



Community Development Department Staff Report for Z-14-08-10

DATE: August 29, 2014, revised on September 5, 2014

TO: Honorable Board of County Commissioners
Planning and Zoning Board

FROM: Jie Shao, Planner III

REQUESTED

ACTION(S): A publicly initiated request to amend the Charlotte County Zoning Atlas from:

1. Agriculture Estate (AE) to Agriculture (AG);
2. Agriculture Estate (AE) to Residential Estate-1 (RE-1);
3. Mobile Home Park (MHP) to Manufactured Home Park (MHP);
4. Mobile Home Conventional (MHC) to Manufactured Home Conventional (MHC);
5. Mobile Home Subdivision (MHS) to Manufactured Home Conventional (MHC);
6. Residential Single-family -1 (RSF-1) to Residential Estate -1 (RE-1);
7. Residential Single-family -2.5 (RSF-2.5) to Residential Single-family -3.5 (RSF-3.5);
8. Residential Multi-family 7.5 (RMF-7.5) to Residential Multi-family 10 (RMF-10)
9. Commercial Highway (CH) and Commercial General (CG)to Commercial General (CG);
10. Industrial Light (IL) to Industrial General (IG);
11. Industrial General (IG) to Industrial Intensive (II);
12. Agriculture Estate (AE), Commercial General (CG), Commercial Intensive (CI), Commercial Tourist (CT), Industrial General (IG), Industrial Light (IL), Office, Medical and Institutional (OMI), Marina Park (MP), Planned Development (PD), Residential Multi-family 10 (RMF-10), Residential Multi-family 12 (RMF-12, Residential Multi-family 15 (RMF-15), Residential Multi-family 5 (RMF-5), Residential Single-family 1 (RSF-1), Residential Single-family 3.5 (RSF-3.5), and Residential Single-family 5 (RSF-5) to Parks and Recreation (PKR);
13. Marina Park (MP) to Parks and Recreation (PKR); and
14. Babcock Ranch District Overlay (BRDO) to Babcock Overlay Zoning District (BOZD)

PART I

Applicant(s): Charlotte County Board of County Commissioners
 18500 Murdock Circle
 Port Charlotte, FL 33948

Owner(s): Various

General Location: The subject properties are located within the County.

Account Number(s): Various

Analysis:

The revisions to the County’s Land Development Regulations are scheduled to be presented to the Planning and Zoning Board in September and to the Board of County Commissioners (Board) for adoption in November. This proposal focuses on revisions to the conventional zoning districts, as well as some sections of Article I. In General and Article III. Special Regulations of Chapter 3-9. Zoning. The following table summarizes the changes to the existing conventional zoning districts:

Existing Zoning District		Proposed Zoning District	
Marine Park	MP	Parks and Recreation	PKR
Agriculture (delete AE) Agriculture Estate 10 (delete) Agriculture Conservation(delete)	AG & AE AE-10 AC	Agriculture	AG
Residential Estate -1, -2, -3, -4, & -5 (delete RE-2, RE-3, & RE-5)	RE- 1,2,3,4,5	Residential Estate -1 & -5	RE -1 or 5
Residential Single-family -1, -2.5, 3.5, & -5 (delete RSF-1, RSF-2.5)	RSF-1, 2.5, 3.5, 5	Residential Single-family - 3.5, & -5	RSF- 3.5, or 5
Residential Multi-family -3.5, -5, - 7.5, -10, -12, -15 (delete RMF-7.5)	RMF-3.5, 7.5, 10, 12, & 15	Residential Multi-family -3.5, -5,- 10, -12, -15	RMF- 3.5, 10, 12, & 15
Mobile Home Subdivision (delete) Mobile Home Conventional	MHS MHC	Manufactured Home Conventional	MHC
Mobile Home Park	MHP	Manufactured Home Park	MHP
Commercial Office Park (delete) Commercial General Commercial Intensive (delete) Commercial Highway (delete)	COP CG CI CH	Commercial General	CG
Industrial Office Park (delete) Industrial Light	IOP IL	Industrial General	IG
Industrial General	IG	Industrial Intensive	II
Babcock Ranch District Overlay	BROD	Babcock Overlay Zoning District	(BOZD)

If the Board approves the proposed revisions, the County’s Zoning Atlas must be amended to reflect these changes. The proposed rezonings are consistent with the Future Land Use Map designation for each affected property and are supported by the goals, objectives and policies of the County’s Comprehensive Plan.

Detailed Changes:

1. Delete MP zoning and create PKR zoning
Rezoning *items #12 & #13* are needed to amend all properties (containing approximately 76,797 acres) currently designated as MP to PKR, as well as all County-owned properties (containing approximately 1,197 acres) with a Parks and Recreation Future Land Use Map designation on the 2030 Future Land Use Map. The rezoning will not increase development rights of the subject site; therefore, there should not have any concurrency issues.

2. Delete AE, AE-10 and AC zoning designations
Rezoning *item #1* is to amend all properties with AE zoning to AG. These properties are currently located in the Rural Service Area and are designated as AE. The properties affected by this rezoning contain a total of 40,613± acres. The proposed change will not increase or decrease the base residential density, which is one unit per 10 acres. Therefore, there should not be any concurrency issues.

Rezoning *item #2* is to amend all properties with AE zoning to RE-1. These properties are currently located in the Urban Service Area and are designated as AE. The proposed change will not increase or decrease the base residential density of the properties, which is one unit per acre. Therefore, it should not raise any concurrency issues.

3. Delete Residential Estate 2 (RE-2), RE-3, RE-4, and Residential Single-family 1 (RSF-1) zoning designations
There are no properties within Charlotte County currently zoned RE-2, RE-3 or RE-4. Therefore, these zoning districts are proposed to be eliminated. The permitted uses and structures, as well as development standards of RSF-1, are similar to uses and standards within the Residential Estate (RE-1) zoning. Therefore, rezoning *item #6* is necessary in order to amend properties' zoned RSF-1 to RE-1. The properties affected by this rezoning contain a total of 53.25± acres. The proposed change will not increase or decrease the base residential density of the properties, which is one unit per acre. Therefore, it should not raise any concurrency issues.

4. Delete Residential Single-family 2.5 (RSF-2.5) zoning
There are some platted residential lots in the County currently designated as RSF-2.5. The permitted uses and structures, as well as the development standards of RSF-2.5, are similar to uses and standards within the RSF-3.5 zoning. Therefore, rezoning *item #7* is necessary to amend these properties zoned RSF-2.5 to RSF-3.5 to simplify our zoning districts. The affected properties contain approximately 36.43± acres. The affected properties consist of platted lots and most of them are already developed, so the proposed change should not increase or decrease the base residential density of the properties, which is 2.5 units per acre. Therefore, there should not be any concurrency issues.

5. Delete Residential Multi-family 7.5 (RMF-7.5) zoning
There is only one property in Charlotte County that is currently zoned RMF-7.5 and the site is part of an existing golf course. The permitted uses and structures, as well as the development

standards of RMF-7.5, are similar to the uses and standards within RMF-10 zoning. Therefore, rezoning *item #8* is necessary to amend this property's zoning district from RMF-7.5 to RMF-10 to simplify our zoning districts. The site is designated as Medium Density Residential on the 2030 Future Land Use Map. The rezoning will potentially increase two residential units for the site. However, the change is minimal and should not create any concurrency issues.

6. Rename Mobile Home Park (MHP) to Manufactured Home Park (MHP) and Mobile Home Conventional (MHC) to Manufactured Home Conventional (MHC)
Rezoning items *#3 & #4* are necessary.
7. Delete Mobile Home Subdivision (MHS)
Rezoning *item #5* is to amend properties' zoning from MHS to MHC. The permitted uses and structures under the MHS zoning district are allowed under the MHC zoning district, and both development standards are the same. Therefore, the proposed change will not create any concurrency issues.
8. Delete Commercial Office Park (COP), Commercial Highway (CH) and Commercial Intensive (CI) zoning designations
Rezoning *item #9* involves amending the properties zoned CH and CI to CG. The rezoning site contains a total of 1,214± acres. We are not proposing to amend the Future Land Use Map designation of these properties; the proposed change should not increase or decrease the existing commercial development rights of the affected properties; therefore, there should not be any concurrency issues.
9. Delete Industrial Office Park (IOP) zoning and rename Industrial Light (IL) to Industrial General (IG) and Industrial General (IG) to Industrial Intensive (II)
There are no properties within the County currently zoned IOP. Rezoning *items #10 & #11* are necessary to reflect the name changes.
10. Rename Babcock Ranch Overlay District (BROD) to Babcock Overlay Zoning District (BOZD)
Rezoning *item #14* is necessary.

STAFF RECOMMENDATION:

“Approve adoption of Petition No. Z-14-08-10 based on the findings and analysis in the Comprehensive Planning Division staff report dated August 29, 2014 and any evidence presented at the public hearing on the application.”

Conclusion:

The proposed amendment to the County's Zoning Atlas is necessary and is consistent with the goals, objectives, and policies of the County's Comprehensive Plan.

The Planning and Zoning Board proposed recommendations:

“Motion to forward application No. Z-14-08-10 to the Board of County Commissioners with a recommendation of Approval/Denial, based on the findings and analysis in the staff report dated August 29, 2014 and the evidence presented at the public hearing.”

PART II: RESEARCH AND FINDINGS

- 1. 2050 Framework Designation:** Various Neighborhoods
- 2. 2030 Service Area Delineation:** Urban Service Area and Rural Service Area
- 3. Existing Land Use on the Site:** Various
- 4. Existing Designation(s):** Various Future Land Use Map designations
- 5. Proposed Designation(s):** Various Zoning Districts
- 6. Buildout Calculations (square footage &/or density):**
Based on the 2030 Future Land Use Map, the proposed rezoning should not increase or decrease residential density and non-residential square footage.
- 7. 2050 Comprehensive Plan; Goals, Objectives, and Policies that may be relevant to the proposed amendment:**
Various goals, objectives, and policies