	Kings Highway	Melbourne St.	3,390			
	Melbourne St.	Date St.	1,560			
	Date St.	I-75	1,560			
	I-75	Rio De Janiero Ave.	1,560			
Lakeview Blvd.	Edgewater Dr.	Springview Ave.	1,460			
	Springview Ave.	Midway Blvd.	1,460			
	Midway Blvd.	Chevy Chase St.	1,460	188	861	599
	Chevy Chase St.	Cochran Blvd. (a.k.a.Toledo Blade Blvd.)	1,460	188	1,064	396
Midway Blvd.	Edgewater Dr.	Riviera Ln.	1,560			
	Riviera Ln.	Lakeview Blvd.	1,560			
	Lakeview Blvd.	U.S. 41	3,390	188	1,165	2,225
	U.S. 41	Elkcam Blvd.	3,390	188	1,419	1,971
	Elkcam Blvd.	Harbor Blvd.	1,560	126	1,308	252
	Harbor Blvd	Orlando Blvd.	1,560			
S.R. 776	Pine St.	Oriole Blvd.	3,390			
	Oriole Blvd.	Gulfstream Blvd.	3,390	220	3,097	293
	Gulfstream Blvd.	Spinnaker Blvd.	3,390	251	2,626	764
	Spinnaker Blvd.	Sunnybrook Blvd.	3,390	251	2,277	1,113
	Sunnybrook Blvd.	Oceanspray Blvd.	3,390	251	2,145	1,245
	Oceanspray Blvd.	Coliseum Blvd.	3,390	314	1,918	1,472
	Coliseum Blvd.	C.R. 771	3,390	440	2,140	1,250
	C.R. 771	El Jobean Bridge	3,390	817	3,136	254
	El Jobean Bridge	Biscayne Dr.	3,390	1,131	3,267	123
	Biscayne Dr.	Murdock Cir/Enterprise Dr.	3,390	1,319**	3,399	-9
	Murdock Cir./Enterprise Dr.	U.S. 41	3,390	565	2,328	1,062
	US-41	Murdock Circle	3,390	345	1,745	1,645
	Murdock Circle	Cochran Blvd. (a.k.a.Toledo Blade)	3,390	314	2,271	1,119
	Cochran Blvd. (a.k.a.Toledo Blade)	Harbor Blvd.	3,390	251	1,886	1,504
	Harbor Blvd.	Loveland Blvd.	3,390	188	1,622	1,768
	Loveland Blvd.	Kings Highway	3,390			
Toledo Blade Blvd.	Collingswood Blvd.	S.R. 776	1,560	471	948	612
	S.R. 776	U.S. 41 N	3,390	1,476**	2,019	1,371
	U.S. 41 N	Sarasota Co Line	3,390	848	2,058	1,332
U.S. 41	Sarasota Co. Line	Chamberlain Blvd.	5,080	879	3,820	1,260
	Chamberlain Blvd.	Flamingo Blvd.	5,080	942	2,146	2,934
	Flamingo Blvd.	Toledo Blade Blvd. (N)	5,080	942**	3,695	1,385
	Toledo Blade Blvd.(N) (CR 39)	Enterprise Dr.	5,080	597	3,304	1,776
	Enterprise Dr.	S.R. 776	5,080	471	3,515	1,565
	S.R. 776	Murdock Circle	5,080	660	3,888	1,192
	Murdock Circle	Cochran Blvd. (a.k.a.Toledo Blade)	5,080	691	4,960	120
	Cochran Blvd. (a.k.a.Toledo Blade)	Carrousel Mall	5,080	565	4,848	232
	Carrousel Mall	Forrest Nelson Blvd.	5,080	565	4,733	347
	Forrest Nelson Blvd.	Midway Blvd.	5,080	534	4,877	203
	Midway Blvd.	W Tarpon Blvd.	5,080	502	4,696	384
	W Tarpon Blvd.	Port Charlotte Blvd.	5,080	440	4,238	842
	Port Charlotte Blvd.	Olean Blvd.	5,080	408	4,049	1,031
	Olean Blvd.	Harbor Blvd.	5,080	377	3,680	1,400
	Harbor Blvd.	Easy St.	5,080	314	3,953	1,127
	Easy St.	Conway Blvd.	5,080	314	3,923	1,157
	Conway Blvd.	Gardner Dr.	5,080	314	3,749	1,331
	Gardner Dr.	Hancock Ave. (Beaver Ln.)	5,080			

Note: ** Vested volumes defined on this segments are for County reference. more detailed analysis will be reqired with site plan approval.

CHARLOTTE COUNTY
GROWTH MANAGEMENT DEPARTMENT

APPLICATION for PLANNED DEVELOPMENT REZONING

Date Received: JAN. 13, 2012	Petition #: Z-12-01-02
Time Received:	
Receipt #: N/A	Amount Paid: N/A

1. BACKGROUND INFORMATION

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:		
Mailing Address:		
City:	State:	Zip Code:
Phone Number:		Fax Number:
Email Address:		

Name of Engineer/Surveyor:		
Mailing Address:		
City:	State:	Zip Code:
Phone Number:		Fax Number:
Email Address:		

Name of Property Owner **(if more than one property owner, attach a separate sheet with a list of all owners):** See Attachment A		
Mailing Address:		
City:	State:	Zip Code:
Phone Number:		Fax Number:
Email Address:		

2. **SURVEY:**
   - For unplatted property, provide one original boundary survey that is **signed and sealed** by a registered land surveyor and an accurate legal description (including acreage) of the property.
   - For platted land, provide one original surveyor's sketch that is **signed and sealed** by a registered land surveyor and an accurate legal description (including acreage) of the property.

3. **PROOF OF LAND OWNERSHIP:** Provide the most current *Title Insurance Policy* or an *Ownership and Encumbrance Report* on the subject property.

4. **NOTARIZED AUTHORIZATION:** A written, notarized authorization from each owner must be provided with this application if:
   - The applicant is not the owner (Form A, see attached)
   - The person completing the application is an agent, who is not the owner (Form B, see attached)

5. **RESTRICTIONS:** Provide a copy of any covenants, easements or restrictions that have been recorded for the subject site.

6. **PROPERTY INFORMATION**
(if more than one account #, attach a separate sheet listing all information required by this section)

Property Account #: See Attachment B		
Section:	Township:	Range:
Parcel/Lot #:	Block #:	Subdivision:
Total acreage or square feet of the property: 1,027.02± acres		

7. **EXISTING LAND USE DESIGNATIONS**

Future Land Use Map (FLUM) designation(s)	Acreage
Murdock Village Mixed Use	1,027.02± acres

Zoning District(s)	Acreage
Commercial General (CG)	1,027.02± acres
Commercial Intensive (CI)	
Office, Medical, and Institutional (OMI)	
Residential Multi-Family – 10 (RMF-10)	
Residential Single-Family – 3.5 (RSF-3.5)	

8. **REASON FOR PROPOSED CHANGE(S):**
To develop a mixed-use development in accordance with the adopted Murdock Village Community Redevelopment Plan

9. **CURRENT LAND USE OF SUBJECT PROPERTY:** (example: house, vacant land, barn, etc.)
Vacant

10. SURROUNDING LAND USES:

North: Commercial Corridor, Medium Density Residential

South: Commercial Corridor, Medium Density Residential, Mixed Use DRI, Parks and Recreation

East: Low Intensity Industrial

West: Commercial Corridor, Low Density Residential, Medium Density Residential

11. INFRASTRUCTURE:

A. Roadway

i. List the roads or streets upon which vehicles may travel to gain access to the site (generally within ¼ mile radius):

U.S 41, SR 776, O'Donnell Boulevard, Toledo Blade Boulevard

ii. *Traffic Impact Analysis*: provide a study showing the impacts development of the subject site would have on the surrounding roadway network. Where traffic impacts reduce LOS below 'D' provide a proportionate fair share assessment for impacted roadways. This study must be authored by a registered professional engineer in the State of Florida.

- *Hurricane Evacuation Study*: For any property that is even partially located in a Coastal High Hazard Area, or which generates trips wherein the majority of those trips would utilize a roadway that runs through a Coastal High Hazard Area, a *Hurricane Evacuation Study* must accompany any *Traffic Impact Analysis*.

B. Potable Water and Sanitary Sewer

i. Submit a letter from the utility companies (water/sewer) stating availability of utility service to the property.

ii. Attach an *Estimated Potable Water and Sanitary Sewer Usage Report* showing the gallons per day that may be generated by development of the subject site.

12. ENVIRONMENTAL ASSESSMENT: Provide an *Environmental Assessment Report* that includes maps and surveys of the subject site illustrating the existing land cover according to Level 3 of the FLUCCS, the locations of listed flora and fauna species and heritage trees, and a wetland delineation line, if applicable.

13. SCHOOL CONCURRENCY: For changes that allow increased residential development, provide information regarding the numbers of students in the elementary, the middle and the high school grade levels that may be generated by development of the subject site at maximum build-out allowed under the proposed Zoning..

14. REZONING NARRATIVE

Charlotte County Code Section 3-9-11(e) lists the following standards for approval. A narrative stating the applicant's justification for the rezoning based upon the following standards of approval

is required:

a. whether the proposed change would be contrary to the Comprehensive Plan;
b. the existing land use pattern in adjacent areas;
c. the population density pattern and possible increased load on public facilities such as schools, utilities, and streets;
d. whether changed conditions make the passage of the proposed amendment appropriate;
e. whether the proposed change will adversely influence living conditions or property values in adjacent areas;
f. whether the proposed change will affect public safety;
g. whether the proposed change will reduce light and air to adjacent areas; and
h. whether there are substantial reasons why the property cannot be used in accordance with existing zoning.

15. CONCEPT PLAN and DEVELOPMENT INFORMATION: Submit the following information regarding the proposed project.

(All maps must contain title of the project, landowner of record, names of the representatives of the landowner of record, scale, date, north arrow, and be signed and sealed by a registered professional engineer in the State of Florida.)

A. Include a *General Location Map*
B. Include *Existing Features Map(s)* showing all streets, curb cuts, buildings, watercourses, easements, other important physical features, zoning designations and future land use map designations in the property and on adjacent lands.
C. Include a *Concept Design Map* showing locations of structures, acreage, density, and intensity for each proposed land use; show points of access and traffic flow and road improvements; show buffers, landscaped areas, and open space.
D. Supply tabulations of total gross acreage in the proposed development, the percentage of total acreage to be devoted to each proposed use, height, and intensity of use identified through Floor Area Ratio calculations and/or projected number of housing units proposed by dwelling type.
E. Supply a phasing plan or general schedule of the development.
F. Supply standards for height, open space, building density, and parking area.
G. Include a narrative in which you cite specifically how this project meets the intent and goals of the Planned Development Zoning District, including any "community enhancements".
H. Show the general façade and overall architectural design scheme; explain building orientation, if applicable.
I. Describe any Green Building or Low Impact Development (LID) design techniques that will be used.
J. Supply a copy of any draft deed restrictions, protective covenants, and other statements or devices which will be used to control the use, development and maintenance of the land and improvements thereon, including those areas which are to be commonly owned and maintained.
K. Supply any additional information identified at the preapplication conference, at concept approval, or requested by the Zoning Official or Growth Management Director prior to submittal of the rezoning application.
L. **For Purposes of Public Hearing Presentation:** Two views of the concept plan must be submitted to the County in an electronic format designed to fit on a PowerPoint slide; one view based against an off-white background, and one view presented as an overlay on a GIS aerial map of a scale to show adjacent properties. In order to make viewing of the PowerPoint concept plan easier, only the site plan, development standards, north arrow, and scale shall be portrayed. The concept (site) plan should be marked for easy reading: areas set aside for water

retention should be colored blue; areas set aside for Open Space should be colored green – dark green for preservation and light green for other areas; areas set aside for Public Space should be colored brown.

16. ADJACENT PROPERTY OWNERS INFORMATION:

Provide an *electronic text file (.txt)* that includes the names and addresses of all property owners within 200 feet of the subject property (excluding street right-of-ways), and a map indicating which properties are included in the address list. The Adjacent Property Owner List must be based upon the latest available property records of the Property Appraiser's Office. The list shall include property owner's name, mailing address, and parcel(s) or lot(s) description or account number so each parcel can be referenced on the Adjacent Property Owner Map. Refer to the Geographic Information System Internet site for mapping and owner information at **http://www.ccgis.com/**. (Use a buffer of 250 feet or larger in order to account for right-of-ways, canals, etc.) Every property owner within 200 feet of every parcel of land involved will be notified of the schedule of public hearings

17. CONSISTENCY WITH THE COMPREHENSIVE PLAN:

The change proposed by this application will be reviewed in regards to consistency with the Comprehensive Plan. The Comprehensive Plan is concerned with providing adequate infrastructure (i.e. roads, water and sewer facilities, libraries, public buildings, parks, and schools) and services (i.e. garbage collection, police protection, and fire/EMS service). The Comprehensive Plan also considers impacts to the environment (i.e. impact to listed plant and animals species, soil content, erosion, generation of hazardous waste, water quality) and the potential for natural disasters (i.e. hurricanes and flooding). Staff will consider, among other things, the location of the property subject to the Urban Service Area Boundary, the Special Surface Water Protection Overlay District, and the Coastal High Hazard Area.

AFFIDAVIT

I, the undersigned, being first duly sworn, depose and say that I am the owner or agent of the property described and which is the subject matter of the proposed hearing; that all answers to the questions in this application, and all sketches, data and other supplementary matter attached to and made a part of the application are honest and true to the best of my knowledge and belief. I understand this application must be complete and accurate before the hearing can be advertised, and that if I am not the owner of the property I have attached a notarized authorization from the owner(s) to submit this application. I acknowledge that all items listed in the application must be submitted concurrent at the time the County accepts the application. I swear that the attached list of adjacent property owners is complete, including all property owners within 200 feet of the subject properties (excluding right-of-ways), that it is correct, providing addresses as listed in the County Tax Roll.

STATE OF FLORIDA, COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me this 13th day of January, 2012, by MATTHEW TREPAL who is personally known to me or has/have produced

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

Notary Public Signature	Signature of Applicant or Agent
Notary Printed Signature	MATTHEW TREPAL Printed Signature of Applicant or Agent
Title Notary Public State of Florida Gayle L Moore My Commission DD861148 Expires 03/06/2013	18500 MURDOCK CIRCLE Address
Commission Code	PORT CHARLOTTE, FL 33948 City, State, Zip
	941-764-4934 Telephone Number

ATTACHMENT A

PROPERTY OWNERS:

Murdock Village Community Redevelopment Agency
18500 Murdock Circle
Port Charlotte, FL 33948

Charlotte County Board of County Commissioners
18500 Murdock Circle
Port Charlotte, FL 33948

Charlotte County Public Schools
1445 Education Way
Port Charlotte, FL 33948

ATTACHMENT B

402112251001	402111226011	402112501002	402112226022	402111201030	402112201011
402112157001	402111226010	402112501003	402112226021	402111201029	402112201010
402112201007	402111226009	402112501001	402112226020	402111201028	402112201009
402112201006	402111226008	402112501002	402112226012	402111201027	402112201008
402112201023	402111226007	402112501003	402112226018	402111201026	
402112131007	402111226006	402112501001	402112226017	402111201025	
402112131006	402111127023	402112201030	402112131009	402111201024	
402112131005	402111226005	402112201031	402112131008	402111201023	
402112131004	402111226004	402112201032	402112126019	402111201022	
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402112131002	402111226002	402112226014	402112126016	402112226009	
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402112126018	402111201016	402112226016	402112126014	402111201019	
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402112126008	402111201014	402112201025	402112126012	402111201017	
402112126007	402111201013	402112201026	402112126011	402111127035	
402112126006	402111201012	402112201027	402112126010	402111127034	
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402112126001	402111201007	402111127003	402112102020	402111127029	
402112102012	402111201006	402111127001	402112102019	402111127028	
402112102011	402111201005	402111127002	402112102018	402112226007	
402112102010	402111201004	402111127004	402112102017	402111127027	
402112102009	402111201003	402111127005	402112102015	402112501000	
402112102008	402111201002	402111127006	402112102014	402112501000	
402112102007	402111201001	402111127007	402112102013	402111127026	
402112102006	402111127021	402111127008	402112101003	402112226019	
402111127024	402111127020	402111127009	402112226011	402112226006	
402112102016	402111127022	402111127010	402111229002	402112226005	
402112102005	402111127019	402111127011	402111226030	402111127025	
402112102004	402111127018	402111127012	402111226029	402112226004	
402112102003	402111127017	402111127013	402111226028	402112226003	
402112102002	402111127016	402112201022	402111226027	402112226002	
402112102001	402111127015	402112201021	402111226026	402112226001	
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402111226014	402112251012	402112182001	402112226010	402112201014	
402111226013	402111227003	402112226024	402111226019	402112201013	
402111226012	402111251001	402112226023	402111226018	402112201012	

ATTACHMENT C

PROJECT NARRATIVE

The Charlotte County Board of County Commissioners is proposing, on behalf of itself, the Murdock Village Community Redevelopment Agency, and the Charlotte County Public Schools, this Planned Development rezoning in order to implement the adopted Redevelopment Plan for the Murdock Village Community Redevelopment Area. In accordance with Section 3-9-11(e) of the Charlotte County Code, this narrative establishes all the necessary standards for approval of a rezoning.

a) Is the proposed change contrary to the Comprehensive Plan?

The proposed PD rezoning is intended to implement the adopted Redevelopment Plan for the Murdock Village CRA, and the adopted Future Land Use Map designation of Murdock Village Mixed Use (MVMU). In addition, Smart Charlotte 2050 FLU Policy 5.3.9 states that in order to "implement the Redevelopment Plan, the County shall adopt a specific mixed use zoning district." The intent of this proposed rezoning is to implement this policy.

b) What is the existing land use pattern in adjacent areas?

The property subject to this proposed rezoning is mostly vacant, except for the North County Regional Park, two churches and a utility site in the middle of the subject property, and scattered parcels along U.S. 41 that are still privately-owned and contain various commercial uses. To the north, the land is commercial and vacant commercial along U.S. 41 and residential and vacant residential beyond that. To the east, the land is commercial and light industrial. To the south, the land is commercial and vacant commercial along SR 776 and residential and vacant residential beyond that. The Charlotte County Fairgrounds and Charlotte Sports Park are located to the southwest. To the west, the land is residential and vacant residential.

c) What is the population density and possible increased load on public facilities such as schools, utilities, and streets?

Currently, the property has no residential residents. It is vested for a combination of 2,744 single-family residential units, 538 multi-family residential units, and 3,023,882 square feet of commercial space. The property owned by the County, the CRA, and the School Board is vested ofr a portion of this total equaling 2,688 single-family residential units, 410 multi-family residential units, and 1,627,028 square feet of commercial space. The remaining entitlements are vested in the remaining privately-owned lots. This equates to a potential population density of 3.01 units per acre over the entire 1,207.02± acres subject to this proposed rezoning. The anticipated mixed-use form of development is expected to have fewer residential units than the 3,282 that are vested, so impacts on the public school system should be less than possible through the initial platted form. Smart Charlotte 2050 has adopted an

Equivalency Matrix that allows the vested development rights to be converted into other development rights. The property subject to this proposed rezoning has been vested from transportation concurrency by the County through a Determination of Vested Rights, issued March 25, 2009 and made effective March 31, 2009.

d) **Will changed conditions make the passage of the proposed amendment appropriate?**
Smart Charlotte 2050 FLU Policy 5.3.9 states that the County shall adopt specific mixed-use zoning for this CRA, and this rezoning is intended to implement that policy.

e) **Will the proposed change adversely influence living conditions or property values in adjacent areas?**
The proposed rezoning should have no adverse influence upon living conditions or property values in adjacent areas. In fact, the living conditions and property values of adjacent areas may increase following implementation of this proposed rezoning.

f) **Will the proposed change affect public safety?**
The proposed rezoning should have no effect upon public safety.

g) **Will the proposed change reduce light and air to adjacent areas?**
Due to the separation of the subject property from adjacent areas by road and waterway rights-of-way, the proposed rezoning should not reduce light and air to adjacent areas.

h) **Are there substantial reasons why the property cannot be used in accordance with existing zoning?**
The existing zoning does not permit the development of the mixed-use community that is envisioned by the adopted Redevelopment Plan.

In addition, in accordance with Section 3-9-49(a) of the Charlotte County Code, this narrative establishes all the necessary standards for approval of a Planned Devleopment.

1) **Provide for the planning, review and approval of one (1) or a combination of residential, commercial, public and industrial land uses and structures which result in an organized, compatible development within and with surrounding land uses in density and intensity of use.**
The proposed Planned Development rezoning is intended to implement the adopted Murdock Village Community Redevelopment Plan and will include a mixture of commercial, civic, multi-family residential, and single-family residential uses.

2) **Allow a diversification of uses, structures and spaces compatible with existing or proposed sales and structures on surrounding properties,**

while promoting convenience in the location of related uses and amenities and to reduce travel costs.
The Murdock Village Community Redevelopment Plan and the underlying the Murdock Village Mixed Use FLUM designation require a mixture of commercial, civic, and residential uses configured in a walkable manner, and the proposed PD rezoning complies with those requirements.

3) **Minimize infrastructure costs through a more efficient arrangement of structures, utilities, on-site circulation, and ingress and egress than is permitted under conventional zoning and subdivision regulations.**
The creation of a mixed-use site as envisioned in the Redevelopment Plan, replacing the outdated plats of lots that had originally occupied the site allows for a more efficient use of infrastructure and increased internal trip capture. In general, the County's standard land development regulations do not allow for mixed-use development, so therefore a PD rezoning is more appropriate to implement the intended result.

4) **Preserve, where feasible, environmental assets and natural amenities as scenic and functional open-space areas.**
As a previously-platted area with some infrastructure that had been constructed (primarily streets), there are few environmental assets or natural amenities remaining on the subject property. However, a Habitat Conservation Plan for the Florida Scrub Jay has been prepared and accepted. Additionally, North County Regional Park is a key feature of the subject property and expected to remain a central point of the redevelopment of the site. These will be taken into account through any development proposals, and enhanced where possible.

5) **Encourage an increase in the amount and usability of open space by permitting a more concentrated building area than is allowed under conventional zoning and subdivision regulations.**
The compact, mixed-use development form envisioned by this proposed rezoning will allow for additional open space and recreational uses even while preserving the full use of the vested development rights.

6) **Encourage imaginative and innovative site planning and land development concepts in order to create an aesthetically pleasing and functionally desirable living environment.**
The compact, mixed-use development form envisioned by this proposed rezoning is different from the standard low-density and low-intensity development pattern that has been the standard for Charlotte County. This should result in a site that is more aesthetically pleasing even as the development densities and intensities are higher than the County norm.

7) **Assure the county and other public agencies that development of the project will occur in accordance with the approved concept plan, final plan(s) and final plat(s).**
Final development of the site will occur in phases, each of which will be developed with additional conditions. No development will occur without meeting the overall site conditions, and without being included in a development phase.

8) **Assure the applicant that development may be undertaken and carried out in accordance with approved concept plan, final plan(s) and final plat(s).**
All development within the subject property will be undertaken in accordance with the approved PD rezoning and all the conditions thereof.

9) **Promote flexibility and efficiency in site design to reduce infrastructure costs, improve interior circulation patterns, and promote open space.**
The proposed rezoning would implement the Murdock Village Community Redevelopment Plan to implement a compact, mixed-use development on the site. This should reduce infrastructure costs, create significant internal capture rates, and allow for increased public open space while still maintaining the vested development rights.

10) **Promote development that is adapted to natural features, including wetlands, trees and other vegetation and habitat, and which avoids the disruption of natural drainage patterns.**
As a previously-platted area with some infrastructure that had been constructed (primarily streets), there are few natural features remaining on the subject property. However, it has been established that a number of heritage trees exist on the site, and those will be preserved and protected and incorporated into the redevelopment of the site to the greatest extent possible. There are no natural flowways on the subject site, but there are four man-made canals. Those will also be incorporated and integrated into the redevelopment of the site as much as possible.

11) **Promote the economy of development to encourage the provision of low- and moderate-cost housing.**
The development of Murdock Village will encourage the inclusion of low- and moderate-cost housing within the various phases.