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AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, PURSUANT TO SECTION 163.3184(3), FLORIDA STATUTES, AMENDING FLU GOAL 1, FLU GOAL 2, FLU GOAL 3, FLU GOAL 4, AND FLU GOAL 5, AND SOME OBJECTIVES AND POLICIES UNDER FLU GOAL 1, FLU GOAL 2, FLU GOAL 3, FLU GOAL 4, FLU GOAL 5, AND FLU GOAL 6 SET FORTH IN THE FUTURE LAND USE (FLU) ELEMENT OF CHARLOTTE COUNTY'S COMPREHENSIVE PLAN, AND CHANGING THE NAME TO CHARLOTTE 2050 COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, on July 20, 2010, the Board of County Commissioners of Charlotte County, Florida ("Board"), in a public hearing, adopted the Smart Charlotte 2050 Comprehensive Plan ("Smart Charlotte Plan"), which became effective on June 15, 2011; and

WHEREAS, during the implementation of the Smart Charlotte Plan, it became apparent that some policies needed to be revised in order to fulfill the vision that was established in the Smart Charlotte Plan, exercise the "Home Rule" authority in the County's Charter, and better guide redevelopment and future development within the County; and

WHEREAS, at the Board's direction, County Staff worked on revisions to the Goals, Objectives and Policies of the Future Land Use (FLU) Element, FLU Appendix I: Land Use Guide, FLU Appendix III: Definitions, the Natural Resources (ENV) Element, and Coastal Planning (CST) Policy 3.2.5; and

★ 23  
MIN

1           WHEREAS, on September 23, 2014, the Board adopted five ordinances to  
2 accomplish these revisions; however, on July 14, 2015, the Board rescinded these five  
3 ordinances and requested County Staff to work on revisions to these previously adopted  
4 ordinances to Charlotte County's Comprehensive Plan; and

5           WHEREAS, in order to address concerns and move forward with the  
6 revisions to Charlotte County's Comprehensive Plan, County Staff has divided the  
7 revisions into two parts; and

8           WHEREAS, County Staff has been working on part I of the revisions which  
9 includes eight different areas of changes; and

10           WHEREAS, on October 12, 2015, Petition PA-15-07-08-LS, specifically  
11 revisions to FLU Goal 1, FLU Goal 2, FLU Goal 3, FLU Goal 4, and FLU Goal 5, and some  
12 objectives and policies under FLU Goal 1, FLU Goal 2, FLU Goal 3, FLU Goal 4, FLU Goal  
13 5, and FLU Goal 6, and changing the name to Charlotte 2050 Comprehensive Plan, was  
14 heard by the Planning and Zoning Board ("P & Z Board") and, based on the findings and  
15 analysis provided by County Staff and the evidence presented to it, the P & Z Board made  
16 a recommendation to the Board to transmit the revisions to the Department of Economic  
17 Opportunity ("DEO") for review and comments; and

18           WHEREAS, on November 24, 2015, Petition PA-15-07-08-LS, specifically  
19 revisions to FLU Goal 1, FLU Goal 2, FLU Goal 3, FLU Goal 4, and FLU Goal 5, and some  
20 objectives and policies under FLU Goal 1, FLU Goal 2, FLU Goal 3, FLU Goal 4, FLU Goal  
21 5, and FLU Goal 6, and changing the name to Charlotte 2050 Comprehensive Plan, was  
22 heard by the Board and it was approved for transmittal to DEO for review and comments;  
23 and

1           WHEREAS, on December 29, 2015, DEO issued a letter stating that it had no  
2 comments regarding Petition PA-15-07-08-LS, specifically revisions to FLU Goal 1, FLU  
3 Goal 2, FLU Goal 3, FLU Goal 4, and FLU Goal 5, and some objectives and policies under  
4 FLU Goal 1, FLU Goal 2, FLU Goal 3, FLU Goal 4, FLU Goal 5, and FLU Goal 6, and  
5 changing the name to Charlotte 2050 Comprehensive Plan; and

6           WHEREAS, other relevant state agencies also reviewed the revisions and  
7 had no comments; and

8           WHEREAS, after due consideration regarding PA-15-07-08-LS, specifically  
9 revisions to FLU Goal 1, FLU Goal 2, FLU Goal 3, FLU Goal 4, and FLU Goal 5, and some  
10 objectives and policies under FLU Goal 1, FLU Goal 2, FLU Goal 3, FLU Goal 4, FLU Goal  
11 5, and FLU Goal 6, and changing the name to Charlotte 2050 Comprehensive Plan, and  
12 based on the analysis and evidence presented to the Board, the Board has found the  
13 proposed revisions are in the best interests of the health, safety, and welfare of the County  
14 and the future the County envisions and desires for itself.

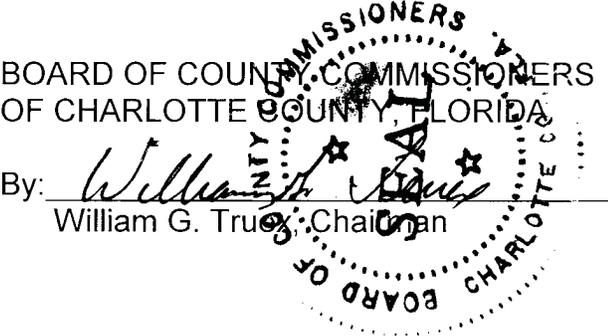
15           NOW, THEREFORE, BE IT ORDAINED by the Board of County  
16 Commissioners of Charlotte County, Florida, that:

17           Section 1. Adoption. FLU Goal 1, FLU Goal 2, FLU Goal 3, FLU Goal 4,  
18 and FLU Goal 5, and some objectives and policies under FLU Goal 1, FLU Goal 2, FLU  
19 Goal 3, FLU Goal 4, FLU Goal 5, and FLU Goal 6 set forth in the Future Land Use  
20 (FLU) Element of Charlotte County's Comprehensive Plan are hereby amended by  
21 adding the underlined language and by ~~deleting the stricken language~~ to provide as  
22 shown in Exhibit "A" which is attached hereto and provided herein.

1           Section 2. Severability. If any section, subsection, clause, phrase, or  
2 provision of this ordinance or its accompanying Charlotte County Comprehensive Plan  
3 element is for any reason held invalid or unconstitutional by any court or body of  
4 competent jurisdiction, such holding shall not be construed to render the remaining  
5 provisions of this ordinance or its accompanying Charlotte County Comprehensive Plan  
6 element invalid or unconstitutional.

7           Section 3. Effective Date. The effective date of this plan amendment, if  
8 the amendment is not timely challenged, shall be 31 days after the state land planning  
9 agency notifies the local government that the plan amendment package is complete. If  
10 timely challenged, this amendment shall become effective on the date the state land  
11 planning agency or the Administration Commission enters a final order determining this  
12 adopted amendment to be in compliance. No development orders, development  
13 permits, or land uses dependent on this amendment may be issued or commence  
14 before it has become effective. If a final order of noncompliance is issued by the  
15 Administration Commission, this amendment may nevertheless be made effective by  
16 adoption of a resolution affirming its effective status, a copy of which resolution shall be  
17 sent to the state land planning agency.

PASSED AND DULY ADOPTED this 26th day of January, 2016.



By: William G. True  
William G. True, Chairman

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

By: Michelle D. Bernardino  
Deputy Clerk

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY:

By: Janette S. Knowlton  
Janette S. Knowlton, County Attorney  
LR2015-3562

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**FUTURE LAND USE - GOALS, OBJECTIVES AND POLICIES**

**PURPOSE**

The Future Land Use (FLU) Goals, Objectives and Policies implement the Smart-Charlotte 2050 Framework. This element focuses on ~~the~~ these planning principles of ~~Smart Growth~~ as the underlying standard for the creation of land use policy; the Urban Service Area policies to establish a clearer focus on future neighborhood development in the right place and form; the recognition and introduction of "incentives" as the primary method for achieving the desired land use form; and a focus on economic development. The descriptions of land use categories are separate from the policies of the element and have been placed in FLU Appendix I.

All references to any ordinances, statutes or regulations contained herein shall, unless otherwise noted, be deemed to be those in effect as of the date of adoption of this element and thereafter as amended, renumbered or otherwise revised.

**GOALS, OBJECTIVES AND POLICIES**

**FLU GOAL 1: ~~SMART GROWTH~~2050 FRAMEWORK**

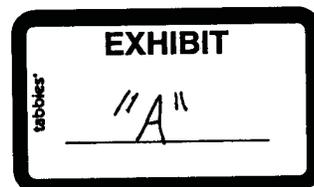
Implement a land use and development framework based upon ~~Smart Growth~~Planning Principles that will:

- Preserve and protect natural resources.
- Preserve and support agricultural uses.
- Protect and enhance residential neighborhoods.
- Promote a compact, efficient, and environmentally sensitive pattern of development.
- ~~Promote~~ economic development.
- ~~Prevent~~ Discourage urban sprawl pursuant to Section 163.3177 Florida Statutes (F.S.)(2015).
- Encourage and support energy efficient land use forms.
- Ensure adequate services and facilities to serve new and existing development.
- Protect private property rights.

**FLU Objective 1.1: ~~Smart Growth~~Planning Strategy Implementation**

To create a planning framework and implementation strategy that will enhance the livability of Charlotte County; preserve or enhance its natural, cultural, and physical resources; discourage urban sprawl pursuant to Section 163.3177 F.S. (2015); promote sustainable, and energy-efficient land use patterns; ~~and reduce greenhouse gas emissions (GHG).~~

**FLU Policy 1.1.1: ~~Planning Principles for Smart Growth~~**



These ~~Planning Principles of Smart Growth~~ shall guide the creation of land use policy and development regulations within Charlotte County and shall be implemented through the policies contained in this ~~Smart-Charlotte 2050 Comprehensive Plan (Plan)~~. These principles shall include:

- Preserving open space, farmland, natural beauty and critical environmental areas.
- ~~Strengthening and directing development towards existing communities~~Promoting urban development and redevelopment.
- Taking advantage of compact building design.
- ~~Fostering~~Encouraging distinctive, attractive, mixed use communities with a strong sense of place.
- ~~Creating~~Encouraging the creation of walkable neighborhoods in population centers that can support compact development.
- Creating a range of housing opportunities and choices.
- Providing a variety of transportation choices.
- Encouraging community and stakeholder collaboration.
- Making development decisions predictable, fair and cost effective.

**FLU Policy 1.1.2: 2050 Framework Report and ~~Smart Growth~~Planning Concept Plan**

The Charlotte County 2050 ~~Smart Growth~~Planning Concept Plan (SPAM Series Map #1) illustrates land use relationships that follow the Planning Principles for Smart Growth and represents a ~~Smart Growth~~ future development for the County. This ~~Smart Growth~~Planning Concept Plan provides no regulatory function within the Plan, but provides a graphic illustration of the application of the Planning principles prescribed herein. The ~~Smart-Charlotte 2050 Planning Framework Report and Concept Plan~~ serve to guide development and redevelopment activities through the formulated objectives and policies associated with the four components of the Framework Report:

1. Natural Resources (FLU Goal 2)
2. Agricultural and Rural (FLU Goal 3)
3. Neighborhoods (FLU Goal 4)
4. Economic Development (FLU Goal 5)

**FLU Policy 1.1.3: Strategy for Sustainability – ~~Land Use~~Reducing Vehicle Miles Traveled**

The County shall implement a comprehensive land use strategy that is designed to reduce vehicle miles traveled and GHG emissions through policies that:

1. Discourage urban sprawl pursuant to Section 163.3177 F.S. (2015).

2. Provide for multiple housing options and community-tailored guidelines recognizing the County's diversity.
- ~~2. Implement Smart Growth principles.~~
3. Amend the County's Code of Laws and Ordinances to further and support the Smart Growth planning policies of the Plan.

3. \_\_\_\_\_

**FLU Policy 1.1.5: Strategy for Sustainability: Reducing the Carbon Footprint**

The County shall take the following actions as part of an overall strategy to reduce the carbon footprint of development and infrastructure in Charlotte County:

1. *Bicycle and Pedestrian*: Encourage the cooperation of public agencies and private owners in the provision of a bicycle and pedestrian system connecting all land uses along arterial and collector roads in order to reduce dependence on automobiles.
2. *Transportation System*: Encourage the cooperation of existing and future land owners and developers in shifting to a multi-modal transportation system including, but not limited to, the locating of solar sheds, bus stops, shelters, and other passenger and system accommodations.
3. *Energy Efficiency*: Encourage Require the use of energy-efficient materials and building techniques lighting, such as solar powered fixtures, for streets, parking areas, recreation areas and other interior and exterior public areas. Further, for all development, the County shall encourage energy efficient appliances and equipment, energy efficient features in window design, use of operable windows and ceiling fans and other technology to conserve energy.
4. ~~Discourage Unnecessary Restrictions~~: Discourage deed restrictions or covenants that would prevent or unnecessarily hamper energy conservation efforts (e.g. building orientation, clotheslines, and solar water heating systems).
5. ~~Local Air Temperatures~~: Encourage reduced coverage by asphalt, concrete, rock and similar substances in streets, parking lots and other areas to reduce local air temperatures, and reflected light and heat.
65. *Shade Trees*: Encourage the planting of native shade trees to provide reasonable shade for all recreation areas, streets and parking areas. Trees shall be chosen and placed so as to provide needed shade in warmer months while not overly reducing the benefits of sunlight in cooler months.

**FLU Policy 1.1.6: Consistency with Comprehensive Plan**

The County shall issue all development orders or permits to be consistent with the Future Land Use Map (FLUM) Series and ~~Smart~~ Charlotte 2050 Comprehensive

Plan as specified in Chapter 163.3194, ~~Florida Statutes (F.S.)~~. All County regulations, including the Zoning Code, Subdivision Regulations, and Zoning Atlas, are subordinate to the Plan and to the FLUM Series. Density and intensity increases shall only be allowed up to the maximum provided by the designation of the subject property; increases beyond the maximum shall require a comprehensive plan amendment to a higher intensity use should one exist.

**FLU Objective 1.2: Future Land Use Map (FLUM)**

To direct the timing, location, density, and intensity of development and redevelopment throughout Charlotte County consistent with the Planning Principles of Smart Growth and in the 2050 Framework Report and Concept Plan.

**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 pursuant to Section 163.3177 F.S. (2015) 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: Charlotte Harbor 2030 FLU – Detail Map
- Map #2: 2050 Framework
- Map #3: 2030 Service Area Delineation
- Map #4: Watershed Overlay District
- Map #5: Surface Water Protection Overlay District
- Map #6: Prime Aquifer Recharge Area
- Map #7: 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 Areas
Map #25:	Developments of Regional Impact
Map #26:	Community Redevelopment Areas
Map #26A:	Charlotte Harbor Community Redevelopment Area

**FLU Policy 1.2.2: Scriveners’ Errors for FLUM Series Maps**

The boundaries of the FLUM Series Maps are graphic representations of different categories. To address scriveners’ errors, boundaries may be adjusted based on references to recorded documents, surveys, or other factual data to correct such errors. Boundaries shall not be adjusted in such a manner that they encroach into established residential areas.

**FLU Objective 1.4: Protection of Private Property Rights**

To recognize and respect ~~existing~~ private property rights, including the right to farm, and to ~~consider~~ respect such rights and the impact upon them when preparing recommendations for land use decisions.

**FLU Policy 1.4.1: Vested Rights Protection**

The County recognizes and respects ~~existing~~ private property rights, including the right to farm, as well as other existing entitlements, and shall continue to provide methods for the assertion of vested rights and other administrative remedies through the Charlotte County Code of Laws and Ordinances.

**FLU GOAL 2: ~~SMART GROWTH~~ PLANNING CONCEPT PLAN IMPLEMENTATION - NATURAL RESOURCE PROTECTION**

Promote land use practices that:

- Preserve and protect natural resources and wildlife habitat.
- Target additional acquisition to close gaps in regional and Statewide wildlife corridors.
- Maintain or improve the quality of water that discharges into surface waters and groundwaters.
- Minimize negative environmental impacts within the built environment ~~by reducing carbon emissions, minimizing water use, utilizing alternative energy resources and controlling pollution.~~

**FLU Policy 2.1.2: 2050 Framework – Conservation Lands**

The County hereby depicts as Conservation on the 2050 Framework (FLUM Series Map #2) those lands that are designated as Preservation, Resource Conservation and, in some cases, Parks and Recreation on the Future Land Use Map and those lands that are known to be restricted from development by covenant or easement within the Urban Service Area. Private lands within this designation are allowed to develop existing development rights ~~but any request to amend these rights to allow greater density or intensity shall be denied.~~ Requests to allow greater density or intensity are generally discouraged with the intent of protecting natural resources and aiding in conservation efforts.

**FLU Policy 2.1.3: Direct Incompatible Uses Away from Natural Lands**

The County shall review proposed FLUM amendments or rezoning actions ~~land developments~~ adjacent to lands designated as Preservation or Resource Conservation and all public lands acquired for preservation purposes for potential adverse impacts, and shall ensure that:

1. ~~FLUM amendments or rezoning actions~~ Adverse impacts that would compromise the value and connection of natural lands within the County are ~~prohibited~~ discouraged and minimized.
2. Long-term management, ~~(particularly including prescribed fire, will )~~ is not be precluded by such adjacent development through the use of setbacks and buffers or compromised by adjacent development.
3. ~~Exotic and nuisance vegetation are not allowed to encroach on these lands.~~
4. ~~The quality of the habitat within these lands is not permitted to degrade as a result of the adjacent use.~~
5. ~~3. The fragmentation of natural systems within these lands is minimized or shall be avoided when viable. When avoidance is not viable, fragmentation shall be minimized by limiting new or expanded roadways through and adjacent to these areas.~~

**FLU Policy 2.1.4: Access to Conservation Areas**

The County shall continue to work to with the State toward ensuring ~~ensure~~ that public conservation lands within the County are accessible to the public;

1. ~~where~~ When such access does not conflict with the resource management goals of those lands.
2. To encourage passive recreation in scrub jay habitat, when appropriate as set forth in the Habitat Conservation Plan (HCP).
3. To encourage the public participation in more forms of resource-based recreation. ; ~~toward encouraging visitor use; and in engaging the public in more forms of resource-based recreation.~~

**FLU Policy 2.1.5: Access to Public Water Bodies**

The County shall generally not vacate any public street, right-of-way, or easement that would constrain existing or potential public access to the County's many public water bodies in the absence of public benefit. The County shall address and define public benefit, including whether there are conditions that mitigate and could allow for the vacation of a public street, right-of-way, or easement that provides or potentially could provide such access.

**FLU Policy 2.1.6: Floodplain Protection**

All development shall be consistent with the adopted Florida Building Code and the adopted local Floodplain Ordinance. The County shall evaluate and potentially revise the existing Floodplain Ordinance to comply with the requirements and rules of the National Flood Insurance Program and any higher regulatory standards adopted by the Board of County Commissioners.

~~The County requires new development in 'A' and 'V' zones as defined by the Flood Insurance Rate Map to be elevated at or above base flood elevation and constructed to withstand damage from tidal actions.~~

**FLU Policy 2.1.8: Exotic Species**

The County shall adopt and implement regulations to prevent the introduction and spread of invasive, exotic species and shall also implement a program to eradicate established colonies from natural areas managed by the County ~~by December 2014~~. This program will be coordinated with adjacent governments as well as State and Federal agencies.

**FLU Policy 2.2.1: Establish a Wildlife Corridor Linkage Strategy**

The County ~~hereby has adopted~~ adopted Critical Wildlife Corridors (FLUM Series Map #22) in the east county area as an initial important step in a County-wide Wildlife Corridor Linkage Strategy. The County shall adopt a Creation of a county-wide Wildlife Corridor Linkage Strategy shall be explored and will either be adopted as an appendix in the Natural Resources element or as Objective and Policies within that element by December 2012. Protection methods for lands within the Corridors may include acquisition and ~~incentives~~ identification of compatible and complementary uses, and regulation. Regulatory actions will be supported by an update to the Code of Laws and Ordinances.

**FLU Policy 2.3.3: Nutrient Runoff**

The County shall continue to monitor water quality in surface waters and shall require Best Management Practices to reduce nutrient-laden runoff, which includes but is not limited to runoff from urban areas, residential landscapes, and agricultural lands. The County shall require implementation of Best Management Practices as required by permits issued by State agencies.

**FLU Policy 2.3.7: Advanced Septic Systems**

~~The County shall require new lots intended to be served by an on-site septic system be consistent with WSW Policy 3.3.1 and shall require the use of On-site Sewage Treatment and Disposal System (OSTDS) approved by the Florida Department of Health (DOH) for new development located on a development site that is less than 10,000 square feet in size and which does not have central sanitary sewer service currently available or is not located within the short-range sewer installation program included within the five-year schedule of capital improvements.~~

**FLU Policy 2.3.8: Reduce Impervious Surfaces**

~~The County shall incorporate impervious surface limitations within the Code of Laws and Ordinances within one year of the effective date of this Plan.~~

**FLU Policy 2.4.1: Public Buildings**

The County shall support energy conservation measures and practices in the administration, design, and construction of new and redeveloped County buildings and facilities to reduce energy consumption and tax dollars allocated for power and fuel, including the consideration of seeking LEED certification for such buildings or other comparable certification process. ~~One of the items the County shall investigate is the installation of solar panels as a way to conserve energy and reduce the carbon footprint of public facilities.~~

**FLU Policy 2.4.2: Development Incentives for Smart Growth Development**

The County shall evaluate and potentially revise its Code of Laws and Ordinances ~~within one year of the effective date of this comprehensive plan to make development application, review and approval processes easier, faster and more cost effective for projects that are consistent with the Smart Growth Planning Principles of this Plan, and that demonstrate reduced infrastructure costs, promote the preservation of open space and habitat lands, provide energy-efficient land use patterns, and reduce greenhouse gas emissions. Other incentives shall also be evaluated for projects that participate in energy-efficient development programs such as:~~

1. U.S. Environmental Protection Agency's Energy Star Buildings and Green Lights Program to increase energy efficiency through lighting upgrades in buildings.
2. Rebuild America.
3. Building for the 21st Century.
4. Energy Smart Schools.
5. National Industrial Competitiveness through Energy.

6. U.S. Department of Environmental Protection's Pollution Prevention (P2) Program.
7. U.S. Green Building Council (LEED).
8. Florida Green Building Coalition (FGBC), including pursuing certification as a Green Government.

**FLU Policy 2.4.4: Green Design at the Site Planning Scale**

The County shall ~~consider~~ ~~introduce~~ introducing green design concepts into the site plan review and approval process through amendments to the Code of Laws and Ordinances within one year of the effective date of this comprehensive plan that will:

1. Create incentives and remove obstacles to allow a mix of uses on development sites.
2. Provide incentives to reduce conventional energy consumption.
3. Reduce fertilizers in urban landscapes.
4. Require Florida Friendly Landscaping.
5. Encourage a connected street network.
6. Minimize air pollution through the inclusion of multimodal transportation systems and a mixture of land uses.
7. Protect water quality and supply, and minimize water consumption.

**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, and shall:

1. Prohibit increases of density on any barrier island (FLUM Series Map #9) 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 2.4.7: Short-term Actions to Address the Effects of Climate Change**

The County shall consider amending the Code of Laws and Ordinances within one year of the effective date of this comprehensive plan to require that all proposed development address ways to minimize damage from coastal erosion, 100-year floods, tidal surges from hurricanes and coastal storms, and a projected year 2050 0.5 meter sea level rise (FLUM Series Map #15). These measures may include elevating structures on pilings and elevating roadways to mitigate the impacts of anticipated storm surges, flooding, and sea level rise.

**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 consider adopting 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.

**FLU GOAL 3: ~~SMART GROWTH PLANNING~~ CONCEPT PLAN IMPLEMENTATION - AGRICULTURAL/RURAL**

Manage the form, pattern and timing of future growth and development through a clear and predictable land use strategy that:

- Preserves and enhances the rural character and lifestyle for rural residents.
- Respects the agricultural lands and landowners.
- Values and preserves open spaces.
- Facilitates the transition of land uses over time into sustainable, livable places (communities).

**FLU Policy 3.1.2: Conservation Subdivision - Protect Open Spaces**

The County shall permit the creation of a Conservation Subdivision in conformance with the guidelines provided herein and shall amend the Land Development Regulations to create a Conservation Subdivision zoning designation ~~within one year of the effective date of this comprehensive plan~~ to provide regulatory controls for the establishment of Conservation Subdivisions. A Conservation Subdivision development shall recognize the following design guidelines and criteria:

**FLU GOAL 4: ~~SMART GROWTH PLANNING~~ CONCEPT PLAN IMPLEMENTATION - NEIGHBORHOOD PROTECTION AND ENHANCEMENT**

Enhance the livability and viability of neighborhoods through the implementation of a coordinated strategy that discourages urban sprawl pursuant to Section 163.3177 F.S. (2015) and:

- Preserves and protects existing viable neighborhoods and subdivisions.
- Promotes revitalization and infill development in neighborhoods that are aging.
- Redefines existing under-developed platted subdivisions by promoting alternatives that create walkable places which integrate commercial uses and introduces a mixture of housing types.
- Establishes limitations and constraints for areas of platted lots that are sparsely developed, lack urban services, or are encroaching into sensitive environmental lands.

#### **FLU Objective 4.1: Discourage Urban Sprawl**

To transform the character, function, and form of the planned residential land uses within Charlotte County into functional, sustainable neighborhoods as part of the Smart Growth planning approach to redefining the County's platted lands. The County shall continue to encourage reduce-reduction of the total number of vacant lots. Reducing the number of vacant lots is not necessarily intended to result in reduced overall buildout but is intended to ensure that sustainable buildout occurs in a sustainable fashion.

#### **FLU Policy 4.1.1: 2050 Framework - Neighborhoods**

The County recognizes four neighborhood types (FLUM Series Map #2) for the purpose of establishing policies and standards for directing future residential development:

1. *"Revitalizing" Neighborhoods.* These neighborhoods include areas that are predominately built-out, generally 50 percent or greater, and where the housing and commercial stock is aging and in general need of reinvestment and revitalization. Some of these areas are possible candidates to receive a Community Redevelopment Area designation in the future. Strengthening the residential and commercial base of these neighborhoods is critical for maintaining long-term stability and economic value. Revitalizing Neighborhoods are considered infill locations within the County. Revitalizing Neighborhoods will be encouraged to create Revitalization Plans to outline the redevelopment goals for that neighborhood.
2. *"Maturing" Neighborhoods.* These neighborhoods mostly contain lots that are substantially developed, generally 30 percent or greater, within which infill continues to occur based on neighborhood and home builder marketing. Even though the functionality of the neighborhood is limited by its mainly singular use, stable growth is occurring and the majority of that growth is residential development. These neighborhoods are generally

served with central water and sewer services. The continued protection of the neighborhood is important and necessary. Formal plans for Maturing Neighborhoods are not considered necessary as the growth and development of these areas is fairly recent and continues without much need for changes of land use.

3. *"Emerging" Neighborhoods.* These neighborhoods include large areas of undeveloped lots or other undeveloped lands in locations that are appropriate for residential and mixed use development. Emerging Neighborhoods are generally near regional transportation corridors, typically have central water and sewer infrastructure, and are in the path of future urban development. These neighborhoods have the opportunity to create a sense of identity for the community and to introduce ~~Smart Growth~~ Smart Growth planning principles supporting more sustainable neighborhoods prior to further development. Emerging Neighborhoods will be encouraged to create Emerging Area Plans to help guide anticipated development.
4. *"Managed" Neighborhoods.* These neighborhoods include areas of undeveloped, sparsely developed, or underdeveloped lands. The majority of the lots are platted. These lands contain or are adjacent to sensitive environmental resources and usually lack urban services and utilities, although future provision for infrastructure may already have been made or may occur for some areas based on State mandates, consent orders, or health, safety and welfare requirements. While some development has occurred within these areas, the County wishes to discourage further infill and intensification of these neighborhoods in order to limit the extent that development of these lands could impact sensitive lands, waterways, and wetlands. The County will explore the potential of utilizing lands that have severed development rights as rain gardens to help sustain the County's goal of reducing water pollution.

#### **FLU Policy 4.1.2: Overall Reduction in Platted Lands**

The County shall continue to pursue the objective of reducing the total number of vacant lots by a minimum of one percent per year during the planning period (2010-2030) of this Plan, through the following actions:

1. Implementation of the Neighborhood Framework.
2. Implementation of a graduated impact fee schedule that encourages development within Revitalizing Neighborhoods.
3. ~~Continued~~ If appropriate, public acquisition of lots for preservation, restoration, recreation, viable habitat for listed species, or outdoor education using public funds ~~as appropriate and available.~~
4. Creating incentives for plat vacations or re-platting lots within targeted areas through an administrative plat vacation or re-platting process where

the cost is borne by the County if a density reduction occurs as a result of the plat vacation or re-platting.

5. Creating incentives for the assembly and re-platting of lots by private interests for redevelopment or other purposes.
6. Selective acquisition of lots by the County for use in property assembly, lot swaps, or transfers of density units where such action satisfies a public need, such as the provision of infrastructure or urban services.
7. Facilitation of the re-assembling of lots.

**FLU Policy 4.1.6: Neighborhood Compatibility**

The County shall protect the quality and integrity of established neighborhoods from adjacent incompatible development and shall include specific review criteria for rezoning actions to address residential compatibility. ~~The following shall be considered: amend the Land Development Regulations within one year of the effective date of this comprehensive plan to include specific review criteria for rezoning actions to address residential compatibility. These criteria shall specifically include:~~

1. A method for determining compatibility between residential zoning classifications.
2. ~~Additional~~ buffer or transition requirements necessary to develop or achieve compatibility where appropriate. The purpose of such criteria is to provide standard and predictable measures for establishing and creating compatibility through landscaping, buffers, natural areas or transitional development practices in an effort to:
  - a. Lessen impacts and integrate development along the edges of properties where different zoning districts are present,
  - b. Screen undesirable views,
  - c. Preserve tree canopy and vegetation, and
  - d. Facilitate the safe movement of traffic and pedestrians in vehicle use areas.

**FLU Policy 4.1.7: Roadway Compatibility**

The County shall encourage the viability of communities adjacent to collector and arterial roadways and reinforce community identity, context sensitive land use and roadway relationships through the following standards:

1. Locate commercial uses serving neighborhoods or higher density residential at key intersections.
2. ~~Require additional setbacks and buffers for residential development and redevelopment adjacent to future major collector and arterial roadways in order to minimize the impacts of future roadway improvements.~~

- 3.2. \_\_\_\_\_ Enforce existing Land Development Regulation provisions, or create necessary additional standards, specifying when and where pedestrian, bicycle and vehicular linkages between abutting residential areas are required to provide convenient access to recreation, schools, libraries, and shopping.

**FLU Policy 4.2.2: Revitalization Plans – Process and Standards**

The County shall encourage public participation in this process through the use of tools such as public workshops and meetings, stakeholder interviews, citizen surveys, and other useful methods of public input. These plans will address:

1. The planning and design of public spaces such as streets and parks to create walkable public infrastructure and define rules for private development that specify design, placement, and ground-floor use of buildings to create active streets.
2. Alternative redevelopment opportunities.
3. Transitional land uses.
4. A sustainable mixture of land uses, including sustainable options which address densities, intensities and height that support a reduction in GHG emissions. ~~To meet this plan requirement, each Revitalization Plan shall be required to demonstrate that the density, intensity, mix of use and form of development proposed within the area covered by the Revitalization Plan will have a “net-zero” carbon effect on the general environment and will reduce overall GHG emissions in comparison to the existing patterns of development permitted within the area.~~
5. Context-sensitive infrastructure.

**FLU Policy 4.4.2: Emerging Area Plans – Anticipated Results**

The County shall encourage public participation in this process through the use of tools such as public workshops and meetings, stakeholder interviews, citizen surveys, and other useful methods of public input. The Emerging Area Plan should result in a development pattern that is formed around the following ~~Smart Growth~~ planning practices and GHG reduction strategies:

1. The form shall be compact mixed use and energy-efficient land use patterns of development that:
  - a. Provides a mix of residential, commercial and recreational uses.
  - b. Includes a transportation network and land use pattern that encourages walking and bicycling ~~to achieve the reduction of GHG emissions.~~
  - c. Supports transit.
  - d. Reduces the number and length of automobile trips.

2. Higher densities shall be located in appropriate places within each “Neighborhood” in an effort to:
  - a. Reduce the carbon footprint.
  - b. Encourage a blended average density of seven dwelling units per acre within the higher density areas.
  - c. Provide future opportunities for mass transit, clustering density around potential future transit stops.

**FLU GOAL 5: ~~SMART GROWTH~~ PLANNING CONCEPT PLAN IMPLEMENTATION - ECONOMIC DEVELOPMENT**

**Provide an Economic Development Program and Strategy that:**

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

**FLU 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).
- ~~2.3.~~ *Parkside Community Redevelopment Area*: The County shall continue to implement the Parkside Community Redevelopment Plan to eliminate the conditions of blight that were identified in the Findings of Necessity (Resolution No. 2010-082).

**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 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~~

**FLU Policy 5.4.2: Limit Expansion of Strip Commercial**

The County shall deny FLUM amendments to the Commercial category that will allow new strip commercial development. An exception to this policy may be made in the case of infill development where a Residential designated property is located between two properties already designated Commercial or in order to increase the depth of an existing Commercial lot(s) s. where:

- ~~1. The proposed development is required to have joint, interconnected access and is under the same ownership, or under unified control, with the existing lot(s), and the proposed development is required to submit a unified development proposal; or~~
- ~~1. The proposed development is required to have joint, interconnected access and is under the same ownership, or under unified control, with the existing lot(s), and the proposed development is part of a Planned Development rezoning that includes both the existing and proposed properties.~~

**FLU Policy 5.4.3: Access and Connectivity**

The County shall amend the Code of Laws and Ordinances ~~within one year of the effective date of this comprehensive plan~~ to encourage incorporate incorporation of additional access and connectivity standards for developments County-wide, if applicable, and along Economic Corridors with the following provisions:

1. Development should approach the internal street network in a way that prioritizes smaller walkable streets rather than wider streets designed solely for vehicular uses.
2. ~~Require~~ Encourage joint access for new developments between the allowable driveway openings and parking lots between developments, to increase internal circulation and connectivity.

**FLU Policy 5.4.4: Scenic Highway Corridor Protection**

The County shall encourage the enhancement of designated Scenic Highway Corridors such as S.R. 776, C.R. 771, and C.R. 775 (SPAM Series Map #4) and shall encourage the planting of canopy trees and native vegetation, where feasible.

**~~FLU Policy 5.5.3: Development Guidelines for Targeted Businesses~~**

~~The County shall develop clearly defined, step-by-step development guidelines for targeted businesses by December 2012.~~

**FLU Policy 5.5.43: Expedited Permitting for Targeted Businesses**

The County shall employ the use of an expedited review and permitting procedure or other internal process that may assist in site review, permitting, concurrency, and inspection of targeted businesses and the expansion or relocation of existing targeted businesses.

**FLU Policy 5.7.2: Industrial Use Buffers**

The County shall require industrial uses to create a buffer that protects adjacent incompatible land uses by means such as natural, vegetative barriers. These land uses include, but are not limited to, lands designated as Preservation, Resource Conservation and all lands acquired by county, State, or Federal agencies for preservation and conservation purposes. ~~The Code of Laws and Ordinances will be updated within one year of the effective date of this Plan to provide standards for this buffering.~~

**FLU Policy 5.7.3: Commercial Access**

The County shall require that commercial land uses that request to have access to local roads, but which have frontage on and access to an arterial or collector roadway, provide an analysis that provides the reasons why it is necessary. Joint access with adjacent commercial sites and safety issues must be included as part of the analysis. The commercial access may be approved by the County as part of the Site Plan Review or Building Permit process should the need for the access be proven to improve the health, safety, and welfare of the public. Should the commercial land use be located within an area that has an adopted Revitalization Plan, Emerging Area Plan or Special Area Plan that provides standards for local road access, a statement referring to these standards is adequate support material.

**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~~ planning 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 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 6.1.5: Neighborhood and Area-wide Planning Programs - Method of Introduction**

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



## FLORIDA DEPARTMENT *of* STATE

**RICK SCOTT**  
Governor

**KEN DETZNER**  
Secretary of State

January 29, 2016

Clerk of the Circuit Court  
Charlotte County  
18500 Murdock Circle, Room 416  
Port Charlotte, Florida 33948

Attention: Ms. Michelle DiBerardino

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Charlotte County Ordinance No. 2016-001, which was filed in this office on January 28, 2016.

Sincerely,

Ernest L. Reddick  
Program Administrator

ELR/lb

Pd @VISA

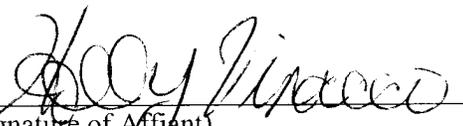


PUBLISHER'S AFFIDAVIT OF PUBLICATION  
STATE OF FLORIDA  
COUNTY OF CHARLOTTE:

Before the undersigned authority personally appeared Holly Vinacco, who on oath says that she is legal clerk of the Charlotte Sun, the Englewood Sun, and the North Port Sun, each a newspaper published at Charlotte Harbor in Charlotte County, Florida; that the attached copy of advertisement, being a Notice of Public Hearing, was published in said newspaper in the issue(s) of:

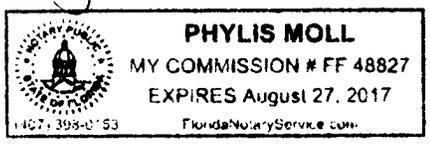
January 11, 2016

Affiant further says that the said newspaper is a newspaper published at Charlotte Harbor, in said Charlotte County, Florida, and that the said newspaper has heretofore been continuously published in said Charlotte County, Florida, Sarasota County, Florida and DeSoto County, Florida, each publication day and has been entered as periodicals matter at the post office in Punta Gorda, in said Charlotte County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in said newspaper.

  
(Signature of Affiant)

Sworn and subscribed before me this 11<sup>th</sup> day of January, 2016.

  
(Signature of Notary Public)



Personally known  OR Produced Identification   
Type of Identification Produced \_\_\_\_\_

**NOTICE OF PUBLIC HEARING**  
**FOR ONE OR MORE OF THE FOLLOWING MATTERS:**  
**PROPOSED CHANGES TO THE FUTURE LAND USE MAP**  
**AND COMPREHENSIVE PLAN ELEMENTS, DEVELOPMENTS**  
**OF REGIONAL IMPACT OR CHANGES THERETO, REZONINGS,**  
**PRELIMINARY PLATS, STREET AND PLAT VACATIONS**

A PUBLIC HEARING ON PROPOSALS AND PETITIONS AS DESCRIBED BELOW WILL BE CONDUCTED BY THE BOARD OF COUNTY COMMISSIONERS AT A REGULAR MEETING ON TUESDAY, **JANUARY 26, 2016, AT 2:00 P.M.** OR AS SOON THEREAFTER AS THE MATTER MAY BE HEARD DURING THE COURSE OF ACTION. THE HEARING WILL BE HELD IN COMMISSION CHAMBERS, ROOM 119, FIRST FLOOR, BUILDING A, THE CHARLOTTE COUNTY ADMINISTRATION CENTER, 18500 MURDOCK CIRCLE, PORT CHARLOTTE, FLORIDA. THE BOARD IS NOT BOUND TO CONSIDER THE PETITIONS IN THE ORDER LISTED IN THIS NOTICE. ANY OF THESE PETITIONS MAY BE CONSIDERED AS SOON AS THE MEETING COMMENCES.

COPIES OF SAID PETITIONS WITH COMPLETE LEGAL DESCRIPTIONS AND SUBSEQUENT STAFF REPORTS WILL BE AVAILABLE FOR REVIEW AT THE CHARLOTTE COUNTY COMMUNITY DEVELOPMENT DEPARTMENT AND ALL CHARLOTTE COUNTY PUBLIC LIBRARIES. A MEETING AGENDA AND PETITION PACKETS MAY BE REVIEWED AT THE FOLLOWING INTERNET ADDRESS:  
[www.charlottecountyfl.gov/Pages/BBC-meeting-agendas.aspx](http://www.charlottecountyfl.gov/Pages/BBC-meeting-agendas.aspx)

ALL INTERESTED PERSONS ARE URGED TO ATTEND THESE PUBLIC HEARINGS. THE PUBLIC IS WELCOME TO SPEAK; THERE WILL BE A FIVE-MINUTE TIME LIMIT FOR EACH CITIZEN'S PRESENTATION ON AN AGENDA ITEM. IF YOU HAVE SPECIFIC QUESTIONS OR COMMENTS, YOU ARE ENCOURAGED TO CONTACT A STAFF PERSON AT ANY TIME IN ADVANCE OF THE PUBLIC HEARING(S). PLEASE CALL 941-764-4903 AND MENTION THE PETITION NUMBER OF THE MATTER YOU WISH TO DISCUSS.

**PETITIONS**

**PA-15-07-08-LS**

**Legislative**

**County-wide**

Pursuant to Section 163.3184(3), Florida Statutes, adopt a Large Scale Plan Amendment; the two-part request is to amend several elements of the County's Comprehensive Plan. Part I is specifically to amend: 1) Future Land Use (FLU) Element by amending FLU Goal 1, FLU Goal 2, FLU Goal 3, FLU Goal 4, and FLU Goal 5, and some objectives and policies under FLU Goal 1, FLU Goal 2, FLU Goal 3, FLU Goal 4, FLU Goal 5, and FLU Goal 6; amending the Babcock related policies; amending FLU Policy 6.2.11: Natural Resource Connections item 3a., FLU Policy 6.3.1: Interconnection, FLU Policy 6.3.11: Established Flowways, and FLU Policy 6.3.12: Greenways Plan; 2) FLU Appendix I: Land Use Guide by amending the plan amendment standards of review; adding sub-neighborhood commercial to the Low Density Residential (LDR), Medium Density Residential (MDR) and High Density Residential (HDR) land use categories with specific development standards; replacing "recreational vehicle" with "recreational vehicle park" within the LDR, MDR and HDR land use categories; redefining general range of uses, removing Special Provision item 3., and deleting sub-category within the Commercial land use category; amending Special Provisions within the Office and Institutional (OI) land use category; and amending U.S. 41 Mixed Use (41MU) and Babcock Mixed Use (BMU) land use categories; 3) FLU Appendix III, Definitions by deleting the definition of "Smart Growth" and amending the definitions of "Strip Commercial" and "Urban Sprawl" 4) Natural Resources (ENV) Element by amending some policies under ENV Goal 1 and ENV Goal 2; 5) Coastal Planning (CST) Policy 3.2.5: Development Requiring Special Needs Assistance; and rename the County's Comprehensive Plan to Charlotte 2050; Petition No. PA-15-07-08-LS; Applicant: Charlotte County Board of County Commissioners; providing an effective date. Part II will follow in the near future.

SHOULD ANY AGENCY OR PERSON DECIDE TO APPEAL ANY DECISION MADE BY THE BOARD WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING, A RECORD OF THE PROCEEDING, AND FOR SUCH PURPOSE, A VERBATIM RECORD OF THE PROCEEDING IS REQUIRED, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

Charlotte County Board of County Commissioners does not discriminate on the basis of disability. This nondiscrimination policy involves every aspect of the County's functions, including access to and participation in meetings, programs and activities. FM Sound Enhancement Units for the Hearing Impaired are available at the Front Security Desk, Building A of the Murdock Administration Complex. Anyone needing other reasonable accommodation or auxiliary aids and services please contact our office at 941-743-1381, TDD/TTY 941-743-1234, or by email to: [terri.hendriks@charlottefl.com](mailto:terri.hendriks@charlottefl.com)

