

- Want a Resource Based Vision and Comprehensive Plan
- Charlotte Harbor is in Preservation, all others in State are in a Restoration phase
- Mining Ordinance – there are appropriate and not appropriate places to mine
- TDU policy works in Charlotte County but no one is buying now
- Comprehensive Plan needs to drive where we are going to get to: articulate a vision
- The Comprehensive Plan should contain Smart Growth Principles that have been further refined with the Green Design Movement
- Write regulations around resources (resources that we all agree on)
- Want to establish a “sense of place” in different areas throughout the County
- Need to address the vested rights of platted lands issue
- Coastal High Hazard and Tidal Surge Areas – we have to have appropriate densities in these areas and not focus higher density in these areas; these areas are currently entitled to 3.5 dwelling units per acre
- Flamingo Winter Garden Area is a Scrub Jay habitat platted lands area
- Bert Harris is related to value of the right; can change land use from residential to commercial without a Bert Harris Action
- The Greater Charlotte Harbor Sierra Group will be pursuing the following issues through the development of Charlotte County’s new Comprehensive Plan: Water Quality and Quantity including dirt and phosphate mining impacts, reservoirs and water supply, and sewage management capacity; Hurricane Evacuation; Environmentally Sensitive Lands; Open Space including sod-less lawns, tree canopies, and native vegetation; Implementation of the Density Cap and 1% Reduction of Platted Lots; Concurrency Implementation; Urban Service Boundary Adjustments; Wildlife Corridors including overpasses, underpasses, greenways and blueways; Aquatic Preserve Protection; Modeling Sarasota’s 2050 Plan; and Green Building including solar and permeable surfaces.
- Sewer needs to be constructed with new big developments; infrastructure should be in place at the time of development
- It should not be easy to change an urban service area boundary; there should be standards in the Comprehensive Plan for what constitutes the lands within the urban service area and what standards there are to change the boundary
- Wildlife Corridors are not defined: what and where are they? The goal is to create wildlife corridors regionally through Florida
- Federal Express and UPS are examples of companies that try to re-locate to Charlotte County and are upset about County’s planning process (zoning change, site plan review is a difficult process)

- Enterprise Process – area around airport needs additional lands for heavy industrial areas
- Need strong east-west gateway into County
- Bermont Road will have increased traffic; need to plan accordingly; what are the opportunities to improve Bermont Road?
- Utilities are not always accessible for where we want job centers
- The Economic Development Plan does not have policy in the Comprehensive Plan to support it
- Hard to construct “speculation-type” buildings – don’t have zoning category to support this use
- Need policies in the Comprehensive Plan that call for incentives to support the location of business
- The City of Punta Gorda does not want a “big trucks” highway system
- The Board of County Commissioners should provide incentives for open space that includes Agricultural Lands
- Comprehensive Plan needs “school” future land use category – for Branch Campus uses
- Need to identify areas of critical concern for transfer of development rights and provide incentives
- Comprehensive Plan needs to have flexibility – land use categories that allow for a range of uses
- Need an honest conversation about increased density; walkable communities includes higher densities: the highest density we have today is a maximum of 15 units per acre and developers won’t build “walkable” communities at that density
- Support density increases where it can be supported by transportation services; doesn’t mean that high density should be located countywide
- Redevelopment – need to identify where to locate and provide incentives: US 41 and 776 are redevelopment corridors; need to identify nodes instead of strips
- Need alternative commercial areas/nodes in established residential communities (even in platted areas)
- I-75 – we will need additional interchanges
- SR17 east is residential - a state road; need policies for how SR 17 and Kings Highway need to be developed
- SR17 – 4 lanes, a great evacuation route and does not need intense development on the east
- Issue: County Roads with incompatible land uses; there is a disconnect between roadway design and land use along US 41 and SR 17

- Airport: an economic engine; needs consideration for expansion in the Comprehensive Plan for job creation; Piper Road, SR 17, and I-75 – opportunity for job creation
- Need to move from septic to sewer system countywide
- Tourism: Need to focus on attracting high quality tourists; process for Tourism Strategy starting in September – Comprehensive Plan policies should address tourism
- There is no common location for people coming into the County to re-locate to identify specific land uses, zoning, building regulations, etc.; makes it difficult to re-locate to the County
- Need a plan for higher education in Charlotte County (need a 4 year university with a research facility, medical school for a geriatric population; jobs and clients are already here)
- New development does not create as much impact as old development – need Comprehensive Plan policy to retrofit older communities (septic and stormwater runoff to rivers is an issue in older communities)
- Residential construction has changed: today we need a different lot configuration and design, green building, mix of uses
- The Charlotte Assembly reviewed the area from Murdock South; this area needs redevelopment along US 41 and adjacent neighborhoods
- Need to include the Charlotte Assembly Issues as a foundation for the Vision Plan
- Need to address coastal issues
- Need to define a sense of place countywide
- Must take environmental issues into account with all development
- Water Supply – Issue
- Charlotte Harbor Estuary Program: important environmental data
- Desalination Plants – use as a progressive tool
- Need to consider the effects of Global Warming and include policy in the Comprehensive Plan to address this issue
- Antiquated Plats: How do you create a sense of place? Mixed use nodes, walkable communities: need to identify appropriate locations for this type of development
- There are platted areas that should not have been platted
- Platted areas throughout the County have unique and different characters
- Sense of place: an example sense of place is creation of a “medical area” that contains a hospital and support medical facilities and services with retail and residential uses
- A County has a different and general perspective on planning for roadways than a City; for example, a County will typically build a 4 lane divided highway that may or may not have appropriate uses along and adjacent to the roadway; sometimes you may see residential

housing built along a four lane divided highway which is an inappropriate land use and transportation decision

- The City of Punta Gorda has created a “place “: a downtown, walkable, center
- To create a Vision, one must inventory the County’s natural assets first – open space, beaches, kayaking
- The Comprehensive Plan protects but is not being honored: Babcock Ranch “a City in the wilderness”; destroys the panther habitat
- The intent of the Comprehensive Plan today was trying to protect natural resources
- 775 was supposed to be a scenic highway and is now being developed with strip malls
- Actions today are more interested in Economics and not Natural Resources
- This is a chronically, economically depressed area: we need a “quick fix”; reason is location; don’t have income stream, economy is wage-based and people don’t want to come here
- Have different areas throughout County; need to establish a sense of community Countywide
- Sarasota 2050: helpful framework of categories
- Comprehensive Plan must recognize counties around it; capture the regional focus from an economic development perspective and not just focus on Charlotte County; Lee, Collier, Hendry, and Glades are currently undergoing a regional branding initiative
- Population assumptions will dramatically impact growth; the County has used the medium series population projection from BEBR in the past but the County believes this number is too high because there is actually slower growth projected in the future; so the County has hired a Consultant to complete a “Build Out Study” that is in process
- No one is moving into the platted areas; that is why we see Babcock Ranch; need to get over the notion that we have a density cap in the County
- The County did a good job protecting the Charlotte County shoreline in the 1970’s and the 1980’s; but people want to live in gated communities, and the County wants to attract higher end housing; the problem is the antiquated plats; where do we locate the higher end housing?
- Businesses want to look at where their employees will live; not interested in the platted areas
- US 17 is the boundary of the urban service area; need to look at better defining the urban service area
- Need for public transportation and train service for residents of a bedroom community; also, retirees and elderly need transportation service
- Natural Resource Data includes Florida Natural Areas Inventory (FNAI), Coastal Wildlife Club Estuary Program, Conservation Charlotte

- We know what type of development we have today, but not sure what everyone wants to have exist in 30 years
- Existing Comprehensive Plan is Suburban Sprawl – a lot of nice language, but if you build out the County the map is “shocking”
- Quality of life is our most important resource
- The Comprehensive Plan does not provide for future extension of utilities to support economic development
- TDU ordinance exists because of the density cap
- Would like to see a map that shows the urban service area and platted areas by percentage build out and the transportation network and natural lands
- Platted lots – need criteria to evaluate and provide incentives for each; criteria to include size, resources in the area, available infrastructure , etc. there is different criteria for each platted area district
- Relationship of the Comprehensive Plan text policies and the Future Land Use Map needs to be clear and understandable; need to tailor policies to clearly articulate the vision and the Future Land Use Map
- Linking communities/neighborhoods to natural resources would make us a valuable place (access to public lands via trails/bikeways); the community is fragmented, not connected
- It is not necessarily a bad thing to be a bedroom community to Sarasota
- Need to think about ecotourism, eco-travel , lodging
- Need to consider wildlife corridors and protect wildlife regionally
- Retirees need medical facilities; need to have a medical research center “endless supply of “natural resources” (a.k.a. retirees) – to enhance income stream
- Organic farm in South County – would like to see environmentally sustainable farming
- Edison College (Lee County) 20<sup>th</sup> in Nation for Nurses – employment base to support medical center/services
- Charlotte Harbor – a valuable resource (ecotourism)
- Mixed use walkable communities is a major solution to transportation and economic issues; perhaps platted areas could be re-zoned to include commercial (Example: The City of Cape Coral has Commercial Activity Centers as a land use category with true mixed use)
- There are no drug stores in many areas of the County – retirees need prescription medications and may have difficulty driving
- Need to situate higher densities away from “fragile areas”
- Need to offer incentives to transfer densities into “walkable centers” (idea is in the TDU ordinance)

- Need to know what elements of the watershed are important (need to map); covers nine (9) Counties and is regulated
- Natural Resource and Waterfront Protection – this is the identity of the County
- Platted Lands – need to think about where development should go; platted lands are prohibiting development but not really the issue; the issue is where do we want future development?
- Economic development/environmental development – we need to think about how they work together; housing construction is not really working at this time
- General Livability – need to build walkable, safe, accessible communities
- The detail in the adopted Comprehensive Plan is too specific; for example, the Charlotte Harbor language in the Comprehensive Plan is too detailed
- Comprehensive Plan should drive regulation; today it allows today for “piece meal” development; also, there are inconsistencies in Comprehensive Plan policy – needs to be clearer and more concise
- Need a roadmap for how we will protect natural resources; now we rely on state and federal regulations; need an environmental strategy in the Comprehensive Plan that includes regulatory, acquisition, and management strategies
- Comprehensive Plan needs to clearly articulate a vision for future development
- County needs to evaluate what state rules meet the County’s interests and create more restrictive policy in the Comprehensive Plan when needed
- Need consistency with state agencies; utilities and SWFWMD population projections
- The Public Works Department needs to work with the Growth Management Department on prioritizing road improvements and clarifying Comprehensive Plan policy
- Protection of the urban service area is important; the County can lose control of where growth is placed based on movement of the urban service area boundary; the Public Service Commission (PSC) does not look at the Comprehensive Plan, they only consider it and rarely turn down extension/expansion, which impairs the County’s ability to manage and direct growth and creates huge infrastructure investments (the PSC is trying to help small utilities); there needs to be specific criteria in the Comprehensive Plan to guide extension of the urban service area boundary
- Solid Waste/Recycling: there is a State of Florida goal of 75% recycling – Comprehensive Plan needs to reinforce the Program of the Department that regulates recycling; remove the “feel good” language and place in “heavy headed” language that requires the County to meet the solid waste and recycling goals as stated in policy in the Comprehensive Plan

- Need to add to the Comprehensive Plan what policies are mandated as required by State Law; include the mandate in Comprehensive Plan –
- Need to “house” the capital facilities studies in the Comprehensive Plan’s technical support documentation; don’t want to “lose” the history; for example, for stormwater improvements, the Comprehensive Plan’s technical support documentation should contain how to do basin planning to meet Level of Service requirements; the Comprehensive Plan also needs to include mechanisms for regular updates; for example, the Capital Improvements Element is annually updated
- Should cross integrate and reference elements; would like to see a tracking system for cross-referencing elements or “super index” elements and be able to cross reference projects with the County; for example, the Parks Element contains references to many other elements, such as Future Land Use, Conservation, etc.
- The County has an old Parks Master Plan and needs new policies/strategies in the Comprehensive Plan to clearly articulate the parks vision for the county
- The City of Punta Gorda – transmitted Comprehensive Plan recently; annexation study is now being reviewed and will pursue an RFP to secure a Consultant to complete the new annexation study; there are old annexation areas in the Comprehensive Plan today; the Future Land Use Element categories for the City needs to be revised to be consistent with an urban place
- The City of North Port – just transmitted Comprehensive Plan; stated after every policy in the Comprehensive Plan if the policy was “statutorily mandated” or a “staff recommendation”; the City has transportation/concurrency issues, wants to work with the County on connectivity of parks and trails; also wants to work with the County on transportation planning; for example, in the southeast corner of North Port, the City has moved the interchange to Yorkshire; there needs to be policy in the County’s Comprehensive Plan that the City of North Port and the County will share data and jointly review development proposals/roadway projects
- Need for Economic Impact Statements (disclose through Capital Improvements Element)
- Capital Facilities Master Plans include in the Capital Improvements Element
- May want to consider having one Concurrency Management System Countywide
- Comprehensive Plan should give some deference to other Cities’ Comprehensive Plans
- Inter-district water transfers are allowed within the County (the County may want an inter-local agreement with the Water Management District); the Comprehensive Plan needs to state that the County is served by two (2) water management districts

- Cranberry and 41 is a business/commercial corridor: need to state in the Comprehensive Plan that inter-connected facilities and utilities are preferred and support the regional and economic goals of the County
- Public Schools – support connectivity of schools with the community; working on concurrency with the County; working on an inter-local agreement; want to share common land for schools with Sarasota
- DeSoto County: Be Bold in the Comprehensive Plan language; trying to do an Inter-local with School Board
- Be flexible and evolving and have periodic staff review
- Regional Planning Council: the Intergovernmental Coordination Element is very important and affects all departments; the Regional Planning Council is working on a Regional Visioning Effort and wants to be consistent with the County Vision
- Global Warming and Green House Gas issues – need to address in the Comprehensive Plan
- Economic Element (don't want it to hinder economic development); may want to encourage economic development in the Future Land Use Element and include employment centers as a future land use category
- Hometown Democracy – keep in mind
- Population projections may be a challenge due to seasonal population, and proliferation of private utilities – need to address private utilities in the Comprehensive Plan to accurately project population (a 20 year projection is submitted); need to coordinate one set of projections
- For private developers: population projections and stormwater are a “hot button”
- State is looking at new stormwater rule; low impact development concept; water supply reuse and conservation; TMDL rules for “Lemon Bay”; reducing carbon foot print: the Comprehensive Plan needs to embrace the Green Movement
- Need sufficient regulations to address new development and how developer contributions, such as acreage contributions, impact development– need to regulate through standards in the Comprehensive Plan and regulations in the Land Development Code; may want to require that neighborhood parks be provided by the developer
- When re use is available, SWFWMD can limit what is available from wells (can limit a withdrawal of groundwater – you can only use when reclaimed water is not available)
- Comprehensive Plan needs to have more general language, not the detail in policy today; focus on the Goal and policy and procedures need to be less detailed in the Comprehensive Plan; the Comprehensive Plan is the law; some detail may be necessary for “hot button” issues; need to include language for “if circumstances change”

- Level of Service for mosquito control in Comprehensive Plan? Can deal with this issue in the Budget; this is a service delivery service – may want to include language about its importance in the Comprehensive Plan
- Development Activity Report – important for coordination amongst departments; important to have all County departments at the table as we create the long term countywide vision
- The County just completed the Water Supply Plan that will be incorporated as part of the Comprehensive Plan Update. This is a new element as well as Public Schools Element to the Comprehensive Plan