

*South Gulf*



*Cove Community Plan*

*For:*

*Charlotte County Community  
Development Department,*

*Thomas A. Cookingham, Director*

*By:*

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**APPENDIX**

Condensed Bibliography

“Visioning Session” materials:

- Four page take-home questionnaire and summary of responses.
- Key to slide show preference survey and tabulation of survey results
- 3/24/02 Charlotte Herald Tribune announcement of “visioning session”
- Twenty main session visions
- Summaries of three break out sessions
- Break out sessions description
- 3/12/02 “visioning session” letter announcement

- “Household Information” survey form used by the SGCHOA
- Facility and amenity survey form used by zoning committee of the SGCHOA

Summary of 4/29/02 meeting with property owners, ABE

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## EXECUTIVE SUMMARY

### INTRODUCTION

The South Gulf Cove (SGC) community planning area is located in the northeastern portion of the Cape Haze Peninsula. There exist just over 15,000 deeded lots, most of which are zoned for single-family residential use (RSF-3.5) corresponding to the Low Density Residential classification in the County's Comprehensive Plan.

The area is primarily developed with retirement and "second home" residences with a minor amount of small scale commercial along the C. R. 771 corridor.

Lots may only be developed after water and sewer services become available from the County. In January of 2002, there were only about 600 homes, housing about 1,300 people, in South Gulf Cove. However, the County has been making a concerted effort to expedite the installation of water and sewer lines and plans to complete the entire community by 2005. As the installation of water and sewer lines progresses, building is accelerating and spreading more evenly throughout the community. The likelihood of accelerated growth, and recognition that at build-out the community's population could approximate 33,000 persons, has alerted the residents of South Gulf Cove to the necessity of preparing a plan for the community.

### THE COMMUNITY'S VISION

As part of the planning process, residents attended a visioning session on March 26, 2002. This session was designed to provide guidance in the preparation of the South Gulf Cove Community Plan. Input received during the visioning session resulted in a summary vision of how the community sees itself at build-out. This vision statement is provided on page 22 of this report.

This Community Plan is the action instrument to assist in achieving the community's Vision. Throughout the Plan the recurring theme of density reduction is emphasized to:

1. Provide park and recreation areas.
2. Provide open space.
3. Protect surface water quality.
4. Reduce direct access to major roadways.
5. Provide policies and methods to accomplish this theme.

## PARKS & RECREATION

The pattern of roads and canals in South Gulf Cove causes fragmentation of most of the area east of Calumet. This produces more than 50 tiny neighborhoods incapable of internal park servicing. Consequently, a pedestrian/bikeway system is necessary to allow safe access from residential areas to the park system.

During the preparation of this Plan, a large number of properties were investigated as to their suitability as components of the community's open space and recreation system. This system is intended to:

- ! Create a well-planned system of open space and recreation lands to reduce the impact of urbanization, reduce density, and serve the leisure and aesthetic needs of all residents.
- ! Provide a pedestrian and bicycle-friendly community by establishing a pedestrian/bicycle system on major trafficked roadways to allow easy access from residential areas to major parks/recreation, public facilities, private parks/recreation and commercial areas. Anchors to the system will be:
  - A linear waterfront park at Calumet and St. Paul on County-owned property adjacent to the lagoon waterfront along Section 93.
  - A waterfront park at Calumet/San Domingo enhanced by the three private park and recreation tracts at the same intersection.
  - An active neighborhood park at San Domingo/Wheeling.
  - A large park to include sports fields
  - A community park to be assembled in a location central to South Gulf Cove and accessible from the pedestrian bikeway.
  - Commercial concentrations along C.R. 771 and on Ingraham, Keystone, and Appleton

The system will be further supported by small parks, urban open spaces and vistas along and proximate to the system, neighborhood parks and special facilities throughout South Gulf Cove, and private park/recreation sites, church and public/semipublic sites.

- ! Make maximum use of vistas and small parks, lots and open space along the system for pleasant stop-offs for users.
- ! Use waterfront parks as special facilities for picnicking and similar low intensity uses. Preserve vistas in these parks and prohibit parking.
- ! Connect the system to the "Pioneer Trail"
- ! Strengthen the waterfront identity of the community by stressing water vistas and access wherever possible.

Policies have been provided to establish a land banking program to acquire additional needed lots through an exchange process (see Policy 001).

Map 3 shows the proposed parks and recreation system incorporating the pedestrian/bikeway system; neighborhood and sub-neighborhood scale parks; special facilities parks, and proposed locations of private parks/recreation and open space. The level of service represented by the parks and recreation system is comparable to Charlotte County's level of service.

## CHURCHES, PUBLIC AND SEMI-PUBLIC FACILITIES

It is estimated that at build-out, South Gulf Cove could support up to 40 church sites. The Plan provides for 17 locations of one acre or larger within the community. In addition, all of the commercial general and office, medical, institution zoning along C. R. 771 allows houses of worship.

At build-out the population of South Gulf Cove could potentially reach 33,000 persons of which about 3,000 could be school age children. Five sites are shown on the Future Land Use Map (Map 7) in the Public Lands and Facilities category which allows for public and private schools.

There are no fire and emergency medical sites within South Gulf Cove at this time. These locations on one-to-two acre sites on Appleton Blvd. would allow for rapid north/south access to other areas of South Gulf Cove and would service the community through build-out.

Should the Sheriff's Department need office space in South Gulf Cove in the future, the Plan anticipates that all lands designated Commercial and Public Lands and Facilities in the County's Comprehensive Plan will allow such a use.

## TRANSPORTATION AND TRAFFIC CALMING

The volume of traffic associated with build-out could pose serious travel impacts on the four single-family lined main access roads in South Gulf Cove from Calumet Blvd. west to C. R. 771.

South Gulf Cove's internal commercial sites, pedestrian bikeways, parks and other attractors of potential residential trips are extremely important since they "capture" and intercept trips which would otherwise use one of the four main roads to C. R. 771.

A serious effort should be undertaken to reduce the number of lots along these roadways. In addition, assemblage of lots along these roads should be encouraged for use as church sites and other low volume, off work day uses, which can consume lots and reduce potential peak hour traffic.

Methods to calm traffic on the major road system include:

1. Post and enforce speed limits.
2. Install landscaped "islands" between lanes from place to place. Each of the four entryways at C. R. 771 should also have an island on which the South Gulf Cove entryway sign should be located with a reference to low speed.
3. Place reflectors into the roadway at intervals to remind drivers of speed limits.
4. Roundabouts and traffic circles should be considered at the intersections of Calumet and the four major entryways to South Gulf Cove.

## DEVELOPMENT BORDERING THE LAGOON

Lands bordering the Lagoon in Sections 93 and 94 are designated "Preservation" in the County's Comprehensive Plan and are zoned ES, "Environmentally Sensitive". Section 97 is designated Low Density Residential in the Comprehensive Plan. Controls/conditions to protect the Lagoon's lands designated "Preservation" on the County's Future Land Use Map and zoned "Environmentally Sensitive" include:

1. Although three Section 94 tracts are indicated as allowing residential use in the County's Comprehensive Plan and in the Zoning Code, the Section 94 deed restrictions do not allow such use. The Waterview Property Owners Association and the South Gulf Cove Home Owners Association should rigorously enforce the deed restrictions of these tracts.
2. Both associations should also inform the County that potential special exceptions to the "ES" zoning of the Section 94 tracts including, but not limited to, "resorts and

sports marinas and commercial fisheries” are not allowed by the deed restrictions and should not be approved by special exception.

3. Both associations should request the County to inform and copy them on any application/request for permitting of any sort on Section 94 tracts zoned ES so the associations have sufficient time to examine the application for its applicability to Section 94 deed restrictions and the application’s potential impact on the lagoon.
4. Both associations should inform the County of their strong concern that any development along the lagoon in “Preservation” and “Low Density Residential” areas take all measures necessary to allow public access, protect the lagoon’s water quality and natural resources, and maintain lagoon vistas.

## WATER QUALITY (PROTECT THE LAGOON)

This section of the Plan contains a lengthy discussion of water quality including:

- ! Pollutants and impacts
- ! Pollutant controls and benefits
- ! Stormwater management and actions which should be undertaken and sources of public agency data and services for the homeowners associations’ use.

### A “First Step” to Improve Water Quality and Recreation in South Gulf Cove

The first “flush” of rainfall is heavily laden with the pollutants and is especially harmful to water quality. The first inch of such rainfall, which generally carries 90% of storm generated pollutants, is the most important to address when considering the removal of pollutants from stormwater. In South Gulf Cove, this treatment is now provided in the swale system within street right-of-ways and between lots. Methods to slow the water travel in this system prior to the waters being discharged to the canals would be beneficial to water quality. The pedestrian/bikeway suggested for use along the major road system may, with an appropriate design, and use of selected rest stop lots and pocket parks, provide the method to accomplish such dry detention of the runoff flow, and yield additional water quality benefits.

This system, using the existing swales along major roads and rerouting (meandering) the swales into pocket parks and rest stop lots along the pedestrian/bike way to provide increased stormwater detention time, will decrease pollution and could provide an extensive ongoing demonstration project for both water quality and recreation.

## FINANCING

This section discusses sources and methods of funding improvements including those for parks and recreation; stormwater management/water quality; MSBU's, impact fees and grants, etc.

As discussed within the text and policies of this Plan, several interrelated topics and their individual projects pose potential "demonstrations projects" including:

1. The demonstration of how redevelopment in a "platted lands" community, to provide a needed pedestrian/bikeway and rest stops/pocket parks connecting the community, can benefit:
  - ! Energy conservation, and public health by providing a pedestrian/bikeway and the resulting reduction of auto traffic and increase in public exercise, and
  - ! Water quality through the use of rest stops/pocket parks as adjuncts to the swale system for retention/detention of the 1<sup>st</sup> inch of rainfall, and
  - ! Public safety through the land banking program to exchange/purchase lots along major roadways and thus reduce direct backout traffic to the roadway.
2. The demonstration of how redevelopment of a degraded waterfront preservation area can be sensitively treated to permit low intensity recreation with boardwalks and viewing areas culminating in a focal point park anchoring the community wide pedestrian/bikeway and integrated park system.

## FUTURE LAND USE AND ZONING

The proposed Future Land Use and Zoning designations shown on Maps 7 and 8 represent a delicate balance between:

- ! The residents' wishes to retain the community as essentially a human scale, low density, residential area supplemented by commercial and community services and facilities adequate to serve the residents of South Gulf Cove;
- ! Sound planning; and
- ! Private property rights.

The approach and reasoning generally employed in developing these proposals are as follow:

1. Some lands which have been previously deed restricted to park use, or which have been so designated in the County Plan, and which appear to be good locations for parks and recreation, have usually been designated as either private or public parks.
2. All properties which have been previously deed restricted to commercial use, and which have also been designated for Commercial use on the County Future Land Use Map, and which have been zoned commercial by the County, have been designated for Commercial Use in this Plan. Other locations appropriate to serve the needs of the South Gulf Cove community have also been designated for commercial use.
3. Commercial land use along C. R. 771 has been proposed to be expanded to a greater depth than originally contemplated in the deed restrictions and on the County Future Land Use Map. Greater depth should provide for greater flexibility of development and may also provide the basis for limiting parking along the front of the parcels.
4. Medium density multi-family land use (maximum density, 10 dwelling units per acre) is generally proposed for lands adjacent to the C. R. 771 commercial corridor, commercial centers, or lands surrounding sites likely to be developed as major public parks or facilities. The proposals generally attempt to separate different density or land use types by roadways and avoid single-family uses from being located directly adjacent to commercial, multi-family or parks/recreation uses.
5. The only location proposed for high density residential use (up to 12 dwelling units per acre) is located next to the large, 21-acre, community commercial center site located on the east side of Calumet Boulevard north of the Zephyr Waterway. This could be a prime location for human scale, low rise, condominiums or adult congregate living styles of development, providing an alternative to single-family home ownership conveniently located near commercial and public or recreational facilities.
6. All multi-family and commercial uses are proposed to be limited to two stories to maintain the low profile of the community originally envisioned and desired by the citizenry of South Gulf Cove.

7. Two new Future Land Use categories are proposed:
  - ! The Neighborhood Business/Residential land use category, based on the land use category of the same name now applied in the Charlotte Harbor Community Plan. It is intended to provide for the daily convenience needs, and professional, personal and business needs of residents of the South Gulf Cove community through a mix of residential and commercial uses of limited scope and scale.
  - ! The Commercial, Mixed Use category. This category is proposed to allow a mixture of residential and commercial uses on property located along the C. R. 771 corridor. Development will only be permitted as a Planned Development.

Detailed description of allowable uses in each of the Future Land Use Categories and Zoning Districts proposed to be applied to lands within South Gulf Cove are provided in Table 5 on pages 29 through 37 of the body of this report.

## RECOMMENDATIONS

Following, in policy form, are the South Gulf Cove property owners' recommendations to the Board of County Commissioners to implement the South Gulf Cove Community Plan.

### **URGENT NEEDS:**

Due to an accelerating growth rate, escalating land values and the potential for dry lot areas to become areas of significant blight it is necessary to take immediate steps to correct SGC's outdated and inadequate land use plan in order to allow for conservation and rehabilitation before reclamation of the area is made impracticable by building patterns.

**Policy 001:** Establish a Land Banking Program and explore other opportunities to assist in:

1. reducing density and correcting inadequate and outdated building density patterns;
2. improving safety by addressing inadequate and unsafe transportation facilities incapable of handling the volume of traffic flow into or through the area at build out;
3. correcting faulty lot layout in relation to size, adequacy, accessibility or usefulness not only to provide open space but also to improve the tax base by creating better commercial areas; and,
4. providing parks, recreational and open space and other public improvements.

**Policy 001.1:** For the purposes of public health, safety, and welfare, land bank publicly owned lots and continue to acquire and land bank single-family and multi-family lots to:

1. reduce direct vehicle access to major roadways; reduce traffic; and
2. provide pedestrian/bikeway urban open space for rest stops; and
3. integrate and increase the size of designated parks; and
4. provide waterfront recreation opportunities; and
5. provide space for water quality dry retention/detention purposes; and
6. provide urban open space and sub neighborhood parks; and,
7. provide an exchange medium to accomplish the above (see implementation #7 below).

**Policy 001.2:** Implementation of the land bank program shall take place as follows:

1. Due to probable traffic volumes in the future, and the excess amount of direct access to the roadways, lots should be acquired that directly face on the following roads.
  - a. San Domingo Blvd. west of Calumet
  - b. Ingraham Blvd. west of Hallendale Drive
  - c. Appleton Blvd. west of Hallendale Drive
  - d. Keystone Blvd. west of Hallendale Drive

e. Calumet Blvd., San Domingo to Appleton

2. Lots should be acquired to provide open space and recreation opportunities in all areas designated for multi-family uses on the Future Land Use Map.
3. Waterfront lots and tracts throughout South Gulf Cove (including tracks A, F, G, H, I, in Section 58) should be acquired to provide fishing, viewing and open space opportunities for the surrounding residents. The tracts correspond to Map Key #'s 43, 44, 45, 46, and 47.
4. Park sizes shall be increased and integrally secured through acquisition of single-family and multi-family lots directly abutting park/recreation designated facilities until the boundary of the park is secured (surrounded) on all sides by streets and no lots directly abut the park edges. Parks to be so treated include those listed in the following table.

					Number of lots required to provide integrity <sup>(1)</sup>	
Park Type	Key #	Sec.	Lot	Parcel	Publicly owned	Privately owned
Neighborhood	1	58	4282	J	0	9
Neighborhood	11	78	4406	D	0	17
Neighborhood	22	87	4571	A	1	13
Neighborhood	26	87	4639	H	5	4
Community	To be identified					

(1) As of 3/6/02

5. Increase potential pocket/sub neighborhood parks and open space by land banking all publicly owned lots which abut other publicly owned lots. As a lot is acquired which abuts another publicly owned lot, each is to be land banked. Several larger neighborhoods with mostly dry lots have no internal parks designated. The following “targets” are hereby established for the land bank program to acquire lots and assemble sufficient space for park uses:

Neighborhood #10	Section 85, Block 4598 Lots 1-21 (Key map #78)
Neighborhood #9	Section 78, Block 4397 Lots 13, 14, 21, 22 (Key map #79)
Neighborhood #6	Section 93, Block 4944 Lots 1-8, 21-28 (Key map #80)

6. Lots owned by the County as of 3/6/02 which meet the criteria of #'s 1 through 5 above and are identified on Map 3 in this report shall be retained in public ownership for current or future park/open space uses. All lots acquired in the future which meet any of criteria #'s 1 – 5 above shall also remain in public ownership.

However, if a single lot or combined lot is deemed to be excess inventory by a majority vote of the SGC Community Planning Advisory Committee or CRA, as appointed by the Board of County Commissioners, such lot (except for restricted lots acquired from GDC) may be entered into the land bank trading account for use as specified in #7 following, to acquire needed lots to fulfill #'s 1– 5 above.

7. Lots not meeting the above land banking policy implementation instructions #'s 1 – 5 above shall, where possible, be used to exchange with private owners for lots meeting the criteria of #'s 1 – 5 above. As of 3/6/02 there are approximately 75 lots which are thus available for exchange purposes. Priority for acquiring lots through exchange shall be:
  - a. Highest priority - lots which fulfill the needs of implementation #4 above.
  - b. Next highest priority - lots which fulfill the needs of implementation #1 above.
  - c. Lower priority - Lots which fulfill the needs of implementation #s 2, 3 and 5 above.
8. The County and SGC Community Planning Advisory Committee or CRA shall meet yearly to:

- a. Monitor the progress of the land banking program.
- b. Determine what changes (additions/modifications/ deletions) are desirable to the program implementation components #'s 1 through 8.
- c. Discuss future uses of the acquired land banked lots and their designation for use to further the intent of expanding the park and recreation opportunities for the citizens of South Gulf Cove.

**Policy 001.3:** Due to the rapid growth of South Gulf Cove and the escalating cost of land, Policy 001.2.4 of the land bank program above should begin as soon as possible to avoid the probability of lot owners building on the needed lots and thus preventing integrity of the parks.

**Policy 002:** South Gulf Cove requests the Board of County Commissioners to examine alternative means and methods to encourage expansion of open space in South Gulf Cove by the use of such avenues as: relaxation of rules and regulations, use of conservation and other easements, tax relief, purchase/exchange/transfer of development rights, and such other options as may be available to both the public and private sectors.

**Policy 003:** Assist the community to assemble a 20-acre site for a community park. Assemblage of the 20-acre site prior to the installation of water and sewer would result in significant savings in infrastructure costs.

**Policy 004:** The effort to preserve open space within South Gulf Cove, create usable park areas and prevent dry lot areas from becoming areas of blight will take many years. The goal will only be made achievable by maintaining a proactive mechanism to implement this Community Plan. The BOCC should create a representative, efficient and effective mechanism to fight for the resources to meet target goals of the community and monitor the program on a monthly basis. The BOCC should create a CRA or appoint an SGC Community Planning Advisory Committee that will meet on a monthly basis to:

1. Plan, prioritize, coordinate, monitor and effect the implementation of this plan.
2. Update the GIS to include information to assist in the monitoring of the plan's implementation.
3. Develop a detailed checklist for reviewing possible acquisitions. Rating of possible acquisitions should be based upon the policies of this Plan.
4. Develop an annual budget based upon the goals of this plan and assist the SGC 501(c)(3) corporation and/or the County in seeking the necessary funding sources for the Plan's implementation.
5. Seek funding in the form of grants from individual and non-profit agencies and partner with, or act as a liaison to, non profit agencies in the effort to conserve and rehabilitate property within South Gulf Cove.
6. Prepare an on-going system for monitoring properties within South Gulf Cove to ensure their incorporation into the plan.
7. Maintain an educational program to inform landowners of the merits and importance of stewardship, and the economic benefits of the various tools to implement the Plan.
8. Provide information for estate planning and tax benefits of donations of land and easements. Partner with non-profits, which may have more expertise in these areas.
9. Meet monthly in order to monitor threatened properties, review possible acquisitions, monitor budgets, seek outside funds and prepare grant applications and continue to educate the public.

**Policy 005:** A stormwater management plan and program should be prepared for SGC. The plan should take into account the widening of the 4 main roads into SGC as specified in the Community Plan, as well as the addition of a pedestrian bike path along all six major roadways. A stormwater management plan is critical to maintaining the water quality of SGC's canals, lagoon and Charlotte Harbor

**Policy 005.1:** Stormwater treatment areas required of new development in South Gulf Cove are to be designed in curvilinear form, where possible, and are to be landscaped using South Gulf Cove thematic vegetation. The intent of this policy is to make these areas a pleasing addition to the overall ambiance of South Gulf Cove and avoid a stark, fenced in, square/rectangular, eyesore. This policy is also to apply to any government retrofit of the stormwater system serving South Gulf Cove.

**Policy 005.2:** Stormwater treatment areas required of new development in South Gulf Cove are to be maintained to fulfill their original water quality treatment intent. Wetland species required in ponds are similarly required to be maintained to prevent cattails and other invasive species.

**Policy 005.3:** Explore the potential for construction of joint private/public retention/detention stormwater systems on larger, currently undeveloped , private parcels along major roadways.

**Policy 005.4:** Due to the urbanizing character of the area to the west of South Gulf Cove, the County should utilize its stormwater management program to improve the water quality of waters entering the South Gulf Cove waterway and canal system from the area west of C. R. 771.

**CRITICALLY IMPORTANT**

**Policy 006:** It shall be a priority to make deed restrictions, zoning, and Future Land Use designations compatible.

**Policy 006.1:** Employ the following Future Land Use Categories, allowable uses and limitations for lands located within South Gulf Cove:

CATEGORY	PURPOSE	ALLOWABLE USES	LIMITATIONS
Low Density Residential	Same as County Plan	Same as County Plan	Same as County Plan
Medium Density Residential	Same as County Plan	Same as County Plan	Same as County Plan
High Density Residential	Same as County Plan	Same as County Plan	Same as County Plan
Neighborhood Commercial Ctr.	Same as County Plan	Same as County Plan	Same as County Plan
Community Commercial Ctr.	Same as County Plan	Same as County Plan	Same as County Plan
Commercial Corridor	Same as County Plan	Same as County Plan	Same as County Plan
Neighborhood Business/Resid.	Same as referred to under the Charlotte Harbor Community Plan section of the County Plan	Same as referred to under the Charlotte Harbor Community Plan section of the County Plan	Same as referred to under the Charlotte Harbor Community Plan section of the County Plan

Commercial Mixed Use	Provide for a combination of residential and commercial use on the same site and developed as a Planned Development	Residential uses and all uses allowed in Commercial Corridor category.	Max. density: 10 d.u./acre Max. coverage: 50% Max. FAR: 0.60
Parks & Recreation	Same as County Plan	Same as County Plan	Same as County Plan
Public Lands & Facilities	Same as County Plan	Same as County Plan	Same as County Plan
Preservation	Same as County Plan	Same as County Plan	Same as County Plan

**Policy 006.2:** Apply the foregoing land use designations in Policy 006.1 to properties as identified on Map 7, Proposed Future Land Use.

**Policy 006.3:** Employ the following Zoning Districts, allowable uses and limitations for lands located within South Gulf Cove:

CATEGORY	PURPOSE	ALLOWABLE USES	LIMITATIONS
Single-family, RSF-3.5	Same as County Zoning	Same as County Zoning	Same as County Zoning
Multi-family, RMF-10	Same as County Zoning	Same as County Zoning	Limit height to two-stories
Multi-family, RMF-12	Same as County Zoning	Same as County Zoning	Limit height to two-stories
Neigh. Commercial, CN	Same as County Zoning	Same as County Zoning	Limit height to two-stories
Ofc./Med./Institutional, OMI	Same as County Zoning	Same as County Zoning	Limit height to two-stories
General Commercial, CG	Same as County Zoning	Same as County Zoning and with residential use permitted above the ground floor.	Limit height to two-stories; majority of parking required to be located on the side of, or behind, the building.
Neighborhood Business/Residential, NBR	Provide for daily convenience goods, professional, personal and business services and medium density needs of residents of South Gulf Cove.	Same as identified in NBR zoning district under the Charlotte Harbor Community Development section of the County's Zoning.	Same as identified in NBR zoning district under the Charlotte Harbor Community Development section of the County's Zoning.

Commercial, Mixed Use CMX	Provide for a combination of residential and commercial use on the same site and developed as a Planned Development	Same as in CG district plus residential uses up to 10 d.u./acre.	Limit height to two-stories
Environmentally Sensitive, ES	Same as County Zoning	Same as County Zoning	Same as County Zoning

**Policy 006.4:** Apply the foregoing zoning districts in Policy 006.3 to properties as identified on Map 8, Proposed Zoning.

**Policy 006.5:** Modify current deed restrictions to be consistent with the proposed land use and zoning designations, as indicated in Tables 1 and 7.

**Policy 007:** Establishment of an SGC Park System

**Policy 007.1:** The County shall continue to seek federal, state and private funding opportunities and volunteer assistance to keep facility development and program costs as affordable as possible.

**Policy 007.2:** The South Gulf Cove CRA or Planning Advisory Committee should establish:

1. A logo and style(s) for distinctive signage and monuments, and
2. A flowering tree specie(s), one or more palm species, xeriscape and native vegetation types to unify the community through plantings on major public rights-of-way, medians if used, all parks, and other relevant public places. The County's urban forester or an appropriate experienced American Society of Landscape Architects member should be requested to assist in this task and,
3. The style of street lights and street furniture for unified use along major roads and parks and,
4. A method to assist and alert the County to remove exotic vegetation and other obstructions to views and to maintain the vistas identified in this Plan, and,
5. A new name for the interceptor lagoon more in character with the residents' vision, and,
6. Appropriate names for the parks designated in this Plan.

(Note: Items 5 and 6 are already planned for as part of the fund-raising campaign)

**Policy 007.3:** Construction of parks and public buildings shall be compatible to the surrounding area.

**Policy 007.4:** All waterfront parks where boat launching ramps are installed except for park #21 shall have "No Parking" signs prominently posted to prevent the parks from becoming parking lots and thus usurping the primary intent of the park to provide passive recreation and vistas.

**Policy 007.5:** Shaded pedestrian/bikeways shall be installed along major roads as indicated in this Plan. Such construction should be nonlinear (winding) and to a paved width which allows safe passage of pedestrians, bicycles and golf cart users. Crossing at streets shall be prominently marked for safety purposes. Shade trees and vegetation as specified by South Gulf Cove shall be used along the ways.

- Policy 007.6:** Should Tract E Lot 4621 in Section 85 be used as a public school site, the School Board, County and the SGC Community Planning Advisory Committee shall enter into an interlocal agreement specifying the uses of the tract, joint usage of play fields and such locations and the responsibilities of each party. Because of the lack of large scale publicly owned parcels in South Gulf Cove capable of providing sports fields such as baseball, football, soccer and such activities, the provision of such facilities on this parcel are of great importance to South Gulf Cove and must be addressed in the inter-local agreement.
- Policy 007.7:** County owned parcels along C. R. 771 (park #'s 4 – 10, 17 – 20) should be landscaped and beautified using vegetation as specified by South Gulf Cove to implement Policy 2.2.11 in the Future Land Use Element of the County's Comprehensive Plan.
- Policy 007.8:** Prior to the finalization of improvements to any of the designated parks in this community plan, a "master plan" for the park shall be prepared by the County employing an individual, or firm, having appropriate experience in the site planning of major public parks.
- Policy 007.9:** The County and State will continue efforts to improve and beautify the lagoon front in recognition of the importance of this asset and of the role the lagoon plays in the protection of Charlotte Harbor and the development of the community.
- Policy 007.10:** Since South Gulf Cove currently has a very low population in comparison to that anticipated in the future, and the South Gulf Cove Community Plan's parks and recreation system is designed for the greater anticipated future population, future residents should bear their proportionate share of the cost of the system.

Therefore, South Gulf Cove requests the Board of County Commissions examine the potential of establishing an impact fee within South Gulf Cove to be used to supplement the existing County recreation impact fee, but to be used only for park/recreation facilities to be located within South Gulf Cove and identified in the South Gulf Cove Community Plan.

**Policy 008:** Public safety and health issues:

- Policy 008.1:** For public safety purposes, the County's Sheriff and appropriate fire department should examine the street signs in South Gulf Cove for nighttime emergency service recognition. If recognition is low, the County should begin a street sign replacement program. Such signage should be agreed upon as to color, shape etc., by the SGC CRA or PAC.

**Policy 008.2:** Acreage should be identified as quickly as possible to locate emergency services at the southern end of SGC as suggested in the Plan.

**Policy 008.3:** As South Gulf Cove develops to the extent necessary to allow a reasonable determination of the probable build-out, the County should determine the need for and feasibility of widening the major roads west of Calumet Blvd. Traffic lights, roundabouts and, as an interim measure, traffic circles, should be examined for feasibility at the major road intersections with Calumet Blvd.

**Policy 008.4:** If feasible, it is desirable to have four lane boulevards on the major roadways of South Gulf Cove.

**Policy 008.5:** Efforts should be undertaken at this time to identify a funding source for an additional lock(s) when needed to allow for safe navigation in and out of the interceptor lagoon.

The potential environmental benefits of providing a lock at the southern end of the lagoon to avoid traffic impacts from boats traversing the lagoon should be examined and a feasibility study of this option prepared prior to locating an additional lock.

## **IMPORTANT**

**Policy 009:** All special developments, lot-development options, intensifications, changes or modification of non-conforming uses, changes to the Comprehensive Plan or Zoning district designations shall be reviewed to assure compatibility with less intensive uses and potential use on surrounding lands. Impacts of the following factors shall be considered:

1. Basic site design (i.e., the organization of uses on a site);
2. Visual elements (i.e., scale, structural design and form, materials, etc.) ;
3. Noise attenuation;
4. Noxious odors;
5. Lighting
6. Signage
7. Landscaping for buffering and screening;
8. Traffic; and
9. Off-site parking impacts.

**Policy 010:** The efforts of landowners to establish a 501-c3 nonprofit tax exempt foundation to, among other functions, receive donations to acquire open space, recreation equipment and any purpose which furthers the parks, recreation, open space, beautification and related needs of South Gulf Cove should be supported by the County.



**Policy 011:** If, in the future, a marina is considered for South Gulf Cove, subject to such federal, state, regional and county permitting as may be required, a marina location on the Butterworth Waterway in Section 97 west of the Aquarius Waterway appears to be a reasonable location for such a use. Appropriate controls, setbacks, and buffers of structures, noise, light, and activity will be necessary to assure that adjacent property owners in Section 93 are buffered from the impacts of such use so that they may continue the quiet enjoyment of their property. Space for a yacht club to service South Gulf Cove should be provided as a component of the marina.

In addition, if such a marina use is approved, the use should be conditioned upon the applicant agreeing to bear a fair share of the costs of locks, lock operations and maintenance, and canal maintenance, etc.

**Policy 012:** When C. R. 771 is widened, the County shall install streetlights, a pedestrian bikeway and landscaping as specified by South Gulf Cove in keeping with the community's theme.

**Policy 013:** A concerted effort should be undertaken by the County to remove exotics (Brazilian pepper) on County-owned properties in South Gulf Cove as follows: properties along C. R. 771, major road rights-of-way and vistas as identified in this Plan. The residents and landowners of South Gulf Cove may wish to provide volunteers to assist the County in this effort, if both parties agree.

**Policy 014:** Senior citizens are an important part of the community and appropriate recreational opportunities should be conveniently provided for them.

**Policy 015:** The County should undertake a feasibility study for the potential removal of the two bridges which cross the Staunton and Zephyr Waterways on St. Paul Blvd.

**Policy 016:** All utilities to be located in South Gulf Cove shall be located underground.

## LOCATION AND CURRENT CONDITIONS

The South Gulf Cove (SGC) community planning area is located in the northeastern portion of the Cape Haze Peninsula and is bounded by the Butterford Waterway to the north, the interceptor lagoon to the east, the Santa Cruz Waterway to the south, and County Road 771 (C. R. 771) to the west. The planning area is primarily developed with retirement and “second home” residences with a minor amount of small scale commercial along the C. R. 771 corridor.

Abutting SGC to the north is an upscale mobile home park that is well maintained and presents a pleasing, well-kept entrance. To the south is land that is zoned for a mixture of commercial and low density residential. Quality Mining has an operation immediately south of the Santa Cruz Waterway on the southern boundary, however, there is very little other development for about two miles south of SGC. The most influential boundary in terms of image is the western extremity that runs along C. R. 771. To the west of C. R. 771 is a narrow strip zoned predominately light industrial with the majority of the land directly behind being zoned heavy industrial. The vast majority of the land to the west of C. R. 771 remains undeveloped. Almost all of the planning area frontage to the east of C. R. 771 is zoned and designated commercial in the County’s Comprehensive Plan. The interceptor lagoon forms the eastern boundary of the planning area and is the most influential in terms of community identity. The lagoon is owned by the County.

South Gulf Cove is comprised of eight sections recorded in public records in 1960 and 1970 with a total area in excess of 6,200 acres of land and water. The entirety of Section 97 was originally platted but has since been vacated. No individual lots are shown except for one 2.407 acre site designated as a waterfront park. This entire section is designated for low density residential land use in the Charlotte County Comprehensive Plan.

SGC has 15,053 deeded lots. There are 4,734 waterfront lots located on approximately 50 miles of navigable canals that provide access to the Myakka River and Charlotte Harbor. The remaining 10,319 lots are referred to as “dry lots” because they have no direct access on SGC’s canal system. Most lots range in size from one-fifth to one-half acre and are zoned residential RSF-3.5, corresponding to the Low Density Residential classification in the Comprehensive Plan.

Lots may only be developed after water and sewer services become available from the County. Until 1996, only a small percentage of the total lots qualified for development. Since that time, the County has made a concerted effort to expedite the installation of water and sewer lines and plans to complete the entire community by 2005. As the installation of water and sewer lines progresses, building is accelerating and spreading more evenly throughout the community.

In January 2001, SGC had 389 waterfront and 113 dry lot homes. In 2001, the County processed 85 permits for waterfront lots and four for dry lots. As of January 2002, there were approximately 591 homes built or under construction, 474 being on waterfront lots and 117 being on dry lots.

The South Gulf Cove Home Owners Assn. (SGCHOA) prepared and distributed a survey to 498 existing SGC households in January 2002. Approximately 53% of the surveys were completed and returned providing a reasonably accurate summary of the community's demographics. Highlights from this survey follow:

Household Occupancy

Year-Round	Part-Time	Rental	No Response
88.3%	7.6%	1.5%	2.7%

Employment (% of Total Population)

Employed Full-Time	Employed Part-Time	Retired/ Not Working	No Response and Children
27.2%	9.6%	51.6%	11.6%

Education (Total Population Less Children)

High School	Some College	College Degree	Advanced Degree	No Response
33.4%	30.7%	17.8%	11.7%	6.40%

Income Per Household

\$20,000-\$55,000	Over \$50,000	No Response
37.6%	47.9%	14.8%

School Age Children Per Household and Total Population

No Children	Pre- & School Age Children	Children as % of Total Population
87.4%	12.6%	8.9%

Persons per Household:

2.15

Demographics reflect the current built community which is approximately 80% waterfront homesites. At the build-out of SGC, waterfront homes will comprise greater than 32% of the total, but far less than the current 80%.

## VISION PROCESS AND STATEMENT

### VISION PROCESS

As a component of the South Gulf Cove Community planning process, residents were invited to a visioning session at Charlotte County's Tringali Center on March 26, 2002. The session started at 6:00 P.M. and lasted until about 9:00 P.M.. The visioning session was designed to provide guidance in the preparation of the South Gulf Cove Community Plan.

The session was duly public noticed through the Charlotte Herald Tribune on 3/24/02 and by an announcement in the SGC Home Owners Association newsletter on 3/12/02. Copies of advertisements, handouts, tabulation of results, etc. are included in the Appendix of this document.

The session consisted of:

- § an introduction by the President of the Homeowners Association;
- § a slide show of 67 views of various infrastructure components of communities from the west coast of Florida to elicit preference responses from attendees on a scale of least to most preferred;
- § a general visioning session to elicit responses to "what SGC should be at build-out;"
- § three separate breakout visioning sessions to elicit more detailed responses to (1) land use issues, (2) transportation, sidewalk and lagoon issues, and (3) parks, open space, services and amenities issues. A note taker was assigned to each session; and,
- § a take-home four page survey regarding how the community is envisioned to look in the year 2020.

Eighty-eight residents, about 7% of SGC residents, attended the main visioning session while 75 responded to the preference survey. Seventeen responded to the take-home survey.

The general visioning session produced a very active forum for participation by the residents and lasted about three hours. Participants were informed by the facilitator about "visioning"; why they were asked to participate; the current demographics of SGC; and the demographics projected at build-out. Finally, attendees were instructed how to "vision" for build-out – i.e., to imagine, be creative, be positive, think of what SGC should look like, what is best for you, your children and grandchildren as they grow and mature in SGC. The facilitator led the session and a note taker, using an easel and sketch pad, condensed and recorded the "visions" which had been produced by the participants. Consensus of each written "vision" was voted upon at the end of the session. Final consensus "visions" were nearly all unanimous requiring no counting of votes. All consensus visions, including details arrived at from the break out sessions, were then

considered in preparing the following summary vision of how the community sees itself at build-out.

## VISION STATEMENT

We are predominantly a single family waterfront community. Our community is made up of individuals from all walks of life who share a common sense of fellowship. Like residents of a small town or country village we know and feel a strong sense of affiliation with our neighbors. Our strong sense of community is facilitated by a central park that serves as a focal point for the park system, pedestrian/bikeway and for many recreational and civic activities. The neighborhoods of South Gulf Cove (SGC) enjoy the use of small parks that provide a hub for neighborhood activities and a sense of solidarity.

Our community mirrors the image of natural subtropical Florida with lush vegetation and vistas of water throughout South Gulf Cove. We value and have tried to preserve to the greatest extent possible, the rural character and natural beauty that attracted the first residents to this area. The focal point of our water vision is the lagoon where our continuous linear park dominates the shoreline and provides environmentally sensitive access, vistas and low intensity recreation. We recognize our waters are central to our vision and our residents and contractors have used best management practices throughout our community to preserve the outstanding lagoon and canal water quality.

Our community includes a coordinated system of open spaces linked by a greenway that winds its way through the community connecting parks, rest stops, schools, playgrounds, shopping areas, other public sites and the lagoon and residential areas. Our residents and visitors enjoy the water and views by using the pedestrian/bikeway that connects our activity centers and offers water vistas, lush landscaping and small shaded rest stops along the way. The "natural" landscaping complements our vision and is enhanced by flowering trees, palms and native species. This look carries over to our entranceways, public and private parks, and commercial areas that are compatible with their surrounding residential uses.

Boating on the Myakka River and Charlotte Harbor is a recreational activity of many of our residents. Sufficient capacity of the lock(s) and channels to provide safe and convenient access to the river/harbor is necessary. Boat ramps for residents' use are available commensurate with the intended use of waterfront parks as low intensity quiet, restful areas with vistas of the water.

Although our community embraces many architectural styles, the overall ambiance is subtropical with generous open space and limited height and density. Commercial development has a pleasing similarity of design and uses rear and side lot parking where possible and lush landscaping to provide buffering to nearby residential uses.

## **PARKS AND RELATED TOPICS**

### **INVENTORY AND ANALYSIS**

Land along C.R. 771 and eight interior parcels are zoned for commercial use. To date commercial development is sparse and occurs only along C.R. 771. Two commercial marine-related uses exist near the intersection of C. R. 771 and Appleton Boulevard. A bakery and two real estate firms are located along C. R. 771 between Ingraham and San Domingo Boulevards. Many lots adjoining the designated commercial area along C.R. 771, and surrounding six of the interior parcels, were originally intended for single-family development but are now designated multi-family. The only multi-family development to date has been one duplex structure and one triplex structure. Both are located near the intersection of C.R. 771 and San Domingo. There is presently no active government facility located within SGC. Government ownership, however, includes roads, bridges, canals, lagoon, preservation areas and parks, multi-family and single-family lots and other designated vacant properties. In total, Charlotte County publicly owned properties comprise approximately 560 acres in SGC excluding single family lot ownership. The State of Florida Trustees of the Internal Improvement Fund owns, with the exception of two parcels, the area east of the lagoon to the Myakka River and Charlotte Harbor.

The community places a high value on acquiring, maintaining, and developing an adequate system of open space, recreation lands and facilities to retain and improve livability. Preserving and creating open space in SGC will require a collective effort, over an extended period of time, on the part of both government and concerned citizens.

The need for recreation/open space opportunities is readily apparent with respect to the “dry” lots that will have no direct access to recreation areas. While less evident, the need for recreation/open space opportunities with respect to waterfront lots is equally important. Seven major internal collector roads, seven major canals and numerous streets and minor canals bisect South Gulf Cove. These major roads and all canals, particularly east of Calumet Boulevard, segment the community into very small areas with little or no internal safe pedestrian or bicycle access to potential parks and other areas. Many residents who own waterfront lots may be perceived to have little need of public parks/recreation due to their age and the direct access to boating and fishing activities. However, waterfront lots are located in areas highly segmented by canals at one end and major roads at the other. Waterfront residents have no safe way of accessing non-water related activities except by automobile.

In addition to the many adults who would use and benefit from pedestrian/bike paths, if available, children under 19 years of age comprise about 8.9% of population of SGC. To provide a viable park/recreation network for good park planning and support public safety and health, we suggest the use of bike paths/pedestrian ways to allow residents of all of SGC neighborhoods, the opportunity to easily and safely access the parks and other facilities.

Charlotte County owns 15 larger parcels, 14 adjoining single family lot groups/larger lots, 11 parcels along C.R.771, about 75 single-family lots and three, mostly water tracts, in SGC. Included in these tracts are the lands and water associated with the lagoon.

Eleven County-owned parcels are designated "parks and recreation" on the County's Future Land Use Map (FLUM), along with four privately owned tracts. All 11 publicly owned parcels designated park and recreation were Atlantic Gulf Community (AGC) parcels dedicated to the County with the condition that they must be used for parks or open space or revert to AGC ownership. Three of these parcels are waterfront, two of which do not show up on the FLUM as park/open space locations.

The 15 larger parcels range in size from 0.91 acres to 18.79 acres. In total these parcels approximate 56 acres with the average size being about 3.7 acres. However, excluding the 18.79-acre site in the far southwest corner of SGC, the remaining 14 parcels average only about 2.7 acres each, almost 50% of the minimum size (5 acres) which Charlotte County uses for neighborhood parks, while preferring 10 acre sites. Only one other of the 15 large parcels exceeds 5 acres and is just 5.18 acres.

Charlotte County uses a 20- to 100- acre site as a community park standard to serve up to 25,000 residents. At build-out South Gulf Cove will have a population exceeding 30,000 persons based upon residential platted lots and tracts and the current average of 2.15 persons per household in SGC. A centralized major park facility, linked by pedestrian and bicycle paths to residential, park and commercial areas, is a crucial component of a unified park system. The County's 18.79 acre site is not centrally located in SGC and the School Board has expressed tentative interest in the site for possible use as an elementary school (about 900 students) requiring a 10-20 acre site. It is suggested that some sports fields and large acreage using activities be allocated to the larger site. Joint usage of school/SGC sports facilities is entirely possible, but would presumably be many years in the future as the community builds out.

The residents of South Gulf Cove will assist the County in assembling a 20-acre tract to serve as a community park during the implementation phase of the Plan.

SGC might also be able to judiciously use the County-owned lagoon waterfront at Calumet/St. Paul Blvd. for a low intensity linear waterfront park to anchor the northeast portion of its park system and pedestrian/bike way, while the southeast portion is anchored by the 18.79 acre "sports" site. Neighborhood parks, special facility (waterfront) parks are scattered throughout SGC and would be accessed by pedestrian/bike ways along major roads with open space/pocket park rest areas and vistas overlooking canals and water areas along the way.

Although SGC has generally smaller parks, the combination of a to-be-identified-and-assembled community park site, the lagoon waterfront park, the publicly owned larger parcels and the securing of park boundaries and needed parcels as recommended in this plan, SGC could achieve a minimum level of service of 3.40 acres per 1,000 population in comparison to the countywide 3.29 acres per 1,000 population.

In addition, small urban open spaces, or pocket parks, could be provided to neighborhoods through the use of publicly owned lot groups/larger lots or even regular size single lots, if desired by the nearby residents.

Private commercial recreation and open space can also play a major role in servicing publicly unmet needs and would also be accessed via the pedestrian/bike way.

## INTENT OF SYSTEM

This Plan is intended to accomplish the following:

- ! Create a well-planned system of open space and recreation lands to reduce the impact of urbanization, reduce density, and serve the leisure and aesthetic needs of all residents. The system will recognize the relationship between developed areas and the natural character of the land and drainage ways.
- ! Provide a pedestrian and bicycle-friendly community by establishing a pedestrian/bicycle system on major trafficked roadways to allow easy access from residential areas to major parks/recreation, public facilities, private parks/recreation and commercial areas. Anchors to the system will be:
  - Northeast: A linear waterfront park at Calumet and St. Paul on County-owned property adjacent to the lagoon waterfront along Section 93.
  - North: A waterfront park at Calumet/San Domingo enhanced by the three private park and recreation tracts at the same intersection.
  - Northwest: An active neighborhood park at San Domingo/Wheeling.
  - Southwest: A large park to include sportsfields
  - Central: A community park to be assembled in a location central to SGC and accessible from the pedestrian bikeway and at least one main road.
  - Commercial concentrations along C.R. 771 and on Ingraham, Keystone, and Appleton

The system will be further supported by small parks, urban open spaces and vistas along and proximate to the system, neighborhood parks and special facilities throughout SGC, and private park/recreation sites, church and public/semipublic sites.

- ! Bridge crossings for the pedestrian/bicycle system will need to be worked out as they may have inadequate width, although they do provide a pedestrian walkway.

- ! Make maximum use of vistas and small parks, lots and open space along the system for pleasant stop-offs for users. Buffer, maintain and beautify these small parks and spaces so they do not become obtrusive to surrounding properties.
- ! Where possible use waterfront parks as special facilities for picnicking and similar low intensity uses. Preserve vistas in these parks and prohibit parking.
- ! Connect the system to the "Pioneer Trail" using a single access point at Ingraham and C. R. 771. Other accesses to commercial along C. R. 771 should end at the easternmost boundary of the commercial to discourage access to the interior of SGC by nonresidents.
- ! County owned parcels along C. R. 771 should be landscaped and beautified by the county using thematic vegetation as specified by SGC.
- ! Strengthen the waterfront identity of the community by stressing water vistas and access wherever possible.

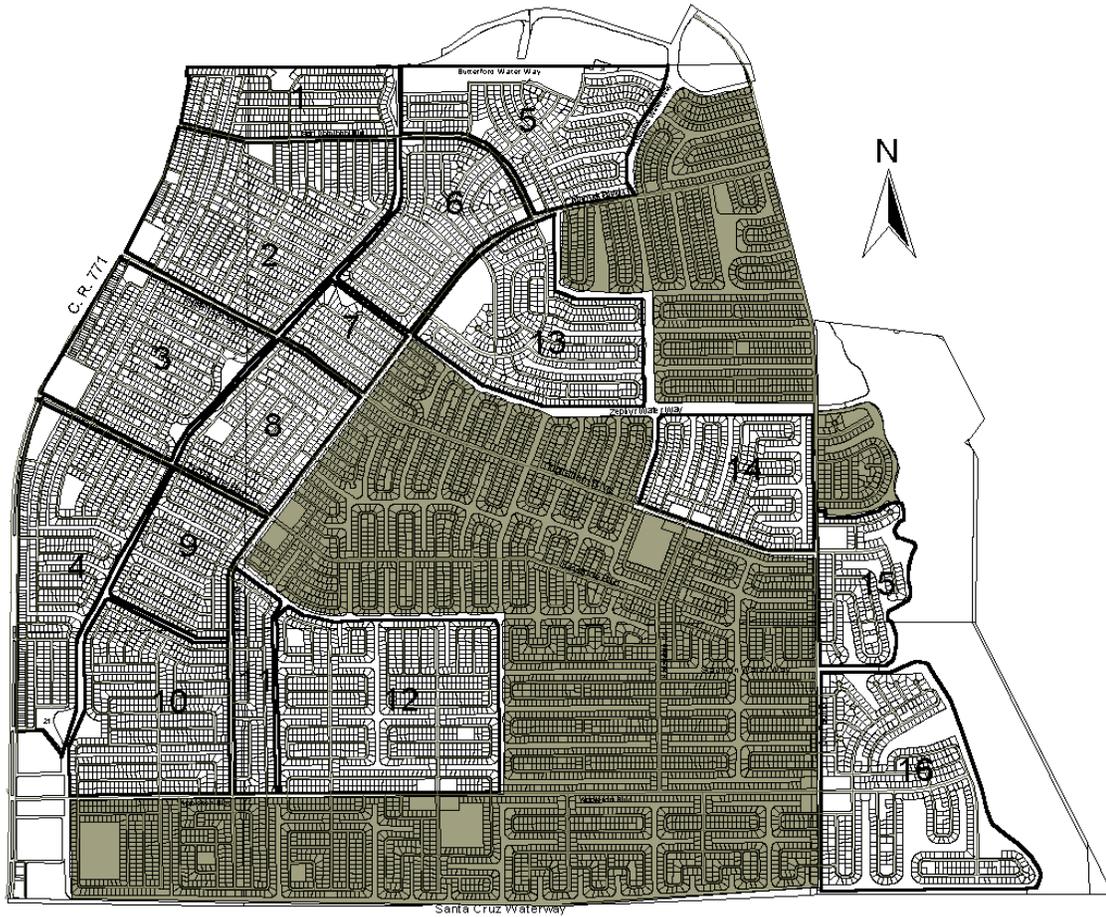
Map 1 shows neighborhood boundaries within SGC and Map 2 (Key Numbers Map) and Table 1 provide information and analysis of a series of factors for over 70 larger parcels located internal to South Gulf Cove. This section also examines the appropriateness of parcels for park and other uses and the methods to accomplish the suggested use. In addition, a separate map-based analysis was undertaken examining about 122 publicly owned lots for their potential use in providing:

1. Integrity to larger park sites.
2. Rest stops for a pedestrian bike way (PBW) along major roads.
3. Open space internal to neighborhoods (two or more adjacent lots or one lot in multi-family areas or "dry lot" areas needing facilities).
4. Waterfront access.

Policies have been provided to establish a land banking program to acquire additional needed lots through an exchange process. (See Policy 001).

Table 2 presents an inventory and description of the eight park and open space types identified in the analysis.

MAP 1  
 NEIGHBORHOOD BOUNDARIES  
 SOUTH GULF COVE PLANNING AREA



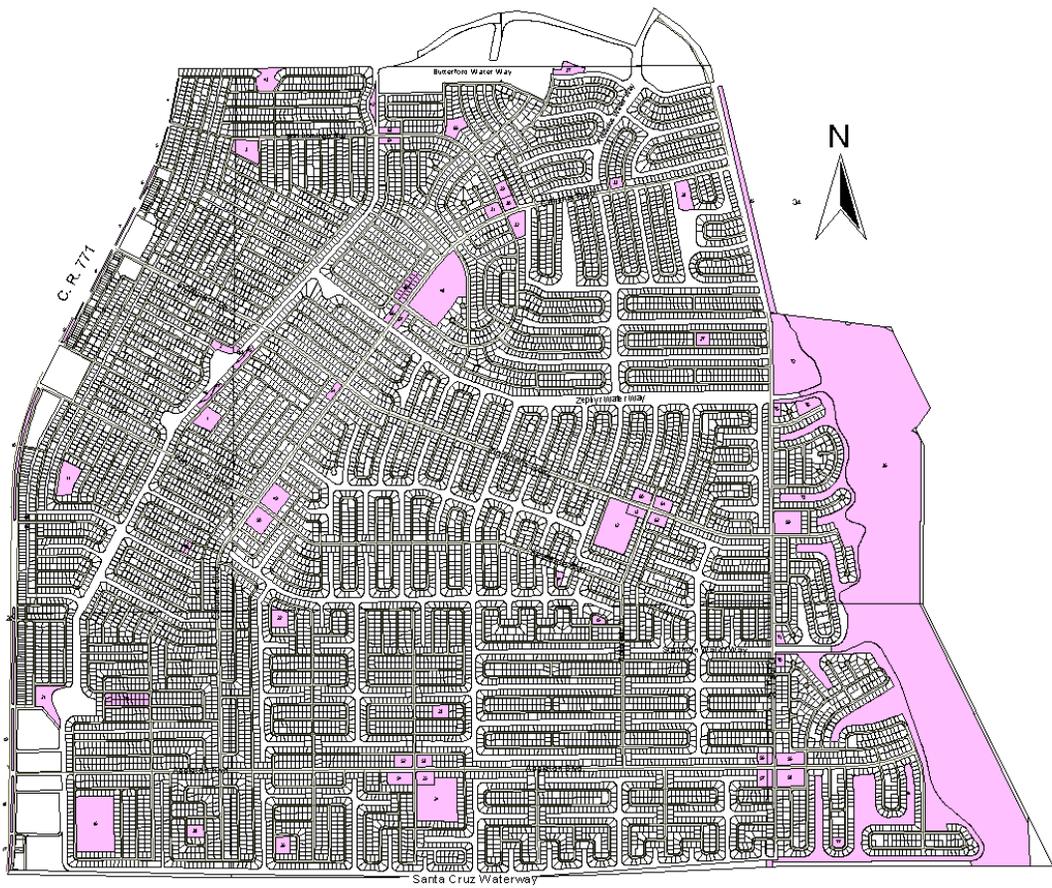
LEGEND

- Multiple Fragmented Neighborhoods
- Neighborhood

Prepared by:  
 Adley, Brisson, Engman, Inc.  
 July 11, 2002

SCALE: 1" Approximates 2,000'

MAP 2  
KEY NUMBERS MAP  
SOUTH GULF COVE PLANNING AREA



Prepared by:  
Adley, Brisson, Engman, Inc.  
July 11, 2002

SCALE: 1" Approximates 2,000'

TABLE 1, ((cont.))

LOCATION				FUTURE LAND USE MAP				PARK INTEGRITY					ANALYSIS					
Key #	Sec.	Lot	Acres	Own.	Desig.	Description	Private Lots incl. In design.	Parcel Description	Zoning	GDC Sales Map	Deed Restriction	Lots Desirable.	Public Lots	Needed Lots	Description	Add. Lots Needed	Action To Accomplish Plan	Park Use Type
12	81	F 4510	14	HOA PVT	PLF		0		RSF	SC	COM						Add PLF uses to deed restrictions	
13	81	E 4510	1.72	PVT	PLF				RSF	COM	S					NA	Add PLF uses to deed restrictions	
14	81	G 4498	1.41	P*	LDR		0	SF lots on 2 sides	RSF	PGR	PP	6	0	6	Small park site, good access to PBW. Would take 6 lots to integrate reverter lot. 6 Lots owned by 2 individuals. Near core park.	6 lots ?	Amend FLUM to P/R, lot trades?	SN
15	81	H 0000	0.91	P*	P/R		0		RSF	PGR	PP	0	0	0	Small park site near PBW	None	None	SN
16	85	E 4621	18.79	P	PLF		0	MF lots on 3 sides.	RSF	SC	S	34	0	34	Large parcel, good access to MF, PBW, near commercial, School Board interest. Potential sports fields.	34 MF?	Lot trades ? Add "PP" to deed restrictions.	SF
17	85	H 4619	0.64	P	CC		0		CG	PGR	PP			0	Linear frontage along CR711 Potential beautification area	None	Amend FLUM to P/R, landscape & beautify, rezone to RSF	OS
18	85	I 4618	1.03	P	CC		0		CG	PGR	PP			0	Linear frontage along CR711 Potential beautification area	None	Amend FLUM to P/R, landscape & beautify, rezone to RSF	OS
19	85	J 4617	1.13	P	CC		0		CG	PGR	PP			0	Linear frontage along CR711 Potential beautification area	None	Amend FLUM to P/R, landscape & beautify, rezone to RSFS	OS
20	85	K 4616	1.55	P	CC		0		CG	PGR	PP			0	Linear frontage along CR711 Potential beautification area	None	Amend FLUM to P/R, landscape & beautify, rezone to RSF	OS
21	85	L 4616	4.91	P*	P/R		0		RSF	PGR	PP	0	0	0	Waterfront - County plans public boat ramp, can portions be reserved for picnic areas?	None	Reserve sections for park use	SF
22	87	A 4571	2.77	P*	P/R	14 SF lots on 3 sides	13		RSF	PGR	PP	14	1	13	Deep in neighborhood. Would need 13 lots to make integral.	13	Amend deed restr. to lots, acquisition of lots, Land banking (see policies)	N

TABLE 1, ((cont.))

LOCATION				FUTURE LAND USE MAP					PARK INTEGRITY					ANALYSIS				
Key #	Sec.	Lot	Acres	Own.	Desig.	Description	Private Lots incl. In design.	Parcel Description	Zoning	GDC Sales Map	Deed Restriction	Lots Desirable.	Public Lots	Needed Lots	Description	Add. Lots Needed	Action To Accomplish Plan	Park Use Type
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13	81	E 4510	1.72	PVT	PLF				RSF	COM	S					NA	Add PLF uses to deed restrictions	
14	81	G 4498	1.41	P*	LDR		0	SF lots on 2 sides	RSF	PGR	PP	6	0	6	Small park site, good access to PBW. Would take 6 lots to integrate reverter lot. 6 Lots owned by 2 individuals. Near core park.	6 lots ?	Amend FLUM to P/R, lot trades?	SN
15	81	H 0000	0.91	P*	P/R		0		RSF	PGR	PP	0	0	0	Small park site near PBW	None	None	SN
16	85	E 4621	18.79	P	PLF		0	MF lots on 3 sides,	RSF	SC	S	34	0	34	Large parcel, good access to MF, PBW, near commercial, School Board interest. Potential sports fields.	34 MF?	Lot trades ? Add "PP" to deed restrictions.	SF
17	85	H 4619	0.64	P	CC		0		CG	PGR	PP			0	Linear frontage along CR711 Potential beautification area	None	Amend FLUM to P/R, landscape & beautify, rezone to RSF	OS
18	85	I 4618	1.03	P	CC		0		CG	PGR	PP			0	Linear frontage along CR711 Potential beautification area	None	Amend FLUM to P/R, landscape & beautify, rezone to RSF	OS
19	85	J 4617	1.13	P	CC		0		CG	PGR	PP			0	Linear frontage along CR711 Potential beautification area	None	Amend FLUM to P/R, landscape & beautify, rezone to RSFS	OS
20	85	K 4616	1.55	P	CC		0		CG	PGR	PP			0	Linear frontage along CR711 Potential beautification area	None	Amend FLUM to P/R, landscape & beautify, rezone to RSF	OS
21	85	L 4616	4.91	P*	P/R		0		RSF	PGR	PP	0	0	0	Waterfront - County plans public boat ramp, can portions be reserved for picnic areas?	None	Reserve sections for park use	SF
22	87	A 4571	2.77	P*	P/R	14 SF lots on 3 sides	13		RSF	PGR	PP	14	1	13	Deep in neighborhood. Would need 13 lots to make integral.	13	Amend deed restr. to lots, acquisition of lots, Land banking (see policies)	N

Rev. July 11, 2002 per SGC HOA meeting of 7/8/02

TABLE 1, ((cont.))

LOCATION				FUTURE LAND USE MAP				PARK INTEGRITY							ANALYSIS			
Key #	Sec.	Lot	Acres	Own.	Desig.	Description	Private Lots incl. In design.	Parcel Description	Zoning	GDC Sales Map	Deed Restriction	Lots Desirable.	Public Lots	Needed Lots	Description	Add. Lots Needed	Action To Accomplish Plan	Park Use Type
34	93	I 000	53	P	Presv		0		ES		RSF			NA	Interceptor lagoon	NA	None	
35	93	L 000	15.86	P	Presv		0		ES	PGR	RSF			0	Linear waterfront along lagoon. Ideal site for linear waterfront park to anchor pedestrian bike way. Island should be included.	None	Island part of this parcel? Amend deed restrictions to "pp"	SF
36	94	AA 000	427.28	P	Presv		0		ES		RSF			NA	Interceptor Lagoon	NA	None	
37	97	A	2.407	P	LDR				RSF	PGR	NA			0	Irregular, waterfront unseawalled lot	None	Amend FLUM to P/R	SF
38	85	B 4627	1.92	PVT	LDR				RSF	PGR	PP	8	1	7	Internal site in sub neighborhood of about 250 lots		None	
39	85	M						Cannot locate			PP						None	
42	58	B	1.48								PP				Submerged tract in canal	NA	None	
43	58	A	4.03	PVT	LDR				RSF	PGR	PP	3	0	3	Waterfront, not intergral, 3 lots to insulate, could provide only waterfront park n.of Ingraham w. of Calumet and only park in neigh.#1		None, acquisition if possible	
44/45	58	F/G	1.60	PVT	LDR				RSF	PGR	PP				Two tracts linear waterfront, across canal from park #2		None, acquisition if possible	
46/47	58	H/I	1.62	PVT	LDR				RSF	PGR	PP				Two tracts linear waterfront, across street from park #1		None, acquisition if possible	
48	93	0000 A	21.21	PVT	Com.				CG	COM	RSF				Core commercial, community shopping cntr. scale		Change deed restr. to commercial	
49	71	4374 A	4.63	PVT	Com				CG	C	C				Key location at major roadways for commercial		Amend deed restriction to COM	
50	71	4376 B	4.10	PVT	Com				CG	COM	COM				Key location at major roadways for commercial		None	
51	58	0000 E	1.18	PVT	LDR				RSF	SC	CI				SGC need for localized churches		Amend deed restrictions to delete civic and include churches and RSF.	

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TABLE 1, ((cont.))

LOCATION				FUTURE LAND USE MAP				PARK INTEGRITY						ANALYSIS				
Key #	Sec.	Lot	Acres	Own.	Desig.	Description	Private Lots incl. In design.	Parcel Description	Zoning	GDC Sales Map	Deed Restriction	Lots Desirable.	Public Lots	Needed Lots	Description	Add. Lots Needed	Action To Accomplish Plan	Park Use Type
52	87	4560 F	2.06	PVT	LDR				RSF	C	C				SGC need for localized churches, emergency services. These uses are allowed by spec. exception in RSF.		Add emergency services to deed restrictions.	
53	87	4740 C	1.86	PVT	LDR				RSF	C	C				SGC need for localized churches, emergency services. These uses are allowed by spec. exception in RSF.		Add emergency services to deed restrictions.	
54	87	4651 G	2.99	PVT	LDR				CG	COM	COM				SGC need for convenience commercial, emergency services.		Change to neigh./bus./res. land use and zoning categories. Add residential to deed restrictions. Change adjacent lots to N/B/R land use and zoning and add commercial, emergency svcs. and MF to deed restrictions.	
55	82	4423 B	1.47	PVT	LDR				RSF	C	C				Home on location		Change deed restrictions	
56	94	0000 U	3.21	PVT	LDR				RSF	C	RSF				SGC need for localized churches.		Add churches to deed restr.	
57	82	000 C	2.40	PVT	LDR				RSF	COM	COM				Home on location		Change deed restrictions	
58	94	0000 V	4.435	PVT	COM				CG	COM	RSF				SGC need for churches and neighborhood commercial		Amend CP to NH Commercial Ctr., change zoning to CN, and deed restrictions to commercial.	
59	94	000 J	5.505	PVT	COM				CG	C	RSF				SGC need for churches		Amend CP/zoning to LDR/RSF. Add churches to deed restrictions.	

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TABLE 1, ((cont.))

LOCATION				FUTURE LAND USE MAP				PARK INTEGRITY						ANALYSIS				
Key #	Sec.	Lot	Acres	Own.	Desig.	Description	Private Lots incl. In design.	Parcel Description	Zoning	GDC Sales Map	Deed Restriction	Lots Desirable.	Public Lots	Needed Lots	Description	Add. Lots Needed	Action To Accomplish Plan	Park Use Type
60	81	4526 B	2.15	PVT	COM				CG	COM	COM						Change to neigh./bus./res. land use and zoning categories. Add residential to deed restrictions. Change adjacent lots to N/B/R land use and zoning and add commercial and MF to deed restrictions.	
61	81	4529 C	2.15	PVT	COM				CG	COM	COM						Same as above.	
62	81	4509 D	1.86	PVT	COM				CG	COM	COM						Same as above.	
63	93	000 M	1.25	PVT	LDR				RSF	R	RSF				Limited waterfront, opportunity for PBW rest stop, water quality treatment area, entrance to SGC at bridge.		Add churches to deed restrictions.	
64	93	000 N	1.25	PVT	LDR				RSF	R	RSF				Limited waterfront, opportunity for PBW rest stop, water quality treatment area, entrance to SGC at bridge.		Add churches to deed restrictions.	
65	93	000 H	3.2	PVT	LDR				RSF	R	RSF				SGC need for localized churches and emergency services.		Add church and emergency services to deed restrictions.	
66	93	000 R	1.25	PVT	LDR				RSF	R	RSF				Limited waterfront, opportunity for PBW rest stop, water quality treatment area.		Add church to deed restrictions.	

TABLE 1, ((cont.))

LOCATION				FUTURE LAND USE MAP				PARK INTEGRITY						ANALYSIS				
Key #	Sec.	Lot	Acres	Own.	Desig.	Description	Private Lots incl. In design.	Parcel Description	Zoning	GDC Sales Map	Deed Restriction	Lots Desirable.	Public Lots	Needed Lots	Description	Add. Lots Needed	Action To Accomplish Plan	Park Use Type
67	93	000 S	1.25	PVT	LDR				RSF	R	RSF				Limited waterfront, opportunity for PBW rest stop, water quality treatment area.		Add church to deed restrictions.	
68	78	4415 E	Lot	PVT	MDR				RMF 10	R	PP				Located in commercial area.		Amend FLUM, zoning and deed restrictions to comm.	
69	78	4416 F	Lot	PVT	MDR				RMF 10	R	PP				Located in commercial area		Amend FLUM, zoning and deed restrictions to comm.	
70	94	000 P	1.01	PVT	LDR				RSF	R	RSF						None	
71	94	000 N	0.95	PVT	LDR				RSF	R	RSF						None	
72	94	00 G1	23.45	PVT	Presv				ES	PGR	Park/Rec./os						None	POS
73	94	00 G2	40.79	PVT	Presv				ES	PGR	Park/Rec./os						None	POS
74	94	00 G3	78.31	PVT	Presv				ES	PGR	Park/Rec./os						None	POS
75	94	000 C	0.82	PVT	LDR				RSF	R	RSF						None	
76	94	000 O	2.60	PVT	LDR				RSF	PGR	RSF						None	

TABLE 1, ((cont.))

LOCATION			FUTURE LAND USE MAP					PARK INTEGRITY					ANALYSIS					
Key #	Sec.	Lot	Acres	Own.	Desig.	Description	Private Lots incl. In design.	Parcel Description	Zoning	GDC Sales Map	Deed Restriction	Lots Desirable.	Public Lots	Needed Lots	Description	Add. Lots Needed	Action To Accomplish Plan	Park Use Type
77	94	000 X	1.09	PVT	LDR				RSF	PGR	RSF						None	
78	78	4958 1-21	4.82 E	PVT	LDR			SF lots	RSF	R	RSF	21	3	18	Dry lot area, needs park	18	(same as park #1)	N
79	78	4397 13,1 4 21,2 2	0.92 E	PVT	LDR			SF lots	RSF	R	RSF	4	1	3	Dry lot area, needs park	3	(same as park #1)	SN
80	93	4944 1-8,, 21-28	3.67 E	PVT	LDR			SF lots	RSF	R	RSF	16	5	11	Dry lot area, needs park, also PBW area, across from major comm.	11	(same as park #1)	SF

TABLE 1, ((cont.))

<u>KEYS:</u>	<u>Use</u>	C = Community Park	<u>Comp Plan</u>	LDR = Low Density Residential	<u>Deed Restrictions</u>	PP = Public Park Site	<u>Zoning</u>	RSF = Residential Single Family 3.5
		N = Neighborhood Park		P/R = Parks/Recreation		C = Church Site		CG = Commercial General
		SF = Specialty Facility Park		Presv. = Preservation		S = School site		ES = Environmentally Sensitive
		SN = Sub neighborhood Park		PLF = Public Lands and Facilities		COM = Commercial Site		RMF 10 = Residential Multifamily 10
		O/S = Urban Open Space		HDR = High Density Residential		UTL = Utility Site		
		PR = Private Recreation		CC = Commercial Corridor		RSF = Residential Single Family		
		POS = Private Open Space		FLUM = Future Land Use Map		CI = Civic Site		
	<u>Ownership</u>	P = Public		COM = Commercial Center	<u>GDC Sales Map</u>	PGR = Park, Greenbelt, Recreation Site		
		PVT = Private		MDR = Medium Density Residential		SC = School and Civic Site		
		HOA = Homeowners Assoc.	<u>Other</u>	PBW = Pedestrian/Bike Way		C = Church Site		
		P* = Public-Reverter Clause		NA = Not Applicable		COM = Commercial Site		
				E = Estimate		R = Residential		

Sources - Background information to support formulation of the South Gate Cove Master Development Plan, SGCHOA  
 Charlotte County-mapping of South Gulf Cove:  
 future land use 3/5/02  
 aerial 3/5/02  
 ownership map 3/6/02  
 zoning district 3/5/02

Deed Restriction chart by section/copies of DR instruments. SGCHOA  
South Gulf Cove 5/4/01 map by Lisa Caldwell of Charlotte County  
 Sales map of SGC, GDC undated as reproduced by SGCHOA.  
South Gulf Cove Area, 3/20/00 map by Beatlin of Charlotte County.

Rev. July 11, 2002 per SGC HOA meeting of 7/8/02

## SOUTH GULF COVE PARK/OPEN SPACE TYPES

TOTAL #	CATEGORY	DESCRIPTION	MAP KEY #'S
1 Park	Community	SGC Central Major Park	To be assembled.
6 Parks	Neighborhood	5 Include surrounding lots to make intergral	1, 3, 11, 22, 26, 78 + lots
7 Parks	Special Facilities	4 waterfront 1 linear waterfront 1 school/sports fields/general park 1 to serve PBW and neighborhood	2, 16, 21, 32, 35, 37, 80
6 Parks	Sub neighborhood	3 adjacent to pedestrian/bike ways	14, 15, 23, 27, 33, 79
32 Spaces	Urban open spaces: CR771 parcels, combined and large lots, waterfront lot and lots adjacent to pedestrian/bike ways or in MF areas	11 CR771 parcels 9 lots adjacent to ped/bike way,* 11 single or combined lots not adjacent to ped./bike way, 1 waterfront lot	4-10, 17-20, lots are not numbered but indicated on map.
4 Private parks/ recreation	Private parks (see definition following)	in section 93	28, 29, 30, 31
2 Private public lands & facilities	Public lands and facilities (see definition following)	in section 85	24, 25
3 Private open spaces	Open space	in section 94	72, 73, 74
* Excludes one 3 lot group in designated park on PBW.			

## DEFINITIONS AND INTENTS OF PARKS

Parcels owned by public agencies or designated on the Future Land Use Map (FLUM) by Charlotte County for the following uses were considered in park and recreation planning and providing other public/semipublic uses:

Uses designated as *Parks and Recreation* are characterized by public parks when under public ownership. When under private ownership, uses may include private parks, non profit civic related uses such as a YMCA, civic and philanthropic meeting centers, etc.

Uses designated as *Public Lands and Facilities* are characterized by public ownership or facilities under private ownership which serve a general public purpose such as protecting the public health safety, and welfare. Uses include government facilities, private utilities, private schools, churches, private hospitals, and cemeteries. (C.P., FLU, Pg 1-120).

### Community Park

The community park will serve as the focal point for community-wide activities and, as such, is intended to provide the facilities and intensity of activity that would be inappropriate for Neighborhood Parks due to noise, lights or vehicular traffic. Natural resource areas such as water bodies should serve as focal points when available and views of natural resource areas should be optimized. The Community Park should be directly linked to the community-wide pedestrian/bike way.

A community park is a "ride to" park, located near major streets or arterials. It is designed to serve the needs of many neighborhoods – which may be said to constitute a community – and serves community residents within a radius of up to three miles. The community park offers a wide range of program and facility opportunities for all individuals and families. Just as the neighborhood park fulfills the recreation needs of the neighborhood, the community park is designed to met the recreation needs of the entire community.

Typical facilities at a community park may include:

Recreation building	Swimming pools
Picnic areas or gathering areas for large groups	Tennis courts
Play areas	Permanent water bodies
Sports fields	Multi-purpose courts

Additional recreation facilities may be included to meet a particular recreation demand in the community. Two important elements of every community park are the use of landscaping and the provision of passive recreation activity areas.

During the implementation phase of this Plan, the residents of SGC will assemble a 20-acre park site, centrally located to the community, on a main road and accessible from the bike/pedestrian way.

Since the completed 20-acre site just meets the County's standard for size, its ability to provide multiple sports/ball fields may be limited and such facilities should be designed for multi use, i.e., several forms of sports fields may be incorporated into the design of one or more standard fields. The 18.79 acre special facility #16 is contemplated to provide an additional area for sports fields and will provide for joint usage with the School Board if an elementary school is located on the site.

### Neighborhood Park

The neighborhood park is a "walk to" park, generally located along streets where it can be accessed on foot or by bicycle without encountering heavy traffic. Ideally, neighborhood parks should be centrally located and should be accessible from the pedestrian/bike way (PBW). The park should provide a common area for neighbors of all ages to gather, socialize and play and should also provide relief from the suburban environment. Neighborhood parks should be distributed throughout the community with the intent that each neighborhood have access to a park. Each park should serve a neighborhood in a radius of up to one half mile, and a population of up to 5,000.

Typical Facilities: Neighborhood parks should not have a standard design. The parks vary in size, topography and vegetation and site designs should take advantage of these characteristics. A mixture of facilities should be provided that are suited to the site and social/recreation preferences of surrounding residents. Prior to designing facilities for neighborhood parks, residents of the neighborhood should identify basic types of uses they desire. Parking should not be included, except where a larger recreation building serving a greater than the neighborhood is to be located as these are walk-to parks. Facilities might include:

Native vegetation areas	Multipurpose playfields
Small recreation building	Picnic shelters, tables and benches
Multipurpose courts	Children's play area
Free play turf area	Fitness course
	Sports fields

Site design should reflect the character of the neighborhood and incorporate compatible elements of both passive and active types of recreation.

Six neighborhood parks (#s 1, 3, 11, 22, and 78) are identified in South Gulf Cove. Only two of these are small by neighborhood park standards, and sports fields may not be possible on all and should not be undertaken at the expense of devoting the functioning park to a sports field. One park, (#3), is directly on a major road and will be easily accessed by pedestrians and bikers and should be designed for this more intense activity. Since parks are limited in SGC and the PBW will allow easy access to them all, neighborhood parks will be expected to serve greater than a single neighborhood demand.

- ! Prior to designing facilities for neighborhood parks, residents of the neighborhood (see "neighborhoods" map) should be requested to identify basic types of uses they desire in the park.
- ! Park #'s 1, 11, 22, and 26 have private lots directly abutting them and pose use difficulties unless these lots are acquired to secure the park boundary to abut the street(s). Refer to the "policy" section of this plan, Policy 001, for "land banking" methods and procedures to provide integrity to these parks. Using Policy 001 will also allow three of these four parks, which were previously below the County's minimum size standards, to meet standards.
- ! Park #78 will also require use of Policy 001 to assemble this park around the three lots currently owned by the County.

### Sub-neighborhood Park

A small park or specialized facility that serves a specific population (e.g., tot lot for preschool children, horseshoe pits, shuffleboard courts, etc.). They have historically been discouraged within the public park system primarily due to maintenance costs and the need for large parks to accommodate sports fields. However, many people prefer to have a smaller park that is within a few blocks of their homes, rather than a larger neighborhood park that may be a half-mile or more away. Sub-neighborhood parks are designed to serve residents within a two-to-three block radius.

Typical Facilities: The development of these parks will depend directly on the population served; however, usual facilities include:

Landscaping	Turfgrass areas
Shade trees	Open space
Playground	Possibly picnic tables

SGC includes six areas that serve as sub-neighborhood parks (#'s: 14, 15, 23, 27, 33 and 79) Five of the six are located in the eastern area of SGC. Three of these parks are located close or adjacent to the PBW and will serve both as sub-neighborhood parks and rest areas similar to the open space areas along the PBW. One, #79, is to be assembled from lots.

- ! Sub neighborhood parks #'s 14 and 23 have reverter clauses in the deed should these parcels not be used for parks or open space. The Plan anticipates the revision of the Future Land Use designation in the County's Comprehensive Plan of these potential parks to Parks & Recreation ( P/R).

## Open Space

Open Space (OS) sites are landscaped or natural open areas, located within built-up areas. Depending on their location, open space sites may serve populated areas ranging in size from a single neighborhood to an entire community. The principal function of OS is to intersperse congested suburban environments with aesthetically pleasing buffer areas. OS areas may vary in size from 1/10 of an acre to several acres depending on their intended use. Some serve as linear, pocket or traffic circle parks, while others are parkways, boulevards, medians, plazas, malls, squares, and promenades.

Typical Facilities include benches, commemorative structures, trails and paths. Trails and paths are optional depending on local needs and the size and location of individual sites

South Gulf Cove includes the following areas designated for OS

- ! Nine lots or combined lots are identified directly adjacent to the proposed pedestrian/ bike way (PBW). These locations should be used to provide shaded rest areas for users of the PBW and may include shade trees and vegetation plantings and buffers to surrounding lot(s), picnic tables, signage, continuation or off-shoots of the PBW, benches, street fixtures, etc., to complement the intent of the use.\*
- ! Additional lots should be acquired wherever possible along the PBW to:
  1. Provide additional rest stops where appropriate and,
  2. Prevent additional direct access from a future developed lot to the main road; and
  3. Provide general open space.
- ! Eleven single or combined lots are identified throughout SGC. These locations should remain unimproved until such time as the residents of the area determine the need for improvement to a more active condition, such as an equipped play or picnic area etc.\*

\* These open spaces may also accommodate "dry retention/detention" for water quality treatment purposes when prepared sensitively and in concert with the primary intent of the spaces.

- ! Additional lots should be acquired where the acquisition will provide a greater than one lot parcel so as to provide more open space within the community.
- ! The single identified waterfront lot should remain unimproved as a fishing, etc., area for its neighborhood residents.
- ! Eleven County-owned parcels are identified along C. R. 771 and should be landscaped and beautified using SGC specified thematic landscaping. Active recreation should not take place on these parcels due to their proximity to C. R. 771 traffic and nearby commercial activity. Park #'s 4-10, 17-20.

Refer to the "policy" section of this plan for "landbanking" methods and procedures to implement the open space program.

In addition to the above generally available open space areas, open space is also available in Sec. 94, however, these areas are only for the use of the Sec. 94 Waterview Homeowners Association Members. This open space includes three tracts; G1, G2 and G3, totaling approximately 142 acres. The tracts are designated preservation and environmentally sensitive by the County and are deed restricted.

### Special Facility Parks

Seven park sites have been identified as special facility parks ( 2, 16, 21, 32 ,35, 37 and 80). Five of these park sites are waterfront parcels, one, #35, is located on the interceptor lagoon. Four are on canals, one in Section 97. Park #16 is anticipated to be a large optional school/ sports fields/park facility. Park #80 is anticipated to be assembled from single-family lots to provide public park for the surrounding neighborhood, but primarily to serve users of the PBW since it is across from the community's major commercial center.

The intent of the Canal Waterfront Parks is passive recreation focusing on the water vistas available to fulfill the vision statement of SGC where all residents can relate to the waterfront character of SGC, even those with "dry lots". Since public access to SGC waterfront is very limited, waterfront park access is crucial to fulfillment of the vision and should not be compromised. Parks should be cleared of exotic vegetation that prevents or disrupts vistas, and should be shaded and lushly landscaped while preserving vistas. Benches, open space, picnic tables, small pavilions, bike racks, water fountains and other such low intensity uses which do not disrupt the vistas, quiet enjoyment of these sites and natural feeling of restful waterside recreation, are necessary . These parks are intended to be used by the local neighborhood and easily accessible from the PBW system. They are not intended to be automobile "ride to" parks and thus should not have parking provided on the park sites.

Boat launching ramps are strongly discouraged. However, such an ancillary use might be possible if such facilities can be installed so as to:

1. Preserve the intent and major uses of the park,
2. Prohibit all parking on the park site, and
3. Consume only a small amount of the park.

Boat recovery from SGC wet- and dry-berthed boats prior to an imminent hurricane threat is of concern to residents. Thus, the boat ramp facility planned by the County for park #21 appears to be reasonable. However, concerns have been expressed that boat launching ramps can easily preempt park usage by the public due to the excessive amount of car and boat trailer parking necessary on the site, thereby turning the park into a parking lot. Portions of this site should be reserved to allow the passive recreation intent and uses of the SGC waterfront parks to occur.

Five waterfront tracts (key #'s 43, 44, 45, 46, 47) are not designated as public parks in this Plan but are shown on the General Development Corporation sales map of SGC as "park, greenbelt, recreation sites". These tracts (A, F, G, H, I in Section 58) are currently designated "public park sites" within the deed restrictions filed by General Development Corporation (O.R. Book 155 pg. 417). The tracts are, however, privately owned. As previously discussed, public access to SGC waterfront is very limited and is crucial to the fulfillment of the community's vision. With this in mind, a concerted effort should be made to acquire these tracts through lot trades (use of Policy 001), outright purchase, or any other available means.

The Linear Waterfront Park (#35) is to be located along the lagoon on Charlotte County-owned property, beginning at about Viscount Circle northward as far as public ownership is, or can be made, available. The Linear Waterfront Park will serve as the northeast anchor to SGC's PBW.

This park is intended for daytime and passive recreation. No parking of any type is to be allowed on the site other than a few spaces for the handicapped who may otherwise not have access to this unique facility. Environmental sensitivity and pollution control is to be stressed. No herbicides or pesticides, and only the minimum amount of fertilizer necessary to support the site's vegetation, is to be used. Swales and only minor retention/detention facilities are to be used to control runoff from the site and from St. Paul Boulevard.

Landscaping using SGC thematic vegetation for this site should stress xeriscape and native species. The parks is primarily intended for viewing the lagoon and nature. Lagoon vistas must not be screened with plantings, yet, mangroves must be protected. However, vista enhancement and expansion should take place wherever possible, including that which requires mitigation. Installation of all infrastructure facilities and plantings should be carefully undertaken so as not to interfere with vistas of the lagoon possible by passing motorists on St. Paul Blvd. This is critical for taller structures, trees and such. Special consideration should be given to providing a view (vista) of the lagoon to eastbound Calumet motorists as they approach St. Paul Boulevard to strengthen the "vision" of SGC as a "waterfront community".

Contact must be made with the County regarding the use of this area as a park. South Gulf Cove should suggest that a focal master plan for this site be prepared, either by the County or

an independent landscape architect (ASLA) contractor. The following low intensity, environmentally sensitive, uses should be considered:

- Vista enhancement
- Lagoon and nature viewing boardwalks
- Pedestrian/bike paths/trails
- Landscaping
- Signage of species and natural features
- Exotic removal
- Fishing (at least 1 fishing pier)
- No more than 1 canoe launching area
- At least one restroom facility
- Gazebo
- Picnic tables and shelters
- Trash receptacles (w/SGC logos)
- Benches
  
- Small public "viewing tower" for the lagoon, SGC and Charlotte Harbor. The tower should not be obtrusive in size, style or height, and should be located on the small island directly offshore in the lagoon. The island should be accessed by an elevated wooden walkway. A boardwalk should be installed on the island to allow nature viewing and fishing.

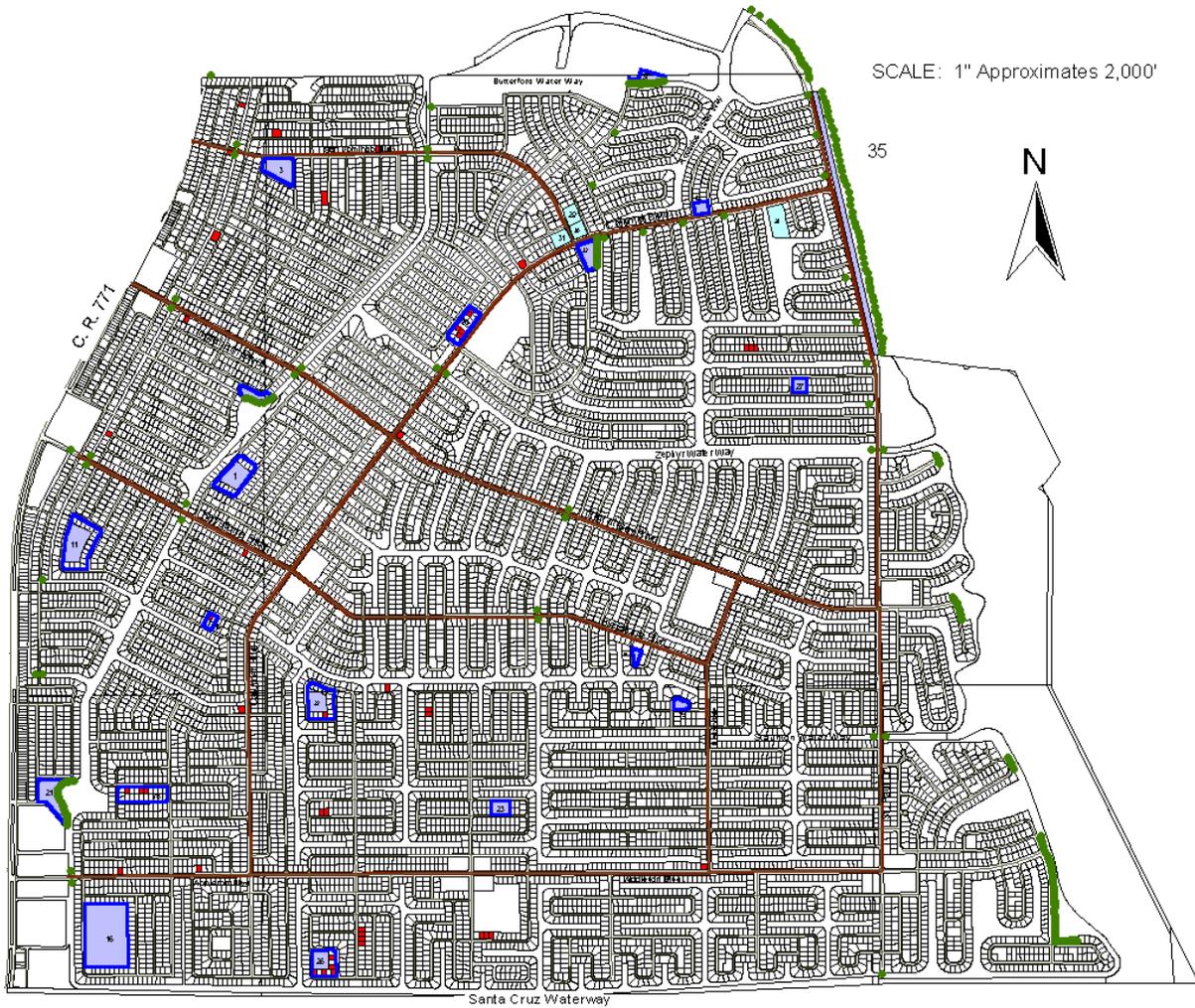
Working closely with the County on acceptable uses and funding sources should provide an excellent initial "demonstration project" for an anchor park and strengthen the "waterfront community" vision of South Gulf Cove.

This linear waterfront park concept should be extended northward through Section 97 and southward through Section 94, wherever and however possible, to fulfill South Gulf Cove residents' vision of themselves as a "waterfront community". Focused assistance for this task should be requested from Charlotte County to provide access and grants-in-aid applications to federal and state agencies concerned with parks/recreation/open space, waterfronts, pollution prevention and related topics. The initial "demonstration project" could be used to strengthen applications and commitment to expanding the proven use.

The Charlotte County Board of County Commissioners (BOCC) owns the 18.79 acre parcel (park # 16) located at the extreme southwest in SGC on Redondo Street. This park is envisioned to provide:

- ! The southwest anchor to the PBW, and
- ! A potential site for a school, and .
- ! Depending on the School Board's future decision, South Gulf Cove may:
  1. If the School Board decides to use the site for an elementary school, urge the County to enter into an inter-local agreement with the CCSB to construct sports fields and allow joint usage of the constructed sports fields, etc., with South Gulf Cove residents.
  2. If the CCSB does not use the site for a school, SGC should request the County to devote the site to sports fields usage and other large uses of park/ recreation area since SGC has no large public recreation sites to accommodate many of these uses.

# MAP 3 PROPOSED PARKS & RECREATION SOUTH GULF COVE PLANNING AREA



### LEGEND

- Potential vistas
- Park Outline\*\*
- Private Parks
- Publicly Owned
- Retain for Public Use\*
- ~ Pedestrian/Bikeway

\* Publicly owned lots to be retained for public use

\*\* Includes lot trades

Prepared by:  
Adley, Brisson, Engman, Inc.  
July 11, 2002

SCALE: 1" Approximates 2,000'

Tables 3 and 4, following, examine the South Gulf Cove park sites recommended and shown on Map 3 by comparing their types and sizes to state and local standards and by developing levels of service by type of park and total public parks at maximum buildout of SGC.

**TABLE 3  
COMPARISON OF PUBLIC PARK STANDARDS**

<b>Type of Park</b>	<b>State of Florida</b>	<b>Charlotte County</b>	<b>South Gulf Cove ac. range (# sites)*</b>
Community	20 ac.	20 ac	20 ac. to be assembled (1)
Neighborhood	5 to 10 ac.	5, 10 ac. preferred	4.40 to 9.08 ac (6)
Special facility	NA	NA	1.50 to 18.79 ac (7)
Sub neighborhood	1 ac.	1 ac.	.91 to 1.81 ac (6)
Urban open space	1/10 to several ac.	NA	1/4 to several ac. (32)
* Following the recommendations within this South Gulf Cove Community Plan.			

Sources: Charlotte County Comprehensive Plan 1997-2010, Table 5.8  
Outdoor Recreation in Florida, FDNR, 1994

**TABLE 4  
MINIMUM LEVELS OF SERVICE SGC PARKS SYSTEM**

Park Type	Sec.	Key #	Acreage	Tot. ac. for type	LOS <sup>(1)</sup>	Total all LOS
Community		To be identified	20.0	20.0	.606	
Neighborhood	58	1 + 9 lots	5.76			
	58	3	4.31			
	78	11 +17 lots	9.08			
	87	22 + 14 lots	5.98			
	87	26 + 9 lots	4.40			
	85	78 (lots)	4.82			
				34.35	1.04	
Special facility	58	2	1.50			
	85	16	18.79			
	85	21	4.91			
	93	32	2.99			
	93	35	15.86 E			
	97	37	2.41			
	93	80 (lots)	3.67			
				50.13	1.52	
Sub neighborhood	81	14	1.41			
	81	15	.91			
	87	23	1.81			
	93	27	1.49			
	93	33	1.16			
	78	79 (lots)	.92			
				7.70	.23	
Open space (32 lots & combined lots)*	NA	4-10, 17-20, others with no #	21.50 E		NA	
All public parks				112.20		3.40**
Pvt. Parks/rec.	92	28	3.99			
	93	29	1.86			
	93	30	1.49			
	93	31	1.70			
				9.04	.274	
Pvt. public land & facilities						
	87	24	14.55			
	87	25	2.06			
				16.61	.503	

Pvt. open space	94	72-74	124	124	NA	
<sup>(1)</sup> Based on Est. 33,000 population expressed as acres per 1,000 population.						
* Includes: C. R. 771 parcels (13.01 AC) and 37 lots for retaining in public ownership outside of designated park sites est. (8.49 AC).						
E = Estimate <sup>(1)</sup> Assumes 10,000 sf lot                      **Excludes open space						

## CHURCHES, PUBLIC AND SEMI-PUBLIC FACILITIES

An amenity survey of SGC homeowners conducted by the SGCHOA revealed the following current preferences for facilities stated as a percent of respondents:

Private school	6.0%
Churches	25.0%
Parks	25.0%
Post Office	50.0%
Government services:	
Sheriff substation	59.0%
Library	1.5%
Fire Station	1.5%
Public school	8.0%
General service ctr.	1.5%

### Churches

Churches, also referred to as houses of worship, are allowed in South Gulf Cove in the following Future Land Use categories with the designated zoning. However, other than on commercial properties, SGC deed restrictions limit church use in many of these categories depending on the specific parcel.

Residential land use with: RSF 3.5 zoning (by special exception only)  
RMF 5 zoning (by special exception only)  
RMF 10 zoning (by special exception only)  
RMF 12 zoning (by special exception only)  
RMF 15 zoning (by special exception only)

Commercial land use with: CG (commercial general) zoning  
OMI (office medical, institutional) zoning

Public lands and facilities with RSF 3.5 zoning (by special exception only)

The original General Development Corporation sales map of South Gulf Cove indicated “house of worship” sites on seven parcels in the community. Under the County’s Comprehensive Plan, all of these parcels continue to allow churches, with four of them requiring approval as “special exceptions” in the zoning code. Deed restrictions currently allow churches on all but one of the seven parcels.

Based upon Urban Planning and Design Criteria, churches should be located along major roads defining neighborhoods. Minimum size is about an acre, while the maximum size, including a private school, could exceed eight acres. Where possible, churches should be located near shopping centers if the church is of larger scale (3 to 5 acres), allowing joint use of parking lots.

On average, a population of 1,500 persons in a diverse population might be expected to generate a demand for about 900 church members. A neighborhood church of 500 members is optimum and represents about a two-acre site. Based on a projected maximum population of 33,000 persons, the above standards would indicate South Gulf Cove could support almost 40 church sites at build-out. The Plan anticipates 17 locations interior to SGC which are greater than about one acre in size to allow church uses. Three such sites carry commercial land use designations. In addition, all of the commercial general and office, medical, institution zoning along C. R. 771 allows houses of worship. Use of interior commercial designated parcels by churches should be discouraged to prevent loss of such sites for internal "capture" of auto trips by residents. SGC may, however, wish to encourage assemblage of church sites along the main roads, particularly west of Calumet Blvd., to reduce lot access and build-out. It would be necessary to amend the deed restrictions for the parcel(s) to accommodate the use.

## Schools

At build-out the population of SGC could potentially reach 33,000 persons of which about 2,937 (8.9%) could be school age children. Three sites are shown on the FLUM in the Public Lands and Facilities category which allows public and private schools. Public and private schools are also allowed by special exception within single-family zoning districts. Public schools and other general purpose government uses (essential services and emergency services) are also allowed by special exception in such single-family zoning districts.

## Fire and Emergency Medical Services

Station #4 of the Charlotte County Fire and Emergency Medical Service Department (CCFEMSD) is the nearest station to South Gulf Cove. It is located at 13600 Marathon Boulevard, approximately one mile north of the Ingraham Boulevard main entrance to South Gulf Cove. This station is headquarters for Battalion #3 which provides "first response" to the SGC area using Engine ALS #4 which is a Paramedic Unit. Response time to developed portions of SGC ranges from four to six minutes. Should the "first response" team identify a need to transport a SGC patient, an ambulance, located either at the El Jobean Station #3 or Rescue #14 Placida (Cape Haze Dr.) would be used for transporting to a hospital. The El Jobean Station #3 serves the northern portions of SGC while the Placida Station #14 serves the southern portion.

Chief Dennis Didio uses a two-mile service radius to plan for a desirable response time of four minutes. A two-mile overlay on SGC comes to about Keystone Blvd. South and just reaches St. Paul at Calumet. His department provides emergency medical services for all of the area west of the Myakka River. However the Englewood Fire Department provides fire service for most of the area south of SGC and Rotunda, except for Rotunda Lakes.

It appears that, to avoid overlap with Station #4's service area and yet not significantly overlap the service area of the Englewood Fire department, a location in SGC along Appleton Blvd. would service SGC through build-out. A station site in this area could be a minimum of one acre in size, but the desirable size is two acres. The site should be on or near Appleton Blvd. and allow rapid north/south access to other areas of South Gulf Cove. Since Station #4 is generally to the northwest of SGC, giving good protection to that service area. A new station could be located more easterly along Appleton Blvd. to service the edges of Station #4's high value service areas (Sections 81 and 94). However, commercial uses along C. R. 771 will also be of high value, dictating the need for quick response. On balance, it would appear that a location at one of the four sites at the intersection of Sunday Dr. and Appleton Blvd. would be a reasonable location for a future station. The site designated in the County's Comprehensive Plan for Public Lands and Facilities at the southeast corner of the intersection has 2.03 acres. It is the correct size for such a facility. The same can be said of the three other similarly sized sites at the intersection which are designated for Low Density Residential in the County's Comprehensive Plan. Each of these sites are privately owned and deed restrictions are expected to be amended to allow potential emergency services use on parcels #52, 53 and 25.

Emergency vehicles from any of these four potential sites could easily access St. Paul Blvd., Hallendale Dr., and Calumet Blvd., as well as C. R. 771 for rapid north/south response. The timing for such a station location will depend upon on the growth of South Gulf Cove, the number of fire and emergency medical incidents, the property value, and response times.

Due to the public's general acceptance of emergency service stations if they are already in place, it is desirable to have a station located and in place prior to the occurrence of nearby residential growth. Property values are rapidly escalating in South Gulf Cove and now, prior to the area's installation of sewer and water lines, may be the time for the County to commit to location for future SGC emergency services site.

### **Sheriff's Department**

The nearest Charlotte County Sheriff's station is the District 1 Station located at 6868 San Casa Dr. in Englewood, approximately seven miles west of SGC. The community survey conducted by the SGCHOA identified that 59% of the respondents would like a Sheriff's substation in South Gulf Cove. Increased comfort level and some presence appear to be the reasons, although crime levels in SGC are very low according to Lieutenant Caro of the West County Sheriff's Office. He believes the low level may be partially due to the presence of Department employees who are residents of SGC and take their marked vehicles home after work.

Some time ago there were reports from SGC of skiing in the interceptor lagoon and the Department dispatched a patrol boat to the area. The skiing stopped following installation of signage. A patrol boat continues to visit SGC once-a-week for routine patrol and enforcement of idle zone speed limits in the waterways. The Department plans to have three officers in its marine patrol by the end of the year. This year, the west county staff was increased to seven officers who are on patrol 24 hours per day.

South Gulf Cove and Rotunda are in a single patrol zone, but as growth occurs, Lieut. Caro anticipates increasing staff and splitting SGC off into its own single zone. However, when asked if the Department could accept, without charge, an office in South Gulf Cove in which to do paperwork etc., Lieut. Caro replied they had tried this format once in Port Charlotte and it didn't work. In the future, should the Department need office space in SGC, the Plan anticipates that all lands designated Commercial and Public Lands and Facilities in the County's Comprehensive Plan will allow such a use.

## **TRANSPORTATION AND TRAFFIC CALMING**

Traffic conditions today are radically different than they will, or might, be in the future. Today South Gulf Cove has about 600 homes. At build-out this number could exceed 15,000. Assuming typical single family trip generation rates per home, adjusted for the average persons per household size of 2.15 in SGC, each home could yield approximately eight trips per day and 15,000 homes could generate a total of 120,000 trips per day at build-out. Note that a typical trip to the grocery store and back would generate at least two trips, one to the store and one to return home.

These 120,000 potential trips and trip ends could pose serious travel impacts on the four single-family lined main access roads in SGC from Calumet Blvd. west to C. R. 771.

Such a traffic volume, assuming no internal capture or alternate modes of transportation such as pedestrian/ bikeways, could create a "demand" for as many as 30,000 trips per day on each of the four main access roads. This volume is above the operating capacity of a two-lane facility and does not consider the numerous single-family homeowners along the road attempting to back out onto the roadway.

South Gulf Cove's internal commercial sites, pedestrian bikeways, parks and other attractors of potential residential trips are extremely important since they "capture" and intercept trips which would otherwise use one of the four main roads to C. R. 771.

A serious effort, as expressed in Policy 001, should be undertaken to reduce the number of lots along these roadways. In addition, assemblage of lots along these roads should be encouraged for use as church sites and other low volume, off work day uses, which can consume lots and reduce potential peak hour traffic.

Some methods applicable to South Gulf Cove to calm traffic on the major road system include:

1. Post and enforce speed limits.
2. Install landscaped “islands” between lanes from place to place. Narrowing of the lanes will slow traffic. Each of the four entryways at C. R. 771 should also have an island in which the SGC entryway sign and reference to low speed should be referenced. There should be at least three islands on each thoroughfare. Islands could be used to define neighborhood entryways.
3. Place reflectors into the roadway at intervals to remind drivers of speed limits. These reflectors will cause some noise as cars travel over them, so reflectors should not be placed near residential areas.
4. Although roundabouts (nonstop travel) and traffic circles (stop before entering circle) are expensive and consume considerable road rights-of-way, the intersections of Calumet Blvd. at the four major entryways to SGC would provide an attractive, strong traffic calming method. Traffic circles could be installed initially as the community begins to develop and later converted to roundabouts when or if needed. However, should roundabouts be considered, the effect on the community’s pedestrian bikeway system may prevent such a use due to crossing needs.

## **DEVELOPMENT BORDERING THE LAGOON**

Concerns were expressed regarding the types of development that might occur bordering the interceptor lagoon, and what conditions should or might be imposed to protect the lagoon. Lands bordering the lagoon east of St. Paul Blvd. include portions of Sections 93, 94 and 97.

### **FUTURE LAND USE**

The County’s Future Land Use Map (FLUM) indicates that all of the lands directly abutting the lagoon, except for the northernmost portion of Sec. 97, are designated in the Preservation land use category. The northernmost portion of Sec. 97, abutting the lagoon from the section line northward, is designated for Low Density Residential use.

## Preservation Land Use Category

Page 1-120 of the Future Land Use Element of the County's Comprehensive Plan indicates *"Preservation lands... are appropriate for very limited development due to environmental concerns. Maximum densities are one dwelling unit per 10 acres within the Urban Service Area Overlay District and one dwelling unit per 40 acres in the Rural Service Area."*

Policy 2.2.25 in the County's Comprehensive Plan (page 1-201) further clarifies the uses for preservation areas, a category of environmentally sensitive lands, as follows:

*"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. Nonresidential uses must preserve at least ninety percent (90%) of the subject property in open space."*

The following two policies, also on page 1-201, also refer to the uses of such lands:

***Policy 2.2.26:*** *Charlotte County will protect environmentally sensitive lands and waters from urban development through various means including, but not limited to, the acquisition and maintenance of land and development rights, or through land use regulation. Implementation programs shall include transfers of development rights, stormwater management, the Special Surface Water Protection Overlay District, prohibition of discharges of untreated wastewater, and erosion control.*

***Policy 2.2.27:*** *The following exception to the densities established for Preservation areas on the Future Land Use Map contained in the Comprehensive Plan shall apply to single lots of record and ownership which were established on or before January 25, 1994 and which are not contiguous to other lots or parcels under the same ownership. An exception for density shall be made for any such lot described above so that one (1) single family dwelling unit may be built. On lots which are contiguous to other lots or parcels under the same ownership, the owner is entitled to build only one (1) single family dwelling unit on such contiguous lots. These exceptions relate to density only. Development undertaken pursuant to this policy shall be consistent with, and is subject to, all other provisions of this plan including, but not limited to, concurrency and the protection of natural resources."*

## Preservation Category with “Environmentally Sensitive” Zoning

The County’s zoning map indicates that the aforementioned areas designated Preservation in the Comprehensive Plan are zoned “Environmentally Sensitive” (ES). Permitted uses in ES areas include the following as listed in the county’s Zoning District Development Standards table:

- 1) Public and private game preserves, fish and wildlife management areas, hatcheries and refuges, parks and open spaces.
- 2) Water conservation areas, reservoirs and control structures, drainage systems and water wells.
- 3) Agricultural uses.
- 4) Piers, docks and wharves which comply with section 3-9-70, “Boat docks; boathouses; boat lifts.” Note: Based on Sec. 3-9-70 of the zoning code, such docks as may be allowed in single family or environmentally sensitive lands along the interceptor lagoon may not extend more than 12 feet from the mean high waterline.
- 5) Single-family residences.
- 6) Limited educational facilities such as canoeing, hiking and nature study, and outdoor education in keeping with the intent of the district.

Maximum height of structures is 35 feet.

The minimum setbacks are:

Front, 25 feet      Side, 10 feet      Rear, 20 feet

Minimum lot requirements are 10 acres and 250 feet width.

Special exceptions (Sec. 3-9-28) include:

- (1) Primitive campgrounds, commercial recreation areas and hunting and fishing camps.
- (2) Resort and sports marinas and commercial fisheries.
- (3) Essential services and emergency services.

- (4) Such other uses as determined by the zoning official or his/her designee to be:
- a. Appropriate by reasonable implication and intent of the district.
  - b. Similar to another use either explicitly permitted in that district or allowed by special exception.
  - c. Not specifically prohibited in that district.

### Deed Restrictions Related to Lands Bordering the Lagoon

The Declaration of Covenants and Restrictions for Section 94 filed by General Development Corporation and recorded on 1/17/81 in Book 669, pgs 1484-1503 and schedules A and B, refers to “common properties”. These Section 94 properties totaling approximately 142 acres, are those bordering the lagoon, classified by the County as “Preservation” and “Environmentally Sensitive” and comprise tracts G-1, G-2, and G-3. This area is also shown on the GDC sales map as “park, greenbelt, recreation sites”. Within the declaration, the following two sections refer to the uses of these “common properties”:

*Article II Section 2. “Common Properties.” The properties described in Schedule “B” attached hereto, which includes greenbelts and drainage right-of-ways, are referred to as “Common Properties”, shall be dedicated as recreational and/or park areas and for ingress and egress and the use of said common properties shall be restricted and devoted to the common use and enjoyment of the owners of “The Properties” as herein defined, except as hereinafter provided.”*

*Article IV Section 3. “Use of Common Properties for Drainage.” The Common Properties may be used for drainage and the temporary retention of storm water run-off from The Properties and other contiguous property, as well as for open space, recreation, rights of ingress and egress, and other related activities. No structure, planting or other material shall be placed or permitted to remain in the Common Properties which might impair or interfere with the drainage or temporary retention of storm water run-off of The Properties or other contiguous property.”*

The Declaration also established the “Water View Property Owners Association Inc.” to, among other duties, enforce the covenants.

Atlantic Gulf Communities, Inc., the successor to General Development Corporation, later recorded a nonexclusive right to enforce deed restrictions in Section 94 to the South Gulf Cove Home Owners Assn. This document was recorded on 5/2/94 in Book 1340 pg. 1036.

## Low Density Residential Land Use Category

Pages 1-193 and 1-194 of the Future Land Use Element of the County's Comprehensive Plan indicate "*low density residential lands are designated for urban residential use. Low density residential land 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, multifamily residential dwelling units, manufactured residential dwelling units, recreational facilities, sub-neighborhood commercial centers and schools.*"

## Low Density Residential Zoning

Areas designated Low Density Residential in the Comprehensive Plan are zoned RSF-3.5 allowing single-family dwellings at up to 3.5 dwelling units per acres. Within this zoning district, the following permitted uses are allowed:

- 1) Single- family dwellings excluding mobile homes.
- 2) Nonprofit parks and playgrounds.
- 3) Occupied single-family residential used as family daycare homes.
- 4) Noncommercial boat docks.
- 5) Art and music provided only one (1) student at a time is receiving instructions.

Maximum height structure is 38 feet.

The minimum setbacks are:

Front 25 feet Side 7.5 feet: abuttin a road, 15 ft. abutting water, 20ft.

Rear 20 feet: abutting: road 25 ft., abutting water. 20 ft., abutting a greenbelt, 15 ft.

Minimum lot requirements are 10,000 sq. ft. and 80 ft. width.

Permitted accessory uses include:

- 1) Private garage and storage structures
- 2) Greenhouses, growing of plants and horticultural specialties provided no retail sales are made on the premises.
- 3) Swimming pools
- 4) Tennis courts.

Rev. July 11, 2002 per SGC HOA meeting of 7/8/02

A long list of special exceptions apply to the RSF districts.

## DEED RESTRICTIONS RELATED TO SECTION 97 LANDS BORDERING THE LAGOON

There are no deed restrictions in section 97.

## CONTROLS/CONDITIONS TO PROTECT THE LAGOON.

Lands designated “Preservation” on the County’s Future Land Use Map and zoned “Environmentally Sensitive”:

1. Although three Section 94 tracts; G-1, G-2 and G-3, are indicated as allowing residential use in the County’s Comprehensive Plan and in the Zoning Code, the Section 94 deed restrictions do not allow such use.

The Waterview Property Owners Association and the South Gulf Cove Home Owners Association should rigorously enforce the deed restrictions of these tracts.

2. Both homeowners associations should also inform the County that potential special exceptions to the “ES” zoning of the Section 94 G-1, G-2 and G-3 tracts including, but not limited to, “resorts and sports marinas and commercial fisheries” are not allowed by the deed restrictions and should not be approved by special exception.
3. Both homeowners associations should request the County to inform and copy them on any application/request for permitting of any sort on Section 94 tracts G-1, G-2 and G-3 so the associations have sufficient time to examine the application for its applicability to Section 94 deed restrictions and the applications potential impact on the lagoon.
4. Both homeowners associations should inform the County of their strong concern that any development along the lagoon in “Preservation” and “Low Density Residential” areas take all measures necessary to allow public access, protect the lagoon’s water quality and natural resources, and maintain lagoon vistas.

## **WATER QUALITY (PROTECT THE LAGOON)**

South Gulf Cove's vision statement clearly reflects the community's concern that the waters of the lagoon and canal system maintain exceptional water quality. Protecting the lagoon means protecting all of SGC waters since the lagoon is the final "receiving body" of virtually all of South Gulf Cove's runoff.

### **INTRODUCTION**

South Gulf Cove is comprised of a great number of single-family individual lots and parcels and was designed and filled primarily to provide upland developable land with rapid, uninterrupted drainage to the canal system to avoid flooding. In addition, the "fingers" of the canal system are dead-ended and particularly subject to stagnation and a host of water quality problems. Currently there are no curbs or gutters and no major water retention or detention infrastructure in SGC other than the lagoon. However, swales in the street rights-of-way provide some water quality treatment as lots are graded to the street. Other than these swales, little, if any, consideration was given to the quality of the discharged waters other than the state/federal requirement that the lagoon be constructed for, among other purposes, final water quality treatment of SGC runoff. The dam on the Butterworth Canal has since been installed to divert waters from west of C. R. 771 through the SGC canal system to allow additional detention time for these waters and to allow "flushing" of the canals to take place.

Charlotte County is replacing portions of the old piping beneath the roads as a component of its central sewer and water installation program. Many of the discharge points are clogged with debris, causing the system to back up; and, some discharge components, as shown in the drainage plats, were never installed by the developer.

Because lots are platted directly abutting the road system, as the lots are developed swales are partially filled and piped to allow driveway access, reducing the total swale water quality treatment capacity.

Although water quality was monitored up to several years ago by the Environmental Quality Lab, the raw data has not been analyzed. Charlotte County had a countywide stormwater master plan prepared by CDM which in Phase I identified drainage basins, prioritized them and provided a pilot study for Englewood East. Phase II of the study was prepared by Johnson Engineering and addressed Greater Port Charlotte which had the highest priority. No detail of SGC stormwater was in Phase I or II. The County is undertaking a public education process for pollution control as part of its National Pollutant Discharge Elimination System (NPDES).

Because of the original design of the system, the waters of South Gulf Cove are particularly prone to pollution as the community builds out. Therefore, with possibly greater than 14,000 more homes, and attendant residents, automobiles, boats and impervious surfaces, it is unlikely that the excellent water quality conditions now prevailing will continue without serious efforts to prevent pollution and maintain water quality.

The lead agency for water quality in the State of Florida is the Florida Department of Environmental Protection (FDEP). The Department's comments of April 19, 2002 regarding the effect of urbanization on water quality follow:

*“Land use directly affects water quality. In an undeveloped area, natural, physical, chemical, and biological processes interact to recycle most of the materials found in stormwater. As human land use intensifies, these processes are disrupted as everyday activities add materials to the land surface. Leaves, litter, animal wastes, oil, greases, heavy metals, fertilizers, and pesticides are washed off by rainfall and are carried by stormwater to our lakes, rivers and bays. These materials can create high pollutant loadings of:*

*Sediment which clogs waterways, smothers bottom living aquatic organisms and increases turbidity.*

*Oxygen demanding substrates which consume the oxygen in water, sometimes creating an oxygen deficit that leads to fish kills.*

*Nutrients (nitrogen, phosphorous) which cause unwanted and uncontrolled growth of algae and aquatic weeds like hydrilla or hyacinths.*

*Heavy metals (lead, cadmium, chromium, copper, zinc) which can disrupt the reproduction of fish and shell fish and accumulate in fish tissues.*

*Petroleum hydrocarbons (oils, greases) which are toxic to many aquatic organisms.*

*Coliform bacteria and viruses which contaminate lakes and shellfish waters and prevent swimming and harvesting.*

*Excessive fresh water which changes the salinity of estuaries, alters the types of organisms which live in estuaries, and disrupts this important nursery area.*

*Stormwater is the major source of pollutants to Florida's lakes, estuaries and streams. Improved stormwater management will reduce pollution loads from new developments and from old stormwater systems that were built primarily for drainage”.*

*“However, one of the major water quality problems facing Florida is how to reduce the pollution load from old drainage systems that were built solely for flood protection. These systems had one purpose: to convey stormwater away from improved properties as quickly as possible. There was little regard for any environmental effects. It is extremely difficult, and expensive, to correct problems caused by old systems. The solution will take years. Innovative technology, and close coordination with planned infrastructure improvements and urban re-development will be required to solve our stormwater problems”.*<sup>(1)</sup>

<sup>(1)</sup> FDEP, Stormwater Management a guide for Floridians, undated

## STORMWATER MANAGEMENT

Although beyond the scope and ability of this study to undertake, a stormwater management plan and program should be prepared for SGC. Such a unified system can provide:

- ! Reduction of stormwater pollutants
- ! Surface drainage and flood protection
- ! Erosion and sedimentation control
- ! Enhanced aesthetics and recreational opportunities

A systematic approach to stormwater management may provide benefits to SGC considerably beyond water quality. The potential need for additional dry retention stormwater treatment areas along the major street system could be fulfilled by assemblage of lots which would also be used as open space and provide recreation area while reducing the excessive amount of uncontrolled access to the street system and reducing the number of dwelling units at build-out. Conversely, parks and open spaces and the pedestrian/bikeways in the park system could provide some dry retention area while preserving and enhancing the park/recreation intent of these areas. “Dry lot” land costs are still comparatively low, thus, time is of the essence in beginning a stormwater management program in SGC.

A stormwater management program could include:

- ! A stormwater master plan inventory, analysis and recommendations of needed stormwater infrastructure for SGC.
- ! The diligent enforcement of current regulations for stormwater quantity and quality controls on new development (post-development equals pre-development volume and rate of runoff for a 25-year design storm and includes water quality treatment criteria of one inch storage for “wet” and one-half inch for “dry” retention).

- ! The current requirement for new single-family homes to provide lot grading to the street swale and to allow only one driveway access to the street per lot and no filling or piping of the swale beyond this single access.
- ! Residents of South Gulf Cove could help avoid the need to later “treat” pollution by urging:

1. All ‘wet lot’ owners to:

§ not place yard clippings or fish remains in canals, and  
 § maintain their boats to prevent oil, gas and lead based paint deposits into the canals.

2. All homeowners to:

§ use xeriscaping plant materials, and  
 § avoid over- watering lawns and landscaping, and  
 § use minimum amounts of fertilizer, pesticide and herbicides, and

§ not place yard clippings or other materials in swales (especially streetside swales)

- 3. Invite the Charlotte County Soil and Water Conservation District and USDA Natural Resources Conservation Service (NRCS) to present the services available from the mobile irrigation laboratory to the homeowners association. This service is provided at no charge and is available to visit individual homeowners and provide advice on lawn and landscape watering, fertilizer, pesticide and herbicide use. The NRCS are experts on water conservation, erosion and stormwater while pollution control is one of the Service’s major goals. A contact for the service is listed at the end of this section under “sources”.
- 4. Distribute government agency brochures on water quality, water conservation, pollution control and other related topics to existing homeowners and all newcomers. (See “sources” following this section).
- 5. Inform builders, contractors, developers, and landscapers active in SGC of the desire that homes, construction and landscaping in SGC stress the benefits and desire of the community to use xeriscaping material for landscape purposes.
- 6. Establish a “swale litter control” program to organize volunteers to remove trash and litter from swales along major roads. As South Gulf Cove grows, individual neighborhoods may take on this task for their local streets. County maps indicate that much of the piping associated with the swales is easily clogged with swale debris and water backs up.

7. Aggressively use the “land banking” program. (See Policy 001).
8. Since Greater Port Charlotte (GPC) has similarities to South Gulf Cove, Phase II of the County’s Stormwater Master Plan’s recommended actions may also be applicable to South Gulf Cove. It should be noted however that the GPC drainage basin is considerably more commercial intensive than SGC will ever be. Also, portions of the area were constructed prior to the advent of current land development regulations for stormwater management.

Nevertheless, the County’s intent to utilize canal management, sediment traps (where feasible), public education and maintenance scheduling of previously constructed stormwater treatment systems should be considered when a South Gulf Cover stormwater master plan/program is prepared.

Stormwater treatment for pollutant removal or avoidance is most easily accomplished at the pollution source where the pollutants, water volume, and movement are least. Since water accumulates from other sources down slope, the more distant from the source, the more volume and velocity of water to treat and the more difficult it becomes to reduce pollutants. For example: the use of small swales, which are periodically wet only when significant rainfall occurs, to remove source pollution in the upper reaches of a drainage basin, avoids the need to later remove these pollutants from high volume, fast moving, pollutant ridden, stormwater within a limited distance from the receiving water body with expensive, large infrastructure.

The further from the source, the larger the infrastructure needed to remove pollutants. Thus, “treatment” of drainage surface waters flowing from developed lots, parcels and streets is of paramount importance to water quality. Treatment is usually provided as part of a system composed of “trains” of “best management practices” (BMPs). BMPs are numerous individual methods of treatment in three main categories: avoidance and on line or off line treatments. The FDEP Florida Development Manual Chapter 6 devotes 721 pages to this subject.

“Treatment” generally provides a method of slowing, and impounding surface water to allow the settling-out of suspended solids which can cause silt and sedimentation in water bodies. It also allows nutrient uptake by vegetation in the settling area, which prevents algae “blooms” in the water body. Infiltration/filtration of polluted waters also occurs through the naturally bacteria rich soil, cleaning surface water. Oils and greases are also trapped in treatment areas.

## A “First Step” to Improve Water Quality and Recreation in SGC

The first “flush” of rainfall is heavily laden with the above pollutants and is especially harmful to water quality. The first inch of such rainfall, which generally carries 90% of storm generated pollutants, is the most important to address when considering the removal of pollutants from stormwater. In South Gulf Cove, this treatment is now only provided in the swale system within street right-of-ways paralleling the streets and between lots. Methods to slow the water travel in this system prior to the waters being discharged to the canals would be beneficial to water quality but may require compensatory alterations to mitigate adverse effects on water quality. The pedestrian/bikeway suggested for use along the major road system may, with an appropriate design, and use of selected rest stop lots and pocket parks, provide the method to accomplish such dry detention of the runoff flow, providing additional water quality benefits.

This system, using the existing swales along major roads and rerouting (meandering) the swales into pocket parks and rest stop lots along the pedestrian/bike way to provide increased stormwater detention time, will increase settling-out of pollution, pollutant infiltration, nutrient uptake and evapo-transpiration and, could provide an extensive ongoing demonstration project for both water quality and recreation. Mitigation for the loss of swale storage and water quality treatment due to the pedestrian/bikeway will need to be provided. In addition, the pedestrian/bikeways and use of pocket parks and rest stops for dry retention/detention will need considerable creative thought and engineering. Complications to the system design and use include:

1. Mitigation requirement of the pedestrian/bikeways (PBW) versus potential additional water quality and storage benefits of pocket parks and rest-over areas which would be available from these lots along the way. Consideration of other water quality measures/BMPs which might be included to increase water quality benefits. For example: Although generally unpopular, are swale blocks feasible?

Also, four private small waterfront tracts are located along the PBW and might provide an opportunity for stormwater treatment and discharge to the canal system. With judicious use, these tracts could also provide rest over stops for the PBW and reduction of residential access to the street system, particularly since they are near bridges. These tracts are key #'s 63, 64, 66 and 67.

2. The placement location, width (greater than five feet) and size of the PBW within the swale area to minimize loss of the current storage and water quality benefits of the swale.
3. The need to regrade the lots planned for pocket parks and rest stops in order to meet swale elevation requirements for dry retention/detention and still retain their recreation purpose.

4. The need of the PBW to allow future private lot owners to “bridge” the PBW and swale in order to develop their lots and the effect on the installed PBW by these actions and the need for the lot owner to return the PBW to its original condition in case of damage incurred by lot development.
5. The type(s) of vegetation and methods of their installment to make the PBW shaded and pleasant to users and yet not disrupt the water quality purposes of the swale.
6. Maintenance of the entire PBW water quality system given the multiple purposes of the system.
7. The potential morass of permitting such an involved system through the SWFWMD which opposes any loss of the swale’s capacity. Currently lot owners are allowed to fill and pipe the swale for only one driveway access to the roadway. Lot owners may not currently fill the swale and pipe along the entire frontage of their lots. However, where conflicts between new building elevations and their ability to achieve required slopes/grading to property lines, owners have been allowed to pipe the outfall swales to the canal.
8. The necessity of establishing setbacks for vegetation on private lots to prevent plantings from obscuring driveways or interfering with users of the PBW.

Since the current drainage system of SGC impacts Charlotte Harbor which is a National Estuary Program (CHNEP) water body, potential funding for at least some portion of a retrofit of the stormwater system might be available.

## SOURCES OF INFORMATION

Sources of materials and services for the SGCHOA to use and to distribute to homeowners includes the following agencies:

### Agency Name

Charlotte County Public Works, Stormwater Management. (941-575-3600).  
Charlotte County Soil and Water Conservation District (CCSWCD) and United States Natural Resources Conservation Service (NRCS). (941-764-4354).  
Charlotte County Cooperative Extension Service. (941-764-4340)  
Charlotte Harbor National Estuary Program. (941-575-5861) (941-995-1777).  
Florida Dept. of Environmental Protection (FDEP) Ombudsman (850-921-1222).  
Southwest Florida Water Management District (SWFWMD) (1-800-423-1476).  
United States Environmental Protection Agency (USEPA) Region IV, Atlanta, GA. (1-800-241-1754).

Note: Each agency listed above generally has several brochures and handouts available which should be examined prior to ordering large quantities. Most publications are free, but quantities may be limited. Be persistent in locating the right person, ask them who and what other division or agency may have related materials. Ask for a list of publications and telephone numbers. Key words to use when requesting services and materials include: "water conservation", "water quality", "stormwater management", "pollution prevention/control".

## FUTURE LAND USE AND ZONING

### RATIONALE AND APPROACH

The proposed Future Land Use and Zoning designations shown on Maps 7 and 8, and further described in this section, represent a delicate balance between:

- ! The residents' wishes to retain the community as essentially a human scale, low density, residential area supplemented by commercial and community services and facilities adequate to serve the residents of South Gulf Cove;
- ! Sound planning; and
- ! Private property rights.

In addition to the analyses and recommendations described in the preceding sections, land use and zoning proposals contained herein have been based upon consideration of present land use designations contained in the Charlotte County Comprehensive Plan (see Map 4), zoning presently in force (see Map 5), and existing deed restrictions (see Map 6). Maps 4 through 9 are presented beginning on page 61. The following briefly describes the approach and reasoning generally employed in developing the proposals.

1. Some lands which have been previously deed restricted to park use, or which have been so designated in the County Plan, and which appear to be good locations for parks and recreation have usually been so designated, as either private or public parks, on the proposed Future Land Use Map (see Map 7). Proposed zoning is shown on Map 8.
2. All properties which have been previously deed restricted to commercial use, and which have also been designated for Commercial use on the County FLUM, and which have been zoned commercial by the County, have also been designated for Commercial Use in this Plan. However, the specific commercial land use category and/or zoning may differ from that presently applied by the County. Other lands proposed for commercial use have been so identified based on the location and likely need for commercial uses to serve the needs of the South Gulf Cove community. Commercial uses within the community have been largely designated for neighborhood and convenience types of commercial.

3. Commercial land use along C. R. 771 has been proposed to be expanded to a greater depth than originally contemplated in the deed restrictions and on the County FLUM. Greater depth should provide for greater flexibility of development and may also provide the basis for limiting parking along the front of the parcels. Single lot depth tends to be too shallow to provide for creative and attractive commercial development along C. R. 771.
4. Medium density multi-family land use (up to a maximum of 10 dwelling units per acre) is generally proposed for lands adjacent to the C. R. 771 commercial corridor, neighborhood or community commercial centers, or lands surrounding sites likely to be developed as major public parks or facilities. This is similar to, but not identical with, that originally envisioned for the community in the Charlotte County Plan. The proposals generally attempt to separate different density or land use types by roadways and avoid single-family uses from being located directly adjacent to commercial, multi-family or parks/recreation uses.
5. The only location proposed for high density residential use (up to 12 dwelling units per acre) is located next to the large, 21-acre, community commercial center site located on the east side of Calumet Boulevard north of the Zephyr Waterway. This could be a prime location for human scale, low rise, condominiums or adult congregate living styles of development, providing an alternative to single-family home ownership conveniently located near commercial and public or recreational facilities.
6. All multi-family and commercial uses are proposed to be limited to two stories to maintain the low profile of the community originally envisioned and desired by the citizenry of South Gulf Cove.
7. While it is not likely that the types of uses along C. R. 771 can be limited to the local serving types of commercial that the citizenry of the community seem to prefer, there appears to be no overriding necessity to provide for a height greater than two stories.
8. In addition to the Land Use Categories and Zoning Districts commonly applied throughout the County, two new land use categories are proposed:
  - ! The first is the Neighborhood Business/Residential land use category which is liberally based on the land use category of the same name now applied in the Charlotte Harbor Community Plan. It is intended to provide for the daily convenience needs, and professional, personal and business needs of residents of the South Gulf Cove community. It is intended to provide for a mix of residential and commercial uses of limited scope and scale. The locations proposed to be designated under this land use category are located along the major roadways within the community and are associated with major sites designated for public lands and facilities.

- ! The second new land use category is the Commercial, Mixed Use category. This category is proposed to allow a mixture of residential and commercial uses on property located along the C. R. 771 corridor. The specific site identified enables potential residential development near the proposed park site identified as key number 21 on Map 3. Development will only be permitted as a Planned Development.

**PROPOSED FUTURE LAND USE & ZONING CATEGORIES**

The following table provides a listing of the Future Land Use Categories proposed for the South Gulf Cove Planning Area, as shown on Map 7.

The second column of the table provides a brief statement of the purpose of the Land Use Category, the types of uses that are allowed and, where applicable, limitations upon or requirements of development. With the exception of newly proposed land use categories, the information in this column is as now incorporated in the Charlotte County Comprehensive Plan.

The third column provides a description of the zoning districts that would be consistent with the proposed Future Land Use Category, the uses now permitted within the district(s), the zoning district which is proposed, as shown on Map 8, and any recommendations as to changes to the district regulations to make them most suitable to South Gulf Cove.

**TABLE 5  
PROPOSED LAND USE AND ZONING CATEGORIES  
SOUTH GULF COVE PLANNING  
AREA**

FUTURE LAND USE (See Map 7)	PURPOSE & ALLOWABLE USES	ZONING CATEGORY (See Map 8)
RESIDENTIAL  LOW DENSITY	Purpose: Low density urban residential uses.  Density: 1 – 5 du/acre  Uses: Single-family Multi-family, Manufactured housing, Recreational facilities, Sub-neighborhood commercial centers Schools	RSF 3.5 (Min. lot size 10,000 sf)  Permitted Uses: Single-family Non-profit parks & playgrounds  Special Exception Uses: Cluster/patio homes Houses of worship Schools Home occupations Group homes Child/day care Adult Congregate Living Facility(ACLF) Essential and emergency services  <b>Proposed Zoning: RSF 3.5</b>

FUTURE LAND USE (See Map 7)	PURPOSE & ALLOWABLE USES	ZONING CATEGORY (See Map 8)
MEDIUM DENSITY	<p>Purpose: Medium density urban residential uses.</p> <p>Density: 5 – 10 du/acre</p> <p>Uses:            Single-family            Multi-family            Manufactured housing,            Recreational facilities            Sub-neighborhood commercial centers            Schools</p>	<p>RMF 3.5, 5, 7.5 &amp; 10</p> <p>Permitted Uses:            Single-family and two-family            Multi-family            Cluster, townhouse &amp; patio homes            Non-profit parks &amp; playgrounds</p> <p>Special Exception Uses:            Houses of worship            Schools            Home occupations            Group homes            Resort marinas            Child/day care            ACLF            Nursing homes            Rooming &amp; boarding homes            Essential and emergency services</p> <p><b>Proposed Zoning: RMF 10</b></p> <p><b>Proposed Height Limit: 2-stories</b></p>
HIGH DENSITY	<p>Purpose: High density urban residential uses.</p> <p>Density: 10 – 15 du/acre</p> <p>Uses:            Single-family            Multi-family,            Group Homes            ACLF            Recreational facilities            Sub-neighborhood commercial centers            Schools</p>	<p>RMF 10, 12, 15</p> <p>Permitted &amp; Special Exception Uses:            Same as for RMF 3.5, 5, 7.5 &amp; 10</p> <p><b>Proposed Zoning: RMF 12</b></p> <p><b>Proposed Height Limit: 2-stories</b></p>

FUTURE LAND USE (See Map 7)	PURPOSE & ALLOWABLE USES	ZONING CATEGORY (See Map 8)
<p>COMMERCIAL  NEIGHBORHOOD COMMERCIAL CENTER</p>	<p>Purpose: Provide for the daily shopping and service needs of residents in surrounding neighborhoods.</p> <p>Uses: Professional services and daily convenience and retail goods such as food, drugs, and sundries meeting the needs of immediate trade area.</p> <p>Size: 3 – 10 acres  Max. Cov.: 50%  Max FAR: 0.50 for stores; 1.0 for professional offices</p> <p>Support pop.: 4,000 – 8,000  Service area: up to 3 mile radius  Location: adjacent to and with access provided by arterial or collector roadways</p>	<p>Commercial, Neighborhood (CN)</p> <p>Permitted Uses:  Personal services.  Prof. services &amp; business offices  Laundromats &amp; dry cleaners  Restaurants 3,000 sf or less  Ice cream shops  Butcher shops &amp; delicatessens  Sm. appliance &amp; shoe repair shops  Jewelry, florist, gift, clothing &amp; accessory shops  Branch banks &amp; financial services of 3,000 sf or less  Package stores for sale of liquor  Convenience stores  Drug or variety stores of 8,000 sf or less  Supermarkets not exceeding 30,000 sf  Houses of worship</p> <p>Special Exception Uses:  Gas pumps  Essential and emergency services</p> <p><b>Proposed Zoning: CN</b></p> <p><b>Proposed Height Limit: 2-stories</b></p>

FUTURE LAND USE (See Map 7)	PURPOSE & ALLOWABLE USES	ZONING CATEGORY (See Map 8)
COMMUNITY COMMERCIAL CENTER	<p>Purpose: Provide for a greater variety of goods and services than a Neighborhood Commercial center and serve a much larger area.</p> <p>Uses: May offer discount and specialty retailers such as junior department store, mass retail, hardware, or furniture stores.</p> <p>Size: 10 – 30 acres  Max. Cov.: 50%  Max FAR: 1.00  Support pop.: up to 40,000  Service area: up to 10 mile radius</p>	<p>Commercial, general (CG)</p> <p>Permitted Uses:  Hotels, motels and restaurants  Professional and business services  Retail sales and services (inside)  Parking lots and parking garages  Automotive specialty services  Automotive parts  Resort and sport marinas  Private clubs  Post offices  Indoor commercial recreation  Voc., trade &amp; business schools  Banks and other financial inst.  Animal hospitals  ACLF  Package stores for sale of liquor  Houses of worship  Model homes  Funeral homes, crematoria  Laundromats &amp; dry cleaning  Bars, cocktail lounges, etc. 1,000 or more feet from a school or church  Billiard parlors and game arcades  Essential and emergency services  Gas pumps  Car wash  Laboratories  Child and adult day care  Photocopying shops</p> <p>Special Exception Uses:  Bars, cocktail lounges, etc. closer than 1,000 feet to school or church  Mass transit station.  Miniature golf  Schools  Outdoor markets  TV &amp; radio transmitter towers  Window tinting/radio installation  Heliport or helistop  Mini warehouse  Automobile rental agencies  <b>Proposed Zoning: CG</b>  <b>Proposed Height Limit: 2-stories</b></p>

FUTURE LAND USE (See Map 7)	PURPOSE & ALLOWABLE USES	ZONING CATEGORY (See Map 8)
COMMERCIAL CORRIDOR	<p>Purpose: Provide for commercial locations along major urban corridors.</p> <p>Uses: Retail and wholesale stores, professional offices, hotels, motels, multi-family dwellings not exceeding 10 du/acre, and restaurants.</p> <p>Max. Cov.: 50% Max FAR: 0.60</p>	<p>Commercial, general (CG)</p> <p>Permitted and Special Exception Uses: Same as CG, preceding.</p> <p><b>Proposed Zoning: CG with residential use permitted above ground floor commercial; majority of parking to be required on side or behind building.</b></p>

FUTURE LAND USE (See Map 7)	PURPOSE & ALLOWABLE USES	ZONING CATEGORY (See Map 8)
		<p>Permitted Uses:</p> <p>Professional and business offices  Hospitals and nursing homes  (on not less than 2.5 ac.)  Medical and dental clinics  Art galleries, libraries, museums,  community centers, publicly  owned rec. facil. and theaters for  live stage productions  Laboratories  Houses of worship  Schools  Public parks, playgrounds and  buildings  Dance, art, music &amp; photo studios  Funeral homes and crematoria  Private clubs  Animal hospitals  Child and adult day care  Group homes and ACLF  Helistop in conjunction w/hospital  Emergency services  Model homes  Multi-family, two-family and  single-family dwelling units.</p> <p>Special Exception Uses:  Colleges and universities  Voc., trade and bus. schools (inside)  Sanitariums  Detox centers, substance abuse  centers, halfway houses  Heliports and helistops  Essential services</p> <p><b>Proposed Zoning: OMI</b>  <b>Proposed Height Limit: 2-stories</b></p>

FUTURE LAND USE (See Map 7)	PURPOSE & ALLOWABLE USES	ZONING CATEGORY (See Map 8)
<p>NEIGHBORHOOD BUSINESS/RESIDENTIAL</p>	<p>This is a new land use category the purpose of which is to: Provide for daily convenience goods, professional, personal, and business services and the medium density needs of residents in the South Gulf Cove Community.</p> <p>Uses: Small restaurants, drug stores, specialty retail shops, professional offices</p> <p>Max. residential density : 10 du/acre, located on separate floor level from office or other commercial uses in multi-use developments</p> <p>Max. Cov.: 50% Max FAR: 0.60 Gross floor area limitation: 8,000 sf unless developed as PUD Commercial uses may not exceed 80% of total area Residential uses may not exceed 40% of total area</p>	<p>Neighborhood Business/Res. (NBR)</p> <p>Permitted Uses: Personal, prof. &amp; business offices Medical and dental clinics Art galleries, libraries, museums, community centers, publicly owned recreation facilities and theaters for live stage productions Public parks, playgrounds &amp; bldgs. Laboratories Dance, art, music &amp; photo studios Child &amp; adult day care Group home facilities ACLF Essential services (substations) Multi-family, two-family and single-family dwelling units Restaurants not greater than 3,000 sf Snack shops Butcher shops and delicatessens Repair shops for small appliances and shoes Jewelry, florist, gift, clothing &amp; accessories Branch banks &amp; financial services of not more than 3,000 sf Convenience stores Drug or variety stores not greater than 8,000 sf Supermarkets not greater than 30,000 sf Specialty shops, book stores, bakery &amp; pastry stores</p> <p>Special Exception Uses: Satellite college or univ. classrooms Essential services</p> <p><b>Proposed Zoning: NBR</b></p> <p><b>Proposed Height Limit: 2-stories</b></p>

FUTURE LAND USE (See Map 7)	PURPOSE & ALLOWABLE USES	ZONING CATEGORY (See Map 8)
COMMERCIAL MIXED-USE	<p>This is a new category, the purpose of which is to: Provide for a combination of residential and commercial uses on the same site and developed as a PD.</p> <p>Uses: Those uses allowed in the Commercial Corridor land use category</p> <p>Max. residential density : 10 du/acre  Max. Cov.: 50%  Max FAR: 0.60</p>	<p><b>Proposed district: CMX-PD Commercial, Mixed-use Planned Development</b></p> <p>Permitted and Special Exception Uses:</p> <p>Same as CG, but with the addition of residential uses up to 10 du/acre</p> <p><b>Proposed Height Limit: 2-stories</b></p>
<b>OTHER NON-RESIDENTIAL USES</b>		
PARKS AND RECREATION	<p>Purpose: Provide for parks and recreational opportunities for the general public.</p> <p>Uses: Active (facility based) parks or passive (resource based) parks. May be publicly or privately owned and may include nonprofit and civic related uses such as a YMCA an civic and philanthropic meeting rooms.</p>	<p><b>Proposed to be left as RSF-3.5 as currently zoned.</b></p>
PUBLIC LANDS AND FACILITIES	<p>Purpose: Provide for facilities which serve a general public purpose such as protecting the public health, safety and welfare.</p> <p>Uses: Properties under public ownership or facilities which accommodate the general public such as private schools, churches and hospitals, and utilities.</p>	<p><b>Proposed to be left as RSF-3.5 as currently zoned.</b></p>

OTHER NON-RESIDENTIAL USES (cont.)		
<p>PRESERVATION</p>	<p>Purpose: Allow for very limited development due to environmental concerns.</p> <p>Uses: Habitat relocation areas, fire trails, facilities allowing limited unobtrusive human access such as unpaved parking, primitive camping, canoe launches and sanitation facilities.</p> <p>Residential uses up to 1 du/10 acres.</p>	<p>Environmentally Sensitive (ES)</p> <p>Permitted Uses: Public and private game preserves, fish &amp; wildlife mgt. areas, hatcheries and refuges, parks and open spaces</p> <p>Water conservation areas, reservoirs and control structures, drainage systems and water wells.</p> <p>Agricultural uses Piers, decks and wharves Single-family residences</p> <p>Limited educational facilities such as canoeing, hiking and nature study, and outdoor education in keeping with the intent of the district.</p> <p><b>Proposed Zoning: ES</b></p>

## IMPLEMENTATION

Table 6, following, provides a comparison of existing deed restrictions, present Future Land Use designations and zoning, as shown on Maps 4, 5, and 6, with the proposed land use and zoning shown on Maps 7 and 8, for properties not included in Table 1, earlier.

The properties identified in Table 6 include lots and parcels proposed for commercial or multi-family use along C. R. 771 and those properties bordering them. The table also includes interior properties bordering sites proposed for commercial use or major public facilities locations which were not identified in Table 1.

For ease of reference, each of the properties affected by the land use and zoning proposals proposed herein, are identified in the Table by its key number. The properties associated with each key number are identified on Map 9 on page 66. Deed restrictions or regulations that need to be changed in order to ensure consistency among the various land development restrictions and regulations are identified by a Y in the CHANGES NEEDED columns.

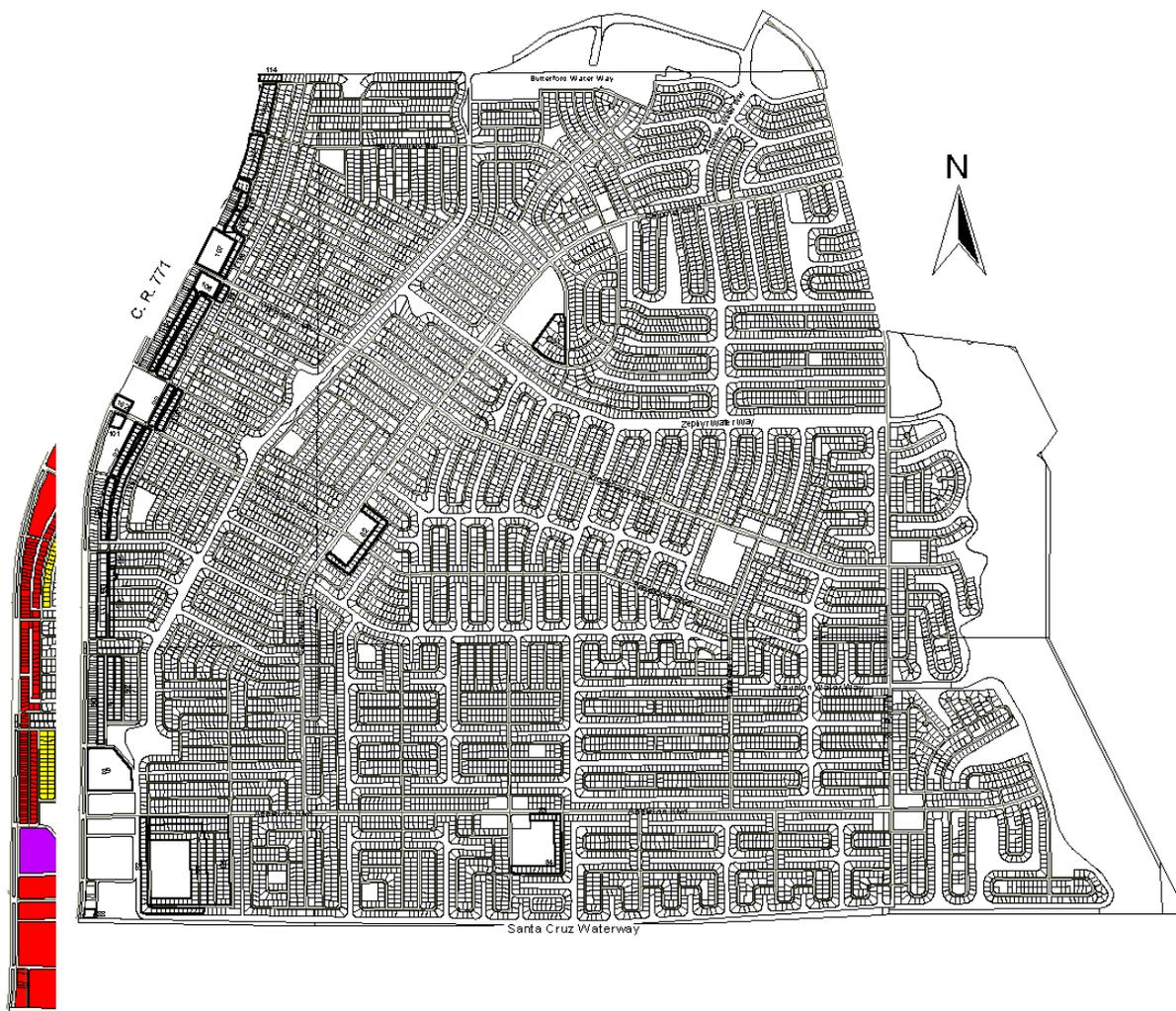
**TABLE 6  
COMPARISON OF EXISTING AND PROPOSED  
DEED RESTRICTIONS, FUTURE LAND USE, AND ZONING**

KEY #	EXISTING			PROPOSED			CHANGES NEEDED		
	DEED	FLUM	ZONING	DEED	FLUM	ZONING	DEED	FLUM	ZONING
81	SF	Low	RSF 3.5	MF	High	RMF 12	Y	Y	Y
82	SF	High	RMF 15	MF	Med	RMF 10	Y	Y	Y
83	SF	Med	RSF 3.5	MF	Med	RMF 10	Y		Y
84	SF	Med	RMF 10	MF	Med	RMF 10	Y		
85	SF	Low	RSF 3.5	MF	Med	RMF 10	Y	Y	Y
86	SF/DUP	Med	RMF 10	MF	Med	RMF 10	Y		
87	SF	Med	RMF 10	SF	Low	RSF 3.5		Y	Y
88	COMM	Corr	CI	COMM	Corr	CG			Y
89	COMM	Corr	CG	COMM	Corr	CGX			Y
90	DUP	Med	RMF 10	COMM	Corr	CG	Y	Y	Y
91	DUP	Med	RMF 10	MF	Med	RMF 10	Y		
92	SF	Low	RSF 3.5	MF	Med	RMF 10	Y	Y	Y
93	DUP/ PARK	Med	RMF 10	COMM	Corr	CG	Y	Y	Y

KEY #	EXISTING			PROPOSED			CHANGES NEEDED		
	DEED	FLUM	ZONING	DEED	FLUM	ZONING	DEED	FLUM	ZONING
94	SF	High	RMF 10	SF	Low	RSF 3.5		Y	Y
95	DUP	Med	RMF 10	DUP	Low	RSF 3.5		Y	Y
96	DUP	Med	RMF 10	COMM	Corr	CG	Y	Y	Y
97	DUP	Med	RMF 10	COMM	Corr	CG	Y	Y	Y
98	DUP	Med	RMF 10	MF	Med	RMF 10	Y		
99	SF	Med	RMF 10	MF	Med	RMF 10	Y		
100	SF	Med	RMF 10	SF	Low	RSF 3.5		Y	Y
101	COMM	Corr	CI	COMM	Corr	CG			Y
102	COMM	Corr	CI	COMM	Corr	CG			Y
103	SF/ CMU	Med	RMF 10	MF	Med	RMF 10	Y		
104	SF	Med	RMF 10	COMM	Corr	CG	Y	Y	Y
105	SF	Med	RMF 10	SF	Low	RSF 3.5		Y	Y
106	CMU	Corr	CG	COMM	Corr	OMI	Y		Y
				107	COMM	Corr	CG	COMM	Corr
108	SF	High	RMF 10	MF	Med	RMF 10	Y	Y	
109	SF	Med	RMF 10	MF	Med	RMF 10	Y		
110	SF	High	RMF 10	MF	Med	RMF 10	Y	Y	
111	UTIL	Corr	OMI	COMM	Corr	CG	Y		Y
112	SF	High	RMF 12	MF	Med	RMF 10	Y	Y	Y
113	SF	High	RMF 12	MF	Med	RMF 10	Y	Y	Y
114	SF	High	RMF 5	MF	Med	RMF 10	Y	Y	Y

TABLE 6 (cont.)

MAP 9  
KEY MAP TO C. R. 771 & INTERIOR BUFFERS  
SOUTH GULF COVE PLANNING AREA



Prepared by:  
Adley, Brisson, Engman, Inc.  
July 11, 2002

SCALE: 1" Approximates 2,000'

Pre  
Adl  
July

Table 7 (cont.)

Table 7 (cont.)

**FINANCING, GRANTS, ETC.**

**PARKS AND RECREATION**

The following extracts from Charlotte County Comprehensive Plan 1997-2010 (pages 5-65 through 5-68) discuss parks, recreation and open space funding in the County.

*“The Charlotte County Parks and Recreation Department is responsible for the acquisition recommendations, development, operation, and maintenance of County parks and recreation facilities. Approximately 38 parks and recreation facilities are maintained by the department, ranging from small lots/play areas to the 41-acre Harold Avenue Athletic Complex. Also maintained and operated are a number of special facilities such as boat ramps and fishing piers.*

*The County’s main funding sources for parks and recreation are impact fees and ad valorem taxes. Impact fees can be used only for land acquisition and new park development, and must meet a rational nexus test as required by State law. Operation and maintenance expenses typically come from ad valorem taxes. Currently, dozens of funding sources for recreation land acquisition or development have become available, most in the form of grants. Charlotte county has utilized several of these sources as noted in the following table. The principal uses of these funding sources, and the amount of funds which the County has received are also listed.*

*Open space acquisition, in the form of environmentally sensitive lands, can often be funded utilizing many of the Federal and State acquisition programs currently available. Previously the County had a funding source for environmentally sensitive land which was the revenue from the .05 mills that the County has set aside for this type of acquisition. Although a viable source for revenue, funding of this type has never been available for active parks or recreational facilities.*

*As the revised recreational level of service standard is implemented, the County will need to find innovative ways to fund the deficient facilities which may result from this action. Since impact fees cannot be used to support deficiencies, and ad valorem monies are limited, options such as user fees, grants, public-private co-operatives, special event fund raising, and other revenue generating tactics will need to be employed. One such idea could be to establish a private civic fund which would channel contributions and legacies to build parks. This fund could also help finance other projects such as museums and library enhancement. Charities of this sort are common in Northern and Canadian cities, but do not seem to have caught on in Southwest Florida.”*

Table 7 (cont.)

However, in this South Gulf Cove Community Plan, the South Gulf Cove landowners are requesting that the BOCC appoint a South Gulf Cove Planning Advisory Committee to manage the implementation of this plan. SGC is currently working to establish a 501(c)(3) nonprofit corporation to provide major funding toward this Plan's implementation. The nonprofit corporation hopes to launch a capital campaign by the end of 2002 with the goal raising several million dollars over the next five years. In combination with Federal, State and County funding of various projects, the goals of this Plan are achievable.

Table 7  
State and Federal Financial Assistance Available for  
Recreation and Open Space Acquisition Development

Program	Purposes	Funding	Conditions	Comments
<b>Florida Recreation Development Assistance Program</b> , established by Section 375.075, Part V, F.A.C.	Can be used for acquisition or development or renovation of recreational sites. Acquisition can range from small areas serving a localized need to those of regional significance encompassing hundreds of acres. Development can include single-purpose facilities ranging from beach access, picnicking and ballfields to large multi-activity parks. Since 1991 renovation of older facilities was added as an eligible expense.	A project with a total cost of \$40,000 or less can be funded 75% with a match from local government. Project costs exceeding \$150,000 must be funded at 50%:50% cost share.	Eligible Applicants are units of local government with the legal responsibility for the provision of public outdoor recreation areas and facilities.	Currently, Charlotte County has been awarded \$543,156 from this funding source. This includes the \$100,000 in 1994 for the acquisition of property in West County to be used as a boat ramp.
<b>Florida Boating Improvement Program</b> , established by Section 327.28 F.S. and distributed according to Chapter 16D-5, Part III F.A.C.	To provide for recreational channel marking, public launching facilities, and other public boating-related activities. Funds may also be used for manatee protection and recovery projects.	Funds collected from the registration of boats are returned to county governments in the form of grants.	No matching requirements.	Currently, Charlotte County has been awarded \$1,002,166 from this program. The funds have been used for dredging in open water, construction of piers, construction of boat ramps and support facilities, development of a Manatee Protection Guide and Marine Land Use Studies.

Table 7 (cont.)

Program	Purposes	Funding	Conditions	Comments
<p><b>Florida Recreation Development Assistance Program</b>, established by Section 375.075, Part V, F.A.C.</p>	<p>Can be used for acquisition or development or renovation of recreational sites. Acquisition can range from small areas serving a localized need to those of regional significance encompassing hundreds of acres. Development can include single-purpose facilities ranging from beach access, picnicking and ballfields to large multi-activity parks. Since 1991 renovation of older facilities was added as an eligible expense.</p>	<p>A project with a total cost of \$40,000 or less can be funded 75% with a match from local government. Project costs exceeding \$150,000 must be funded at 50%:50% cost share.</p>	<p>Eligible Applicants are units of local government with the legal responsibility for the provision of public outdoor recreation areas and facilities.</p>	<p>Currently, Charlotte County has been awarded \$543,156 from this funding source. This includes the \$100,000 in 1994 for the acquisition of property in West County to be used as a boat ramp.</p>
<p>Florida Communities Trust established by Chapter 380, Part III, F.S. administer funds two separate programs- the <b>Preservation 2000 Program</b> and the <b>Area of Critical State Concern</b>.</p>	<p>Funds are available for distribution to state agencies and local governmental entities for approved, high-quality outdoor recreation projects meeting needs identified in the State's comprehensive outdoor recreation plan. Florida has allocated its portion of these funds to local governments for resource-based and user-oriented public outdoor recreation projects</p>		<p>County governments and municipalities of Florida are the only entities eligible to receive Preservation 2000 funds from the Trust.</p>	<p>Charlotte County has received approximately \$10 million funds for land acquisition. This includes the \$2.2 million for the acquisition of Don Pedro Island Beach Park, \$46,000 for the acquisition of Amberjack Slough, and \$600,000 for the acquisition of Tippecanoe Scrub.</p>
<p>The National Park Service's <b>Land and Water Conservation Fund Program</b>, administered by the Florida Department of Environmental Protection pursuant to Chapter 16D-5, Part VI, F.A.C.</p>	<p>Funds are available for distribution to state agencies and local governmental entities for approved, high-quality outdoor recreation projects meeting needs identified in the State's comprehensive outdoor recreation plan. Florida has allocated its portion of these funds to local governments for resource-based and user-oriented public outdoor recreation projects.</p>	<p>Funding is on a 50:50 basis from state and local sources</p>	<p>Local match may be cash, in-kind services, or land value. Local governments are eligible applicants.</p>	<p>Currently, Charlotte County has received \$831,500 from this funding source, this includes the \$65,000 approved in 1994 for the construction of John Hathaway park along Shell Creek.</p>

Table 7 (cont.)

<b>Program</b>	<b>Purposes</b>	<b>Funding</b>	<b>Conditions</b>	<b>Comments</b>
<b>Florida Recreation Development Assistance Program</b> , established by Section 375.075, Part V, F.A.C.	Can be used for acquisition or development or renovation of recreational sites. Acquisition can range from small areas serving a localized need to those of regional significance encompassing hundreds of acres. Development can include single-purpose facilities ranging from beach access, picnicking and ballfields to large multi-activity parks. Since 1991 renovation of older facilities was added as an eligible expense.	A project with a total cost of \$40,000 or less can be funded 75% with a match from local government. Project costs exceeding \$150,000 must be funded at 50%:50% cost share.	Eligible Applicants are units of local government with the legal responsibility for the provision of public outdoor recreation areas and facilities.	Currently, Charlotte County has been awarded \$543,156 from this funding source. This includes the \$100,000 in 1994 for the acquisition of property in West County to be used as a boat ramp.
<b>The West Coast Inland Navigational Development Program</b> established by Section 107, River and harbor Act of 1960.	To provide financial assistance to eligible local governments to undertake projects such as beach renourishment; planning & public recreation; boating safety; research, study or test programs, relating to waterway construction; use, operation or maintenance; environmental education; and marine enforcement.	Certain projects require matching funds.	Eligible applicants are Charlotte, Lee, Manatee, and Sarasota Counties.	Charlotte County receives \$12,000 per year from this funding source. Projects from this funding include dredging in open waters; construction of piers, jetties boat ramps, and matching funds for the John Hathaway Park construction.

Source: Charlotte County Budget Department, June 1995: *Outdoor Recreation in Florida - 1994*; and *A guide to Florida State Programs*

South Gulf Cove is located in the suburban area of the County. The Policy section (page 1-186) of the Future Land Use Element of the County's Comprehensive Plan states the following with regard to development of parks in this area:

*“County will maintain existing neighborhood parks.*

*New neighborhood parks may be developed through impact fee or MSBU/Adopt-A-Park programs only if demonstrable public need exists.*

*Sub-neighborhood (mini parks) of 5 acres or less (may be) developed only through MSBU or Adopt-A-Park program.*

*Maintenance of existing sub-neighborhood parks encouraged through Adopt-A-Park program.*

*Possible location for new community parks.*

*Preferred location for new district parks.”*

## STORMWATER AND WATER QUALITY

The County is currently using a stormwater utility. FDEP in its publication Stormwater Management, a guide for Floridians (page 69) discusses this method of financing stormwater improvements as follows:

*“A successful financing program for each community must be based on that community’s needs. However, a high degree of public acceptance and government support for establishing a stormwater utility program which integrates the following components:*

*Phase Out General fund Contributions - Allows a gradual transition to a full utility, usually over a five-year period.*

*Adopt a Stormwater Ordinance - The ordinance identifies the duties of the local government, the users and developers; establishes the legal framework and fee structure; establishes the stormwater management goals, policies and standards, and sets up an operating permit system to assure that privately owned facilities continue to function properly.*

*Prepare Stormwater Master Plan - A comprehensive stormwater master plan is needed to guide near-term and long-term stormwater system improvements and determine costs.*

*Establish a User Fee System - User charges are set at rates sufficient to cover the utility’s annual operation, maintenance, capital and debt service requirements.*

*Establish a Developer Contribution System - Developer contributions represent a source of capital for constructing new stormwater management facilities. Methods Include:*

*Subdivision dedications that require the developer to construct stormwater management facilities and dedicate them to local government,*

*Fees-in-lieu-of that require developers to pay an impact fee for the capital improvements needed to serve the development or pay a portion of the cost for a regional facility that will serve the development,*

*Availability charge that recover a debt service charge on a previously constructed facility which will serve the new development.*

*Establish a Permit Fee System - While revenue from a permit fee is minimal, the system establishes control, on all proposed stormwater projects, thus facilitating compliance with the master stormwater plan.”*

Charlotte County now has three Municipal Services Benefit Units (MSBU) applicable to SGC. Each MSBU is based on a program for levying assessments on SGC properties to pay for the intended improvements. Assessments are levied upon lots. The three South Gulf Cove MSBU's and their intended uses are:

Non urban street/drainage unit - Capital Fund. This MSBU is for non recurring street and drainage improvements and has been used for restoring roadways disrupted by the installation of sewer and water lines.

Non urban street/drainage unit - Maintenance fund. This MSBU is for the recurring maintenance of roads, drainage bridges, vegetation, and street signs, and replacement of road crossing deteriorating piping and catch basins.

Waterway unit - Maintenance fund This MSBU is for recurring maintenance dredging of the main access channel and waterways and lock repairs and to monitor and collect canal water depth data.

## DEMONSTRATION PROJECTS

As discussed within the text and policies of this Plan, several interrelated topics and their individual projects pose potential “demonstration projects”.

These “demonstration projects” include:

9. The demonstration of how redevelopment in a “platted lands” community, to provide a needed pedestrian/bikeway and rest stops/pocket parks connecting the community, can be installed in a sensitive manner while benefitting:
  - ! Energy conservation, and public health by providing a pedestrian/bikeway and the resulting reduction of auto traffic and increase in public exercise, and
  - ! Water quality through the use of rest stops/pocket parks as adjuncts to the swale system for retention/detention of the 1<sup>st</sup> inch of rainfall, and
  - ! Public safety through the land banking program to exchange/purchase lots along major roadways and thus reduce direct backout traffic to the roadway.
10. The demonstration of how redevelopment of a degraded waterfront preservation area can be sensitively treated to preserve the sensitive edges, remove exotics, reintroduce native species, use environmental signage and yet permit low intensity recreation with boardwalks and viewing areas culminating in a focal point park anchoring the community wide pedestrian/bikeway and integrated park system

These projects may attract several agencies, including the SWFWMD, and funding sources for individual components of each project. The BOCC SGC Community Planning Advisory Committee and nonprofit 501(c)(3) corporation should provide as much assistance as possible to Charlotte County which will be the applicant for preparing the grant applications for potential funding. Several county departments will be involved in the process, depending on the needs at the time, although one will be designated “lead agent” for coordinating and preparing the applications.

The grant program(s) under which the agency funds projects will probably require a “local match” either in cash, properties or, occasionally “in kind services” such as clearing or planting vegetation. The BOCC SGC Community Planning Advisory Committee and nonprofit 501(c)(3) corporation should work closely with the County to assist where feasible. Some funding programs allow other grants to provide the “local match” but this is an exception to the norm.

Once an overall demonstration project is identified, Mr. Robert Hebert, the Grants/Management analyst of the County’s Budget Department, has graciously offered to attend a community meeting to offer potential solutions. His telephone number is 743-1524. Mr. Hebert also has available a rather thorough listing of federal and state grants for Florida waterfront communities, the FDCA publication Community Assistance Reference Guide, 2000.

## IMPACT FEES

Charlotte County currently assesses impact fees on new development. Impact fees are a one time 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. SGC is located within the west district defined as all areas west of the Myakka River. Funds collected within the District are required to be expended within the District with the exceptions of: public safety, library, fire, emergency medical services, general administration and recreation “insofar as that component (recreation) is expended for beach-related recreational facilities.” Of particular interest to SGC may be the recreation and transportation impact fees.

Currently, Charlotte County levies the recreation impact fee on each new residential dwelling unit at \$402.00 per unit and each adult congregate living facility at \$175.00 per bedroom. Receipts from these fees along with some ad valorem taxes, grants (when available) and MSBU receipts are used to fund parks and recreation facilities.

Any park project which will increase the County’s recreation level of service (LOS) is eligible for funding with impact fees. At this time, all projected impact fee receipts for the west district are committed for the 2003-2007 budget years.

Assuming South Gulf Cove approaches 33,000 persons at build-out with about 15,000 residential dwelling units, the community should have yielded approximately \$6,000,000 in recreation impact fees, less about \$240,000 already paid by the community’s existing homes.

The County now levies the transportation impact fee on each new residential dwelling unit at between \$777.00 for a mobile home and \$1,799.00 for a single-family dwelling. In addition, all other new development is assessed the fee which is based on trip generation and varies depending on the use and its size. Although nonresidential uses comprise a minor amount of the land uses expected in SGC in the future, these fees will yield considerable revenue. The use of these fees is restricted to only new major (arterial and collector) roads.

By build-out, SGC should have yielded considerably more than \$27,000,000 in transportation impact fees.





## APPENDIX

### Condensed Bibliography

#### “Visioning Session” materials:

- four page take-home questionnaire
- key to slide show preference survey and tabulation of survey results
- 3/24/02 Charlotte Herald Tribune announcement of “visioning session”
- twenty main session visions
- summaries of three break out sessions
- break out sessions description
- 3/12/02 “visioning session” letter announcement to nonmembers from the SGCHOA

“Household Information” survey form used by the SGCHOA

Facility and amenity survey form used by zoning committee of the SGCHOA

ABE summary of 4/29/02 meeting with major property owners.

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FDOT Walkable Communities, June 1993

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