

R E S O L U T I O N  
NUMBER 92- 251

A RESOLUTION OF THE COUNTY OF CHARLOTTE, FLORIDA, RELATING TO COMMUNITY REDEVELOPMENT; DEFINING THE COMMUNITY REDEVELOPMENT AREA; FINDING THE EXISTENCE OF BLIGHTED CONDITIONS IN THE AREA; MAKING CERTAIN FINDINGS AND DETERMINATIONS; CREATING THE CHARLOTTE COUNTY COMMUNITY REDEVELOPMENT AGENCY; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

1. The Board of County Commissioners of the County of Charlotte, Florida, finds the existence of certain blighted areas within the boundaries of the Charlotte Harbor Community Redevelopment Area (the area), and determines that the rehabilitation, conservation or redevelopment, or a combination thereof, of the area by a redevelopment agency is necessary and in the best interest of the public health, safety, morals, or welfare of the residents and citizens of the County of Charlotte.

2. This area referred to as Charlotte Harbor Community Redevelopment Area shall be more particularly described in Exhibit A, attached hereto.

3. The Board of County Commissioners has commissioned a study which has confirmed the findings of blight.

4. Conditions are present in the area which are detrimental to the sound growth of the County and which substantially impair or arrest the growth within the area and adjacent territory, and present conditions and uses in the area

★ 75 MINUTES

*7/18/92*

Barbara T. Scott, Clerk of the Circuit Court - Charlotte County  
File Number: 196948 OR BOOK 1245 PAGE 1882  
Recorded: 11-09-92 02:35 P.M.

Recording \$ 33.00  
Record Verified: SHARON BORELLI, D.C.

which are detrimental to the public health, safety, morals and public welfare.

5. There is a predominance of inadequate or defective street layout within the area.

6. There is faulty and inadequate lot layout in relation of size, adequacy, accessibility, or usefulness within the area.

7. There are unsafe and unsanitary conditions within the area.

8. There is deterioration of site and other improvements within the area.

9. There exists public transportation facilities incapable of handling the volume of traffic flow into or through the area, either at present or following proposed construction within the area

10. Action must be taken immediately to prevent further blight and deterioration and to protect and enhance public expenditures previously made by the County in the area.

11. All prerequisites having been accomplished, it is now appropriate and necessary in order to proceed further that a redevelopment plan be prepared for the area.

NOW THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Charlotte County, Florida:

12. That all of the previous findings set forth above are incorporated herein.

For the purpose of this resolution and any community redevelopment project undertaken pursuant hereto, the community redevelopment areas shall be the area more particularly described in Exhibit A (a legal description of the redevelopment area), attached hereto.

The County Commission, based upon evidence presented to it and in the public record, does hereby expressly find that blighted areas as defined in Section 163.340(8), Florida Statutes, exist within the community redevelopment area as defined in Section 163.340(10), Florida Statutes, as described in Exhibit A, attached hereto

15. The County Commission does hereby expressly find that the rehabilitation, conservation or redevelopment, or a combination thereof, of the area described in Paragraph 14 are necessary in the interest of the public health, safety, morals or welfare of the residents of the County of Charlotte

The County Commission does hereby expressly find that it is necessary, appropriate, proper and timely that a community redevelopment agency be created to carry out the community redevelopment purposes of the provisions of Chapter 163 (Part III), Florida Statutes, and other resolutions, ordinances and laws that may be utilized to further the redevelopment within the area described in Exhibit A

17. This resolution shall take effect immediately upon its passage

PASSED AND DULY ADOPTED this 3rd day of November, 1992.

BOARD OF COUNTY COMMISSIONERS  
OF CHARLOTTE COUNTY, FLORIDA

By Donald H. Ross  
Donald H. Ross, Chairman

ATTEST:

Barbara T. Scott, Clerk of  
Circuit Court and Ex-officio  
Clerk to the Board of County  
Commissioners

By Linda Angelo  
Deputy Clerk

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

Beth A. Sullivan  
Beth A. Sullivan  
Assistant County Attorney

ec:res\era.2/100992

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July 22, 1992

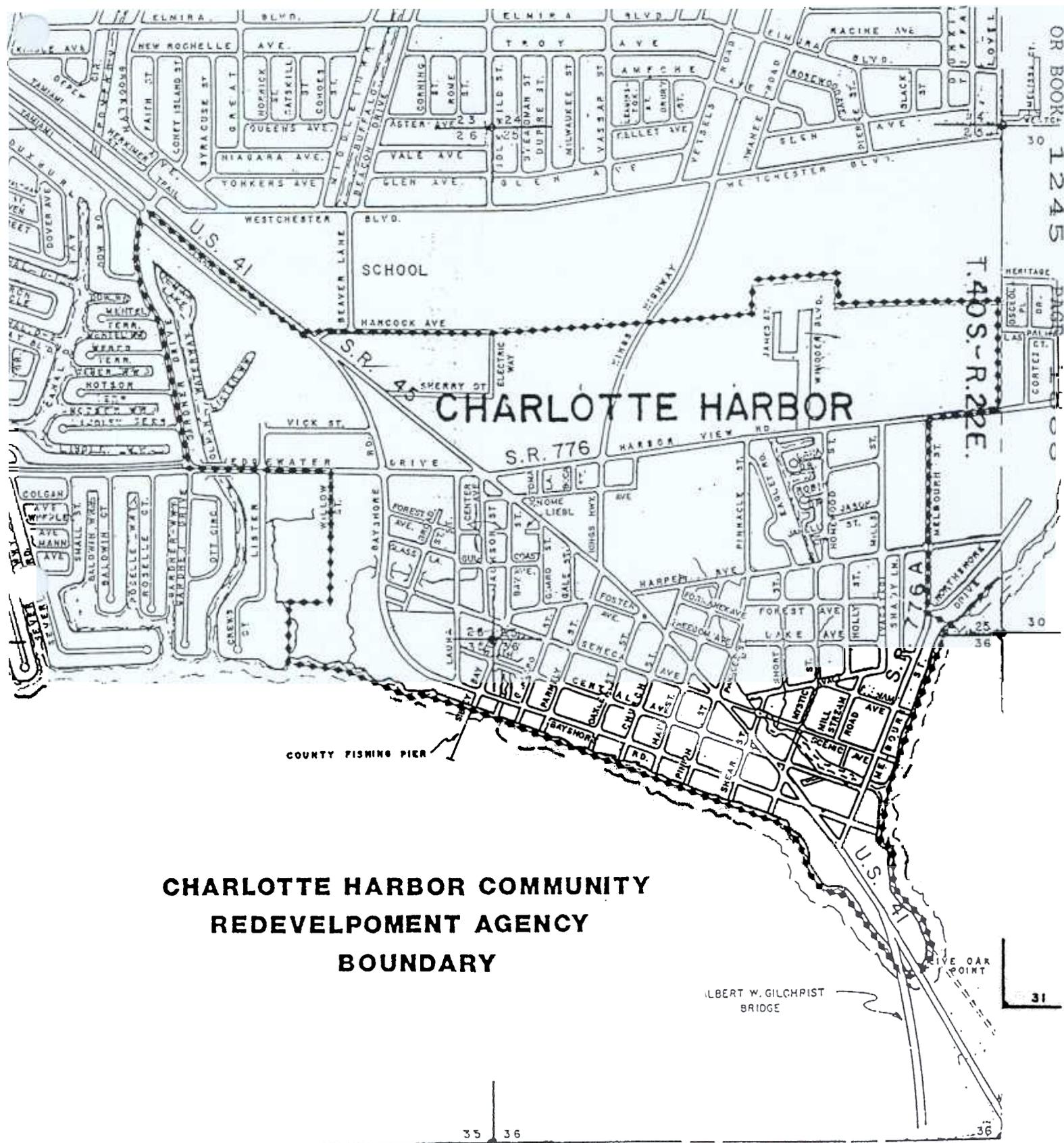
CHARLOTTE HARBOR COMMUNITY REDEVELOPMENT AGENCY  
BOUNDARY

Beginning at the intersection of the southerly Right-of-Way of Tamiami Trail (US41) extended and the Centerline of Gardner Drive extended, as recorded in Plat Book 5, Pages 18A thru 18C of the Public Records of Charlotte County, Florida. Thence southerly along said centerline of Gardner Drive to its intersection with the north line of the south 1/2 of Section 26, Township 40 South, Range 22 East, a.k.a. Centerline of Edgewater Drive. Thence easterly along said north line of the south 1/2 of Section 26, Township 40 South, Range 22 East, to its intersection with the westerly property line of Parcel 14, a.k.a. Edgewater Manor Condominium, as recorded in Condominium Book 1, Pages 27A thru 27J of the Public Records of Charlotte County, Florida. Thence southerly along the west property line of Parcel 14, 1335 feet ± to a point. thence westerly 440 feet ± to a point. Thence southerly 741 feet ± to the north bank of the Peace River. Thence meandering southeasterly and thence northeasterly along said north bank of the Peace River to a point, said point being the southeast corner of the southerly property line of lot 1, Block A, Charlotte Shores No. 1, as recorded in Plat Book 2, Page 83 of the Public Record of Charlotte County, Florida. Thence northwesterly along said southerly property line 321 feet ± to the southwest corner of Lot 1, Block A, Charlotte Shores No. 1. Thence continuing northwesterly 30 feet ± to the intersection of the southerly property line extended and the centerline of Melbourne Street (formerly Harbor Street). Thence northerly along said centerline of Melbourne Drive to it intersection with the centerline of Harborview Road. Thence easterly along said centerline of Harborview Road to its intersection with the east line of Section 25, Township 40 South, Range 22 East. Thence northerly along the east line of Section 25 to the Northeast Corner of the southeast 1/4 of the northeast 1/4 of Section 25, Township 40 South, Range 22 East. Thence westerly along the north line of the southeast 1/4 of the northeast 1/4 to a point, said point being the intersection of the easterly property line of Harbor Industrial Condominium, as recorded in Condominium Book 5, Page 1 of the Public Records of Charlotte County, Florida and the north line of Tract "A" of Whidden Industrial Park First Addition, as recorded in Plat Book 15, Pages 42A and 42B of the Public Records of Charlotte County, Florida. Thence northeasterly along the east line of Harbor Industrial Condominiums 220 feet ± to a point. Thence southwesterly along the north line of Harbor Industrial Condominium 675 feet ± to a point. Thence southwesterly along the west line of Harbor Industrial Condominium 250 feet ± to a point. Said point also being the Northeast corner of the southeast 1/4 of the northwest 1/4 of Section 25, Township 40 South, Range 22 East. Thence westerly along the north line of the south 1/2 of the northwest 1/4 to the northwest corner of the southwest 1/4 of the northwest 1/4 of Section 25, Township 40

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southwest 1/4 of the northwest 1/4 of Section 25, Township 40 South, Range 22 East. thence contiuing westerly along the north line of the south 1/2 of the northeast 1/4 of Section 26, Township 40 South, Range 22 East to its intersection with the southerly Right-of-Way of Tamiami Trail (US41). Thence northwesterly along said southerly Right-of Way of Tamiami Trail (US41) to a point. Said point being the point of Beginning.

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**CHARLOTTE HARBOR COMMUNITY  
REDEVELOPMENT AGENCY  
BOUNDARY**

ALBERT W. GILCHRIST  
BRIDGE

# **FINDING OF NECESSITY**

**CHARLOTTE HARBOR COMMUNITY  
REDEVELOPMENT AGENCY**

**\*\* Finding of Necessity \*\***



**Workshop: Tuesday, October 27, 1992  
at 2:00 p.m. - Room 119**



# CHARLOTTE COUNTY FLORIDA

## BOARD OF COUNTY COMMISSIONERS

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*Bill Burdick            Richard J. Leonard*  
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### Drafting Tech II

*Lois Kelly*

### Drafting Tech I

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### Clerk Typist III

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*Jennifer M. Agarrat*



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# I INTRODUCTION

# **PROPOSED CHARLOTTE COUNTY REDEVELOPMENT AGENCY CHARLOTTE HARBOR COMPONENT AREA**

## **Introduction**

Objective 10 in the Future Land Use Element of the 1988 Charlotte County Comprehensive Plan states: "Encourage the renewal and redevelopment of blighted areas". The attached documentation demonstrates that Charlotte Harbor, a historic area located with frontage on both the Peace River and Charlotte Harbor, is experiencing a decline in property values, evidencing physical deterioration of structures, lack of sewerage, inadequate fire flow rates, dangerous intersections, and a crime rate proportionately higher than the rest of the county. Charlotte Harbor's location, scenic views, stately trees, Florida bungalow architecture, and its increasingly active and committed residents and business persons, provide an opportunity to work in partnership with the Charlotte County Board of County Commissioners and the Charlotte County community to stimulate the revitalization of this area as a countywide benefit.

Residents have formed an informal self-help group called "Charlotte Harbor Improvement Committee" (CHIC). This group of approximately 30 residents meets monthly and has undertaken several improvement projects. In May 1992 CHIC organized a "Spring Clean-Up" weekend with the cooperation of Charlotte County and Charlotte Disposal Company. Nine tons of trash were removed. Volunteers from CHIC supervised the operation and assisted elderly persons in removing unwanted debris.

During June and July 1992, CHIC worked with the Charlotte County Department of Public Works to identify and clear clogged drainage ditches. Throughout 1992 CHIC worked with the Historic Preservation Council to help identify specific buildings and trees for preservation. The Council has declared Charlotte Harbor to be a "Local Historic District".

The Florida Statutes provide a mechanism for local governments to work in partnership with such community initiatives to undertake community revitalization. The redevelopment mechanism has a variety of tools and methods available to encourage rehabilitation and new development; and provide the necessary infrastructure which benefits the community county-wide. Local governments can design their own revitalization program within the statutory framework, developing a plan which reflects the needs of the neighborhood and community, choosing the projects which best accomplish the goals of the community as expressed in the plan, and choosing the funding sources to implement those projects.

Establishing a Charlotte County Community Redevelopment Agency should be viewed as an opportunity to plan for the enhancement of precious county-wide resources and for tailoring a local revitalization program to the specific needs and approaches acceptable to the Charlotte County community.

## **Florida Statutes--Objectives for Redevelopment**

To encourage local initiative in both downtown and neighborhood revitalization, in 1984 the Florida Legislature amended Section 163.335, Florida Statutes, to include the following primary objectives for redevelopment:

1. To address the physical, social and economic problems associated with slums and blighted areas.
2. To encourage local units of government to improve the physical environment (i.e. buildings, streets, utilities, parks, etc.) by means of rehabilitation, conservation or clearance/redevelopment.
3. To convey to local community redevelopment agencies the powers of eminent domain, expenditure of public funds, and all other general police powers as means by which slums and blighted areas can be improved.
4. To enhance the tax base in the redevelopment area by encouraging private reinvestment in the area and by channeling tax increment revenues into public improvements within the area.
5. To eliminate substandard housing conditions and to provide adequate amounts of housing in good condition to residents of low or moderate income, particularly to the elderly.

In addition, the local CRA is required to "afford maximum opportunity" for private enterprises to participate in the revitalization of the designated area.

## **Findings of Blight**

In order for a local jurisdiction to utilize the mechanism of redevelopment, conditions of blight must be identified in the subject area, and the related findings of blight made by the governing body (Board of County Commissioners). Blight can be defined by one or more of the following factors that impair the sound growth of the County.

- Defective or inadequate street layout;
- Faulty layout in relation to size, adequacy, accessibility, or usefulness;
- Unsanitary or unsafe conditions;
- Deterioration of site or other improvements;
- Tax or special assessment delinquency exceeding the fair value of the land;
- Diversity of ownership or defective titles; and/or
- Inadequate infrastructure to handle the volume of traffic flow.

Documentation of the conditions of blight in the Charlotte Harbor area in each of these categories is attached, and forms the basis for the resolution for Board of County Commissioners' approval, making the findings of blight.

## The CRA Plan

Once the governing body has made the findings of blight, established the boundaries of the redevelopment area, and created the Community Redevelopment Agency, the process of planning for the area's revitalization begins. The CRA plan provides the opportunity, not only to cure the conditions of blight, but also to shape the area's future growth in a manner that captures reinvestment confidence to provide clear public benefits such as livable, safe and stable neighborhoods; accessible public amenities (beaches, views, open space, historic and cultural gathering points) economic vitality; and enhanced aesthetics. Ideally, the process involves as broad a representation of community-wide, neighborhood, and business interests as possible, and particularly the active participation of the Board of County Commissioners. The primary activities of this community-based planning process occur in approximately the following sequence:

- Identify the issues and opportunities
- Identify plan objectives
- Develop plan alternatives
- Evaluate the costs and benefits of those alternatives
- Develop the specifics of the preferred alternative
- Develop and prioritize the list of projects and measures to be undertaken to implement the plan
- Identify the available funding sources and evaluate their acceptability and feasibility
- Prepare an implementation plan which coordinates and prioritizes use of available resources

Throughout the plan preparation process, community members can participate through workshops, charrettes, and group and individual discussions. The draft plan must then be reviewed by the Local Planning Agency for consistency with the Charlotte County Comprehensive Plan and finally adopted, in a public hearing, by the Charlotte County Board of County Commissioners in its capacity as the Charlotte County Redevelopment Agency Board.

## Redevelopment Implementation Mechanisms

### *Public Investment*

The statutes provide for a CRA to establish a Tax Increment Trust Fund, once a plan is adopted. The Trust Fund is the repository for the tax increment which is the amount of increase in ad valorem tax revenues within the community redevelopment area above a base figure. The base figure is established by "freezing" the tax base for the tax year in which the Trust Fund ordinance is adopted. In the case of Charlotte Harbor, where the tax base has been declining, the amount of tax increment (increase over the base) would be minimal, if any, for several years into the future. Therefore, in planning for public investments in the area, strategies must be developed to combine and leverage other funding sources, such as Federal and State grants and loans, Community Development Block Grant monies, special districts, targeted Capital Improvement Program monies, and possibly tourist tax dollars. If, over time, such reinvestment resulted in a viable tax increment, it could be used for debt retirement, to repay advances from the general fund for earlier improvements, or to fund improvements on a pay-as-you-go basis.

### **Private Reinvestment**

The goal of redevelopment is to stimulate investment confidence and private sector reinvestment in an area in order to serve a public purpose. The following provides a partial list of administrative and financial incentives that can be offered through the redevelopment program to encourage such reinvestment:

- Streamline review and eliminate unnecessary hearings for projects in the redevelopment area that conform to the CRA Plan
- Create zoning overlays to relax development standards to encourage appropriate revitalization of historic structures, or to achieve a public purpose
- Transfer of development rights to protect view corridors or public access to the waterfront
- Assemble parcels
- Provide loan guarantees
- Organize local lending institutions to offer low interest, longer amortization loans for commercial facade improvements and residential renovations
- Create special districts to fund specific improvements - such as a lighting and landscape maintenance district
- Structure and facilitate joint ventures and partnerships
- Form local improvement corporations to manage and steward local redevelopment activities and merchants' associations to facilitate business retention, attraction, and marketing

### **County-Wide Benefit**

Reinvestment in the Charlotte Harbor area has the potential to provide a substantial revenue return to the County in addition to the livability and public amenity returns noted above. Revitalization of this highly visible, strategically located area, particularly when combined with provision of sewers and the planned widening of US 41, has the potential to trigger similar revitalization efforts and new development outside the boundaries, proceeding north along the US 41 corridor, adding substantial value to the county's property values.

New development produces jobs in the local construction industry. Enhanced economic vitality generates increased sales tax and tourist tax revenues, without necessitating the attendant overdevelopment found in other waterfront areas that have experienced market-driven, but unplanned growth.

**II**      **CONDITIONS OF CHARLOTTE HARBOR'S**  
**REDEVELOPMENT AREA**

## CONDITIONS OF CHARLOTTE HARBOR'S REDEVELOPMENT AREA

### 1. PREDOMINANCE OF DEFECTIVE OR INADEQUATE STREET LAYOUT

The Charlotte Harbor area is one of the oldest neighborhoods in Charlotte County, dating back to the Civil War. It was mainly settled between 1920 to 1970 and is characterized by defective and inadequate street layouts. Problems include a majority of streets that could not be accepted by today's standards, insufficient rights of way, lack of drainage, inefficient connection of residential land uses to public amenities, and lack of sidewalks and lighting.

The principal artery in Charlotte Harbor is US41, a four lane divided highway which effectively splits the neighborhood in half. This highway segment has an actual traffic volume in excess of the level of service adopted in the 1988 Charlotte County Comprehensive Plan. For example, in April 1992, according to the Charlotte County Concurrency Report, the traffic station on US41 between Harbor Boulevard and Harborview had an actual peak season, peak hour count of 4,458 vehicles versus an adopted maximum of 2,900 vehicles. The Florida Department of Transportation has scheduled widening of this highway beginning in 1993. A simultaneous creation of a CRA would help in coordination with Florida Department of Transportation and in local uses of this highway.

According to a September 1992 report from Charlotte County Public Works Department, there are fourteen (14) intersections on US41 in Charlotte Harbor that are inadequate and dangerous, primarily because the intersecting roads are at acute angles. These are shown on map 2. The Charlotte County Public Works Department has recommended that the number of intersections be reduced, and that the remaining intersections be redesigned to reduce congestion and danger. The intersection of Edgewater and Harborview in particular is heavily congested and will become worse as the four-laning of Edgewater, underway in 1992, draws more traffic. L-

### 2. FAULTY LOT LAYOUT IN RELATION TO SIZE, ADEQUACY, ACCESSIBILITY OR USEFULNESS

Charlotte Harbor was laid out prior to current minimum lot size and buffering requirements. Consequently, the majority of the lots do not comply with Charlotte County standards. Most properties were platted and built prior to 1950 as small (5 - 10 dwelling units) subdivisions and are nonconforming to existing codes, with regard to setbacks, parking, lot dimensions and lot coverage.

There are approximately 1,042 people in Charlotte Harbor living in 701 dwelling units, according to a census block count from the 1990 U.S. census. Charlotte Harbor is an area of approximately 790 acres. The population and the dwelling units are shown on the enclosed U.S. Census Block Maps.

The lots in Charlotte Harbor are generally smaller than the 10,000+ square foot lots common to adjoining Port Charlotte. Furthermore, the layout of the lots is erratic, since many are platted in small, nonconforming subdivisions that pre-date most of the residential development within Charlotte County.

The following is a sample of lot sizes taken from representative areas in Charlotte Harbor:

<u>Area</u>	<u>Av. Lot Size</u> <u>(sq. ft.)</u>
Oak Street, north of US41	5,000
Central Avenue, south of US41	11,300
Seneca Avenue area	8,500
Gulf Coast Avenue area	5,900
Bayshore Drive area	8,900
Laura, Seward Street area	8,900
IN CONTRAST TO:	
Typical Port Charlotte Lot 80' x 125' min.	10,000 (min.)

### 3. UNSANITARY AND UNSAFE CONDITIONS

There are three areas of concern in this category: (A) the lack of central sewers and the attendant septic/flood problem; (B) fire suppression and water supply; and (C) crime.

(A) The lack of public sewer facilities in most of Charlotte Harbor constitutes an unsanitary and unsafe condition. The entire area of Charlotte Harbor, east of Lister Street and south of Hancock Avenue, has no sewerage. The southern side of US41, to Bayshore, experiences frequent flooding and septic overflow.

This frequent flooding, along with the low elevation and high water table, prevents the septic drainfields from properly functioning. The health effects are summarized by a Department of Health and Rehabilitative Services memorandum, dated 8/11/92, by Mr. Robert Feldman, Environmental Supervisor:

*The extension of central sewer and water lines into the Charlotte Harbor area for commercial and residential properties should be given a high priority. The subdivision of Charlotte Harbor, both east and west of US41, is located within the ten (10) year flood zone as indicated by the Federal Emergency Management Agency (F.E.M.A.). The standards for septic system installations, Chapter 10D-6, Florida Administrative Code (F.A.C.), requires that the bottom surface of the*

drainfield trench or absorption bed shall not be subject to flooding based on 10 Year flood elevations. Additionally, the water table elevation at the wettest season of the year is required to be at least 24 inches below the designed elevation of the bottom surface of the drainfield trench or absorption bed.

Most buildings in Charlotte Harbor are connected to septic systems that are quite old and outdated. Septic system failures are frequently reported in that area for residences, motels, restaurants and other commercial properties.

The lack of central sewer limits economic expansion along US41. This problem was noted in the Giffels-Webster Engineers' "25 Year Water and Sewer Planning Study", May 1991, which states:

#### 4.63 'PRIORITY AREAS' FOR CONNECTION TO CENTRAL SEWERS

The Charlotte County Public Health Unit has identified several non-sewered areas, mostly zoned for multi-family residential, commercial and industrial uses as "Priority Areas" in dark shading. The following listing of "Priority Areas" has been provided by the Public Health Unit, Environmental Health Section:

##### \* INDUSTRIAL PARKS

Port Charlotte Industrial Park - Streets of Market Circle and Enterprise Drive (existing GDU sewer in close proximity)

Charlotte Trade Center - US41 frontage (existing sewer in close proximity)

Whidden Industrial Park - Streets of James, Janice and Whidden Boulevard

Aztec Industrial Park          Charlotte Harbor North  
Harborview Road

Harbor Executive Park - Streets of Electric Way, Sherry and Hancock Avenue (existing GDU sewer in close proximity)

##### \* COMMERCIAL BUILDINGS, COMMERCIAL STRIP MALLS AND PLAZAS

All commercial properties bordering US41 from Charlotte Harbor through Murdock. These properties include a vast array of businesses involving food service, health care and other professional services to the public. Sewer lines, lift stations and forcemains presently exist nearby in numerous locations along US41. Expansions of existing businesses and the establishment of new

'businesses are presently limited due to a lack of central sewer availability. Viable economic development of the area is adversely impacted because of a lack of central sewers. Numerous septic system failures have occurred among the many restaurants, delicatessens, offices and plazas which are connected to aging septic systems. The potential for groundwater contamination from the improper disposal of toxic, hazardous, or industrial wastes through a septic system can be eliminated by connection to central sewers.

Of the five industrial parks noted above, the last four are in or near Charlotte Harbor.

The entire southern half of Charlotte Harbor is situated near or below Zone All on the Federal Emergency Management Agency's Flood Insurance Rate Map. This means that the area is in a special flood hazard zone and requires new buildings to be constructed with unusually high elevations (in excess of 10 ft).

The Charlotte Harbor Water Association held the franchise for sewers in Charlotte Harbor for many years, but built none. A few commercial ventures have had sewer extensions built by special arrangement with the former General Development Utilities (GDU). Since Charlotte County took over GDU in 1991, the County gained the certification to extend sewers into Charlotte Harbor.

The construction of a central sewer system is critical to the health and economy of Charlotte Harbor and has been an expressed objective of the Charlotte Harbor Improvement Committee (CHIC) as well as the local business community.

The construction of a central sewer is also an objective of the 1988 Charlotte County Comprehensive Plan, under the Sanitary Sewer and Potable Water Sub-Element:

**OBJECTIVE 2:**

*The extension of sewer and water lines and the expansion of treatment plants, should be utilized to promote compact, economically efficient, and environmentally safe development.*

In addition, Objective 3 and Policies 3.1, 3.2, and 3.2(a) from the same sub-element address "areas in which central sewers are most needed" and in particular, ".... to achieve the provision of centralized sanitary sewer service to all areas within 150 feet of tidal waters .... by 1995." This applies to the Bayshore Drive and Melbourne Street areas of the Charlotte Harbor area.

The attached memorandum by Brian Hammons of the Charlotte County Zoning Department is an analysis of the Conditions of Blight from a zoning viewpoint.

**OBJECTIVE 3:**

By 1990, the County will facilitate the extension of centralized sanitary sewer facilities within the urban service area.

**Policy 3.1:**

By 1989, identify areas in which central sewers are most needed. Factors such as the proximity to estuarine waters, age of septic systems and density of septic systems will be used to identify areas in need of central sewers.

**Policy 3.2:**

In 1989, commence the necessary engineering studies for the extension of centralized sanitary sewer facilities to the areas selected for the extension of centralized sewers. The study should include the phasing and timing of the selected projects.

**Policy 3.2(a):**

By the end of 1989 the County shall develop a phased plan that is in cooperation with utilities to achieve the provision of centralized sanitary sewer service to all areas within 150 feet of tidal waters, implementation of this plan shall begin by 1990 and all areas within 150 feet of tidal waters shall be served by 1995.

This plan should also include an assessment of the feasibility of requiring mandatory connection to centralized sanitary or water facilities where connections to such facilities are located within 500 feet of development.

(B) There is a problem with water pressure for fire suppression. Three large commercial projects in the 1980's were removed from the franchised area served by Charlotte Harbor Water and transferred to General Development Utilities (now Charlotte County Utilities) due to the lack of available water for fire protection, as defined by the Fire Prevention Ordinance. Furthermore, Charlotte County Fire Department has expressed concern about general water pressure for fire fighting in Charlotte Harbor, since static water pressure is approximately 10% below the County norm, and the 6" and 8" lines which serve it are too small. The attached memorandum from Bob Logan dated July 16, 1992, summarizes the problem:



# COUNTY of CHARLOTTE

## Charlotte County Fire Rescue Department Emergency Medical Services

22429 Edgewater Drive  
Punta Gorda, Florida 33980  
813-743-1367

TO: Robert J. Lani, Fire Chief/Acting EMS Director  
FROM: Bob Logan, Assistant Fire Chief *BL*  
DATE: July 16, 1992  
SUBJECT: Charlotte Harbor CRA

As per the memo received from Mr. Evans, Assistant County Administrator concerning the Charlotte Harbor Redevelopment, several questions were raised that have been addressed by this office with the following results;

1. Number of Fires:

A. Structural fires	-	13
B. Brush/trash fires	-	23
C. Vehicle fires	-	7
D. Vehicle accidents	-	19
E. L.P. leaks	-	3
F. Automatic alarms	-	28
  
2. Fire Prevention Activities:

There have been 114 inspections to date, of those 50 passed on the first visit with 64 failing. The 64 failures have either been corrected on the first or second follow-up visit.

There is an additional concern I have concerning any redevelopment for Charlotte Harbor and that is the water supply available for fire protection. This is a very lengthy item that should receive attention early in the fact finding period.

BL/blp

(C) The crime problem is exceptionally acute in Charlotte Harbor compared to Charlotte County as a whole. The Charlotte County Sheriff's Department uses a grid system to record "Reportable Property Crimes", which are: stolen autos, hold-ups, drug arrests, and breaking and entering of residences, businesses and vehicles. During the period of January 1, 1992 through August 10, 1992, Charlotte Harbor had 70 Reportable Property Crimes or 7.2 percent of the total for Charlotte County (excluding the City of Punta Gorda, which has its own Police Department). During the period January 1 through August 12, 1992, the Charlotte County Sheriff's Department reported a total of 967 reportable crimes in Charlotte County as a whole, including Charlotte Harbor. The ratio of crimes to population was approximately .0672 in Charlotte Harbor, versus a ratio of .0087 in Charlotte County. In summary, there is about seven times more crime per capita in Charlotte Harbor than the average for the County. These facts are abundantly obvious to the residents of Charlotte Harbor and through a regular reading of the local newspaper. The Charlotte County Sheriff's Department reports that the January to August period represents a typical crime rate for Charlotte Harbor.

Crime has been a long term problem for Charlotte Harbor. The residents feel that there are many causes, but the high incidence of transiency is one of the most commonly stated causes according to CHIC. This problem is directly related to the deterioration in the neighborhood through absentee ownership and high rental turnover.

#### 4. DETERIORATION OF SITE OR OTHER IMPROVEMENTS

Commercial properties have begun to deteriorate in Charlotte Harbor. This phenomenon was reported in the Economic Development Workshop given on June 25, 1991, by the Charlotte County Planning Department, sponsored by the Board of County Commissioners. The subsequent Economic Development Report documented sixteen randomly selected businesses in Charlotte Harbor which had experienced either a static or deteriorating property valuation between 1989 and 1991. During that period, any decline in property valuation was an abnormality in Charlotte County, which was then experiencing general increases in valuation. Since the 1991-1992 economic downturn, the problem with property values in Charlotte Harbor has worsened. (The report on the sixteen businesses is found as Enclosure 1, at the end of this study.)

The Charlotte Harbor Property Appraiser made an analysis of the 830 parcels lying within Charlotte Harbor, which include all commercial, governmental and residential properties, with these results:

Charlotte Harbor

Certified 1991 Taxable Valuation = \$80,900,025  
Certified 1992 Taxable Valuation = \$80,766,232

These figures indicate a decline in taxable valuation of .16%, whereas Charlotte County as a whole had an increase in taxable property valuation of .52%, as follows:

Charlotte County (including Charlotte Harbor)

Certified 1991 Taxable Valuation = \$5,916,963,606  
Certified 1992 Taxable Valuation = \$5,947,911,444

Charlotte County has experienced much higher growth rates in taxable valuation in recent years:

Charlotte County Taxable Value

<u>Year</u>	<u>% Increase Over Prior Year*</u>
1988	+ 11.3%
1989	+ 14.7%
1990	+ 23.1%
1991	+ 12.7%
1992	+ .52%

\*Source: Summary of Charlotte County Tax Rolls

The deterioration of Charlotte Harbor has come to the attention of the residents, who formed an informal self-help group in 1991 called "Charlotte Harbor Improvement Committee" (CHIC). The Committee meets monthly, with about thirty members. It is dedicated to doing infrastructure improvements, such as:

In May 1992, CHIC organized a weekend "Spring Clean-Up", with the cooperation of Charlotte County and Charlotte Disposal Company. Nine tons of trash were removed. Volunteers from CHIC supervised the operation and assisted the elderly in removing unwanted debris. [See attached photos.]

During June and July 1992, CHIC worked with Charlotte County Department of Public Works to identify and clear clogged drainage ditches. This has been a continual problem in Charlotte Harbor and is documented in the 25 year Water and Sewer Planning Study by Giffels-Webster Engineers, Inc., September 1991.

Throughout 1992, CHIC worked with the Historic Preservation Council to help identify specific buildings and trees for preservation. The Council has declared Charlotte Harbor to be a "Local Historic District".

5. TAX OR SPECIAL ASSESSMENT DELINQUENCY EXCEEDING THE FAIR VALUE OF LAND

During the current tax year, there are approximately 93 tax delinquencies in the Charlotte Harbor Area. This represents a higher than normal incidence of delinquencies, when compared to similar areas in Charlotte County.

6. DIVERSITY OF OWNERSHIP OR DEFECTIVE OR UNUSUAL CONDITIONS OF TITLE WHICH PREVENT THE FREE ALIENABILITY OF LAND WITHIN THE DETERIORATED OR HAZARDOUS AREA

For purposes of this study, data are unavailable for this topic.

7. AN AREA IN WHICH THERE EXISTS FAULTY OR INADEQUATE STREET LAYOUT; INADEQUATE PARKING FACILITIES; OR ROADWAYS, BRIDGES, OR PUBLIC TRANSPORTATION FACILITIES INCAPABLE OF HANDLING THE VOLUME OF TRAFFIC FLOW INTO OR THROUGH THE AREA, EITHER AT PRESENT OR FOLLOWING PROPOSED CONSTRUCTION.

The Charlotte County Concurrency Management Report of July 1992 lists the following actual level of service vs. those adopted by the 1988 Comprehensive Plan:

<u>Segment</u>	<u>Actual Volume (PK Season/ PK Hour)</u>	<u>Adopted Capacity</u>	<u>Actual/ Adopted Ratio</u>	<u>Adopted LOS</u>	<u>Actual LOS</u>
Harbor to Harborview	4,458	2,900	1.54	D	F

This segment is scheduled for capital improvement, along with the rest of US41, by FDOT, within the next three years.

The Charlotte Harbor area is characterized by faulty or inadequate street layout. The intersections with US41 are at acute angles, causing an abnormal entry/exit situation. The streets within most of Charlotte Harbor are inadequate in size, construction and drainage. This general opinion is from the Charlotte County Public Works Department. Both that Department and the Florida Department of Transportation have pointed out the irregular street layout as being a cause of congestion and accidents.

following intersections are particularly dangerous to motorists:

- (a) Edgewater and Bayshore
- (b) Edgewater and US41
- (c) Melbourne and US41

The reason these intersections are dangerous is that their design, like the rest of the US41 intersections in Charlotte Harbor, predates modern highway design concepts for safety and ease of entry/exit. These streets experience heavy traffic, so their inadequacy becomes problematic. However, if any of the other US41 intersections were more heavily stressed, they, too would become serious traffic problems.

There is a higher than average rate of accidents on US41 in Charlotte Harbor because of the many acute angle intersections. According to a report from the Florida Department of Transportation Safety Office, the Charlotte Harbor area has a consistently higher accident rate than comparable stretches of US41. Recent examples of "long-form" crash reports, that is accidents with property damage, are as follows:

Comparison of Property Damage Accidents

	<u>FDOT Road Segment 16 (Charlotte Harbor, US41 from Bayshore to Harborview)</u>	<u>FDOT Road Segment 17 (US41 from Harborview to to one mile north)</u>
1990	34	22
1991	31	28

**III THREE YEAR COMPARISON OF LAND VALUES**

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10

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## **Three Year Comparison Of Land Values**

Planning Department analyzed the property values of sixteen large businesses on or near Route 41 in the Charlotte Harbor area. These were chosen at random. The objective was to see if the trend of increased valuation – common to most of Charlotte County and particularly Port Charlotte – was true for Charlotte Harbor.

Analysis reveals that a static or declining land valuation is evident in Charlotte Harbor, based on this admittedly small sampling. The trend is supported by Mike O'Keeffe's research in talks with business people and realtors in Charlotte Harbor.

By contrast, the general trend in the rest of Charlotte County has been towards increasing land valuation. If this abnormal downward valuation exists on a wide basis, or if it is small, but indicative of future trends, then it portends serious problems for Charlotte Harbor.

## Three Year Comparison Of Land Values

Parcel #	Business Name	1990	1991	1992	Decreased	Stayed Same
86-917-0-1	Smith/New Image	41,200	40,800	40,800	X	
86-907-8-3	Fish Cove Adventure Golf	384,990	384,990	384,990		X
86-910-8-8	Weaver, Gerald / Bayshore Motel	145,236	145,236	145,236		X
86-919-0-9	Chevron	142,225	136,858	136,858	X	
86-920-0-6	Century 21 Aaward Realty	97,965	88,168	88,168	X	
86-921-0-5	Axtell's Auto Service	88,640	79,776	79,776	X	
77-293-4	Overman/Dumas Concrete	---	10,000	10,000		X
77-295-0-2	Isley Auto/Maxim TV	---	82,237	82,237	X	
70-672-2-8	K-Mart/Desguin	763,899	763,899	763,899		X
70-672-0-0	Town & Country Shopping Ctr.	949,987	882,131	882,131	X	
97-265-0-6	Arby's/Bally Co.	262,968	262,968	262,968		X
97-266-0-5	Marker Lounge	51,300	45,900	45,900	X	
97-270-4	Golden City Restaurant	203,250	182,925	182,925	X	
97-276-0-3	Fat Boys Barbecue	206,870	186,183	186,183	X	
97-289-0-8	McDonough's Plumbing	226,425	226,425	226,425		X
97-292-0-3	Harborview Plaza	219,165	131,499	131,499	X	

L -

Source: Charlotte County Property Appraiser

## **IV TAX DIFFERENTIAL ANALYSIS**

**CHARLOTTE HARBOR  
COMMUNITY REDEVELOPMENT AREA**

Tax Differential Analysis								
Year	Charlotte Harbor Taxable Value	Frozen Tax Base	Increment Above Frozen Tax Base	General Fund Millage	General Fund On Current Taxable Value	General Fund On Frozen Taxable Value	Annual Tax Increment Revenue	Cumulative Tax Increment Revenue
1992	\$80,766,232	\$80,766,232	\$0	4.3856	\$354,208	\$354,208	\$0	\$0
1993	\$81,573,894	\$80,766,232	\$807,662	4.3856	\$357,750	\$354,208	\$3,365	\$3,365
1994	\$82,389,633	\$80,766,232	\$1,623,401	4.3856	\$361,328	\$354,208	\$6,764	\$10,129
1995	\$84,861,322	\$80,766,232	\$4,095,090	4.3856	\$372,168	\$354,208	\$17,061	\$27,190
1996	\$87,407,162	\$80,766,232	\$6,640,930	4.3856	\$383,333	\$354,208	\$27,668	\$54,858
1997	\$90,029,377	\$80,766,232	\$9,263,145	4.3856	\$394,833	\$354,208	\$38,593	\$93,452

Scenario assumptions of the proposed Charlotte Harbor CRA:

Charlotte Harbor Taxable Value - Assumes a 1% annual increase in property values has been applied to the years 1993 and 1994, and a 3% increase has been applied to the years 1995 through 1997.

2. Frozen Tax Base - Assumes the Community Redevelopment Plan and Redevelopment Trust Fund Ordinance is adopted in 1992, freezing the 1992 Preliminary
3. Increment above the Frozen Tax Base - is the annual difference between the current year taxable value and the frozen tax base.
4. County-Wide Millage Rate of 4.3856 is based on the 1992 General Revenue Rate of 3.5345, COCT rate of .5150, Transportation Trust Fund rate of .2061, and the County Health Department rate of .1300. It is assumed that the millage rate remains the same through 1997.
5. General Fund On Current Taxable Value - is the amount of taxes available to the County General Fund based on the current taxable value times the current millage rate. These funds would be available to the General Fund if the Redevelopment Trust Ordinance was not established.
6. General Fund on Frozen Taxable Value - is the amount of taxes levied on the frozen tax base which will continue to be deposited into the General Fund after the establishment of a Redevelopment Trust Fund, assuming a constant millage rate of 4.3856.
7. Annual Tax Increment - The increment is the difference between the General Fund on Current Taxable Value and the General Fund on Frozen Taxable Value. Per Florida Statute 163, 95% of the increment is deposited into the Redevelopment Trust Fund.

Source - Charlotte County Department of Planning, October 1992

Relationship of TIF Revenues on the County General Fund

YEAR	TIF REVENUES	COUNTY-WIDE TAXABLE VALUE	COUNTY GENERAL FUND	TIF REVENUES COUNTY GENERAL FUND	VALUE OF ONE MILL	ANNUAL MILLAGE EQUIVALENT OF TIF REVENUES
1992	\$ 0	\$5,947,911,444	\$28,085,160		\$5,947,911	0
1993	3,365	6,007,390,558	26,346,012	0.01%	6,007,391	0.0006
1994	6,764	6,067,464,464	26,609,472	0.03%	6,067,464	0.0011
1995	17,061	6,249,488,398	27,407,758	0.06%	6,249,488	0.0028
1996	27,668	6,436,973,050	28,229,989	0.10%	6,436,973	0.0044
1997	\$38,593	\$6,630,082,241	\$29,076,889	0.13%	\$6,630,082	0.0060

Footnotes:

Tax Increment Revenues are estimates and based on assumptions.

Anticipated County General Fund is based on the same property value increase as proposed for Charlotte Harbor, a 1% increase from 1992 through 1994 and a 3% increase from 1995 through 1997.

Annual millage equivalent of TIF revenues is based on the TIF increment of a particular year and its relationship to the projected value of one mill.

The annual millage rate of 4.33856 is assumed to be constant from 1992 through 1997.

**V CHARLOTTE HARBOR TAXABLE VALUATION  
(v. CHARLOTTE COUNTY) - Graph**

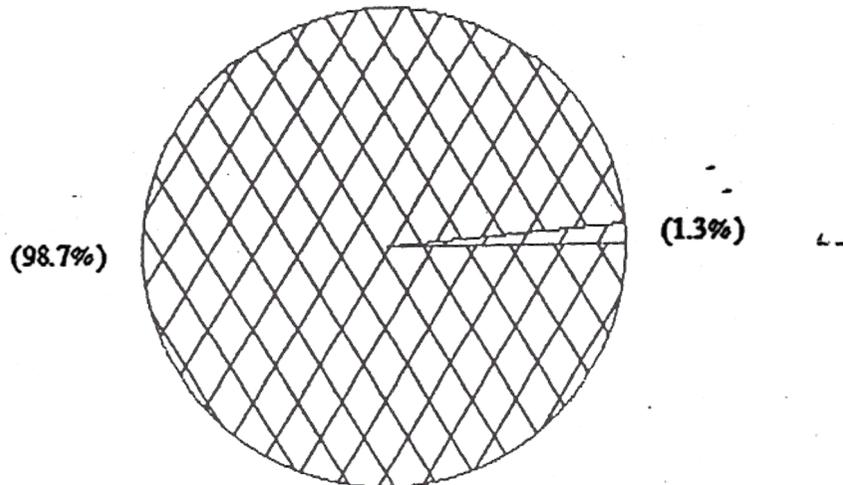
4-



**Charlotte Harbor  
Taxable Valuation  
80,766,232**

**Charlotte County  
Taxable Valuation  
(including Charlotte Harbor)  
5,947,911,444**

**Charlotte Harbor Taxable Valuation, As Portion of County's Whole**



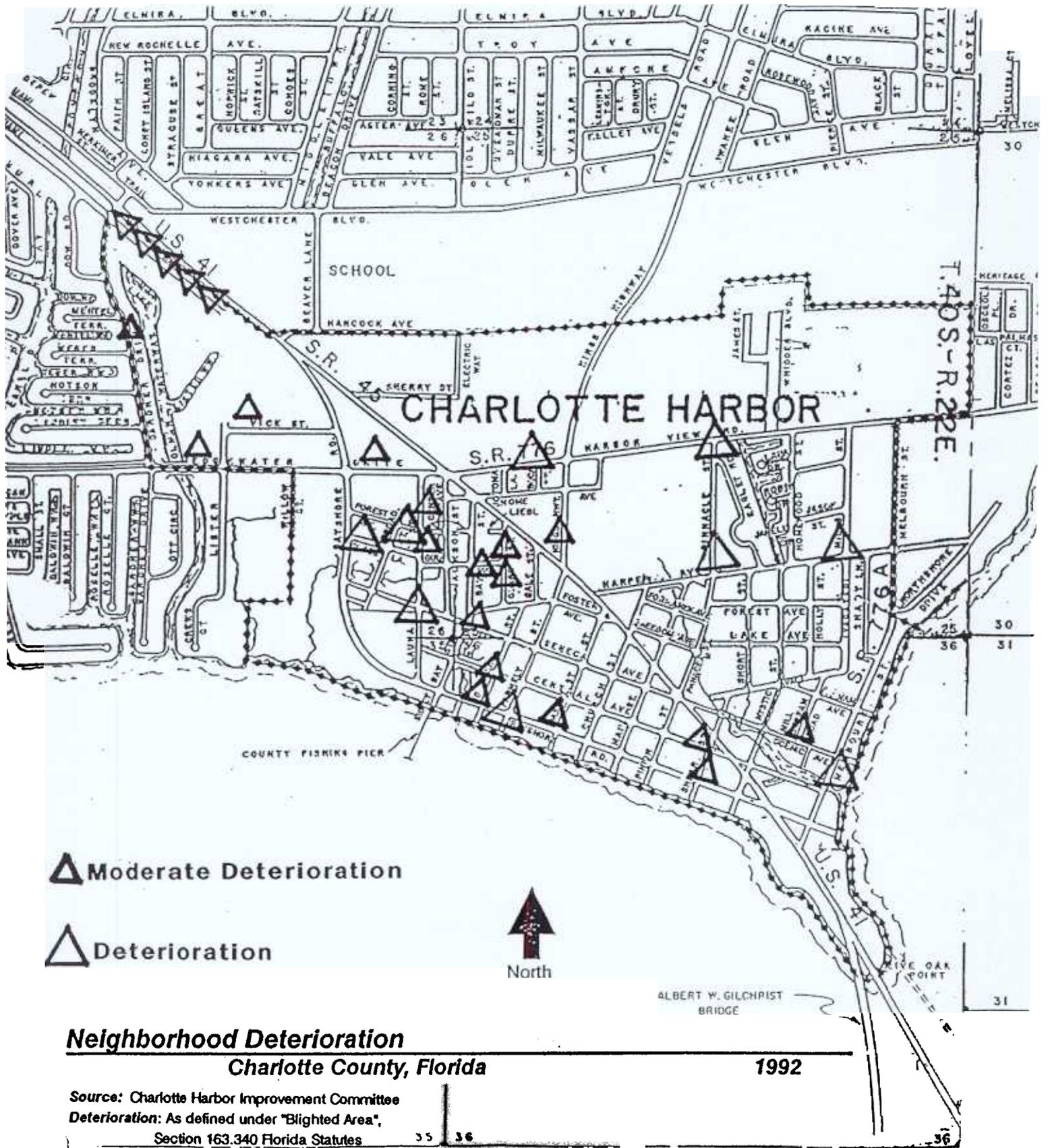
**VI MAPS:**

**- Maps 1-7, Conditions of Blight**

**- Survey and Boundary Map (with covering Memo)**

**Census of Population and Housing Maps**

# Project: C.R.A. Finding of Necessity



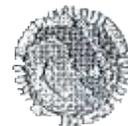
## Neighborhood Deterioration Charlotte County, Florida

1992

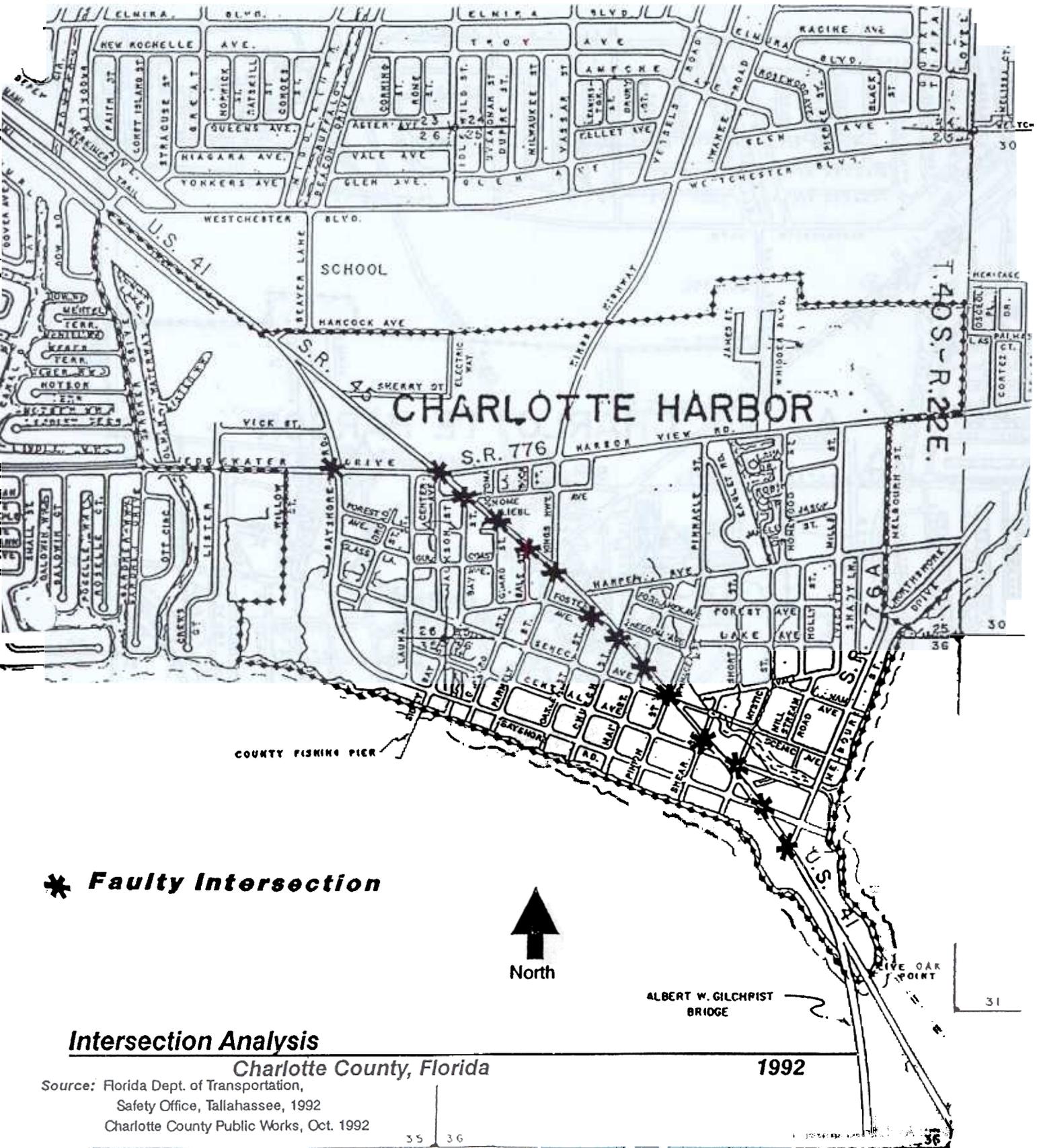
Source: Charlotte Harbor Improvement Committee  
 Deterioration: As defined under "Blighted Area",  
 Section 163.340 Florida Statutes

MAP 1

Charlotte County Planning Department



# Project: C.R.A. Finding of Necessity



**\* Faulty Intersection**



## Intersection Analysis

Charlotte County, Florida

1992

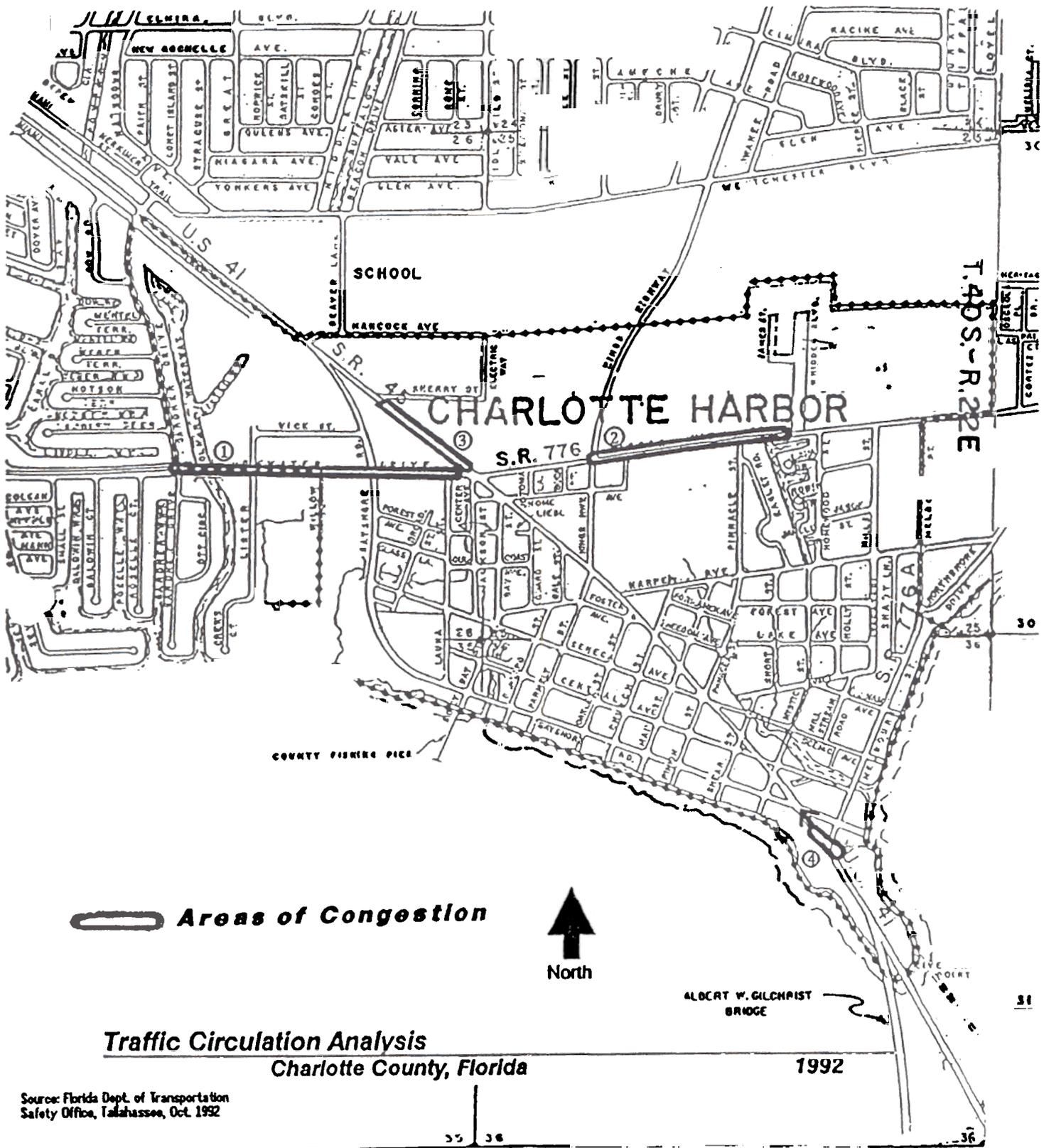
Source: Florida Dept. of Transportation,  
 Safety Office, Tallahassee, 1992  
 Charlotte County Public Works, Oct. 1992

MAP 2

Charlotte County Planning Department



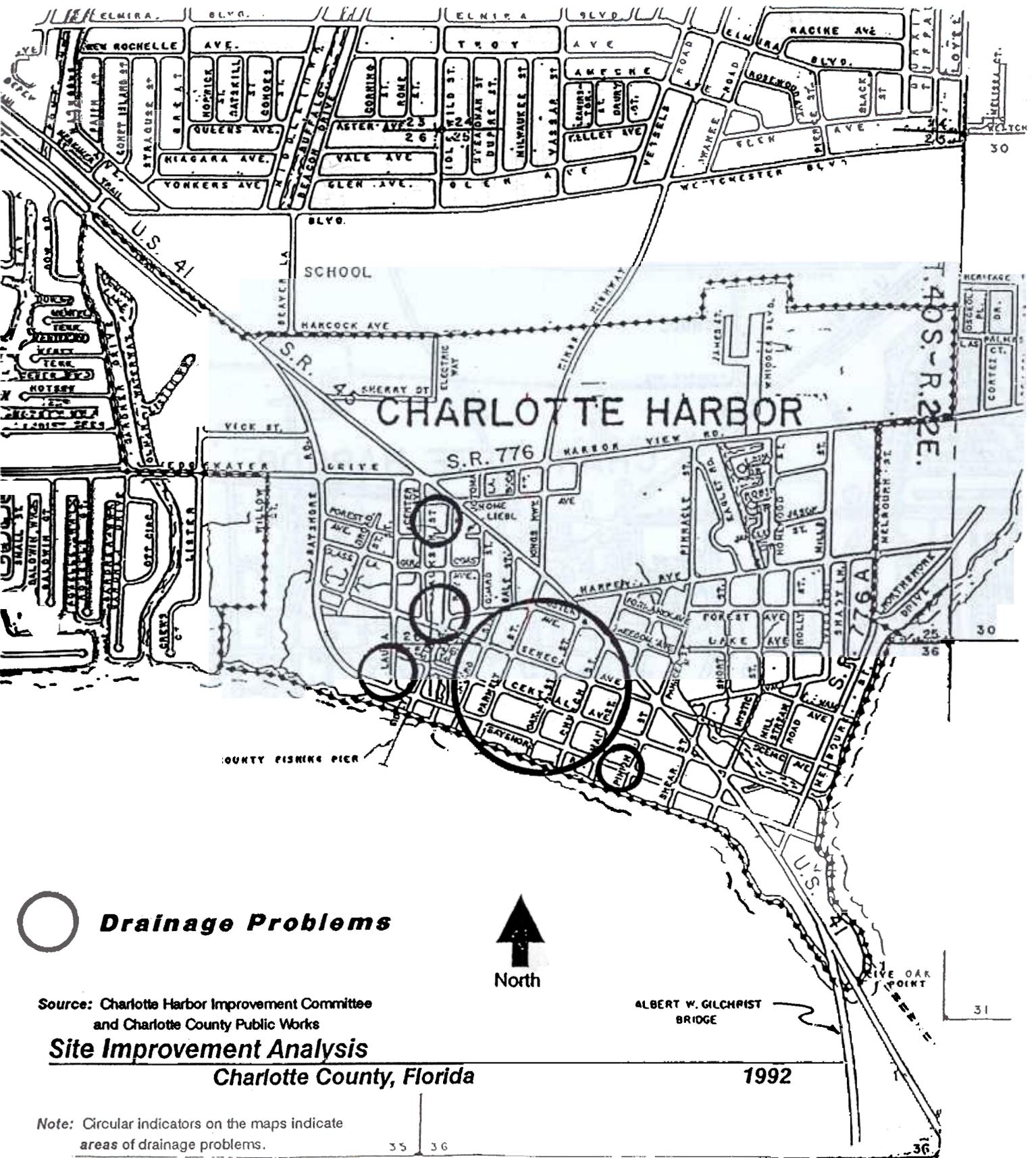
# Project: C.R.A. Finding of Necessity



**MAP 3**

Charlotte County Planning Department





 **Drainage Problems**



Source: Charlotte Harbor Improvement Committee and Charlotte County Public Works

**Site Improvement Analysis**

Charlotte County, Florida

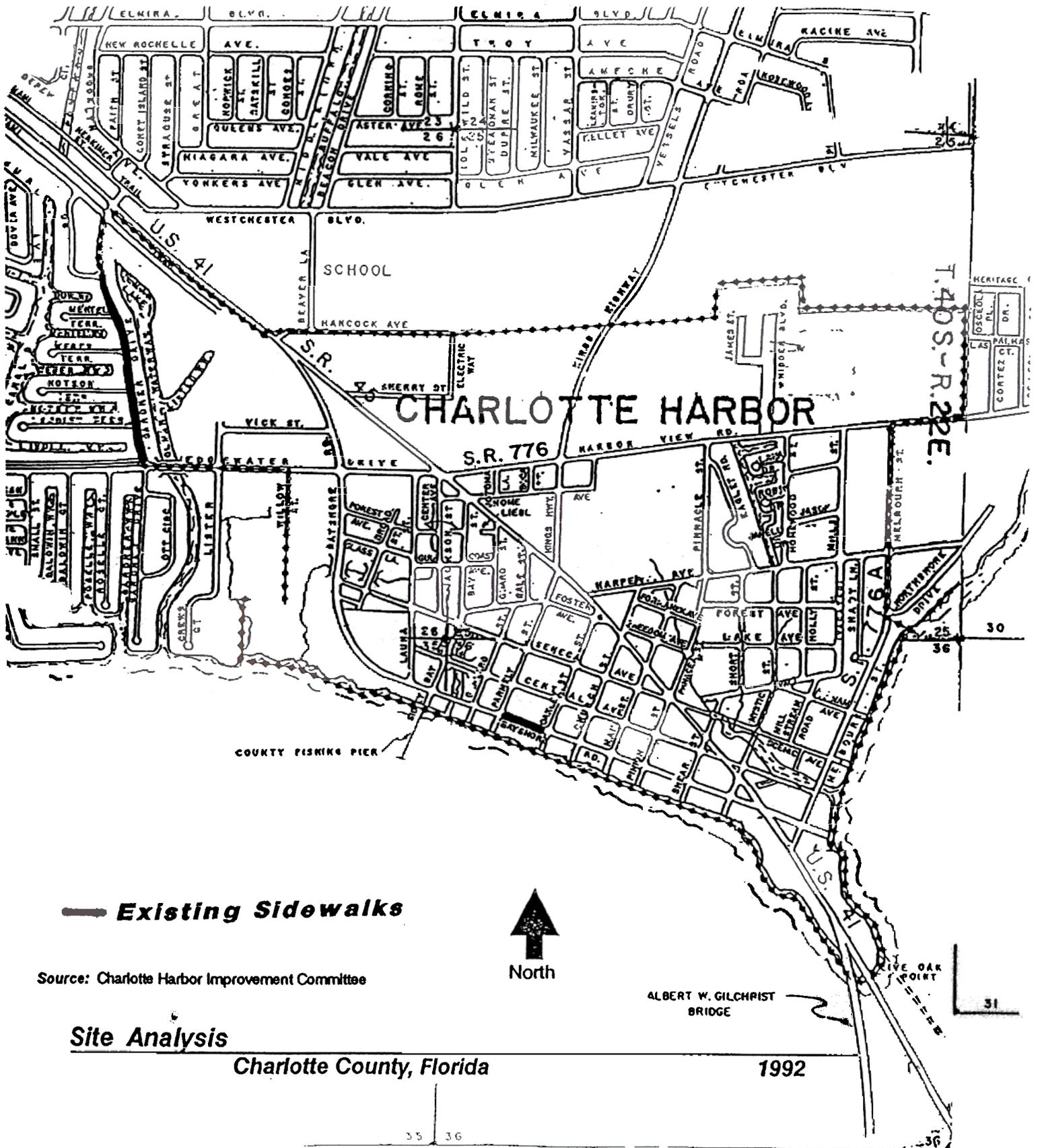
1992

Note: Circular indicators on the maps indicate areas of drainage problems.

35 36



# Project: C.R.A. Finding of Necessity



Source: Charlotte Harbor Improvement Committee

## Site Analysis

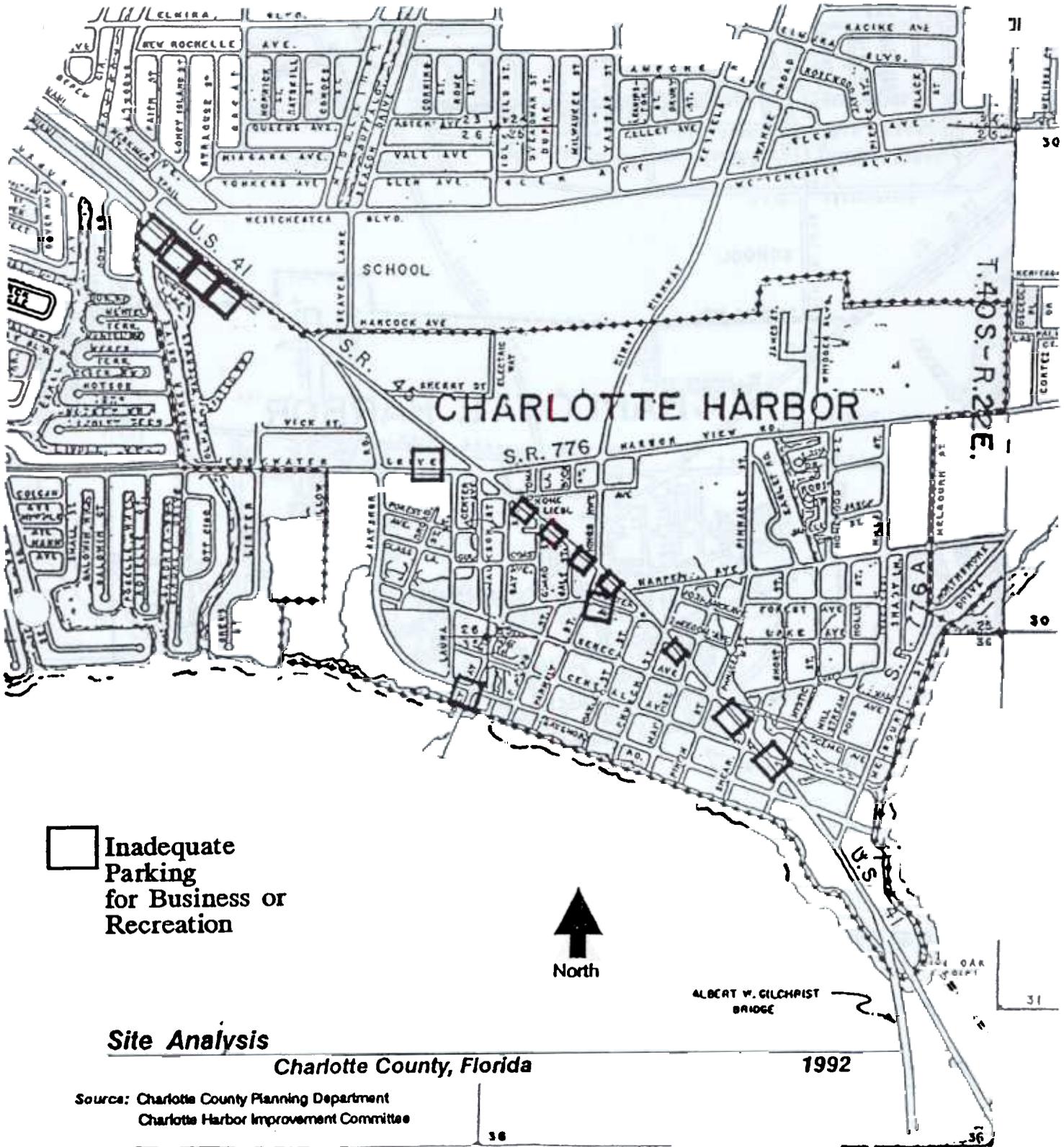
Charlotte County, Florida

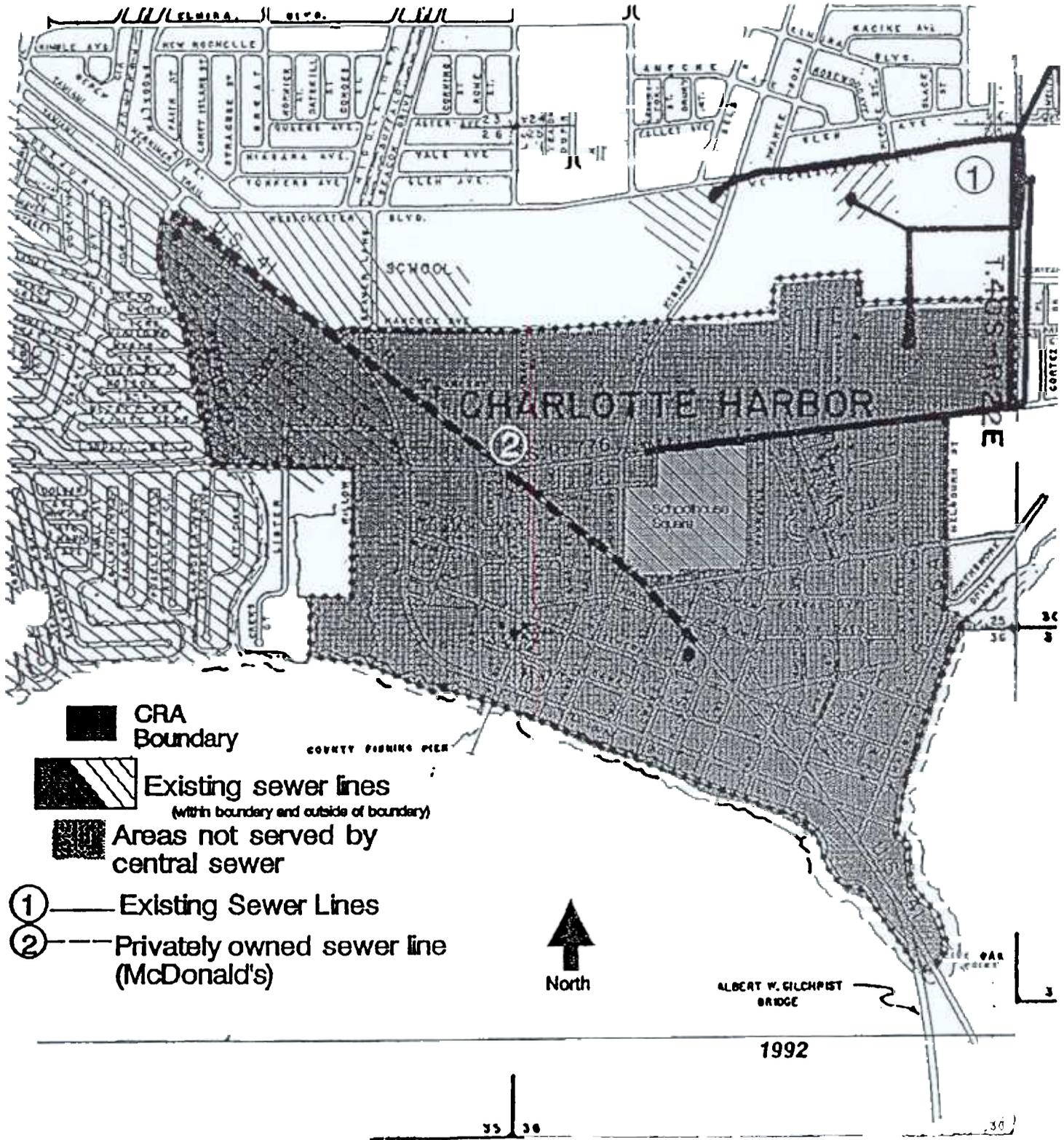
1992

MAP 5

Charlotte County Planning Department







**MAP 7**

Charlotte County Planning Department



**COUNTY OF CHARLOTTE  
DIVISION OF PUBLIC WORKS**

***SURVEY DEPARTMENT***

*Edward J. McDonald, P.L.S., County Surveyor*

**MEMORANDUM**

July 27, 1992

TO: MAX FORGEY, Planning Director  
FROM: Edward J. McDonald, P.L.S., County Surveyor *EJM*  
RE: Charlotte Harbor CRA Boundary

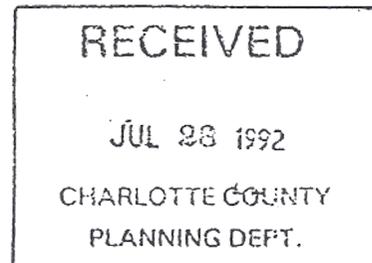
Recently, we received a request from Assistant County Administrator Charles W. Evans to assist your department in preparation of a legal description of the proposed boundary of the Charlotte Harbor CRA.

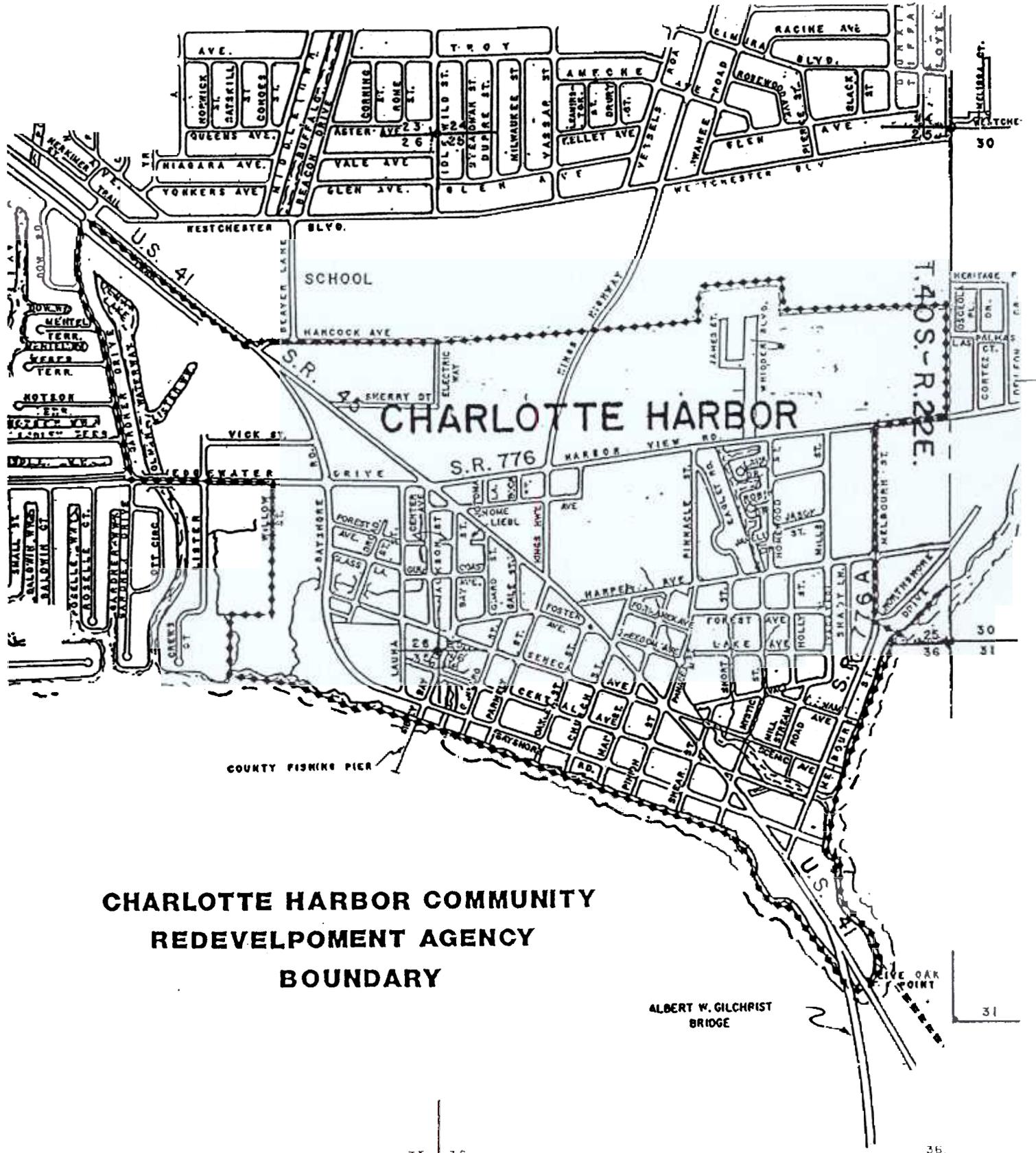
After meeting with Michael O'Keefe of your staff to clarify several vague areas, we prepared the attached description and illustrated sketch map. If you wish to make any changes to this description or map, please let us know and we will do so.

EJM/bfp

bc: Charles W. Evans, Ass't. County Administrator  
Thomas M. Wilcox, P.E., Director of Public Works  
Jim J. Byrd, P.E., P.L.S.; County Engineer

Attachments





**CHARLOTTE HARBOR COMMUNITY  
REDEVELOPMENT AGENCY  
BOUNDARY**

ALBERT W. GILCHRIST  
BRIDGE



# COUNTY OF CHARLOTTE

## ZONING DEPARTMENT

CHARLOTTE COUNTY ADMINISTRATION CENTER  
18500 MURDOCK CIRCLE  
PORT CHARLOTTE, FLORIDA 33948-1094  
(813) 743-1240  
FAX (813) 743-1598

ENGLEWOOD OFFICE  
6868 SAN CASA DRIVE  
ENGLEWOOD, FLORIDA 34224  
(813) 474-4989

### M E M O R A N D U M

TO: Michael O'Keeffe, Planner II

FROM: Brian S. Hammons, Chief Planner *BSH*

DATE: August 20, 1992

SUBJECT: Analysis of the Proposed Charlotte Harbor CRA  
as a Blighted Area

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It is important to note that the original Charlotte Harbor Subdivision is one of the oldest in the county. Recorded in Plat Book 1, Page 29, it was platted on April 16, 1886. Portions were replatted and additions were made throughout the early part of this century. Noteworthy features include a very tight grid street pattern with square or rectangular blocks with lot widths ranging from 40 to over 90 feet. Narrow (usually 15 feet) alleys were platted which split the blocks into halves or quarters.

Specifically addressing the seven criteria for the determination of a blighted area, as stated in the attached definition:

1. The street layout is too dense. Given the alleys and the streets bounding these small blocks, almost all lots have more than one street frontage. Many lots have three street frontages. Such a street layout, coupled with inadequate lot width and poor configuration, has severely limited the buildable area of these lots under the setback restrictions within the existing Zoning Code. In addition, too much land is occupied by streets, resulting in abnormally high costs of maintenance.

2. The subdivision has a very poor lot layout which, as previously stated, is directly the result of the street layout. Lots are too accessible. Given the inadequate dimensions of the lots, many of which are 40 to 60 feet wide, and a proliferation of street frontages, the current usefulness of these lots is impaired.

Many of the streets and alleys that were originally platted were never constructed. Consequently, there have been many requests for piecemeal vacation of alleys and streets in an attempt to increase lot sizes.

3. The area has no central sewer. All sanitary facilities are on septic systems. Many of these septic systems are very old, poorly constructed and do not meet current health standards, (see HRS/Environmental Health for supporting information).
4. Improvements (structures) existing in the area were constructed over a long period of time. Structures remain that were built in the 1920's. This area contains a heavy concentration of structures that do not conform to either current Zoning Codes (first adopted on September 15, 1962) or current FEMA flood regulations (which first became effective in 1973). The Charlotte Harbor area is extremely low and subject to flooding even in the mildest of tropical storms. This area was identified as a repetitive loss area (area having repeated claims on the same properties) in the Community Rating System study that was done by the county for FEMA. In the event of a large hurricane, flood damage to this area would be extensive.

Such nonconformities further limit the ability of a property owner to enlarge, expand or improve a property in this area. The loss of FEMA flood insurance for such structures may also be prohibitive. These problems, in turn, affect the marketability of the property and, over time, results in a loss of value. (The County Property Appraiser would likely confirm this trend).

5. See the County Property Appraiser's staff for this one.
6. As previously noted, the proliferation of nonconformities, primarily with regard to setbacks, flood elevations and lot area/width standards, certainly harms the marketability of the property. Where nonconformities are involved, financing for construction or improvement may be difficult to obtain. Without being improved and maintained, the property and its value decline over time.

Page 3  
Michael O'Keefe

7 Inadequate street layout has already been addressed. However, given the age of most of the structures, there is a shortage of parking. This is particularly true with respect to commercial structures, most of which were constructed prior to the existence of zoning regulations.

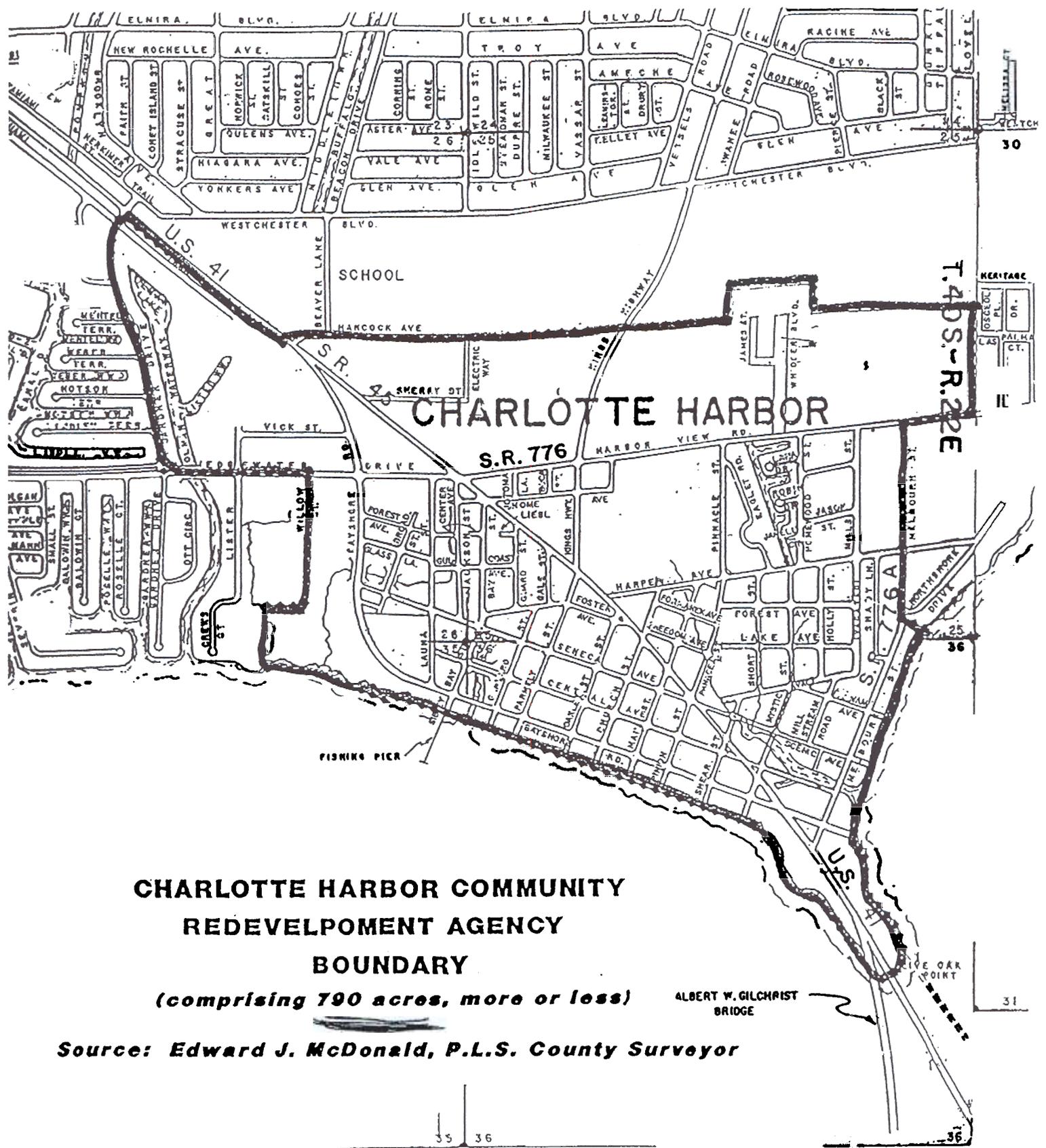
It is my opinion that the area certainly qualifies as a blighted area under the criteria attached. If you need additional supporting documentation, please contact me. I will be happy to assist you.

BSH/djn

cc: James R. Kuzdas, Jr., Zoning Director  
Paulette L. Horne, Assistant Zoning Director

ZA-92-2291

L-



**CHARLOTTE HARBOR COMMUNITY  
REDEVELOPMENT AGENCY  
BOUNDARY**

*(comprising 790 acres, more or less)*

ALBERT W. GILCHRIST  
BRIDGE

**Source: Edward J. McDonald, P.L.S. County Surveyor**

Fax 629-2085

## Overview of the Charlotte Harbor Town Plan

The Charlotte Harbor Community Redevelopment Agency Advisory Community (CRAAC) presents, for public review and comment, the preferred Recommended Land Use Alternative for Charlotte Harbor Town. The draft Future Land Use Map, which depicts proposed land use amendments to the Charlotte County Future Land Use Map, was recently drafted by the advisory committee to the CRA. After much discussion and numerous public meetings, the advisory committee selected this alternative at their regular meeting on July 28, 1994. The Future Land Use Map was drafted after reviewing considerable input from the public, University of Florida Study Team, and County staff.

Although approved by the advisory committee, the plan must ultimately be adopted by the Charlotte County Board of County Commissioners and found to be "in compliance" by the Florida Department of Community Affairs (DCA). Due to the requirements set forth by the State Legislature, an involved comprehensive review of all large-scale plan amendments must be undertaken.<sup>1</sup> The administrative requirements for processing this petition will require the satisfactory completion of the following tasks:

- County Planning staff transmits for review the proposed comprehensive text and map amendment, including support documents, to the Florida Department of Community Affairs (DCA), Southwest Florida Regional Planning Council (SWFRPC), South Florida Water Management District (SFWMD), Florida Department of Transportation (DOT), and Florida Department of Environmental Protection (DEP);
- DCA issues to the County Planning Department an Objection, Recommendations and Comments (ORC) report which examines the proposed comprehensive plan amendment for compliance and consistency with state and regional plans;
- The Charlotte County Planning and Zoning Board conducts a public hearing to review the comprehensive plan amendment and provide comments to the Board of County Commissioners;
- The Board of County Commissioners conducts a public hearing at which time the board renders a determination approving the comprehensive plan amendment; and
- After the Board's decision, DCA renders a notice to the local government finding the comprehensive plan amendment "in compliance", at which time the amendment becomes effective.

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<sup>1</sup> In 1985, the Florida State Legislature enacted the Local Government Comprehensive Planning and Land Development Regulation Act, Chapter 163, Part II, Florida Statutes. A complete copy of this, and other planning related documents, may be obtained at the Charlotte County Planning Department, at #743-1224

The proposed Future Land Use Map was drafted with strong consideration given to the realization of the goals presented by members of the public during the two, day-long Charrette's at the County's Beach Complex, as well as other public meetings of the CRA Advisory Committee and the Charlotte Harbor Improvement Committee. The Advisory Committee also enlisted the support of County staff when they drafted the proposed map. Staff supplied numerous maps and studies which enabled the Advisory Committee to determine appropriate land uses based on issues which include concerns for public safety, environment, aesthetics, and other development constraints and opportunities found within the area. During the course of the public meetings, two complimentary issues surfaced:

- The public expressed a desire to preserve the residential character and greenways (waterfront and large vacant wooded parcels) within the area; and
- Reduce residential densities within the Coastal High Hazard areas.

With these and other important concerns in mind, the University Study Team prepared a redevelopment plan for Charlotte Harbor Town which included three future land use alternatives. After a lengthy review of the alternatives, the Advisory Committee decided they would not endorse nor recommend any of the three land use alternatives to the Board of County Commissioners. It was the consensus of the Advisory Committee that they would prepare their own Future Land Use Map. It was decided that the map would be based -- in part -- on those aspects of University Study Team's work which they found acceptable, and on those public comments and suggestions which the Advisory Committee received during the public meetings.

Other significant features which can be found within the CRA Advisory Committee's preferred Recommended Land Use Alternative include:

- Redesignation of the "existing" single-family residential neighborhoods located north of Bayshore Road, and east and west of Melbourne Street;
- Preservation of the waterfront through the depiction of those areas which have been targeted for County acquisition as part of a long-range parkland acquisition program (willing sellers only);
- Introduction of a mixed-use land use designation. This land use is intended to be utilized for areas in which the Advisory Committee has determined should be exclusively commercial or residential use; and
- Continuation of certain existing uses currently found within Charlotte Harbor Town which are considered viable and contribute positively to the area.

The Advisory Committee strongly reminds the public that this is a proposed Future Land Use Map, not a zoning map. The land development regulations, which must be adopted to implement a zoning code or a zoning map, have not been drafted at this time. The drafting of land development regulations will need to be initiated after the adoption of a Future Land Use Map.

# Proposed Land Use Designations

## Industrial

- Primarily Light Industrial use (IL)
- Light Manufacturing

## Commercial

- Primarily Commercial General uses (CG)
- Certain Commercial Intensive uses (CI)

## Commercial Village

- Primarily Commercial Tourist uses (CT)
- Neighborhood Commercial also permitted (CN)

## Mixed-Use

- Commercial - Primarily CN, CT, CG, and certain CI uses
- Professional Office - Office/Medical/Institutional
- Multi-Family Residential  $\leq 10$  units per acre

## Mixed-Use (Low Intensity)

- Single-Family Residential  $\leq 3.5$  dwelling units per acre
- Multi-Family up to 10 dwelling units per acre
- Professional Services - Medical Offices
- Personal Services

## Residential

- Single-Family Residential  $\leq 3.5$  dwelling units per acre, or develop one single-family dwelling unit per platted lot
  - Where the current zoning designation is Environmentally Sensitive, the maximum residential development shall be one dwelling unit per 10 acres
  - Multi-Family Residential or clustering of dwelling units shall be permitted by "Planned Development" (PD) in order to preserve open space
  - Multi-Family density limited to 3.5 dwelling units per acre
  - Low intensity recreational uses permitted by "PD" rezoning
-

## Land Use Distribution

<b>Adopted Zoning Map</b>		<b>Gross Acreage *</b>
Industrial, Light	IL	152 acres ±
Commercial Intensive	CI	180
Commercial General	CG	64
Commercial Tourist	CT	38
Planned Development	PD (IL)	25
Office, Medical, Institutional	OMI	5
Residential Multi-family 15 d.u./acre	RMF-15	145
Residential Multi-family 12 d.u./acre	RMF-12	18
Residential Multi-family 10 d.u./acre	RMF-10	42
Residential Multi-family 5 d.u./acre	RMF-5	16
Residential Single-family 5 d.u./acre	RSF-5	18
Residential Single-family 3.5 d.u./acre	RSF-3.5	28
Residential Single-family 2 d.u./acre	RSF-2	4
<u>Environmental Estates</u>	ES	<u>19</u>
<b>Total Gross Acreage</b>		<b>754</b>

### **Adopted Future Land Use Map**

Industrial	Ind.	177
Commercial	Comm.	282
High Density Residential	HDR	163
Medium Density Residential	MDR	42
Low Density Residential	LDR	66
Mobile Home	MH	5
<u>Preservation</u>	Pres.	<u>19</u>
<b>Total Gross Acreage</b>		<b>754</b>

### **Proposed Future Land Use Map**

Industrial	Ind.	177
Commercial	Comm.	100
Commercial Village	C-V	25
Mixed-Use	M-U	155
Mixed-Use (Low Intensity)	O/R	15
<u>Residential</u>	Res.	<u>282</u>
<b>Total Gross Acreage</b>		<b>754</b>

---

"Total Gross Acreage" for each land use has been calculated utilizing a digital/roller planimeter, and includes all roadway surface areas within each estimate.

O R D I N A N C E

NUMBER 93 57  
-----

AN ORDINANCE ESTABLISHING THE CHARLOTTE HARBOR TOWN LOCAL HISTORIC DISTRICT; DESCRIBING THE BOUNDARIES OF THE DISTRICT; PROVIDING FOR ITS PURPOSE; DESCRIBING THE RELATIONSHIP OF THE DISTRICT TO THE CHARLOTTE COUNTY COMPREHENSIVE PLAN; PROVIDING FOR APPLICABILITY; PROVIDING FOR INCLUSION IN THE CHARLOTTE COUNTY CODE; AND PROVIDING AN EFFECTIVE DATE.

FINDINGS

The Board of County Commissioners finds:

A. That Charlotte Harbor Town contains a number of historically significant structures, sites and trees which date back to the last century.

B. That Charlotte Harbor Town was established in 1862 with the construction of a dock used to ship cattle past the Union blockade of Charlotte Harbor to the Confederate armies, and that a general store and homes gathered around this facility and formed the first settlement in what is now Charlotte County.

C. That the State DeSoto Trail Commission recognizes this area as a possible site of Hernando DeSoto's base camp where his exploration of the Southeastern United States began in 1539.

D. That the site includes a landmark called Live Oak Point which can be identified on a map dated 1883

E. That Charlotte Harbor Town is the location of the first post office, school, church (the Trinity Methodist Church is still active) and cemetery in what is now Charlotte County, and that these buildings were constructed circa 1873.

F. That the preservation and enhancement of historic archaeological resources is a valid public purpose which promotes the economic, educational, cultural and general welfare of public.

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Charlotte County that:

SECTION 1. ESTABLISHMENT. The Charlotte Harbor Town Local Historic District is hereby established.

SECTION 2. DESCRIPTION OF DISTRICT. The location of Charlotte Harbor Town Local Historic District is described as that part of Charlotte Harbor Town located East of Willow Street, South of Edgewater Road, North of Charlotte Harbor and West of US 41 and including an area East of US 41 bounded by Harper Avenue to Pinnacle Street, Panacea Street, and Formanek Street and extending Southeast to Charlotte Harbor and South to the Barron Collier Bridge (see attached map) located within Township 40 South, Range 22 East, Sections 25 and 36 of the Charlotte County Future Land Use Map.

SECTION 3. DECLARATION OF INTENT AND PURPOSE.

The purpose of this regulation is to ensure the preservation of the historic and archaeological heritage of Charlotte Harbor Town by designating it as a Local Historic District

SECTION 4. RELATIONSHIP TO THE COMPREHENSIVE PLAN. This ordinance implements the following Goals, Objectives, and Policies of the Comprehensive Plan:

HOUSING ELEMENT: OBJECTIVE 4: Policy 4.1, Policy 4.2, Policy 4.3, Policy 4.4, Policy 4.6 and Policy 4.7.

FUTURE LAND USE ELEMENT: OBJECTIVE 12: Policy 12.1.

CONSERVATION ELEMENT: OBJECTIVE 15: Policy 15.2 and  
Policy 15.3

SECTION 5. INTENT. It is the intention of the Board of County Commissioners and it is hereby ordained that the provisions of this ordinance shall become and be made a part of the Code of Laws and Ordinances, Charlotte County, Florida, and the sections of this ordinance may be renumbered to accomplish such intention.

SECTION 6. EFFECTIVE DATE. This ordinance shall take effect upon receipt of acknowledgement of its filing in the Office of the Secretary of State, State of Florida.

PASSED AND DULY ADOPTED this 23<sup>rd</sup> day of November, 1993

BOARD OF COUNTY COMMISSIONERS  
OF CHARLOTTE COUNTY, FLORIDA

By Max R. Farrell  
Max R. Farrell, Vice Chairman

ATTEST:  
Barbara T. Scott, Clerk of  
Circuit Court and Ex-Officio  
Clerk to the Board of County  
Commissioners

By: Barbara T. Scott  
Deputy Clerk

APPROVED AS TO FORM --  
AND LEGAL SUFFICIENCY

Matthew G. Minter  
Matthew G. Minter  
County Attorney

a:\ord\hrbrtown.mgm  
November 18, 1993 mj



HISTORIC PRESERVATION BOARD  
RESOLUTION  
NUMBER 92-2

A RESOLUTION IN SUPPORT OF THE PROPOSED CHARLOTTE HARBOR AREA COMMUNITY REDEVELOPMENT AGENCY (CRA) AND ITS FUTURE FUNDING AND ACTIVITIES NECESSARY IN THE FINDING OF BLIGHT AND BEAUTIFICATION AND ENHANCEMENT OF THE AREA.

RECITALS

1. Charlotte Harbor Town has been designated by the Board of County Commissioners as a Local Historic District (see Map #1).

2. The Local Historic District of Charlotte Harbor Town is fully contained within the boundaries of the proposed CRA (see Map #2).

3. The CRA will promote the beautification and preservation of the historic sites, structures, and trees in the Local Historic District.

4. The CRA will ensure protection of the historic sites, structures, and trees in the Historic District for future generations.

NOW, THEREFORE, BE IT RESOLVED by the Historic Preservation Board of Charlotte County, Florida:

5. The Charlotte County Historic Preservation Board is confident that the CRA will protect and enhance the historic sites, structures, and trees located within the border of the proposed CRA.

6. The Charlotte County Historic Preservation Board presents the attached Maps (#1 and #2) which illustrate inclusion of the Local Historic District of Charlotte Harbor Town in the proposed CRA.

7. The Charlotte County Historic Preservation Board hereby supports the CRA, its funding and activities, as proposed for the Charlotte Harbor area which includes the Local Historic District of Charlotte Harbor Town.

PASSED AND DULY APPROVED THIS 9<sup>th</sup> DAY OF September

HISTORIC PRESERVATION BOARD  
of Charlotte County, Florida

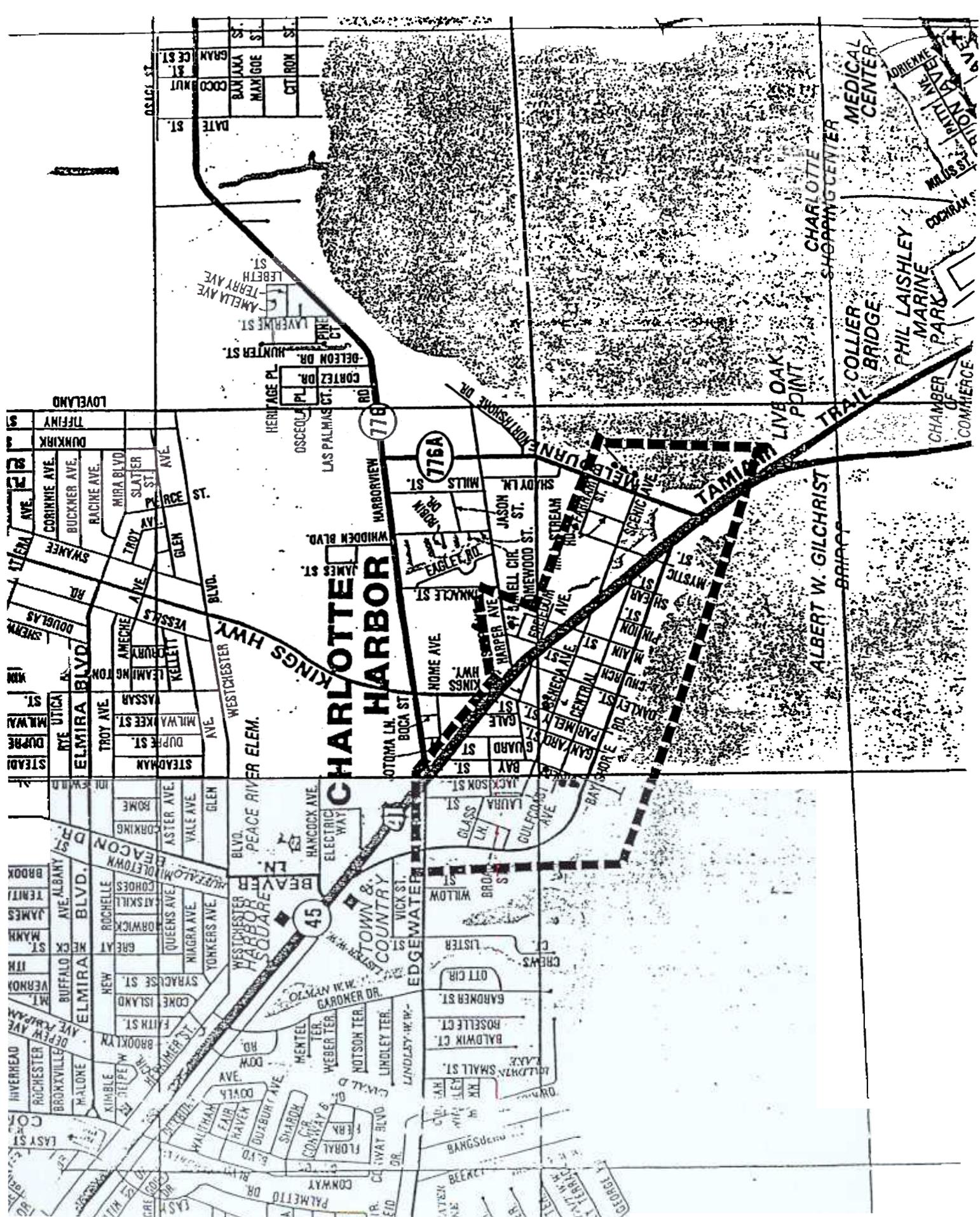
By Lindsey Williams  
Lindsey Williams, Chairman

Attest: Sheila A. Ruger  
Sheila A. Ruger, Planner

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY

By WCL Jamison  
Asst County Attorney

SAR/92



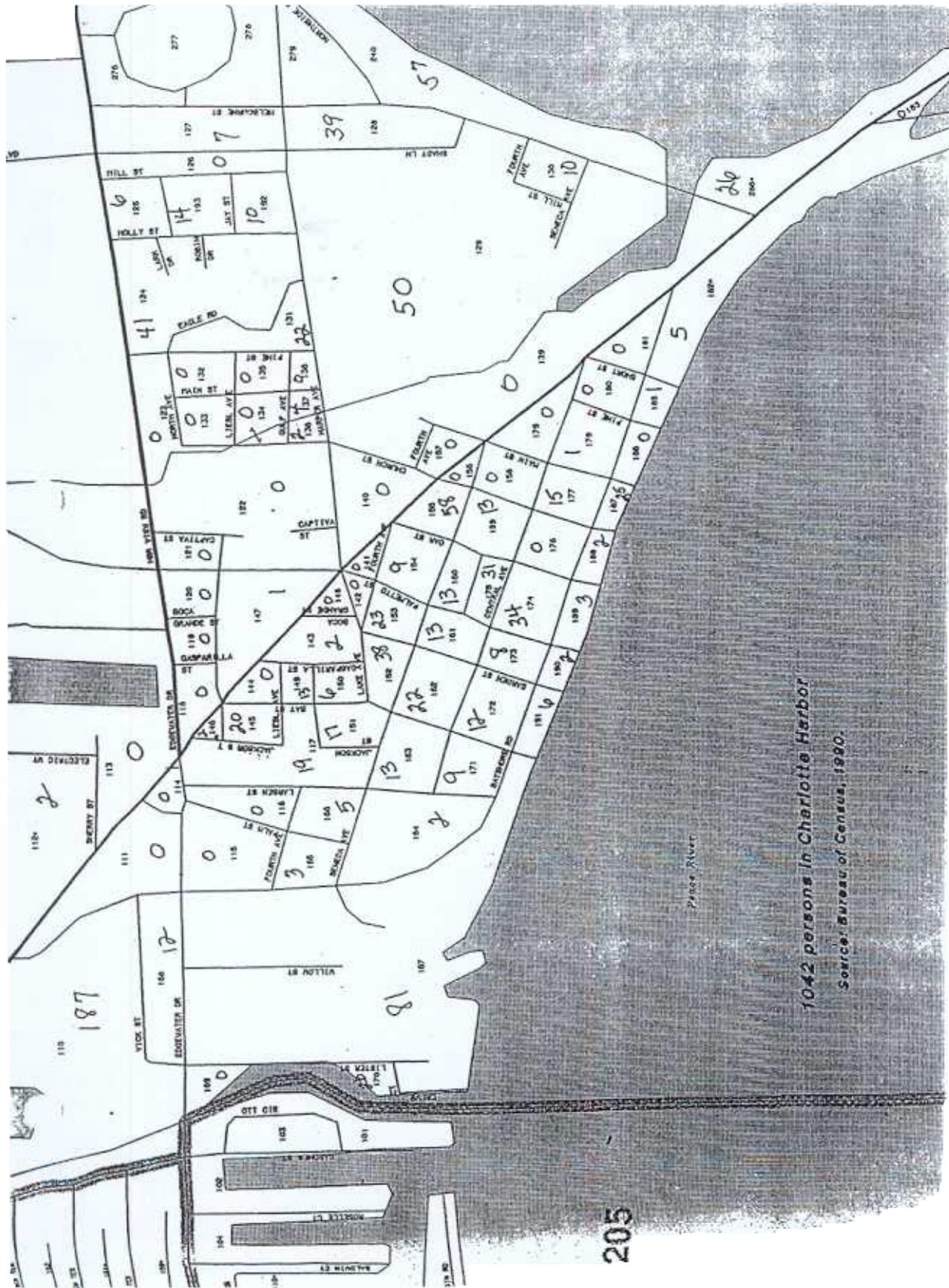
MAP # 1

1.  
July 22, 1992

**CHARLOTTE HARBOR COMMUNITY REDEVELOPMENT AGENCY  
BOUNDARY**

Beginning at the intersection of the southerly Right-of-Way of Tamiami Trail (US41) extended and the Centerline of Gardner Drive extended, as recorded in Plat Book 5, Pages 18A thru 18C of the Public Records of Charlotte County, Florida. Thence southerly along said centerline of Gardner Drive to its intersection with the north line of the south 1/2 of Section 26, Township 40 South, Range 22 East, a.k.a. Centerline of Edgewater Drive. Thence easterly along said north line of the south 1/2 of Section 26, Township 40 South, Range 22 East, to its intersection with the westerly property line of Parcel 14, a.k.a. Edgewater Manor Condominium, as recorded in Condominium Book 1, Pages 27A thru 27J of the Public Records of Charlotte County, Florida. Thence southerly along the west property line of Parcel 14, 1335 feet ± to a point. thence westerly 440 feet ± to a point. Thence southerly 741 feet ± to the north bank of the Peace River. Thence meandering southeasterly and thence northeasterly along said north bank of the Peace River to a point, said point being the southeast corner of the southerly property line of lot 1, Block A, Charlotte Shores No. 1, as recorded in Plat Book 2, Page 83 of the Public Record of Charlotte County, Florida. Thence northwesterly along said southerly property line 321 feet ± to the southwest corner of Lot 1, Block A, Charlotte Shores No. 1. Thence continuing northwesterly 30 feet ± to the intersection of the southerly property line extended and the centerline of Melbourne Street (formerly Harbor Street). Thence northerly along said centerline of Melbourne Drive to its intersection with the centerline of Harborview Road. Thence easterly along said centerline of Harborview Road to its intersection with the east line of Section 25, Township 40 South, Range 22 East. Thence northerly along the east line of Section 25 to the Northeast Corner of the southeast 1/4 of the northeast 1/4 of Section 25, Township 40 South, Range 22 East. Thence westerly along the north line of the southeast 1/4 of the northeast 1/4 to a point, said point being the intersection of the easterly property line of Harbor Industrial Condominium, as recorded in Condominium Book 5, Page 1 of the Public Records of Charlotte County, Florida and the north line of Tract "A" of Whidden Industrial Park First Addition, as recorded in Plat Book 15, Pages 42A and 42B of the Public Records of Charlotte County, Florida. Thence northeasterly along the east line of Harbor Industrial Condominiums 220 feet ± to a point. Thence southwesterly along the north line of Harbor Industrial Condominium 675 feet ± to a point. Thence southwesterly along the west line of Harbor Industrial Condominium 250 feet ± to a point. Said point also being the Northeast corner of the southeast 1/4 of the northwest 1/4 of Section 25, Township 40 South, Range 22 East. Thence westerly along the north line of the south 1/2 of the northwest 1/4 to the northwest corner of the southwest 1/4 of the northwest 1/4 of Section 25, Township 40

4.  
southwest 1/4 of the northwest 1/4 of Section 25, Township 40 South, Range 22 East. thence contiuing westerly along the north line of the south 1/2 of the northeast 1/4 of Section 26, Township 40 South, Range 22 East to its intersection with the southerly Right-of-Way of Tamiami Trail (US41). . Thence northwesterly along said southerly Right-of Way of Tamiami Trail (US41) to a point. Said point being the point of Beginning.



1042 persons in Charlotte Harbor  
 Source: Bureau of Census, 1990.

