

1997-2010 CHARLOTTE COUNTY COMPREHENSIVE PLAN
2010 EVALUATION AND APPRAISAL REPORT

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TABLE OF CONTENTS

INTRODUCTION.....	1
PURPOSE.....	2
PROFILE.....	2
PUBLIC PARTICIPATION PROCESS.....	3
RECENT PLANNING DOCUMENTS.....	4
POPULATION PROJECTIONS AND BUILD-OUT STUDY.....	5
EAST COUNTY PLANNING GUIDE.....	5
U.S. 17 CORRIDOR AREA PLAN.....	5
PLANNING FRAMEWORK.....	5
SMART CHARLOTTE 2050.....	6
CURRENT CONDITIONS.....	7
CHANGES IN POPULATION.....	7
CHANGES IN LAND AREA.....	8
VACANT LAND FOR FUTURE DEVELOPMENT.....	8
LOCATION OF DEVELOPMENT.....	11
ANALYSIS OF MAJOR ISSUES.....	17
ISSUES IDENTIFIED WITHIN THE 1997-2010 COMPREHENSIVE PLAN.....	17
MAINTAINING ECONOMIC DEVELOPMENT LANDS FOR QUALITY EMPLOYMENT OPPORTUNITIES.....	17
CREATING AND MAINTAINING A SENSE OF PLACE.....	26
MANAGING AN OVERABUNDANCE OF PLATTED LOTS.....	40
ALLOWING COUNTY RESIDENTS TO AGE IN PLACE.....	43
MAINTAINING THE RURAL CHARACTER OF EASTERN CHARLOTTE COUNTY	52
REDUCING GREENHOUSE GAS EMISSIONS.....	59
ISSUES IDENTIFIED DURING THE SMART CHARLOTTE 2050 PLANNING PROCESS.....	70
CREATING REGIONAL PARTNERSHIPS.....	70
IMPROVING INTERDEPARTMENTAL AND INTERAGENCY COORDINATION IN CAPITAL IMPROVEMENTS PLANNING.....	80
BALANCING DEVELOPMENT INTERESTS AND CONSERVATION INTERESTS	84
IMPROVING AND MAINTAINING ACCESS TO THE WATER AND WORKING WATERFRONTS.....	89
ASSESSMENT OF PLAN ELEMENTS.....	93
FUTURE LAND USE.....	93
SUCCESSSES.....	93
SHORTCOMINGS.....	94
SMART CHARLOTTE 2050.....	95
RECOMMENDATIONS.....	96
TRANSPORTATION.....	97
SUCCESSSES.....	97
SHORTCOMINGS.....	98
SMART CHARLOTTE 2050.....	98
RECOMMENDATIONS.....	99
NATURAL RESOURCES AND COASTAL PLANNING.....	99
SUCCESSSES.....	99
SHORTCOMINGS.....	101
SMART CHARLOTTE 2050.....	101
RECOMMENDATIONS.....	102
INFRASTRUCTURE.....	103
SUCCESSSES.....	103

SHORTCOMINGS	103
SMART CHARLOTTE 2050	105
RECOMMENDATIONS	106
RECREATION AND OPEN SPACE	106
SUCCESSSES	106
SHORTCOMINGS	107
SMART CHARLOTTE 2050	107
RECOMMENDATIONS	108
HOUSING	110
SUCCESSSES	110
SHORTCOMINGS	110
SMART CHARLOTTE 2050	111
RECOMMENDATIONS	111
INTERGOVERNMENTAL COORDINATION	111
SUCCESSSES	112
SHORTCOMINGS	112
SMART CHARLOTTE 2050	113
RECOMMENDATIONS	113
CAPITAL IMPROVEMENTS	113
SUCCESSSES	114
SHORTCOMINGS	114
SMART CHARLOTTE 2050	114
RECOMMENDATIONS	115
HISTORIC PRESERVATION	115
SUCCESSSES	115
SHORTCOMINGS	116
SMART CHARLOTTE 2050	116
RECOMMENDATIONS	116
COMMUNITY FACILITIES AND SERVICES	117
SUCCESSSES	117
SHORTCOMINGS	117
SMART CHARLOTTE 2050	117
RECOMMENDATIONS	118
PUBLIC SCHOOL FACILITIES	118
SUCCESSSES	118
SHORTCOMINGS	119
SMART CHARLOTTE 2050	119
RECOMMENDATIONS	119
CHANGES IN GROWTH MANAGEMENT LAW	121

LIST OF TABLES

Table EAR-1: Charlotte County Population, 1930-2050	7
Table EAR-2: Platted Lots through April 1, 2010	9
Table EAR-3: Existing Land Uses	9
Table EAR-4: Land Available for Development.....	10
Table EAR-5: Building Permits Issued, 2007-2010 ⁽¹⁾	11
Table EAR-6: Adopted Future Land Use Amendments, 2007-2009	14
Table EAR-7: Objectives Pertaining to Maintaining Economic Development Lands	19
Table EAR-8: Objectives Pertaining to Creating and Maintaining a Sense of Place	27
Table EAR-9: Objectives Pertaining to Managing an Overabundance of Platted Lots ..	42
Table EAR-10: Objectives Pertaining to Allowing County Residents to Age in Place....	45
Table EAR-11: Objectives Pertaining to Maintaining the Rural Character of Eastern Charlotte County	53
Table EAR-12: Objectives Pertaining to Reducing Greenhouse Gas Emissions.....	61
Table EAR-13: Objectives Pertaining to Creating Regional Partnerships.....	72
Table EAR-14: Objectives Pertaining to Interdepartmental and Interagency Coordination in Capital Improvements Planning	81
Table EAR-15: Objectives Pertaining to Balancing Development Interests and Conservation Interests	85
Table EAR-16: Objectives Pertaining to Improving and Maintaining Access to the Water and Working Waterfronts	91
Table EAR-17: Changes to the State Comprehensive Plan, 2004-2010	122
Table EAR-18: Changes to the Southwest Florida Strategic Regional Policy Plan, 2004- 2010	123
Table EAR-19: Changes to Chapter 163, Florida Statutes, 2004-2010	124
Table EAR-20: Changes to Chapter 9J-5, Florida Administrative Code, 2004-2009 ...	147

LIST OF MAPS

MAP EAR-1: State of Florida	149
MAP EAR-2: Charlotte County Places	150
MAP EAR-3: City of Punta Gorda Annexations, 2006-2009	151
MAP EAR-4: Platted Subdivisions Relative to the Growth Management Act.....	152
MAP EAR-5: Vacant Platted Lots by General Future Land Use	153
MAP EAR-6: Permitting Activity, 2007-2009	154
MAP EAR-7: Approved Plan Amendments, 2007-2009.....	155

INTRODUCTION

Since the 1920s, Charlotte County has experienced significant subdivision and platting, resulting in over 203,000 platted lots, most of which are 10,000 square feet or less in area, initially intended for the construction of single-family residences for migrating retirees. This over-saturation of single-family lots has produced a development pattern that is tilted heavily towards low-density residential uses with long, shallow strips of commercial development strung along major arterial roads. Since most of this platting occurred prior to the adoption of the Growth Management Act in 1985, the County's Future Land Use Map and Urban Service Area boundary originally reflected the existing development pattern and were not necessarily intended to implement a new one.

This has resulted in a general continuation of the low-density, automobile-dependent, sprawling development pattern. Attempts to redirect development energies have encountered significant obstacles such as an extremely fragmented ownership situation including many absentee owners, the need to account for vested development rights, and a resident population that may be resistant to any alteration of a development pattern – low-density residential uses strictly separated from other non-residential uses – that attracted them in the first place. All of these issues, and more, present considerable challenges to the implementation of the sorts of sound planning principles encouraged by the Growth Management Act.

Through the subsequent years, the County has come to realize that the policies established through the planning process, first in the 1988 Charlotte County-Punta Gorda Comprehensive Plan and then in the 1997-2010 Charlotte County Comprehensive Plan, were not successfully addressing these challenges in any meaningful way. The planning horizon of ten to fifteen years was too short to fix problems that were decades in the making, and the policies themselves were not written to achieve any articulated vision of the County's future.

Accordingly, in 2008 the County decided that the existing comprehensive plan needed to be assessed in advance of the statutory deadline for the preparation of an Evaluation and Appraisal Report (EAR). This plan, titled Smart Charlotte 2050, would develop an articulated vision of the County at the target date of 2050 to present an ultimate goal at which the policies of the plan could aim. It would also establish both a long-range planning horizon of 2030 and a vision horizon of 2050 in order to develop long-range solutions to deep-rooted, long-term issues.

In 2008 and 2009 the County performed a detailed analysis of the 1997-2010 comprehensive plan using the same basic methodology as that required for the EAR and submitted a completely overhauled comprehensive plan, Smart Charlotte 2050, to the Florida Department of Community Affairs (DCA). This new plan meets all statutory requirements adopted through 2009, addresses the major local issues identified during

the planning process, and includes a financially feasible Capital Improvements Element and updated Five-Year Schedule of Capital Improvements.

Since the statutory requirements mandate an assessment of the comprehensive plan in effect at the time the EAR process begins, this EAR will review the 1997-2010 Charlotte County Comprehensive Plan. It will present the solutions to long-standing issues developed as part of in Smart Charlotte 2050 as well as other major issues identified through the Smart Charlotte 2050 and EAR processes. Finally, it will address all the other statutory requirements established in Chapter 163.3191, Florida Statutes.

PURPOSE

The purpose of the EAR is to look back over the time since the last adoption of EAR-based amendments to the comprehensive plan and evaluate how well the plan is serving the County. It is a time to consider what changes have taken place in the community and how the plan could be modified to reflect those changes. Specifically, the purpose of the evaluation process is to:

- Identify major issues for the community.
- Review past actions of the local government in implementing the comprehensive plan since the last EAR.
- Assess the degree to which plan objectives have been achieved.
- Identify ways in which the plan should be changed.
- Respond to changing conditions and trends affecting the local community.
- Respond to the need for new data.
- Respond to the changes in State requirements growth management and development.
- Respond to changes in regional plans.
- Ensure effective intergovernmental coordination.

The County adopted its last EAR in 2003. Soon after adoption of the report, and before any EAR-based amendments could be adopted, Hurricane Charley struck in the summer of 2004. Disaster recovery was given precedence over the adoption of any EAR-based plan amendments, and those amendments were not adopted until 2007. This Evaluation and Appraisal Report will therefore examine the period between 2007, when the EAR-based amendments were adopted and July of 2010, when Smart Charlotte 2050 was adopted.

PROFILE

Charlotte County is located along the coast of Southwest Florida, bordered by Sarasota and DeSoto counties to the north, Highlands County to the northeast, Glades County to the east, Hendry County to the southeast, and Lee County to the south. The County encompasses 832 square miles, approximately 129 square miles of which are the inland surface waters of Charlotte Harbor, the Peace River, the Myakka River, and their tributaries. At its greatest extent, the County extends approximately 50 miles from the

Gulf of Mexico east to Glades County and approximately 18 miles from DeSoto County south to Lee County. The County and its location in Florida is shown in Map EAR-1.

The County is divided into three distinct geographic regions by the Peace and Myakka Rivers. The West County region includes the Cape Haze Peninsula, west of the Myakka River, and contains the communities of Englewood, Manasota Key, Grove City, Placida, Rotonda West, South Gulf Cove, and Cape Haze. This region also contains a chain of barrier islands, many of which are accessible only by boat. From north to south, these islands are Manasota Key, Sandpiper Key, Thornton Key, Knight Island, Palm Island, Don Pedro Island, Little Gasparilla Island, and Gasparilla Island. Manasota Key is partially in Sarasota County, and Gasparilla Island is partially in Lee County.

The Mid-County region contains the area between the Myakka River and the Peace River, and includes the communities of Port Charlotte, Charlotte Harbor, El Jobean, Riverwood, Deep Creek, and Harbour Heights. The Mid-County region contains most of Charlotte County's population and commercial activity, and has been heavily platted.

The South County region lies east of the Peace River and is bounded on the east by range line 23E/24E and Interstate 75. This region contains the City of Punta Gorda, the County's only incorporated municipality, as well as the communities of Tropical Gulf Acres, Solana, Cleveland, and the Burnt Store area. Charlotte County Airport is located in the South County region.

The East County region is not physically separated from the South County region, lying east of range line 23E/24E and Interstate 75. This region is predominantly rural, although it does contain some antiquated platted subdivisions. It also contains the Babcock-Webb State Wildlife Management Area and the Babcock Ranch preserve. It is planned to contain a substantial mixed-use development surrounded by the Babcock Ranch preserve.

Map EAR-2 shows the location of all of these places within the County.

PUBLIC PARTICIPATION PROCESS

Charlotte County considers its plan and planning process to be a living document, under continual examination and review and, if necessary, revision. This incremental process can, however, become too narrowly focused on specific issues so that a greater, more holistic view of the plan may be lost. In order to draw back and take a broader view, the County has developed more generalized procedures for collecting public input to the planning process and for public policy in general.

The County has periodically held Charlotte Assembly forums, based on the American Assembly process first developed during the Eisenhower Administration. This process brings together members of the community to discuss issues facing the County and to develop a consensus-based response to those issues. The Charlotte Assembly process

has never been primarily or exclusively aimed at developing responses to comprehensive planning issues but because its overall purpose is to focus on developing a vision for the future many of the topics the Assembly chooses to address often coincide with planning topics and the goals, objectives, and policies of the comprehensive plan.

The most recent Charlotte Assembly was held in 2007. During the process, the participants considered questions related to Environmental Protection, Growth Management, Economic Development, Health and Human Services, Post Secondary Education, and County Government Operations. From this process a Policy Statement was developed articulating the Assembly's vision for the County. This declaration of vision, while not directly addressing planning issues, took a step that the 1997-2010 Charlotte County Comprehensive Plan had not successfully done and established a series of general objectives that the County should actively pursue. This vision declared that overall, the County should "promote positive, balanced growth while preserving and nurturing the best of what the community already has," including diverse neighborhoods and types of communities, citizen involvement and participation, and natural resources and wildlife habitats.

When the decision was made to revise and update the comprehensive plan through the Smart Charlotte 2050 process, developing a vision for the future was established as a priority. Without a vision, the comprehensive plan was little more than a collection of policies that did not necessarily work together to achieve common aims. Accordingly, it was established early that a comprehensive plan with a vision horizon of 2050 – 40 years into the future – absolutely needed a declared vision in order to set a target to aim at, a final outcome to achieve.

The Policy Statement prepared by the 2007 Charlotte Assembly was used as the launching point for the 2050 vision, and further public participation was solicited, including public workshops on various topics, feedback sessions, and a website where public comments on the draft plan policies could be submitted. The ultimate outcome of this process was a Planning Framework document that confirmed and reinforced the Charlotte Assembly Policy Statement while also refining and establishing the primary planning issues facing the community. That Planning Framework was used to develop the specific goals, objectives, and policies in the Smart Charlotte 2050 Plan.

RECENT PLANNING DOCUMENTS

Since 2007, the County has prepared a number of planning documents that were used in the preparation of the data and analysis and the objectives and policies of Smart Charlotte 2050.

POPULATION PROJECTIONS AND BUILD-OUT STUDY

In 2007, the County contracted for the development of population projections and a current-trend build-out study. The aim of this project was to obtain population projections that extended at least to 2050, the vision horizon of Smart Charlotte 2050, that included age and gender components that would allow for the analysis of demographic trends, that would include a geographic distribution of future populations, and that would include an estimate of the year the County would achieve build-out at current growth rates and the population at that time. These projections were delivered in 2008 and were used in the preparation of the data and analysis for the various Smart Charlotte 2050 plan elements.

Changing conditions will always require such projections to be periodically updated. It is anticipated that the County's population projections will be updated during the course of preparing any EAR-based amendments that may be necessary.

EAST COUNTY PLANNING GUIDE

In 2008 the County contracted for the preparation of a Planning Guide for the East County area. This Guide was intended to present guidelines for development in the rural eastern portion of the County, outside of the Urban Service Area, allowing for use of the land in ways that accommodated growth but that also maintained the rural character of the area and worked to protect the agricultural economy. The recommendations of the Guide were used in the preparation of Smart Charlotte 2050 goals, objectives, and policies, particularly in the Future Land Use and Natural Resources elements.

U.S. 17 CORRIDOR AREA PLAN

In 2008, the County contracted for the preparation of an Area Plan for the U.S. 17 corridor in north-central Charlotte County, east of the Peace River between the City of Punta Gorda and the DeSoto County line. The aim of this Area Plan was to create an implementable vision for this area that includes land both inside and outside the Urban Service Area in order to accommodate growth in a manner that preserved the historical and small-town nature of the communities along the corridor. The recommendations of the Area Plan were used in the preparation of Smart Charlotte 2050 goals, objectives, and policies, particularly in the Future Land Use element.

PLANNING FRAMEWORK

As a prologue to Smart Charlotte 2050, the County's planning consultant prepared a Planning Framework that would be one of the guiding principles of the final comprehensive plan. The aim of the Framework was to create a guide for growth and development based upon community consensus and specific planning principles. The Planning Framework was incorporated into every element of Smart Charlotte 2050.

SMART CHARLOTTE 2050

Smart Charlotte 2050 is a complete and extensive update and revision of the 1997-2010 Charlotte County Comprehensive Plan. It was initiated to address a number of long-standing issues in the existing plan such as the lack of a unifying vision for the plan, an outdated and unsustainable development pattern that grew more problematic with each year, and a planning horizon that was too short to effectively implement the sort of policies necessary to address these issues.

During the preparation of Smart Charlotte 2050, the data and analysis for each of the plan elements was updated, and was used to review the adopted Goals, Objectives, and Policies (GOPs). If necessary, these GOPs were revised to reflect the updated data, and to include any recommendations made by the planning documents prepared prior to the commencement of the Smart Charlotte 2050 process. As a result of this review and revision process, two elements were deemed unnecessary, and the Historic Preservation and the Community Facilities and Services elements were not included in Smart Charlotte 2050. Any statutory requirements that were included in those elements were included in other plan elements that were retained, such as the Housing and the Future Land Use elements.

Recent changes in planning legislation were also considered in the preparation of Smart Charlotte 2050. As a result of this review, the Natural Resources and Coastal Planning Element was split into its two components, each as a separate plan element. This division should better focus the GOPs of each element, so that the purpose of each element may be fulfilled more completely.

The Board of County Commissioners approved the transmittal of Smart Charlotte 2050 to DCA on December 15, 2009. On March 5, 2010 DCA issued an Objections, Recommendations, and Comments (ORC) report, detailing the Department's review of Smart Charlotte 2050 and any issues they found with the text, as well as any revisions they thought necessary to address the issues. Both the Data and Analysis and the GOPs of the various plan elements were revised to respond to the ORC report, and Smart Charlotte 2050 was approved for final adoption by the Board of County Commissioners on July 20, 2010. After a final review period, on September 7, 2010 DCA issued a Notice of Intent to find Smart Charlotte 2050 in compliance with Florida Statute and Florida Administrative Code.

CURRENT CONDITIONS

CHANGES IN POPULATION

Like all of Florida, Charlotte County has seen tremendous population growth over the past 50 years. The County’s population grew from 4,286 in 1950 to 141,627 in 2000, an increase of more than 3,300 percent. Table EAR-1 shows this historical growth as well as the most recent population estimates and the population projections included in the 2007 EAR-based amendments.

Table EAR-1: Charlotte County Population, 1930-2050							
Year	Census	Growth Rate ⁽¹⁾	2007 County	2009 BEBR			2008 County
				Low	Medium	High	
1930	4,013						
1940	3,663	-0.096					
1950	4,286	0.145					
1960	12,594	0.660					
1970	27,559	0.543					
1980	58,460	0.529					
1990	110,975	0.473					
2000	141,627	0.216					
2010		0.112	174,700	160,900	167,600	174,300	159,488
2020		0.165	206,000	169,500	192,200	215,700	191,088
2030		0.192	234,200	174,200	217,000	261,300	236,422
2040		0.172					285,488
2050		0.117					323,244

Source: U.S. Census Bureau, 2009; 1997-2010 Charlotte County Comprehensive Plan, 2007; Florida Bureau of Economic and Business Research, 2009; Charlotte County Growth Management Department, 2009

(1) Growth rates between 2000 and 2050 are calculated using the 2008 County projections

This table shows the disparity in population projections that may occur when they are prepared under differing economic conditions. The 2007 projections were based on projections prepared by the Florida Bureau of Economic and Business Research (BEBR), were prepared during a robust economy, and reflect the trending that was then in evidence. The County’s 2008 projections were produced independently of BEBR to reflect the needs of the County in producing projections that were able to better show the estimated geographic distribution of the population over time and to produce demographic data that is not available in the BEBR data. These projections were produced as the economy was beginning to contract, but before the full scope of the approaching economic slowdown was understood. It shows a significant decrease in the rate of growth compared to the 2007 projections. The 2009 BEBR projections, prepared during the current economic recession, show a much more conservative outlook than either the 2007 or 2008 projections.

The results of the 2010 Census have not yet been made available at the time of this writing, but current trends including the documented evidence that Florida’s population fell in 2009 – for the first time since the 1940s – make it likely that the Census data will

show that existing population trends are closer to those established by BEBR in 2009 than the County's current projections. In order to better reflect the changing trends, these projections will need to be updated and revised during the preparation of any EAR-based plan amendments.

CHANGES IN LAND AREA

The outer boundaries of Charlotte County have not changed since the last EAR was adopted in 2003. The City of Punta Gorda has completed 38 annexations since then, involving 53 parcels and 5,645.33 acres. The majority of these annexations have involved Preservation, Resource Conservation, and Agriculture land uses, and have not had an appreciable effect on the County as a whole. Map EAR-3 shows these annexations in detail.

VACANT LAND FOR FUTURE DEVELOPMENT

Charlotte County has established a link between its Property Appraisal data and its Future Land Use Map, making it possible to compare the amount of land assigned to each Future Land Use Map (FLUM) designation with the amount of that land available for that type of development. This allows an analysis of the available land in relation to the projected population growth through the planning horizon.

Like many other areas of Florida, the County has experienced periods where the subdivision of land for development greatly exceeded the population growth within the community. Map EAR-4 shows the platted lots in the County, and the boundary of the 1997-2010 Urban Service Area. Platted lots are differentiated between those platted before the Growth Management Act was passed in 1985 and those lots platted after 1985. The map also shows a number of areas that have been deplatted. These plat vacations only include those done since 1999, when digital records began being kept. Since that time 70 plat vacations have occurred, encompassing 29,037 lots and 10,231.62 acres. From this map it can be seen that most of the platted lots in the County were platted before 1985 and that most of the platted lots are contained within the Urban Service Area.

The Urban Service Area was originally developed as part of the 1988 Charlotte County-Punta Gorda Comprehensive Plan and, since the vast majority of platted lots were created before that date, the boundary was drawn so that most of the platted lots, generally created at urban densities of three to five units per acre, would be included. The result of this boundary delineation has been to include far more land within the Urban Service Area than would be necessary to accommodate projected growth. Since the County has granted a vested right to build to each of these platted lots, the inclusion of them within the Urban Service Area was seen as a better solution than the potential development of urban densities outside the Urban Service Area if the boundary had been drawn tighter.

Table EAR-2 shows the breakdown of platted lots by general FLUM designation and by location within the 1997-2010 Urban Service Area. Of the 203,085 platted lots currently existing in the County, 177,969 are located within the Urban Service Area, and 108,255 of those are currently vacant. Of the total number of platted lots, 131,718 are vacant. This is 64.8 percent of the total platted lots, and 60.8 percent of the platted lots within the Urban Service Area. Nearly two-thirds of all platted lots in the County, and well over half of the “urban” area of the County is vacant, and it shows. Many neighborhoods consist of empty blocks of residential lots with paved streets, constructed in anticipation of development that did not occur as rapidly as expected.

Table EAR-2: Platted Lots through April 1, 2010					
General Future Land Use	Within Urban Service Area		Outside Urban Service Area		Total
	Vacant	Developed	Vacant	Developed	
Residential ⁽¹⁾	102,124	65,104	1,046	1,308	169,582
Commercial ⁽²⁾	3,094	1,178	72	0	4,344
Industrial ⁽³⁾	1,479	335	0	0	1,814
Mixed Use ⁽⁴⁾	1,079	2,620	0	0	3,699
Agricultural ⁽⁵⁾	166	201	17,173	333	17,873
Conservation and Parks ⁽⁶⁾	265	250	5,171	12	5,698
Other ⁽⁷⁾	48	26	1	0	75
Total	108,255	69,714	23,463	1,653	203,085

Source: Charlotte County Growth Management Department, 2010

- (1) Includes Low Density, Medium Density, and High Density Residential, Coastal Residential, and RV Park
- (2) Included Commercial Center, Commercial Corridor, and Commercial (Charlotte Harbor)
- (3) Includes Low and Heavy Intensity Industrial, Industrial (Charlotte Harbor), and Enterprise Charlotte Airport Park
- (4) Includes Compact Growth Mixed Use, DRI Mixed Use, US 41 Mixed Use, Neighborhood Business/Residential (Charlotte Harbor), Mixed Use (CH), Tourist (CH), Murdock Village Mixed Use, Babcock Mixed Use, and Village Residential
- (5) Includes Agriculture, Limited Development, Mineral Resources Extraction, and Rural Estate Residential
- (6) Includes Preservation, Resource Conservation, and Parks and Recreation
- (7) Includes Public Lands and Facilities

Table EAR-3: Existing Land Uses		
Existing Land Use	Acres	Percent
Residential	60,551.66	12.54%
<i>Single Family</i>	18,852.95	3.90%
<i>Mobile Home</i>	2,603.07	0.54%
<i>Multi-Family</i>	35,898.18	7.43%
<i>Miscellaneous</i>	3,197.46	0.66%
Mixed Use	13.92	0.00%
Commercial	11,223.32	2.32%
Industrial	812.31	0.17%
Public & Institutional	170,732.69	35.35%
Agricultural	126,785.87	26.25%
Other	57,880.38	11.98%
Vacant	55,018.79	11.39%
TOTAL	483,018.94	100.00%

Source: Charlotte County Growth Management Department, 2010

Table EAR-3 shows existing land uses in the County and the amount of vacant land available. This table shows that slightly more than 11 percent of the County is identified

as vacant land. Importantly, agricultural land is recognized as a legitimate land use and as a generator of economic activity, even if the land is not being actively cultivated with crops or livestock, and it is not land merely waiting to be developed into a more intensive use.

More than 12 percent of the County is used for residential uses of all types, and just over two percent of the County is dedicated to commercial uses. Only 0.17 percent of the County, or less than one-fifth of one percent, is used for industrial uses of any type.

Table EAR-4: Land Available for Development					
FLUM Designation	Total Acres	Percent of Total	Vacant Acres	Percent of Total Vacant	Vacant Percent of Total
Residential	126,381.94	26.17%	35,247.82	52.30%	7.30%
Rural Estate Residential	6,559.46	1.36%	2,760.98	4.10%	0.57%
Coastal Residential	131.06	0.03%	68.11	0.10%	0.01%
Low Density Residential	88,015.67	18.22%	28,620.62	42.46%	5.93%
Medium Density Residential	5,641.75	1.17%	1,408.78	2.09%	0.29%
High Density Residential	19,425.87	4.02%	1,419.11	2.11%	0.29%
RV Park	24.63	0.01%	10.07	0.01%	0.00%
Burnt Store Village Residential	3,296.50	0.68%	942.17	1.40%	0.20%
Burnt Store Limited Development	3,287.00	0.68%	17.98	0.03%	0.00%
Mixed Use	31,921.36	6.61%	17,389.95	25.80%	3.60%
Mixed Use DRI	15833.50	3.28%	1,863.42	2.76%	0.39%
New Community Mixed Use	0.00	0.00%	0.00	0.00%	0.00%
Rural Community Mixed Use	0.00	0.00%	0.00	0.00%	0.00%
Compact Growth Mixed Use	1,081.79	0.22%	1,058.37	1.57%	0.22%
U.S. 41 Overlay Mixed Use	49.99	0.01%	12.21	0.02%	0.00%
Charlotte Harbor Neighborhood Business/Residential	17.49	0.00%	3.73	0.01%	0.00%
Charlotte Harbor Mixed Use	118.40	0.02%	15.28	0.02%	0.00%
Charlotte Harbor Commercial Tourist	246.93	0.05%	7.89	0.01%	0.00%
Murdock Village Mixed Use Redevelopment	1,076.79	0.22%	932.58	1.38%	0.19%
Babcock Ranch Overlay District	13,496.47	2.79%	13,496.47	20.02%	2.79%
Commercial	8,335.79	1.73%	2,483.96	3.69%	0.51%
Commercial Center	2,469.64	0.51%	1,179.83	1.75%	0.24%
Commercial Corridor	5,735.91	1.19%	1,294.89	1.92%	0.27%
Charlotte Harbor Commercial	130.24	0.03%	9.24	0.01%	0.00%
Industrial	6,960.14	1.44%	1,548.57	2.30%	0.32%
Low Intensity Industrial	1,647.93	0.34%	411.94	0.61%	0.09%
High Intensity Industrial	673.81	0.14%	82.13	0.12%	0.02%
Charlotte Harbor Industrial	277.07	0.06%	35.58	0.05%	0.01%
Enterprise Charlotte Airport Park	4,361.33	0.90%	1,018.92	1.51%	0.21%
Agricultural	171,354.10	35.48%	7,129.49	10.58%	1.48%
Agriculture	171,354.10	35.48%	7,129.49	10.58%	1.48%
Other	138,065.61	28.58%	3,601.71	5.34%	0.75%
Mineral Resource Extraction	67.36	0.01%	0.00	0.00%	0.00%
Parks and Recreation	3,182.19	0.66%	63.47	0.09%	0.01%
Public Lands and Facilities	4,774.38	0.99%	197.62	0.29%	0.04%
Preservation	30,924.99	6.40%	3,107.66	4.61%	0.64%
Resource Conservation	99,116.69	20.52%	232.96	0.35%	0.05%
TOTAL	483,018.94	100.00%	67,401.50	100.00%	13.95%

Source: Charlotte County Growth Management Department, 2010

The Future Land Use Map (FLUM) designates which areas of the County are appropriate for specific types of development. The 1997-2010 FLUM established 31 different designations, 67,401.50 acres of which are identified by the Property Appraiser as vacant and available for new development. Map EAR-5 shows the location of these vacant lands, and Table EAR-4 shows their acreage.

Table EAR-4 shows that more than 26 percent of the County is designated for residential uses of all types. Compare this with the existing land use shown in Table EAR-3, where only 12.54 percent of the land is actually used for residential. Excluding agricultural and conservation uses, residential land uses are by far the dominant use on the FLUM, nearly 20 percent greater than any other developable FLUM designation. Furthermore, low density residential uses – between one and five dwelling units per acre – constitute the majority of the residential designation, at 18.22 percent. No other residential category exceeds four percent of the total, and most are less than 1.5 percent.

In an extreme contrast, all other non-residential and mixed use FLUM designations combined amount to 9.78 percent of the County’s total area. This total includes the future land use category of Mixed Use Development of Regional Impact which, in the County contains significant potential for residential development. Regardless, Table EAR-4 shows a ratio of 2.67 acres of residential future land use categories for every one acre of non-residential or mixed use categories.

Table EAR-4 also shows that 13.95 percent of the County’s total area is considered vacant, and that 11.73 percent is available for development within the general urban FLUM designations of Residential, Mixed Use, Commercial, and Industrial. Most of this vacant land, 35,247.82 acres or 7.30 percent of the County’s total, is designated as residential. Less than one percent of the County’s total land area is vacant land available for commercial or industrial development.

LOCATION OF DEVELOPMENT

Map EAR-6 shows the location of all building permits issued by the County between 2007 and July, 2010. In total, 3,980 permits were issued in that period, as shown in Table EAR-5. The vast majority of these permits, 3,731 of the 3,980, or 93.7 percent, were located within the Urban Service Area. This is an indication that the strategy of focusing most development activities within the USA has been successful.

Table EAR-5: Building Permits Issued, 2007-2010⁽¹⁾			
	Inside USA	Outside USA	TOTAL
Residential	3,572	242	3,814
Non-Residential	159	7	166
TOTAL	3,731	249	3,980

Source: Charlotte County Growth Management Department, 2010

(1) Totals through July, 2010

While most permit activity over the years between 2007 and July, 2010 has been residential in nature, the overwhelming majority of FLUM amendment activity over the same period has been non-residential in nature. Map EAR-7 shows the location of all FLUM amendments between 2007 and July, 2010. These amendments include 61 changes to the Future Land Use Map directly and three amendments to the 1997-2010 Urban Service Area boundary. Twelve of the FLUM amendments involved changes to residential designations, mostly Low Density Residential, and six more involved changes to Mixed Use designations, which may allow residential uses. Twenty-four of the FLUM amendments involved changes to commercial or industrial designations. Twenty-one more involved changes to Preservation or Parks and Recreation designations, and three FLUM amendments involved changes to other categories such as Public Lands and Facilities, Agriculture, or Mineral Resources Extraction. Table EAR-6 shows these plan amendments in greater detail.

Most of the FLUM amendments approved between 2007 and July, 2010 occurred within the Urban Service Area, with only four occurring in the Rural Service Area, all in the eastern part of the County. Twenty-two FLUM amendments occurred in the West County region, 21 occurred in the Mid-County region, and 18 occurred in the South County region. In total, these 61 FLUM amendments involved 6,489.98 acres and resulted in a reduction of 5,319 density units due to the number of amendments from residential to non-residential FLUM designations.

When Map EAR-7, showing approved FLUM amendments between 2007 and July, 2010, is compared with Map EAR-6, showing permitted construction during the same period, the relationship between plan amendments and new construction may be analyzed. Although the majority of both FLUM amendments and permitting activity occurred within the Urban Service Area there is very little actual overlap between the two groups. In fact, only six building permits were granted within the bounds of approved FLUM amendments.

Given the low overlap between approved FLUM amendments and permitted construction, the greater number of non-residential FLUM amendments than residential, and the greater number of residential permits than non-residential, there does not appear to be a strong correlation between an amendment to the Future Land Use Map and subsequent development. Rather, a stronger relationship appears to be between development and the availability of vacant platted land. When Map EAR-6 is compared with Map EAR-4, it can be seen that most permitted construction between 2007 and July, 2010 – both residential and non-residential – occurred in areas platted prior to 1985. This should be no surprise; the vast majority of the County's platted lands were platted prior to 1985, the majority are still vacant, and nearly all are within the boundaries of the Urban Service Area.

With only three years of both FLUM amendment and permitting data to observe, trends may be difficult to trace, and a lack of development within the newly-amended land may

not positively identify land use changes that are not in synch with demand for development. The development process can be long, and three years or less may not be enough time for the process to reach the point of permitting. In addition, economic conditions have changed, and what appeared to be a sound course during more robust conditions may not be prudent now, and projects may have become dormant or may even have failed.

Recent development has, in general, followed the low-density and low-intensity pattern established by the initial platting of the land in the 1950s and 1960s. While there have been some FLUM amendments to allow mixed-use development, in contrast to the established pattern, these have not yet begun to develop, and it remains to be seen whether they will fulfill their promise.

Table EAR-6: Adopted Future Land Use Amendments, 2007-2009

Amendment	Original FLUM	Amended FLUM	Acres	Change in Density Units
PA-05-09-62-LS	High Density Residential	Low Density Residential	69.80	-698
PA-05-10-67⁽¹⁾	Low Density Residential	US 41 Overlay Mixed Use	17.37	174
	Commercial Corridor	US 41 Overlay Mixed Use	0.80	12
PA-05-11-72-LS	Commercial Corridor	Low Intensity Industrial	10.48	0
PA-05-11-75-LS	Agriculture	Resource Conservation	645.44	-48
	Resource Conservation	Agriculture	765.86	57
PA-05-11-76⁽²⁾	RV Park	Low Density Residential	170.00	399
PA-06-03-22-LS⁽³⁾	Low Density Residential	Mixed Use DRI	32.39	-4
	Commercial Center	Mixed Use DRI	54.18	0
	Preservation	Mixed Use DRI	19.43	-1
PA-06-05-26-LS	Agriculture	Public Lands & Facilities	78.64	-7
PA-06-05-27-LS	Low Density Residential	Preservation	215.10	-1,054
PA-06-06-37	High Density Residential	Low Density Residential	5.60	-56
PA-06-06-38-LS	Commercial Center	High Density Residential	4.97	74
PA-06-07-46	Commercial Center	Low Density Residential	4.57	22
PA-06-07-49	Low Density Residential	Commercial Corridor	0.46	-2
PA-06-08-55	Public Lands & Facilities	Low Intensity Industrial	9.90	0
PA-06-10-58	Agriculture	Low Density Residential	10.00	40
PA-06-11-66-LS	Public Lands & Facilities	Low Intensity Industrial	52.38	0
	Low Density Residential	Low Intensity Industrial	20.88	-104
PA-07-02-13	Coastal Residential	Low Density Residential	9.99	15
PA-07-03-15⁽¹⁾	Commercial Corridor	US 41 Overlay Mixed Use	1.90	28
PA-07-04-19	Low Density Residential	Commercial Center	9.97	-49
PA-07-04-21	High Density Residential	Preservation	5.78	-86
PA-07-04-24	Low Density Residential	Commercial Center	1.65	-8
PA-07-05-29-LS⁽⁴⁾	Agriculture	Low Density Residential	128.48	514
	Commercial Center	Low Density Residential	8.53	42
	Agriculture	Commercial Center	36.34	-36
PA-07-05-30	Low Density Residential	Commercial Center	6.20	-31
PA-07-05-34	Low Density Residential	Preservation	150.00	-735
PA-07-06-39	Agriculture	ECAP	40.55	-40
PA-07-06-41	Medium Density Residential	Low Density Residential	1.15	-6
PA-07-06-42	Agriculture	Commercial Center	3.64	-3
PA-07-07-45	Low Density Residential	Commercial Corridor	0.47	-2
PA-07-02-52	Coastal Residential	Parks & Recreation	8.39	-29
	Commercial Tourist	Parks & Recreation	0.25	-3
	Neighborhood Bus/Res	Parks & Recreation	0.87	-6

PA-07-11-69-LS	Low Density Residential	Parks & Recreation	132.79	-663
PA-07-11-70	High Density Residential	Parks & Recreation	5.32	-79
	Low Density Residential	Parks & Recreation	4.36	-21
PA-07-11-71-LS	Low Density Residential	Parks & Recreation	135.93	-679
PA-07-11-72-LS	Agriculture	Parks & Recreation	11.25	-1
PA-07-11-74-LS	Public Lands & Facilities	Parks & Recreation	80.28	0
PA-07-11-75-LS	Low Density Residential	Parks & Recreation	20.10	-100
PA-07-11-76-LS	Public Lands & Facilities	Parks & Recreation	11.56	0
PA-07-11-77-LS	Public Lands & Facilities	Parks & Recreation	18.79	0
PA-07-11-78-LS	High Density Residential	Parks & Recreation	3.42	-51
	Low Density Residential	Parks & Recreation	55.77	-278
	Commercial Center	Parks & Recreation	0.25	0
	Commercial Corridor	Parks & Recreation	0.65	0
	Low Intensity Industrial	Parks & Recreation	12.11	0
PA-07-11-83-LS	Preservation	Parks & Recreation	0.21	0
	Low Density Residential	Commercial Center	15.76	-78
PA-07-11-85-LS	Agriculture	Preservation	19.06	-18
	Agriculture	Commercial Center	68.39	-68
	Low Density Residential	Commercial Center	2.38	-11
PA-07-11-88	High Density Residential	Parks & Recreation	3.00	-45
	High Density Residential	Preservation	3.30	-49
PA-07-11-89	Low Density Residential	Parks & Recreation	2.52	-12
PA-07-11-90	Commercial Center	Parks & Recreation	5.17	0
PA-07-11-92	Commercial Corridor	Parks & Recreation	2.46	0
PA-07-12-97	Low Density Residential	Commercial Center	5.93	-29
PA-08-01-01⁽¹⁾	Commercial Corridor	US 41 Overlay Mixed Use	1.34	20
PA-08-01-08-LS	Low Density Residential	Commercial Center	11.26	-56
	Low Density Residential	Medium Density Residential	22.86	114
PA-08-01-09-LS	Commercial Center	Preservation	3.54	0
	Low Density Residential	Preservation	79.69	-391
	Agriculture	Preservation	59.84	-54
	Commercial Center	High Intensity Industrial	13.99	0
	Low Density Residential	High Intensity Industrial	243.58	-1,217
	Agriculture	High Intensity Industrial	100.13	-100
PA-08-01-11-LS	Public Lands & Facilities	Commercial Corridor	12.42	0
PA-08-04-25	High Density Residential	Parks & Recreation	1.75	0
PA-08-05-29-LS⁽¹⁾⁽⁵⁾	Commercial Center	Compact Growth Mixed Use	60.20	0
	Commercial Corridor	Compact Growth Mixed Use	56.20	0
	Low Density Residential	Compact Growth Mixed Use	790.70	0

	Public Lands & Facilities	Compact Growth Mixed Use	20.80	0
	Preservation	Compact Growth Mixed Use	225.4	0
	RV Park	Compact Growth Mixed Use	34.10	0
PA-08-07-32⁽¹⁾	Commercial Corridor	US 41 Overlay Mixed Use	3.24	48
PA-08-08-35	Low Density Residential	Commercial Center	1.90	-9
PA-08-08-37	Low Density Residential	Commercial Corridor	1.45	-7
PA-09-01-01	Medium Density Residential	Commercial Center	3.76	-37
PA-09-04-06-LS	Agriculture	Mineral Resource Extraction	121.17	0
PA-09-05-07	Medium Density Residential	Commercial Corridor	0.90	-9
PA-09-10-16	Agriculture	Commercial Corridor	1.94	-1
PA-10-01-02	Low Density Residential	Commercial Corridor	0.23	-1
PA-10-01-04⁽¹⁾	Commercial Corridor	Medium Density Residential	9.99	99
PA-10-01-06	Low Density Residential	Commercial Corridor	0.33	-1
PA-10-03-11-TDU	Public Lands & Facilities	Low Density Residential	3.80	19
			6,489.98	-5,319

Source: Charlotte County Growth Management Department, 2010

- (1) Transfers of density units, per the County's TDU Ordinance, will be necessary to reach the maximum allowable density for these plan amendments
- (2) Density units for this plan amendment were limited to 400 units total
- (3) Density units for this plan amendment were limited to 157 units total
- (4) This plan amendment was superseded by PA-08-01-09-LS
- (5) Density units for this plan amendment were limited to the existing base density of the site prior to adoption

ANALYSIS OF MAJOR ISSUES

ISSUES IDENTIFIED WITHIN THE 1997-2010 COMPREHENSIVE PLAN

The decision to develop the Smart Charlotte 2050 Comprehensive Plan outside of the standard EAR process was made in order to address several well-recognized and long-standing shortcomings within the 1997-2010 Charlotte County Comprehensive Plan in a manner that was not obligated to also conform to the strict statutory requirements of a formal Evaluation and Appraisal Report. While the preparation of Smart Charlotte 2050 accomplished many of the requirements of the EAR process, it was also better able to focus on the issues at hand, considering and preparing the means of successfully addressing these issues without expending time and energy fulfilling the technical requirements of an EAR. The end result is a comprehensive plan that the County believes is a better final product than anything that would have been developed by following the standard EAR process, and ultimately a better EAR as well.

Smart Charlotte 2050 addressed six major issues within the 1997-2010 plan. These include the maintenance of economic development lands for quality employment opportunities, creating and maintaining a sense of place, managing an overabundance of platted lots, allowing County residents to age in place, maintaining the rural character of eastern Charlotte County, and reducing greenhouse gas emissions. Each of these major issues is discussed in greater detail below.

MAINTAINING ECONOMIC DEVELOPMENT LANDS FOR QUALITY EMPLOYMENT OPPORTUNITIES

Lands in the County that are designated and available for commercial and industrial uses are pressured by retail and other low-intensity commercial uses, leading to a shortage of lands necessary for good community economic diversification. Through Smart Charlotte 2050, the County sought ways to protect commercial and industrial lands.

In the 1997-2010 comprehensive plan, no effort was made to establish the maintenance of economic development lands as a priority. Given the history of Charlotte County as a destination for retirees, the early development of the County placed little emphasis on designating areas for economic activity and no emphasis on creating and maintaining a diverse, balanced economy. The nature of the growing population – dominated by retired migrants from outside Florida – resulted in an economy based on retail sales and services, medical services, and construction and related trades. The general policies for land use designations established by the 1997-2010 comprehensive plan were expected to appropriately regulate economic development lands, but these included policies that

restricted where certain types of economic development lands, particularly industrial lands, could be located.

It is appropriate to minimize the potentially negative effects of intense commercial and industrial activities on residential areas. But in a municipality that has designated eight times more land area to residential uses than to commercial and industrial uses combined, as shown in Table EAR-3 above, and in which approximately 75 percent of the municipality is designated as inappropriate for such development, the opportunities for expansion of economic development lands are extremely limited. Given the recent economic recession and its more severe effects in Florida and Charlotte County (In July of 2010 the unemployment rate in the United States was 9.6%, in Florida it was 11.5%, and in Charlotte County it was 12.6%.) an economy based on only one or two industries is vulnerable, and an economy based on retail and construction is especially vulnerable. The long-term stability of Charlotte County's economy relies upon diversification and the attraction of employment opportunities that offer a variety of different types of business and industries that are not tied to only a few sectors of the economy, and therefore not necessarily all similarly affected by a certain set of economic conditions.

While it is beyond the scope and ability of any comprehensive plan to literally guide the market to provide the desired result of a more diverse and stable local economy, the policies established can work to set the stage for such results. Smart Charlotte 2050 has worked to make possibilities available in order that private interests may work to effect the desired changes. Where the 1997-2010 comprehensive plan made no effort to prioritize economic development or the preservation of lands available for economic development uses, the creation of the Planning Framework and its incorporation into Smart Charlotte 2050 has brought the maintenance and preservation of those lands to a prominent position in the planning process.

Table EAR-7 compares the Objectives pertaining to this major issue included in the 1997-2010 Charlotte County Comprehensive Plan with those included in Smart Charlotte 2050.

Table EAR-7: Objectives Pertaining to Maintaining Economic Development Lands

1997-2010 Charlotte County Comprehensive Plan Objective	Smart Charlotte 2050 Objective	Comments
Future Land Use Element		
<p>Objective 1.3 (Infrastructure and Services): Charlotte County will use the location and timing of infrastructure and services to direct growth in an orderly and efficient manner.</p>		<p>The policies included under this Objective set the priority for infrastructure and services in order to direct future urban development and to discourage the urban sprawl. The 2050 Planning Framework has been established in Smart Charlotte 2050. Therefore, this objective has been rewritten as Smart Charlotte 2050 FLU Goal 4, FLU Objective 4.1 and FLU Policy 4.1.8 to better implement the Framework.</p>
<p>Objective 1.11 (Preservation of Recreation and Working Waterfronts and Public Water Access): Charlotte County will encourage the preservation of recreational and commercial working waterfronts and public access to water. <i>(HB 995)</i></p>		<p>The policies included under this Objective promote and enhance existing water dependent uses and existing water access. Working waterfronts and public water access are very important economic components in the County; therefore, the intent of this Objective was carried over into Smart Charlotte 2050 FLU Objective 5.6.</p>
<p>Objective 2.2: Charlotte County will designate lands suitable for urban development at various densities and intensities on the Future Land Use Map series.</p>		<p>The policies included under this Objective guide density, intensity, and location of development and redevelopment throughout the County. There are different land use categories for residential, commercial, industrial, and mixed use. Creating a Future Land Use Map is one of important tools to implement the principles of Smart Growth. All land use categories and their associated standards and special provisions have been included in Smart Charlotte 2050 FLU Appendix I (Land Use Guide) to be more user-friendly. Under each land use designation, there are a range of general uses, densities and intensities, and other specific provisions. The intent of this Objective has been revised in Smart Charlotte 2050 FLU Objective 1.2 to be consistent with the principles of Smart Growth and the 2050 Planning Framework. Most of the policies under this Objective have been carried over in the Smart Charlotte 2050 FLU Appendix I, Land Use Guide.</p>

<p>Objective 2.5 (Overlay Districts): Charlotte County will identify areas on the Future Land Use Map which require unique consideration for land density and development activities.</p>		<p>The policies included under this Objective are set for special areas within the County that require unique consideration for land use density, intensity, and development activities. All the overlay policies have been arranged in Smart Charlotte 2050 FLU Appendix I, Land Use Guide Section 4, Overlay Districts – Land Use Overlays, and Section 5, Overlay District – Policy Overlays.</p>
<p>Objective 2.10 (Created by Ordinance 2005-009, adopted January 18, 2005): To create a mixed-use redevelopment land use classification for the Murdock Village Community Redevelopment Area (MVCRA).</p>		<p>The policies included under this Objective are created to guide the future development with the Murdock Village Community Redevelopment Area. The intent of this Objective was carried over into Smart Charlotte 2050 FLU Objective 5.3, and all policies have been included in Smart Charlotte 2050 FLU Appendix I, Land Use Guide.</p>
<p>Objective 2.11 (Created by Ordinance #2006-030, adopted on April 4, 2006): The Babcock Ranch Overlay District (BROD), as established in Policy 2.5.28, will create a well-planned new community within the East County planning area using the following Smart Growth principles and best management practices:</p> <ul style="list-style-type: none"> • 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 		<p>The policies included under this Objective are specifically created to guide the future development within the Babcock Ranch Overlay District. The intent of this Objective and its associated policies were carried over into Smart Charlotte 2050 FLU Objective 6.4. All policies have been updated to remove redundancy and reflect the Master Development Order. Some policies have been deleted because they have been achieved.</p>
	<p>FLU Objective 1.1: Smart Growth 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; promote sustainable, energy-efficient land use</p>	<p>During the Comprehensive Plan rewriting process, the Planning Framework was designed to organize the Guiding Principles and implementation techniques to achieve the 2050 vision for Charlotte County in a manner reflecting the complexities of the land characteristics and development context within the County. The policies included under this</p>

	patterns; and reduce greenhouse gas emissions.	Objective work to implement a land use and development framework (called the 2050 Planning Framework) based on Smart Growth Principles.
	<p>FLU Objective 3.1: Agricultural Lands To establish a Framework for the future of agricultural lands in Charlotte County that will encourage the preservation of agriculture as a viable short- and long-term use of land and as an asset of Charlotte County's economy as well as provide clear, fair and consistent standards for the review and evaluation of future development proposals.</p>	Agriculture is considered an important sector of the County's economy. The policies included under this Objective are intended to help maintain the viability of commercial agriculture as an economic activity.
	<p>FLU Objective 3.2: Protect Rural Character To protect the existing rural character of those areas of the County within the Rural Service Area (FLUM Series Map #3) and thereby ensure this lifestyle is preserved for existing residents and remains available to future generations.</p>	Agriculture is considered an important sector of the County's economy. The policies included under this Objective are intended to help maintain the viability of commercial agriculture as an economic activity.
	<p>FLU Objective 5.1: 2050 Framework - Economic Development To focus economic development activity in the form of Districts, Centers and Corridors to support economic growth and the planned residential development.</p>	The County's long-term desire to protect areas for employment-based use and commercial and industrial uses are under pressure by short-term commercial development and encroachment. The policies included under this Objective are specifically created to safeguard strategic areas of the County for industrial, commercial and employment uses and to protect their long-term availability.
	<p>FLU Objective 5.2: Economic Districts To allow designated areas for employment uses that benefit from existing economic support uses and catalyst sites.</p>	Similar to Smart Charlotte 2050 FLU Objective 5.1, the policies included under this Objective work to recognize the Enterprise Charlotte Airport Park and to promote this area for economic development.
	<p>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.</p>	Similar to Smart Charlotte 2050 FLU Objective 5.1, the policies included under this Objective specifically work to focus on locations of regional commercial and employment uses, and to support the concept and ideas in County-adopted Community Redevelopment Plans.
	<p>FLU Objective 5.4 Economic Corridors To improve the visual and functional quality of streets and highways through actions that encourage mixed-use development along corridors</p>	The policies included under this Objective specifically work to improve the visual characteristics, accessibility and connectivity of the County's major thoroughfares to improve economic

	with a stronger emphasis on connectivity and more attractive physical design.	opportunities.
	<p>FLU Objective 5.5: Support Business Creation and Future Economic Development Opportunities</p> <p>To support and foster economic development activities that focus on business creation and expansion, and protection of future economic opportunities.</p>	Business creation and expansion, as well as providing for future economic opportunities are very important economic activities in the County. The policies included under this Objective specifically work to support and foster these activities.
	<p>FLU Objective 5.6: Working Waterfronts</p> <p>To preserve recreational and commercial working waterfronts and public access to water.</p>	This Objective has been carried over from Objective 1.11 in the 1997-2010 Future Land Use Element.
	<p>FLU Objective 5.7 General Standards for Non-residential Development</p> <p>To insure that future commercial, office and industrial uses are consistent and compatible with the character of the areas in which the use is located.</p>	The potential impacts of commercial and industrial uses on residential areas are always concerns. This Objective retains some policies currently included under Objective 2.2 of the 1997-2010 Future Land Use Element. Additional policies were created under this Objective to better address commercial joint access.
	<p>FLU Objective 6.3: U.S. 17 Corridor Planning Area</p> <p>To create parameters for the U.S. 17 Corridor Planning Area (FLUM Series Map #11) that guide future development and that accomplish the following:</p> <ul style="list-style-type: none"> • 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. 	In Spring of 2010, the County completed the US 17 Corridor Planning Study. Based on extensive public outreach to residents, land owners, and business owners, it includes a number of recommendations for the future development and redevelopment in that area. The policies included under this Objective work to implement the U.S. 17 Corridor Planning Study.
	<p>FLU Objective 6.4: Babcock Ranch</p> <p>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</p>	This Objective has been carried over Objective 2.11 from the 1997-2010 Future Land Use Element.

	<p>County using the following Smart Growth principles and best management practices:</p> <ul style="list-style-type: none"> • 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. 	
Transportation Element		
<p>Objective 3.2 (Freight Routes): The County will continue to plan and implement transportation improvements that enhance the movement of freight, by identifying important freight routes and developing funding sources in the transportation planning and capital improvement programming process.</p>		<p>This Objective and its policies have been substantially included in Smart Charlotte 2050 TRA Objective 1.4, TRA Objective 2.1, and TRA Objective 4.1.</p>
<p>Objective 6.1 (Service Improvement): The County will participate with planning efforts to improve rail freight and passenger service.</p>		<p>This Objective and its policies have been substantially included in Smart Charlotte 2050 TRA Objective 1.4.</p>
	<p>TRA Objective 1.4: Rail Facilities To participate in the planning efforts to improve rail freight service and make the rail mode an integral part of a true multimodal transportation system in the County.</p>	<p>Good rail service to supplies and markets outside the County may be vital in allowing certain industries or employers to establish operations or remain economically viable. The policies included under this Objective set the planning process and improvement to the planning efforts for the rail network. The overall goal of Smart Charlotte 2050 is to develop a multi-modal system built around the existing system with proper planning and implementation.</p>
	<p>TRA Objective 2.1: Planning To identify and program transportation modifications to ensure the transportation system meets capacity goals by multimodal connectivity.</p>	<p>The overall goal of Smart Charlotte 2050 is to develop a multi-modal system built around the existing system with proper planning and implementation.</p>
	<p>TRA Objective 4.1: Goods Movement</p>	<p>An efficient and effective transportation network is</p>

	To enhance the movement of goods and people by identifying important truck routes along with rail and waterway facilities and by identifying available funding sources during the transportation planning and capital improvement programming process.	essential for good economic development. The policies included under this Objective set the priority for infrastructure and services in order to identify and direct funds towards planning and capital improvement planning.
Infrastructure Element		
	WSW Objective 2.1: Direction of Investment To direct investment in potable water and sanitary sewer utility systems to those areas of the County where those investments will achieve the greatest benefit to the largest number of residents and businesses.	The policies included under this Objective work to direct public investment in potable water and sanitary sewer infrastructure in a manner that enhances existing developed neighborhoods, including many of the County's existing commercial and industrial areas. The maintenance and improvement of this infrastructure may allow for development or redevelopment opportunities that would not be available without the improved infrastructure.
Natural Resources and Coastal Planning Element		
Objective 1.7: Charlotte County shall encourage the continuation of bona fide agricultural practices.		Agriculture is considered an important economic engine in the County and agricultural activities are one of the sought-after activities by the County's Economic Development Office. The policies included under this Objective encourage the continuation of agricultural activities. To promote the importance of this activity, references to Agriculture have been removed from the successor elements of the 2010 NRCP Element (2050 Natural Resources element and 2050 Coastal Planning element) and have instead been included as a Goal in Smart Charlotte 2050 FLU Goal 3 and FLU Objectives 3.1 and 3.2.
Objective 1.15: To site marina and boat ramp facilities using criteria from the Marine Land and Water Use Siting Study upon its formal adoption by Charlotte County and encourage the preservation of recreational and commercial working waterfronts and public access to water.		The policies included under this Objective discourage the conversion of existing working waterfronts and the appropriate siting of new marinas. Public access to water is an extremely important asset to the County. Approximately one-third of the area in the County is water and much of that water area is encompassed by the Peace and Myakka Rivers and Charlotte Harbor, which are very important fisheries. Recreational and commercial boating and fishing are large economic generators

		<p>in the County in terms of tourist dollars and as a reason for people to buy a permanent or seasonal home.</p> <p>This objective has been included in Smart Charlotte 2050 CST Objective 1.2 and FLU Objective 5.6.</p>
	<p>CST Objective 1.2: Shoreline and Water Dependent Uses To establish criteria or standards which identify allowable shoreline uses, giving priority to water-dependent uses while minimizing negative impacts to coastal habitats, species, and surrounding land uses.</p>	<p>The policies included under this Objective promote retaining and enhancing existing water access points. New water access points must be carefully scrutinized to limit impacts on environmentally sensitive habitats and listed species. Water access is also discussed in Smart Charlotte 2050 FLU Objective 5.6. As discussed above, working waterfronts and public access points to the water are considered important economic development lands.</p>

CREATING AND MAINTAINING A SENSE OF PLACE

Due to the historical development pattern in Charlotte County, very few distinct places have developed, and those that did tend to be overshadowed by the sprawling suburban developments that surround them. Through Smart Charlotte 2050, the County instilled a planning process to promote placemaking.

In the 1997-2010 comprehensive plan, objectives were developed to direct development into the Urban Service Area, and to do so “in an orderly and efficient manner” (Future Land Use Element Objective 1.3), but no effort was made to encourage the creation of distinct and unique places. Community planning was encouraged, but once again placemaking was not called out as a desired outcome. According to Future Land Use Element Objective 2.9, the various communities in the County were encouraged to create plans to “redesign... their communities to create more useful and purposeful design...” and these plans had the “premise” of “reducing urban sprawl and developing self-sustaining” communities.

Reducing urban sprawl and developing self-sustaining communities are worthy and laudable goals, but do not complete the task of creating places in which people want to live, work, and play, or that are distinct from neighboring areas and communities. If every place is just like every other place, then no place can really distinguish itself. This lack of a sense of place may then lead to a lack of interest in the location itself, or a lack of interest in maintaining the location. This may, in turn, lead to a lack of civic engagement and identity on the part of the residents, leading to further disinterest in the maintenance of the community. A distinct community character – the ability to be distinguished from other places – allows residents to directly identify with their community, and this may further allow them to allow themselves to participate more fully in the life and activities of the community. Communities in which the residents take an interest are more active, healthier, and better communities.

Smart Charlotte 2050 maintains the emphasis on community planning, since given the wide variety of communities within the geographic boundaries of the County, these community plans are the primary means of establishing and formalizing the community’s vision of itself. More concrete objectives have been added in order to allow the implementation of these local visions. Where the 1997-2010 comprehensive plan made no mention of creating unique and distinctive places, Smart Charlotte 2050 recognizes that placemaking holds an important position in the process of improving the quality of life for Charlotte County residents.

Table EAR-8 compares the Objectives pertaining to this major issue included in the 1997-2010 Charlotte County Comprehensive Plan with those included in Smart Charlotte 2050.

Table EAR-8: Objectives Pertaining to Creating and Maintaining a Sense of Place

1997-2010 Charlotte County Comprehensive Plan Objective	Smart Charlotte 2050 Objective	Comments
Future Land Use Element		
<p>Objective 2.3 (Community Redevelopment Agency) <i>(Modified by Ordinance # 2005-094, Adopted on November 15, 2005)</i>: Charlotte County will continue to implement the Charlotte Harbor Community Redevelopment Plan adopted for the Charlotte County Community Redevelopment Agency district which includes provisions for mixed use development, permits only low intensity industrial uses in currently designated areas, and provides for acquisition of targeted lands and a system of bicycle and pedestrian ways.</p>		<p>The policies included under this Objective are specifically created to guide the redevelopment within the Charlotte Harbor Community Redevelopment Area. The intent of this Objective was carried over into Smart Charlotte 2050 FLU Objective 5.3, and all policies have been included in Smart Charlotte 2050 FLU Appendix I, Land Use Guide.</p>
<p>Objective 2.5 (Overlay Districts): Charlotte County will identify areas on the Future Land Use Map which require unique consideration for land density and development activities.</p>		<p>Each area has its own unique characteristics. The policies included under this Objective apply to special areas within the County that require unique consideration for land use density, intensity, and development activities. All the overlay policies were arranged into Smart Charlotte 2050 FLU Appendix I, Land Use Guide Section 4, Overlay Districts – Land Use Overlays, and Section 5, Overlay District – Policy Overlays.</p>
<p>Objective 2.6 (New Community Mixed Use): Conversion of rural lands within the three urbanized areas of West, Mid, and South Counties to more intensive uses may occur through the establishment of self-supporting "New Community."</p>		<p>The policies included under this Objective are specifically created to promote self-supporting New Communities within the rural areas of the West, Mid, and South County areas. There are no rural lands within the West and Mid County, and few rural areas in the South County area. Accordingly, this Objective has been deleted from Smart Charlotte 2050.</p>
<p>Objective 2.7 (Rural Community Mixed Use): Conversion of rural lands within the East County planning area to more intensive uses may occur through the establishment of self-supporting "Rural Communities" which will provide residential and employment opportunities within the Rural Service Area.</p>		<p>The East County area is a rural area in the County. The policies included under this Objective are specifically created to provide an opportunity for the property owners in this area who wish to convert rural lands to mixed use in order to provide residential and employment opportunities within the rural area. The intent of the Rural Community Mixed Use FLUM category within the 1997-2010</p>

		<p>comprehensive plan is to require self-supporting Rural Communities. However, the scale and the time-frame required for self-supporting development make this very difficult to achieve. Therefore, the intent of “self-supporting” has been deleted and this Objective was carried over into Smart Charlotte 2050 FLU Objective 3.1. All policies have been revised to reflect the new intent of this Objective and are included in Smart Charlotte 2050 FLU Appendix I, Land Use Guide.</p>
<p>Objective 2.9 (Community Planning): Charlotte County’s communities and subdivisions are encouraged to seek a redesign of their communities with the goal of creating more useful and purposeful design incorporating concerns of environmental issues, transportation, housing density, schools, parks, recreation, and commerce. Such community plans shall have main premises of reducing urban sprawl and developing a self-sustaining community.</p>		<p>Creating unique places in which to live and work is one of the primary goals of the comprehensive plan. This Objective has been included and substantially expanded in Smart Charlotte 2050 FLU Goal 6 and its associated objectives and policies. Making the County a better place to live, enjoy, visit or work, maintaining and enhancing a sense of place or creating a new community are all very important to the County citizens.</p>
<p>Objective 2.10 <i>(Created by Ordinance 2005-009, adopted January 18, 2005):</i> To create a mixed-use redevelopment land use classification for the Murdock Village Community Redevelopment Area (MVCRA).</p>		<p>The policies included under this Objective are created to guide the future mixed-use development, including residential and commercial within the Murdock Village Community Redevelopment Area. The intent of this Objective was carried over into Smart Charlotte 2050 FLU Objective 5.3, and all policies have been included in Smart Charlotte 2050 FLU Appendix I, Land Use Guide.</p>
<p>Objective 2.11 <i>(Created by Ordinance #2006-030, Adopted on April 4, 2006):</i> The Babcock Ranch Overlay District (BROD), as established in Policy 2.5.28, will create a well-planned new community within the East County planning area using the following Smart Growth principles and best management practices:</p> <ul style="list-style-type: none"> • 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 		<p>The purpose of creating the Babcock Ranch is to establish a well-planned new community in a rural area within the County. The policies included under this Objective are specifically created to guide the future development within the Babcock Ranch Overlay District (BROD). The intent of this Objective and its associated policies were carried over into Smart Charlotte 2050 FLU Objective 6.4. All policies have been updated to remove redundancy and reflect the Master Development Order. Some polices have been deleted because they have been achieved.</p>

<ul style="list-style-type: none"> • Make Development Decisions Predictable, Fair, and Cost Effective • Encourage Community and Stakeholder Collaboration in Development Decisions 		
<p>Objective 2.12 <i>(Created by Ordinance #2006-030, Adopted on April 4, 2006)</i>: The Town Center and Village requirement will provide an alternative to scattered, low-density single-use residential development, with sprawl limiting characteristics that will preserve open space, natural beauty and critical environmental areas that contribute positively to the quality of life for the residents within the BROD as well as all of Charlotte County.</p>		<p>In order to create a sense of place, it is necessary to protect the existing beauty and critical environmental areas as well as to preserve open space. The policies included under this Objective are specifically created to define open space, and guide protection of critical ecological areas and linkages as well as flowways within the BROD. The intent of this Objective and its associated policies were carried over into Smart Charlotte 2050 FLU Objective 6.4.</p>
<p>Objective 2.14 <i>(Created by Ordinance #2006-030, Adopted on April 4, 2006)</i>: Pedestrian friendly features that support walkable communities will be incorporated within the BROD.</p>		<p>Walkable communities are thriving, livable, sustainable places that give their residents safe transportation choices and improved quality of life, which in turn creates unique atmosphere. The policies included under this Objective require creating a walkable community within the BROD. The intent of this Objective and its associated policies were carried over into Smart Charlotte 2050 FLU Objective 6.4.</p>
<p>Objective 2.15 <i>(Created by Ordinance #2006-030, Adopted on April 4, 2006)</i>: Foster distinctive, attractive communities with a strong sense of place within the BROD.</p>		<p>A gateway into a community provides a physical introduction to a unique area. The policies included under this Objective guide the creation of a town center as a gateway and public space, preserving scenic views and vistas within the BROD. The concept was carried over to Smart Charlotte 2050 FLU Objective 6.4.</p>
<p>Objective 2.16 <i>(Created by Ordinance #2006-030, Adopted on April 4, 2006)</i>: Transportation within the BROD will be planned and coordinated in creating a safe and secure pedestrian environment as well as a balanced mix of transportation options.</p>		<p>Transportation networking is one of the key elements in creating a sense of place. The policies included under this Objective promote safe and secure pedestrian environmental as well as a cohesive transportation system within the BROD. The concept was carried over to Smart Charlotte 2050 FLU Objective 6.4.</p>
<p>Objective 4.2 (Compatibility): To protect the quality and integrity of established neighborhoods from adjacent incompatible development the following policies shall be used in the decision-</p>		<p>The policies included under this Objective work to protect the quality and integrity of neighborhoods. The intent of this Objective was carried over into Smart Charlotte 2050 FLU Objective 4.1.</p>

making process.		
<p>Objective 4.3 (Innovative Land Development Techniques): Charlotte County will encourage the effective use of innovative land development techniques.</p>		<p>Land Development Regulations, including zoning districts and buffer and landscaping codes, are tools to implement the comprehensive plan. The policies included under this Objective promote clustering and mixed use development in order to create a strong sense of place to work and live. The intent of this Objective was carried over into Smart Charlotte 2050 FLU Objective 1.1 and FLU Appendix 1, Land Use Guide.</p>
<p>Objective 6.1 (Redevelopment): Charlotte County will promote the renewal and redevelopment of areas in need of redevelopment through such methods as designating Community Redevelopment Areas, developing and implementing specific neighborhood and community plans, and providing assistance to qualified individuals through the State Housing Initiatives Partnership Program.</p>		<p>The policies included under this Objective work to enhance the livability of areas in need of redevelopment. The policies specifically guide the redevelopment in the Charlotte Harbor Community Redevelopment area and the Murdock Village Community Redevelopment area. The intent of this Objective was carried over into Smart Charlotte 2050 FLU Objective 5.3, and all policies have been included in Smart Charlotte 2050 FLU Appendix I, Land Use Guide.</p>
	<p>FLU Objective 1.1: Smart Growth 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; promote sustainable, energy-efficient land use patterns; and reduce greenhouse gas emissions.</p>	<p>Creating and maintaining a sense of place is beneficial to residents and visitors alike. During the Smart Charlotte 2050 process, the Planning Framework was designed to organize the guiding principles and implementation techniques necessary to achieve the County's 2050 vision in a manner reflecting the complexities of the land characteristics and development context. The policies included under this Objective work to implement a land use and development framework based on Smart Growth Principles.</p>
	<p>FLU Objective 1.3: Protection of Historic Resources To ensure that natural, historic, archaeological and cultural resources are protected for the enjoyment of all citizens through provisions of the Charlotte County Code of Laws and Ordinances and this Plan.</p>	<p>Historic, natural, archeological, and cultural resources are unique to their locations. Protecting these resources provides continuity from past to future generations, contributing to a unique sense of place.</p>
	<p>FLU Objective 2.1: Protect Natural Lands To create, protect and manage systems of green infrastructure including open spaces within</p>	<p>Open space, waterbodies, aquifer recharge areas, and environmentally-sensitive lands are very important components within the neighborhoods.</p>

	developments, conservation lands, areas protected by easement or covenant, parks, wetlands, and floodplains.	The policies included underneath this Objective promote the protection, preservation and enhancement of these lands. Wildlife corridor and critical linkage have been established under Smart Charlotte 2050.
	FLU Objective 3.2: Protect Rural Character To protect the existing rural character of those areas of the County within the Rural Service Area (FLUM Series Map #3) and thereby ensure this lifestyle is preserved for existing residents and remains available to future generations.	In order to ensure that the rural lifestyle is preserved for both existing residents and future generations, and that agricultural activities are continued, it is very important to protect, enhance, and preserve the rural character within the rural service area in the County. The policies included under this Objective promote rural lifestyles.
	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 approach to redefining the County's platted lands. The County shall continue to reduce 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 buildout occurs in a sustainable fashion.	Inappropriate development and urban sprawl are major environmental concerns affecting our communities in a variety of ways. This Objective discourages urban sprawl in favor of a more compact pattern of development, a mixture of land uses, strong pedestrian orientation, active civic and community life, closer links between public transit and land use, and higher housing densities. All of these contribute to creating sense of place. The extensive amount, location, and form of the historic platted lands in the County are issues and concerns for the community. The policies included under this Objective encourage reducing the total number of vacant lots within the County.
	FLU Objective 4.2: Revitalizing Neighborhoods To promote the renewal and redevelopment of areas in need of redevelopment in order to create more sustainable development patterns, densities and intensities and mixes of uses through designated Community Redevelopment Areas and through developing and implementing specific Neighborhood Revitalization Plans.	During the Comprehensive Plan rewriting process, the 2050 Planning Framework was established based on public input. Four types of neighborhoods were defined to reflect different types of communities. Revitalizing Neighborhood is one of them. The policies included under this Objective promote redevelopment of the existing neighborhoods in order to create more sustainable development patterns, and protect the core residential neighborhood.
	FLU Objective 4.3: Maturing Neighborhoods To protect the existing growth patterns of Maturing Neighborhoods.	During the Smart Charlotte 2050 process, the 2050 Planning Framework was established based on public input. Four types of neighborhoods were defined to reflect different types of communities or places within each area and to distinguish one place

		from another; one of these was Maturing Neighborhood. The policies included under this Objective protect the existing growth patterns of these areas which mostly contain lots that are substantially developed.
	<p>FLU Objective 4.4: Emerging Neighborhoods To create incentives for the conversion of undeveloped, single use, lots as well as other appropriately suited vacant lands to compact, mixed use development.</p>	Emerging neighborhood is one of the four neighborhood types established during the Smart Charlotte 2050 process. The policies included under this Objective encourage compact, mixed-use development within these areas which include large areas of undeveloped lots or other undeveloped lands in locations that are appropriate for this type of development.
	<p>FLU Objective 4.5: Managed Neighborhoods To effectively reduce the over-supply of vacant lots within the County that are unsuitable for residential development.</p>	Managed Neighborhood is one of the four types of neighborhood established in the 2050 Planning Framework. The policies included under this Objective discourage development within the areas that contain or are adjacent to environmentally-sensitive resources.
	<p>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.</p>	Redevelopment of existing blighted areas is a way to improve the living and working environment. The policies included under this Objective specifically work to focus on the siting of regional commercial and employment uses, and to support the concept and ideas in the County-adopted Community Redevelopment Plans.
	<p>FLU Objective 5.4: Economic Corridors To improve the visual and functional quality of streets and highways through actions that encourage mixed-use development along corridors with a stronger emphasis on connectivity and more attractive physical design.</p>	The policies included under this Objective specifically work to improve the visual characteristics, accessibility, and connectivity of the County's major thoroughfares and streets.
	<p>FLU Objective 6.1: Reinforce Community Character To create functional, sustainable communities that reinforces and supports the unique character of each area.</p>	The policies included under this Objective establish different planning programs to reinforce and support the unique character of each neighborhood.
	<p>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</p>	In November of 2005, the Board of County Commissioners adopted the Burnt Store Area Plan and its associated objectives and policies. The policies included under this Objective work to

	<p>a fully serviced, integrated community.</p>	<p>implement the Burnt Store Area Plan. The policies related to the Burnt Store plan within Objective 2.5 of the 1997-2010 Future Land Use Element were placed under this Objective and revised to reflect the intent of the Burnt Store Area Plan.</p>
	<p>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:</p> <ul style="list-style-type: none"> • 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. 	<p>U.S. 17 in Charlotte County was expanded from two to four lanes in 2007. The expansion, as well as the establishment of the Wal-Mart Distribution Center across the county line in DeSoto County, is contributing to increased pressure to change the semi-rural character of the area to more urban uses. In the spring of 2010, the County completed the U.S. 17 Corridor Planning Study. Based on extensive public outreach to residents, land owners, and business owners, it includes a number of recommendations for future development and redevelopment in that area. The policies included under this Objective work to implement the U.S. 17 Corridor Planning Study.</p>
	<p>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:</p> <ul style="list-style-type: none"> • 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. 	<p>This Objective and Objective 2.11 from the 1997-2010 Future Land Use Element are the same. The same reasoning applies.</p>

	<ul style="list-style-type: none"> • Encourage Community and Stakeholder Collaboration in Development • Decisions. 	
Transportation Element		
Objective 4.1 (Priority Needs): The County will continue to incorporate sidewalk and bikeway needs and priorities into the transportation planning and capital programming process for the traffic circulation system, as an alternative to automotive transportation and to improve the safety of pedestrians and bicyclists.		This Objective and its policies have been substantially included in Smart Charlotte 2050 TRA Objective 1.2.
Objective 7.3 (Connected Transportation Modes): The County will continue to coordinate the expansion of the public transportation system with improvements in related facilities, such as sidewalks and taxi stands.		This Objective and its policies have been substantially included in Smart Charlotte 2050 TRA Objective 3.1.
Objective 11.1: The County will continue to include landscaping and general beautification for all transportation corridors.		This Objective and its policies have been substantially included in Smart Charlotte 2050 TRA Objective 2.4.
	TRA Objective 1.2: Sidewalks, Bicycle Facilities, Multi-use Trails Develop a county-wide bicycle and pedestrian system by incorporating sidewalks, bike lanes and trails into the transportation planning, design, construction and maintenance activities to improve the mobility and safety of pedestrians and bicyclists in the County.	A connected network of sidewalks, bicycle facilities, and multi-use trails can help to develop a community's sense of identity, and can link the important sites and facilities within that community. The policies included under this Objective work to develop such a network of sidewalks and trails.
	TRA Objective 2.4: Landscaping, Beautification, and Reduction in Wildlife Fatalities To include landscaping and general beautification for all transportation corridors.	The policies included under this Objective work to provide interesting landscaping around transportation facilities, in order to help create unique places.
	TRA Objective 2.5: Neighborhood Traffic Control To utilize appropriate motor vehicle traffic control and motor vehicle traffic calming measures and appropriate roadway design standards to minimize neighborhood motor vehicle traffic intrusion and to protect neighborhoods from adverse effects of motor vehicle traffic.	Under this objective, a set of new policies has been added to minimize the traffic intrusion into the neighborhoods and to protect the quality of life of the County's residential neighborhoods.
Natural Resources and Coastal Planning Element		

<p>Objective 1.3: Charlotte County will protect its marine and estuarine habitats and finfish and shellfish resources to ensure long-term viability and productivity for scientific, commercial, sport, and recreational purposes.</p>		<p>The policies included under this Objective provide guidance on maintaining water quality and protecting benthic resources. Maintaining a healthy aquatic environment is important because one of the contributing overall aspects of the County's sense of place is derived from containing within its boundary two major rivers, bays, and a harbor with direct access to the Gulf of Mexico. A productive estuarine system maintains the distinctive and special atmosphere available to County residents and visitors. The County is not known for its beaches, but is well known for its wild and scenic shoreline and a very good fishery.</p> <p>The intent of this Objective was carried over into Smart Charlotte 2050 CST Objectives 1.1, 1.2, 1.3, 1.5 and 2.1.</p>
<p>Objective 1.14: Charlotte County shall increase public access and quality of service to its shoreline and coastal waters.</p>		<p>The policies included under this Objective show that the County will pursue several alternatives to increase water access and beach access. The rivers, bay, and harbor contribute to overall aspects of the County's sense of place.</p> <p>This Objective has been included in Smart Charlotte 2050 CST Objective 1.2 and 1.3 and FLU Objective 5.6.</p>
<p>Objective 1.15: To site marina and boat ramp facilities using criteria from the Marine Land and Water Use Siting Study upon its formal adoption by Charlotte County and encourage the preservation of recreational and commercial working waterfronts and public access to water.</p>		<p>The policies included under this Objective discourage the conversion of existing waterfront uses and provide guidelines for new marinas. A County cannot provide full access to the water, and must therefore rely upon private businesses to fill in the gaps. These businesses are an important part of the fabric of the County's boating lifestyle.</p> <p>This objective has been included in Smart Charlotte 2050 CST Objective 1.2 and FLU Objective 5.6.</p>
	<p>CST Objective 1.1 Coastal Resource Protection To ensure that proposed and existing development and activities do not adversely impact Charlotte County's coastal and estuarine natural resources and to provide for the long-term protection and</p>	<p>The coastal ecosystem nourishes a wide assortment of terrestrial, aquatic and avian life. All of these lifeforms combine to provide an aesthetic and recreational benefit to the human population. While continuing development and growth within the</p>

	enhancement of coastal vegetation and wildlife communities and ecosystems.	County is necessary and important, this Objective provides guidance on balancing the development fueled by those living and moving to the County with the protection of the resources that are part of the reason many move to this County.
	CST Objective 1.2 Shoreline and Water Dependent Uses To establish criteria or standards which identify allowable shoreline uses, giving priority to water-dependent uses while minimizing negative impacts to coastal habitats, species, and surrounding land uses.	Similar to CST Objective 1.1, access to the water is an important aspect of the County's overall sense of place. This Objective and the policies included under it focus on maintaining water-dependent uses.
	CST Objective 1.3 Maintenance of Public Access to Gulf of Mexico and Bay Waters To maintain public access to the Gulf of Mexico and bay waters, through expansion or refurbishing existing facilities or acquisition of new property which shall be consistent with the public's needs and the natural resource capacity of the selected area for a variety of water dependent activities.	Similar to CST Objective 1.1, access to the water is an important aspect of the County's overall sense of place. This Objective and the policies included under it focus on maintaining water-dependent uses along the Gulf of Mexico shoreline.
	CST Objective 1.5 Beach and Dune Protection To adopt specific standards that encourage the protection of coastal vegetation and wildlife communities, minimize the impacts of man-made structures, prohibit activities that adversely impact beach or dune systems, and restore altered beaches or dunes.	Protection of these specific coastal resources is necessary to maintain a productive aquatic ecosystem. Also, they help protect infrastructure from adverse weather conditions.
	CST Objective 1.7 Archeological Resources To protect, preserve or sensitively reuse historic and archaeological resources within the coastal planning area of Charlotte County.	Historic and archeological resources are unique to the place they are located. Protecting these resources provides continuity from past to future generations, contributing to a unique sense of place.
	CST Objective 2.1: Charlotte Harbor Watershed Protection To ensure that the County's surface waters are protected.	Similar to Smart Charlotte CST Objective 1.3, the policies beneath this Objective work to maintain a healthy aquatic system within the Charlotte Harbor watershed.
Infrastructure Element		
	SWM Objective 3.3: Low Impact Development and Green Infrastructure To achieve long-term benefits such as improved water quality, improved air quality, improved groundwater infiltration and recharge, increased	The policies included beneath this Objective allow for the inclusion of stormwater management techniques that result in stormwater management facilities that are more versatile and interesting than traditional facilities and which, in turn, may work to

	water storage, expanded wildlife habitat, expanded recreational opportunities and visual relief within the urban environment by incorporating low impact development design criteria and green infrastructure as part of the stormwater management system.	create or enhance the appearance and character of the site and the neighborhood around the site. These techniques include the use of low impact development design criteria, the incorporation of existing wetlands into stormwater management facilities, and the preservation and restoration of existing flow-ways.
Recreation and Open Space Element		
Objective 1.1 (Planning): Implement a Park and Recreation Comprehensive Plan which is a long-range policy plan for the county park system to provide guidance for park acquisition, facility development, levels of service, resource management, park operations, and which addresses the need for active recreation.		This Objective and its policies have been substantially included in Smart Charlotte 2050 REC Objective 1.1.
Objective 1.4 (Management): Protect and maintain open space and parkland that will conserve forests, wetlands, fish, marine life, and wildlife and in order to retain their environmental, economic, aesthetic and recreational values.		This Objective and its policies have been substantially included in Smart Charlotte 2050 REC Objective 1.1.
	REC Objective 1.1: Planning, Acquisition, Design and Development To plan for a park and open space system, acquire sites and facilities, design and develop parks that will ensure that residents and visitors to Charlotte County are afforded opportunities to readily access a variety of parks and open space.	The policies included under this Objective work to establish a sense of place by describing the types and varieties of parks to be developed.
	REC Objective 2.2: Special Purpose Venues To provide special purpose venues that are capable of offering high-quality, professional-level, diverse events and programs attracting and meeting the needs of residents and visitors on a regional, State and national level.	The policies included under this Objective work to create specialized venues that give a community a sense of place.
	REC Objective 3.1 Library Facilities and Programs To provide a system of regional and community libraries with collections, programs and staff and ensure access to library services sufficient to serve the needs of residents and visitors.	Libraries can be community focal points, and help define the nature of a community. The policies included under this Objective work to create a library system that is efficient and well-placed to serve the needs of the community residents.
	REC Objective 3.3: Historical and Archaeological Resources	The policies included under this Objective focus on preserving the community's history, thereby

	To protect and preserve the County's historic and archaeological resources.	creating a sense of place.
	REC Objective 3.4 Historical Resources Awareness and Education To participate in public education opportunities and provide programs and exhibits that promotes public awareness of our heritage and the importance of preserving our historic, archaeological, architectural, and scenic resources.	The policies included under this Objective focus on preserving the community's history, thereby creating a sense of place.
	REC Objective 3.5: Arts & Humanities To encourage and promote public art and design that enhances the quality of life, civic and social pride, and community identity for its residents and visitors.	The policies included under this Objective focus on the community art program, thereby creating a sense of place.
Housing Element		
Objective 1.5: Through its development regulations, Charlotte County will consider strategies for mitigating the negative impacts that may result from the intrusion of intensive land uses on residential communities.		This Objective and its policies have been substantially included in Smart Charlotte 2050 FLU Objective 5.7.
	HSG Objective 5.1 Historic Preservation To conserve and rehabilitate identified historic residences.	Historic structures within a community add to the sense of place.
Historic Preservation Element		
Objective 1.1: Charlotte County will develop a program which will protect the County's historical and archaeological resources.		The policies included beneath this objective address actions and programs that contribute to creating a sense of place in a community. Since the Historic Preservation Element has been eliminated, this objective has been replaced by: Smart Charlotte 2050 REC Objective 3.3, HSG Objective 5.1, FLU Objective 1.3, and CST Objective 1.7.
Objective 1.2: Charlotte County's Community Development Department, with help from the Charlotte County Historical Center, Historical Advisory Committee, the historical and genealogical groups, and the Charlotte Harbor Environmental Center, will develop and maintain a site inventory on its Geographic Information System and a current database of all historic buildings, historic		The Geographic Information System database referenced in the Objective has been created. Since the Historic Preservation Element has been eliminated, the maintenance of this database is included as a policy under Smart Charlotte 2050 REC Objective 3.3.

architecture, historic districts, archaeological objects and places that are significant to local, state or national history, according to an adopted set of criteria.		
Objective 1.3: Charlotte County will actively encourage the nomination of historic buildings, sites, districts or objects to the National Register of Historic Places, listing in the Local Historical Register, and their recording in the Florida Master Site File.		The policies included under this Objective address actions and programs that contribute creating a sense of place in a community. Since the Historic Preservation Element has been eliminated, this Objective has been substantially included in Smart Charlotte 2050 FLU Objective 1.3.
Community Facilities and Services Element		
Objective 1.3: Charlotte County will provide and maintain a high-quality, accessible system of public libraries to meet the information, educational and recreational needs of Charlotte County's residents and visitors.		This Objective and its policies have been substantially included in Smart Charlotte 2050 REC Objective 3.1.
Objective 1.9: Charlotte County will support the development of the arts and arts-related activities, thereby enhancing the quality of life, civic and social pride, and community identity for its residents and visitors.		This Objective and its policies have been substantially included in Smart Charlotte 2050 REC Objective 3.5.

MANAGING AN OVERABUNDANCE OF PLATTED LOTS

Charlotte County has a tremendous supply of platted lots, many of which are vacant. Given the County's projected population growth, there is at least a 100-year supply of vacant residential land. While the 1997-2010 comprehensive plan contained an objective to reduce the number of platted lots, implementation of this objective and its policies did not effect any meaningful change in the pattern or performance of development. Through Smart Charlotte 2050, the County established a Planning Framework to reduce the oversupply of such land and to improve development forms.

Like many communities in Florida, Charlotte County has experienced periods of intense land speculation, which resulted in the platting and subdivision of large tracts of land beginning in the 1890s and continuing through the 1950s and 1960s. Over the years, this has resulted in the platting of tens of thousands of urban-scaled lots, each the potential site of one or more residential units. While not every lot is actually capable of supporting development due to the early indiscriminate platting of environmentally sensitive lands or the lack of sufficient infrastructure, the vast majority are available for development and all of them carry a vested right to develop. Currently, records show that there are 203,085 platted lots in the County, 131,718 of which (64.8 percent) are vacant. These available platted lots create a surplus of legally developable land, well in excess of projected demand, and they act as a significant deterrent and impediment to the creation of a more compact and efficient urban form.

The 1997-2010 comprehensive plan established an objective of reducing the total number of platted lots in the County by one percent over the horizon of the plan, or by 2010. Policies established included the creation of an action plan to identify workable solutions to the Statewide platted lots issue, the public acquisition of platted lands for deplating, the creation of a graduated impact fee structure to direct development into the Infill areas of the Urban Service Area, and the creation of a transfer of development rights program. All of these policies were implemented in one form or another, but did not result in any significant change in the overall development pattern.

In Smart Charlotte 2050, the existing objective has been included as a policy under the broader objective of discouraging urban sprawl, and the target has been modified to an annual reduction of platted lots by one percent. This is a more ambitious target than that adopted in the 1997-2010 comprehensive plan, but one that is also realistically achievable. The wording of Smart Charlotte 2050 FLU Objective 4.1 also makes it clear that the reduction of the total number of vacant platted lots is not an end in itself but is a means to ensure that future development occurs in a sustainable manner. To further this objective, one of the most important aspects is the use of the Transfer of Density Units (TDU) program, a modified version of the transfer of development rights program referenced in the original 1997-2010 plan, to create incentives for the transfer of residential density from areas where it is considered inappropriate due to environmental

concerns, distance from the developed centers, or other factors to areas where it is desired. These incentives may include density bonuses that allow the purchaser of TDUs to apply more units than they have purchased, if those units are applied to or transferred from designated areas.

Table EAR-9 compares the Objectives pertaining to this major issue included in the 1997-2010 Charlotte County comprehensive plan with those included in Smart Charlotte 2050.

Table EAR-9: Objectives Pertaining to Managing an Overabundance of Platted Lots

1997-2010 Charlotte County Comprehensive Plan Objective	Smart Charlotte 2050 Objective	Comments
Future Land Use Element		
<p>Objective 1.4 (Platted Lands Strategy): Recognizing that Charlotte County has a supply of platted lands which is greater than the long-term need, the county shall reduce the total number of platted vacant lots within the West, Mid, East and South County planning areas by a minimum of 1% during the planning period (2020) of this Plan.</p>		<p>One of the goals in the 1997-2010 plan was to manage an overabundance of platted lots. The policies included under this Objective recognize this issue and encourage the reduction of platted lots within the County. However, the strategy for addressing platted lands did not recognize differences between the types of platted subdivisions, except for the extent to which they had built residential dwellings determined as a percentage of the total number of platted lots. The intent of this Objective was carried over into Smart Charlotte 2050 FLU Objective 4.1 and the policies under this Objective were expanded to include both incentives and disincentives to implement the intent of reducing the amount of platted lots.</p>
	<p>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 approach to redefining the County's platted lands. The County shall continue to reduce the total number of platted vacant lots. Reducing the number of platted vacant lots is not necessarily intended to result in reduced overall buildout but is intended to ensure that buildout occurs in a sustainable fashion.</p>	<p>The policies included under this Objective encourage reducing the total number of vacant lots within the County.</p>
	<p>FLU Objective 4.5: Managed Neighborhoods To effectively reduce the over-supply of vacant lots within the County that are unsuitable for residential development.</p>	<p>The policies included under this Objective encourage removing or transferring out density from those areas which are not suitable for residential development in order to achieve the goal of reducing platted lots.</p>

ALLOWING COUNTY RESIDENTS TO AGE IN PLACE

Current demographic trends indicate a larger and larger elderly population in the future, but the County's current development pattern makes it difficult for residents at the older end of the age spectrum to move about due to the strict separation of land uses that does not adequately address the full range of age-related needs, and a strong emphasis on individual automobile trips as the primary means of transportation. This development pattern places severe restrictions upon the mobility of those residents without the ability to drive. Through Smart Charlotte 2050, the County established policies to improve the opportunities for individuals to remain in the community throughout their lifetimes by improving transportation choice and by ensuring that appropriate land use policies are in place.

Aging in place supports the notion that older citizens should be able to maintain a desirable lifestyle by participating in their communities, remaining independent as their health allows, having access to the facilities and opportunities necessary to remain independent, feeling safe, and living in an intergenerational environment. This is especially true for low- to moderate-income seniors whose financial constraints limit their choices.

The area of Port Charlotte, generally between the Myakka and Peace Rivers, was initially developed in the 1950s and 1960s as a retirement community and was aggressively marketed as such to people in the industrial cities of the Northeast and Midwest, as well as to people in Europe and elsewhere. Lots were platted, certain infrastructure was constructed, including streets and water lines, and the land was left to develop with little attention given to the creation of an integrated community. Besides creating the major issues discussed earlier, as the retirees arrived to take hold of their piece of the "Florida lifestyle," additional unintended consequences of the development pattern arose, including the difficulty of aging in place.

As retirees age further, their medical and other special needs tend to increase and their mobility tends to decrease. The strict separation of land uses established in the County's original development pattern makes residents extremely reliant upon individual automobiles and any restriction on the ability to drive places severe constraints on County residents. According to the U.S. Census Bureau, in 2008 an estimated 30.5 percent of the County's population was age 65 or older, compared to 17.1 percent in Florida and 12.6 percent nationally. By 2030, the County's population projections indicate that this percentage will be 40.5 percent, and at the vision horizon of 2050 it will be 51.4 percent. Clearly, if half of the population is anticipated to be 65 years old or older, the community should be working to ensure that these residents will be able to live their lives without isolation or undue difficulty. Creating mixed-use communities that offer the facilities necessary to maintain an independent lifestyle alongside a variety of housing options, and connected by multiple transportation options, would make it

possible for older citizens who have lost the ability to drive to remain in their residences and participate in their community as long as their health allows. Older adults who remain active and engaged have been proven to have better health than those who do not and healthier adults are able to remain in their residences, rather than needing to relocate to an adult care facility.

The 1997-2010 comprehensive plan did not directly address the issue of allowing residents to age in place, only touching on the subject tangentially in the Transportation Element, through objectives that encourage multi-modal transportation options and the future potential expansion of transit services. These have been met only modestly, if at all. The County does have a sidewalk installation program but it is based more upon the reconstruction of roads than on an organized plan for the expansion of a connected sidewalk network. Bicycle lanes are also occasionally installed, but like sidewalks there is not an organized connected network and few bicycle lanes are dedicated facilities. Instead, many are striped – but not marked – along the shoulders of roads. Public transit has not been expanded beyond the existing paratransit system of Sunshine Dial-A-Ride due to widespread perception that any increase in levels of service, such as the implementation of fixed route transit, would not be efficiently used.

In Smart Charlotte 2050, the Future Land Use Element requires the application of Smart Growth principles for all new development, with the intent of creating more compact, walkable communities that would mitigate the negative impacts of the existing low-density development pattern. The Transportation Element has placed an emphasis on the creation of an interconnected network of pedestrian, bicycle, and multi-use facilities that improve the ability of County residents to travel without the use of automobiles and to link these facilities to a public transit system. Properly implemented, Smart Charlotte 2050 will result in communities that not only allow residents to travel without driving, but to also live in communities that mix uses and densities in a manner that requires less travel in general.

Table EAR-10: Objectives Pertaining to Allowing County Residents to Age in Place

1997-2010 Charlotte County Comprehensive Plan Objective	Smart Charlotte 2050 Objective	Comments
Future Land Use Element		
<p>Objective 2.10 <i>(Created by Ordinance 2005-009, adopted January 18, 2005):</i> To create a mixed-use redevelopment land use classification for the Murdock Village Community Redevelopment Area (MVCRA).</p>		<p>The policies included under this Objective were created to guide future development within the Murdock Village Community Redevelopment Area. The intent of this Objective was carried over into Smart Charlotte 2050 FLU Objective 5.3, and all policies have been included in Smart Charlotte 2050 FLU Appendix I, Land Use Guide.</p>
<p>Objective 2.11 <i>(Created by Ordinance #2006-030, Adopted on April 4, 2006):</i> The Babcock Ranch Overlay District (BROD), as established in Policy 2.5.28, will create a well-planned new community within the East County planning area using the following Smart Growth principles and best management practices:</p> <ul style="list-style-type: none"> • 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 		<p>Walkable community designs, as well as various housing and transportation choices, are important components to allow County residents to age in place. The policies included under this Objective are specifically created to guide the future development within the BROD. The intent of this Objective and its associated policies were carried over into Smart Charlotte 2050 FLU Objective 6.4, and all policies have been updated to remove redundancy and reflect the Master Development Order. Some polices have been deleted because they have been achieved.</p>
<p>Objective 2.14 <i>(Created by Ordinance #2006-030, Adopted on April 4, 2006):</i> Pedestrian friendly features that support walkable communities will be incorporated within the BROD.</p>		<p>Walkable communities are thriving, livable, sustainable places that give their residents safe transportation choices and improved quality of life. The policies included under this Objective require creating a walkable community within the BROD. The intent of this Objective and its associated policies were carried over into Smart Charlotte 2050 FLU Objective 6.4.</p>
<p>Objective 2.16 <i>(Created by Ordinance #2006-030, Adopted on April 4, 2006):</i> Transportation within the BROD will be planned and coordinated in creating a</p>		<p>Transportation networking is one of the key elements to promote and provide opportunities for aging in place. The policies included under this</p>

<p>safe and secure pedestrian environment as well as a balanced mix of transportation options.</p>		<p>Objective promote a safe and secure pedestrian environmental as well as a cohesive transportation system within the BROD. The concept was carried over to Smart Charlotte FLU Objective 2050 6.4.</p>
<p>Objective 2.20 (Created by Ordinance #2006-030, Adopted on April 4, 2006): A range of housing opportunities, including workforce housing is required.</p>		<p>A range of housing opportunities is one of the important choices to meet the goal of aging in place. The policies included under this Objective work to provide a diversity of housing types to people from a wide range of economic levels and age groups within the BROD. The concept was carried over to Smart Charlotte 2050 FLU Objective 6.4.</p>
	<p>FLU Objective 1.1: Smart Growth 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; promote sustainable, energy-efficient land use patterns; and reduce greenhouse gas emissions.</p>	<p>Current demographic trends demonstrate that there are significant numbers of elderly residents in the County, and that the trend will continue. The needs for this aging population are considerable. The County has created policies within Smart Charlotte 2050 to help direct the planning, design, and location of new housing, transportation systems, and community services to support this important group. The policies included under this Objective encourage creating walkable neighborhoods and providing a range of housing opportunities and choices as well as a variety of transportation choices.</p>
	<p>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 approach to redefining the County's platted lands. The County shall continue to reduce 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 buildout occurs in a sustainable fashion.</p>	<p>This Objective discourages urban sprawl and promotes a more compact pattern of development, mixed use, strong pedestrian orientation, active civic and community life, closer links between public transit and land use, and higher housing densities, all of which contribute to a complete community that allow residents to enjoy in their life.</p>
	<p>FLU Objective 4.2: Revitalizing Neighborhoods To promote the renewal and redevelopment of areas in need of redevelopment in order to create more sustainable development patterns, densities and intensities and mixes of uses through designated Community Redevelopment Areas and</p>	<p>The policies included under this Objective promote redevelopment of the existing neighborhoods in order to create more sustainable development patterns and protect the core residential neighborhood.</p>

	through developing and implementing specific Neighborhood Revitalization Plans.	
	<p>FLU Objective 4.4: Emerging Neighborhoods To create incentives for the conversion of undeveloped, single use, lots as well as other appropriately suited vacant lands to compact, mixed use development.</p>	Emerging neighborhood is one of the neighborhood types established in the 2050 Planning Framework. The policies included under this Objective encourage compact, mixed use development within these areas which include large areas of undeveloped lots or other undeveloped lands in locations that are appropriate for this type of development.
	<p>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.</p>	Redevelopment of existing blighted areas is a way to improve the living and working environment. The policies included under this Objective specifically work to focus on locations for regional commercial and employment uses, and to support the concept and ideas in County-adopted Community Redevelopment Plans.
	<p>FLU Objective 6.1: Reinforce Community Character To create functional, sustainable communities that reinforces and supports the unique character of each area.</p>	The policies included under this Objective establish different planning programs to reinforce and support the unique character of each neighborhood.
	<p>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:</p> <ul style="list-style-type: none"> • 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 	This Objective and Objective 2.11 from the 1997-2010 Future Land Use Element are the same. The same reasoning applies.

	<p>Collaboration in Development</p> <ul style="list-style-type: none"> • Decisions. 	
Transportation Element		
<p>Objective 2.1 (Intermodal Facilities): Design every component of the transportation network in coordination with other components to achieve convenience, traffic flow efficiency, cost effectiveness, and safety. Design each component of the transportation network with the future land use plans to ensure that existing and proposed population densities, housing, employment patterns, and land uses are consistent with transportation modes and services.</p>		<p>This Objective has been substantially included in Smart Charlotte 2050 TRA Goal 1.</p>
<p>Objective 2.2 (Transportation Mode Options): The County will continue to make every effort to create reasonable modal choices for the public with the design and implementation of all transportation projects.</p>		<p>This Objective has been substantially included in Smart Charlotte 2050 TRA Goal 1.</p>
<p>Objective 4.1 (Priority Needs): The County will continue to incorporate sidewalk and bikeway needs and priorities into the transportation planning and capital programming process for the traffic circulation system, as an alternative to automotive transportation and to improve the safety of pedestrians and bicyclists.</p>		<p>This Objective and its policies have been substantially included in Smart Charlotte 2050 TRA Objective 1.2.</p>
<p>Objective 7.1 (Meet Needs): As travel demand forecasts warrant improved transit service, the County will consider a cost-effective expansion of public transportation services, through the most effective mix of options (identified in the most current Transit Development Plan), with a priority on persons who are transit dependent.</p>		<p>This Objective and its policies have been substantially included in Smart Charlotte 2050 TRA Objective 3.1.</p>
<p>Objective 7.2 (Low-Cost Service): The County will make every effort to maintain low capital and operating costs, support public transportation in the long term by choosing low cost options, maximize Federal and State funds, and adopt new technologies that improve cost effectiveness.</p>		<p>This Objective has been substantially included in Smart Charlotte 2050 TRA Goal 3.</p>
<p>Objective 7.3 (Connected Transportation)</p>		<p>This Objective and its policies have been</p>

<p>Modes): The County will continue to coordinate the expansion of the public transportation system with improvements in related facilities, such as sidewalks and taxi stands.</p>		substantially included in Smart Charlotte 2050 TRA Objective 3.1.
<p>Objective 7.4 (Transportation Disadvantaged): Through the MPO, the County will continue to provide a coordinated and comprehensive approach to planning and developing transportation services that meet the needs of transportation disadvantaged persons.</p>		This Objective has been substantially included in Smart Charlotte 2050 TRA Goal 3.
<p>Objective 7.6 (Meeting Future Demand): The County will continue to maintain, improve, and enhance public transit service to meet current and future demands and needs.</p>		This Objective and its policies have been substantially included in Smart Charlotte 2050 TRA Objective 3.1.
<p>Objective 7.8 (Multi-Modal Connectivity): In cooperation with the MPO, the County will continue to enhance and improve multi-modal connectivity throughout the region.</p>		This Objective has been substantially included in Smart Charlotte 2050 TRA Goal 1.
	<p>TRA Objective 1.2: Sidewalks, Bicycle Facilities, Multi-use Trails Develop a county-wide bicycle and pedestrian system by incorporating sidewalks, bike lanes and trails into the transportation planning, design, construction and maintenance activities to improve the mobility and safety of pedestrians and bicyclists in the County.</p>	The policies included under this Objective work to create a useful network of non-motorized transportation routes that would allow County residents to travel to various locations without the need to drive.
	<p>TRA Objective 3.1 Meet Demands Expand public transportation services through the most effective mix of options, with a priority on persons who are transit dependent.</p>	The policies included under this Objective work to create and maintain an efficient and effective mass transit system that would meet the demands and needs of County residents.
Recreation and Open Space Element		
	<p>REC Objective 1.1: Planning, Acquisition, Design and Development To plan for a park and open space system, acquire sites and facilities, design and develop parks that will ensure that residents and visitors to Charlotte County are afforded opportunities to readily access a variety of parks and open space.</p>	The policies included under this Objective work to ensure that the park system will address the recreational needs of all age groups in Charlotte County.
	<p>REC Objective 3.1: Library Facilities and Programs</p>	The policies included under this Objective work to enhance the quality of life for Charlotte County

	To provide a system of regional and community libraries with collections, programs and staff and ensure access to library services sufficient to serve the needs of residents and visitors.	residents who wish to age in place.
Housing Element		
Objective 1.1: The County should work toward making up to 15% of new housing affordable to low-income households (annual income up to 80% of area median income). Charlotte County will assure housing opportunities for very-low, low-, and moderate-income households by allowing varied types including, but not limited to, single family, multifamily, mobile and manufactured homes. This objective is reflected through delineation of land uses on the Future Land Use Map to accommodate different housing types that can accommodate different income groups and groups with special needs such as the elderly, disabled, rural and farm labor, for all current and anticipated future residents. In combination with allowing varied types of housing, the county will examine opportunities to expand affordable housing through changes in the development regulations. Changes to be considered include but are not limited to, deferring of impact fees, reservation of infrastructure capacity, and modifying standards for developments that include a setaside of housing for low-income households that include a requirement for long-term affordability ensuring that successive owners or renters are income eligible households. New affordable housing should reflect the percentage needs by tenure as projected by the Shimberg Center.		This Objective and its policies have been substantially included in Smart Charlotte 2050 HSG Objective 1.1.
Objective 1.4: Charlotte County shall promote the Fair Housing Code prohibiting discrimination in housing on the basis of race, color, ancestry, national origin, religion, sex, marital status, familial status, handicap, or age.		This Objective and its policies have been substantially included in Smart Charlotte 2050 HSG Objective 3.1.
Objective 3.1: Provide for sufficient sites throughout the county in the residential areas or areas of residential character for group homes and foster care facilities licensed or funded by the State		This Objective and its policies have been substantially included in Smart Charlotte 2050 HSG Objective 4.1.

of Florida.		
	<p>HSG Objective 1.1: Affordable Housing Supply To work toward making 15 percent of new housing affordable to extremely low, very low and low- to moderate-income households, as defined annually by The U.S. Department of Housing and Urban Development (HUD).</p>	<p>The policies included beneath this Objective address providing housing for residents with incomes below the area median level. Since many older residents are dependent upon fixed incomes, they may fall into these lower-income categories, and affordable housing options are important to allow them to remain in the community rather than being forced to enter some form of group housing.</p>
	<p>HSG Objective 3.1: Fair Housing To enforce the Fair Housing Code prohibiting discrimination in housing on the basis of race, color, ancestry, national origin, religion, sex, marital status, familial status, handicap or age.</p>	<p>Charlotte County's Fair Housing Code (Sec. 1.8, Art. VI) promotes the opportunity for residents to obtain housing of their choice without regard to race, color, ancestry, national origin, religion, sex, marital status, familial status, handicap or age, and prohibits housing discrimination. This policy ensures that county residents are allowed to age in place.</p>
	<p>HSG Objective 4.1: Group Homes and Foster Care Facilities To provide for sufficient sites throughout the County, in the residential areas or areas of residential character, for independent living opportunities, group homes and foster care facilities licensed or funded by the State of Florida.</p>	<p>The policies included under this Objective address Assisted Living Facilities, which is a strong component for aging in place.</p>
Community Facilities and Services Element		
<p>Objective 1.3: Charlotte County will provide and maintain a high-quality, accessible system of public libraries to meet the information, educational and recreational needs of Charlotte County's residents and visitors.</p>		<p>This Objective and its policies have been substantially included in Smart Charlotte 2050 REC Objective 3.1.</p>

MAINTAINING THE RURAL CHARACTER OF EASTERN CHARLOTTE COUNTY

Rural and agricultural eastern Charlotte County is under pressure to develop into urban and suburban communities. Additionally, the Urban Service Area boundary established in the 1997-2010 comprehensive plan does not work to create an appropriate distinction and transition between the urban and rural areas. Through Smart Charlotte 2050, the County identified a number of ways to protect rural character and to create a more sustainable and wise rural development form.

Due to the previous development history of the County, there is relatively little vacant, unplatted land available for development within the Urban Service Area. While there is no shortage of vacant land, most of it has been platted into 7,500- to 10,000-square foot lots, and the fragmented ownership of these lots makes it very difficult to collect them into larger tracts suitable for unified development. Because of this, pressure arises to allow development on vacant, unplatted tracts just beyond the boundary of the Urban Service Area at densities and intensities similar to those within.

In the 1997-2010 comprehensive plan, the Urban Service Area and the Future Land Use Map were used to designate areas suitable for urban development or for rural development. The eastern portion of the County was designated as the Rural Service Area, and appropriate future land use categories were assigned to the lands there, limiting potential uses to low-intensity ones such as agriculture, conservation, and very-large lot residential. The Urban Service Area boundary did not, however, create any other real distinction between the urban and rural areas of the County. Utilities were not excluded from the Rural Service Area, nor were impact fees assessed upon the distance from existing development. The Natural Resources and Coastal Planning Element did encourage the continuation of bona fide agriculture, but the policies were voluntary and suggestive, rather than mandatory.

In Smart Charlotte 2050, the Urban Service Area boundary has legitimate policy implications for the extension of public services and utilities, setting priorities for public infrastructure investment based upon the Planning Framework map and refining a graduated impact fee structure to encourage development within the Urban Service Area. The plan establishes specific policies for the protection of rural character, including the preservation of scenic views and open space. Finally, the plan recognizes that agriculture is an important sector of the County's economy while acknowledging that certain development opportunities should be made available to landowners.

Table EAR-11 compares the Objectives pertaining to this major issue that were included in the 1997-2010 Charlotte County comprehensive plan with those included in Smart Charlotte 2050.

Table EAR-11: Objectives Pertaining to Maintaining the Rural Character of Eastern Charlotte County

1997-2010 Charlotte County Comprehensive Plan Objective	Smart Charlotte 2050 Objective	Comments
Future Land Use Element		
<p>Objective 1.1 (Urban Service Area): The Urban Service Area strategy will direct the timing, location, density, and intensity of development and through the provision of infrastructure throughout Charlotte County so that urban development is directed towards the Urban Service Area's Infill Areas.</p>		<p>Lands within the East County area are mostly located outside of the Urban Service Area. In order to protect agricultural uses and lifestyle in the rural area, directing intense development away from this area is necessary. The establishment of a functional urban service area is the base to direct future development and urban services away from the rural areas. The policies included under this Objective work to guide the infrastructure into the areas where the development should be located, and to discourage premature development within the areas lacking of these infrastructure and services. The intent of this Objective was carried over in Smart Charlotte 2050 FLU Objective 1.2.</p>
<p>Objective 1.3 (Infrastructure and Services): Charlotte County will use the location and timing of infrastructure and services to direct growth in an orderly and efficient manner.</p>		<p>Same purpose as Objective 1.1 regarding the development in the rural area. The policies included under this Objective set the priority for infrastructure and services in order to direct future urban development and to discourage the urban sprawl. The 2050 Planning Framework has been established in Smart Charlotte 2050 as FLU Goal 4, FLU Objective 4.1 and FLU Policy 4.1.8 to better implement the Framework.</p>
<p>Objective 1.8: To ensure the protection of the natural environment by minimizing adverse impacts created by development.</p>		<p>Many environmentally-sensitive lands are located in the rural area, such as the area prime aquifer recharge. The policies included under this Objective work to ensure the protection of the natural environment. The intent of this Objective was carried over into Smart Charlotte 2050 FLU Objective 2.1. The policies under this Objective have been expanded to encourage directing incompatible uses away from natural lands.</p>
<p>Objective 2.2: Charlotte County will designate lands suitable for urban development at various densities and intensities on the Future Land Use Map series.</p>		<p>There are several rural land use categories. The policies included under this Objective guide density, intensity, and location of development and redevelopment throughout the County. Most of the</p>

		policies under this Objective have been carried over in the Smart Charlotte 2050 FLU Appendix I, Land Use Guide.
<p>Objective 2.7 (Rural Community Mixed Use): Conversion of rural lands within the East County planning area to more intensive uses may occur through the establishment of self-supporting “Rural Communities” which will provide residential and employment opportunities within the Rural Service Area.</p>		<p>The East County area is a rural area in the County. The policies included under this Objective are specifically created to provide opportunities for the property owners in this area who do not wish to have agricultural uses and would like to convert rural lands to mixed use in order to provide residential and employment opportunities within the rural area. While the intent of the Rural Community Mixed Use FLUM category within the 1997-2010 plan was to require self-supporting Rural Communities, the scale and the time-frame of this type of development made this very difficult to achieve. The intent of this Objective was carried over into Smart Charlotte 2050 FLU Objective 3.1 and all policies have been revised to reflect the intent of this Objective and are included in Smart Charlotte 2050 Appendix I, Land Use Guide.</p>
	<p>FLU Objective 1.1: Smart Growth 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; promote sustainable, energy-efficient land use patterns; and reduce greenhouse gas emissions (GHG).</p>	<p>During the Smart Charlotte 2050 process, the Planning Framework was designed to organize the guiding principles and implementation techniques that would be necessary to achieve the County’s 2050 vision in a manner reflecting the complexities of the land characteristics and development context within the County. East County is designated as Agricultural under the 2050 Framework. The policies included under this Objective work to implement a land use and development framework based on Smart Growth Principles. The policies specifically work to preserve and support agricultural uses and prevent urban sprawl.</p>
	<p>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 Principles of Smart Growth and the 2050 Framework Report and Concept Plan.</p>	<p>There are several land use categories specifically established to be mainly used in the rural area, such as Agriculture, Rural Community Mixed Use, and Rural Estate Residential. The policies included under this Objective work to guide future development in the rural area. All development standards and special provisions are located in Smart Charlotte 2050 FLU Appendix I, Land Use</p>

		Guide.
	<p>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 such rights and the impact upon them when preparing recommendations for land use decisions.</p>	The policies included under this Objective work to protect and respect agricultural uses.
	<p>FLU Objective 3.1: Agricultural Lands Framework To establish a Framework for the future of agricultural lands in Charlotte County that will encourage the preservation of agriculture as a viable short- and long-term use of lands and as an asset of Charlotte County's economy, and that will provide clear, fair and consistent standards for the review and evaluation of future development proposals.</p>	During the Smart Charlotte 2050 process, Agricultural/Rural areas have been identified on the 2050 Framework based on public input. The policies included under this Objective deal with the form, pattern, and timing of future growth and development in the rural area.
	<p>FLU Objective 3.2: Protect Rural Character To protect the existing rural character of those areas of the County designated as the Rural Service Area, as illustrated in FLUM Series Map #3, and thereby ensure this lifestyle is preserved for existing residents and remains available to future generations.</p>	The policies included under this Objective work to protect and enhance the existing rural character as well as support agricultural economic viability.
	<p>FLU Objective 6.1: Reinforce Community Character To create functional, sustainable communities that reinforce and support the unique character of each area.</p>	The policies included under this Objective establish different planning programs to reinforce and support the unique character of each neighborhood, including the rural character.
Transportation Element		
	<p>TRA Objective 2.6: Transportation Corridor Preservation To promote right-of-way protection and preservation along corridors (including cross-jurisdictional), to the extent that the planned transportation system is consistent with the existing and proposed densities, housing, and employment patterns and land uses provided for in the Future Land Use Element.</p>	In order to maintain the rural character of Eastern County, this Objective and associated policies will help to preserve the needed right-of-way to develop the planned transportation system.
	<p>TRA Objective 2.3: Access Management To manage access for all County roads to preserve the capacity of these facilities and to reduce access-</p>	In order to maintain the rural character of Eastern County, this Objective and associated policies will help to control the development.

	related motor vehicle crashes and to continue to look for adequate access points to and from I-75 to the County.	
Natural Resources and Coastal Planning Element		
Objective 1.5: Charlotte County's soils will be protected and conserved as an essential natural resource and integral part of the County's economy.		Almost all agricultural uses depend upon fertile and productive soils. Conserving this resource will help maintain productive agricultural uses. This concept is carried over to Smart Charlotte 2050 ENV Objective 2.4.
Objective 1.6: Excavation activities in Charlotte County shall be conducted in a manner which minimizes the detrimental effects to groundwater, surface water, wildlife and wildlife habitats, surrounding land uses and values, and the health, safety, and welfare of the general public.		Commercial excavations are essentially a rural economic activity. Until September 2008, the Agriculture FLUM category was the only one that allowed extractive uses. The County created the Mineral Resource Extraction FLUM category specifically for commercial excavations. Even so, commercial excavations are still restricted to the County's eastern rural service area. These activities must be developed in a manner sensitive to the surrounding uses and environment. This Objective has been substantially included in Smart Charlotte 2050 ENV Objective 2.5.
Objective 1.7: Charlotte County shall encourage the continuation of bona fide agricultural practices.		Preventing the premature conversion of agriculture to other uses maintains a rural character in the County's eastern rural service area. This objective was not carried over into the Smart Charlotte Natural Resources element but has been included in the Smart Charlotte 2050 FLU Goal 3 and FLU Objectives 3.1 and 3.2. Two forms of development have been allowed in the rural service area besides agriculture and very low density residential, Rural Community and Conservation Subdivision. Both require a set-aside of open space and allow the continuation of agricultural uses within that open space. The Rural Community also requires transfers of density units from the Rural Service Area, thereby creating an opportunity to place rural land (the sending zone) in an agricultural easement in perpetuity.
	ENV Objective 2.2 Regional Conservation Strategy	By protecting imperiled plant and wildlife habitat, the County preserves open space. Open space is a

	To protect plant and animal diversity and distribution by protecting listed and imperiled plant and wildlife habitats, providing for habitat corridors, and preventing habitat degradation, isolation or fragmentation through a regional conservation strategy.	large contributor to rural character.
	ENV Objective 2.4: Soil Conservation To protect and conserve native soils as an essential natural resource.	Almost all agricultural uses depend upon fertile and productive soils. Conserving this resource will help maintain productive agricultural uses, which contribute to rural character.
	ENV Objective 2.5 Excavation Activities To minimize the detrimental effects of mineral extraction on groundwater, surface water, wildlife and wildlife habitats, surrounding land uses and values, and the health, safety, and welfare of the general public.	All commercial excavation activities are confined to the County's eastern rural service area. As this is not a renewable resource, there are certain areas where these uses are prohibited. However, in an effort to help agricultural operators and clean the waters of Shell and Prairie Creek, agricultural excavations for the purpose of developing irrigation ponds are supported. This will help agricultural operators remain in business and retain a rural character.
Infrastructure Element		
Objective 8.1: Charlotte County will protect the function of natural recharge areas and natural drainage features at a level consistent with the long-term public good.		This Objective is substantially included in Smart Charlotte 2050 Objective AQR Objective 1.1.
	WSW Objective 2.1: Direction of Infrastructure Investment To direct investment in potable water and sanitary sewer utility systems to those areas of the County where those investments will achieve the greatest benefit to the largest number of residents and businesses.	The policies included under this Objective work to direct the public investment in potable water and sanitary sewer infrastructure in a manner that enhances existing urbanized neighborhoods, prevents the costly and unnecessary expansion of infrastructure outside the Urban Service Area, and prevents urban sprawl.
	WSW Objective 3.2 Certificated Utility Service Areas To manage the certificated utility areas within the boundaries of Charlotte County.	The policies included under this Objective work to coordinate the expansion of certificated utility service areas with the County's overall desired development pattern.
	AQR Objective 1.1: Natural Groundwater Recharge Protection To protect the function of natural recharge areas and natural drainage features at a level consistent with the long-term public good and the preservation	The policies included under this Objective work to preserve the Area of Prime Aquifer Recharge, located in the rural eastern portion of the County, from inappropriate development in order to maintain the ability of the area to allow recharge of the local

of the environment.

aquifer.

REDUCING GREENHOUSE GAS EMISSIONS

The 1997-2010 Comprehensive Plan does not address greenhouse gas emissions. Through Smart Charlotte 2050, the County incorporated a number of greenhouse gas reduction strategies.

When the State determined that it was appropriate for local governments to include strategies for reducing greenhouse gas emissions within comprehensive plans, this presented local governments with a number of challenges, but also with a number of opportunities. The emissions from the burning of fossil fuels account for 80 percent of all greenhouse gasses released into the atmosphere, mostly from gasoline and diesel fuel burned in internal combustion engines or from oil, natural gas, and coal used in power plants to generate electricity. While local governments have little control over the emissions standards of automobiles or power plants, they do have control over land use planning decisions that may affect the use of these fuels.

The current development pattern in the County could without question be described as auto-dependent, if not auto-centered. The low-density, low-intensity pattern of strictly separated residential and non-residential development, coupled with the significant oversupply of platted lands, has resulted in a diffuse population that must rely on individual automobile trips to conduct daily business. This reliance upon the automobile for travel leads to basing development decisions upon how best to accommodate these autos, rather than accommodating the people riding within them. As development patterns evolve to satisfy the automobile it becomes increasingly difficult to travel by any other means. This subsequently leads to increased traffic, which requires more accommodations for that traffic. The cycle continues.

Reducing vehicle miles travelled (VMT) is probably one of the most direct, and most effective, means that a local government has for reducing greenhouse gas emissions and a number of options are available to implement this goal. Developing in a more compact manner, increasing the availability and use of public transportation, and increasing the non-motorized connectivity of places are all methods by which fewer vehicle trips might be made.

Another opportunity for local governments to work towards the reduction of greenhouse gas emissions is carbon sequestration through the preservation of open space areas, particularly forested and agricultural areas. Not only do the preserved areas preclude expansion of the existing diffuse development pattern by setting boundaries upon the developable areas, the trees and other plant life absorb carbon dioxide and convert it to biomass, retaining it through the life of the plant. Best management forestry and agriculture practices can enhance the basic carbon use of the plant matter.

Finally, increasing the portion of electricity generated by renewable sources would decrease the demand for electricity generated by fossil fuels, and increasing the energy efficiency of new construction would reduce the demand for electricity in general. Solar panels, small-scale wind energy generation, better insulation of roofs, walls, and windows, and the orientation of buildings and development to take better advantage of prevailing winds and sunlight are all techniques by which the dependence on electricity generated by fossil fuels might be reduced.

The 1997-2010 comprehensive plan did not take greenhouse gas emissions into account. In fact, some objectives may have inadvertently exacerbated such emissions by placing a high priority on increasing road capacity as a means of reducing traffic congestion, rather than exploring means of reducing VMT or offering alternative transportation modes to solve the same problem. In a similar manner, only tentative steps were taken towards allowing a robust mixture of uses in new development, and the existing low-density, low-intensity, separated pattern was taken as the default position. Denser, mixed-use development was assumed to be a unique exception to the established rules of development. Partly, this was an understandable reaction to the existing pattern. The extensive platting and fractured ownership patterns make the collection and redevelopment of those platted lots more expensive, complicated, and time-consuming than many projects might be able to sustain.

This legacy development pattern increases the challenges of changing it, but does not make it impossible. Smart Charlotte 2050 presents an increase in the options available for development, encouraging a more compact, energy-efficient pattern that includes interconnectivity and intermodal transportation options. These options have not been established as the default development pattern, but have been noted as a preferred option.

Table EAR-12 compares the Objectives pertaining to this major issue that were included in the 1997-2010 Charlotte County comprehensive plan with those included in Smart Charlotte 2050.

Table EAR-12: Objectives Pertaining to Reducing Greenhouse Gas Emissions

1997-2010 Charlotte County Comprehensive Plan Objective	Smart Charlotte 2050 Objective	Comments
Future Land Use Element		
<p>Objective 1.3 (Infrastructure and Services): Charlotte County will use the location and timing of infrastructure and services to direct growth in an orderly and efficient manner.</p>		<p>The policies included under this Objective set the priority for infrastructure and services in order to concentrate urban development in the areas where it is needed and appropriate, and to discourage urban sprawl, which is a way to achieve the goal of reducing greenhouse gas emissions. The 2050 Framework has been established in the Smart Charlotte 2050 Plan. Therefore, this objective has been rewritten as Smart Charlotte 2050 FLU Goal 4, FLU Objective 4.1 and FLU Policy 4.1.8 to better implement the Framework.</p>
<p>Objective 1.6 (Future Land Use coordination): The location and intensity of development shall coincide with the availability of facilities and services and with appropriate topography and soil conditions.</p>		<p>Concurrency has its roots in growth management legislation contained in Chapter 163, Florida Statutes, which requires that public facilities and services needed to support development must be available concurrent with the local impact of such development. The policies included under this Objective ensure that the Concurrency Management System work properly in the County. In order to better address concurrency issues, reference to infrastructure concurrency have been removed from the successor element of the 1997-2010 FLU Element and have instead been included as Goals and Objectives in Smart Charlotte 2050 WSW Goal 1, TRA Goal 1, SCH Objective 1.1, and REC Objective 1.1.</p>
<p>Objective 2.2: Charlotte County will designate lands suitable for urban development at various densities and intensities on the Future Land Use Map series.</p>		<p>The policies included under this Objective guide density, intensity, and location of development and redevelopment throughout the County in order to make sure that the natural areas will be preserved. Most of the policies under this Objective have been carried over in the Smart Charlotte 2050 FLU Appendix I, Land Use Guide.</p>
<p>Objective 2.3 (Community Redevelopment Agency) <i>(Modified by Ordinance # 2005-094, Adopted on November 15, 2005):</i> Charlotte County</p>		<p>The policies included under this Objective are specifically created to guide redevelopment within the Charlotte Harbor Community Redevelopment</p>

<p>will continue to implement the Charlotte Harbor Community Redevelopment Plan adopted for the Charlotte County Community Redevelopment Agency district which includes provisions for mixed use development, permits only low intensity industrial uses in currently designated areas, and provides for acquisition of targeted lands and a system of bicycle and pedestrian ways.</p>		<p>Area. This does not reduce greenhouse gas emissions but does prevent the increase that would occur if lands were redeveloped instead of new development somewhere else. The intent of this Objective was carried over into Smart Charlotte 2050 FLU Objective 5.3, and all policies have been included in Smart Charlotte Appendix I, Land Use Guide.</p>
<p>Objective 2.6 (New Community Mixed Use): Conversion of rural lands within the three urbanized areas of West, Mid, and South Counties to more intensive uses may occur through the establishment of self-supporting "New Community."</p>		<p>The policies included under this Objective are specifically created to promote self-supporting New Communities within the rural areas of the West, Mid, and South County areas. There are no rural lands within the West and Mid County, and few rural areas in the South County area. The Smart Charlotte 2050 Plan includes Rural Community Mixed Use land use category which could better achieve the intent of this Objective, and this Objective has been deleted from Smart Charlotte 2050.</p>
<p>Objective 2.7 (Rural Community Mixed Use): Conversion of rural lands within the East County planning area to more intensive uses may occur through the establishment of self-supporting "Rural Communities" which will provide residential and employment opportunities within the Rural Service Area.</p>		<p>The East County area is a rural area in the County. The policies included under this Objective are specifically created to provide an opportunity for the property owners in this area who do not wish to have agricultural uses and would like to convert rural lands to mixed use in order to provide residential and employment opportunities within the rural area. In turn, the rural residents do not need to travel miles in order to fill their daily needs, thereby contributing to the goal of reducing greenhouse gas emissions. The intent of this Objective was carried over into Smart Charlotte 2050 FLU Objective 3.1, and all policies have been revised to reflect the intent of this Objective and are included in Smart Charlotte 2050 FLU Appendix I, Land Use Guide.</p>
<p>Objective 2.10 <i>(Created by Ordinance 2005-009, adopted January 18, 2005):</i> To create a mixed-use redevelopment land use classification for the Murdock Village Community Redevelopment Area (MVCRA).</p>		<p>Mixed use guidelines often result in residential buildings with streetfront commercial space. Retailers have the assurance that they will always have potential customers living above and around them, while residents have the benefit of being able to walk a short distance to get groceries and household items, or see a movie. The policies included under this Objective work to guide the</p>

		future mixed use development within the Murdock Village Community Redevelopment Area. The intent of this Objective was carried over into Smart Charlotte2050 FLU Objective 5.3, and all standards and special provisions have been included in Smart Charlotte2050 FLU Appendix I, Land Use Guide.
<p>Objective 2.11 <i>(Created by Ordinance #2006-030, Adopted on April 4, 2006)</i>: The Babcock Ranch Overlay District (BROD), as established in Policy 2.5.28, will create a well-planned new community within the East County planning area using the following Smart Growth principles and best management practices:</p> <ul style="list-style-type: none"> • 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 		Walkable communities and various housing and transportation choices are important components to promote energy-efficient land use patterns. The policies included under this Objective are specifically created to guide the future development within the Babcock Ranch Overlay District. The intent of this Objective and its associated policies were carried over into Smart Charlotte FLU Objective 6.4. All policies have been updated to remove redundancy and reflect the Master Development Order. Some policies have been deleted because they have been achieved.
<p>Objective 2.12 <i>(Created by Ordinance #2006-030, Adopted on April 4, 2006)</i>: The Town Center and Village requirement will provide an alternative to scattered, low-density single-use residential development, with sprawl limiting characteristics that will preserve open space, natural beauty and critical environmental areas that contribute positively to the quality of life for the residents within the BROD as well as all of Charlotte County.</p>		Same purpose as the 1997-2010 Future Land Use Objective 2.11. The intent of this Objective and its associated policies were carried over into Smart Charlotte 2050 FLU Objective 6.4.
<p>Objective 2.14 <i>(Created by Ordinance #2006-030, Adopted on April 4, 2006)</i>: Pedestrian friendly features that support walkable communities will be incorporated within the BROD.</p>		Same purpose as the 1997-2010 Future Land Use Objective 2.11. The intent of this Objective and its associated policies were carried over into Smart Charlotte 2050 FLU Objective 6.4.
<p>Objective 2.16 <i>(Created by Ordinance #2006-030, Adopted on April 4, 2006)</i>: Transportation within the BROD will be planned and coordinated in creating a safe and secure pedestrian environment as well as</p>		Same purpose as the 1997-2010 Future Land Use Objective 2.11. The concept was carried over to Smart Charlotte 2050 FLU Objective 6.4.

a balanced mix of transportation options.		
	<p>FLU Objective 1.1 Smart Growth 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; promote sustainable, energy-efficient land use patterns; and reduce greenhouse gas emissions (GHG).</p>	To encourage and support energy-efficient land use forms is a Smart Growth principle. In addition, in 2008, HB 697 was enacted by the Florida Legislature. The bill establishes new local planning requirements relating to energy-efficient land use patterns, transportation strategies to address greenhouse gas reductions, energy conservation, and energy efficient housing. The policies included under this Objective promote energy-efficient land use patterns and encourage reduction of greenhouse gas emissions.
	<p>FLU Objective 2.4: Green Design for the Built Environment To minimize the effects of urban development on the natural resources of the County and the global environment.</p>	The policies included under this Objective promote energy-efficient land use patterns, support energy conservation measure and practices in the administration of the County's buildings and facilities.
	<p>FLU Objective 3.1 Agricultural Lands Framework To establish a Framework for the future of agricultural lands in Charlotte County that will encourage the preservation of agriculture as a viable short- and long-term use of land and as an asset of Charlotte County's economy as well as provide clear, fair and consistent standards for the review and evaluation of future development proposals.</p>	During the Smart Charlotte 2050 process, Agricultural/Rural areas have been identified on the 2050 Framework based on the public input. The policies included under this Objective promote the Conservation Subdivision option, which will protect open space, and require the development to be clustered on the least environmentally sensitive portion of the site.
	<p>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 approach to redefining the County's platted lands. The County shall continue to reduce 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 buildout occurs in a sustainable fashion.</p>	This policies included under this Objective discourage urban sprawl which will result in a more compact pattern of development including mixed use, strong pedestrian orientation, active civic and community life, closer links between public transit and land use, and higher housing densities, all of which promote energy-efficient land use patterns, and reduce greenhouse gas emissions.
	<p>FLU Objective 4.2 Revitalizing Neighborhoods To promote the renewal and redevelopment of areas in order to create more sustainable development patterns, densities, intensities, and</p>	The policies included under this Objective promote redevelopment of the existing neighborhoods in order to create more sustainable development patterns, and protect the core residential

	mixes of uses through developing and implementing specific Neighborhood Revitalization Plans.	neighborhood.
	<p>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:</p> <ul style="list-style-type: none"> • 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. 	This Objective and Objective 2.11 from the 1997-2010 Future Land Use Element are the same. The same reasoning applies. The policies included under this Objective promote walkable communities; encourage multi-modal form of transportation and the use of alternative energy sources and technologies.
Transportation Element		
Objective 2.1 (Intermodal Facilities): Design every component of the transportation network in coordination with other components to achieve convenience, traffic flow efficiency, cost effectiveness, and safety. Design each component of the transportation network with the future land use plans to ensure that existing and proposed population densities, housing, employment patterns, and land uses are consistent with transportation modes and services.		The overall goal of the Smart Charlotte 2050 Plan is to develop a multimodal system built around the existing system with proper planning and implementation. This Objective has been substantially included in Smart Charlotte 2050 TRA Goal 1.
Objective 2.2 (Transportation Mode Options): The County will continue to make every effort to create reasonable modal choices for the public with the design and implementation of all transportation projects.		This Objective is substantially included in Smart Charlotte Objective 2050 TRA Objective 2.1.
Objective 4.1 (Priority Needs): The County will continue to incorporate sidewalk and bikeway needs		This Objective is substantially included in Smart Charlotte Objective 2050 TRA Objective 1.2.

and priorities into the transportation planning and capital programming process for the traffic circulation system, as an alternative to automotive transportation and to improve the safety of pedestrians and bicyclists.		
Objective 7.1 (Meet Needs): As travel demand forecasts warrant improved transit service, the County will consider a cost-effective expansion of public transportation services, through the most effective mix of options (identified in the most current Transit Development Plan), with a priority on persons who are transit dependent.		This Objective is substantially included in Smart Charlotte Objective 2050 TRA Objective 3.1.
Objective 7.3 (Connected Transportation Modes): The County will continue to coordinate the expansion of the public transportation system with improvements in related facilities, such as sidewalks and taxi stands.		This Objective is substantially included in Smart Charlotte Objective 2050 TRA Objective 3.1.
Objective 7.6 (Meeting Future Demand): The County will continue to maintain, improve, and enhance public transit service to meet current and future demands and needs.		This Objective is substantially included in Smart Charlotte Objective 2050 TRA Objective 31.
Objective 7.7 (Transit Role): The County will continue to communicate the role of transit in Charlotte County.		This Objective is substantially included in Smart Charlotte Objective 2050 TRA Objective 3.1.
Objective 7.8 (Multi-Modal Connectivity): In cooperation with the MPO, the County will continue to enhance and improve multi-modal connectivity throughout the region.		The overall goal of the Smart Charlotte 2050 Plan is to develop a multimodal system built around the existing system with proper planning and implementation. This Objective has been substantially included in Smart Charlotte 2050 TRA Goal 1.
Objective 12.2 (Air Quality): The County will continue to strive to maintain good air quality through a variety of techniques, including the least amount of air pollutants per FSUTMS traffic model.		The overall goal of the Smart Charlotte 2050 Plan is to develop a multimodal system built around the existing system with proper planning and implementation. This Objective has been substantially included in Smart Charlotte 2050 TRA Goal 1.
	TRA Objective 1.2: Sidewalks, Bicycle Facilities, Multi-use Trails Develop a county-wide bicycle and pedestrian system by incorporating sidewalks, bike lanes and	The policies included under this Objective work to create a useful network of non-motorized transportation routes that would allow County residents to travel to various locations without the

	trails into the transportation planning, design, construction and maintenance activities to improve the mobility and safety of pedestrians and bicyclists in the County.	need to drive.
	TRA Objective 2.1 Planning To identify and program transportation modifications to ensure the transportation system meets capacity goals with multimodal connectivity.	The overall goal of the Smart Charlotte 2050 Plan is to develop a multimodal system built around the existing system with proper planning and implementation. The policies included under this Objective work to reduce VMT and integrate the County's various transportation systems.
	TRA Objective 3.1: Meet Demands Expand public transportation services through the most effective mix of options, with a priority on persons who are transit dependent.	An effective and efficient public transit system is important in reducing VMT. The policies included under this Objective work to create a public transit system that addresses the needs of County residents.
	TRA Objective 5.3: Parking Management To implement a parking management program through its Land Development Regulations.	Innovative parking arrangements enhance the walkability of communities and allow multiple destinations to be reached through one vehicle trip. The policies included under this Objective work to develop shared parking arrangements and other alternative to exclusive surface parking.
Natural Resources and Coastal Planning Element		
Objective 1.1: Air quality in Charlotte County shall be suitable to safeguard human health and prevent damage to the natural environment. This shall be accomplished by meeting or exceeding air quality standards established by the U.S. Environmental Protection Agency (USEPA); the State Implementation Plan; and the Florida Department of Environmental Protection (FDEP), under Chapter 62, FAC.		The policies included under this Objective encourage multi-modal forms of transportation and alternative energy sources and technologies. This Objective has been substantially included in Smart Charlotte 2050 ENV Objective 1.3.
Objective 1.8 (Amended on July 13, 1999, Ordinance #99-031): Charlotte County shall protect existing natural reserves, preserves, and resource conservation areas, and will encourage the establishment of greenways by linking conservation and recreational lands along natural landscape features including, but not limited to, rivers, streams, shorelines, wildlife corridors, and man-made corridors such as abandoned railroad right-of-ways.		The policies included under this Objective encourage the conservation of natural areas. Placing land into conservation removes the potential for development of these lands and while this does not reduce greenhouse gas emissions it does prevent the increase that would occur if the lands were built on. Preserving plants helps to regulate Greenhouse Gases by removing carbon dioxide from the atmosphere.

		This Objective has been substantially included within Smart Charlotte 2050 ENV Objective 2.2.
	<p>ENV Objective 1.1: Conscientious Stewardship of Earth's Resources To promote responsible and conscientious stewardship of earth's resources and reduce the carbon footprint of Charlotte County's development.</p>	The policies within Objective 1.1 of the 1997-2010 Natural Resources and Coastal Planning Element were placed under this Objective and expanded to encourage green building practices, green landscaping, Low Impact Development, and promote local food resources. These practices will help reduce greenhouse gas emissions.
	<p>ENV Objective 1.2 Pollution Prevention To promote the reduction of contaminants.</p>	The policies included under this Objective promote the implementation of the Pollution Prevention Program. Re-use and efficient use of resources will help reduce greenhouse gas emissions.
	<p>ENV Objective 2.2 Regional Conservation Strategy To protect plant and animal diversity and distribution by protecting listed and imperiled plant and wildlife habitats, providing for habitat corridors, and preventing habitat degradation, isolation or fragmentation through a regional conservation strategy.</p>	This Objective is the successor to the 1997-2010 Natural Resources and Coastal Planning Objective 1.8, which is discussed above. The same reasoning applies.
	<p>CST Objective 1.7: Archeological Resources To protect, preserve or sensitively reuse historic and archaeological resources within the coastal planning area of Charlotte County.</p>	Reuse of buildings contributes to reducing greenhouse gas emissions by avoiding the emissions associated with new construction.
Infrastructure Element		
	<p>WSW Objective 2.1 Direction of Infrastructure Investment To direct investment in potable water and sanitary sewer utility systems to those areas of the County where those investments will achieve the greatest benefit to the largest number of residents and businesses.</p>	The policies included under this Objective work to direct public investment in potable water and sanitary sewer infrastructure in a manner that enhances existing developed neighborhoods and allows them to further develop or redevelop as more compact, pedestrian-friendly places that may allow for alternative transportation modes and less reliance on individual automobile trips.
Recreation and Open Space Element		
<p>Objective 1.4 (Management): Protect and maintain open space and parkland that will conserve forests, wetlands, fish, marine life, and wildlife and in order to retain their environmental, economic, aesthetic and recreational values.</p>		This Objective is substantially included in Smart Charlotte 2050 REC Objective 1.2.

Objective 1.5 (Acquisition): Acquire park land and open space, as appropriate, to expand the parks system throughout the county.		This Objective is substantially included in Smart Charlotte 2050 REC Objective 1.2.
	REC Objective 1.2 Park and Recreation Maintenance and Management To protect and maintain existing parks and assets to preserve physical, environmental, functional, recreational and aesthetic values.	The use and maintenance of land as preserved parkland, either active or passive, works as a carbon sequestration technique and establishes land that cannot be developed. The policies included under this Objective work to maintain the County's existing park system.
	REC Objective 3.2 Library Technology To use industry-related technology to support and expand library services.	The policies included beneath this Objective work to reduce greenhouse gas emissions by promoting online library access for residents, thereby reducing vehicle trips to area libraries.
Housing Element		
	HSG Objective 3.1 Fair Housing To enforce the Fair Housing Code prohibiting discrimination in housing on the basis of race, color, ancestry, national origin, religion, sex, marital status, familial status, handicap or age.	The policies included under this Objective address Smart Growth principles relating to residential development. These principles contribute to the reduction of greenhouse gas emissions.
	HSG Objective 5.1: Historic Preservation To conserve and rehabilitate identified historic residences.	The policies included under this Objective contribute to reducing greenhouse gas emissions by avoiding the emissions associated with new construction.
Community Facilities and Services Element		
Objective 1.3: Charlotte County will provide and maintain a high-quality, accessible system of public libraries to meet the information, educational and recreational needs of Charlotte County's residents and visitors.		This Objective is substantially included in Smart Charlotte 2050 REC Objective 3.2.

ISSUES IDENTIFIED DURING THE SMART CHARLOTTE 2050 PLANNING PROCESS

The preparation of Smart Charlotte 2050 addressed many long-standing structural, conceptual, and policy deficiencies of the 1997-2010 Charlotte County Comprehensive Plan. In the process of preparing the EAR, however, four other major issues were identified, issues that had not been directly addressed by Smart Charlotte 2050 and that will need to be addressed through further study and possible comprehensive plan amendments following the adoption of this EAR. These four additional major issues are not necessarily issues that were ignored by the 1997-2010 comprehensive plan or by Smart Charlotte 2050, but rather are issues that were not targeted as issues that needed to be addressed directly in the revision of the plan. The six major issues addressed in Smart Charlotte 2050 were identified as vital to the success of the plan revision. These additional four issues were identified as needing further analysis during the completion of Smart Charlotte 2050 and the initial preparation of this EAR.

The four additional major issues identified for further consideration include creating regional partnerships, improving interdepartmental and interagency coordination in capital improvements planning, balancing development interests and conservation interests, and improving and maintaining access to the water and working waterfronts. Each of these major issues is discussed in greater detail below.

Many of the objectives examined in the four following major issues were carried over to Smart Charlotte 2050, and in most cases there are not significant recommendations for revision and amendment of the existing objectives. This shows that new approaches to these major issues should be considered during the preparation of any EAR-based amendments, and new objectives and policies may be adopted to address them. Alternately, some major issues may be better addressed through means other than plan policy amendments, such as procedural changes. This will be determined following the adoption of the EAR, during the preparation of any EAR-based amendments.

CREATING REGIONAL PARTNERSHIPS

A number of regional opportunities were identified to partner with the State of Florida, the City of Punta Gorda, and other municipalities and agencies. These partnerships will create greater synergy and the efficient use of scarce municipal resources. The County wants to evaluate and seeks to improve regional relationships and partnerships.

Charlotte County does not exist in a vacuum. Many of the issues that the County faces are not unique, and their effects do not end at the County line. Similarly, issues that affect neighboring municipalities are often capable of crossing those boundaries to affect the County. Partnering with those municipal neighbors, as well as with State and regional agencies, presents the opportunity to pool knowledge, expertise, funding, and other resources to develop cooperative solutions to these issues.

Some specific regional partnerships, dealing with specific topics such as dredging in the Intracoastal Waterway or local water quality monitoring, were included in various plan elements, and few of those partnerships were deleted during the preparation of Smart Charlotte 2050. However, the 1997-2010 comprehensive plan approached regional partnerships in only a general sense, in the Intergovernmental Coordination Element. It may be determined that more specific policies regarding regional partnerships, or more policies addressing specific regional partnership issues should be developed.

Table EAR-13 shows the Objectives pertaining to this major issue included in the 1997-2010 comprehensive plan, assesses each Objective with regard to its implementation, and makes any recommendations for EAR-based amendments to Smart Charlotte 2050, if appropriate.

Table EAR-13: Objectives Pertaining to Creating Regional Partnerships

Objective	Assessment	Recommendation
Future Land Use Element		
<p>Objective 1.9 (School Siting) <i>(Created by Ordinance #99-063, Adopted on November 23, 1999):</i> Charlotte County and the School Board will properly site public school facilities within the county in order to ensure effective growth management consistent with the Urban Service Area Strategy (Objective 1.1).</p>	<p>This Objective and its policies have been superseded by the Public School Facilities Element, and this Objective and its policies are no longer included in the Smart Charlotte 2050 Future Land Use Element.</p>	<p>None.</p>
<p>Objective 1.10: (Co-location of Schools) <i>(Created by Ordinance #99-063, Adopted on November 23, 1999):</i> Charlotte County and the School Board will, where possible, co-locate new facilities in locations that are adjacent or approximate to existing public facilities in order to maximize the efficient use of public resources and create greater public convenience.</p>	<p>This Objective and its policies have been superseded by the Public School Facilities Element, and this Objective and its policies are no longer included in the Smart Charlotte 2050 Future Land Use Element.</p>	<p>None.</p>
<p>Objective 2.4 (Charlotte Harbor Management Plan): New development in Charlotte County will be consistent with the provisions of the Charlotte Harbor Aquatic Preserves Management Plan (May 1983) designated and managed as wilderness preserves providing for consumptive and non-consumptive uses as applicable to each resource, Charlotte Harbor Surface Water Improvement and Management (SWIM) Plan (January 15, 1993) which seeks to preserve natural and function components of the ecosystem in order to support biological communities, and the Lemon Bay Aquatic Preserve Management Plan (June 1991) which seeks to preserve marine and estuarine areas in natural or restored conditions.</p>	<p>The Charlotte Harbor Aquatic Preserves are actually five contiguous aquatic preserves within the greater Charlotte Harbor estuary complex, designated by the Legislature for inclusion in the aquatic preserve system under the Florida Aquatic Preserve Act of 1975. They stretch from Sarasota County through Charlotte County into Lee County and include the Lemon Bay Aquatic Preserve, the Cape Haze Aquatic Preserve, Gasparilla Sound-Charlotte Harbor Aquatic Preserve, Matlacha Pass Aquatic Preserve, and Pine Island Sound Aquatic Preserve. The policies included under this Objective identify management plans and require all new development to be consistent with the provisions of these plans.</p>	<p>This Objective has been substantially included in Smart Charlotte 2050 FLU Objective 2.3. No revisions are recommended at this time. However, if the Charlotte Harbor Aquatic Preserves Management Plan is amended the County shall take those amendments under consideration and update this Objective and policies under it, if appropriate.</p>
<p>Objective 2.8: Charlotte County, working with the West Coast Inland Navigation District, will determine if the county should have dredge disposal responsibilities.</p>	<p>The West Coast Inland Navigation District is a multi-county special taxing district comprised of Manatee, Sarasota, Charlotte, and Lee counties, with an estimated 1.1 million people. The District assists in the planning and implementation of waterway projects that promote safe navigation and the enjoyment of water-based activities such as boating, fishing, and beach recreation. Currently, the County</p>	<p>Because it has been determined that the dredge disposal solution is the County's sole responsibility, this Objective has been removed from Smart Charlotte 2050.</p>

	uses the Zemel Road landfill to dispose of dredge spoil. In the future, the County will conduct its own study to determine whether there is a more appropriate location for dredge spoil disposal.	
Objective 2.18 (Created by Ordinance #2006-030, Adopted on April 4, 2006): A regional systems approach to environmental planning and design shall be incorporated as an integrated element within the BROD.	Policies included under this Objective establish a method to deal with the environmental planning and design within the BROD at a regional level.	This Objective has been substantially revised and included in Smart Charlotte FLU Objective 6.4. No further revisions are recommended at this time.
Objective 2.25 (Created by Ordinance #2006-030, Adopted on April 4, 2006): Development within the BROD shall be coordinated with Lee County to ensure that the impacts of the BROD occurring in Lee County are mitigated and coordinated with the Lee County Comprehensive Plan.	An Interlocal Agreement has been executed with Lee County addressing impacts on Lee County from transportation originating from the BROD.	This Objective has been achieved. Therefore, it has been removed from Smart Charlotte 2050.
Objective 6.1 (Redevelopment): Charlotte County will promote the renewal and redevelopment of areas in need of redevelopment through such methods as designating Community Redevelopment Areas, developing and implementing specific neighborhood and community plans, and providing assistance to qualified individuals through the State Housing Initiatives Partnership Program.	The State Housing Initiatives Partnership (SHIP) program provides funds which are collected from local documentary stamp revenues. Total actual disbursements are dependent upon the amount of documentary stamp collections. Funds are used as incentives to create or preserve affordable home ownership and multifamily rental housing programs. The policies included under this Objective identify the programs and funding sources that will provide financial assistance for redevelopment projects.	This Objective has been substantially expanded and included in Smart Charlotte HSG Objective 1.1, HSG Objective 2.1, HSG Objective 7.2, and FLU Objective 5.3. No revisions are recommended at this time.
Transportation Element		
Objective 10.1 (Hurricane Evacuation Corridors): In conjunction with the MPO, FDOT, and adjacent jurisdictions, the County will continue to enhance hurricane evacuation corridors connecting to all geographical areas of the County.	This Objective and the policies included under it were intended to maintain cooperation between the County and various other agencies to establish and maintain effective hurricane evacuation routes from the peninsula and Island areas.	This Objective has been substantially expanded and included in Smart Charlotte TRA Objective 2.7 with various policies. No revisions are recommended at this time.
Objective 10.2 (I-75 Access): In cooperation with the MPO and FDOT, the County will participate in the provision of adequate access for the community to and from I-75, with emergency evacuation as a priority focus.	This Objective and its policies included under it were intended to maintain cooperation with MPO, FDOT and regional partners to participate in the studies related to the access points along I-75 to increase the access from the County during the evaluation process.	The intent of this objective is reflected in Smart Charlotte 2050 TRA Objective 2.3. No further revisions are recommended at this time.
Objective 10.3: The County will coordinate corridor analysis with the MPO, FDOT, DCA and adjacent jurisdictions to ensure that acceptable methodologies are identified for 5 year analysis of	This objective and policies included under this Objective are intended to establish methodologies to identify the needs to include the CIP.	This Objective has been substantially expanded and included in Smart Charlotte TRA Objective 1.1 under Policy 1.1.3. No revisions are recommended at this time.

improvement needs for the Capital Improvements Schedule.		
Objective 14.1 (Financing): In coordination with the MPO and FDOT, the County will continue to pursue multi-jurisdictional funding sources for shared facilities, seeking funds for transportation facilities from a variety of Federal and State sources, including Proportionate Share provisions for transportation improvements.	This Objective and the policies included under it were intended to improve the chances of funding for the regional roadways when competing with other regions in the state for federal and other regional funding sources such as Transportation Enhancement Program Funds, Transportation Regional Improvement Program funds, etc..	The intent of this objective is reflected in Smart Charlotte 2050 TRA Objective 2.9. No further revisions are recommended at this time.
Natural Resources and Coastal Planning Element		
Objective 1.2: The surface waters of Charlotte County shall be protected to ensure that their quality is maintained or improved to, at a minimum, meet the standards established by Chapter 62, FAC and the Clean Water Act, 3 USC 1251.	Policies included under this Objective identify participation in the National Estuary Program and cooperation with all agencies involved in implementing the Shell Creek and Prairie Creek Watersheds Management Plan. The County continues to be an active participant in the National Estuary Program. The County has supported the Shell and Prairie Creeks Management Plan by revising the Excavation and Earthmoving Code to expedite excavations for irrigation needs, thereby reducing reliance upon well water.	This Objective has been substantially included, and expanded, in Smart Charlotte 2050 ENV Objective 1.4 and CST Objective 1.6. No revisions are recommended at this time.
Objective 1.3: Charlotte County will protect its marine and estuarine habitats and finfish and shellfish resources to ensure long-term viability and productivity for scientific, commercial, sport, and recreational purposes.	Policies included under this Objective identify participation with the National Estuary Program and the Charlotte Harbor Surface Water Improvement and Management program.	This Objective has been substantially included, and expanded, in Smart Charlotte 2050 ENV Objective 1.4 and CST Objective 1.6. No revisions are recommended at this time.
Objective 1.4: The quality of Charlotte County's groundwater resources shall not be degraded - either directly or indirectly - by human influences below the minimum criteria for groundwater provided in Chapter 62-520 FAC, and shall be maintained or, as necessary, improved to ensure the availability of this resource for present and future generations.	Policies included under this Objective identify cooperation with the Quality of Water Improvement Program to plug free-flowing artesian wells.	This partnership is referenced in Smart Charlotte 2050 AQR Objective 1.2. No revisions are recommended at this time.
Objective 1.8: Charlotte County shall protect existing natural reserves, preserves, and resource conservation areas, and will encourage the establishment of greenways by linking conservation and recreational lands along natural landscape	Policies included under this Objective establish cooperation with State and Federal environmental agencies in their protection and governance of park and preserve lands.	This Objective has been substantially included, and expanded, within Smart Charlotte 2050 ENV Objective 2.2. No revisions are recommended at this time.

<p>features including, but not limited to, rivers, streams, shorelines, wildlife corridors, and man-made corridors such as abandoned railroad right-of-ways.</p>		
<p>Objective 1.21: Charlotte County shall develop, with the assistance of the Southwest Florida Regional Planning Council and the Department of Community Affairs a model Post Disaster Redevelopment Plan which shall consider the following:</p> <ul style="list-style-type: none"> a. land uses and public facilities in the Coastal High Hazard Area; b. areas of known high-hazard; c. the effects of hurricanes on the dynamics of coastal areas; and d. the direct and indirect costs of a major storm disaster. 	<p>The intent to develop a Post-Disaster Redevelopment Guide is required for all coastal counties and municipalities. The actual creation of this plan will occur after a Best Practices Guide for developing a Plan is completed by the Department of Community Affairs.</p>	<p>This Objective has been consolidated in Smart Charlotte 2050 CST Policy 3.1.5. The timing of the Plan is contingent on the availability of the Best Practices Guide. It is unlikely that the County will have the opportunity to prepare this document prior to the deadline for EAR-based amendments; therefore, no revisions are recommended at this time.</p>
<p>Infrastructure Element</p>		
<p>Objective 1.4: Charlotte County will support and encourage continued water quality monitoring of major surface water bodies by local, State, and Federal agencies.</p>	<p>This Objective and the policies included under it were intended to maintain cooperation between the County and various other agencies in water quality monitoring programs. This remains a vital objective due to the increased pressure on water quality from surface runoff from developed sites and from mining activities.</p>	<p>This Objective has been substantially included, and expanded, in Smart Charlotte 2050 SWM Objective 4.1 and 4.2. No further revisions are recommended at this time.</p>
<p>Objective 8.2: The quality of Charlotte County's groundwater resources shall be maintained or improved and shall not be degraded, either directly or indirectly, by human influences, below Federal or State standards.</p>	<p>This Objective and the policies included under it were intended to protect the groundwater resources that many County residents rely upon for potable water sources. This remains a vital objective due to the continued reliance on in-ground wells for the supply of potable water</p>	<p>This Objective has been substantially included in Smart Charlotte 2050 AQR Objective 1.2. No further revisions are recommended at this time, although if it is later determined that increased standards are necessary to protect groundwater resources, those standards would be established in policies included beneath AQR Objective 1.2.</p>
<p>Objective 11.2: Utilities shall maintain, operate, and monitor capacity sufficient to satisfy adopted Levels of Service established within this comprehensive plan through the planning timeframe of 2030.</p>	<p>This Objective and the policies included under it were intended to ensure coordination between the County and potable water and sanitary sewer utilities in order to maintain concurrency. Potable water and sanitary sewer service is the only concurrency item not provided solely by the County, and it is important to coordinate with all the providers to ensure that the demand of County residents for these services is adequately met. This remains a vital objective due to the necessity of</p>	<p>This Objective has been substantially included, and expanded, in Smart Charlotte 2050 WSW Objective 1.2. No further revisions are recommended at this time.</p>

	adequate supply for these services and the requirements of concurrency.	
Housing Element		
Objective 1.3: Charlotte County will develop and maintain incentives, including but not limited to expedited permitting, reducing or waiving of impact fees, and modifying standards, and will utilize SHIP and other state and federal housing assistance programs for the development, demolition, conservation, and rehabilitation of housing.	Financial assistance from the State and Federal levels was needed for the development, conservation and rehabilitation of housing.	The intent of this Objective is substantially included in Smart Charlotte 2050 HSG Objective 1.1. The County should continue to pursue avenues to provide affordable housing to all residents, regardless of age. Particular attention should be paid to the location and availability of housing for senior adults as well as keeping an eye on the national trend of decreasing household size.
Objective 2.1: Charlotte County will facilitate its public/private partnership with the Affordable Housing Partnership and other private and nonprofit programs to increase the supply of housing for very-low, low, and moderate-income households appropriately distributed throughout the community. This objective is measured by the number of mortgages, loans, new and rehabilitated homes made available for very-low, low, and moderate-income households.	Municipalities generally struggle with a lack of affordable housing, and Charlotte County is no different. Due to recent changes in the housing market, Charlotte County has experienced a high rate of foreclosures. This has resulted in more affordable housing on a County-wide basis and kept rents and housing prices lower than in the recent past.	The intent of this Objective is substantially included in Smart Charlotte 2050 HSG Objective 7.2. The County should encourage new housing developments to include affordable housing in their development plans. While affordable housing may not be an issue in 2010, housing prices will again rise and providing affordable housing will become an issue at that time.
Intergovernmental Coordination Element		
Objective 1.1: Charlotte County will coordinate the implementation of the Comprehensive Plan as it relates to Charlotte County with the City of Punta Gorda, Charlotte County Public Schools, the Charlotte County-Punta Gorda MPO, and other units of local government - such as independent districts, the comprehensive plans of adjacent municipalities and counties, and privately owned utilities serving Charlotte County.	The level of communication is improved. The MPO now is a part of Charlotte County Growth Management. There is now an interlocal agreement with Charlotte County Schools and the City of Punta Gorda, coordinating school planning and concurrency.	The intent of this Objective is substantially included in Smart Charlotte 2050 ICE Objective 1.1. The County should continue the work of the Staff Working Group for school concurrency, with focus upon quality input at the Joint City/County/School Board Workshop held each year in May. The interlocal agreement should be reviewed and updated as needed.
Objective 1.2 (<i>amended by Ordinance # 2008-047, adopted on May 20, 2008</i>): Charlotte County will coordinate Level of Service Standards for public facilities with the State, regional or adjacent counties and municipalities or local entities with operational and maintenance responsibility for such facilities.	This Objective and its policies have been superseded by the Public School Facilities Element, and this Objective and its policies are no longer included in the Smart Charlotte 2050 Intergovernmental Coordination Element.	None.
Objective 1.3: Charlotte County will coordinate with adjacent local governments and regional planning agencies to ensure that impacts of development are	The County continues to communicate and coordinate with surrounding local governments and regional agencies to plan for regional impacts from	This Objective has been substantially included, and expanded, in Smart Charlotte 2050 ICE Objective 1.3. No further revisions are recommended at this

addressed.	proposed development.	time.
Historical Preservation Element		
<p>Objective 1.4: Charlotte County will participate in public education campaigns that promote public awareness of the importance of preserving our historic, archaeological, architectural, and scenic resources.</p>	<p>More public education concerning historical resources was needed. Creating a resource map with a grant from the Florida Department of State was an opportunity to provide additional public education. All maps created have been distributed. Public education concerning historical resources is now being provided through other avenues that include:</p> <ul style="list-style-type: none"> • The 2009 Survey of Historical Resources • Digitization of historic images • Book publications • Historic events sponsored by the Charlotte County Historical Center and Charlotte County Historical Society 	<p>The intent of this objective is reflected in Smart Charlotte 2050 REC Objective 3.4. No further revisions are recommended at this time.</p>
Community Facilities and Services Element		
<p>Objective 1.4: Charlotte County will coordinate with the School Board to provide a public education system which meets the needs of Charlotte County's existing and future population.</p>	<p>This Objective and its policies have been superseded by the Public School Facilities Element, and this Objective and its policies are no longer included in the Smart Charlotte 2050 Intergovernmental Coordination Element.</p>	<p>None.</p>
<p>Objective 1.5: Charlotte County will both maintain and expand, when necessary, the Fire and Emergency Medical Services delivery system in order to provide the highest level of safety and protection to its citizens and property.</p>	<p>The Englewood Area Fire District, the City of Punta Gorda Fire Department, and the North Port Fire District Authorities share automatic mutual aid with the Charlotte County Fire/EMS Department. There are also agreements with Sarasota County, the Bayshore Fire and Protection District, the Boca Grande Volunteer Fire Department, and the City of Cape Coral and North Fort Myers Fire Departments.</p>	<p>Since the Community Facilities Element has been eliminated, this Objective has been included in Smart Charlotte 2050 Objective 1.1, which addresses mutual aid agreements.</p>
<p>Objective 1.6: Charlotte County will provide for the safety of its residents and visitors by maintaining or improving emergency storm plans.</p>	<p>Hurricane evacuation and shelter efforts are coordinated by the County Emergency Management Office, the Red Cross, the State Emergency Operations Center, and other Florida counties.</p>	<p>Since the Community Facilities Element has been eliminated, this objective has been included in Smart Charlotte 2050 CST Objectives 4.3 and 4.1, which address evacuation planning and storm shelters.</p>
Capital Improvements Element		
<p>Objective 1.1: Charlotte County will manage growth and development by requiring that adopted level of service standards be maintained.</p>	<p>Concurrency is a vital tool in Growth Management. The County has established levels of service standards for each of the State-required</p>	<p>This objective has been substantially included in Smart Charlotte 2050 CIE Objective 1.1. No further revisions are recommended at this time.</p>

	infrastructure types. These levels of service standards are used by public and private service providers. Compliance with the standards requires close coordination with other agencies and departments. Currently, standards are being met.	
Objective 1.2: Future development in Charlotte County will pay its fair share cost of new infrastructure.	The County has been successful in implementing proportionate fair share and other mechanisms to ensure that new development pays for its impacts. Cooperation between departments and other agencies (such as the work done between Growth Management and Public Works or the State of Florida Department of Transportation) has been very successful in assuring compliance.	This objective has been substantially included in Smart Charlotte 2050 CIE Objective 1.3. No further revisions are recommended at this time.
Objective 1.5: To provide needed capital improvements for replacement of obsolete or worn out facilities identified in the other elements of the comprehensive plan and to manage the land development process so that public facility needs created by previously issued development orders or future development do not exceed Charlotte County's ability to fund, provide or require the provision of needed capital improvements through the planning timeframe of 2010.	Given the extreme fiscal constraints on the part of the State and the County, it is becoming difficult to anticipate how future improvements on State roadways U.S. 41 and SR 776 will be funded. The County and the State need to work together to ensure that these primary corridors, which serve both local and regional traffic, are able to maintain required capacity levels.	This objective has been substantially included in Smart Charlotte 2050 CIE Objective 1.5. Although no further revisions are recommended at this time, the County is in the process of determining the way that necessary future improvements will be funded. Should that process require an amendment to the CIE or to other elements of Smart Charlotte 2050, those amendments will be made as appropriate.
Public School Facilities Element		
Objective 1.2: The County shall require a school concurrency review be performed by the School District to ensure that adequate school facility capacity within the Public School Concurrency Service Area (SCSA) is available to accommodate the projected residential development in accordance with the adopted level of service standard for schools.	The County and the School Board have developed a system for allowing the School Board to review development proposals and make a determination on the potential impact upon the County's public school system. As the County's concurrency management system is more fully developed, this coordination will remain an important part of development review.	The intent of this objective is reflected in Smart Charlotte 2050 SCH Objective 1.2. No further revisions are recommended at this time.
Objective 1.3: Beginning with an effective date in 2008, all new public schools built within the County will be coordinated to be consistent with the County's Future Land Use Map designation, will be co-located with other appropriate public facilities when possible, and will have the on-site and off-site infrastructure necessary to support the new school.	No new schools have been built since the element was adopted in 2008, and none are currently contemplated until at least 2017. However, this coordination process is backed up by the Interlocal Agreement and will be followed.	The intent of this objective is reflected in Smart Charlotte 2050 SCH Objective 1.3. The 2050 Planning Framework and its implications on the prioritization of public spending must be explained to the School Board and the potential impact of the Framework on the location of future school buildings should be discussed. Appropriate amendments to this element, incorporating the 2050 Planning Framework, should be made following those

<p>Objective 1.4: Beginning with an effective date in 2008, the County shall adopt the School District's annually updated 5-Year District Facilities Work Program, as adopted by the School Board, which identifies financially feasible school facility capacity projects necessary to address existing deficiencies and meet future needs based upon achieving and maintaining the adopted level of service standard for schools into its Capital Improvements Element (CIE).</p>	<p>The County has adopted the School Board's 5-Year District Facilities Work Plan into its own 5-Year Schedule of Capital Improvements.</p>	<p>discussions.</p> <p>The intent of this objective is reflected in Smart Charlotte 2050 SCH Objective 1.4. No further revisions are recommended at this time.</p>
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IMPROVING INTERDEPARTMENTAL AND INTERAGENCY COORDINATION IN CAPITAL IMPROVEMENTS PLANNING

Better interdepartmental and interagency relationships will ensure that concurrency-related capital improvements are appropriately scheduled and constructed. This is especially important with regard to facilities addressed within the Transportation and Infrastructure elements.

Concurrency is one of the most essential items in effective growth management policy. Ensuring that existing and proposed development is adequately served by the appropriate facilities prevents service shortages and excess demand upon existing facilities. Appropriate capital improvements planning ensures that the needed facilities are constructed when necessary and within affordable financial conditions. In many cases, unnecessary excess capacity may be just as hobbling, financially, as inadequate infrastructure, since maintaining underutilized facilities may be a drain on limited finances.

Many different County departments are responsible for the construction of capital projects, and in the case of potable water and sanitary sewer utilities this responsibility extends beyond County government to other public and private utilities. In the case of transportation facilities, the City of Punta Gorda, the Metropolitan Planning Organization (MPO), the State, and the Federal government may all also be involved. The capital projects of all these agencies should be coordinated with the projected growth and desired growth patterns established in the comprehensive plan to ensure that funds are being spent on necessary projects, and that necessary projects are being completed.

In the past, this coordination was lacking in many of these cases. The MPO's Long Range Transportation Plan has often not been fully coordinated with the comprehensive plan, there has been no specific schedule or plan for the installation of pedestrian and bicycle facilities, and the expansion of potable water and sanitary sewer systems has not always been consistent with established growth management policies. The 1997-2010 comprehensive plan addressed interdepartmental coordination in capital improvements planning only in the general sense that County capital projects were included in the Capital Improvements Element and the Five-Year Capital Improvements Plan. There is the obvious assumption that those capital projects would be consistent with the plan, but there is no established mechanism in the plan to ensure this consistency. Moreover, the capital projects of agencies outside the County organization, such as other utility providers, were not included at all.

Table EAR-14 shows the Objectives pertaining to this major issue included in the 1997-2010 comprehensive plan, assesses each Objective with regard to its implementation, and makes any recommendations for EAR-based amendments to Smart Charlotte 2050, if appropriate.

Table EAR-14: Objectives Pertaining to Interdepartmental and Interagency Coordination in Capital Improvements Planning

Objective	Assessment	Recommendation
Future Land Use Element		
Objective 1.9 (School Siting) <i>(Created by Ordinance #99-063, Adopted on November 23, 1999):</i> Charlotte County and the School Board will properly site public school facilities within the county in order to ensure effective growth management consistent with the Urban Service Area Strategy (Objective 1.1).	This Objective and its policies have been superseded by the Public School Facilities Element, and this Objective and its policies are no longer included in the Smart Charlotte 2050 Future Land Use Element.	None.
Objective 1.10: (Co-location of Schools) <i>(Created by Ordinance #99-063, Adopted on November 23, 1999):</i> Charlotte County and the School Board will, where possible, co-locate new facilities in locations that are adjacent or approximate to existing public facilities in order to maximize the efficient use of public resources and create greater public convenience.	This Objective and its policies have been superseded by the Public School Facilities Element, and this Objective and its policies are no longer included in the Smart Charlotte 2050 Future Land Use Element.	None.
Objective 2.22 <i>(Created by Ordinance #2006-030, Adopted on April 4, 2006):</i> 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 shall specify the responsible party, whether County, developer, District or otherwise, for the funding of infrastructure.	The policies included under this Objective identify the adequate infrastructure and the reasonable party for funding such infrastructure through the Capital Improvement Plan.	This Objective has been substantially revised and included in Smart Charlotte 2050 FLU Objective 6.4, specifically FLU Policy 6.4.41. No further revisions are recommended at this time.
Objective 2.25 <i>(Created by Ordinance #2006-030, Adopted on April 4, 2006):</i> Development within the BROD shall be coordinated with Lee County to ensure that the impacts of the BROD occurring in Lee County are mitigated and coordinated with the Lee County Comprehensive Plan.	An Interlocal Agreement has been executed with Lee County addressing impacts on Lee County from transportation originating from the BROD.	This Objective has been achieved. Therefore, it has been removed from Smart Charlotte 2050.
Transportation Element		
Objective 9.3: The County will continue to place appropriate emphasis on the Capital Improvements Element as a planning tool for the County Capital Budget process.	Despite this Objective, the implementation has not always been as smooth as desired.	This Objective has been substantially included, and expanded, in Smart Charlotte 2050 TRA Objective 2.8. No further revisions are recommended at this time.
Objective 14.1 (Financing): In coordination with	The short falls in the current plan have been	This Objective has been substantially included in

<p>the MPO and FDOT, the County will continue to pursue multi-jurisdictional funding sources for shared facilities, seeking funds for transportation facilities from a variety of Federal and State sources, including Proportionate Share provisions for transportation improvements.</p>	<p>resolved with additional objectives and policies in the 2050 Smart Charlotte Plan.</p>	<p>Smart Charlotte 2050 TRA Objective 2.9. No further revisions are recommended at this time.</p>
<p>Recreation and Open Space Element</p>		
<p>Objective 1.1 (Planning): Implement a Park and Recreation Comprehensive Plan which is a long-range policy plan for the county park system to provide guidance for park acquisition, facility development, levels of service, resource management, park operations, and which addresses the need for active recreation.</p>	<p>Standards for determining when a park is fully developed under the previous LOS system have been vague. The emphasis of park development had been on acquiring land and developing parks in stages. Elements such as restroom buildings and nature trails have been added as funding became available using CIP programming.</p>	<p>This Objective has been substantially included in Smart Charlotte 2050 REC Objective 1.1. The new point system developed as part of Smart Charlotte 2050 will further define park amenities in determining total and complete park development. Park projects listed in the current Capital Improvements Program should be evaluated using the new point system to determine if these projects should be included in the Capital Improvements Element.</p>
<p>Objective 1.5 (Acquisition): Acquire park land and open space, as appropriate, to expand the parks system throughout the county.</p>	<p>Numerous acres of park land have been acquired and developed under the 1997 Park Master Plan using CIP planning.</p>	<p>This Objective has been substantially included in Smart Charlotte 2050 REC Objective 1.1. Park land acquisition goals have been largely met. The only park land programmed for acquisition in Fiscal Year 2013 in the Capital Improvements Program is for additional land to connect the fishing pier and historical center to Bayshore Live Oak Park.</p>
<p>Community Facilities and Services Element</p>		
<p>Objective 1.3: Charlotte County will provide and maintain a high-quality, accessible system of public libraries to meet the information, educational and recreational needs of Charlotte County's residents and visitors.</p>	<p>Charlotte County has expanded its physical library system to include one regional library and three branch libraries. Library needs are constant and changing.</p>	<p>This Objective has been substantially included, and expanded, in Smart Charlotte 2050 REC Objective 3.1. No further revisions are recommended at this time. Regular programming of library improvements should be part of CIP planning as a quality of life initiative.</p>
<p>Objective 1.4: Charlotte County will coordinate with the School Board to provide a public education system which meets the needs of Charlotte County's existing and future population.</p>	<p>This Objective and its policies have been superseded by the Public School Facilities Element, and this Objective and its policies are no longer included in the Smart Charlotte 2050 Future Land Use Element.</p>	<p>None.</p>
<p>Capital Improvements Element</p>		
<p>Objective 1.5: To provide needed capital improvements for replacement of obsolete or worn out facilities identified in the other elements of the</p>	<p>Given the extreme fiscal constraints on the part of the State and the County, it is becoming difficult to anticipate how future improvements on State</p>	<p>This objective has been substantially included in Smart Charlotte 2050 CIE Objective 1.5. Although no further revisions are recommended at this time,</p>

<p>comprehensive plan and to manage the land development process so that public facility needs created by previously issued development orders or future development do not exceed Charlotte County's ability to fund, provide or require the provision of needed capital improvements through the planning timeframe of 2010.</p>	<p>roadways U.S. 41 and SR 776 will be funded. The County and the State need to work together to ensure that these primary corridors, which serve both local and regional traffic, are able to maintain required capacity levels.</p>	<p>the County is in the process of determining the way that necessary future improvements will be funded. Should that process require an amendment to the CIE or to other elements of Smart Charlotte 2050, those amendments will be made as appropriate.</p>
<p>Public School Facilities Element</p>		
<p>Objective 1.4.: Beginning with an effective date in 2008, the County shall adopt the School District's annually updated 5-Year District Facilities Work Program, as adopted by the School Board, which identifies financially feasible school facility capacity projects necessary to address existing deficiencies and meet future needs based upon achieving and maintaining the adopted level of service standard for schools into its Capital Improvements Element (CIE).</p>	<p>The County has adopted the School Board's 5-Year District Facilities Work Plan into its own 5-Year Schedule of Capital Improvements.</p>	<p>The intent of this objective is reflected in Smart Charlotte 2050 SCH Objective 1.4. No further revisions are recommended at this time.</p>

BALANCING DEVELOPMENT INTERESTS AND CONSERVATION INTERESTS

The balance between conservation and development interests has always been contentious, and questions still exist regarding the appropriate emphasis given to each.

Florida's environment is seen as one of its most valuable assets, one that attracts both visitors and new residents. At the same time, the development needed to accommodate the growing population puts that environment in danger, threatening to damage or destroy the very assets that attracted people in the first place. This creates a potential conflict between those that have or hope to have an interest (financial or otherwise) in continued and expanded development opportunities and those who believe that the risks posed by that development outweigh any benefits they may bring. When presented as an either/or choice between development and conservation this conflict can result in hot tempers and strong words, leading to an antagonistic approach to the issue by both sides. Local governments, caught between these two groups, are often looked upon by both as partners with the other, complicit in any perceived injustice within the process and outcome. Finding a balance between appropriate levels of development and environmental preservation remains a challenge.

The 1997-2010 comprehensive plan addressed environmental preservation, development standards, and property rights individually, but did not adequately address creating a balance between them.

Table EAR-15 shows the Objectives pertaining to this major issue included in the 1997-2010 comprehensive plan, assesses each Objective with regard to its implementation, and makes any recommendations for EAR-based amendments to Smart Charlotte 2050, if appropriate.

Table 15: Objectives Pertaining to Balancing Development Interests and Conservation Interests

Objective	Assessment	Recommendation
Future Land Use Element		
Objective 1.8: To ensure the protection of the natural environment by minimizing adverse impacts created by development.	The policies included under this Objective identify ways for the County to protect its natural environment.	This Objective has been substantially expanded and included in Smart Charlotte 2050 Objectives FLU Objective 2.1 and FLU Objective 2.2. No further revisions are recommended at this time.
Objective 2.4 (Charlotte Harbor Management Plan): New development in Charlotte County will be consistent with the provisions of the Charlotte Harbor Aquatic Preserves Management Plan (May 1983) designated and managed as wilderness preserves providing for consumptive and non-consumptive uses as applicable to each resource, Charlotte Harbor Surface Water Improvement and Management (SWIM) Plan (January 15, 1993) which seeks to preserve natural and function components of the ecosystem in order to support biological communities, and the Lemon Bay Aquatic Preserve Management Plan (June 1991) which seeks to preserve marine and estuarine areas in natural or restored conditions.	The Charlotte Harbor Aquatic Preserves are actually five contiguous aquatic preserves within the greater Charlotte Harbor estuary complex, designated by the Legislature for inclusion in the aquatic preserve system under the Florida Aquatic Preserve Act of 1975. They stretch from Sarasota County through Charlotte County into Lee County and include the Lemon Bay Aquatic Preserve, the Cape Haze Aquatic Preserve, Gasparilla Sound-Charlotte Harbor Aquatic Preserve, Matlacha Pass Aquatic Preserve, and Pine Island Sound Aquatic Preserve. The policies included under this Objective identify management plans and require all new development to be consistent with the provisions of these plans.	This Objective has been substantially included in Smart Charlotte 2050 FLU Objective 2.3. No revisions are recommended at this time. However, if the Charlotte Harbor Aquatic Preserves Management Plan is amended the County shall take those amendments under consideration and update this Objective and policies under it, if appropriate.
Objective 2.9 (Community Planning): Charlotte County's communities and subdivisions are encouraged to seek a redesign of their communities with the goal of creating more useful and purposeful design incorporating concerns of environmental issues, transportation, housing density, schools, parks, recreation, and commerce. Such community plans shall have main premises of reducing urban sprawl and developing a self-sustaining community.	This Objective identifies the concerns of environmental issues as one of the factors when creating a redevelopment or community plan for a specific area in the County.	This Objective has been substantially expanded and included in Smart Charlotte 2050 FLU Goal 6 and its associated objectives and policies. No further revisions are recommended at this time.
Objective 2.12 (Created by Ordinance #2006-030, Adopted on April 4, 2006): The Town Center and Village requirement will provide an alternative to scattered, low-density single-use residential development, with sprawl limiting characteristics that will preserve open space, natural beauty and critical environmental areas that contribute positively to the quality of life for the residents within the BROD as well as all of Charlotte County.	Protecting the existing beauty and critical environmental areas, as well as preserving open space, are desirable goals for the community. The policies included under this Objective are specifically created to define the open space, and guide how to protect critical ecological area and linkage as well as flowways within the BROD.	This Objective has been substantially expanded and included in Smart Charlotte FLU Objective 6.4. No further revisions are recommended at this time.

Transportation Element		
Objective 12.1 (Sensitive Habitats): The County will continue to plan and design transportation improvements to limit impacts within sensitive habitats, including wetlands, listed species habitat, undisturbed uplands, and other identified land.	The County continues to evaluate the current transportation corridor selection process in the environmentally sensitive zones to minimize the impacts to the sensitive habitats.	This Objective has been substantially expanded and included in Smart Charlotte TRA Objective 2.4. No further revisions are recommended at this time.
Natural Resources and Coastal Planning Element		
Objective 1.2: The surface waters of Charlotte County shall be protected to ensure that their quality is maintained or improved to, at a minimum, meet the standards established by Chapter 62, FAC and the Clean Water Act, 3 USC 1251.	The policies included under this Objective identify ways for the County to monitor and maintain good water quality. There is also guidance to ensure development does not degrade water quality. Maintaining good water quality protects the estuarine habitat, which supports a variety of life, and which supports an important tourist economy.	This Objective has been substantially included, and expanded, within Smart Charlotte 2050 ENV Objective 1.4 and CST Objective 2.1. The Special Surface Water Protection Overlay has been modified to provide greater protections to the City of Punta Gorda's drinking water supply. No revisions are recommended at this time.
Objective 1.3: Charlotte County will protect its marine and estuarine habitats and finfish and shellfish resources to ensure long-term viability and productivity for scientific, commercial, sport, and recreational purposes.	The policies included under this Objective balance the protection of the aquatic community with the use of that resource by humans. Certain channels are listed as those which the County will maintain for the boating public. Guidelines for approving docks, boat ramps and navigation channels are identified.	This Objective has been substantially included, and expanded, within Smart Charlotte 2050 CST Objective 1.1 and 1.2. No revisions are recommended at this time.
Objective 1.4: The quality of Charlotte County's groundwater resources shall not be degraded - either directly or indirectly - by human influences below the minimum criteria for groundwater provided in Chapter 62-520 FAC, and shall be maintained or, as necessary, improved to ensure the availability of this resource for present and future generations.	The policies included under this Objective identify ways for the County to monitor and maintain healthy groundwater resources. One of these ways is to require connection to central water and sewer when such service is made available.	This Objective has been substantially included, and expanded, within Smart Charlotte 2050 FLU Objective 2.3, ENV Objective 1.4, and the Groundwater and Aquifer Recharge subelement of the Infrastructure Element. No revisions are recommended at this time.
Objective 1.5: Charlotte County's soils will be protected and conserved as an essential natural resource and integral part of the County's economy.	The policies included under this Objective require the protection of native soils during construction activities.	This Objective has been substantially included within Smart Charlotte 2050 ENV Objective 2.4. No revisions are recommended at this time.
Objective 1.6: Excavation activities in Charlotte County shall be conducted in a manner which minimizes the detrimental effects to groundwater, surface water, wildlife and wildlife habitats, surrounding land uses and values, and the health, safety, and welfare of the general public.	The policies included under this Objective identify how and where commercial excavations may develop. The ability to do a commercial excavation is balanced by the requirement to protect listed species habitat and water quality.	This Objective has been substantially included in Smart Charlotte 2050 ENV Objective 2.5. No revisions are recommended at this time.
Objective 1.8 (<i>Amended on July 13, 1999, Ordinance #99-031</i>): Charlotte County shall protect existing natural reserves, preserves, and resource conservation areas, and will encourage the	The policies included under this Objective address the expansion of preserve areas and creation of greenways through linkages between existing conservation lands. This Objective cannot be	This Objective has been substantially included in Smart Charlotte 2050 ENV Objective 2.2 and FLU Objectives 2.1 and 2.2. No revisions are recommended at this time.

<p>establishment of greenways by linking conservation and recreational lands along natural landscape features including, but not limited to, rivers, streams, shorelines, wildlife corridors, and man-made corridors such as abandoned railroad right-of-ways.</p>	<p>achieved without cooperation from developers and property owners.</p>	
<p>Objective 1.10: Charlotte County shall protect wildlife species listed by the USFWS or FFWCC as endangered, threatened, or of special concern (listed species) and will conserve the habitats upon which they depend in order to maintain balanced, biologically productive ecosystems and native communities for the use and benefit of future generations.</p>	<p>The policies included under this Objective identify ways for the County to protect listed species and endangered habitats. These policies reference how the County will review development permits and what shall be required before a development permit can be issued.</p>	<p>This Objective has been substantially included in Smart Charlotte 2050 ENV Objective 2.3 and CST Objectives 1.4 and 1.5. The County will need to update the policies to incorporate any guidelines approved with the adoption of a manatee protection plan. However, it is not anticipated that this plan will be approved prior to the deadline for EAR-based amendments. If such should occur, then the County would incorporate those changes into the EAR-based amendment process. No other revisions are recommended.</p>
<p>Objective 1.11: Impacts to Charlotte County's wetland resources shall be avoided, minimized, or mitigated by wetland restoration, creation, or local wetland mitigation banking to the extent that there is no net loss of functional values.</p>	<p>The policies included under this Objective identify ways to protect wetlands. For those wetlands that cannot be protected, they identify when and what impacts are acceptable from development.</p>	<p>This Objective has been substantially included, and expanded, within Smart Charlotte 2050 ENV Objective 3.1. It has been observed that the language in the new wetland policies may cause confusion as to what constitutes a Category II wetland and what protections are in place for those wetlands. The language in these policies will be tightened to make clear that all wetlands not meeting Category I standards are Category II wetlands and the protections allowed by State and Federal agencies at this time will be applicable to those wetlands. No other revisions are recommended.</p>
<p>Objective 1.13: Charlotte County shall protect its beach and dune systems, including native dune vegetation, from human induced erosion.</p>	<p>The policies included under this Objective identify ways to protect dunes and beaches while allowing development to occur as permitted in the Land Development Regulations. This Objective also addresses beach renourishment and stabilization, which is important for those who choose to build homes next to the shoreline.</p>	<p>This Objective has been substantially included within Smart Charlotte 2050 CST Objective 1.5. No revisions are recommended at this time.</p>
<p>Objective 1.14: Charlotte County shall increase public access and quality of service to its shoreline and coastal waters.</p>	<p>The policies included under this Objective address the creation of access points to beaches and water. Appropriately sited and developed access to the shoreline and coastal waters will help protect the environment. If access is conveniently located and</p>	<p>This Objective has been substantially included within Smart Charlotte 2050 CST Objectives 1.2 and 1.3.</p>

	provides adequate parking, then illegal access points are less likely to be created in inappropriate locations.	
Objective 1.15: To site marina and boat ramp facilities using criteria from the Marine Land and Water Use Siting Study upon its formal adoption by Charlotte County and encourage the preservation of recreational and commercial working waterfronts and public access to water.	The policies included under this Objective outline marina development standards. Appropriately sited and developed marinas and other water facilities will help protect the environment.	This Objective has been substantially included, and expanded, within Smart Charlotte 2050 CST Objective 1.2 and FLU Objective 5.6.
Recreation and Open Space Element		
Objective 1.4 (Management): Protect and maintain open space and parkland that will conserve forests, wetlands, fish, marine life, and wildlife and in order to retain their environmental, economic, aesthetic and recreational values.	Minimal local environmental protection measures were enacted for large developments only. Since the 1997 Parks Master Plan was implemented, thousands of acres of environmental parks and preserves have been acquired to protect natural habitat for a variety of both endangered and threatened species in Southwest Florida.	This Objective has been substantially included, and expanded, within Smart Charlotte 2050 REC Objective 1.2. In an effort to encourage species survival, the Charlotte County Natural Resources Dept. was awarded a grant by the U.S. Fish and Wildlife Service to begin developing a County-wide Habitat Conservation Plan (HCP) for the Florida Scrub-jay. This plan is being created to define a reserve network to help ensure long term survival of the Florida Scrub-jay. When the plan has been completed, any appropriate amendments will be made to REC Objective 1.2 or to other objective, as deemed necessary.

IMPROVING AND MAINTAINING ACCESS TO THE WATER AND WORKING WATERFRONTS

Access to open water and the State's emphasis on maintaining working waterfronts remain priority issues for citizens.

The ability to live near and interact with the open water is an enormous attraction for Florida, and is tightly integrated into the State's vision of itself and how the State is viewed by others. In particular, access to the ocean, including beaches, boating, and fishing might be the defining image of Florida in the popular mind. This popular image, coupled with 1,350 miles of coastline, has led to Florida being a victim of its own success: the demand to live near the shore has led to intense development pressures in the coastal areas, threatening to reduce or even eliminate public access and replacing commercial marinas with private limited-access development.

Many Florida coastal communities were originally founded as fishing towns, with commercial docks and seafood processing facilities. As the State's population grew rapidly, many of these small towns found themselves surrounded by large numbers of newcomers living in newly-platted developments. These new developments, coupled with the desire to be near the water, increased pressure upon existing waterfront businesses and uses. As the pressures increased, land values and property taxes also increased, to a point where in many cases the businesses occupying the waterfront property were not profitable enough to pay the taxes on the increased value of the land. In addition, new development was entering into conflicts with existing land uses. As these conflicts and costs continued to increase, operators began to sell to developers, cashing in on their own investment but further increasing the pressure on those who remained. In recognition of the importance that working waterfronts played in Florida's history and the pressure that the remaining working waterfronts faced, the State Legislature placed a priority on preserving such facilities.

The preservation of public access to the water has been placed under similar pressures as working waterfronts. Commercial sport marinas, open to the public, can often find themselves under similar pressure by developers in pursuit of re-developable land on which to build higher-end residential developments. The loss of a public-access marina then places greater pressure upon public facilities, which may not be located as conveniently, be as large, or offer the same range of services.

The development of vacant waterfront property also reduces more passive access, as developers will often wish to maximize the amount of development on the site in order to achieve the greatest possible return on their investment. This may result in development that is not perceived as being compatible by the neighbors, even if that development is permitted by right. For example, low density apartment or condominium buildings might appear to be incompatible with single-family residences across the street or nearby,

even if the ultimate residential densities are similar. The existing residents may object to the loss of “their” view, especially if no attempt is made to maintain access to the water, even visually, and they may choose to oppose any proposed development on the site, regardless of the rights of the site owner.

The 1997-2010 comprehensive plan addressed the preservation of public water access and working waterfronts in mostly a general sense, supporting the continued operation of working waterfronts and public water access, but not establishing specific policies for doing so.

Table EAR-16 shows the Objectives pertaining to this major issue included in the 1997-2010 comprehensive plan, assesses each Objective with regard to its implementation, and makes any recommendations for EAR-based amendments to Smart Charlotte 2050, if appropriate.

Table EAR-16: Objectives Pertaining to Improving and Maintaining Access to the Water and Working Waterfronts

Objective	Assessment	Recommendation
Future Land Use Element		
<p>Objective 1.11 (Preservation of Recreation and Working Waterfronts and Public Water Access): Charlotte County will encourage the preservation of recreational and commercial working waterfronts and public access to water. (HB 995)</p>	<p>Working waterfronts and public water access are very important economic components in the County. The policies included under this Objective promote and enhance existing water dependent uses and existing water access.</p>	<p>This Objective has been substantially expanded and included in Smart Charlotte 2050 FLU Objective 5.6. No further revisions are recommended at this time. However, the County is working on a Marine Land and Water Use Siting Study, and as soon as the study is completed and approved the County will update any water access and working waterfronts policies based on its recommendations.</p>
<p>Objective 2.2: Charlotte County will designate lands suitable for urban development at various densities and intensities on the Future Land Use Map series.</p>	<p>The policies included under this Objective guide density, intensity, and location of development and redevelopment throughout the County.</p>	<p>Most of the policies under this Objective have been revised and expanded in the Smart Charlotte 2050 FLU Appendix I, Land Use Guide. No further revisions are recommended at this time. However, the County may use the adoption of the Marine Land and Water Use Siting Study to update land use category policies.</p>
Natural Resources and Coastal Planning Element		
<p>Objective 1.3: Charlotte County will protect its marine and estuarine habitats and finfish and shellfish resources to ensure long-term viability and productivity for scientific, commercial, sport, and recreational purposes.</p>	<p>The policies included under this Objective identify ways for the County to participate in the formulation of programs to protect the estuary, participate in the permitting of water facilities, and how the County will maintain boating channels.</p>	<p>This Objective has been substantially included, and expanded, within Smart Charlotte 2050 CST Objective 1.1 and 1.2. No revisions are recommended at this time.</p>
<p>Objective 1.14: Charlotte County shall increase public access and quality of service to its shoreline and coastal waters.</p>	<p>The policies included under this Objective outline the County's commitment to identify and purchase waterfront properties, assisting the State in management of their coastal and beach front parks, and provide incentives to encourage private beach front owners to provide public access.</p>	<p>This Objective has been substantially included within Smart Charlotte 2050 CST Objectives 1.2 and 1.3. No revisions are recommended at this time.</p>
<p>Objective 1.15: To site marina and boat ramp facilities using criteria from the Marine Land and Water Use Siting Study upon its formal adoption by Charlotte County and encourage the preservation of recreational and commercial working waterfronts and public access to water.</p>	<p>The policies included under this Objective outline marina development standards and discourage the conversion of working waterfront uses to purely residential or mixed uses that reduce public access to water.</p>	<p>This Objective has been substantially included, and expanded, within Smart Charlotte 2050 CST Objective 1.2 and FLU Objective 5.6. The County is anticipating that the Marine Land Use and Water Use Study will be completed at the end of the year, but that discussions related to manatee issues may take the adoption of that plan beyond the timeframe within which staff needs to be able to propose EAR-based amendments. Staff recommends updates to the language and will attempt to do so within the</p>

		timeframe provided but does not anticipate that this will be feasible.
Objective 1.16: Charlotte County shall reduce the threat of loss of life and property to catastrophic hurricanes and locate new public facilities outside of the Coastal High Hazard Area except as necessary to ensure public health and safety and in instances where location-restricted amenities (such as boat ramps or parks) cannot be located elsewhere.	A policy included under this Objective prohibits public funding to be spent on infrastructure located in the CHHA, unless such uses are related to public infrastructure necessary for waterfront parks and water access uses.	This Objective has been substantially included, and expanded, within Smart Charlotte 2050 CST Objectives 3.1 and 3.2. No revisions are recommended at this time.
Recreation and Open Space Element		
Objective 1.4 (Management): Protect and maintain open space and parkland that will conserve forests, wetlands, fish, marine life, and wildlife and in order to retain their environmental, economic, aesthetic and recreational values.	Continuing to provide access to the water is a high priority in Charlotte County. The County is continuing to develop boat ramps and water access activities in response to deficiencies identified in the 1997 Marine Siting Study, the Comprehensive Plan and the Park Master Plan.	This Objective has been substantially included, and expanded, within Smart Charlotte 2050 REC Objective 1.1. The County is also currently conducting an updated public boating access study. When this study is complete, it should be incorporated into Smart Charlotte 2050. A new master park plan will be programmed for CIP funding in Fiscal Year 2012. This new master plan should also be incorporated into Smart Charlotte 2050.
Objective 1.5 (Acquisition): Acquire park land and open space, as appropriate, to expand the parks system throughout the county.	Continuing to provide access to the water is a high priority in Charlotte County. The County is continuing to develop boat ramps and water access activities in response to deficiencies identified in the 1997 Marine Siting Study, the Comprehensive Plan and the Park Master Plan.	This Objective has been substantially included, and expanded, within Smart Charlotte 2050 REC Objective 1.1. The County is also currently conducting an updated public boating access study. When this study is complete, it should be incorporated into Smart Charlotte 2050. A new master park plan will be programmed for CIP funding in Fiscal Year 2012. This new master plan should also be incorporated into Smart Charlotte 2050.

ASSESSMENT OF PLAN ELEMENTS

FUTURE LAND USE

The general purpose of the Future Land Use Element is to define areas that are suitable for various land use activities during the planning timeframe of the comprehensive plan. Land use activities include the characteristics, intensities, and densities of identified allowable uses. Guided by the Capital Improvements Element, the element also identifies the timing in which development may occur. Development is guided by the adopted goals, objectives, and policies and the Future Land Use Map, both of which are regulatory and prescriptive tools. The element is also the core of the comprehensive plan since it coordinates the central themes and information found in all of the plan's elements. In general, the goals of the element have been reached.

SUCCESSSES

Concurrency has its roots in the growth management legislation contained in Chapter 163, Florida Statutes, which requires that public facilities and services needed to support development must be available concurrent with the local impact of such development. These "level of service," or LOS, standards were first adopted in the 1997-2010 Charlotte County Comprehensive Plan. The needs to maintain the concurrency was established in the Future Land Use element. The concurrency management system has also been established to serve the long-term interests of the citizens of the County by monitoring the capacity of public facilities to meet the adopted levels of services.

In the 1997-2010 comprehensive plan, the County set a goal to reduce the overall number of vacant lots within the Urban Service Area by a minimum of one percent per year by January 1, 2005. In 1996, the inventory amounted to 167,981 lots and parcels. An annual reduction of one percent of the total number of lots should have resulted in the removal of 12,977 vacant lots by the beginning of 2005. This goal was reached as 13,643 lots were eliminated, and the goal was renewed with the adoption of plan amendments in 2007, based upon the 2003 EAR, to reduce lots by one percent per year through 2020. In February 2009, the Growth Management Department prepared an analysis of vacant lots to determine their reduction over time. Using data from the Charlotte County Property Appraiser, the Department determined that there were 129,088 vacant, platted lots within the Urban Service Area in 2001 and only 108,539 vacant lots in 2009. When the lots were cross-referenced by legal description, it was determined that 15,142 lots had been eliminated between 2001 and 2009 due to plat vacations. This reflects a reduction of 11.7 percent over eight years, an annual reduction of 1.46 percent, more than meeting the County's established goal.

The County instituted a community-neighborhood planning program to provide support for its various communities. Objective 2.9 was created in the 1997-2010 comprehensive plan to encourage the development of community plans for different areas in the County.

Community plans have been completed for Placida, South Gulf Cove, Boca Grande, Little Gasparilla Island, Grove City, and Manasota and Sandpiper Keys and each plan is in different stages of goal implementation. In addition, the County completed the Burnt Store Area Plan in 2005 and the U.S. 17 Area Plan in 2009. Area plans are similar in scope to Optional Sector Plans (as defined in Section 163.3245, F.S.), but do not require the regulatory oversight of DCA. Draft land development regulations have been created to implement the Burnt Store Area Plan.

SHORTCOMINGS

Industrial and regional commercial uses are considered important economic engines in the County, and Low or High Intensity Industrial Future Land Use categories allow for both commercial and industrial uses. However, in the 1997-2010 comprehensive plan, there are no goals, objectives, or policies that specifically promote these economic development or industrial uses. In the absence of any specific policy supporting industrial uses, land owners often develop to lower intensity commercial uses such as strip commercial or scattered isolated commercial centers.

Other than the Future Land Use Map, the 1997-2010 comprehensive plan does not contain any community vision based upon community consensus to guide the County's future development and redevelopment. Some community plans have been created for various communities around the County but, based on the existing platted lot situation in the County and the adopted Future Land Use Map future development has become locked into patterns of automobile dependency. In order to better direct growth and implement smart growth principles, creating a community vision which heavily involves citizens' participation is very important.

In the 1997-2010 comprehensive plan, the County established a goal of reducing the overall number of vacant lots within the Urban Service Area by a minimum of one percent per year. Although the current platted-lands strategy of the County has succeeded in reducing the total platted lands, it has not addressed the fundamental form of development in the County, which still favors lower-density suburban development patterns that are in direct contrast to the State's current initiatives to establish energy-efficient land use patterns which reduce greenhouse gas emissions and adhere to the principles of Smart Growth.

The adopted Urban Service Area (USA) boundary in the 1997-2010 comprehensive plan provided a simple representation that mirrored the location and structure of the historic platted lands. The USA is further divided into two components, the Infill area and Suburban area. After these terms were established, however, there were no policies created that specifically set the standards for development within Infill and Suburban areas.

SMART CHARLOTTE 2050

As part of the Smart Charlotte 2050 plan preparation, the data and analysis for the Future Land Use Element has been updated to reflect the most recent statutory requirements and to include the 2008 County population projections.

The Smart Charlotte 2050 Future Land Use element is designed to incorporate smart and sustainable planning principles into the County's comprehensive plan and will help ensure that all future planning activities accommodate the diverse needs of the County's residents and protect the County's natural resources up to the planning horizon of the year 2030. The plan has also established a vision horizon of 2050 in recognition of the fact that many of the issues that the County faces were many decades in the making, and therefore may take many decades to solve.

The Future Land Use element provides specific guidance and direction to address the Urban Service Area. The new boundary is based upon a thoughtful evaluation of where future urban development and urban services should be located. The 2030 Service Area Delineation established the Urban Service Area and the Rural Service Area within the County. Specific criteria to amend the USA and the priority for extending public services, including water and sanitary sewer services based on the 2050 Framework, have also been established.

The current pattern of development is neither sustainable for a changing population nor attractive in an increasingly competitive economic development market. Therefore, establishing unique character and sustainable living options for each of the County's neighborhoods and commercial areas is also one of the important goals for this new comprehensive plan. Methods for accomplishing this include:

- Updating the platted lot strategy to reflect the State's current initiatives to establish energy-efficient land use patterns which reduce greenhouse gas emissions and implement the principles of Smart Growth. The platted lot strategy has been revised to more efficiently reduce the vacant platted lots through incentives and disincentives.
- Creating new policies to help direct the planning, design and location of new housing and transportation systems, as well as community services to support the majority of County residents who are 65 or older.
- Creating new objectives and policies to address the protection of rural character, natural resources and agricultural uses in the eastern half of the County, while providing reasonable flexibility for change in a challenging agricultural economy.

- Promoting and encouraging mixed-use and other denser development in targeted areas as one of the key components of the County's long-term approach to sustainability and economic development.

The County's long-term desire to protect areas for industrial and employment-based use is directly addressed through the new comprehensive plan by establishing Economic Center, Corridor, and District locations within the 2050 Planning Framework, which specifically identify strategic areas of the County that should be protected and supported for industrial and employment uses.

Smart Charlotte 2050 has also established improved methods for maintaining the property rights of current residents within the Coastal High Hazard Area (CHHA). The 1997-2010 comprehensive plan did limit residential densities within the CHHA, but it also vested development rights for legally-platted lots created prior to the density limitation. Smart Charlotte 2050 has maintained this provision while establishing full redevelopment rights in those areas within the CHHA that have prepared community plans and established a community vision through the adoption of land development regulations.

RECOMMENDATIONS

The County shall explore incentives to encourage transferred density from the areas which are inappropriate for residential development.

As part of the Smart Charlotte 2050, the County has adopted a wildlife corridor map for the Rural Service Area east of Burnt Store Road and U.S. 17. In order to protect environmentally-sensitive resources and endangered species within the County, the County shall create a County-wide "wildlife corridor critical linkages" strategy.

The County shall explore incentivizing the transfer of density units out of established Critical Wildlife Corridors (FLUM Map #22) in order to better preserve these corridors.

The Medical District Core Community located in central Port Charlotte has been identified as a Revitalizing Neighborhood within the 2050 Planning Framework. This area is intended to be a focus of redevelopment and revitalization based around the two existing hospitals and the secondary services and businesses located in the area. As part of the County's work on this area, a Revitalization Plan is being created to define the redevelopment goals for this specific area.

The U.S. 17 Area Plan was completed in 2009, and its recommended objective and policies have been adopted in the 2050 Plan. The next step for the County to create land development regulations to implement the plan.

The County shall adopt the draft Burnt Store land development regulations into the County's Land Development Regulations.

In the Smart Charlotte 2050 Plan, specific policies have been included to address mixed-use development, a range of housing types and multi-modal transportation networking to accommodate the older population in our community. The County should work to expand this idea to include all age groups, in order to encourage diversification of population and to promote economic development within the County. The following areas shall be considered: job creation, various workforce housing opportunities, accessibility, community educational opportunities, and sustainable use of natural resources and recreation.

The County should continue to focus on proper maintenance of aging public buildings considering the economic downturn and the limited ability to acquire new public space. Along with that, the County should continue to pursue retrofitting existing public buildings for energy efficiency.

To comply with Chapter 163.3177(6)(a), F.S., the element will be amended to take the availability of water supplies into account.

TRANSPORTATION

The purpose of the Transportation Element is to create a multi-modal transportation system that is suitable for various land use activities while serving the various sections of the residents of the County. The functionally classified roadway system should meet the concurrency standards and should accommodate non-motorized modes of travel. The element plays a prominent role in the comprehensive plan as it controls the development of the transportation system that connects the focuses of the other elements. In general, the goals, objectives, and policies of this element have been met.

SUCSESSES

Transportation concurrency always plays a crucial role in the growth management for any agency. As required by Florida Statutes, transportation facilities and services that are needed to support development must be available concurrent with the local impact of such development. In order to fulfill these requirements, level of service standards were first adopted in the 1997-2010 Charlotte County Comprehensive Plan and these LOS standards were monitored annually on the functionally classified roadways. The concurrency management system has also been established to serve the long-term interests of the citizens of Charlotte County by monitoring the available capacity on these transportation facilities to maintain the adopted LOS standards.

One such example is the incorporation of sidewalks and bicycle facilities in the roadway retrofit program. The process of repairing and rebuilding local roads has included the installation of sidewalks, bicycle facilities, and multi-use trails. Significant progress has been made in installing these facilities on various roadway projects throughout the County over the life of the comprehensive plan.

SHORTCOMINGS

Providing a good transportation system is important to attract new businesses such as industrial and regional commercial centers, which will eventually fuel the economic engine of the County. Through the annual traffic count program, the County monitors growth rates on all County-maintained roadways, and projects the future traffic loads while monitoring the available capacities or shortages. However, the counts that are available on the State and Federal roadways are outdated and need to be updated to better calculate the growth rate and LOS. Due to these limitations on the availability of the data, the calculations related to concurrency failures for all key roadways are not up to standards and developing plans to address capacity needs on some state roadways are being delayed.

While the roadway retrofit program has been successful in providing pedestrian and bicycle facilities to many streets across the County, there has not been a specific plan to incorporate these facilities into an developed network of trails, nor to use these facilities to link sites such as parks, schools, and neighborhoods. This lack of planning has resulted in a discontinuous series of sidewalks and bicycle facilities that are not as useful as they could be, either as a non-motorized transportation network or as recreational facilities.

The County has generally relied upon increased road capacity to alleviate traffic congestion, rather than on developing multi-modal options that might allow County residents to travel by means other than by automobile. The reliance upon automobiles forces more travel by auto, which increases congestion. Multi-modal options, including a non-motorized network of trails and sidewalks, would allow residents to avoid using their cars for some trips, which would reduce congestion on the road network.

SMART CHARLOTTE 2050

The new Transportation Element has been modified and expanded to include goals, objectives, and policies that address non-motorized modes of travel. The development of appropriate studies, such as bicycle and pedestrian master plans, truck route studies, corridor preservation plans, and traffic impact study guidelines were also addressed.

The Smart Charlotte 2050 Transportation Element is designed to incorporate smart and sustainable planning principles into the County's comprehensive plan with a special emphasis for the multi-modal transportation network development. This will help ensure that all future planning activities accommodate the multi-modal needs of the County's residents and protect the County's natural resources.

The County shall include appropriate language that includes hangars for the assembly, manufacture, maintenance or storage of aircraft as public transit facilities.

New objectives and policies were created to address the development of multi-modal transportation network and up to date concurrency management system while providing reasonable flexibility for change in a challenging economy.

RECOMMENDATIONS

The County should develop Traffic Impact Study Guidelines based on the amount of trips generated, and update the annual traffic counts monitoring program to establish the historic growth rates to predict the future volumes on roadways and to proactively program the improvements on technical basis. It should explore the options to adopt a multimodal LOS, develop a Bicycle and Pedestrian Master Plan, and pursue modifications to existing streets in the form of adding bicycle and pedestrian facilities associated with amenities to promote non-motorized travel. Finally, the County should adopt a Corridor Plan that will identify the right-of-way requirements, general alignments, and standards for all transportation corridors within the County.

NATURAL RESOURCES AND COASTAL PLANNING

The Natural Resources and Coastal Planning Element is a combination of two elements required by 9J-5, the Conservation element and the Coastal Management element. The objectives support the goal of conserving, protecting, enhancing, and restoring environmental and natural resources, increasing public access to the shoreline and coastal waters, protecting human life in areas subject to natural disaster, and limiting public expenditures in areas subject to natural disaster.

SUCCESSSES

There has been great success in preserving large tracts of environmentally sensitive lands in the County. The citizens of Charlotte County voted to approve the Conservation Charlotte program on November 7, 2006, which created a .20 mil ad valorem tax, adding \$0.20 to the overall tax bill for every \$1,000 of assessed value of the property, to purchase environmentally sensitive lands. With money from this program, Charlotte County has purchased and preserved five separate parcels for a total of 2,530 acres. The Tippecanoe II Mitigation Area was completed in 2007. This is a 182-acre preserve that was created through the assembly of vacant platted lots, and is home to two scrub jay family groups. Some of these acquisitions provide benefits beyond the preservation of natural resources. Shell Creek Preserve, Prairie Creek Preserve, Buck Creek Preserve and Tippecanoe II contain shoreline access, thereby increasing citizen's access to water. These acquisitions also reduce the County's inventory of potential residential units and remove density from coastal hazard areas and flood zones.

In 2006, the State of Florida also made a very important purchase of a majority of Babcock Ranch with support from Charlotte County. This 73,239-acre purchase preserves an important working ranch and natural slough system, also preserving thousands of acres of important listed species habitat. The South West Florida Water

Management District (SWFWMD) purchased the 609-acre Prairie/Shell Creek Preserve in 2004, protecting scrub habitat and wetlands.

Public access to the water has been increased with the development of seven new parks that provide access to shorelines and water. These parks are:

- South Gulf Cove, which contains a boat ramp.
- Oyster Creek Park, which has boardwalk over Oyster Creek to connect with a park on the north side and also has a canoe/kayak launch.
- Sunrise Park, which has a canoe/kayak launch.
- Hathaway Park, which has a boat ramp.
- Bayshore Live Oak Park, which has a beach and a pier.
- Chester Roberts Park, which has a canoe/kayak launch.
- Butterford Waterway Park, which has a boat ramp.

Two existing parks with boat ramps had their parking areas expanded and one other park is in the process of having its trailer parking increased. The County purchased two small parcels in 2005, which are still proposed in the 5-year CIP to be developed with boat ramps.

The County received Federal approval of a Capital Improvements Program (CIP) Habitat Conservation Plan (HCP) for scrub jays in 2006. This CIP HCP allowed the County to apply for and receive a Section 6 Conservation Grant from the U.S. Fish and Wildlife Service. Charlotte is the only county in the State to have received this grant. While the County has not yet completed a County-wide HCP for scrub jays, the creation of this plan is currently in process.

In 1998, the County adopted Ordinance 98-418, Sea Turtle Protection, which provides standards and criteria for coastal development, and prohibits illumination of the nesting zone during the nesting season, from May to September. The County continues to support citizen volunteers who monitor nesting activities nightly on area beaches during the nesting season. Further, the County established and enforces shoreline construction guidelines, which has resulted in increased protection of sea turtle and shorebird nesting habitat. To insure the success of these programs the County created and continues to fund a staff position that oversees them.

The County has continued to partner with and support a number of local, State, and Federal water quality studies and monitoring programs designed to identify existing and potential problems or threats to water quality in the County. From this involvement, the County was instrumental in getting the Florida Legislature in 2003 to direct SWFWMD and the Florida Department of Environmental Protection (FDEP) to assess the cumulative impacts of development on the Peace River basin. This study, called the Peace River Cumulative Impact Assessment, formed the basis for preparation of a resource management plan and the Peace River Stakeholder Group that meets regularly

to identify regulatory and non-regulatory means to minimize future impacts and improve water quality throughout the basin.

SHORTCOMINGS

The Charlotte Harbor estuary was designated an “estuary of national significance” through the Clean Water Act in 1995. Despite the adoption of a Comprehensive Conservation and Management Plan in 2000, and the combined attention of multiple citizens, governments, and State agencies directed to providing protection to the estuary, the water quality of the harbor has declined. The Integrated Water Quality Assessment for Florida survey, submitted in 2006 by FDEP, identified several locations in the Peace River, Charlotte Harbor, and Lemon Bay as “impaired”, or exceeding a particular State standard for undesirable substances within the water. Studies indicate that extensive mining and agricultural activities in the upper half of the Charlotte Harbor watershed account for a large part of the elevated nitrogen and phosphorus levels. However, a significant portion of the nutrient and bacterial pollution identified within the estuary has been linked to a variety of past and existing urban development activities, which enter the system from urban runoff through canals. Specifically, Upper Charlotte Harbor (between the Myakka River and Punta Gorda) has been designated ‘impaired’ for nutrients. Charlotte Harbor Proper (south of Cape Haze) is impaired for bacteria in shellfish. Alligator Creek is impaired for coliform and dissolved solids. At this time, the only impaired water with an established Total Maximum Daily Load (dissolved oxygen) is the East Fork of Coral Creek. Most all waters in Charlotte are impaired for mercury (based on fish consumption advisory).

Despite Objective 1.11 calling for no net loss of functional wetlands within the County, the County does not contain a wetland mitigation bank nor does it have a policy requiring mitigation to be contained within the County. As the purchase of credits for wetland mitigation is acceptable to the State agencies, and as these banks are located in other counties, it can be assumed that the actual amount of wetlands within the County, and therefore the net functional value, has decreased overall.

According to surveys completed by the Florida Fish and Wildlife Conservation Commission Fish and Wildlife Research Institute the extent of moderately scarred sea grass areas has not increased much between 1995 and 2005, but the degree of severe scarring increased over the same ten-year period from 286 acres in 1993 to 1,840 acres in 2003. An updated study is not available at this time, but it can be assumed that this trend in scarring has not been reduced and that the County’s efforts to protect benthic resources have not been successful.

SMART CHARLOTTE 2050

As part of the Smart Charlotte 2050 plan preparation, staff divided the combined element and created a Natural Resources Element and a Coastal Planning Element, both which

more accurately reflect the requirements of 9J-5 in terms of data and analysis and Goals, Objectives, and Policies.

The Planning Framework document, prepared as background for Smart Charlotte 2050, and the Framework map, included in the revision of the Future Land Use Element, re-established that preservation and protection of natural resources is a priority for the County.

Within the Natural Resources Element, there is:

- More emphasis placed on reducing pollution and green house gas emissions.
- More emphasis on including the Florida Department of Environmental Protection in decisions regarding development approvals for properties adjacent to State-owned lands.
- More guidance for the protection of Shell and Prairie Creeks.
- More protections for wetlands.

Within the Coastal Planning Element, there is:

- More emphasis on instituting methods to reduce water pollution.
- More focus on increasing public access to the shoreline and allowing more water dependent uses, with emphasis that permission is balanced with protection of environmentally sensitive resources.
- Greater emphasis on being involved in region-wide solutions and cooperation to improve water quality standards.

RECOMMENDATIONS

Florida Sea Grant and the University of Florida Law School are in the process of updating the County's April 1997 *Planning for Public Boating Access: A Geographic Information Systems Approach to Evaluate Site Suitability for Future Marinas, Ramps and Docks*. This will, of necessity, include a review of the Manatee Protection Plan. The approval of these documents in the future will require an update to the policies of the Future Land Use and Coastal Planning elements.

The County has identified and adopted wildlife corridors within the East County Rural Service Area. These wildlife corridors need to be extended into the Urban Service Area. Identification of these corridors and incentives for including greenway connections within private properties will need to be examined.

During the adoption of the Smart Charlotte 2050 Plan, the requirement to maintain natural buffers adjacent to waterways was discussed. The Board of County Commissioners did not support this requirement and it was removed from the plan. It may be appropriate to revisit this option next year during the EAR based amendments, in a more limited capacity, or during the creation of TMDLs for the impacted portions of Charlotte County's waterbodies. This buffer may complement any other options that the

State allows the County to include as part of a package to reduce pollution impacts of permitting more urban development.

The County still needs to create a Post Disaster Redevelopment Plan. Development of this plan is waiting upon completion of the Best Management Practices Guide by the DCA.

INFRASTRUCTURE

The Infrastructure Element is divided into four subelements, each one dealing with a separate aspect of public infrastructure: Stormwater Management, Solid Waste, Natural Aquifer Recharge, and Potable Water and Sanitary Sewer. Each of these subelements establishes a set of objectives to ensure that the various infrastructure sectors provide an acceptable level of service. In general, these objectives have been reached.

SUCCESSSES

The LOS standards adopted for infrastructure sectors have been successfully met. In the provision of stormwater removal capacity, in the collection and disposal of solid waste and recyclables, and in the provision of potable water and sanitary sewer service, the County has met or exceeded the LOS standards adopted in the 1997-2010 Charlotte County Comprehensive Plan.

The Area of Prime Aquifer Recharge, located in the northeastern portion of the County, has successfully been maintained as an area that continues to allow the filtration of groundwater for the recharge of the subsurface aquifers. Since the filtration of groundwater depends upon permeable surfaces, limiting impermeable surfaces within the Area of Prime Aquifer Recharge is important to maintaining the recharge potential of the ground.

A Water Supply Facilities Work Plan has been successfully integrated into the 1997-2010 Charlotte County Comprehensive Plan, identifying alternative and traditional water supply projects, including conservation and reuse, to meet water needs identified by Chapter 373.0361(2)(a), F.S. The Plan is mostly contained within the Infrastructure Element, but portions are also located in the Capital Improvements and Intergovernmental Coordination elements. Beyond identifying water supply projects to increase the raw supply or lifespan of the existing supplies of potable water in the County, the plan implements the work plan for the construction of facilities and includes all utility providers within the County, public and private.

SHORTCOMINGS

The population projections used in the Infrastructure element were out of date, based on data prepared by the Florida Bureau of Economic and Business Research, and some portions of the element, specifically the Water Supply Facilities Work Plan, had updated

population projections while the bulk did not. Furthermore, the population projections used were all prepared during more robust economic conditions, resulting in optimistic forecasts that did not accurately reflect the emerging reality of 2009 and beyond. This resulted in outdated and inaccurate projections that over-estimated future growth and, if left in the comprehensive plan, would result in demand projections that exceeded actual future demand. Such over-estimations could result in the construction of facilities that would be significantly over-sized, which would not be considered financially responsible and feasible, as required by Florida Statute.

Charlotte County had adopted an Urban Service Area (USA) boundary, consisting of an Infill Area and a Suburban Area, and has adopted an Urban Service Area strategy in the Goals, Objectives, and Policies of the 1997-2010 Charlotte County Comprehensive Plan, but the USA and the USA strategy had very little practical effect on development patterns. There were no specific policies to establish different development standards for the Infill and the Suburban areas, and they were only differentiated by the level of buildout density. Since the USA strategy did not establish policies for directing development based upon the USA category, or for prioritizing public expenditures on infrastructure or other public services, there were not different patterns of development between the two areas within the Urban Service Area. This has resulted in a continuation of low-intensity sprawling development that does not encourage infill development, direct the construction of public infrastructure, or maximize the use of public funds.

While the Stormwater Management section established LOS standards for the volume of stormwater runoff handled by facilities, it did not address the quality of that runoff. No attempt had been made to limit the surface pollutants that may be included in the stormwater runoff that may ultimately be deposited in the surface waters of the County.

The requirement of a Water Supply Facilities Work Plan was instituted to ensure that all residents of the County received adequate supplies of potable water and that the needs of projected growth could be met by existing or identified future potable water sources. Since potable water services in the County are provided by 13 individual utilities and seven community systems, the plan needed to take all of these providers into account in demand projection, capacity analysis, and capital project reporting. While the portion of the Potable Water and Sanitary Sewer section addressing the required plan included all of the utility providers, the rest of the subelement did not. Additionally, many of the Goals, Objectives, and Policies of the section dealt only with Charlotte County Utilities (CCU), the County-operated utility system, and did not make it clear that other utility providers were also bound by the comprehensive plan.

While the potable water section of the Potable Water and Sanitary Sewer subelement had been partially revised to account for the multiple utility providers in the County, the bulk of the subelement had not been, and the sanitary sewer portion had not been

revised in any way. This left the subelement internally inconsistent and irregular in its approach to the planning for potable water and sanitary sewer infrastructure.

SMART CHARLOTTE 2050

As part of the Smart Charlotte 2050 plan preparation, the data and analysis for the Infrastructure Element was updated to reflect the most recent statutory requirements and included the 2008 County population projections. Since these projections were produced at the Census-block level, they allow estimated projections to be prepared for each of the County's 13 certificated potable service providers and ten certificated sanitary sewer service providers. This in turn allows more accurate demand projections for these utilities, especially the potable water utilities, which allows for more accurate analysis in the Water Supply Facilities Work Plan.

The Planning Framework document prepared as background for Smart Charlotte 2050 and the Framework map included in the revision of the Future Land Use Element has been used to establish priorities in the installation of public infrastructure and the investment of public funds. The Framework map has allowed a different, more targeted approach towards the provision of public infrastructure. Public infrastructure investment and development will be steered toward certain neighborhoods established by the Framework, and away from others. Except in specific cases, public investment in potable water and sanitary sewer infrastructure will be prohibited from areas outside the Urban Service Area. This will work to direct development to and concentrate it in areas already served by public infrastructure and away from areas not intended to be served because of distance from existing utilities or environmental concerns.

The Groundwater and Aquifer Recharge section limits impervious surface area and densities within the Area of Prime Aquifer Recharge. These limitations will allow more of this area to remain permeable to rainfall, and to recharging the subsurface aquifers, which is essential to maintaining adequate groundwater supplies.

The Stormwater Management section establishes LOS standards for the quality of stormwater runoff in an attempt to reduce the surface pollutants entering surface waters. It also includes standards for Low Impact Development design criteria and Green Infrastructure within stormwater management facilities in order to meet the water quality LOS standards. The Stormwater Management section also provides for the creation of joint stormwater management facilities on private and public lands. Such joint facilities would allow for infill opportunities and the more efficient use of land in areas of the County, most especially along some of the commercial corridors where there are numerous platted lots. If several property owners enter into an agreement to share an off-site stormwater management facility, rather than each providing on-site management, then each individual lot may be used in a more intense and efficient manner while still providing adequate handling of stormwater runoff.

The Potable Water and Sanitary Sewer section has been extensively revised to specifically include all utility providers under the requirements of the comprehensive plan, not only CCU. This ensures that all utility providers in the County are treated equally and are included in the policies adopted. This, in turn, works to establish consistency during the development approval and utility expansion processes, and ensure that the prioritization established through the Framework is implemented.

RECOMMENDATIONS

The County should amend its land development regulations to accommodate the limitations established by the Groundwater and Aquifer Recharge section and the LID design standards and the joint stormwater management facilities included in the Stormwater Management section.

The County should continue working with all utility providers in order to ensure that they are in compliance with the policies adopted regarding the provision of public infrastructure and public services.

The Southwest Florida Water Management District is currently updating its Regional Water Supply Plan, and has produced population projections that reflect the most recent growth trends in the region. These projections are lower than the County's current projections, and while the two sets are consistent through the year 2020 the disparity between them grows to inappropriate levels beyond then. The South Florida Water Management District is also updating its Water Supply Plan and, as required by Florida Statute, the County will need to update its own Water Supply Facilities Work Plan within 18 months of the latest approval of the Districts' regional plans. This should be by late 2012 or early 2013. By this time, the County will need to update its population projections to reflect current conditions and to better coordinate with the Regional Water Supply Plans.

RECREATION AND OPEN SPACE

The purpose of the Recreation and Open Space Element is to create a recreation system provided by the County that is available to all County residents. The local park system should serve all residents by providing age-appropriate recreational activities. Goals stated in the element were established as a result of a Park Master Plan that was created in 1997. These goals have been substantially met, resulting in greatly expanded lands designated for park and recreational use and a substantial increase in passive park lands managed by the County.

SUCSESSESS

The 1997 Park Master Plan recommended developing larger neighborhood, community, and district park types. As a result of this, five new neighborhood parks, two new community parks, one new regional park and 15 new special purpose parks were

developed. New parks include Sunrise Park, Oyster Creek Regional Park, Hathaway Park, and several mini parks. Seven of these parks have increased water access. In total, over 400 acres of new active parkland were developed. The 1997 Park Master Plan identified only one passive park in, Cedar Point. Since then, 11 new environmental parks have been developed, adding over 4,000 acres of passive park land to the County's park system.

Two significant facility additions were the rebuilding of the Charlotte Harbor Event and Conference Center, demolished following Hurricane Charley in 2004, and the renovation of the Charlotte Sports Park, both in 2009. The Sports Park renovation was accomplished using grants and financial assistance from the Tampa Bay Rays, who use the park as their spring training home.

SHORTCOMINGS

The required LOS in the 1997-2010 comprehensive plan required six acres of active park land and four acres of passive park land per 1,000 population, and has caused many parks to be located in remote geographic locations, which has resulted in isolated facilities that are severely under utilized. Development over the last three years has not materialized as planned to complement the park development.

The current park system contains 69 recreational parks and 12 environmental parks. A slight population decline and an economic downturn in 2008-09 has forced the closure of 15 parks. The Adopt-A-Park program has been instituted to encourage local civic groups and individuals to provide maintenance for these lands.

The term "park" is not well defined, and as a result, little emphasis was placed on developing a holistic park system that included age appropriate recreational programs, especially for senior adults.

SMART CHARLOTTE 2050

Since the responsibilities of the department that operates the park system have been expanded, the new Recreation and Open Space element has likewise been expanded to include goals, objectives, and policies that reflect this, and which were previously included in the Community Facilities and Services Element, including historic preservation, libraries, and the arts. The development of appropriate recreational programs is also addressed in Smart Charlotte 2050.

Smart Charlotte 2050 includes a definition of "park". This definition will provide guidance for the future development of park and recreational facilities.

Smart Charlotte 2050 includes a new system for calculating LOS. The system will assign points to various amenities that parks and recreational facilities provide. It will

place the focus of park facilities on the quality of recreation versus acres of park land, thereby moving toward a performance-based standard that allows flexibility in park development. The new LOS point system will further define park amenities to guide the development of a holistic park system. As new technology and recreational trends emerge, the point system will allow the opportunity to apply weighted points to factors such as green development and eco-tourism. As specific recreational interests wane, point scales can be adjusted to emphasize high-demand activities and place less emphasis upon low-demand activities. The point system can also be structured to reflect the value of the parks and recreation system to the quality of life in the County, not just to reflect the quantity of park land. Public recreation facilities are the only facilities included in this point system.

RECOMMENDATIONS

The Community Services Department, as operators and maintainers of the parks system, and the Growth Management Department should work together to pursue the creation of greenway and waterway linkages that were discussed in the 1997 Park Master Plan by creating a County-wide bicycle and pedestrian facilities plan. This could be incorporated into the new park master plan that should identify citizen recreational needs that will lead to providing a relevant comprehensive recreation plan along with the opportunity to improve efficiencies and provide parkland linkages. As part of the park master planning process, the unique recreational needs of the County's senior population should be considered as well as the recreational components of the aging in place concept. This new master plan will be programmed into the Capital Improvements schedule for FY12, and can be incorporated into Smart Charlotte 2050.

Park projects listed in the current Capital Improvements Program should be evaluated using the new point system to determine if these projects should be included in the Capital Improvements Element. Water access projects under consideration for inclusion in the Capital Improvements Program should be projects suggested in the revised Public Boating Access Study instead of the 1997 Marine Siting Study. Park projects programmed in the CIP that are funded with 2002 sales tax extension monies should be reevaluated for relevance in light of the new point system.

The County should strive to develop a park system that is holistic in nature, analyzing the location, environment, transportation and recreational needs of Charlotte County citizens. The point system should be revised to reflect the Smart Charlotte 2050 Planning Framework instead of emphasizing geographic location.

The Recreation and Open Space Element could strengthen the recreation aspect of waterways by cross referencing FLU Policy 6.3.13, which states that 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 Public Boating Access Study and Manatee Protection Plan.

The County could consider adopting an LOS for waterfront uses or consider revising the point system to further define water access. Florida Statutes require local governments to set certain LOS requirements and local governments may add additional LOS requirements. A specific LOS category that clearly defines water access can serve as a valuable tool for various types of recreational waterfront uses such as boat ramps, marinas, mooring fields, boardwalks or other visual access, and piers.

The Recreation and Open Space Element should also consider recommendations submitted by the University of Florida's Levin College of Law Conservation Clinic, including the creation of a publicly-accessible system of local waterway recreation capabilities linked to the regional maritime infrastructure network, the maximization of the recreational and commercial opportunities provided by the County's waterways without jeopardizing the environmental values of these waterways or any threatened or endangered species, and creating an inventory of waterways in terms of use, capacity and relationship to recreational and commercial working waterfronts.

The Historic Preservation Ordinance should be updated to allow the Historic Advisory Committee to pursue Florida Certified Local Government status. Achieving this status will give credibility to the local historic community and increase grant opportunities for historic preservation efforts.

The County should examine the relationship between the Charlotte Harbor Historic District and the ongoing neighborhood stabilization efforts in the same area that are conducted by the Health and Human Services Department. Neighborhood stabilization efforts should respect the boundaries of the established historic district and work to complement it, should historic architectural standards be developed.

Currently, all historical objects that have been donated to the County are housed in the basement of the Charlotte County Justice Center due to lack of appropriate climate controlled storage space at the Historical Museum building. In addition, many County residents have historical objects in their possession that could be donated to the County if adequate appropriate storage space were available. The County should pursue purchasing or obtaining adequate storage space for these items so they can be properly identified, catalogued, and stored for the enjoyment of future generations.

The most recent historic resource survey was completed in two phases, with a third phase anticipated as funds became available. Phase III is now being completed, and will focus on properties over 50 years of age in the Port Charlotte area. The Medical District revitalization area identified in the Future Land Use Element is one of the areas that is being researched in Phase III. This could lead to the development of a historic district in the Port Charlotte area.

Environmentally friendly products should continue to be used in pest management and in the management of aquatic and exotic vegetation control. Efforts should be made to continually monitor products for their environmental safety and efficiency.

The County should monitor advances in information technology in an effort to provide up-to-date, modern library facilities for Charlotte County residents. This effort will help to ensure that Charlotte County residents can be competitive in the local and regional work force and will also help to encourage residents to be well-informed.

HOUSING

The purpose of the Housing Element is to provide guidance in providing adequate housing for Charlotte County citizens. These plans and policies address government activities as well as provide direction and assistance to the efforts of the private sector. The element contains an inventory of housing units, substandard housing, group homes and related facilities, an inventory of housing construction activity and projected housing needs. The element establishes the long-term end toward which housing programs and activities are directed. The County has substantially met these goals.

SUCCESSSES

More housing has been built to accommodate new residents. Much of this was originally market-rate, but market forces during the economic downturn beginning in 2008 have depressed housing prices, which has resulted in the increased availability of affordable housing in the County. As the price of housing falls and becomes more affordable to a wider range of incomes, the pressure to provide new affordable housing has decreased.

SHORTCOMINGS

As currently organized, the element focuses almost entirely on low income residents and the disadvantaged, leaving out other County residents, especially families and senior adults. With limited industry in the County, a large majority of the work force finds itself employed in the service sector, which does not generally pay high wages. The County is also a longstanding retirement community with a majority of its population over 65 years of age, and these retirees often have limited incomes. With such a significant portion of the County's residents relying on modest incomes, there is an equally significant demand for affordable housing for working families and individuals, as well as for fixed-income seniors.

The 2007 EAR-based amendments identified the need for 49,000 additional housing units by 2020. However, market changes have significantly altered that assessment. Smart Charlotte 2050 did not project a housing deficit. According to the County's analysis, there are over 100,000 existing vacant platted lots that are zoned for residential use, with the potential to supply additional housing units needed for at least the next 100 years. There are over 35,000 vacant residential acres but only four percent are

designated as medium or high density land use categories that would support multifamily development.

SMART CHARLOTTE 2050

As part of the Smart Charlotte 2050 plan preparation, the data and analysis for the element was updated to reflect the most recent statutory requirements and included the 2008 County population projections. At the time of the EAR preparation, data from the 2010 Census was not available, and in addition to the County's population projections, the revised element uses data from the 2008 American Community Survey. Since 2008, there has been a drastic reduction in housing prices and a serious economic downturn. The information contained in the 2008 American Community Survey gives a more accurate picture of the housing market in light of the economic recession that began in 2007.

RECOMMENDATIONS

The element should be expanded to include recommendations that create a range of housing opportunities and choices. The focus of the element should be expanded to reflect the new Smart Growth framework developed in Smart Charlotte 2050 and the goals, objectives, and policies of the element should be revised to reflect this.

The element should also consider the housing needs of all residents of the County. Middle income families need adequate housing located close to community services. With a majority of the population over the age of 65, consideration should be given to the national trend of decreasing household size with respect to housing options, senior housing options to accommodate an aging population, and the projection by the American Planning Association that aging baby boomers will begin to demand more compact residential development.

To comply with Section 163.3177(6)(f)1.h and Section 163.3177(6)(f)1.i, F.S., the element will be amended to include standards, plans and principles to be followed in energy efficiency in the design and construction of new housing and in the use of renewable energy resources.

INTERGOVERNMENTAL COORDINATION

The Intergovernmental Coordination Element (ICE) reviews and inventories intergovernmental communication as it relates to the other elements of the comprehensive plan. It identifies and analyzes existing mechanisms of intergovernmental coordination, identifies needs, and makes recommendations to ensure consistent implementation of the comprehensive plan. This element also includes goals, objectives and policies whose aim is to enhance coordination between various local units of government and organizations in and around the County, as well as to enhance coordination among local governments with State and regional agencies.

SUCSESSES

Throughout the timeframe of the 1997-2010 comprehensive plan, the ICE has been successful as an instrument to catalog and explain relationships between the County and neighboring governments. It illustrates who the County does business with, and shows the nature of those relationships in a manner that is more transparent than at any other level of government. The use of interlocal and mutual aid agreements has made the County a strategic partner within the region of Southwest Florida. The County has reciprocal arrangements with neighboring jurisdictions in the review of significant proposed developments. This regional approach will become even more important as local governments within the region struggle with diminishing financial resources.

An example of the success of this element is the Staff Working Group that helped design and implement school concurrency, and continues to meet regularly to refine the process. This required high levels of cooperation and consistency of documents between the County, the City of Punta Gorda, and the Charlotte County School Board. Another public/private project that shows positive results is the South County Gateway Committee, comprised of representatives from the County, Punta Gorda, and TEAM Punta Gorda, a grassroots volunteer citizen's planning group. The ongoing focus of this group is to bring about consistency in land development regulations (LDRs) between the City and County regarding signage, landscaping, and commercial design standards along common borders.

The ICE illustrates the County's commitment to the preservation of important natural resources within the region, including Charlotte Harbor and the shoreline of the Gulf of Mexico, through coordination with regulating agencies of the State and Federal governments. Perhaps the best example is the County's intense involvement in the initiatives of the Charlotte Harbor National Estuary Program (CHNEP). More than just a watchdog agency, the CHNEP helps to define policy regarding the water quality of Charlotte Harbor. The County has members on several key committees.

SHORTCOMINGS

Map 7.1 was a poor representation of what the ICE data and analysis text described. Although the text pointed to the map as showing the relationship of coordinating jurisdictions, it was difficult to determine the boundaries of those jurisdictions in a meaningful way. The same was true of references to this map regarding the membership of the Southwest Florida Regional Planning Council (SWFRPC).

Additionally, there was a multi-page matrix of relationships that comprised the latter portion of the data and anyalis. It was poorly designed, redundant and hard to use. The relationships were adequately described within the body of the text, but the matrix was confusing and added nothing in terms of the overall quality of the element.

SMART CHARLOTTE 2050

Substantive changes to the ICE were mostly limited to the removal of the matrix of relationships at the end of the data and analysis, and map revisions. Map 7.1 was replaced by an updated version that more accurately depicts what is described by the text. A new map showing the City of Punta Gorda 2006 Annexation Study with 2009 City Limits was also added.

An important addition in response to State legislation was the inclusion of a dispute resolution process through SWFRPC, according to Chapter 186.509, F.S. This section is now cited verbatim in the data and analysis and is reflected by a modified policy.

Another new policy was added to coordinate with the appropriate Water Management Districts through their Regional Water Supply Plans in the development of the County's 10-year Water Supply Facilities Work Plan.

RECOMMENDATIONS

The County should continue to foster and enlarge cooperation with surrounding jurisdictions for mutual benefit and for the overall benefit of the region. This can be accomplished through interlocal agreements for specific issues, and through continued participation in multi-jurisdictional efforts that are more regional in scope, such as the CHNEP, and close coordination with the SWFRPC.

In response to the input offered at recent public meetings, the County should amend its LDRs to coordinate with the City of Punta Gorda regarding landscaping, signage, and commercial design standards along common borders. This effort can be folded into the ongoing comprehensive revision of the County's LDRs.

To comply with Section 163.3177(6)(h)1.d, F.S., the element will be amended to provide for interlocal agreements between adjacent local governments regarding airport zoning regulations.

CAPITAL IMPROVEMENTS

The Capital Improvements Element (CIE) provides for the development of a financially feasible capital program ensuring that required infrastructure and service capacities are available concurrent with need. Capacity need may be the result of proposed development, or of existing development. The County, in cooperation with its local, State, and Federal partners, sets minimum capacity level standards, or level of service standards for roadways, potable water, sanitary sewer, parks, solid waste facilities, storm drainage, and schools for all unincorporated portions of Charlotte County.

SUCCESSSES

Since the CIE is tied to the annual budget process, it is evaluated and updated on a yearly basis. To date, the County achieves and maintains its LOS requirements.

In 2005, the Florida Senate adopted Bill 360. This legislation provided stiff penalties for failing to meet and achieve adopted LOS requirements. Although the County was meeting its concurrency obligations before implementation of Senate Bill 360, the legislation did result in many improvements to the County's CIE and concurrency management programs. The first step taken in meeting those obligations was to establish a full-time Concurrency Manager position, responsible for implementing and monitoring the Concurrency Management System on an ongoing basis. The Concurrency Manager has been instrumental in helping to ensure that appropriate project priorities are identified and budgeted, and has worked to strengthen, and in some cases create, cooperative relationships among the departments and agencies.

The County has opted for a decentralized Concurrency Management System. Each operating department is responsible for ensuring that its own needs are identified and scheduled for improvement. Each operating area has an annual monitoring program to ensure that existing and future needs are met. The Concurrency Manager advises and oversees operating department program compliance and provides solutions to difficult capacity issues.

SHORTCOMINGS

One of the greatest shortcomings in the past has been the County's lack of a framework or structure to determine spending priorities inside the Urban Service Area. In the past, all areas were treated alike, so resources were directed to all corners of the County's Urban Service Area when some areas were more suited to divestment/environmental protection, while other areas were more suited to or reinvestment and redevelopment. Aggravating this problem was the fact that there was little interdepartmental and interagency coordination. The result of this failure to communicate was investment in infrastructure in areas where County planning never intended new construction.

SMART CHARLOTTE 2050

Prior to implementation of Smart Charlotte 2050, the County had a "one size fits all" view of development. Smart Charlotte 2050 differentiates area development requirements, such as identifying revitalization area requiring new investment, maturing neighborhoods requiring continuation of existing policies, and environmentally sensitive areas, requiring protection. Thus, greater efficiency in resource use is now achieved. Smart Charlotte 2050 also offers an opportunity for greater interdepartmental and interagency coordination.

Smart Charlotte 2050 also enhances resource use by incorporating other sustainability principles into the comprehensive plan, promoting alternatives to the County's prior pattern of suburban sprawl. Smart Charlotte 2050 promotes redevelopment in a new way, and is hoped to contribute to creating more compact, contiguous development. This innovation offers the possibility of reducing VMT and allows for greater efficiency in capacity, operation, and maintenance spending.

RECOMMENDATIONS

The County should finalize the update of new software developed to provide up-to-the-minute, real-time E+C (Existing capacity needs plus Committed future needs) data for transportation, develop procedures and processes to better coordinate and ensure that both adequate supply and production capacity exist with private potable water and sanitary sewer providers, and develop plans to address capacity needs on State roadways as budgets continue to decline.

HISTORIC PRESERVATION

The purpose of the Historic Preservation Element is to provide for the preservation of the County's historical resources, including historically, architecturally, and archaeologically significant sites. The element outlines a thorough history of the County from 14,000 years ago through the present. The element references the 1989 Historical Properties Survey that identified residential structures with architectural significance and archaeological sites, dating before 1940. The Historic Preservation Ordinance, adopted in 2002, provides for a Historic Preservation Board and outlines their duties. Two historic districts are described in the element: Charlotte Harbor Town, established by Ordinance 93-57 and El Jobean, established by Resolution 2000-79.

SUCSESSESS

The County updated its historic resource survey in 2009, identifying historically significant structures built before 1960. Since a large part of the County was developed by General Development Corporation in the late 1950s, and since structures with architectural significance nearing 50 years of age or over were identified, this resulted in over 1,300 additional structures being reported on the Florida Master Site File.

A GIS database of all historic districts, buildings, and architecture, as well as archaeological objects and places significant to local, state or national history was established. This database is used on a daily basis by staff to evaluate permits and development proposals.

SHORTCOMINGS

The presence of a Historic Preservation Element has not improved historic preservation efforts in the County. No historical resource surveys had been conducted between 1989 and 2009, and when the 2009 Survey of Historical Resources was completed it reported that 50 percent of archaeological sites and 43 percent of historical structures identified in the 1989 survey had been destroyed. This drastic failure of preservation efforts is felt to be due to inadequate information sharing and permitting practices. In the 20 years between surveys, development applications were processed with minimal historic preservation input due to inadequate communication between County departments and a lack of knowledge about the existence of historic resources and their importance to the community.

The Historic Preservation Board was disbanded by the Board of County Commissioners several years ago and a Historic Advisory Committee was created in its place. Unfortunately, the Historic Preservation Ordinance has not been updated to clarify the role and responsibilities of the Historic Advisory Committee, which has hampered historic preservation work in the community.

SMART CHARLOTTE 2050

Florida Statutes state that the Historic Preservation Element is optional. The Florida Administrative Code requires historic preservation objectives and policies to be placed in three elements: Future Land Use, Coastal Planning and Housing. In an effort to improve historic preservation and give the issue greater visibility, the Historic Preservation Element has been eliminated in Smart Charlotte 2050 and historic preservation goals, objectives, and policies have been distributed to the Future Land Use, Coastal Planning, and Housing elements. The Recreation and Open Space Element also contains goals, objectives, and policies concerning management of the Historic Resources Division, since it is located within the Community Services Department, which also manages the parks system.

Using these newly revised goals, objectives, and policies together with the updated Survey of Historical Resources, it is hoped that increased knowledge of historical and archaeological resources in the County will result in more protection for historical and archaeological resources.

RECOMMENDATIONS

Since the Historic Preservation Element has been eliminated in Smart Charlotte 2050, there are no recommendations. Recommendations regarding historic preservation policies have been included in the elements within Smart Charlotte 2050 that contain those policies.

COMMUNITY FACILITIES AND SERVICES

The Community Facilities and Services element identifies and describes community facilities within Charlotte County and their related services, including police, fire and emergency medical response, emergency management, public libraries, public schools, government facilities, and the arts. It identifies the central issues which affect the success of the community's facilities and services, and suggests ways of dealing with the identified issues. The element aims to emphasize the prescriptive, as opposed to regulatory, nature of planning for these facilities and services.

SUCCESSSES

Over the past 20 years, Charlotte County has expanded and updated its public library system to keep pace with technological advancements by adding online access to library materials and through the renovation of library buildings. Coordination with the Charlotte County School District and the Arts and Humanities Council has provided collaboration in planning and programming. The fire/EMS, emergency management, and police services have displayed a progressive approach to providing these services to County residents through renovations to physical buildings, focusing on community policing efforts and providing numerous opportunities for public outreach.

SHORTCOMINGS

The focus of the master space plan for government facilities has changed over the last three years in response to economic conditions. Where previously the County anticipated needing more office space due to growth, the plan's focus has shifted to modifying space allocations in response to staff reductions and to reevaluate office space with the primary goal of eliminating as much leased space as possible. This has resulted in consolidating office space and eliminating temporary office space previously housed in portables.

Neither fire nor police services have a State-mandated LOS. Goals, objectives and policies concerning these protections are not a required component of the comprehensive plan. These services are governed by specific State and Federal regulations.

SMART CHARLOTTE 2050

Florida Statutes state that the Community Facilities and Services element is optional. During the preparation of Smart Charlotte 2050, it was deemed more appropriate to eliminate this element and shift some goals, objectives, and policies to other, more visible plan elements. The Future Land Use Element of Smart Charlotte 2050 includes specific goals, objectives, and policies concerning energy efficiency for government buildings, energy efficiency for new public facilities that will be located along the U.S. 17 corridor and Babcock Ranch. Goals, objectives and policies relating to pest and aquatic

and exotic vegetation control have been placed in the Natural Resources and Recreation and Open Space elements. Public library and arts and humanities objectives are also located in the Recreation and Open Space Element. A separate Public School Facilities Element is now required, and the Coastal Planning Element contains objectives regarding emergency management, particularly regarding hurricane evacuation. A discussion of fire and police service requirements has been included in the Future Land Use data and analysis.

RECOMMENDATIONS

Since the Community Facilities and Services Element has been eliminated in Smart Charlotte 2050, there are no recommendations. Recommendations regarding community facilities and services policies have been included in the elements within Smart Charlotte 2050 that contain those policies.

PUBLIC SCHOOL FACILITIES

Recognizing the importance of planning for public schools, the 2005 Florida Legislature enacted legislation amending Sections 163.3180 and 163.3177(12), Florida Statutes (F.S.), mandating the implementation of public school concurrency supported by data and analysis. The Public School Facilities Element was adopted as part of the 1997-2010 comprehensive plan in 2008. The participants in school concurrency are the County, the City of Punta Gorda, and the Charlotte County School Board.

The data, inventory, and analysis, along with the goals, objectives and policies, establish the basis for coordination between the School Board and local governments for public school planning, and the review and approval of residential development to ensure that school capacity at the adopted LOS standard is available prior to or concurrent with the student impact associated with residential development.

SUCCESSSES

Since the Public School Facilities Element was adopted in late 2008, and school concurrency was only implemented in March of 2009, the track record is relatively short. That being said, success was realized almost immediately. Although an interlocal agreement (ILA) for school planning between the three parties had been in existence since 2003, the update of that agreement formed the substance around which the element was designed. The new documents created for school concurrency were quickly used as models by other jurisdictions elsewhere in the State. The exercise of creating the element had an immediate, positive effect on the quality of the tri-party relationship. The biggest changes occurred as a result of improved communications and easier sharing of information than had previously been the case. The required consistency of associated documents has had the desired effect of keeping the School District and the local governments from being caught off-guard by new residential development.

SHORTCOMINGS

Shortly after school concurrency was implemented, two problems were identified. The first of these concerned the calculation of student generation rates in terms of impacts from new residential development. The original student generator was geo-coded by student addresses in the County and by housing types. There was some initial disagreement with developers over the definitions of housing types and as to which rates should apply (condominium as a housing type versus as a form of ownership, for instance).

The other problem concerned the Concurrency Service Area (CSA) map at the elementary school level. Originally, there were only three CSAs on this map despite the fact that there were ten elementary schools. When the adjacency rule was applied in considering potential new developments in the middle CSA, it had the effect of making capacity for that level available County-wide rather than allowing excess students to shift to nearby schools that might have available capacity.

SMART CHARLOTTE 2050

In response to the first of the problems identified above, the student generator was redesigned. It now provides a single, County-wide rate for each school level (K-5, 6-8, and 9-12, as well as K-12), regardless of housing type. This will help eliminate the previous confusion and provide a fair, predictable result for all concerned.

In dealing with the second problem, the map of the elementary CSA was revised from three CSAs to ten CSAs, which now correspond with the actual elementary school attendance boundaries. This means that when adjacency is applied for the impacts of a given new development, only the capacity of schools adjacent to the CSA in which the development is contemplated will be considered. The change also makes this map consistent with the CSA maps at the middle school and high school levels.

RECOMMENDATIONS

Regular meetings of the Staff Working Group, the tri-party group that designed and implemented Charlotte County's school concurrency program, should be continued in accordance with the terms of the ILA. The annual May workshop between the City, County, and School Board should also be continued per the ILA.

The neighborhood framework concept of Smart Charlotte 2050, which directs growth in the county toward certain areas and away from others, should be adequately explained to the School District via the Staff Working Group meetings. This will be an important consideration in school planning, especially as it relates to the siting of new schools.

Because of the severe decline in the residential housing market, the school concurrency program in Charlotte County has not been tested enough for a fair and full evaluation. Until that has a chance to occur, no further changes are recommended at this time.

CHANGES IN GROWTH MANAGEMENT LAW

Table EAR-17: Changes to the State Comprehensive Plan, 2004-2010			
Changes to State Comprehensive Plan	Citation from Chapter 163, Florida Statutes	Addressed	Amendment Needed by Element
2004			
None			
2005			
None			
2006			
None			
2007			
None			
2008			
Encouraged the development of low-carbon-emitting electric power plants	187.201(10)(b)6	Not a requirement of local government.	None
Required that Florida shall reduce its energy requirements through enhanced conservation and efficiency measures in all end-use sectors and shall reduce atmospheric carbon dioxide by promoting an increase use of renewable energy resources and low-carbon-emitting electric power plants.	187.201(11)(a)	Not a requirement of local government.	None
Provided for the siting of low-carbon-emitting electric power plants, including nuclear power plants, to meet the state's determined need for electric power generation.	187.201(15)(b)8	Not a requirement of local government.	None
2009			
None			
2010			
None			

Source: Florida Department of Community Affairs, 2010; Charlotte County Growth Management Department, 2010

Table EAR-18: Changes to the Southwest Florida Strategic Regional Policy Plan, 2004-2010			
Changes to Southwest Florida Strategic Regional Policy Plan	Citation from Strategic Regional Policy Plan	Addressed	Amendment Needed by Element
2004			
None			
2005			
None			
2006			
None			
2007			
None			
2008			
None			
2009			
None			
2010			
None			

Source: Southwest Florida Regional Planning Council, 2010; Charlotte County Growth Management Department, 2010

Table EAR-19: Changes to Chapter 163, Florida Statutes, 2004-2010

Changes to Chapter 163, Florida Statutes	Citation from Chapter 163, Florida Statutes	Addressed	Amendment Needed by Element
2004: [Ch. 04-5, s. 11; ch. 04-37, s. 1; ch. 04-230, ss. 1-4; ch. 04-372, ss. 2-5; ch. 04-381, ss. 1-2; ch. 04-384, s. 2, Laws of Florida.]			
Amended the citation to conform to the repeal of the Florida High-Speed Rail Transportation Act, and the creation of the Florida High-Speed Rail Authority Act.	163.3167(10)	Not Applicable	
Created to require local governments to identify adequate water supply sources to meet future demand for the established planning period.	163.3167(13)	1997-2010 comprehensive plan: Infrastructure Element policies 9.1.2, 9.2.1, 9.2.2, 9.2.3, 11.1.1, 11.1.2, 11.1.3 Smart Charlotte 2050: Infrastructure Element WSW Policies 1.1.2, 1.2.2, 4.3.1, 4.3.2, 4.3.3, 4.3.4	None
Created to limit the effect of judicial determinations issued subsequent to certain development orders pursuant to adopted land development regulations.	163.3167(14)	Procedural	None
Provided legislative findings on the compatibility of development with military installations .	163.3175(1)	Not Applicable	
Provided for the exchange of information relating to proposed land use decisions between counties and local governments and military installations.	163.3175(2)	Not Applicable	
Provided for responsive comments by the commanding officer or his/her designee.	163.3175(3)	Not Applicable	
Provided for the county or affected local government to take such comments into consideration .	163.3175(4)	Not Applicable	
Required the representative of the military installation to be an ex-officio, nonvoting member of the county's or local government's land planning or zoning board.	163.3175(5)	Not Applicable	
Encouraged the commanding officer to provide information on community planning assistance grants .	163.3175(6)	Not Applicable	

Changed to require local governments to amend the future land use element by June 30, 2006 to include criteria to achieve compatibility with military installations . Changed to encourage rural land stewardship area designation as an overlay on the future land use map.	163.3177(6)(a)	Not Applicable	
Extended the deadline adoption of the water supply facilities work plan amendment until December 1, 2006; provided for updating the work plan every five years; and exempts such amendment from the limitation on frequency of adoption of amendments.	163.3177(6)(c)	The County initially adopted its Water Supply Facilities Work Plan in 2008. The Water Supply Facilities Work Plan has been incorporated into Smart Charlotte 2050.	
Provided for the coordination by the state land planning agency and the Department of Defense on compatibility issues for military installations .	163.3177(10)(l)	Not Applicable	
Required DCA, in cooperation with other specified state agencies, to provide assistance to local governments in implementing provisions relating to rural land stewardship areas .	163.3177(11)(d)1	Procedural	None
Provided for multi-county rural land stewardship areas .	163.3177(11)(d)2	Procedural	None
Revised requirements, including the acreage threshold for designating a rural land stewardship area .	163.3177(11)(d)3 & 4	Procedural	None
Provided that transferable rural land use credits may be assigned at different ratios according to the natural resource or other beneficial use characteristics of the land.	163.3177(11)(d)6.j	Procedural	None
Provided legislative findings regarding mixed-use, high-density urban infill and redevelopment projects; requires DCA to provide technical assistance to local governments.	163.3177(11)(e)	Procedural	None
Provided legislative findings regarding a program for the transfer of development rights and urban infill and redevelopment ; requires DCA to provide technical assistance to local governments.	163.3177(11)(f)	Procedural	None
Provided legislative findings with respect to the shortage of affordable rentals in the state.	163.31771(1)	Procedural	None
Provided definitions .	163.31771(2)	Procedural	None
Authorized local governments to permit accessory	163.31771(3)	Procedural	None

dwelling units in areas zoned for single family residential use based upon certain findings.			
Required that an application for a building permit to construct an accessory dwelling unit must include an affidavit from the applicant , which attests that the unit will be rented at an affordable rate to a very-low-income, low-income, or moderate-income person or persons.	163.31771(4)	Procedural	None
Provided for certain accessory dwelling units to apply towards satisfying the affordable housing component of the housing element in a local government's comprehensive plan.	163.31771(5)	Procedural	None
Required the DCA to report to the Legislature.	163.31771(6)	Procedural	None
Amended the definition of "in compliance" to add language referring to the Wekiva Parkway and Protection Act .	163.3184(1)(b)	Procedural	None
Created to provide that amendments to address criteria or compatibility of land uses adjacent to or in close proximity to military installations do not count toward the limitation on frequency of amending comprehensive plans.	163.3187(1)(m)	Not Applicable	
Created to provide that amendments to establish or implement a rural land stewardship area do not count toward the limitation on frequency of amending comprehensive plans.	163.3187(1)(n)	Procedural	None
Created to provide that evaluation and appraisal reports evaluate whether criteria in the land use element were successful in achieving land use compatibility with military installations .	163.3191(2)(n)	Procedural	None
2005 [Ch. 2005-157, ss 1, 2 and 15; Ch. 2005-290; and Ch. 2005-291, ss. 10-12, Laws of Florida]			
Added the definition of " financial feasibility ."	163.3164(32)	Procedural	None
Required comprehensive plans to be " financially " rather than "economically" feasible .	163.3177(2)	The policies of the 1997-2010 comprehensive plan Capital Improvement Element meet this criterion, as do the policies of the Smart Charlotte 2050 Capital Improvements Element.	None
Required the comprehensive plan to include a 5-year schedule of capital improvements . Outside funding (i.e., from developer, other government or	163.3177(3)(a)5	1997-2010 comprehensive plan: Capital Improvements Element policies 1.3.2, 1.3.4, 1.3.14	None

funding pursuant to referendum) of these capital improvements must be guaranteed in the form of a development agreement or interlocal agreement .		Smart Charlotte 2050: Capital Improvements Element CIE Policies 1.1.7, 1.1.8, 1.1.10	
Required plan amendment for the annual update of the schedule of capital improvements. Deleted provision allowing updates and change in the date of construction to be accomplished by ordinance.	163.3177(3)(a)6.b.1	Procedural	None
Added oversight and penalty provision for failure to adhere to this section's capital improvements requirements.	163.3177(3)(a)6.c	Procedural	None
Required a long-term capital improvement schedule if the local government has adopted a long-term concurrency management system.	163.3177(3)(a)6.d	1997-2010 comprehensive plan: Capital Improvements Element policies 1.3.2, 1.3.3, 1.3.4, 1.3.7 Smart Charlotte 2050: Capital Improvements Element CIE Policies 1.1.7, 1.1.8	
Deleted date (October 1, 1999) by which school sitting requirements must be adopted.	163.3177(6)(a)	Procedural	None
Required the future land use element to be based upon the availability of water supplies (in addition to public water facilities).	163.3177(6)(a)	1997-2010 comprehensive plan: None Smart Charlotte 2050: None	Adopt appropriate language into the Future Land Use Element.
Added requirement that future land use element of coastal counties must encourage the preservation of working waterfronts, as defined in s.342.07, F.S.	163.3177(6)(a)	1997-2010 comprehensive plan: Future Land Use Element policies 1.11.1, 1.11.2, 1.11.3 Smart Charlotte 2050: Future Land Use Element FLU Policies 5.6.1, 5.6.2, 5.6.3	None
Required the potable water element to be updated within 18 months of an updated regional water supply plan to incorporate the alternative water supply projects and traditional water supply projects and conservation and reuse selected by the local government to meet its projected water supply needs. The ten-year water supply work plan must include public, private and regional water supply facilities, including development of alternative water supplies. Such amendments do not count toward the limitation on the frequency of adoption of amendments.	163.3177(6)(c)	1997-2010 comprehensive plan: Infrastructure Element objective 9.2 Smart Charlotte 2050: Infrastructure Element WSW Policy 4.3.2	None

Added waterways to the system of sites addressed by the recreation and open space element .	163.3177(6)(e)	Procedural	None
Required the intergovernmental coordination element to address coordination with regional water supply authorities .	163.3177(6)(h)1	1997-2010 comprehensive plan: None	
		Smart Charlotte 2050: Intergovernmental Coordination Element ICE Policy 1.1.11	
Required rural land stewardship areas to address affordable housing .	163.3177(11)(d)4.c	Procedural	None
Required a listed species survey be performed on rural land stewardship receiving area . If any listed species present, must ensure adequate provisions to protect them.	163.3177(11)(d)5	Procedural	None
Must enact an ordinance establishing a methodology for creation, conveyance, and use of stewardship credits within a rural land stewardship area .	163.3177(11)(d)6	Not Applicable	
Revised to allow open space and agricultural land to be just as important as environmentally sensitive land when assigning stewardship credits.	163.3177(11)(d)6.j	Procedural	None
Must adopt public school facilities element .	163.3177(12)	The County initially adopted its Public School Facilities Element into the 1997-2010 comprehensive plan in 2008. A Public School Facilities Element is included in Smart Charlotte 2050.	None
A waiver from providing this element will be allowed under certain circumstances.	163.3177(12)(a) & (b)	Not Applicable	
Expanded list of items to be to include collocation, location of schools proximate to residential areas , and use of schools as emergency shelters .	163.3177(12)(g)	1997-2010 comprehensive plan: Public School Facilities Element policies 1.3.1, 1.3.3, 1.3.4, 1.3.5	None
		Smart Charlotte 2050: Public School Facilities Element SCH Policies 1.3.1, 1.3.3, 1.3.4, 1.3.5	
Required local governments to provide maps depicting the general location of new schools and school improvements within future conditions maps.	163.3177(12)(h)	The 1997-2010 comprehensive plan Public School Facilities Element meets this criterion, as does the Smart Charlotte 2050 Public School Facilities Element.	None
Required DCA to establish a schedule for	163.3177(12)(i)	Procedural	None

adoption of the public school facilities element.			
Established penalty for failure to adopt a public school facility element.	163.3177(12)(j)	Procedural	None
Encourages local governments to develop a " community vision ," which provides for sustainable growth, recognizes its fiscal constraints, and protects its natural resources.	163.3177(13)	Not Applicable	Charlotte County has not adopted a "community vision" as defined in the Statute. If the County chooses to develop such a vision in the future, it will be done in accordance with the established standards.
Encourages local governments to develop an " urban service boundary ," which ensures the area is served (or will be served) with adequate public facilities and services over the next 10 years. See s. 163.3184(17).	163.3177(14)	1997-2010 comprehensive plan: Future Land Use Element policies 1.1.1, 1.1.7, 1.1.8, 1.1.10 Smart Charlotte 2050: Future Land Use Element FLU Policies 1.2.1, 1.2.2, 1.2.3, 1.2.4, 1.2.5	
163.31776 is repealed .	163.31776	Not Applicable	
Required the public schools interlocal agreement (if applicable) to address requirements for school concurrency . The opt-out provision at the end of Subsection (2) is deleted.	163.31777(2)	The Updated Interlocal Agreement for Coordinated Planning and School Concurrency, between Charlotte County, the City of Punta Gorda, and the School Board of Charlotte County, adopted in May of 2010, meets this criterion	None
Required Palm Beach County to identify, as part of its EAR, changes needed in its public school element necessary to conform to the new 2005 public school facilities element requirements.	163.31777(5)	Not Applicable	
Provided that counties exempted from public school facilities element shall undergo re-evaluation as part of its EAR to determine if they continue to meet exemption criteria.	163.31777(7)	Not Applicable	
Expands requirement of coastal element to include strategies that will be used to preserve recreational and commercial working waterfronts, as defined in s.342.07, F.S.	163.3178(2)(g)	1997-2010 comprehensive plan: Natural Resources and Coastal Planning Element policies 1.14.1, 1.14.2, 1.14.7, 1.15.3 Smart Charlotte 2050: Future Land Use Element FLU Policies 5.6.1, 5.6.2, 5.6.3, 5.6.4; Coastal Planning Element CST Policies	None

		1.2.4, 1.2.5, 1.2.6, 1.2.7	
Added “ schools ” as a required concurrency item.	163.3180(1)(a)	1997-2010 comprehensive plan: Public School Facilities Element policies 1.1.1, 1.1.2, 1.2.1, 1.2.2, 1.2.3, 1.2.4, 1.2.5, 1.2.6, 1.2.7; Capital Improvements Element policy 1.1.4 Smart Charlotte 2050: Public School Facilities Element SCH Policies 1.1.1, 1.1.2, 1.2.1, 1.2.2, 1.2.3, 1.2.4, 1.2.5, 1.2.6; Capital Improvements Element CIE Policy 1.1.1	None
Required consultation with water supplier prior to issuing building permit to ensure “ adequate water supplies ” to serve new development will be available by the date of issuance of a certificate of occupancy.	163.3180(2)(a)	Procedural	None
Required all transportation facilities to be in place or under construction within 3 years (rather than 5 years) after approval of building permit.	163.3180(2)(c)	1997-2010 comprehensive plan: None Smart Charlotte 2050: Capital Improvements Element CIE Policy 1.1.6	None
Allowed the concurrency requirement, except as it relates to transportation and public schools, to be waived in urban infill and redevelopment areas. The waiver shall be adopted as a plan amendment. A local government may grant a concurrency exception pursuant to subsection (5) for transportation facilities located within an urban infill and redevelopment area.	163.3180(4)(c)	Procedural	None
Required guidelines for granting concurrency exceptions to be included in the comprehensive plan.	163.3180(5)(d)	The County does not grant concurrency exceptions. Should it be determined that such exceptions should be granted in certain circumstances, guidelines for doing so will be adopted into Smart Charlotte 2050.	None
Required that if local government has established transportation exceptions , the guidelines for	163.3180(5)(e)-(g)	The County has not established any Transportation Concurrency	None

<p>implementing the exceptions must be “consistent with and support a comprehensive strategy, and promote the purpose of the exceptions.”</p> <p>Exception areas must include mobility strategies, such as alternate modes of transportation, supported by data and analysis. FDOT must be consulted prior to designating a transportation concurrency exception area. Transportation concurrency exception areas existing prior to July 1, 2005 must meet these requirements by July 1, 2006, or when the EAR-based amendment is adopted, whichever occurs last.</p>		<p>Exception Areas, and is not currently eligible to do so. Should the County become eligible and choose to establish such Areas, guidelines for implementation will be adopted into Smart Charlotte 2050.</p>	
<p>Required local government to maintain records to determine whether 110% de minimis transportation impact threshold is reached. A summary of these records must be submitted with the annual capital improvements element update. Exceeding the 110% threshold dissolves the de minimis exceptions.</p>	<p>163.3180(6)</p>	<p>1997-2010 comprehensive plan: None</p> <p>Smart Charlotte 2050: Capital Improvements Element CIE Policy 1.1.5</p>	<p>None</p>
<p>Required consultation with the Department of Transportation prior to designating a transportation concurrency management area (to promote infill development) to ensure adequate level-of-service standards are in place. The local government and the DOT should work together to mitigate any impacts to the Strategic Intermodal System.</p>	<p>163.3180(7)</p>	<p>The County has not established any Transportation Concurrency Management Areas. Should the County choose to establish such Areas, guidelines for implementation will be adopted into Smart Charlotte 2050.</p>	<p>None</p>
<p>Allowed adoption of a long-term concurrency management system for schools.</p>	<p>163.3180(9)(a)</p>	<p>The County has not adopted a long-term concurrency management system for schools. Should the County, the City of Punta Gorda, and the School Board of Charlotte County choose to establish such a system, the Interlocal Agreement will be amended to reflect this and guidelines for implementation will be adopted into Smart Charlotte 2050.</p>	<p>None</p>
<p>Allowed local governments to issue approvals to commence construction notwithstanding s.</p>	<p>163.3180(9)(c)</p>	<p>The County has not adopted a long-term concurrency</p>	<p>None</p>

163.3180 in areas subject to a long-term concurrency management system.		management system for schools. Should the County, the City of Punta Gorda, and the School Board of Charlotte County choose to establish such a system, the Interlocal Agreement will be amended to reflect this and guidelines for implementation will be adopted into Smart Charlotte 2050.	
Required evaluation in Evaluation and Appraisal Report of progress in improving levels of service.	163.3180(9)(d)	Included in this Evaluation and Appraisal Report	None
Added requirement that level of service standard for roadway facilities on the Strategic Intermodal System must be consistent with FDOT standards. Standards must consider compatibility with adjacent jurisdictions.	163.3180(10)	1997-2010 comprehensive plan: Transportation Element policy 8.1.3 Smart Charlotte 2050: Transportation Element TRA Policy 1.1.1	None
Required school concurrency.	163.3180(13)	1997-2010 comprehensive plan: Public School Facilities Element policies 1.1.2, 1.1.2, 1.2.1, 1.2.2, 1.2.3, 1.2.4, 1.2.5, 1.2.6, 1.2.7; Capital Improvements Element policy 1.1.4 Smart Charlotte 2050: Public School Facilities Element SCH Policies 1.1.2, 1.1.2, 1.2.1, 1.2.2, 1.2.3, 1.2.4, 1.2.5, 1.2.6; Capital Improvements Element CIE Policy 1.1.1	None
Required school concurrency after five years to be applied on a " less than districtwide basis " (i.e., by using school attendance zones, etc).	163.3180(13)(c)1	1997-2010 comprehensive plan: Public School Facilities Element policy 1.1.2 Smart Charlotte 2050: Public School Facilities Element SCH Policy 1.1.2	None
Eliminated exemption from plan amendment adoption limitation for changes to service area boundaries.	163.3180(13)(c)2	Procedural	None
No application for development approval may be denied if a less-than-districtwide measurement	163.3180(13)(c)3	1997-2010 comprehensive plan: None	The adjacency rule for shifting impacts to contiguous areas with

of school concurrency is used; however the development impacts must be shifted to contiguous service areas with school capacity.		Smart Charlotte 2050: None	school capacity is contained in the Interlocal Agreement between Charlotte County, the City of Punta Gorda, and the Charlotte County School Board.
Allowed school concurrency to be satisfied if a developer executes a legally binding commitment to provide mitigation proportionate to the demand.	163.3180(13)(e)	1997-2010 comprehensive plan: Public School Facilities Element policy 1.2.5 Smart Charlotte 2050: Public School Facilities Element SCH Policy 1.2.5	None
Enumerated mitigation options for achieving proportionate-share mitigation .	163.3180(13)(e)1	1997-2010 comprehensive plan: Public School Facilities Element policy 1.2.4 Smart Charlotte 2050: Public School Facilities Element SCH Policy 1.2.4	None
Required that if educational facilities are funded in one of the two following ways, the local government must credit this amount toward any impact fee or exaction imposed on the community: <ul style="list-style-type: none"> • contribution of land • construction, expansion, or payment for land acquisition 	163.3180(13)(e)2	1997-2010 comprehensive plan: None Smart Charlotte 2050: None	Charlotte County, the City of Punta Gorda, and the Charlotte County School Board do not currently impose impact fees for schools. The Interlocal Agreement allows for the imposition of impact fees, and should such impact fees be implemented the Public School Facilities Element will be amended to comply with this Section of Statute.
Deleted.	163.3180(13)(g)2	Not Applicable	
Required that local governments must establish a uniform procedure for determining if development applications are in compliance with school concurrency .	163.3180(13)(g)6.a	1997-2010 comprehensive plan: Public School Facilities Element policy 1.2.3 Smart Charlotte 2050: Public School Facilities Element SCH Policy 1.2.3	None
Deleted language that allowed local government to terminate or suspend an interlocal agreement with the school board.	163.3180(13)(g)7	Procedural	None
The fact that school concurrency has not yet been implemented by a local government should	163.3180(13)(h)	Not Applicable	

not be the basis for either an approval or denial of a development permit.			
Required that prior to adopting Multimodal Transportation Districts , FDOT must be consulted to assess the impact on level of service standards. If impacts are found, the local government and the FDOT must work together to mitigate those impacts. Multimodal districts established prior to July 1, 2005 must meet this requirement by July 1, 2006 or at the time of the EAR-base amendment, whichever occurs last.	163.3180(15)	The County has not established Multimodal Transportation Districts. Should the County choose to establish such Districts, guidelines for implementation will be adopted into Smart Charlotte 2050.	None
Required local governments to adopt by December 1, 2006 a method for assessing proportionate fair-share mitigation options . FDOT will develop a model ordinance by December 1, 2005.	163.3180(16)	The County's concurrency management ordinance includes methods for assessing proportionate fair-share mitigation.	None
Allowed that if local government has adopted a community vision and urban service boundary , state and regional agency review is eliminated for plan amendments affecting property within the urban service boundary. Such amendments are exempt from the limitation on the frequency of plan amendments.	163.3184(17)	Not Applicable	Charlotte County has not adopted a "community vision" as defined in the Statute. If the County chooses to develop such a vision in the future, it will be done in accordance with the established standards.
Allowed that if a municipality has adopted an urban infill and redevelopment area, state and regional agency review is eliminated for plan amendments affecting property within the urban service boundary. Such amendments are exempt from the limitation on the frequency of plan amendments.	163.3184(18)	Not Applicable	
Allowed approval of residential land use as a small-scale development amendment when the proposed density is equal to or less than the existing future land use category. Under certain circumstances, affordable housing units are exempt from this limitation.	163.3187(1)(c)1.f	Procedural	None
Established that if the small-scale development amendment involves a rural area of critical economic concern , a 20-acre limit applies.	163.3187(1)(c)4	Procedural	None
Allowed that an amendment to a rural area of critical economic concern may be approved without regard to the statutory limit on	163.3187(1)(o)	Procedural	None

comprehensive plan amendments.			
Required local governments that do not have either a school interlocal agreement or a public school facilities element, to determine in the Evaluation and Appraisal Report whether the local government continues to meet the exemption criteria in s.163.3177(12).	163.3191(2)(k)	Not Applicable	
Required that the Evaluation and Appraisal Report must determine whether the local government has been successful in identifying alternative water supply projects , including conservation and reuse , needed to meet projected demand. Also, the Report must identify the degree to which the local government has implemented its 10-year water supply workplan.	163.3191(2)(l)	Included in this Evaluation and Appraisal Report	None
Required that the Evaluation and Appraisal Report must evaluate whether any Multimodal Transportation District has achieved the purpose for which it was created.	163.3191(2)(o)	Procedural	None
Required that the Evaluation and Appraisal Report must assess methodology for impacts on transportation facilities .	163.3191(2)(p)	Procedural	None
Required that the Evaluation and Appraisal Report -based amendment must be adopted within a single amendment cycle . Failure to adopt within this cycle results in penalties . Once updated, the comprehensive plan must be submitted to the DCA.	163.3191(10)	Procedural	None
Created a new section designating Freeport as a certified community .	163.3246(10)	Not Applicable	
Created a new section exempting proposed DRIs within Freeport from review under s.380.06, F.S., unless review is requested by the local government.	163.3246(11)	Not Applicable	
2006 [Ch. 2006-68, Ch. 2006-69, Ch. 2006-220, Ch. 2006-252, Ch. 2006-255, Ch. 2006-268, Laws of Florida]			
Established plan amendment procedures for agricultural enclaves as defined in s.163.3164(33), F.S.	163.3162(5)	Procedural	None
Defined agricultural enclave .	163.3164(33)	Procedural	None
Added new paragraph encouraging local governments with a coastal management	163.3177(6)(g)2	Procedural	None

<p>element to adopt recreational surface water use policies; such adoption amendment is exempt from the twice per year limitation on the frequency of plan amendment adoptions.</p>			
<p>Allowed the effect of a proposed receiving area to be considered when projecting the 25-year or greater population with a rural land stewardship area.</p>	163.31771(1), (2) & (4)	Procedural	None
<p>Assigned to the Division of Emergency Management the responsibility of ensuring the preparation of updated regional hurricane evacuation plans.</p>	163.3178(2)(d)	Procedural	None
<p>Changed the definition of the Coastal High Hazard Area (CHHA) to be the area below the elevation of the category 1 storm surge line as established by the SLOSH model.</p>	163.3178(2)(h)	Procedural	None
<p>Added a new section allowing a local government to comply with the requirement that its comprehensive plan direct population concentrations away from the CHHA and maintains or reduces hurricane evacuation times by maintaining an adopted LOS Standard for out-of-county hurricane evacuation for a category 5 storm, by maintaining a 12-hour hurricane evacuation time or by providing mitigation that satisfies these two requirements.</p>	163.3178(9)(a)	<p>1997-2010 comprehensive plan: Future Land Use Element policies 5.1.1, 5.1.2, 5.1.3; Natural Resources and Coastal Planning Element policies 1.16.4, 1.16.5, 1.16.6, 1.16.7, 1.20.1, 1.20.2, 1.20.3, 1.20.4</p> <p>Smart Charlotte 2050: Future Land Use Element FLU Policy 2.4.6; Coastal Planning Element CST Policies 4.1.1, 4.1.3, 4.1.4</p>	None
<p>Added a new section establishing a level of service for out-of-county hurricane evacuation of no greater than 16 hours for a category 5 storm for any local government that wishes to follow the process in s.163.3178(9)(a) but has not established such a level of service by July 1, 2008.</p>	163.3178(9)(b)	<p>1997-2010 comprehensive plan: None</p> <p>Smart Charlotte 2050: Coastal Planning Element CST Policy 4.1.4</p>	None
<p>Required local governments to amend their Future Land Use Map and coastal management element to include the new definition of the CHHA, and to depict the CHHA on the FLUM by July 1, 2008.</p>	163.3178(2)(c)	<p>1997-2010 comprehensive plan: None</p> <p>Smart Charlotte 2050: Future Land Use Element FLU Goal 3; Coastal Planning Element CST Goal 3</p>	None

Allowed the sanitary sewer concurrency requirement to be met by onsite sewage treatment and disposal systems approved by the Department of Health.	163.3180(2)(a)	Neither the 1997-2010 comprehensive plan nor Smart Charlotte 2050 prohibit the use of on-site treatment and disposal systems for meeting sanitary sewer concurrency requirements	None
Changed s.380.0651(3)(i) to s.380.0651(3)(h) as the citation for the standards a multiuse DRI must meet or exceed.	163.3180(12)(a)	Procedural	None
Deleted use of extended use agreement as part of the definition of small scale amendment.	163.3187(1)(c)1.f	Procedural	None
Created a new section related to electric distribution substations ; establishes criteria addressing land use compatibility of substations; requires local governments to permit substations in all FLUM categories (except preservation, conservation or historic preservation); establishes compatibility standards to be used if a local government has not established such standards; establishes procedures for the review of applications for the location of a new substation; allows local governments to enact reasonable setback and landscape buffer standards for substations.	163.3208	1997-2010 comprehensive plan: Future Land Use Element policy 5.3.1	None
		Smart Charlotte 2050: Future Land Use Element FLU Policy 1.2.1	
Created a new section preventing a local government from requiring for a permit or other approval vegetation maintenance and tree pruning or trimming within an established electric transmission and distribution line right-of-way .	163.3209	Procedural	None
Community Workforce Housing Innovation Pilot Program ; created by Ch. 2006-69, LOF, section 27. Established a special, expedited adoption process for any plan amendment that implements a pilot program project.	420.5095	Procedural	None
Affordable housing land donation density incentive bonus ; created by Ch. 2006-69, LOF, section 28. Allowed a density bonus for land donated to a local government to provide affordable housing; requires adoption of a plan amendment for any such land; such amendment may be adopted as a small-scale amendment; such	420.615	Procedural	None

amendment is exempt from the twice per year limitation on the frequency of plan amendment adoptions.			
2007 [Ch. 2007-196, Ch. 2007-198, Ch. 2007-204, Laws of Florida]			
Expanded the definition of “ urban redevelopment ” to include a community redevelopment area.	163.3164(26)	Procedural	None
Revised the definition of “ financial feasibility ” by clarifying that the plan is financially feasibility for transportation and schools if level of service standards are achieved and maintained by the end of the planning period even if in a particular year such standards are not achieved. In addition, the provision that level of service standards need not be maintained if the proportionate fair share process in s.163.3180(12) and (16), F.S., is used is deleted.	163.3164(32)	Procedural	None
Clarified that financial feasibility is determined using a five-year period (except in the case of long-term transportation or school concurrency management, in which case a 10 or 15-year period applies).	163.3177	Procedural	None
Revised the citation to the MPO’s TIP and long-range transportation plan .	163.3177(3)(a)6	Procedural	None
Required an annual update to the Five-Year Schedule of Capital Improvements to be submitted by December 1, 2008 and yearly thereafter. If this date is missed, no amendments are allowed until the update is adopted.	163.3177(3)(b)1	Procedural	None
Deleted the requirement that the Department must notify the Administration Commission if an annual update to the capital improvements element is found not in compliance (retained is the requirement that notification must take place is the annual update is not adopted).	163.3177(3)(c)	Procedural	None
Provided that a comprehensive plan as revised by an amendment to the future land use map is financially feasible if it is supported by (1) a condition in a development order for a development of regional impact or binding agreement that addresses proportionate share mitigation consistent with s.163.3180(12), F.S., or (2) a	163.3177(3)(e)	Procedural	None

binding agreement addressing proportionate fair-share mitigation consistent with s.163.3180(16)(f), F.S., and the property is located in an urban infill, urban redevelopment, downtown revitalization, urban infill and redevelopment or urban service area.			
Revised the housing element requirements to ensure adequate sites for affordable workforce housing within certain counties.	163.3177(6)(f)1.d	1997-2010 comprehensive plan: None Smart Charlotte 2050: None	The median home price in Charlotte County does not exceed the State median home price, so this Section of Statute does not apply. Should the median home price rise to the established level, the Housing Element will be amended to comply with this Section of Statute.
Required certain counties to adopt a plan for ensuring affordable workforce housing by July 1, 2008 and provides a penalty if this date is missed.	163.3177(6)(f)1.h 163.3177(6) (f)1.i	1997-2010 comprehensive plan: None Smart Charlotte 2050: None	The gap between purchasing power and median home price in Charlotte County does not exceed stated amount, so this Section of Statute does not apply. Should the gap rise to the established level, the Housing Element will be amended to comply with this Section of Statute.
Expanded transportation concurrency exceptions to include airport facilities .	163.3180(4)(b)	The County does not grant concurrency exceptions. Should it be determined that such exceptions should be granted in certain circumstances, guidelines for doing so will be adopted into Smart Charlotte 2050.	None
Added specifically designated urban service areas to the list of transportation concurrency exception areas.	163.3180(5)(b)5	Not Applicable	
Required consultation with the state land planning agency regarding mitigation of impacts on Strategic Intermodal System facilities prior to establishing a concurrency exception area .	163.3180(5)(f)	Procedural	None
Deleted the requirement that the comprehensive	163.3180(12)	Procedural	None

plan must authorize a development of regional impact to satisfy concurrency under certain conditions. Also, deletes the requirement that the development of regional impact must include a residential component to satisfy concurrency under the conditions listed.	163.3180(12)(a)		
Clarified that any proportionate-share mitigation by development of regional impact, Florida Quality Development and specific area plan implementing an optional sector plan is not responsible for reducing or eliminating backlogs.	163.3180(12)(d)	Procedural	None
Allowed that development precluded from commencing because of school concurrency may nevertheless commence if certain conditions are met.	163.3180(13)(e)4	Procedural	None
Allowed proportionate fair-share mitigation to be directed to one or more specific transportation improvement. Clarifies that such mitigation is not to be used to address backlogs.	163.3180(16)(c) 163.3180(16)(f)	Procedural	None
Allowed an exempt from concurrency for certain workforce housing developed consistent with s.380.061(9) and s.380.0651(3).	163.3180(17)	Not Applicable	
Allowed a local government to establish a transportation concurrency backlog authority to address deficiencies where existing traffic volume exceeds the adopted level of service standard. Defines the powers of the authority to include tax increment financing and requires the preparation of transportation concurrency backlog plans.	163.3182	The County has not established a transportation concurrency backlog authority. Should it be determined that such an authority is appropriate, guidelines for doing so will be adopted into Smart Charlotte 2050.	None
Allowed plan amendments that address certain housing requirements to be expedited under certain circumstances.	163.3184(19)	Procedural	None
Exempted from the twice per year limitation on the frequency of adoption of plan amendments any amendment that is consistent with the local housing incentive strategy consistent with s.420.9076.	163.3187(1)(p)	Procedural	None
Added an amendment to integrate a port master plan into the coastal management element as an exemption to the prohibition in ss.163.3191(10).	163.3191(14)	Not Applicable	
Extended the duration of a development	163.3229	Procedural	None

agreement from 10 to 20 years.			
Established an alternative state review process pilot program in Jacksonville/Duval, Miami, Tampa, Hialeah, Pinellas and Broward to encourage urban infill and redevelopment.	163.32465	Not Applicable	
If a property owner contributed right-of-way and expands a state transportation facility, such contribution may be applied as a credit against any future transportation concurrency requirement.	339.282	Procedural	None
Established an expedited plan amendment adoption process for amendments that implement the Community Workforce Housing Innovation Pilot Program and exempts such amendments from the twice per year limitation on the frequency of adoption of plan amendments.	420.5095(9)	Procedural	None
2008 [Ch. 2008-191 and Ch. 2008-227, Laws of Florida]			
Required that the future land use plan must discourage urban sprawl.	163.3177(6)(a)	1997-2010 comprehensive plan: Future Land Use Element policies 1.1.1, 1.1.3, 1.1.5, 1.1.8, 1.1.10, 1.3.1, 1.4.4, 1.4.5, 2.2.22; Infrastructure Element policies 10.1.1, 10.1.4, 10.1.6 Smart Charlotte 2050: Future Land Use Element FLU Goal 1, Objective 1.1, Policies 1.1.1, 1.1.2, 1.1.3, 1.2.2, 1.2.5, Objective 4.1, Policies 4.1.2, 4.1.3, 4.1.4, 4.1.5, 4.1.8; Infrastructure Element WSW Goal 2, Objective 2.1, Policies 2.1.1, 2.1.3, 2.1.4	None
Required that the future land use plan must be based upon energy-efficient land use patterns accounting for existing and future energy electric power generation and transmission systems.	163.3177(6)(a)	1997-2010 comprehensive plan: None Smart Charlotte 2050: Future Land Use Element FLU Goal 2, Objective 2.4, Policies 2.4.1, 2.4.2, 2.4.3, 2.4.4	None
Required that the future land use plan must be based upon greenhouse gas reduction strategies.	163.3177(6)(a)	1997-2010 comprehensive plan: None Smart Charlotte 2050: Future	None

		Land Use Element FLU Objective 1.1, Policies 1.1.1, 1.1.3, 2.4.1, 2.4.2	
Required that the traffic circulation element must include transportation strategies to address reduction in greenhouse gas emissions.	163.3177(6)(b)	1997-2010 comprehensive plan: Transportation Element goal 2, objective 2.1, policies 2.1.1, 2.1.2, 2.1.3, 2.1.4, 2.1.5, objective 2.2, policy 2.2.1, goal 7, objective 7.3, policies 7.3.1, 7.3.2, 7.3.3, objective 7.5, policies 7.5.1, 7.5.2, 7.5.3, 7.5.4, 7.5.5 Smart Charlotte 2050: Transportation Element TRA Goal 1, Objective 1.2, Policies 1.2.1, 1.2.2, 1.2.3, 1.2.4, 1.2.5, 1.2.6, 1.2.7, 1.2.8, 1.2.9, 1.2.10, 1.2.11, Goal 2, Objective 2.1, Policies 2.1.3, 2.1.4, 2.2.3, 3.1.3, 3.1.5	None
Required that the conservation element must include factors that affect energy conservation.	163.3177(6)(d)	1997-2010 comprehensive plan: Natural Resources and Coastal Planning Element policies 1.1.6, 1.1.7 Smart Charlotte 2050: Natural Resources Element ENV Objective 1.1, Policies 1.1.1, 1.1.2, 1.1.3	None
Required that the future land use map series must depict energy conservation.	163.3177(6)(d)	1997-2010 comprehensive plan: None Smart Charlotte 2050: FLUM Appendix II, Future Land Use Map Series	FLUM Series maps #1 and #2 depict areas appropriate for urban development, particularly mixed-use and more intense uses, which would allow for the development of compact, walkable, energy-efficient communities that would reduce the amount of greenhouse gases being emitted through the burning of fossil fuels for transport and for electricity generation. FLUM Series maps

			#1, #2, #6, #18, and #22 all depict areas appropriate for carbon sequestration uses, necessary for the absorption of carbon dioxide and other greenhouse gases.
Required that the housing element must include standards, plans and principles to be followed in energy efficiency in the design and construction of new housing and in the use of renewable energy resources.	163.3177(6)(f)1.h 163.3177(6)(f)1.i	1997-2010 comprehensive plan: None Smart Charlotte 2050: None	Adopt appropriate language into the Housing Element.
Required that local governments within an MPO area must revise their transportation element to include strategies to reduce greenhouse gas emissions.	163.3177(6)(j)	1997-2010 comprehensive plan: Transportation Element goal 2, objective 2.1, policies 2.1.1, 2.1.2, 2.1.3, 2.1.4, 2.1.5, objective 2.2, policy 2.2.1, goal 7, objective 7.3, policies 7.3.1, 7.3.2, 7.3.3, objective 7.5, policies 7.5.1, 7.5.2, 7.5.3, 7.5.4, 7.5.5 Smart Charlotte 2050: Transportation Element TRA Goal 1, Objective 1.2, Policies 1.2.1, 1.2.2, 1.2.3, 1.2.4, 1.2.5, 1.2.6, 1.2.7, 1.2.8, 1.2.9, 1.2.10, 1.2.11, Goal 2, Objective 2.1, Policies 2.1.3, 2.1.4, 2.2.3, 3.1.3, 3.1.5	None
Made various changes in the State Comprehensive Plan (Chapter 187, F.S.) that address low-carbon-emitting electric power plants.	State Comprehensive Plan	Procedural	None
2009 [Chapters 2009-85 and 2009-96, Laws of Florida]			
Changed "Existing Urban service area" to " Urban service area " and revises the definition of such an area.	163.3164(29)	Procedural	None
Added definition of " Dense urban land area. "	163.3164(34)	Procedural	None
Postponed from December 1, 2008 to December 1, 2011, the need for the annual update to the capital improvements element to be financially feasible .	163.3177(3)(b)1	Procedural	None
Required the future land use element to include by June 30, 2012, criteria that will be used to achieve	163.3177(6)(a)	1997-2010 comprehensive plan:	None

Transportation Element objective

<p>compatibility of lands near public use airports. For military installations, the date is changed from June 30, 2006, to June 30, 2012.</p>		<p>5.2, policies 5.2.1, 5.2.2, 5.2.3, 5.2.4</p>	
<p>Required the intergovernmental coordination element to recognize airport master plans.</p>	<p>163.3177(6)(h)1.b</p>	<p>Smart Charlotte 2050: Transportation Element TRA Objective 1.3, Policies 1.3.1, 1.3.2, 1.3.3</p>	<p>None</p>
<p>Required the intergovernmental coordination element to include a mandatory (rather than voluntary) dispute resolution process and requires use of the process prescribed in section 186.509, F.S., for this purpose.</p>	<p>163.3177(6)(h)1.c</p>	<p>1997-2010 comprehensive plan: None</p> <p>Smart Charlotte 2050: Transportation Element TRA Objective 1.3, Policies 1.3.1, 1.3.2, 1.3.3</p>	<p>None</p>
<p>Required the intergovernmental coordination element to provide for interlocal agreements pursuant to s.333.03(1)(b), F.S., between adjacent local governments regarding airport zoning regulations.</p>	<p>163.3177(6)(h)1.d</p>	<p>1997-2010 comprehensive plan: None</p> <p>Smart Charlotte 2050: Intergovernmental Coordination Element ICE Policy 1.1.1</p>	<p>Adopt appropriate language into the Intergovernmental Coordination Element.</p>
<p>Defined "rural agricultural industrial center" and provides for their expansion through the plan amendment process.</p>	<p>163.3177(15)(a)</p>	<p>Procedural</p>	<p>None</p>
<p>Allowed a municipality that is not a dense urban land area to amend its comprehensive plan to designate certain areas as transportation concurrency exception areas.</p>	<p>163.3180(5)(b)2</p>	<p>Not Applicable</p>	
<p>Allowed a county that is not a dense urban land area to amend its comprehensive plan to designate certain areas as transportation concurrency exception areas.</p>	<p>163.3180(5)(b)3</p>	<p>Procedural</p>	<p>None</p>
<p>Required local governments with state identified transportation concurrency exception areas to adopt land use and transportation strategies to support and fund mobility within such areas.</p>	<p>163.3180(5)(b)4</p>	<p>Not Applicable</p>	
<p>Required that except in transportation concurrency exception areas, local governments must adopt the level-of-service established by the</p>	<p>163.3180(10)</p>	<p>1997-2010 comprehensive plan: Transportation Element policies 8.1.2, 8.1.3</p>	<p>None</p>

Department of Transportation for roadway facilities on the Strategic Intermodal System .		Smart Charlotte 2050: Transportation Element TRA Policy 1.1.1	
Defined a backlogged transportation facility to be one on which the adopted level-of-service is exceeded by existing trips, plus additional projected background trips.	163.3180(12)(b) 163.3180(16)(i)	Procedural	None
2010 [Chapters 2010-5, 2010-33, 2010-70, 2010-102, 2010-182, 2010-205 and 2010-209, Laws of Florida]			
Deletes section 163.31771(6), F.S. (obsolete language that addressed an accessory dwelling unit repot); no sustentative comprehensive planning requirement impact.		Procedural	None
Makes several minor changes which do not effect sustentative comprehensive planning requirements: <ol style="list-style-type: none"> 1. Section 163.2526, F.S.: repealed 2. Section 163.3167(2), F.S.: obsolete language deleted 3. Section 163.3177(6)(h), F.S.: minor wording changes 4. Section 163.3177(10)(k), F.S.: minor wording changes 5. Section 163.3178(6), F.S.: obsolete language deleted 6. Section 163.2511(1), F.S.: minor wording changes 7. Section 163.2514, F.S.: minor wording changes 8. Section 163.3202, F.S.: minor wording changes 		Procedural	None
Makes several minor wording changes to Chapter 163, Part II, F.S., which do not affect sustentative comprehensive planning requirements: <ol style="list-style-type: none"> 1. Section 163.3167(13), F.S. 2. Section 163.3177(4)(a), F.S. 3. Section 163.3177(6)(c), (d) and (h), F.S. 4. Section 163.3191(2)(l), F.S. 		Procedural	None
Makes a minor wording change in Section 163.2523, F.S., which does not affect sustentative planning requirements		Procedural	None

Deleted the phrase "SMART Schools Clearinghouse". Section 11, Chapter 2010-70, LOF.	163.31777(1)(a) and (3)(a)	Procedural	None
Revises section 163.3175, F.S., to list the 14 military installations and 43 local governments affected by special coordination and communication requirements.	163.3175(2)	Not Applicable	
Revises section 163.3177(6)(a), F.S., to specify that the 43 local governments listed in section 163.3175(2), F.S., must consider the factors listed in section 163.3175(5), F.S., when considering the compatibility of land uses proximate to military installations.	163.3177(6)(a)	Not Applicable	
Revised section 163.3180(4)(b), F.S., to define hangars for the assembly, manufacture, maintenance or storage of aircraft as public transit facilities.	163.3180(4)(b)	1997-2010 comprehensive plan: None	Adopt appropriate language into the Transportation Element.
		Smart Charlotte 2050: None	

Source: Florida Department of Community Affairs, 2010; Charlotte County Growth Management Department, 2010

Table EAR-20: Changes to Chapter 9J-5, Florida Administrative Code, 2004-2009			
Changes to Chapter 9J-5, Florida Administrative Code	Citation from Chapter 9J-5, Florida Administrative Code	Addressed	Amendment Needed by Element
2004			
None			
2005			
None			
2006			
None			
2007			
None			
2008			
None			
2009			
None			
2010			
None			

Source: Florida Department of Community Affairs, 2010; Charlotte County Growth Management Department, 2010

APPENDIX A

MAPS

MAP EAR-1: State of Florida

MAP EAR-2: Charlotte County Places

MAP EAR-3: City of Punta Gorda Annexations, 2006-2009

MAP EAR-4: Platted Subdivisions Relative to the Growth Management Act

MAP EAR-5: Vacant Platted Lots by General Future Land Use

MAP EAR-6: Permitting Activity, 2007-2009

MAP EAR-7: Approved Plan Amendments, 2007-2009