

# **SOUTH GULF COVE “TOWN HALL” MEETING**

**10:00 A.M. TO 1:00 P.M.**

**FOCUS: RECEIVE AND PROVIDE INFORMATION REGARDING THE SOUTH GULF COVE COMMUNITY PLAN, ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS IN 2002.**

**RECEIVE INPUT REGARDING THE IMPLEMENTATION PRIORITIES AS LAID OUT IN THE PLAN AND BEING BROUGHT FORWARD FOR IMPLEMENTATION BY THE SOUTH GULF COVE ADVISORY COMMITTEE.**

**WELCOME AND INTRODUCTIONS  
A BRIEF OVERVIEW OF COMMUNITY PLANNING  
(COMMUNITY DEVELOPMENT DEPARTMENT STAFF)**

**INTRODUCTION TO THE SOUTH GULF COVE COMMUNITY PLAN  
(SANDY SLATER, CHAIR OF THE SOUTH GULF COVE ADVISORY COMMITTEE)**

**AN OVERVIEW OF FINANCING MECHANISMS  
(SANDY SLATER)**

**THE COUNTY’S ROLE IN SOUTH GULF COVE  
(LAURA KLEISS HOEFT, DIRECTOR OF PARKS, RECREATION AND CULTURAL RESOURCES)**

**PARKS AND RECREATION PRIORITIES AS OUTLINED BY THE COMMITTEE  
(CAROL REYNOLDS)**

**STORM WATER AND GROWTH MANAGEMENT PRIORITIES  
(MIKE POST)**

**SOME WORDS FROM COMMISSIONER TOM MOORE**

**11:30 A.M. INTERMISSION 11:30 A.M.**

**FUTURE LAND USE AND ZONING PRIORITIES  
(KENDALL LEACH)**

**PUBLIC SAFETY AND HEALTH PRIORITIES  
(APRIL CHATTINGER)**

**LAND ACQUISITION AND ENTRANCEWAYS  
(SANDY SLATER)**

**QUESTIONS, COMMENTS, AND CONCERNS  
(FROM THE “AUDIENCE”)**

**RELATED ACTIVITIES  
(FOR EXAMPLE THE SCENIC HIGHWAY PROGRAM)**

**“NEXT STEPS”  
(COMMITTEE MEMBERS)**

**CONCLUSION**

# For more information about South Gulf Cove's Community Planning Effort

**Please visit:**

**General County Community Development Department Website**

<http://www.charlottecountyfl.com/CDEV/PlanningZoning/>

**General Community Planning Information and Process Website**

<http://www.charlottecountyfl.com/CDEV/PlanningZoning/CommunityPlanning/>

**Community Planning Information for South Gulf Cove**

<http://www.charlottecountyfl.com/CDEV/PlanningZoning/SouthGulfCove/>

**South Gulf Cove Advisory Committee Information**

[http://www.charlottecountyfl.com/Adv\\_Committees/southgulfcove](http://www.charlottecountyfl.com/Adv_Committees/southgulfcove)

**South Gulf Cove Homeowners Association website**

<http://www.southgulfcove.org/>

**Please contact:**

Martina Kuche, AICP  
18500 Murdock Circle  
Port Charlotte, FL 33948  
martina.kuche@charlottefl.com  
941.743.1949

If you have a question not necessarily related to the South Gulf Cove Community Planning Effort you may contact Ms. Kuche for assistance in locating the proper individual or department, with whom to speak or direct your question, comment, or concern.

## SOUTH GULF COVE ADVISORY COMMITTEE

Sandy Slater, Chairperson  
[twoslaters@earthlink.net](mailto:twoslaters@earthlink.net)  
697-0501

Mike Post, Vice-Chair  
[552mike@ewol.com](mailto:552mike@ewol.com)  
697-3837

Carol Reynolds, Secretary  
[hrcr@ewol.com](mailto:hrcr@ewol.com)  
828-3625

Kendall Leach  
[carken94@earthlink.net](mailto:carken94@earthlink.net)  
697-4928

April Chattinger  
[thechattingers@earthlink.net](mailto:thechattingers@earthlink.net)  
697-8112

Martina Kuche, County Liaison  
[Martina.Kuche@charlottefl.com](mailto:Martina.Kuche@charlottefl.com)  
743-1949

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### **Functional Area Sponsors:**

Growth Management, Stormwater – Mike Post

Park System, Parks – Carol Reynolds

Zoning, Future Land Use – Kendall Leach

Public Safety and Health, Pedestrian/Bikeways – April Chattinger

Entranceways, Land Acquisition, Resources – Sandy Slater

## **SOUTH GULF COVE (SGC) COMMUNITY PLAN & ADVISORY COMMITTEE**

Sandy Slater, SGC Advisory Committee

The **SGC Community Plan** was commissioned by Charlotte County in 2002. SGC residents collected data and participated in planning sessions to create a vision of SGC at build-out. Property owners envisioned SGC as primarily a single family, waterfront community with a subtropical ambiance, extensive open space and many recreational and civic activities. Pedestrian/bikeways along the major arteries connect parks with lush landscaping and vistas, shaded rest stops, schools, playgrounds, shopping areas, the lagoon and residential areas. Boating, fishing and water activities are central to the vision.

The **SGC Community Plan** is the action instrument to achieve our community's vision. It was accepted by the Board of County Commissions (BCC) in August 2002. It is available on the SGC website at [www.southgulfcove.org](http://www.southgulfcove.org), on the County website at [www.charlottecountyfl.com/Adv\\_Committees/southgulfcove.asp](http://www.charlottecountyfl.com/Adv_Committees/southgulfcove.asp), or for loan from the Conservancy and Community Trust of SGC, Inc. (CCT) library.

The **SGC Advisory Committee** was appointed by the BCC in June 2003 to plan, prioritize, coordinate, monitor and effect implementation of the SGC Community Plan. The five member volunteer committee was re-appointed in June 2005 for another two-year term. Committee members are Sandy Slater, Chairperson; Mike Post, Vice-Chair; Carol Reynolds, Secretary; Kendall Leach and April Chattinger.

The **SGC Advisory Committee** represents all property owners in SGC. Each member sponsors areas of the plan and has Sub-Committees or Project Managers to pursue various projects. The committees interface with County departments to explore alternatives for implementing recommendations. Funding is provided through County grants, impact fees, sales tax, ad valorem taxes and non-ad valorem assessments. Fund raising, donations and non-government grants are coordinated through the CCT. Recommended actions go before the BCC through a public hearing for decision.

The **SGC Community Plan** projects currently underway include:

1. Developing the SGC Linear Park along the lagoon, acquiring land through trade to expand our parks, and developing a SGC Master Park Plan.
2. Researching funding alternatives and applying for grants to fund parks, entranceway signs and landscaping, storm water initiatives, and bike/pedestrian walkways.
3. Joint ventures with West County Storm Water Utility, SGC Streets and Drainage MSBU, and Waterway MSBU to conduct water quality testing and improve storm water management.
4. Initiating zoning changes to support appropriate community growth, working with local groups to address growth management and density reduction issues, and participating in the County's Scenic Highway Corridor Advisory Group.
5. Finding solutions to health and safety issues, researching the need for future County services such as schools, fire, and emergency medical services within our community, and investigating the possibility of underground electrical services.

The **SGC Advisory Committee** meetings are normally from 9-12 on the 4<sup>th</sup> Wednesday of each month at the County Administration Building. Meetings are open to the public with time and location announced in the newspapers. If you are interested in any particular area, would like to be heard, or are willing to work on a team, please contact any member listed above. Your input and support is important. **Please help us make a difference in our community.**

## COMMUNITY PLAN RECOMMENDATIONS (pp. 9-18a) – A SUMMARY

Sandy Slater, SGC Advisory Committee

### URGENT

1. Establish a land banking program to bank publicly owned property and acquire additional properties to reduce density, improve safety, correct faulty layout and provide parks, recreation and open spaces.
2. Board of County Commissioners (BOCC) evaluate alternative means and methods to encourage expansion of open space such as relaxation of rules, use of conservation and other easements, tax relief and purchase/transfer of development rights.
3. Assist community to assemble a 20 acre site for a community park before water/sewer installation.
4. BOCC establish a Community Plan Advisory Committee to plan, prioritize, coordinate, monitor and implement the Community Plan.
5. Create a stormwater management plan to include thematic vegetation, wetland species maintained to prevent cattails and other invasive species, retention/detention systems, a pedestrian bikeway along all 6 major roadways and improving the quality of waters entering SGC waters from East Englewood. This plan is critical to maintaining the water quality of SGC canals, lagoon and Charlotte Harbor.
6. Make deed restrictions, zoning and future land use designations compatible.
7. Establish a SGC park system and park master plan to include park and recreation facilities, open space, shaded landscaping, pedestrian/bikeways and consistent logos, signage, lighting and furniture.
8. Evaluate public safety and health needs to include fire and EMS, road widening, signs, lighting, additional lock and pedestrian/bikeways along major roads for pedestrian and bicycle safety.

### IMPORTANT

9. Developments and changes to the Comprehensive Plan or Zoning district designations shall be reviewed for compatibility and impacts must be considered.
10. County should support establishment of a 501©3 foundation.
11. If a marina is approved, then fair share costs and ensure no impact to neighbors.
12. When CR771 widened, County install street lights, pedestrian/bikeways and landscaping.
13. County remove exotics on county owned properties along CR771, major right-of-ways and vistas.
14. Provide appropriate recreational opportunities for seniors.
15. County do feasibility study for potential removal of 2 bridges on St. Paul Blvd.
16. All utilities to be located underground.

## SGC COMMUNITY PLAN FINANCING OPTIONS

Sandy Slater, SGC Advisory Committee, Town Hall Meeting, March 11, 2006

- 1. Impact Fees** are a one time County assessment on new development to pay its fair share of needed new capital improvements. Fee receipts may not be used for operating or maintenance costs. Of particular interest to SGC are the recreation and transportation impact fees. The recreation impact fee is \$402 per single-family dwelling and is used to fund parks and recreation facilities. The transportation impact fee is \$1799 for a single-family dwelling and is restricted to only new major roads such as CR771.
- 2. Boater Improvement Fund, 1% Sales Tax and User Fees** are a few other County revenue sources.
- 3. Ad valorem taxes** are annual assessments on all privately owned properties in Charlotte County. The tax is based on the assessed property value and is used to create the County's operating budget.
- 4. Municipal Services Benefit Units (MSBUs)** are units within the County, created by ordinance and delineated by specific boundaries, through which specific services are provided. Assessments are levied upon lots to pay for intended improvements. The two SGC MSBUs are:

  - a. **SGC Street & Drainage Unit – Capital Fund** is for non recurring street and drainage improvements and for restoring roads disrupted by installation of sewer and water lines. **Maintenance Fund** is for all aspects of road and drainage recurring maintenance and includes paving, grading, pipes, catch basins and mowing. It was amended June 22, 2004 to include beautification and landscaping projects and to provide for the acquisition, construction and maintenance of community improvements projects including a pedestrian/bikeway system, neighborhood parks, greenways and open space.
  - b. **SGC Waterway Unit – Maintenance fund** is for maintenance dredging, channel markers, vegetation control, lock enhancements and to monitor canal water depth data.
- 5. West Charlotte Storm Water Utility** is a taxing unit, created by ordinance, and specific to West Charlotte County. This unit maintains all major storm water control devices and drainage.
- 6. Grants** are an award of financial assistance to carry out a public purpose. They are available from Federal, State and local governments, as well as from individual and non profit agencies. Some grants are only available to County government, while others are only available to non profit agencies. Charlotte County government and the SGC Conservancy and Community Trust, Inc. are the agencies that will apply for grants to implement the SGC Community Plan recommendations.
- 7. Fund Raising and Donations** for the SGC Community Plan projects are accomplished through the SGC Conservancy and Community Trust, Inc. This 501©3 nonprofit organization was established in January 2003 to provide major funding to implement the Community Plan. Donations can be in the form of cash, real property or stock certificates and the donor receives a tax deduction for all contributions.
- 8. Demonstration Projects** are used to attract agencies and funding sources for individual components of each project. For example, demonstrating how a needed pedestrian/bikeway and rest stops/pocket parks connecting the community, can be installed in a sensitive manner while benefiting energy conservation, public health, water quality and public safety could attract government agencies, such as the Southwest Florida Water Management District (SWFWMD), that may provide funding sources for individual project components of the project. This example would involve the community and several County departments.
- 9. Volunteers** are the backbone of SGC. They worked closely with the County to develop the SGC Community Plan and they continue to sponsor and support implementation of projects within the plan.

## **SGC COMMUNITY PLAN FINANCING**

Sandy Slater, SGC Advisory Committee, Town Hall Meeting, March 11, 2006

### **1. Impact Fees:**

- a. SGC Boat Ramp - \$145K in FY04
- b. Community Park at SGC Boat Ramp - \$480K in FY06 for clearing, design, pavilion and parking

### **2. Boater Improvement Fund:**

- a. SGC Boat Ramp \$175K in FY04

### **3. Ad valorem Taxes:**

- a. Learning Garden clearing and survey
- b. Community Park at SGC Boat Ramp - \$775K requested in FY07 to complete restrooms, site-work, trails and basketball courts. Subject to budget approval September 2006.

### **4. Streets and Drainage MSBU:**

- a. Linear Park clearing, mangrove trimming, herbicide and benches in FY05 - \$70K
- b. Linear Park landscaping, irrigation, herbicide, specialty mowing, and administrative costs for trading County properties to expand parks in FY06 - \$181K
- c. Linear Park path, mangrove trimming, herbicide, specialty mowing at Linear Park and entrances, and a SGC Master Park plan - \$206K requested in FY07 subject to budget approval September 2006

### **5. West Charlotte County Stormwater Utility:**

- a. Lagoon and canal water quality testing in FY06 - \$98K for West County includes SGC
- b. Lagoon and canal water quality testing - \$100K requested in FY07 for West County includes SGC
- c. Cattail removal - \$500K requested in FY07 disapproved by WCCSU committee/Charlotte County

### **6. Grants:**

- a. Linear Park landscaping - \$20K from County's Native Tree Fund in FY05 moved to FY06
- b. Linear Park landscaping - \$50K from County's Native Tree Fund requested in FY06
- c. Learning Garden - Southwest Florida Water Management District grant to CCT for \$2,100
- d. Learning Garden - Federal Urban Forestry grant to CCT for \$13,300

### **7. Fund Raising and Donations:**

- a. Linear Park - survey donated
- b. Learning Garden - some trees, irrigation and pavilion donated
- c. Entranceways - engineered drawings donated
- d. Entranceways - construction fund raising underway

### **8. Demonstration Project:**

- a. Learning Garden - encompasses community, County, State and Federal support and closely resembles a demonstration project

### **9. Volunteers:**

In addition to the many volunteers on Community Plan committees, the following projects are supported by volunteers:

- a. Learning Garden - mowing, planting, irrigation installation and pavilion construction
- b. Linear Park - landscape design, mowing, fence and pergola construction
- c. Entranceways - design

**South Gulf Cove Plan  
Community Plan  
Public Safety and Health  
Policy 008.2**

(A summary –April Chattinger, SGCAC, Town Hall meeting, 3/11/2006)

**Emergency Services Complex within South Gulf Cove** – Acreage should be identified as quick as possible to locate emergency services at the south end of South Gulf Cove.

- Three stations that provide fire and emergency services to South Gulf Cove and other neighboring communities.

**Station #3 – El Jobean SR. 776**

- 3.5 miles from San Domingo, 9 miles from intersection of Appleton & St. Paul.
- Houses both an ambulance and fire truck.
- Total calls – 864 in 2004 verses 1555 in 2005

**Station #4 – Marathon Blvd**

- First response to all SGC calls
- .3 miles from San Domingo, 5.8 miles from intersection of Appleton & St. Paul.
- Houses a fire truck & rescue truck, that contains all the equipment as does an ambulance but can not transport a patient in need of hospitalization.
- Total calls – 370 in 2004 verses 419 in 2005.

**Station #14 – Placida Rd., Placida**

- 5 miles to Appleton, 10.2miles from intersection of Calumet & St. Paul.
- Houses only an ambulance.
- Total calls – 885 in 2004 versus 919 in 2005.

- All 3 stations have full time paramedics and fire fighters on duty 24 hr. a day
- There is also fire backup from station 13 located on San Casa in Englewood.
- Response time to any location in SGC should be no more tan 4 min.
- Response time report of calls requiring transport is in process

## **Growth Management**

Growth Management is not directly addressed in the Community Plan. The ability to develop in SGC, as it is in other areas of the County is based upon three factors: the Future Land Use Map, Zoning, and Deed Restrictions. The County enforces the first two, and we are required to enforce our own Deed Restrictions. And there are times that conflict arises when deed restrictions and the county zoning do not concur.

What the Community Plan attempts to achieve is reducing, where possible, future growth and the strategic placement of parks both neighborhood and large scale to provide recreational and restful sites within the community.

Ten years ago, approximately thirty percent of the property in SGC was developable. Sewer and water is required for construction, and the balance of the area had some sewer or water and in most cases, nothing at all. Perhaps, looking back in time, we could have kept the small community, rural atmosphere of SGC, by denying other property owners the right to build by refusing to permit the county to extend services. Of course, this was not judicial, nor fair. Besides, the county tied our street paving into the sewer and water program. In the long run, it would have been done at a higher cost.

### **Suggestions for Reducing Density in South Gulf Cove**

- Incentives for property owners to increase the size of their estate and benefit from reduced taxes.
- Decrease the number of lots zoned for multifamily use.
- Increase the size and number of commercial locations reducing the need for travel out of SGC.
- Encourage donation of vacant property to CCT or the County to be maintained vacant in perpetuity.
- Encourage donation of developed residential property to CCT to be used for equity for the purpose of acquiring vacant properties which would remain vacant in perpetuity or used for land banking.

**The following three items requires the development of a County Land Bank. This does not exist at this time nor does the County plan to develop one to the best of our knowledge, but times do change.**

- Encourage the County to preserve vacant county-owned residential lots in a South Gulf Cove Land Bank
- To utilize the County's land-banking program to swap for properties in order to increase the size of park sites.
- To utilize the land bank to reduce density along major east – west routes in SGC.

### **Strategies**

- Develop a written policy to be used for communications with various agencies.
- Recommend to participating SGC associations our objectives and to request participation.
- Create sub-committees in cooperation with SGC organizations (e.g. SGC HOA, P.O.A, CCT, Leadership Council) to lobby commissioners and staff.
- Request the assistance of businesses, (not limited to builders, developers, large property owners, and real estate agencies) to assist with the campaign.
- Educate residents of the potential pitfalls of build out.
- Write newspaper articles encouraging other communities to participate with similar programs within their own communities.
- Meet with Englewood Area Planning Board, West Charlotte Civic Association, and other like community groups.
- Write to other HOAs in the County suggesting participation in achieving county-wide goals.
- Coordinate activities with standing MSBU's and West County Storm Water Advisory Council.

### **Other questions:**

Now that we have the ability for full build-out, how do we prepare for it?

What are the essentials that need to be secured with respect to schools, safety and roads?

How will we pay for the amenities?

These are just a few of the questions that the Advisory Committee has considered.

What we are hoping for today is that there are those of you in the audience who have a major personal interest in addressing these concerns and others that you have may thought of that we have not.

There is a subcommittee for Growth Management that has met twice last fall. We would like to know your ideas before we schedule another meeting.



Charlotte County  
Land Information  
Services



0 650 1,300 2,600 Feet

# South Gulf Cove Planning Area AERIAL

This map is a representation of compiled public information. It is believed to be an accurate and true depiction for the stated purpose, but Charlotte County and its employees make no guarantees, implied or otherwise as to its use. This is not a survey or is it to be used for design.



# South Gulf Cove

## Future Land Use Map (FLUM) Designations and Corresponding Acreages

**TOTAL COMMUNITY PLANNING AREA ACREAGE  
5884.91 ACRES**

	<b>Total Acreage</b>	<b>Vacant Acreage</b>
<b>Commercial Center</b>	48.2489	45.3045
<b>Commercial Corridor</b>	193.8686	98.0721
<b>High Density Residential</b>	38.7532	24.5282
<b>Medium Density Residential</b>	108.8771	79.0872
<b>Low Density Residential</b>	5101.3520	3292.1833
<b>Parks and Recreation</b>	48.0731	45.0495
<b>Preservation</b>	281.9265	140.7942
<b>Public Lands and Facilities</b>	53.2281	37.8128
	<b>5874.3275</b>	<b>3762.8318</b>

\* Information has been compiled from public information. It is believed to be true as depicted for said purpose. Please note "water" may have a zoning designation, but no FLUM...thus the differences in total acreage numbers.



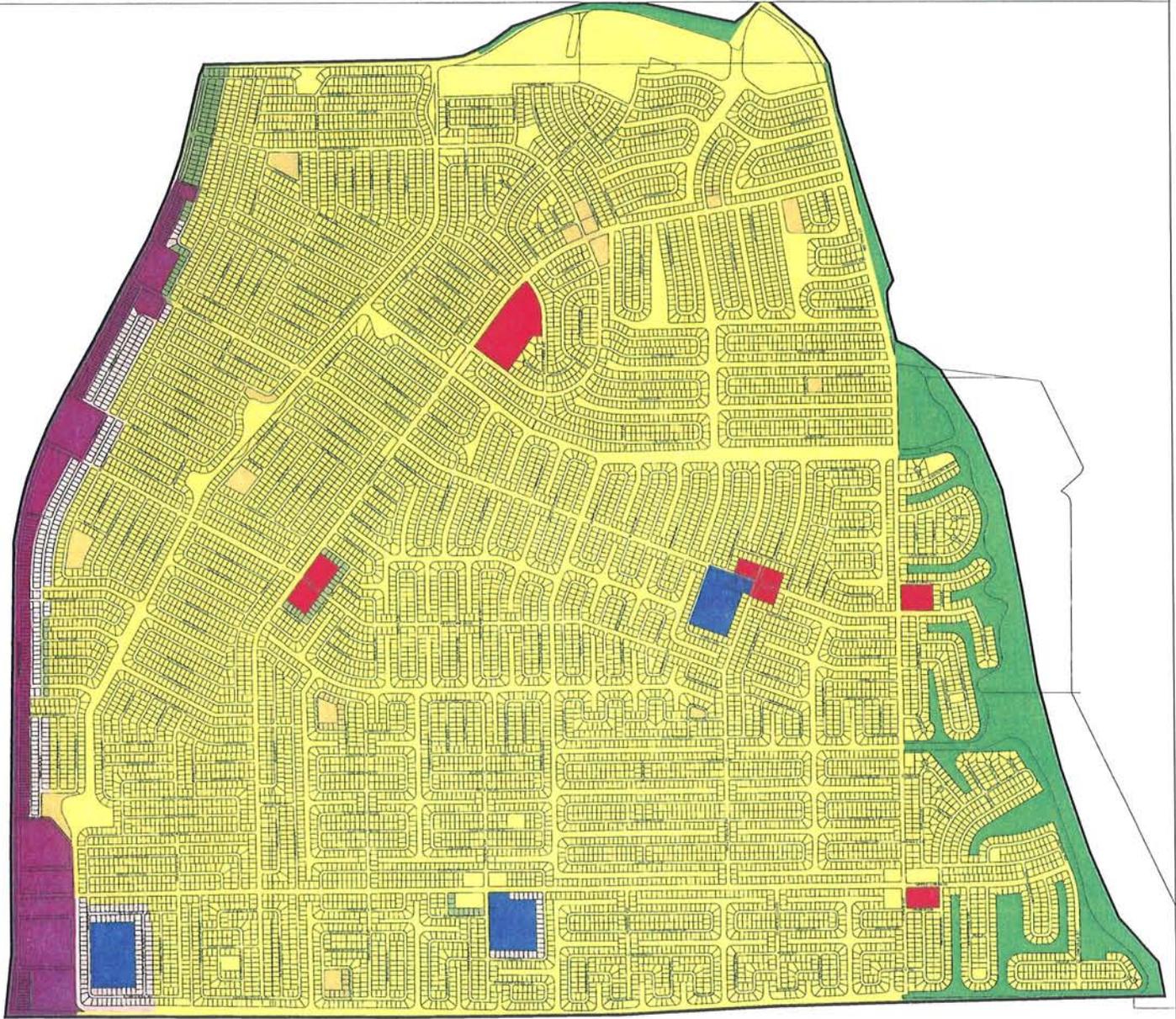
Land Information Services



0 550 1,100 2,200 Feet

# South Gulf Cove Planning Area FUTURE LAND USE

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Agriculture	City	Commercial Corridor	Low Density Residential	Mixed Use	Public Lands & Facilities	Rural Estate Residential
Airport Commerce Park	Coastal Residential	High Density Residential	Low Intensity Industrial	Parks & Recreation	Recreational Vehicle Park	
Charlotte Harbor CRA	Commercial Center	High Intensity Industrial	Medium Density Residential	Preservation	Resource Conservation	

*Properties in Charlotte County have two designations. The first is the Future Land Use Map designation or "FLUM". The second designation is the Zoning. Generally, these two designations are consistent with one another for development purposes. The Zoning designation usually determines specific development requirements. Finally, when there is a disparity between the two designations, the more restrictive of the two is most often applied.*

### **South Gulf Cove Community Planning Area** **Future Land Use Map (FLUM) Designation Definitions**

**Commercial Centers:** These lands are designated for commercial, institutional, and professional office activities. Commercial Centers area lands in which retail, Service, and office uses currently exist or a need is projected in the future, They are further differentiated into categories which are determined by land area.

**Commercial Corridor:** Commercial Corridors are areas located along major urban corridors within Charlotte County. These corridors generally include, but are not limited to, US 41, US 17, SR 776, Cr 775, and CR 771. Allowable uses shall include retail and wholesale stores, professional offices, hotel, motels, multi-family dwelling units not exceeding 10 units per acre, and restaurants. Maximum building coverage shall not exceed 50%. Maximum floor area ratio shall not exceed .60.

**High Density Residential:** These lands are designated for urban residential uses. High Density Residential lands may be developed at a density from 10 dwelling units per acre to 15 dwelling units per acre. Uses on land designated as such include: single- and multi-family residential dwelling units, and recreational facilities, sub-neighborhood commercial centers, and schools.

**Medium Density Residential:** These lands are designated for urban residential uses. Medium Density Residential lands may be developed at a density from 5 dwelling units per acre to 10 dwelling units per acres. Uses on land designated as such include: single-family residential dwellings, units, multi-family residential dwelling units, manufactured residential dwelling units, recreational facilities, sub-neighborhood commercial centers, and schools.

**Low Density Residential:** These lands are designated for urban residential uses. Low Density Residential lands may be developed at a density from 1 dwelling unit per acre to 5 dwelling units per acre, with the exception of manufactured housing from 1 dwelling unit per acre to 6 dwelling units per acre. Uses on land designated as such include: single-family residential dwelling units, multi-family residential dwelling units, manufactured residential dwelling units, recreational facilities, sub-neighborhood commercial centers, and schools.

**Parks and Recreation:** These lands are designated as either active (facilities based) or passive resource-based recreational uses and are located in urban and rural area. These lands may contain resource-based park sites and their associated facilities or open space with minimal facilities. Parks and recreational lands may be publicly or privately owned.

**Preservation:** These lands will be maintained as aquatic preserves, wilderness areas, wildlife sanctuaries, or similar uses. Allowable development activities include habitat relocation areas and limited improvements including fire trails, or facilities which allow limited, unobtrusive human access, such as unpaved parking spaces, primitive camping areas, canoe launches, and sanitation facilities. Residential densities in privately owned areas may not exceed one (1) dwelling unit per ten (10) acres within the Urban Service Area and one (1) dwelling unit per forty (40) acres within the Rural Service Area. Non-residential uses must preserve at least ninety percent (90%) of the subject property in open space.

**Public Lands and Facilities:** These lands are characterized by public ownership or they are facilities which accommodate the general public. Public Lands and Facilities include those lands owned by Charlotte County general government, the Charlotte County School Board, private schools, churches, the City of Punta Gorda, the State of Florida, the United States government, and private hospitals, and utilities

# South Gulf Cove

## Zoning Designations and Corresponding Acreages

**TOTAL COMMUNITY PLANNING AREA ACREAGE  
5884.91 ACRES**

	<b>Total Acreage</b>	<b>Vacant Acreage</b>
<b>Commercial General (CG)</b>	235.8486	140.9177
<b>Commercial Intensive (CI)</b>	7.3386	3.9766
<b>Environmentally Sensitive (ES)</b>	288.4821	140.6095
<b>Office, Medical, &amp; Institutional (OMI)</b>	2.4501	1.4200
<b>Residential Multi-Family-10 (RMF-10)</b>	118.4970	84.7343
<b>Residential Multi-Family-12 (RMF-12)</b>	18.3691	9.1808
<b>Residential Multi-Family-15 (RMF-15)</b>	5.8886	5.5423
<b>Residential Multi-Family-3.5 (RMF-3.5)</b>	131.8148	127.7987
<b>Residential Multi-Family-5 (RMF-5)</b>	2.3089	1.1723
<b>Residential Single Family-3.5 (RSF-3.5)</b>	5073.9080	3247.6470
	<b>5884.9058</b>	<b>3762.9992</b>

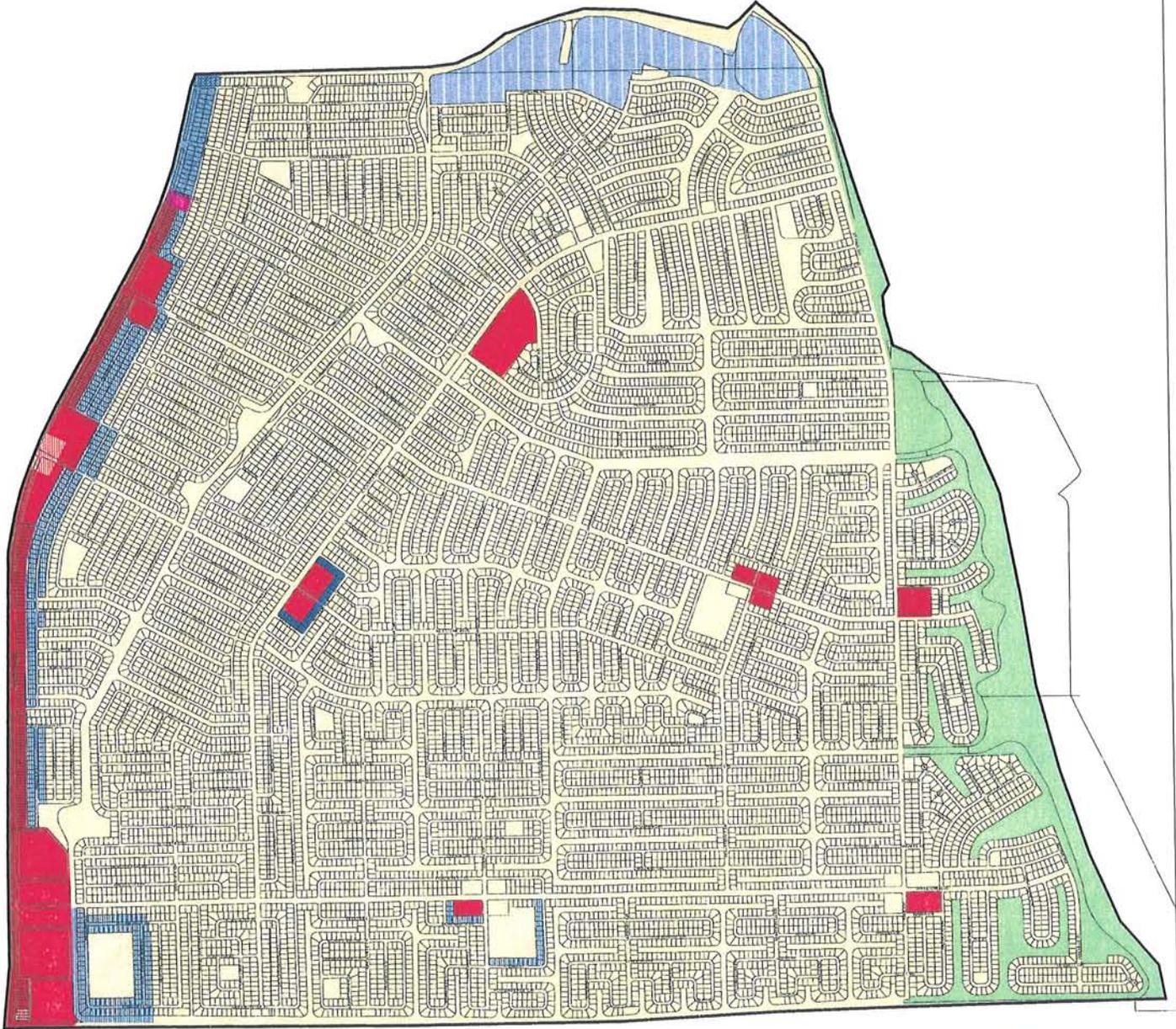
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0 650 1,300 2,600 Feet

# South Gulf Cove Planning Area ZONING

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IG	ES	RMF-T	RE1	RVP	CI	CH	AE	IL	RSF5	RMF3.5	MU	MES	MMF7.5
RE5	RSF1	RMF5	RMF15	OMI	RMF10	PD	CG	MHS	CT	CR3.5	MCG	MSF3.5	MMF10
RSF2	ECAP	CITY	RMF12	AG	RSF3.5	RSF2.5	MHC	MP	MHP	NBR	MCT	MSF5	MMF12

# **ZONING DESIGNATIONS**

## **FOUND IN**

### **SOUTH GULF COVE**

Each of the listed zoning categories are part of the Charlotte County Code :  
Section 3-9 : Zoning Regulations. The “intent” portion for each zoning  
designation currently found in South Gulf Cove is listed herein.

#### **Commercial General**

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 effect of undesirable industrial uses.

#### **Commercial Intensive**

The purpose and intent of the Commercial Intensive (CI) district is to permit the designation of suitable locations for and to facilitate the proper development and use of land for those commercial activities which are like or which have many of the same needs as industrial land use. Such uses often rely on large ground areas for storage or display of goods, are relatively insensitive to the impact of adjacent lands use, while generating substantial impacts on their neighbors. Commercial intensive land uses are generally services, particularly warehousing, distribution and compatible business oriented to the sale and service of automobiles and boats. The CI district is and is intended to be intermediate between consumer oriented commercial and light industrial uses.

#### **Residential Single Family-3.5**

Residential Single Family -3.5 (RSF-3.5) (3.5 units per acre)

The Residential Single Family (RSF) districts are intended to be used for single family residential dwellings and other uses normally associated therewith. Among RSF-1, RSF-2, RSF-3.5 and RSF-5 districts, there are variations in requirements for lot area, width, and certain yards.

#### **Residential Multi Family- 3.5, 5, 10, 12, and 15**

Residential Multi Family -3.5 (RMF-3.5) (3.5 units per acre) etc.

The Residential Multi Family (RMF) districts are intended to be low to high density residential districts with emphasis on multi-family use.

#### **Environmentally Sensitive**

The purpose and intent of the Environmentally Sensitive (ES) district is to preserve and protect certain land and water areas in unincorporated Charlotte County which have overriding ecological, hydrological, physiographic importance to the public at large. It is intended to preserve and protect open spaces, park lands, wilderness areas, marshlands, watersheds and water recharge areas, scenic areas, beaches and native flora and fauna in those areas designated ES or LD on the Comprehensive Plan Map. It is intended to allow limited public/private recreational/educational uses and their incidental accessory uses and structures.

#### **Office, Medical, and Institutional**

The Office, Medical, and Institutional (OMI) district is intended for professional and business offices and institutional and cultural activities.

Excerpt from the Charlotte County Land Development Code  
For further information please visit [muni-code.com](http://muni-code.com)



Land Information  
Services



0 650 1,300 2,600 Feet

# South Gulf Cove Planning Area VACANT LANDS

This map is a representation of compiled public information. It is believed to be an accurate and true depiction for the stated purpose, but Charlotte County and its employees make no guarantee, implied or otherwise as to its use. This is not a survey or is it to be used for design.



 Vacant Lands



Land Information  
Services



0 650 1,300 2,600 Feet

# South Gulf Cove Planning Area COUNTY OWNED

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 County Owned