

FUTURE LAND USE - GOALS, OBJECTIVES AND POLICIES

Revisions under Goal 1, Objective 1.2

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

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

Map #1: 2030 Future Land Use

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

Map #2: 2050 Framework

Map #3: 2030 Service Area Delineation

Map #4: [Planning Overlay Districts](#)~~Watershed Overlay District~~

~~Map #5: Surface Water Protection Overlay District~~

[Map #4A: Watershed Planning Overlay District](#)

[Map #4B: Surface Water Protection Planning Overlay District](#)

[Map #4C: Barrier Island Planning Overlay District](#)

[Map #4D: U.S. 41 Planning Overlay District](#)

[Map #5 Community Planning Areas](#)

[Map #6: Revitalizing Neighborhood Planning Areas](#)

[Map #6A: Charlotte Harbor Community Revitalization Area](#)
[Revitalizing Neighborhood](#)

[Map #7: Emerging Neighborhood Planning Areas](#)

[Map #8: Economic Sector Planning Areas](#)

[Map #9: Community Redevelopment Areas](#)

Map #610: Prime [Floridan](#) Aquifer Recharge Area

Map #711: Public Water System Wellhead Protection Areas

~~Map #8: Special Area Overlay Districts~~

~~Map #9: Barrier Island Overlay District~~

~~Map #10: Community Planning Areas~~

~~Map #11: Special Area Plans~~

- Map #12: Historic Sites
- Map #13: Coastal Planning Area
- Map #14: Coastal High Hazard Areas and Evacuation Routes
- Map #15: Sea Level Rise
- Map #16: Rivers and Lakes
- Map #17: Floodplains
- Map #18: Wetlands
- Map #19: Soils
- Map #20: Topography
- Map #21: Transfer of Density Waivers
- Map #22: Critical Wildlife Corridors
- Map #23: Rural Community Potential Locations
- Map #24: MRE Prohibited Potential Areas
- Map #25: Developments of Regional Impact

FLU Policy 1.2.7: TDU Applicability

The TDU program shall be used during the review and approval process for all plan amendments and rezonings that propose to increase the base density on land and street vacations that would result in an accumulation of acreage allowing development of new units of density; this requirement shall continue to apply to lands that have been annexed by the City of Punta Gorda. Density units shall only be severed in whole units; a fractional unit shall not entitle an applicant to an additional unit. All density transfers shall be on a one-for-one basis.

The following are descriptions of those situations wherein transfers of density will not be required by the County:

1. When developed consistent with a Revitalization Plan approved in accordance with FLU Policy 4.2.1 and 4.2.2, properties located in a Revitalizing Neighborhood may rezone to the maximum density allowed by their existing Future Land Use Map category. Density for this increase shall be granted by the County from RAPID density, described in FLU Policy 1.2.15. ~~Further instances of density transfers being granted by the County in Revitalizing Neighborhoods may be explored through the creation of a neighborhood's Revitalization Plan.~~ Density granted for increases in a Coastal High Hazard Area (CHHA) in accordance with a Revitalization Plan shall only be allowed when the RAPID density also comes from a CHHA.
2. Any other specifically recognized area under FLU Policy 1.2.14 of this Comprehensive Plan.

FLU Policy 1.2.8: TDU Sending Zones

The following sending zones are recognized by the County:

1. Lands within Managed Neighborhoods (FLUM Series Map #2).
2. Lands within the Rural Service Area (FLUM Series Map #3) retaining a bona fide agricultural use or consisting of substandard platted lots.
3. Lands within the Resource Conservation and Preservation FLUM categories ([FLUM Series Map #1](#)).
4. Land within the Coastal High Hazard Area (FLUM Series Map #14).
5. Any land containing historical or archeological resources, or land deemed to contain environmentally sensitive resources.
6. Lands within the Prime [Floridan](#) Aquifer Recharge Area (FLUM Series Map #610).
7. Lands within the one-half mile setback of the Watershed [Planning](#) Overlay District and Tippen Bay and Long Island Marsh (FLUM Series Map #4A).
8. Land within a Public Water System Wellhead Protection Area (FLUM Series Map #711).
9. Land designated as a Wildlife Corridor Critical Linkage (FLUM Series Map #22). These lands may sever density at one unit per five acres, gross, if designated as Agriculture or Burnt Store Limited Development on the FLUM, and two units per five acres if designated Rural Estate Residential on the FLUM.

FLU Policy 1.2.10: TDU Receiving Zones

1. Receiving zones inside the Urban Service Area include lands within the following designations of FLUM Series Map #2: 2050 Framework:

- a. Emerging Neighborhoods.
- b. Maturing Neighborhoods.
- c. Economic Corridors and Centers.
- ~~1. GRAs~~
- d. Revitalizing Neighborhoods prior to adoption of a Revitalization Plan and also what may be required in accordance with a Revitalization Plan.

2. Receiving Zones within the Rural Service Area ~~include are~~ lands within areas designated with a Rural Community Mixed Use FLUM category.

- ~~1. Rural Community Mixed Use areas.~~

~~2.—The Rural Settlement Area Overlay District.~~

FLU Policy 1.2.11: Prohibited Receiving Zones

Density shall not be transferred into:

1. Lands within Managed Neighborhoods (FLUM Series Map #2).
2. Lands within the Resource Conservation and Preservation FLUM categories.
3. Land containing historical or archeological resources, or land deemed to contain environmentally sensitive resources; when a portion of a property contains resources, that area deemed not to contain resources may receive density if it meets one of the criteria of a receiving zone, a conservation easement will be required over the resource along with an undeveloped buffer of at least 100 feet. An historical structure that is to be integrated into a development will not need to be buffered.
4. Lands within the Prime Floridan Aquifer Recharge Area (FLUM Series Map #610).
5. Lands within the one-half mile setback of the Watershed Planning Overlay District and Tippen Bay and Long Island Marsh (FLUM Series Map #4A).
6. Land within a Public Water System Wellhead Protection Area (FLUM Series Map #711).
7. Land on a barrier island (FLUM Series Map #4C).

FLU Policy 1.2.14: TDU Waivers

The following are waivers, depicted on FLUM Series Map #21, from the requirement to transfer density to a Receiving Zone:

1. Development within the Babcock Ranch ~~Overlay—District~~Community (BROD) is exempt from any Transfer of Density Units policies in the Comprehensive Plan and from the Transfer of Density Units requirements of the Land Development Regulations.

FLU Policy 1.2.15: Revitalizing Neighborhoods Incentive Density

FLUM Series Map #2: 2050 Framework illustrates those lands within the County that are now designated as Managed Neighborhoods. FLU Policy 4.5.1, #3, states that no increases of density or intensity are allowed in these Neighborhoods. By removing the ability of these lands to increase in density, the County has removed 13,092 units of potential density from underneath the

Future Land Use Map. The County shall hold this potential density, to be known as Revitalizing Area Plan Incentive Density (RAPID), and utilize it to incentivize redevelopment efforts consistent with FLU Policy 4.2.1. For all Revitalization Neighborhoods with plans created and adopted consistent with FLU 4.2.1, ~~all~~ density increases above base density ~~shall~~may be granted by the County through utilization of the RAPID from Managed Neighborhoods. The County shall maintain a record of all density transferred into Revitalizing Neighborhoods under this policy, which shall be no greater than the total amount of RAPID.

Revisions under Goal 1, Objective 1.4

FLU Policy 1.4.4: Alternative Development Options

If a property owner chooses to take advantage of the development alternatives within this Plan, then to the extent that there are master planning, design, infrastructure, open space or other obligations that are required in order to gain development approval, these obligations shall be enforced.

The recommended development patterns and options including Conservation Subdivisions, and Rural Communities, ~~and the Rural Settlement Overlay District~~ are implementation techniques available to landowners within the Rural Service Area of the County and are not required forms of development. Landowners will have the option to participate in these programs if they desire to increase the densities and intensities allowed on their lands.

Revisions under Goal 2, Objective 2.3

FLU Policy 2.3.5: Public Water System Wellhead Protection

The County shall evaluate the effects of development on wellheads for all proposed land uses within delineated cones of influence for all central potable water supply wellheads used for public consumption (FLUM Series Map ~~#711~~). Where a cone of influence is not determined, all proposed development within 1,500 feet of the wellhead will be evaluated. Land uses in which hazardous materials, such as petroleum products, chemical or biological wastes, are produced or stored are not permitted to adversely impact groundwater resources. Landfills, wastewater treatment facilities, or feedlots/concentrated animal facilities are prohibited.

FLU Policy 2.3.6: Groundwater Protection

The County shall require commercial and industrial uses to be developed without the contamination of groundwater and shall not permit land uses in which hazardous materials, such as petroleum products, chemical or biological wastes, are produced or stored in areas where their presence would adversely impact groundwater resources, recharge areas (FLUM Series Map #610), or watersheds that drain into surface water supplies (FLUM Series Map #4A).

Revisions under Goal 2, Objective 2.4**FLU Policy 2.4.3: Conservation Measures at the Area-wide Planning Scale**

The County shall introduce green design concepts into the review and approval process for plan amendments and rezoning applications and into the County's Capital Improvements Program through the following actions:

1. Rely on the Service Area Delineation (FLUM Series Map #3) and 2050 Framework (FLUM Series Map #2) to define where future urban and high density and high intensity development shall occur.
2. Apply standards for Revitalizing and Emerging Neighborhoods (See FLU Goal 4) that focus on infill development and redevelopment, the re-positioning of underdeveloped platted lands to create compact, mixed use development patterns, and higher densities that reduce vehicle miles traveled and will support multimodal transportation networks.
3. Apply standards for rural and agricultural areas (See FLU Goal 3) that:
 - a. Prohibit the extension of potable water and sanitary sewer service into the Rural Service Area, except that potable water and sanitary sewer service may be extended to a Rural Community if it is developed adjacent to an already served, certificated area.
 - b. Establish guidelines and promote innovative options for the development in an effort to prevent the premature conversion of agricultural lands.
 - c. Establish standards and guidelines to protect natural resource lands.
 - d. Require context sensitive roadway design.
4. Continue to protect environmentally sensitive lands and waters from urban development through various means including, but not limited to, the acquisition and maintenance of land and density units, or through land use regulation. Implementation programs shall include transfers of density units, stormwater management, the Watershed Planning Overlay District

(FLUM Series Map #4A), prohibition of discharges of untreated wastewater, and erosion control.

FLU Policy 2.4.6: Strategy to Protect Coastal High Hazard Area

To protect existing and future populations from the loss of life and property caused by catastrophic hurricanes, the County shall limit development within the Tropical Storm and Category I Hurricane Storm Surge Zones, collectively referred to as the Coastal High Hazard Area (CHHA), as illustrated on the SLOSH map issued by the Division of Emergency Management of the Department of ~~Community Affairs~~Economic Opportunity, and shall:

1. Prohibit increases of density on any barrier island (FLUM Series Map #94C) and, for bridgeless barrier islands, only allow for residential uses at very low densities not to exceed one dwelling per acre or one dwelling unit per lot platted by 1992.
2. Limit density of all other development platted subsequent to April 19, 1993 to 3.5 units per acre within the CHHA.
3. Allow the voluntary transfer of densities out of the CHHA.
4. Prohibit construction of public facilities within the CHHA unless such location is the only one that serves that particular structure's intended public purpose and, if building in that location is necessary, build these facilities at least eight feet above the base flood elevation in order to provide storm surge flood evacuation protection.

FLU Policy 2.4.8: Long-term Strategy to Address the Effects of Climate Change

Upon completion of the Department of ~~Community Affairs~~Economic Opportunity pilot project for "Integrating Hazard Mitigation into MPO Long Range Transportation Planning", and "Best Practices Guidebook" that is being prepared by Florida State University, Charlotte County shall review the findings of this document and adopt policies determined necessary and appropriate to implement the recommendations regarding inundation protection, accommodation, avoidance, and relocation of impacts from erosion, inland flood, storm surges, and wildfires.

Revisions under Goal 3, Objective 3.1

FLU Policy 3.1.4: Standards for Rural Settlement Area ~~Overlay~~ Emerging Neighborhood District

The County shall allow the establishment of a "Rural Settlement Area" ~~within the Rural Service Area through the Rural Settlement Area Overlay District~~, described in FLU Appendix I, in order to establish a more functional transition between the urban area and rural area along U.S. 17 (Duncan Road). The development shall exhibit the highest level of sustainable design. Prior to approval of any development within the Rural Settlement Area, the County shall draft land development regulations for the area consistent with an approved pattern book and development guide, the Rural Settlement ~~Area Overlay District~~ standards, and the following concepts:

1. A balanced mixture of uses will be provided to reduce overall trip lengths, to support pedestrian, bicycle and transit opportunities and create pedestrian-friendly streetscapes.
2. Requirements for the provision of civic spaces, such as green spaces, community centers or central plaza features.
3. Provision for outdoor livability, including interconnected pedestrian and bike facilities, walkways, public plazas, ample seating, and walkable block length.

Revisions under Goal 4, Objective 4.2

FLU Policy 4.2.4: Charlotte Harbor Community Revitalization Plan (CHCRP)
The County shall support the revitalization of the Charlotte Harbor Community through the implementation of the CHCRP, adopted within FLU Appendix IV. The Objectives and Policies of the CHCRP are linked to distinct sub-districts illustrated within FLUM Series Map #6A: Charlotte Harbor Community Revitalization Area. The County shall also continue to utilize unique Future Land Use Map categories, found in FLU Appendix I: Land Use Guide, and unique Zoning districts and other land development regulations to implement the Charlotte Harbor CRA Redevelopment Plan and the Charlotte Harbor Community Revitalization Plan.

FLU Policy 4.2.5: Community Redevelopment Areas

The County shall support the concept and ideas expressed in the approved Community Redevelopment Plans for the following ~~Revitalization~~ Revitalizing Neighborhoods:

1. Charlotte Harbor Community Redevelopment Area (CHCRA): The County shall continue to implement the Charlotte Harbor CRA Redevelopment Plan (as modified January 24, 2006) to eliminate the conditions of blight that were identified in the Findings of Necessity (Resolution No. 92-951).
2. Parkside Community Redevelopment Area (PCRA): The County shall continue to implement the Parkside Community Redevelopment Plan, approved by the Board of County Commissioners on August 16, 2011, to eliminate the conditions of blight that were identified in the Findings of Necessity (Resolution No. 2010-082).

Revisions under Goal 4, Objective 4.4

FLU Policy 4.4.3: Existing Emerging Area Plans

The County may create unique land development regulations to implement existing objectives and policies for plans created for the following Emerging Neighborhoods:

1. Burnt Store Area
2. Babcock Ranch Community
3. Rural Settlement Area

Revisions under Goal 5, Objective 5.1

FLU Policy 5.1.1: Economic Sector Planning

The County shall create Economic Sector Plans for Economic Corridors, Economic Districts, Economic Centers, and the associated neighborhoods surrounding these identified existing and emerging business clusters. Economic Sector Plans shall be adopted into FLU Appendix IX.

FLU Policy 5.1.2: Existing Economic Sector Planning Areas

The County shall continue to implement distinct land development regulations for the Punta Gorda Interstate Airport Park and shall create incentive regulations for the U.S. 17 Economic Sector Planning Area and Murdock Village. These three planning areas are identified as Economic Sector Planning Areas.

FLU Policy 5.1.43: Priority for the Provision of Urban Services

The County shall ~~prioritize~~ ~~establish the priority for~~ the extension of urban services and facilities to Economic Sector Planning Areas, FLUM Series Map #8. ~~in Economic areas as follows:~~

~~First priority: Economic Districts.~~

~~Second priority: Economic Centers with completed Special Area Plans, Community Redevelopment Areas (CRAs) and Economic Corridors.~~

~~Third priority: Economic Centers and Corridors supporting Emerging Neighborhoods with completed Special Area Plans.~~

~~Fourth priority: Economic Centers and Corridors supporting Emerging Neighborhoods without completed Special Area Plans.~~

Revisions under Goal 5, Objective 5.2

FLU Policy 5.2.1: ~~Enterprise Charlotte~~Punta Gorda Interstate Airport Park

The County recognizes the Punta Gorda Interstate ~~Enterprise Charlotte~~ Airport Park and surrounding lands (FLUM Series Map #8) as an Economic District with a completed Economic Sector Plan (FLU Appendix IX), and shall sustain and promote this area for economic development by protecting existing infrastructure and by prioritizing new infrastructure improvements in support of this area.

~~FLU Policy 5.2.2: Enterprise Charlotte Airport Park – Support Funding~~

~~The County may consider the creation of a special district, unit, or other funding mechanism in accordance with any of the powers or the authority granted under Chapters 125, 163 and 189, Florida Statutes, in order to direct development of the Enterprise Charlotte Airport Park.~~

Revisions under Goal 5, Objective 5.3

FLU Objective 5.3: Economic Centers ~~and CRAs~~

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

FLU Policy 5.3.2: Murdock Village Community Redevelopment Area

The County shall support the concept and ideas expressed in the approved Community Redevelopment Plan for the following Economic Center:

1. *Murdock Village Community Redevelopment Area (MVCRA):* The County shall continue to implement the Murdock Village Community Redevelopment Plan (as modified September 12, 2005) to eliminate the conditions of blight that were identified in the Findings of Necessity (Resolution No. 2003-081).

FLU Policy 5.3.2: Community Redevelopment Areas

~~The County shall support the concept and ideas expressed in the adopted Community Redevelopment Plans for the following priority redevelopment areas:~~

- ~~1. *Charlotte Harbor Community Redevelopment Area (CHCRA):* The County shall continue to implement the Charlotte Harbor Community Redevelopment Plan (as modified January 24, 2006) to eliminate the conditions of blight that were identified in the Findings of Necessity (Resolution No. 92-951).~~
- ~~2. *Murdock Village Community Redevelopment Area (MVCRA):* The County shall continue to implement the Murdock Village Community Redevelopment Plan (as modified September 12, 2005) to eliminate the conditions of blight that were identified in the Findings of Necessity (Resolution No. 2003-081).~~

FLU Policy 5.3.3: Charlotte Harbor Rezoning Petition Review

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

FLU Policy 5.3.4: Charlotte Harbor Prohibited Land Use

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

FLU Policy 5.3.5: Charlotte Harbor Density Calculation

~~Within the CHCRA, where single-family residential lots are platted at greater than three and one-half dwelling units per acre, residential densities may be developed at one single-family dwelling unit per platted lot. In cases where the fraction of the maximum number of developable dwelling units is greater than 50 percent, the landowner is permitted to build one additional dwelling unit if permitted within the applicable zoning district.~~

FLU Policy 5.3.6: Charlotte Harbor Land Acquisition

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

FLU Policy 5.3.7: Leveraging Funds within Charlotte Harbor

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

FLU Policy 5.3.8: Murdock Village Partnership

~~The County shall consider partnerships with the private sector and other governmental entities to facilitate redevelopment initiatives by leveraging County assets to improve the overall economic and physical condition of the MVCRA.~~

FLU Policy 5.3.9: Murdock Village Zoning Regulations

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

Revisions under Goal 5, Objective 5.4**FLU Policy 5.4.1: Strengthen Character**

The County shall continue to ~~prepare Corridor Studies and to adopt FLUM and Zoning District Overlays for important corridors that address promote~~ land use and design ~~issues such as~~ opportunities along economic corridors for mixed use development, building placement, parking lot design and access, shared parking options, site and corridor landscaping, and signage requirements to guide future development in a manner consistent with the desired character of the County. ~~The priority order for the completion of these Corridor Studies shall be as follows:~~

- ~~1. US 41: Portion north of the Peace River - Complete.~~

- ~~2. US 17: Complete.~~
- ~~3. S.R. 776~~
- ~~4. C.R. 771~~
- ~~5. U.S. 41 south of the Peace River~~
- ~~6. Any other Corridors designated on the 2050 Framework Map~~

Revisions under Goal 6, Objective 6.1

FLU Policy 6.1.1: Neighborhood and Area-wide Planning Programs

The County shall recognize, support and reinforce the unique community character of various neighborhoods, economic locations, and other large mixed use areas within the County through a formal planning process that provides a greater level of planning review, analysis, and recommendations for these areas. The process shall be unique to the scale and type of area that is under review and may include the following types of processes:

1. *Neighborhood Plans.* A community-based planning process that is designed to address the community character issues of a specific neighborhood and is focused on the establishment of community goals, the identification of neighborhood issues of concern, and development of specific strategies to resolve the issues and achieve the goals.
2. *Revitalization Plans.* A community- and stakeholder-based process that is designed to promote the economic and urban revitalization of specifically identified areas. These plans will enable property owners to rezone to the maximum density allowed by a FLUM category as identified in FLU Policy 1.2.7, create additional redevelopment incentives, and establish development standards to support redevelopment initiatives that lead to more sustainable development patterns, densities and intensities and mixes of uses.
3. *Emerging Area Plans:* A community- and stakeholder-based process that is designed to establish the specific standards and guidelines for Emerging Areas in order to enable additional development and entitlements within these areas. The Emerging Area Plan shall specifically identify the timing and financial mechanism for extending urban infrastructure to serve these areas, the specific development standards to ensure that the area is developed using sustainable development patterns following the Smart Growth principles of this Plan, and a phasing plan for the timing of future development. ~~For the purposes of this policy, the Burnt Store Area Plan shall serve as an Emerging Area Plan with the exception that the Tropical Gulf Acres subdivision within the Area~~

~~Boundary shall require additional planning if and when these areas seek to increase density or intensity through a plan amendment.~~

4. ~~Special Economic Sector Area Plans:~~ A community- and stakeholder-based process that is designed to help create incentives in support of Economic Center, District, and Corridor development initiatives.

FLU Policy 6.1.4: ~~Special Area~~Economic Sector Plans

The County shall support economic development opportunities within Economic Centers, Economic Districts, and Economic Corridors, ~~and the lands that surround them,~~ through the creation of ~~Special Economic Sector Area~~ Plans which shall provide a special land use plan and economic development incentives for these specific areas. An ~~Special Area~~Economic Sector Plan may include proposed revisions to the FLUM as well as accompanying objective(s) and policies which may identify special conditions, options, uses, heights, densities, intensities, restrictions, or requirements for activities within the area.

FLU Policy 6.1.5: Neighborhood and Area-wide Planning Programs - Method of Introduction

Any Neighborhood Plan, Revitalization Plan, Emerging Area Plan, or ~~Special Area~~Economic Sector Plan may be initiated by ~~either the Growth Management Department, the County Commission,~~ or through a citizen-based planning initiative.

Revisions under Goal 6, Objective 6.2

~~FLU Objective 6.2: Burnt Store Area Overlay District (FLUM Series Map #8)~~

~~To implement the vision for the Burnt Store Area Plan (FLU Data and Analysis Appendix E) to create a fully serviced, integrated community.~~

~~FLU Policy 6.2.1: Burnt Store Area Overlay District Intent and Vision~~

~~The intent of the Burnt Store Area Overlay District is to provide guidance for development in the Burnt Store area. The vision for the Burnt Store Area is one where government services (such as library, park, fire/EMS, and school facilities), recreational opportunities (active and passive) and commercial needs are predominantly provided within the Area to create a fully serviced, integrated community.~~

FLU Policy 6.2.2: Development Timing Standards

~~Any permit approval for a density greater than one unit per ten acres shall undertake a proportionate share analysis that will evaluate the proposed development's impact on Burnt Store Road. The proportionate share analysis will be evaluated and approved through the site plan or PD process by use of a Developer's Agreement. The proportionate share can be paid either in a lump sum or divided and assessed on a per-unit basis. If the proportionate share is paid in a lump sum, prior to vertical development, then the property owner shall have concurrency vesting until the build-out date identified in the traffic analysis used to establish the proportionate share. The developer shall be responsible for the difference in funding if the proportionate share amount is less than the impact fee assessment for the project.~~

FLU Policy 6.2.3: Burnt Store Land Use Categories

~~The County implements the Burnt Store Area Plan through the land use categories identified in FLU Appendix I, with the development timing standards identified in FLU Policy 6.2.2.~~

FLU Policy 6.2.4: Open Space Requirement for Residential

~~The County requires the creation and maintenance of common areas of open space and on-site recreational areas.~~

FLU Policy 6.2.5: Infrastructure Funding

~~The County shall ensure that adequate funding sources are available for the provision of infrastructure. Improvements will be funded through a variety of mechanisms that include Community Development Districts (CDDs), Municipal Services Taxing Units (MSTUs), rebate agreements, grants and impact fees. The County shall evaluate funding options, including the use of bonds and other revenues to expedite the widening of Burnt Store Road from the current time to 2015.~~

FLU Policy 6.2.6: Access Management Plan

~~The County shall assist in maintaining the level of service along Burnt Store Road. An access management plan shall be adopted by Charlotte County prior to 2017, or construction of roadway improvements and criteria shall be established for minimum separation of access points in the Code of Laws and Ordinances.~~

FLU Policy 6.2.7: Internal Water Management Systems

~~The County shall encourage, through incentives that may include impact fee credits, the provision of water storage capacity for storm water run-off from Burnt Store Road in the internal water management systems of new developments fronting Burnt Store Road. The intent is to assist the County in making the~~

~~necessary improvements to Burnt Store Road in an economical and efficient manner by minimizing the amount of right-of-way necessary for widening Burnt Store Road. By 2013, the County will consult with State agencies and identify wetland mitigation projects that will improve stormwater treatment within the Burnt Store Area and which may be completed by applicants seeking environmental resource permits for development within the Burnt Store Area.~~

~~FLU Policy 6.2.8: Watershed Flood Study~~

~~The County shall utilize the Burnt Store Watershed Flood Study (FLU Data and Analysis Appendix F) to quantify water quality discharges, conveyance system capacity and adequacy, recommend improvements over and above the item specified in FLU Policy 6.2.7, and specify the LOS after improvements.~~

~~FLU Policy 6.2.9: Enhancement of Water Quality~~

~~Based on the recommendations given in the Burnt Store Watershed Study, the County shall work with developers and property owners to create rain gardens, littoral zones or other similar mechanisms along any waterways to preserve, enhance and protect the water quality and quantity.~~

~~FLU Policy 6.2.10: Low Impact Design Practices~~

~~In partnership with SWFWMD, the County shall encourage developers and property owners to provide a variety of stormwater and low impact development practices, so that each practice will provide incremental benefits and all combined practices will:~~

- ~~1. Preserve native landscaping and natural water flows;~~
- ~~2. Minimize and control runoff generation at the source;~~
- ~~3. Promote infiltration;~~
- ~~4. Promote stormwater reuse; and~~
- ~~5. Minimize site disturbance.~~

~~FLU Policy 6.2.11: Natural Resource Connections~~

~~The County shall coordinate with developers and property owners to create the following natural resource connections, as shown on the Burnt Store Area map (SPAM Series Map #5) which is based on input and recommendations from the Florida Fish and Wildlife Commission and the National Estuaries Program.~~

- ~~1. *Blueways.* To assist in alleviating stormwater drainage concerns, the County shall require a restored or created flowway. The proposed flowway could connect surface water management lakes and on-site wetlands. Littoral shelves shall be planted along the proposed flowway to provide water quality treatment and foraging areas for wading birds. Road crossings may be constructed where the flowway is proposed, so~~

~~long as the hydrological integrity of the flowway is maintained through drainage crossings.~~

- ~~2. *Greenway.* The County shall require developers and property owners to preserve property along the greenway to link up with the proposed "Wildlife Utilization Areas" in the Tern Bay DRI. The intent is to provide for a wildlife corridor with a minimum width of 75 feet or greater, depending on existing vegetation and wildlife habitat. The greenway should include the preservation or enhancement of natural habitats. Enhancement activities can include plantings of native vegetation and removal of exotic and nuisance vegetation. Low impacting recreational uses may be incorporated into the greenway; however, the greenway is primarily to be managed for wildlife usage. The County shall incorporate a wildlife crossing into the widening of Burnt Store Road, to be constructed of a size sufficient to accommodate small to medium size animals for at least one of the greenways.~~
- ~~3. *Wildlife Corridor.* The County shall require the preservation and enhancement of land within and along the wildlife corridor to provide sufficient coverage for utilization of wildlife. Enhancement activities can include plantings of native vegetation and removal of exotic and nuisance vegetation. The corridor should provide sufficient cover to encourage use by wildlife through compliance with the following provisions:~~
 - ~~a. The corridor shall be at a minimum 200 feet wide.~~
 - ~~b. A 25 foot undeveloped buffer will be established between the corridor and proposed development activities. The buffer will consist of native vegetation where native habitats currently exist. In areas where native vegetation does not currently exist, native vegetation plantings will be conducted within the 25 foot buffer.~~
 - ~~c. Lighting within 50 feet of the corridor will be shielded and directed away from the corridor.~~
 - ~~d. A conservation easement (or similar binding document) will be required at time of Final Plan Approval to ensure the protection in perpetuity of the 25 foot buffer and corridor. The conservation easement will limit human access to the corridor by prohibiting uses and structures (gazebos, docks, etc.) within the 25 foot buffer, corridor, and adjacent canal. Nature trails are acceptable uses within the 25 foot buffer and corridor.~~

~~The County may coordinate with appropriate environmental agencies and will consider using funding to acquire properties along the wildlife corridor. The County shall incorporate a wildlife crossing into the widening of Burnt Store~~

~~Road, to be constructed of a size sufficient to accommodate small to medium size animals.~~

~~FLU Policy 6.2.12: Hurricane Preparedness~~

~~The County shall require all new residential structures to be elevated to, at a minimum, 8 feet above sea level in order to minimize hurricane damage.~~

~~FLU Policy 6.2.13: Archeological Resource Protection~~

~~The County shall require the preservation of any archeological resources.~~

~~FLU Policy 6.2.14: Multi-Modal Transportation~~

~~The County shall work with developers within the Burnt Store Area to provide pedestrian and bicycle facilities on all new and improved public roadways and, where possible, retrofit existing roadways. Developers shall be required to create an interconnected community within the Burnt Store Area boundary through the use of roadway interconnections and pedestrian and bicycle pathways that create internal connections within each development that link to existing and future pedestrian and bicycle corridors outside of their development.~~

~~FLU Policy 6.2.15: Recreation~~

~~The County shall work with property owners within the Burnt Store Area to acquire the approximately 90 acres of land needed for active recreational uses. Methods of acquisition may include the granting of impact fee credits or property acquisition.~~

Revisions under Goal 6, Objective 6.3

~~FLU Objective 6.3: U.S. 17 Corridor Planning Area~~

~~To create parameters for the U.S. 17 Corridor Planning Area (FLUM Series Map #11) that guide future development and that accomplish the following:~~

- ~~• Job creation.~~
- ~~• Redevelopment and beautification of existing neighborhoods.~~
- ~~• Preservation, access to and enhancement of the natural environment.~~
- ~~• Application of low impact development practices.~~
- ~~• Development of sustainable communities.~~
- ~~• Provision of adequate infrastructure to meet current and future needs.~~

~~FLU Policy 6.3.1: Interconnection~~

~~The County shall create and adopt regulations to identify the circumstances and parameters under which new developments are to be interconnected, such as with interconnecting parking lots and an interconnected network of routes for pedestrians and cyclists providing links to schools, parks, adjacent neighborhoods and developments as well as passive recreational trails along flowway areas.~~

~~FLU Policy 6.3.2: Provision for Infrastructure and Services~~

~~The County shall review the possibility of creating a frontage road or a reverse frontage road system along the corridor, shall create and adopt regulations to promote healthy neighborhoods, and shall explore alternative transportation possibilities such as rail linkages to create railroad passenger service or auto train stations.~~

~~FLU Policy 6.3.3: Public Facilities Requirement~~

~~All properties greater than 100 acres in area are required to work with public service providers to locate public facilities on their property. The expectation of land dedication shall not exceed ten percent of the total land area for the project and shall be creditable toward impact fees, or other forms of County compensation.~~

~~FLU Policy 6.3.4: Multi-use Public Spaces~~

~~The County shall require developers to coordinate with all interested government entities, including Charlotte County school officials, to identify future locations for multi-use public spaces that can combine school, recreational, and conservation uses.~~

~~FLU Policy 6.3.5: Hurricane Shelters~~

~~Schools and other community facilities located along the U.S. 17 corridor, but outside the Coastal High Hazard Area, shall be designed to serve as hurricane shelters to meet the identified evacuation needs as established by Southwest Florida Regional Planning Council.~~

~~FLU Policy 6.3.6: Redevelopment Areas~~

~~The County recognizes that the Cleveland and Solana neighborhoods would benefit from the preservation of the historical fabric of the areas and enhancement of their sense of identity and their sense of place. By 2012, the County shall work with these neighborhoods to establish advisory boards to help advise the County on Revitalization Plans for these areas.~~

~~FLU Policy 6.3.7: Redevelopment Areas Funding Opportunities~~

~~In order to fund redevelopment opportunities, the County shall consider the creation of Community Redevelopment Areas (CRAs), or utilize other applicable programs, for Solana and Cleveland in order to finance public improvements that enhance property values and quality of life, such as the extension of water and sewer mains.~~

~~FLU Policy 6.3.8: Redevelopment Area Streetscape Improvement~~

~~To lend support to the existing businesses in Solana and Cleveland, the County shall work with private and public entities to provide U.S. 17 streetscape improvements, including landscaping, decorative lighting, and way-finding signs, consistent with the streetscape improvements within the City of Punta Gorda.~~

~~FLU Policy 6.3.9: Encouraged Uses~~

~~In order to revitalize and promote the U.S. 17 commercial and business areas, including Solana and Cleveland, and to reduce trip generation, the County shall encourage mixed use developments, conversion of mobile homes to conventionally-built homes, live/work spaces, bed and breakfasts, and multi-family developments along the U.S. 17 Corridor.~~

~~FLU Policy 6.3.10: Landscaping and Buffer Requirement~~

~~The County shall work with developers and property owners to provide street tree planting and landscape buffers along the U.S. 17 highway corridor in order to enhance the safe and pleasant experience of pedestrians and improve the visual experience of travelers. This shall include the provision of enhanced landscape elements at community entryway points, clustered tree requirements to encourage view corridors into commercial areas, and streetscape improvements.~~

~~FLU Policy 6.3.11: Established Flowways~~

~~The County shall incentivize the protection of historic flowways (SPAM Series Map #6) by designating them as environmentally sensitive and allowing density to be severed from these areas. Passive recreational uses may be incorporated into upland areas adjacent to restored flowways. Development along a flowway must provide for public use by providing pedestrian paths and connections to adjacent properties. Public uses shall not include any activities that are detrimental to drainage, flood control, water conservation, erosion control or fish and wildlife habitat conservation and preservation. Proposed crossings of flowways shall include appropriately sized culverts or bridges to maintain surface water flows and wildlife underpasses where appropriate.~~

~~FLU Policy 6.3.12: Greenways Plan~~

~~The County shall implement a Greenways Plan (SPAM Series Map #6) for the U.S. 17 Corridor area that will connect flowways and wildlife corridors. The~~

~~flowways and wildlife corridors may be a minimum of 300 feet wide for 20 percent of their length but shall be a minimum of 500 feet wide for the remaining 80 percent of their length. The County shall also work with the property owners and various State and Federal agencies to explore funding source in order to construct wildlife crossings underneath U.S. 17 and C.R. 74 (Bermont Road).~~

~~FLU Policy 6.3.13: Water Access~~

~~The County shall work toward the creation of additional public and private boat access points including kayaks and canoes along the Peace River, Shell Creek and Prairie Creek, consistent with an approved boat facility siting study and Manatee Protection Plan.~~

~~FLU Policy 6.3.14: Eco-tourism Center~~

~~The County shall consider expanding permitted uses to encourage an eco-tourism center for Charlotte County by allowing bed and breakfast establishments, small cafes, nature centers and other eco-tourism facilities, such as kayak and bicycle rental and repair shops that are sensitive to the environment yet provide mobility to visitors and residents.~~

Revisions under Goal 6, Objective 6.4

~~FLU Objective 6.4: Babcock Ranch~~

~~To establish design standards to implement the Babcock Ranch Overlay District (BROD) (FLUM Series Map #8) and the Babcock Mixed Use (BMU) FLUM category, that is intended to create a well-planned new community in rural, east Charlotte County using the following Smart Growth principles and best management practices:~~

- ~~• Mix of Land Uses.~~
- ~~• Create a Range of Housing Opportunities and Choices.~~
- ~~• Create Walkable Neighborhoods.~~
- ~~• Foster Distinctive, Attractive Communities with a Strong Sense of Place.~~
- ~~• Provide a Variety of Transportation Choices.~~
- ~~• Make Development Decisions Predictable, Fair, and Cost Effective.~~
- ~~• Encourage Community and Stakeholder Collaboration in Development Decisions.~~

~~FLU Policy 6.4.1: DRI Master Plan~~

~~The official Babcock Ranch Community Master Land Plan (SPAM Series Map #7) for the development has been adopted as Map H in the Babcock Charlotte Master Development Order (BCMDO). The BROD Master Land Plan is subject to~~

~~adjustment through the Development of Regional Impact (DRI), State and Federal permitting processes. The BROD will consist of one Town Center, the North Babcock Area, multiple Villages and multiple Hamlets.~~

~~**FLU Policy 6.4.2: Walkable Community**~~

~~The BROD will include appropriate mixed use and smart growth urban design principles in generating vibrant walkable communities. Pedestrian friendly features such as, but not limited to: the appropriate mix of densities and uses, compact street intersections, greenway trail system, street furniture, landscaping of streets with native canopy trees and neighborhoods that are properly scaled for people, are required within the BROD. Crime Prevention Through Environmental Design (CPTED) strategies shall be implemented in the BROD.~~

~~**FLU Policy 6.4.3: Town Center Design**~~

~~The Town Center is oriented to serve the cultural, shopping, employment and civic needs of residents of the Town Center, Villages and Hamlets within the BROD. The Town Center will also support the surrounding area outside of the BROD. The commercial uses located within the Town Center shall be accessible to the adjacent Village developments and must be designed to provide for a safe pedestrian environment and pedestrian access. The Town Center shall also include stormwater management lakes and ponds in accordance with State and Federal permitting requirements. The public facilities are intended to allow a range of public and quasi-public uses including but not limited to educational and cultural facilities, utilities, fire/EMS, police substations, churches and others. Design standards for the Town Center are set forth in the BROD LDRs.~~

~~**FLU Policy 6.4.4: Village and Hamlet Design**~~

~~Villages shall be comprised of Residential Neighborhoods and a minimum of one or two Neighborhood Commercial Centers. Hamlets shall be comprised of Residential Neighborhoods and may include, but are not required to include, a Neighborhood Commercial Center sized to serve that particular Hamlet. Village and Hamlet open space shall be designed with identifiable character. Golf courses may be included within Villages and Hamlets.~~

~~**FLU Policy 6.4.5: Residential Neighborhood Design**~~

~~Residential Neighborhoods in Villages and Hamlets shall provide for a wide range of energy efficient housing types, materials and practices, consisting of single family and multi-family dwelling units that will cater to a wide range of economic levels and age groups, including permanent, as well as seasonal residents. Residential neighborhoods shall be organized around a village park or civic space and shall reflect compact building design typical of smart growth communities. Elementary and middle schools (subject to State regulations),~~

~~community parks and neighborhood parks shall be sized and located to define neighborhoods or a cluster of neighborhoods. Residential Neighborhoods shall be integrated and connected to each other, with limited use of gated communities (no more than ten percent and excluding affordable housing complexes). Integration and connection can be achieved by pedestrian, bicycle, or alternative vehicle access ways located within streets, greenways and open space. Design standards for the Residential Neighborhoods are set forth in the BROD-LDRs.~~

FLU Policy 6.4.6: Neighborhood Commercial Center Design

~~Neighborhood Commercial Centers form an integral part of the each Village and are designed to provide for daily and basic needs of the surrounding neighborhoods within the Village. A Neighborhood Commercial Center must be centrally located to provide for convenient pedestrian access to and from adjacent neighborhoods and those dwelling units located within the Village. The Neighborhood Commercial Centers will provide for a mix of land uses including, but not limited to, retail, service, office, small lot single family detached residential homes, accessory apartments, guesthouses, home occupations, home offices, multi-family uses, schools, civic/governmental uses, neighborhood or community parks and other similar services designed to meet the needs of its respective Village. Each Neighborhood Commercial Center is required to have Civic, Community, & miscellaneous Public Facilities as a central focal point. The focal point may be a combination of central public parks, schools, government buildings or civic/community facilities such as churches or community centers. Sheriff sub-stations, fire stations, government offices and other public services are encouraged within the Town Center and Neighborhood Commercial Centers. To take advantage of shared infrastructure such as parking, these types of facilities shall be located together to the extent practicable. Design standards for the Neighborhood Commercial Centers are set forth in the BROD LDRs.~~

FLU Policy 6.4.7: BROD Phasing Plan

~~The BROD Summary Phasing Plan sets forth the minimum non-residential square footage required for the number of dwelling units at the time of issuance of certificate of occupancy of the last dwelling unit of any particular threshold. The BROD Summary Phasing Plan is subject to adjustment through the DRI, State and Federal permitting processes. Subsequent DRI Incremental Development Orders shall establish the detailed phasing of development within the Increment. The DRI Incremental Development Orders shall determine the amount of residential and non-residential development allocated within the Town Center, each Village, and each Hamlet, respectively, in accordance with these BROD Objectives and Policies, ensure that development is orderly, maximize efficiency of infrastructure, and provide for specific infrastructure improvements needed to meet prescribed levels of service. The intent is that non-residential uses will be in place to serve the occupancy of dwelling units.~~

BROD Summary Phasing Plan

Residential Dwelling Units (C/O)	Non-Residential s.f. (Cumulative) *1	Schools [Elem (E1, E2, E3) Middle (M) & High (H) Schools]
500	40,000	
1,000	35,000	

Residential Dwelling Units (C/O)	Non-Residential s.f. (Cumulative) ^{*1}	Schools [Elem (E1, E2, E3) Middle (M) & High (H) Schools]
2,000	100,000	
4,000	300,000	E1
7,000	600,000	E2 & M
10,000	1,000,000	
12,000	1,250,000	H
14,000	1,550,000	E3
16,000	2,000,000	
17,870	3,000,000 ^{**2}	

*1— all non-residential square footage is cumulative by C/O threshold

**2— Non-residential sf threshold is minimum

FLU Policy 6.4.8: DRI Abandonment Strategy

~~If the DRI is abandoned prior to development, then Charlotte County shall process an application to amend the Comprehensive Plan, pursuant to Section 163.3184, F.S., and the Charlotte County Code, to reinstate the Future Land Use categories and zoning districts that were in effect immediately prior to the adoption of the BROD.~~

FLU Policy 6.4.9: Scenic Viewsheds

~~The BROD requires preservation of scenic viewsheds that provide visual cues (such as open space and other prominent natural features) to introduce or signal the transition from one zone to the other. This includes the appropriate location, concealment or control of the location of utilities and necessary infrastructure elements within the BROD.~~

FLU Policy 6.4.10: Public Spaces

~~The BROD requires public spaces, whether built or natural, active or passive, to provide a venue for public interaction and vibrant exchange among neighbors; these spaces should be centrally located to neighborhoods and the Town Center.~~

FLU Policy 6.4.11: Prescribed Burns

~~Recognizing the need for proper wildlife and land management practices on adjacent natural areas, the BROD shall not prohibit or otherwise limit the land management activities of the State and Lee County with regard to prescribed burning on public lands. It shall be made clear to purchasers of property within the BROD that prescribed burns are a necessary and integral part of land~~

~~management activities on public lands, through the recordation of notice to persons accepting a conveyance of real property in the BROD of such management activities.~~

~~FLU Policy 6.4.12: Open Space~~

~~Open Space shall consist of the Babcock Ranch Community Primary Greenway Plan (SPAM Series Map #8), non-residential vegetated green space, lakes and ponds not engineered for stormwater, lakes and ponds engineered for stormwater with general public access, hiking trails, greenways, bike paths, upland and wetland areas. The design of open areas shall, where applicable, be integrated with adjacent Primary Greenways so as to enhance habitat for small mammals and wading birds. The design of development areas and plantings shall, where applicable, enhance habitat for indigenous animal species. Open Space shall include a minimum of 35 percent of the gross acreage of the BROD. Active uses such as ball fields, golf courses and other related recreation uses can be counted toward Open Space but only 50 percent of the area can be utilized for calculation purposes. Open Space will serve the additional goal of surrounding and defining Villages, Hamlets and the Town Center.~~

~~FLU Policy 6.4.13: Open Space that is not Primary Greenway~~

~~Open space areas outside of Primary Greenways may include the following uses: picnic areas, greenway trails, benches, boardwalks, golf courses, water management systems, biking/jogging/equestrian trails, vita courses, bird-viewing blinds/tower, and interpretive facilities.~~

~~FLU Policy 6.4.14: Primary Greenways Plan~~

~~Four categories of the Primary Greenways Plan are: Active Greenway, Passive Greenway, Observation Greenway and Corridor Greenway. The Primary Greenways Plan shall be updated with each incremental DRI as required by the Babcock Ranch Community Master Development of Regional Impact Master DRI Development Order.~~

~~FLU Policy 6.4.15: Primary Greenways~~

~~The areas labeled as Greenways, Agriculture, Parks, and Recreation on the Master Plan shall be considered Primary Greenways. A management plan shall be prepared as part of the DRI process for the Primary Greenways. Allowable uses in all Primary Greenways include transportation and utility corridors, including major roadways, minor roadways, major multi-use trails and secondary multi-use trails that shall be designed to avoid and then minimize impacts to native vegetation, flowways and wetlands. The edges of the Primary Greenways shall be designed to increase the functional value of the Primary Greenways areas and to provide a transition from these areas to human uses. Existing~~

~~agricultural uses shall be allowed in all Primary Greenways. Compatible land management activities may be conducted in all of these Greenways, including but not limited to, ecological burning, ecosystem restoration and hydrologic restoration. To the extent practicable, historic flowways or conveyances shall be restored within Primary Greenways where flowways have been constricted or otherwise impeded by past activities, or where additional land is needed to enhance wildlife corridors. In determining whether a proposed restoration is practicable, consideration shall be given to legal permissibility, cost of the restoration compared to the environmental benefit, and the physical impacts on persons and property both within and outside the BROD.~~

~~FLU Policy 6.4.16: Primary Greenway as Mitigation~~

~~Primary Greenways within the BROD may serve as mitigation for listed species and wetland impacts associated with the BROD. Specific Listed Species Management Plans may be accommodated in some of the Primary Greenways for the protection and long-term viability of State and/or federally listed species. The implementation of such plans may require additional land management activities to be conducted. Primary Greenways may also accommodate wetland mitigation in accordance with wetland regulations and approval from Water Management Districts and U.S. Army Corps of Engineers. Wetland mitigation will be determined using the Uniform Mitigation Assessment Method (UMAM).~~

~~FLU Policy 6.4.17: Corridor Greenway~~

~~The primary goal of the Corridor Greenway is conservation, with limited public use. The Corridor Greenway creates a critical connection designed to encourage wildlife movement between the regionally-significant conservation lands of Telegraph Swamp and the remainder of Babcock Ranch to the east and the Curry Lake Area and Fred C. Babcock – Cecil M. Webb Wildlife Management Area to the west. The Corridor Greenway will also connect equestrian and hiking trail systems to the north and south of the Corridor Greenway. Such recreational uses to be accommodated include equestrian use, hiking trails, and limited boardwalks and observation decks, similar to the uses contemplated for the lands being acquired by the State. Other allowable uses may include existing agriculture, silviculture as a land management tool, one coordinated transportation and utility crossing running north to south, and habitat restoration. The transportation corridor shall include appropriate fencing to direct wildlife using the corridor transportation facility in accordance with the BCMDO. All uses shall be designed to avoid and then minimize impacts to native vegetation, flowways and wetlands.~~

FLU Policy 6.4.18: Observation Greenways

~~Observation Greenways consist primarily of native vegetative communities and are largely un-impacted by agricultural activities. The primary goal of the Observation Greenway is conservation and limited public use. Observation Greenways shall have the fewest uses and impacts, similar to the Corridor Greenway. Recreational uses within Observation Greenways include equestrian and hiking trails, limited boardwalks and observation decks, and unpaved pathways linking the developed portion of the BROD area to the remaining portion of the Babcock Ranch to the east. Other allowable uses may include silviculture as a land management tool and habitat restoration. All uses shall be designed to avoid and then minimize impacts to native vegetation, flowways and wetlands.~~

FLU Policy 6.4.19: Passive Greenways

~~Passive Greenways are located in close proximity to certain Villages and Hamlets, are farther removed from the Town Center area, and provide passive recreational opportunities, with the potential for ADA accessibility. Uses within Passive Greenways shall have fewer impacts than uses within Active Greenways. Such recreational uses to be accommodated include neighborhood parks, picnic areas and playgrounds, primitive camping, equestrian use, hiking trails, boardwalks and observation decks, limited paved trails and similar uses. Other allowable uses may include silviculture as a land management tool, transportation and utility crossings, stormwater management, habitat restoration and other similar uses. All uses shall be designed to avoid and then minimize impacts to native vegetation, flowways and wetlands.~~

FLU Policy 6.4.20: Active Greenways

~~Active Greenways are located in close proximity to the Town Center and Villages and provide passive and active recreational opportunities, with the potential for ADA accessibility. Such recreational activities may include neighborhood parks, picnic areas and playgrounds, camping, equestrian use with support facilities, hiking trails, boardwalks and observation decks, paved trails, active parks with ball fields (including restrooms and concession facilities), golf courses and similar uses. Other allowable uses may include nurseries, agriculture, silviculture as a land management tool, transportation and utility crossings, renewable energy systems and facilities, stormwater management, habitat restoration and other similar uses. All uses shall be designed to avoid and then minimize impacts to native vegetation, flowways and wetlands.~~

FLU Policy 6.4.21: Wetland Management

~~Impacts to naturally occurring wetlands within the BROD area shall be avoided first, and then minimized, to the greatest extent possible. These wetlands will be~~

~~protected based upon the wetland functionality assessment outlined in Florida's Uniform Mitigation Assessment Method (UMAM), State permitting requirements of the South Florida Water Management District and Federal permitting requirements. Uses within protected wetlands shall be restricted to those uses which are compatible, including but not limited to, passive recreation, environmental research and education, boating, fishing, limited boardwalk and observation platforms, all in accordance with State and Federal permitting requirements. The use of existing wetland areas for water management (attenuation and storage, but not treatment) shall be allowed to the extent permitted by law.~~

~~Wetland areas within the BROD currently being used as water management areas may be relocated if:~~

- ~~1. All approvals are obtained from appropriate Local, State and Federal agencies;~~
- ~~2. The affected wetland functions are replaced, and~~
- ~~3. Appropriate mitigation is provided within the Babcock Ranch, including the BROD area and the area sold to the State and Lee County.~~

~~Limited crossings of such wetlands may be allowed when:~~

- ~~1. It is the only feasible route to serve existing or designated future urban development areas;~~
- ~~2. The crossing is bridged or box-culverted to the greatest degree possible, maintaining pre-development volume, direction, distribution, and surface water hydroperiod, or~~
- ~~3. Appropriate mitigation is provided within the Babcock Ranch, including the BROD area and the area sold to the State and Lee County.~~

FLU Policy 6.4.22: Master Drainage Plan

~~The County shall require a Babcock Ranch Community Master Drainage Plan (SPAM Series Map #9) indicating existing, to be restored, or created primary flowways within the BROD. The primary flowways will connect surface water management lakes and on-site wetlands, but only if wetland seasonal hydroperiods will improve or remain consistent with pre-development conditions. Littoral shelves should be planted along the primary flowways to provide water quality treatment and foraging areas for wading birds. Road crossings may be constructed across and through primary flowways, as long as the hydrological integrity of the flowways is maintained through the crossings. The master drainage plan shall be designed to meet Class III water quality standards and maintain off-site flows at pre-development levels.~~

FLU Policy 6.4.23: Surface Water Management System

~~A surface water management system that incorporates the functions of the natural on-site system, including seasonal hydroperiods, surficial aquifer/water table elevations, continuity of conveyance systems and water quality shall be required, in accordance with State and Federal permitting requirements. The surface water management system shall be designed with best management practices (BMPs) as necessary to meet the State water quality standards. The surface water management system will provide treatment in a created system prior to discharge to the natural system. Man made ponds, lakes and/or drainage features shall be designed (size, depth, etc.) and located (setbacks from wetlands, etc.) so as to maintain water levels, quality and hydroperiods for native aquatic vegetation and wildlife, to the extent possible. Storm water treatment ponds shall be shaped to reflect natural lakes and have planted littoral zones. Historic flows may also be restored within developing areas through the surface water management system design and permitting process. The conveyances shown in the western portion of the BROD may be modified to provide an equivalent conveyance. Water management treatment shall be done outside the historic conveyances. Further, the surface water management system for the BROD will be designed, permitted and constructed to assist in the Minimum Flow Levels (MFL) recovery program of the South Florida Water Management District, and the system will not lessen any contributions of water to the Caloosahatchee River during low flow periods. The approved Group III Excavation Permit, No. 07-EX-16, may be extended and modifications allowed, such as changes to the lake configurations, without the need to rezone the land to Excavation and Mining (EM) or amend the FLUM to Mineral Resource Extraction (MRE). This exemption shall not permit expansion of the area subject to the permit.~~

FLU Policy 6.4.24: Master Internal Circulation Plan

~~The Babcock Ranch Community Master Internal Circulation Plan (SPAM Series Map #10) depicts the traffic circulation system including the pedestrian, bicycle, and other non-automobile transportation networks in addition to automobile networks. The plan shall be updated with each incremental DRI.~~

FLU Policy 6.4.25: Transportation System

~~A cohesive transportation system that includes supportive land use and development is to be applied within the BROD. This shall include the coordination of land uses and transportation networks such as bicycle, pedestrian, road, personal transportation (such as Electric Urban Vehicles) including other low-emission forms of transportation, Segways and transit~~

~~facilities. Connectivity between these multimodal approaches is necessary to an effective transportation system.~~

~~FLU Policy 6.4.26: Transportation Needs~~

~~Charlotte County will support amending the below described MPO transportation planning maps to reflect the transportation improvements to serve the BROD, with appropriate funding from the development within the BROD, as long as previously identified needs and funding for other projects is not delayed:~~

- ~~1. Map 2030 Needs Assessment Traffic Circulation.~~
- ~~2. Map 2030 Cost Feasible Projects.~~
- ~~3. Map 2030 Cost Feasible Circulation.~~

~~FLU Policy 6.4.27: Expansion of S.R. 31~~

~~Working with the owners/developers of the BROD, Charlotte County shall support the conveyance of a 300 foot right-of-way along S.R. 31 from the Lee/Charlotte County Line to C.R. 74 for the expansion of S.R. 31. Additionally, the owners/developers of the BROD will work with Lee County to execute a Development Agreement or an Interlocal Agreement to provide for the planning and acquisition of a consistent right-of-way from North River Road north to the Lee/Charlotte County Line. Two wildlife crossings shall be provided along and under S.R. 31 on lands being acquired by the State; one in the vicinity of Curry Lake and one north of the northern portion of the BROD. The exact location and design of the crossings shall be determined in consultation with FDOT, FDEP and FWCC.~~

~~FLU Policy 6.4.28: Internal Capture Rate~~

~~Using mixed use planning and a compact urban form, including commercial, office, industrial and institutional uses, contemplated herein, the internal capture rate ("ICR") for vehicle trips shall be maximized, with a targeted internal capture rate of between 50% - 70%. However, analysis of transportation impacts will initially assume a 22% ICR for the BCMDO and the first Application for Incremental Development Approval (AIDA), subject to adjustment upward or downward in each subsequent increment of the DRI process, and will therefore provide an evaluation of which off-site transportation improvements are required under this scenario. Transportation models shall be generated using a unified model which includes traffic in Lee and Charlotte Counties. As development within the BROD occurs, the ICR will be monitored, utilizing and reconciling Charlotte County and Lee County data, and the required off-site transportation improvements will be adjusted so that the required improvements are commensurate with any actual measured ICR, or as may be adjusted.~~

FLU Policy 6.4.29: Mass Transit Consideration

~~Transportation planning shall also include consideration of mass transit (including planning for future corridors), as an integrated component in the planning and design process for the property, and will be designed for connectivity to larger regional systems, both present and planned.~~

FLU Policy 6.4.30: Housing Diversity

~~Provide a diversity of housing types to enable citizens from a wide range of economic levels and age groups within the BROD. This would include the provision of affordable/workforce housing at a level of ten percent of the total number of residential housing units built within the BROD.~~

FLU Policy 6.4.31: Capital Improvements Plan

~~Development within the BROD shall provide adequate infrastructure that is financially feasible to Charlotte County and the School Board and that meets or exceeds the levels of service standards adopted by Charlotte County. The BROD Capital Improvements Plan (BROD CIP) has been adopted. The BROD CIP specifies the responsible party, whether County, developer, a community development district or independent special district ("District") or otherwise, for the funding of such infrastructure. Financial feasibility shall be demonstrated through an enforceable Development Agreement or Interlocal Agreement. The BROD CIP is subject to adjustment through the DRI, State and Federal permitting processes, to the extent such adjustment meets the BROD Objectives and Policies and incorporates all infrastructure included in the BROD CIP. The developer or District shall be responsible for those items as shown on the BROD CIP as funded by Developer or District and for all proportionate share payments less than 100 percent as development triggers such payments. In accordance with Section 163.3180, F.S., adopted in 2005 through Senate Bill 360, the County shall accept any such proportionate share payments but shall not be required to construct such proportionate share improvements until 100 percent funding is available.~~

FLU Policy 6.4.32: Financing Tools

~~The County shall encourage a variety of financing tools and strategies to fund capital improvement programs within the BROD, such as Community Development Districts (CDD), Independent Special Districts, Business Improvement Districts (BID), Educational Facilities Benefit Districts and other viable financing strategies to fund infrastructure improvements and achieve fiscal neutrality.~~

~~FLU Policy 6.4.33: Water Conservation Plan~~

~~The BROD will develop and implement a water conservation plan. Town and Country Utility Company or its designee shall submit the water conservation plan as part of the individual water use permit application for consumptive use. The following water conservation elements will be incorporated:~~

- ~~1. Limitation of landscape irrigation times to prevent evaporative losses;~~
- ~~2. Use of site tolerant plants and efficient watering system known as xeriscaping;~~
- ~~3. Installation of ultra-low volume plumbing fixtures in all new homes and businesses;~~
- ~~4. Use of Florida Friendly landscaping;~~
- ~~5. Leak detection programs in case water losses exceed 10 percent;~~
- ~~6. Operation of rain sensor device or automatic switch to override irrigation sprinkler system when adequate rainfall has occurred;~~
- ~~7. Public education programs; and~~
- ~~8. Use of reclaimed water, when available.~~

~~FLU Policy 6.4.34: Wellfield Management Plans~~

~~Developer or Town and Country shall prepare and implement wellfield management plans for potable water, agricultural uses, and disposal and storage wells, existing or proposed within the BROD. As part of the agricultural wellfield management plan, Developer will identify wells within the BROD that need to be abandoned and properly plugged to avoid potential cross-contamination, and will do so at Developer's expense. All potable water wells (defined in Rule 62-521.200(6)711, F.A.C.) and all other water wells, not defined as potable, shall be protected.~~

~~FLU Policy 6.4.35: Telecommunications Infrastructure~~

~~Develop a fiber optic and/or wireless telecommunications infrastructure to support voice, video, data and security network systems, where feasible.~~

~~FLU Policy 6.4.36: Water, Wastewater and Reclaimed Water~~

~~Town and Country Utility Company or its designee shall plan, design, permit, and construct a water, wastewater, and reclaimed water utility infrastructure (including water supply, treatment, storage, distribution, collection, and disposal capacity) to support the potable water, sanitary sewer, and irrigation needs of the BROD at full buildout and in accordance with the level of service established by the County's comprehensive plan, as amended from time to time. This infrastructure shall be built to County standards, and as-built drawings shall be provided to County. County may conduct periodic inspections (the nature and frequency of which are to be determined by County) both during and after~~

~~construction to ensure that the infrastructure is being properly constructed, operated, and maintained. It is recognized by the parties that said infrastructure may be constructed in phases commensurate with the creation of demand by the Development.~~

~~FLU Policy 6.4.37: Mandatory Reclaimed Water~~

~~Development within the BROD will be required to use reclaimed water to meet all the irrigation needs of the proposed development, to the extent reuse water is available. Mandatory reclaimed water zones will be established within the BROD to promote water conservation. A reclaimed water utility system will be designed so that landscaped areas and other potential users will have access to the system. Conventional water sources will be used only when an insufficient volume of reclaimed water is available.~~

~~FLU Policy 6.4.38: Impact Fee Credits~~

~~Public infrastructure extended and funded by the developer, or its assigns, shall be entitled to impact fee credits.~~

~~FLU Policy 6.4.39: Future Impact Fees~~

~~The County may consider the increase of school, park and other appropriate impact fees and the establishment of districts that might fund public facilities that support the BROD, if necessary.~~

~~FLU Policy 6.4.40: Expenditure of Transportation Revenues~~

~~Transportation revenues generated within the BROD, including, but not limited to, gas taxes, and special assessments, shall be spent according to the existing County policies, a development agreement or interlocal agreement.~~