



MEMORANDUM

Date: 10-2-25
To: Honorable Board of County Commissioners
From: Jie Shao, AICP, MCP, Planner, Principal
Subject: A Large Scale Plan Amendment (Text Amendment) to amend Future Land Use (FLU) Policy 3.1.4: Standards for Rural Settlement Area Overlay District and FLU Appendix 1: Land Use Guide, Section 4: Overlay Districts - Land Use Overlays, Petition Number TCP-24-04

Request

A privately initiated request to amend:

- 1) *Future Land Use (FLU) Policy 3.1.4: Standards for Rural Settlement Area Overlay District* to require adoption of a Pattern Book and development guideline and implement them via the Planned Development rezoning.
- 2) *FLU Appendix 1: Land Use Guide, Section 4: Overlay Districts - Land Use Overlays*, by revising Rural Settlement Area Overlay District (RSAOD) to:
 - a) Increase the “Maximum Density” from 6,000 units to 8,000 units with an affordable housing requirement and increase the “Maximum Intensity” for “Regional Economic Development” uses from 1,000,000 square feet to 1,500,000 square feet and clarify the developable area.
 - b) Revise **Special Provisions**, including Item 1 (Development Timing/Phasing); Item 2 (Master Development Plan); Item 3 (Phasing of Development); Item 4 (Density Transfers); Item 5 (Open Spaces/Greenbelt); Item 6 (Regional Economic Development and Commercial Development Standards); Item 9 (renumbered as “Item 7”) (Transportation System); and Item 10 (renumbered as “Item 8”) (Wildlife Undercrossings).
 - c) Delete **Special Provisions** Item 7 (Rural Village Standards); Item 8 (Residential Development Standards), and Item 7(b) (formerly Item 9(b)) (Transportation System).
 - d) Adopt Master Development Plan as Exhibits “1” through “5”.

Applicant

Pulte Group, 24311 Walden Center Drive, Suite 300
Bonita Springs, FL 34134

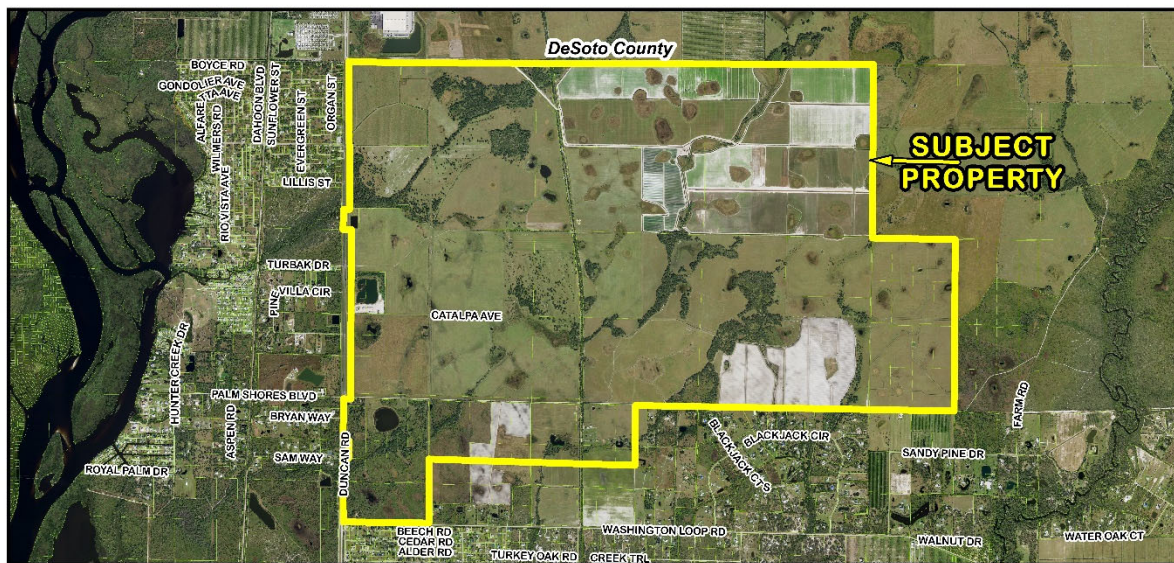
Agent

Daniel DeLisi, AICP

520 27th Street, West Palm Beach, FL 33407

Analysis

The subject property is generally located south of the DeSoto County line, north of Palm Shores Boulevard, and east of US 17 (Duncan Road), in the East County area and within Commission District IV. The site contains approximately 4,900 acres.



TCP-24-04 Area Image

Current Status

On May 12, 2025, this Text Amendment application was presented to the Planning and Zoning Board (P&Z Board), and the P&Z Board recommended denial of this application with a 3-1 vote. During the public hearing, 24 residents raised their concerns such as density, traffic, compatibility, the water and sewer availability and capacity, as well as environmental concerns. Due to these concerns, the applicant requested a continuance of the scheduled Board of County Commissioners (Board) Transmittal hearing on June 10, 2025 in order to address these concerns and reach out to the public for additional comments.

The applicant has proposed the following additional changes since the P&Z Board meeting in May 2025 to address concerns raised at that public hearing and the concerns of ANRAC:

- Adding an affordable housing requirement which requires: *The Developer shall set aside a minimum of 15 percent (15%) of any units above 1.2 units per acre for affordable housing as*

defined in s. 420.0004, Florida Statutes, which units shall be allocated at an average of 80% of Area Median Income (AMI) but no units shall be more than 120% of AMI.

Staff's Comment: The proposed requirement means that at least 300 units of the proposed additional 2,000 units must be affordable housing with an average of 80% of Area Median Income (AMI) but no units shall be more than 120% of AMI. This proposal is consistent with the County's Comprehensive Plan, specifically, **Housing Element (HSG) Objective 1.1: Affordable Housing Supply** which requires: *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).* The property is still vacant; therefore, it is staff's professional opinion that the Board of County Commissioners (Board) decides whether the proposed increase of residential development rights and regional economic development entitlements are appropriate and justified.

- Increasing the minimum width of the proposed greenbelt from 250 feet to 500 feet for areas adjacent to properties outside of the Urban Services area.

Staff's Comment: The approved RSAOD requires that *the maximum developable area shall be limited to 2,450 acres*, which is half the size of the property. It is staff's professional opinion that the proposed change to double the minimum width of the proposed greenbelt is positive and demonstrates the applicant's willingness to address the compatibility concerns between the proposed development and the existing rural area that was raised during the public hearing.

History of the Rural Settlement Area Overlay District (RSAOD)

In 2008, the County initiated the US 17 Corridor Planning Study. The study area extended from the Charlotte/DeSoto County line to the City of Punta Gorda, west to the Peace River, and east to encompass all areas with a direct impact on, or nexus with, the US 17 corridor. The intent of the study was to establish a set of strategies to maintain and enhance the appearance and environmental quality along this corridor and to provide land use guidance through objectives and policies in order to manage growth, development and redevelopment along the corridor. Based on the public input received, County staff worked with a group of consultants to create a plan that represents the voices of many stakeholders. The goal of the study was to learn and build upon the knowledge and diversity of the community in order to create a plan that represents a consolidated vision for the future.

The US 17 Corridor Planning Study report, incorporated as **Future Land Use Data and Analysis Appendix G**, was completed in December 2009. As noted in the study's recommendations, the area located east of US 17, south of the DeSoto County Line and north of Washington Loop Road N is unique because the DeSoto County Enterprise Zone, which includes the Wal-Mart Distribution Center, and some future residential neighborhoods, are located directly north of the planning area and lack any physical delimiter to separate those urban uses from Charlotte

County's rural uses. Prior to adoption of the County's current Comprehensive Plan, the dividing line between the Urban Service Area and Rural Service Area in this location was US 17. The RSAOD was created as a way to transition urban uses into the agricultural and preservation uses further to the east by establishing meaningful planning guidelines and standards for non-agricultural development of this specific area of the US 17 corridor.

Detailed Revisions

- **Revise FLU Policy 3.1.4: Standards for Rural Settlement Area Overlay District**

As of today, the County has not drafted any land development regulations for this area. The property owners in the RSAOD would like to move forward with development. Therefore, the applicant, who is the contract purchaser, has submitted a Master Development Plan with a Pattern Book including vision and development guidelines in order to implement the provisions as established in the County's Comprehensive Plan. Staff has no objection to this change to clarify the requirements and the process.

- **Increase "Maximum Density and Intensity" within the RSAOD**

The maximum density and intensity of development for the RSAOD was established in 2010 with the adoption of the County's current Comprehensive Plan. However, there have been no applications for any development in this area. The applicant is now requesting to increase the "Maximum Density" from 6,000 units to 8,000 units and the "Maximum Intensity" for "Regional Economic Development" uses from 1,000,000 square feet to 1,500,000 square feet.

The Charlotte Interactive Growth Model supports the applicants' plans. The April, 2025 Updated Results and Findings, prepared by Metro Forecasting Models, predicts that Charlotte County should allocate more land for future industrial development to increase employment opportunities, balance the tax base and make the county more competitive with adjacent counties.

According to the application, the main reason for this development rights increase is because *"the development criteria for the RSAOD are numerous and costly. The cost of extending utilities along the corridor is significant. Increased open space, conservation, energy efficiency and other form of development criteria also add cost, over and above the typical costs of TDUs that are unique to Charlotte County. This has prevented development from providing larger public benefits, such as the extension of utilities and the provision of neighborhood commercial uses along that were envisioned in the US 17 Plan. In order to spread out the unique and significant infrastructure costs additional units are necessary to provide the necessary critical mass of development."*

The Board should consider the identified demands for additional development when it decides whether the proposed increase of residential development rights and regional economic development entitlements are appropriate and justified.

The applicant is also proposing language to clarify the developable area and the rural open space area, to which staff has no objection.

- *Update the provision of the “Necessary Infrastructure”*

North Charlotte Waterworks, Inc. is the receiver of Sun River Utilities. The applicant is updating the utility provisions to reflect North Charlotte Waterworks, Inc. as the utilities provider, and to ensure that central water and sanitary sewer services will be available for regional development within the RSAOD and to serve properties located across US 17 to the west of the subject area which are within the Urban Service Area.

- *Proposed “Master Development Plan”*

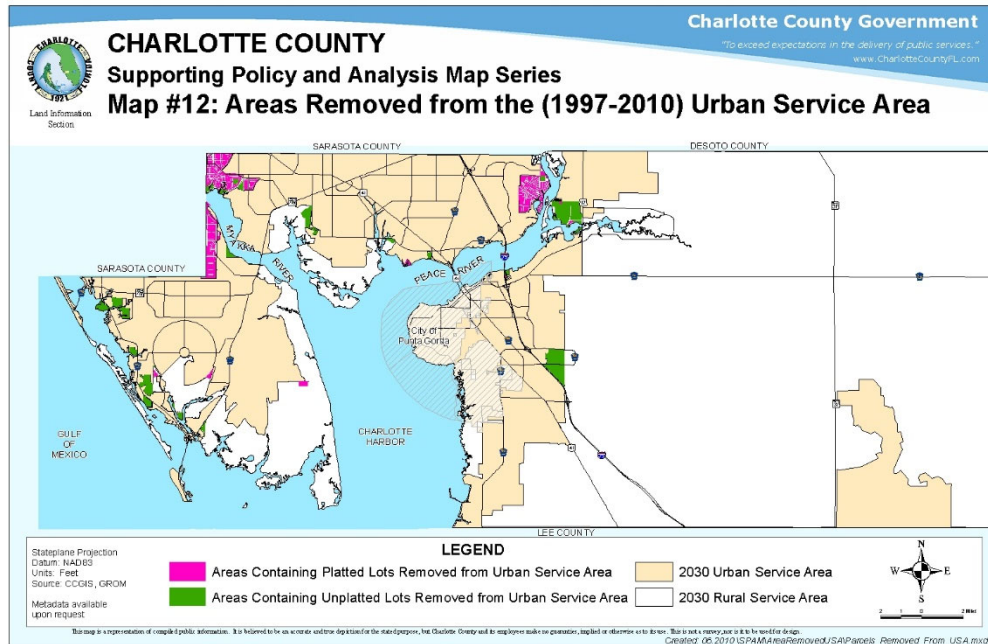
The submitted Master Development Plan includes:

1. The Master Concept Plan is proposed to illustrate locations for residential, commercial, regional economic development, mixed use, open spaces, greenways/flowways, and greenbelt.
2. A Pattern Book is proposed to establish the vision of this development as well as development and preservation principles for “regional connectivity”, “open spaces”, “flowways and greenways”, “residential uses”, “regional economic development uses”, “public services” and “thematic styles.” An interconnectivity plan is also created as part of the Pattern Book.
3. The applicant provides “infrastructure financing strategy” as Exhibit 3 for development within the RSAOD.
4. The applicant also provides a “method to demonstrate greenhouse gas emission reductions” for development within RSAOD as Exhibit 4.
5. The applicant submitted an “Open Space Management and Maintenance Funding” mechanism, which meets the Master Development Plan requirement.

- *Revise the Requirement of “Density Transfer”*

The RSAOD was included in the Urban Service Area as part of the County’s Comprehensive Plan rewrite in 2010. The main goal of this density transfer requirement was to provide a planning tool to move the density units in these areas (these areas as illustrated below were removed from Urban Service Area and placed into the Rural Service area as part of the County’s Comprehensive Plan rewrite in 2009-2010) to the RSAOD. However, since the County’s Comprehensive Plan was adopted in July 2010 and took effect in June 2011, there have been no

CSZ applications from these areas to certify density units, which will potentially stop implementation of the intent and visions of the RSAOD. Therefore, staff has no objection to add an option to allow transfer of density units from the Rural Service Area in the East and South County areas.



- **Revise "Open Space" Requirement**

The applicant is proposing to amend this requirement to request for a Wetland Management Plan adopted as part of a PD rezoning to better manage and maintain the open space areas as well as restore and preserve onsite wetlands. Staff believes that it is a positive change to this requirement.

In addition, the applicant is proposing a golf course as an alternative open space with the following additional requirements:

- 60% of the project area shall be designated as Rural Open Space with a minimum 35% conservation/restoration in perpetuity.
- Golf course uses must be subject to a restrictive covenant running with the land in perpetuity, and subject to environmental best management practices and certified under the Audubon Golf Course Cooperative Sanctuary Program or other similar program, as applicable.
- Rural Open Space designated for golf course uses may be converted to passive recreational uses by amending the required restrictive covenant, which cannot convert to any other uses except for passive recreational uses.

Staff agrees that the proposed alternative will allow for an overall increase in area for wildlife movement while maintaining a specific focus on restoration of historic greenways and flowways that cross the site. Incorporating best management practices through Audubon International's Golf Course BMP certification ensures that the golf course development will minimize nutrient run off and be managed in a way that protects the County's environmental resources. Therefore, staff has no objection to this proposed change.

- Revise "Regional Economic Development and Commercial Development Standards"

The applicant is proposing to remove the LEED certification requirement and keep the sustainable best management practices requirement. According to the application, *"adding overly restrictive construction and maintenance criteria, such as those contained in the LEED certification process will simply push these economic development opportunities north into DeSoto County. Future development will be required to filter nutrients in accordance with the newly adopted State storm water rule, incorporate low impact development techniques to accomplish this, have large areas of preserve, and include energy efficiency measures into building design. To require LEED certification in addition to all of this will soften or potentially eliminate the market for either industrial or commercial uses."* Staff has no objection to this proposed change.

- Delete "Rural Village Standards"

The applicant is concurrently submitting a "Master Development Plan", which includes the vision and development standards/guidelines for development within RSAOD; therefore, there is no need to keep "Rural Village Standards".

- Update "Transportation System" Requirement

A Pattern Book with an interconnectivity plan has been submitted to address the transportation system within the RSAOD; therefore, there is no need to duplicate the requirement of interconnectivity.

- Update "Wildlife Undercrossings" Requirement

There are four box culverts installed on US 17 within the US 17 Area Plan. One box culvert has been built on US 17 along the western boundary of the RSAOD. Therefore, the following language has been added to provide flexibility and alternative option to this requirement:

"Enhance/upgrade the existing box culvert to be an ecologically functioning crossing in order to accommodate small to medium size animals."

Staff Summary

Based upon the analysis and conclusions set forth herein, in staff's professional opinion, the application (Application No. TCP-24-04) is generally consistent with the intent and vision

established in Charlotte County's Comprehensive Plan, Charlotte County's Code of Laws and Ordinances, Section 163. 3177, Florida Statutes, and other applicable guidelines to be transmitted to the Florida Department of Commerce and other State review agencies for review and comment.

The Planning and Zoning Board recommendation on May 12, 2025

*A motion to forward application TCP-24-04 to the Board of County Commissioners with a recommendation of **Denial with a 3-1 vote** of transmittal of TCP-24-04 to the Florida Department of Commerce and other State review agencies for review and comment, based on the findings and analysis in the Comprehensive Planning staff memorandum dated May 3, 2025, and the evidence and testimony presented at the public hearing before the Planning and Zoning Board.*

FLU Policy 3.1.4: Standards for Rural Settlement Area Overlay District

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

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

FLU APPENDIX I: LAND USE GUIDE

SECTION 4: OVERLAY DISTRICTS - LAND USE OVERLAYS

The following overlay districts function as a part of the Future Land Use Map and provide guidance, limitation and standards for land uses within these overlays.

RURAL SETTLEMENT AREA OVERLAY DISTRICT (RSAOD)

In an effort to establish meaningful planning guidelines and standards for the future development of the area east of U.S. 17, north of Shell Creek and south of DeSoto County, the County establishes the ~~4,900-acre~~ 4,900-acre Rural Settlement Area Overlay District, depicted on FLUM Series Map #8. This district shall provide a comprehensive and functional transition between the suburban development pattern to the west of U.S. 17, the industrial uses within DeSoto County, and the rural and conservation uses to the east of the district.

General Range of Uses

Regional Economic Development uses, single-family residential dwelling units, multi-family residential units, commercial uses including office

Maximum Density/Intensity

Density: Maximum density is ~~68,000~~ dwelling units; base density is one dwelling unit per ten acres or 490 dwelling units. The Developer shall set aside a minimum of 15 percent (15%) of any units above 1.2 units per acre for affordable housing as defined in s. 420.0004, Florida Statutes, which units shall be allocated at an average of 80% of Area Median Income (AMI) but no units shall be more than 120% of AMI.

Intensity: Commercial uses are limited to a maximum of 500,000 square feet
Regional Economic Development uses including regional commercial and light industrial uses, are limited to a maximum of ~~1,000~~ 500,000 square feet.

Developable area: –Maximum developable area shall be limited to 2,450 acres the remaining area shall comply with the requirements and allowances in Special Provision 5 and subsections 5a-d below.

Special Provisions

1. *Development Timing/Phasing:* To achieve the type of development contemplated for the Rural Settlement Area Overlay, the following criteria must be met:
 - a. The completion of a Master Development Plan for the entire Rural Settlement Area, described further in #2.

- b. The provision of the necessary infrastructure to serve the entire Rural Settlement Area.
 - i. All development approvals shall be timed to ensure that the improvements necessary to serve each phase of development are programmed within the Charlotte County CIE prior to the approval of any development activity within that phase.
 - ii. ~~The contemplated development County~~ shall coordinate with ~~Sun River Utilities~~ North Charlotte Waterworks, Inc. or its successor to ensure that adequate potable water supplies and sanitary sewer collection are available for development. The County shall not approve any final detail site plans for development within the Rural Settlement Area ~~prior to the~~ unless concurrent availability of central water and sanitary sewer services can be demonstrated.
 - iii. No building permits within the RSAOD shall be issued after the first 200,000 square feet of non-residential development or the 1,000th residential unit until potable water and sanitary sewer wastewater lines are extended to those portions of Peace River Shores, Peace River and Peace River Highway subdivisions that are located inside the Urban Service Area. The collective owners and/or developers of the Rural Settlement Area and the area utility provider ~~Sun River Utility~~ shall fund ~~the these~~ extensions. Funding mechanisms may include, but are not limited to, Community Development District bonds, MSBU revenues, grant monies and rebatable agreements.
- 2. *Master Development Plan:* The County shall require the submittal of a single Master Development Plan covering the entire Rural Settlement Area to be approved by the Board of County Commissioners prior to any development. The Master Development Plan must that include the following:
 - a. A Master Concept Plan that delineates the future use areas of the property and distinguishes areas as either Regional Economic Development ~~centers~~ uses, commercial uses or Villages residential uses (Exhibit 1).
 - b. A Rural Settlement Area Pattern Book and Development Guide that includes specific design guidelines for the development, to ensure that the development adheres to the principles of sustainability and low impact design as defined within this Comprehensive Plan (Exhibit 2).
 - c. An Infrastructure Financing Strategy and Procedure for Implementing the Financing Strategy throughout the Area (Exhibit 3).
 - d. Method to demonstrate that the proposed development helps to reduce greenhouse gas emission within Charlotte County (Exhibit 4).
 - e. A management strategy for all open space and identification of a funding source to support management and maintenance (Exhibit 5).

3. ~~Phasing of Regional Economic Development and Commercial Development: To ensure that there is enough land reserved to accommodate non-residential uses, the chart below sets forth the minimum square footage of commercial or Regional Economic Development square footage required for the number of dwelling units, and vice versa. This phasing is linked to the issuance of a Certificate of Occupancy. The following phasing schedule shall be followed that must be accommodated in the RSAOD that must be accommodated in the RSAOD:~~

FLU Table A-9: Rural Settlement Area Overlay District Phasing Requirements	
Dwelling Units	Square Feet (Cumulative)
500	10,000
1,000	35,000
2,000	100,000
For every extra 1,000 dwelling units	Add an extra 50,000 square feet

4. ~~Density Transfers: Transfers of density shall be required in order to attain any density above 490 dwelling units. Density shall be transferred from the platted land identified on SPAM Series Map #12: Areas Removed from the (1997-2010) Urban Service Area or the Rural Service Area pursuant to the County's TDU laws, rules and regulations. The sending zone lots shall be placed under a conservation easement.~~
5. ~~Open Spaces/Greenbelt: A minimum of 50 percent of the Rural Settlement Area shall be set aside as open space exclusive of development areas except for item d below. The intent of open space areas is for preservation and restoration of indigenous upland and wetland vegetation via a Wetland Management Plan adopted as part of a PD rezoning as well as the creation of passive recreational opportunities. All open space shall be placed under a conservation easement granted to the County at time of approval of the Master Development Plan.~~
- A greenbelt is required around the southern and eastern perimeters of the Rural Settlement Area, forming a large open space that will create a clear physical delimiter between the urban uses within the Rural Settlement Area and the rural uses bordering the Rural Settlement Area. The greenbelt shall be a minimum of 250 feet in width but increased to 500 feet where adjacent to areas outside of the Urban Services area as illustrated on the Master Concept Plan (Exhibit 1).
 - Open space will be made accessible to the public, but a portion of the open space may be reserved for and designated for use by the residents of the Rural Settlement Area only. Open space may contain hiking and bridle trails. Reserved open space areas must be clearly designated through the development review process.
 - The County shall explore granting impact fee credits toward the cost of restoration and perpetual maintenance of non-reserved open space as indigenous vegetation, or toward the creation, restoration, and maintenance of

identified wildlife corridors and linkages. In order to be considered for impact fee credits, the area to be created or restored or maintained shall be a minimum of 500 feet in average width and evidence shall be provided of the arrangements established to have the area maintained in perpetuity.

- d. An alternative to the above open space requirement may be granted through the planned development rezoning process where an applicant designates 60% of the project area to Rural Open Space with a minimum 35% conservation/restoration in perpetuity. For the purpose of this policy only, Rural Open Space may include golf courses. Golf course uses must be subject to a restrictive covenant running with the land in perpetuity, and subject to environmental best management practices and certified under the Audubon golf course Cooperative Sanctuary Program or other similar program, as applicable. Rural Open Space designated for golf course uses may be converted to passive recreational uses.

- 6. *Regional Economic Development and Commercial Development Standards:* All sites of industrial and commercial development within the Rural Settlement Area shall be designed in accordance with sustainable best management practices, such as to accommodate energy efficient materials where possible and electric vehicle charging stations in order to meet the energy conservation goals of Charlotte County, and all non-residential buildings shall be constructed in compliance with the United States Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) Green Building Certification, the Florida Green Building Coalition Commercial Building Designation or the Green Building Initiative's Green Globes system; all new industries locating in the area shall be ISO 14001 compliant or shall be otherwise in accordance with Natural Step or other similar green business operating practices.

- 7. ~~Rural Village Standards:~~ The Rural Settlement Area will be developed with no more than six Villages; each Village shall be no more than 390 acres. Areas developed as Villages are required to contain a village center wherein higher density and intensity shall be placed, with a reduction in density and intensity as one moves farther out from the center. There shall be clear separation between Villages by use of a greenbelt around each village. All village centers shall be mixed use or multi-use in nature, either through vertical mixing of residential and commercial uses or by providing for strong pedestrian connectivity between uses. Village centers shall be well integrated with surrounding development and shall provide for pedestrian character through the following techniques:

- a. ~~Vehicular, pedestrian and/or bicycle connections to adjacent residential, commercial, civic or industrial development will be provided.~~
- b. ~~Buffering of different abutting uses shall be required only where compatibility concerns exist. Buffering from adjacent developments, when deemed absolutely necessary, will not preclude future interconnectivity.~~

- ~~c. On-street parking with landscaping and design features such as corner and mid-street bump-outs, which afford traffic calming and produce a comfortable and safe pedestrian environment, will be promoted.~~
 - ~~d. Screening for parking lots along streets, sidewalks, and open spaces. Parking lots and structured parking garages without ground floor commercial uses shall be shielded from the view of the sidewalk, preferably located behind or to the sides of buildings, to enhance the pedestrian environment of the street.~~
 - ~~e. Shared parking arrangements which encourage walking between multiple destinations shall be encouraged to promote a "park once" environment.. Deviations from the County's parking requirements will be considered to minimize parking areas, based on projected pedestrian activity, joint use of parking lots, and parking spaces for uses with different peak hours.~~
- ~~The minimum density within a village center will be seven units per acre. The maximum lot size at the outer edge of a Village is one acre. For each 200 dwelling units that receive a Certificate of Occupancy, there must be at least 8,000 square feet of non-residential use under construction.~~
- ~~8. *Residential Development Standards:* Residential development in the Rural Settlement Area shall provide for compact land use forms.~~
 - ~~97. *Transportation System:* The transportation system within the Settlement Area shall be designed as-with an interconnected network aimed at promoting connectivity between communities and streets as well as walkability between uses. Individual projects must be designed as part of an overall transportation network within the Rural Settlement Area as defined on the transportation interconnectivity plan in the pattern book, not as separated, stand alone developments.~~
 - ~~a. All new development shall provide the appropriate connections of road segments, and shall preserve and protect existing and future rights-of-way to provide for an efficient multi-modal transportation system. The transportation system shall be designed so that multiple streets, bicycle paths and sidewalks continue between adjacent neighborhoods and developments to facilitate convenient movement and disperse traffic throughout the local network in accordance with the transportation interconnectivity plan. Dead-end streets are prohibited, except when necessary at the edge of development to provide stub outs for future connections to adjacent, undeveloped properties, or when environmental features necessitate the construction of a dead-end street.~~
 - ~~b. Communities shall construct an interconnected network of public streets in a predictable block pattern that encourages walking, reduces the number and length of automobile trips and provides multiple circulation routes. Block sizes will be established with the intent of providing for walkable distances between intersecting streets.~~
 - ~~c.b. Interconnections between complementary uses shall be required, including access to and circulation among parking lots and to pedestrian paths. Shared~~

driveways, frontage streets, and parking with cross access easements shall be required to reduce conflicts with the main flow of traffic.

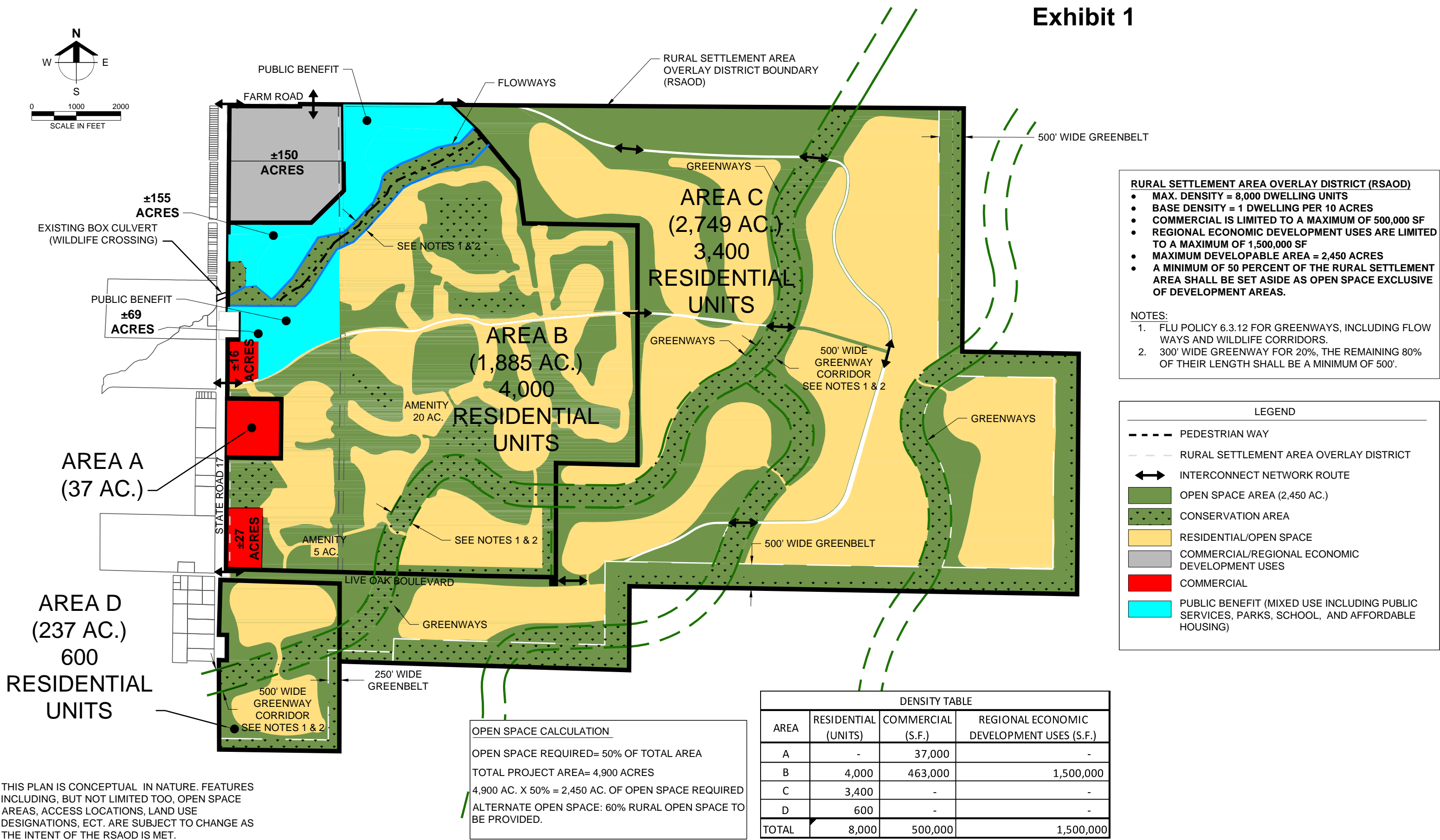
d.c. Specify the design of street types that are functional, visually appealing, and promote walking and cycling. Street cross-sections will be acceptable road types for both public construction projects and for privately built roads and will be consistent with the principles of context sensitive design and walkability. Reduced right of way widths and travel lanes will be encouraged to the extent that they meet AASHTO standards.

e.d. To ensure that adequate funding sources are available for the provision of infrastructure, and that each property owner is fairly compensated for their contribution to the infrastructure system, improvements may be funded through a variety of mechanisms that include, but are not limited to, Community Development Districts (CDDs), Municipal Services Taxing Units (MSTUs), Municipal Service Benefit Units (MSBUs), grants, and impact fees/impact fee credits.

40. 8. Wildlife Undercrossings: The collective owners and developers of the Rural Settlement Area shall provide wildlife undercrossings, along with appropriate signage and roadside treatments, within the Rural Settlement Area to provide protections for wildlife movement between open space areas. The owners and developers shall also work with the County and with various State and Federal agencies to design and construct a wildlife crossing underneath U.S 17 or enhance/upgrade the existing box culvert to be an ecologically functioning crossing in order to accommodate small to medium size animals prior to 2030.

44. 9. Development in the RSAOD shall utilize Low Impact Design techniques to supplement and enhance traditional stormwater retention/detention development.

Exhibit 1



THIS PLAN IS CONCEPTUAL IN NATURE. FEATURES INCLUDING, BUT NOT LIMITED TOO, OPEN SPACE AREAS, ACCESS LOCATIONS, LAND USE DESIGNATIONS, ECT. ARE SUBJECT TO CHANGE AS THE INTENT OF THE RSAOD IS MET.



Exhibit 2

APRIL 2025

US 17

Rural Settlement Area Overlay District Pattern Book & Development Guide

CLIENT:
Pulte Homes

DESIGNER:
RVI Planning & Landscape Architecture



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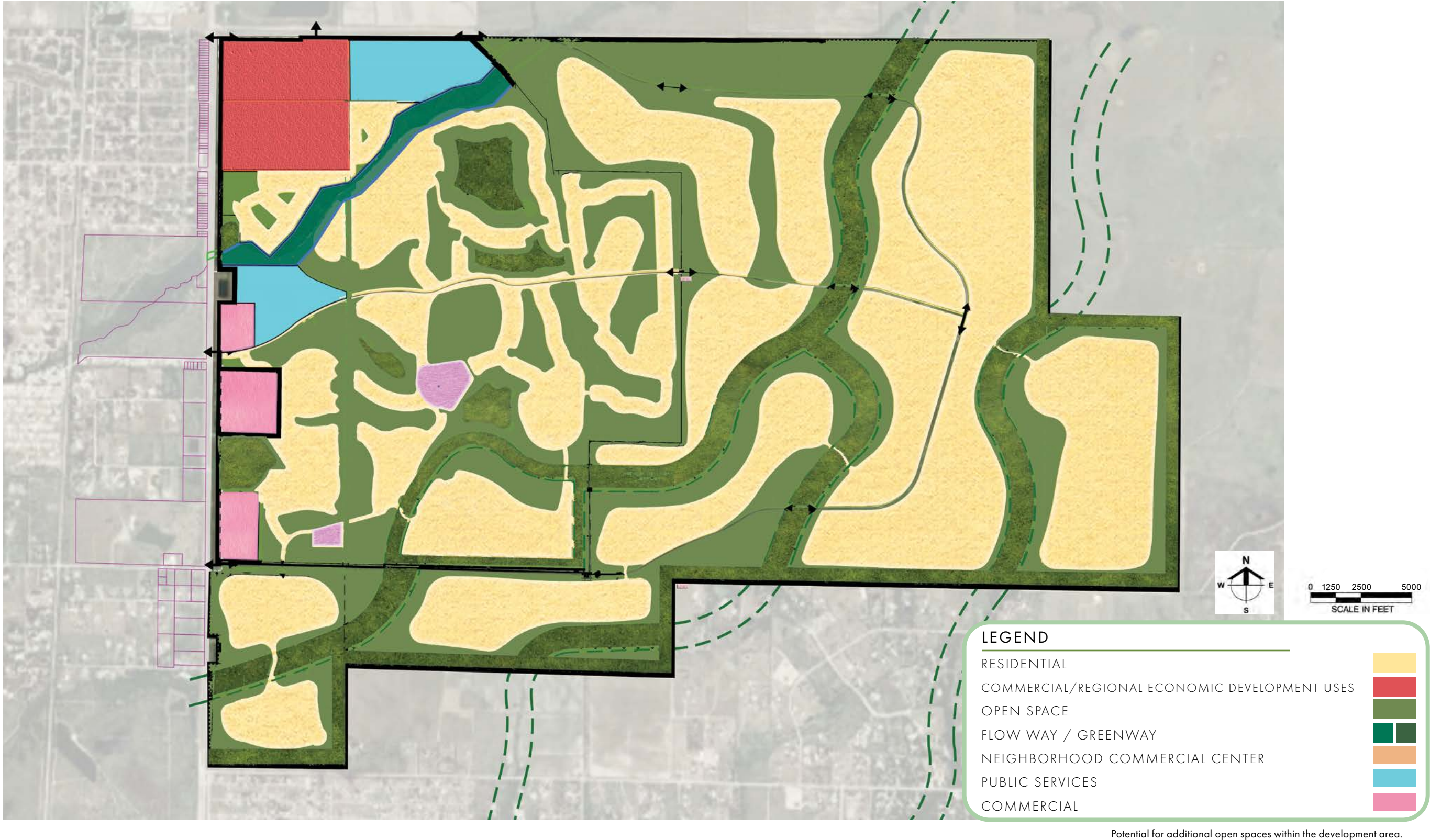
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01

Development Summary



Open Space

Expansive and permanent conservation area with passive recreational amenities to allow residents and visitors to enjoy the beauty of Old Florida and engage with the outdoors.

Connectivity - Exploration - Recreation

Residential

Unique neighborhoods will be clustered throughout the settlement area to seamlessly interface with the natural context and evoke the sense of Old Florida still visible today on the property.

Diverse Housing - Neighborhood Living - Amenities

Flowway / Greenway

Pervious areas for passive and active recreation, wildlife movement and buffers. These areas accommodate both pedestrian and wildlife movement and activity, giving people the opportunity for active lifestyles, exercise and the ability to enjoy the outdoors. Open space may include golf, outdoor trails/fitness loops, park areas for community gathering, as well as unprogrammed spaces for people, pets and wildlife.

Preservation - Wildlife - Trails

Regional Economic Development Uses

Employment generating land uses to grow businesses and provide local places of employment, in addition to goods and services. Integrated commercial centers will be dispersed throughout the settlement area to provide daily necessities, gathering places, and services to future residents and surrounding areas of Charlotte & DeSoto Counties.

Neighborhood Commercial Center - Large Retail - Industrial

Community Inspiration Board

Back to the simple life.
The community lifestyle reminiscent of the Florida small town feel with a variety of activities from nature based passive parks and trails to resort style amenities. Live work play in the same community

Lifestyle Elements:
Neighborhood, live-work-play, local Influence, active amenities, walk-ability, nature



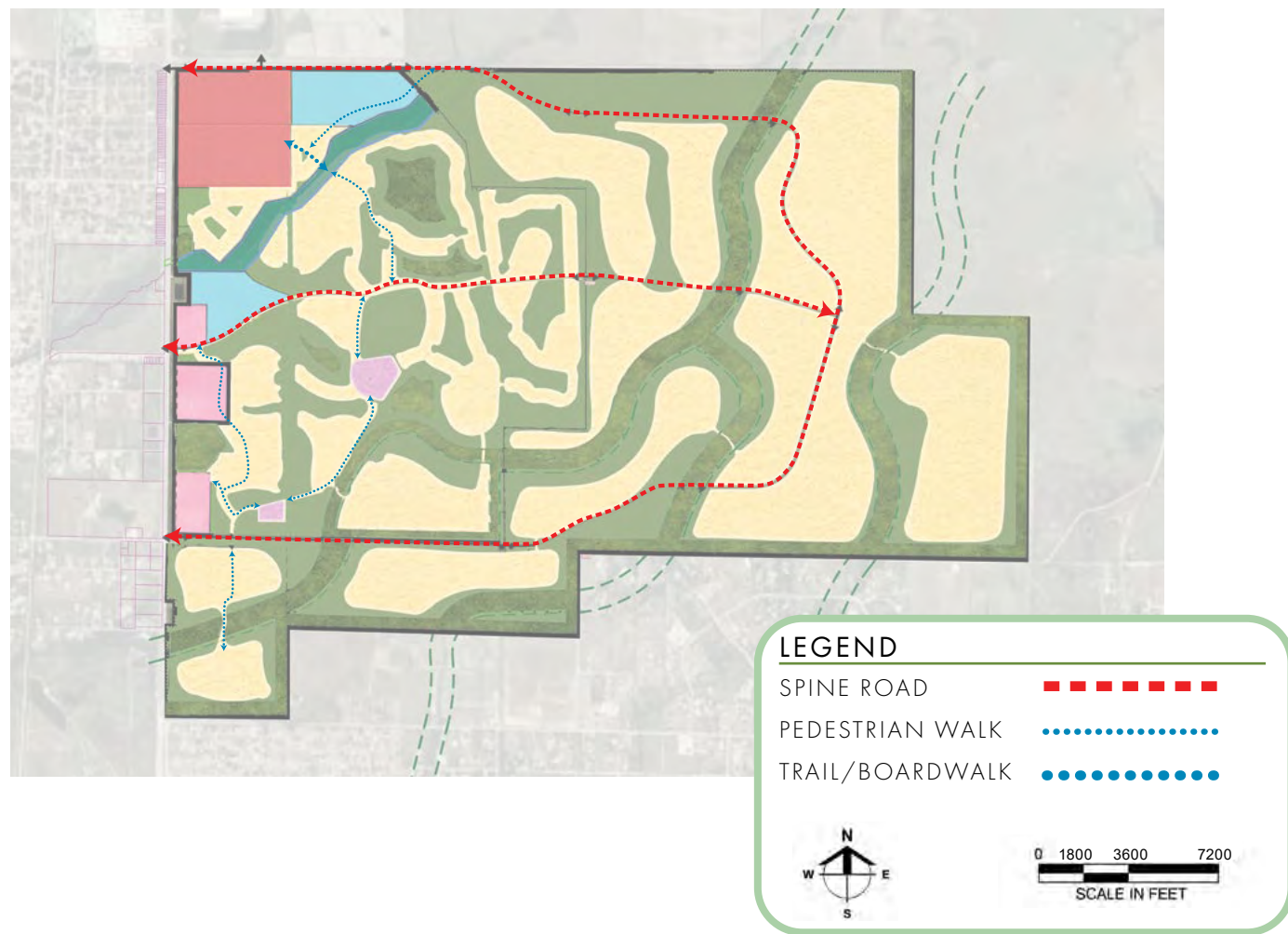
Quality Homes Luxury Amenities Small Town Vibes



02

Regional Connectivity

Throughout the community, diverse neighborhoods feature enhanced streetscapes and adventurous trail connections that offer residents and visitors a range of enriching experiences. These thoughtfully designed landscapes invite exploration through multiple perspectives, blending natural beauty with engaging, immersive environments.



Streetscape Connections

The spine road is the main corridor that connects all forms of circulation. The streetscape environment of the spine road is an important features. Shaded sidewalks, gathering spaces, complimentary landscaping create a neighborhood boulevard experience.



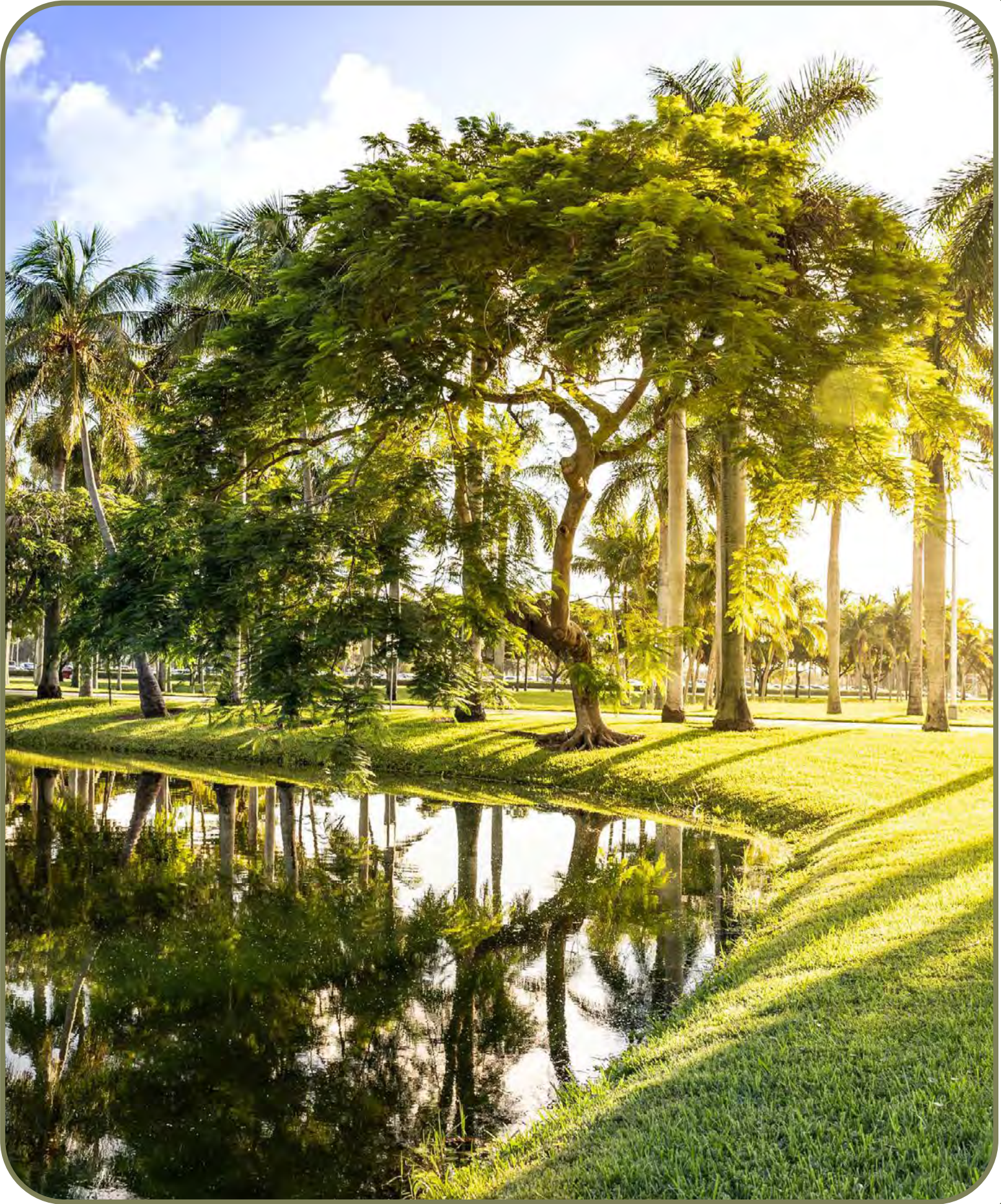
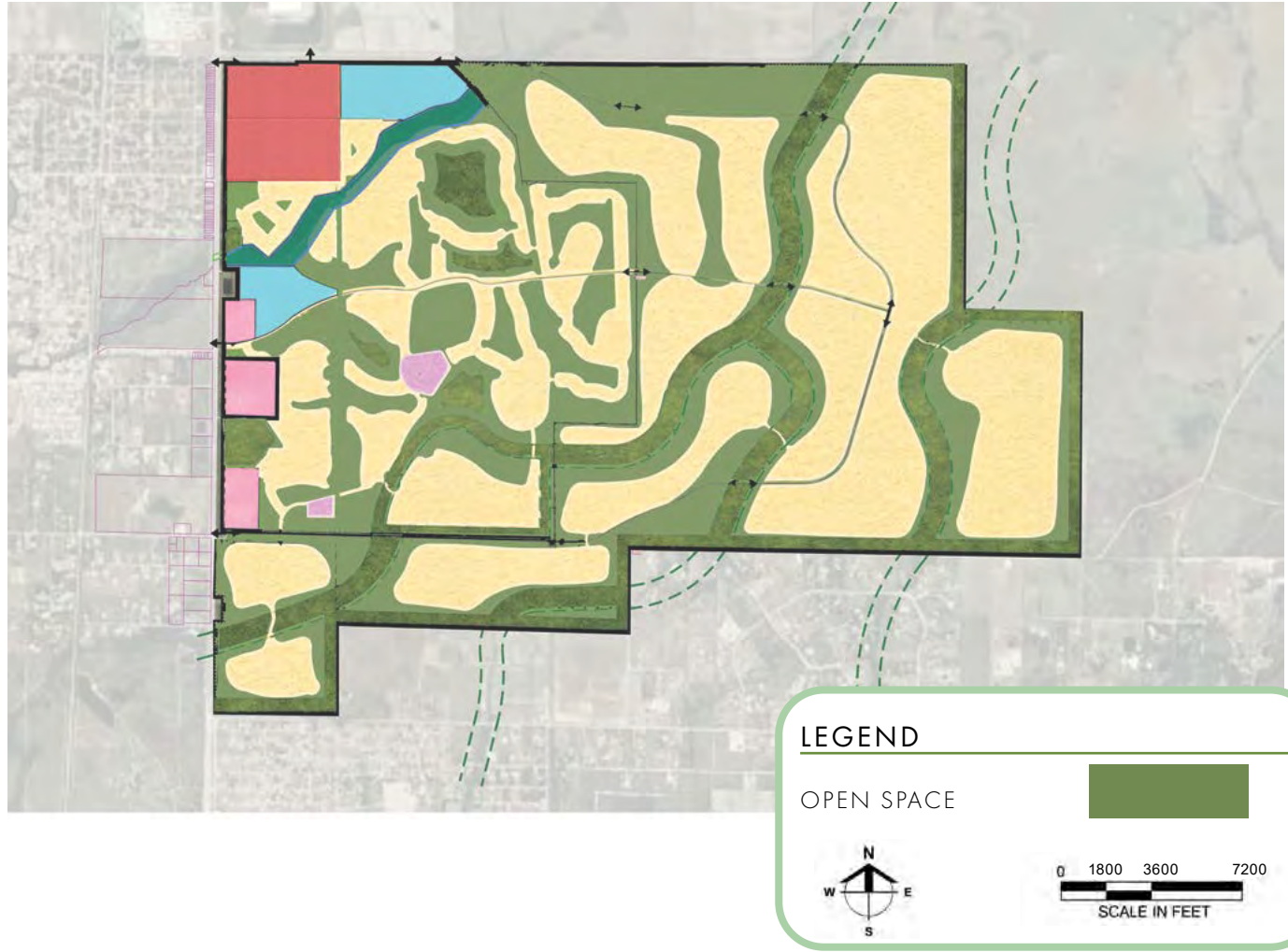
Trail & Walkway Connections

The open spaces include the preserves, flowways, and common green spaces. These areas are extremely important to the lifestyle of the community and where the connections are made between the streetscape sidewalks and the multi-use trails.



03 Open Space

Expansive and permanent conservation area with publicly accessible recreational amenities to allow residents and visitors to enjoy the beauty of Old Florida and engage with the outdoors.



Connectivity



Exploration



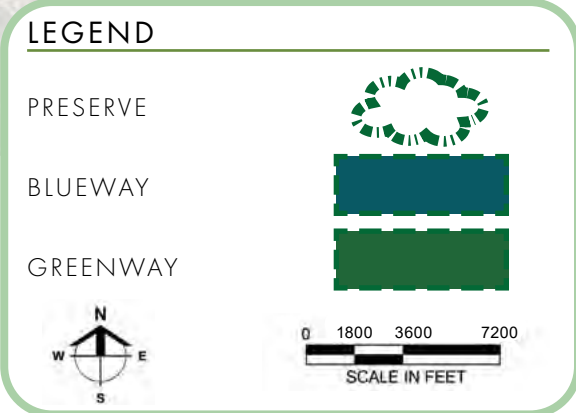
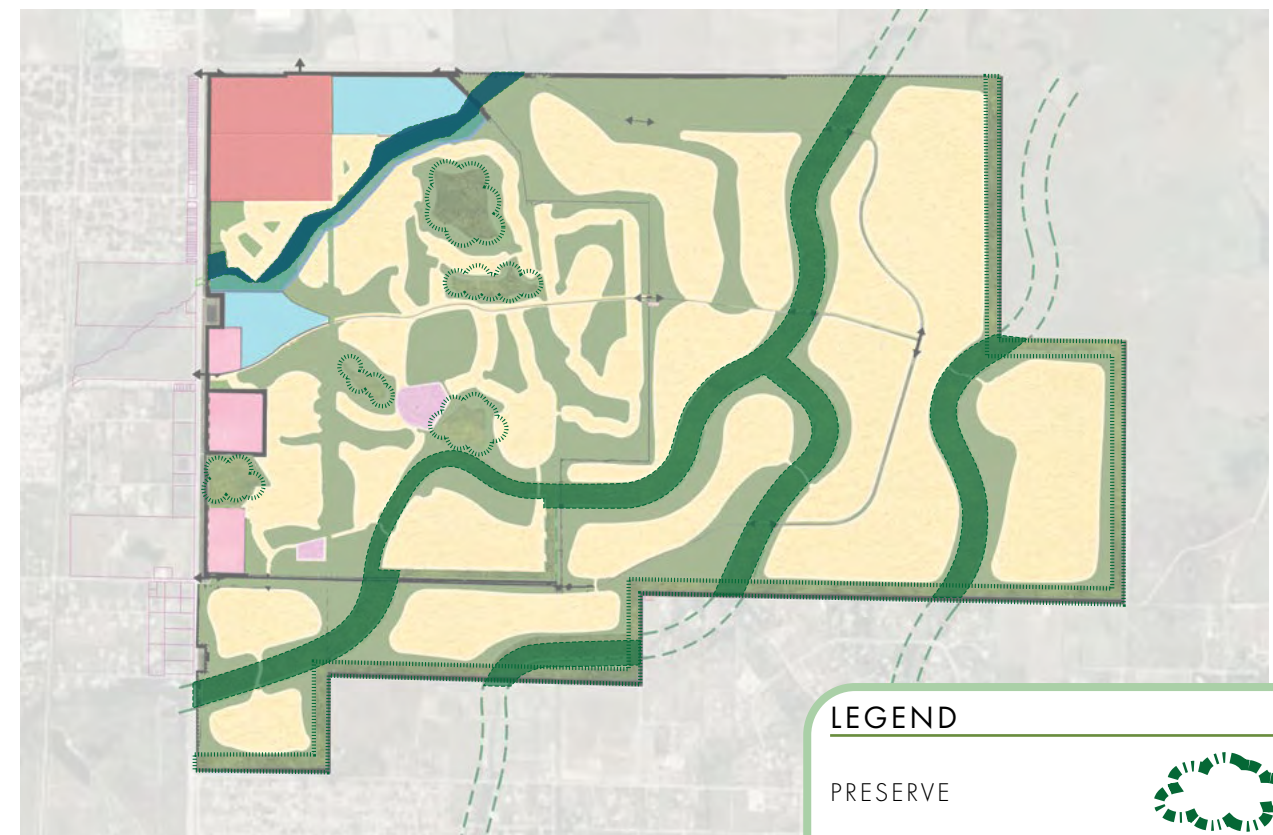
Recreation



04

Flowway / Greenway

Previous areas designated for passive and active recreation, wildlife movement, and buffers support both pedestrian and wildlife activities. They offer opportunities for exercise, outdoor enjoyment, and community gatherings. These spaces may include golf courses, outdoor trails and fitness loops, parks, and unprogrammed areas for people, pets, and wildlife.



PRESERVE
AREA

PATHWAY

PLANTINGS



LITTORAL
PLANTING

LAKE

PATHWAY



Preservation



Wildlife

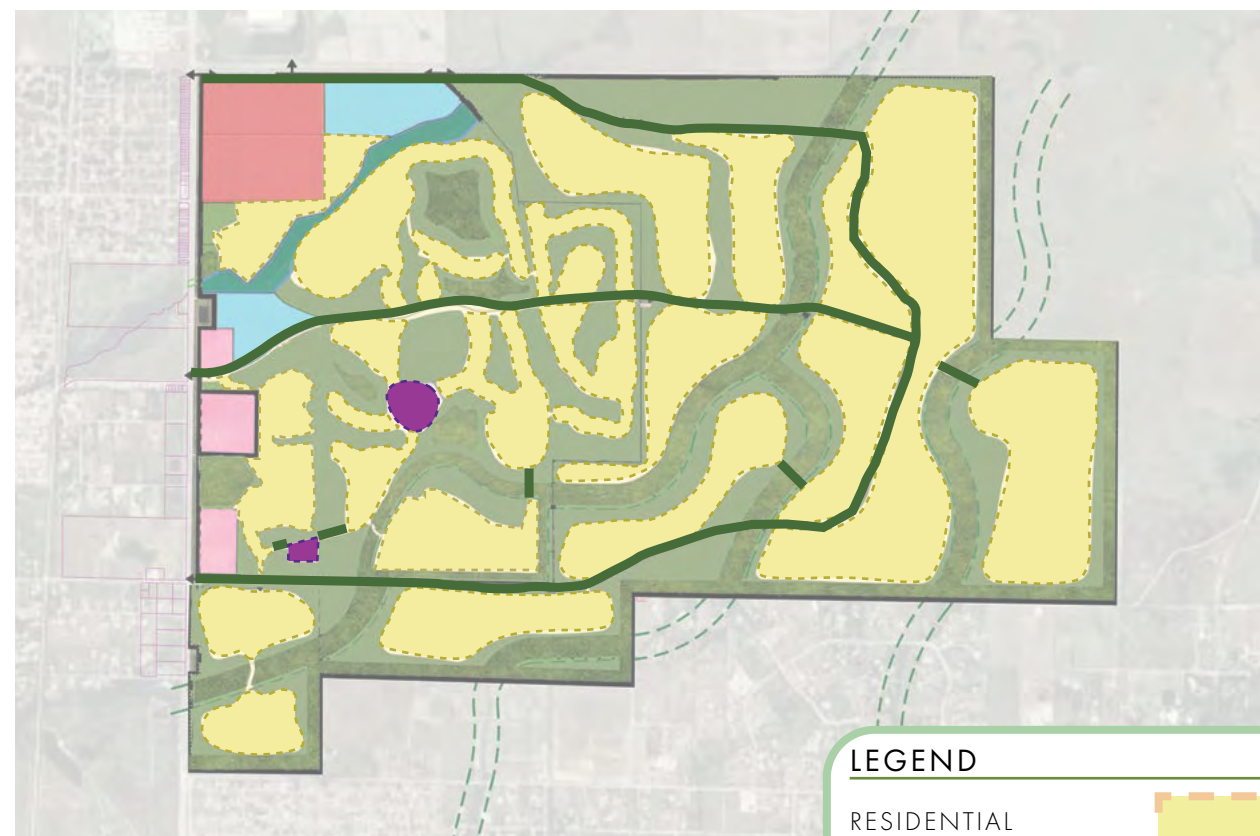


Trails



05 Residential

Unique neighborhoods will be clustered throughout the settlement area to seamlessly interface with the natural context and evoke the sense of Old Florida still visible today on the property.



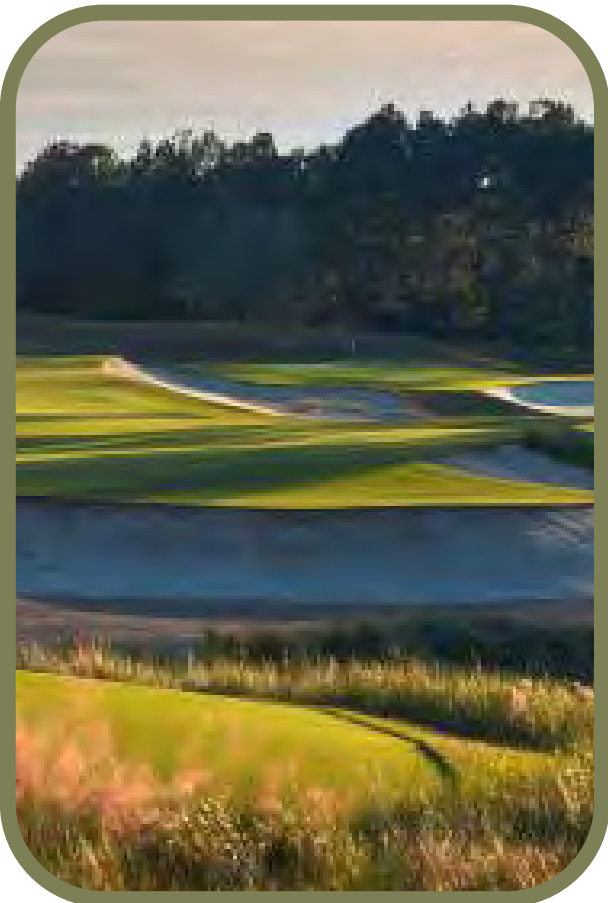
LEGEND

RESIDENTIAL

AMENITY

STREETSCAPE

0 1800 3600 7200
SCALE IN FEET



Dwelling Units



Streetscapes



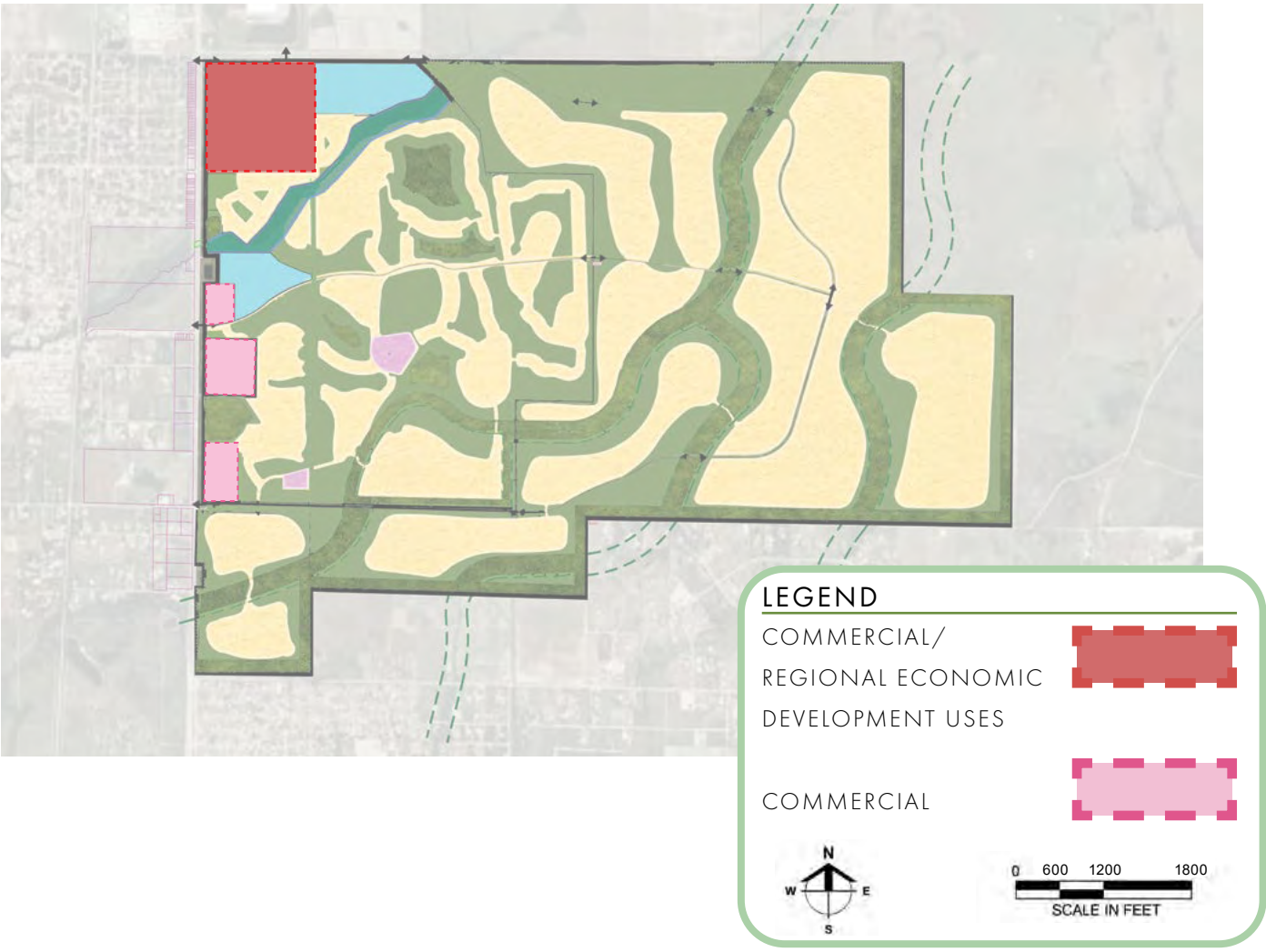
Amenities



06

Commercial/Regional Economic Development Uses

US 17 provides a unique opportunity to supply the County with an economic development hub where businesses will have access to a transportation corridor that extends up the entire eastern seaboard. This combined with the neighborhood commercial areas along US 17 create a live/work/play environment.



Neighborhood Commercial Center



Large Retail

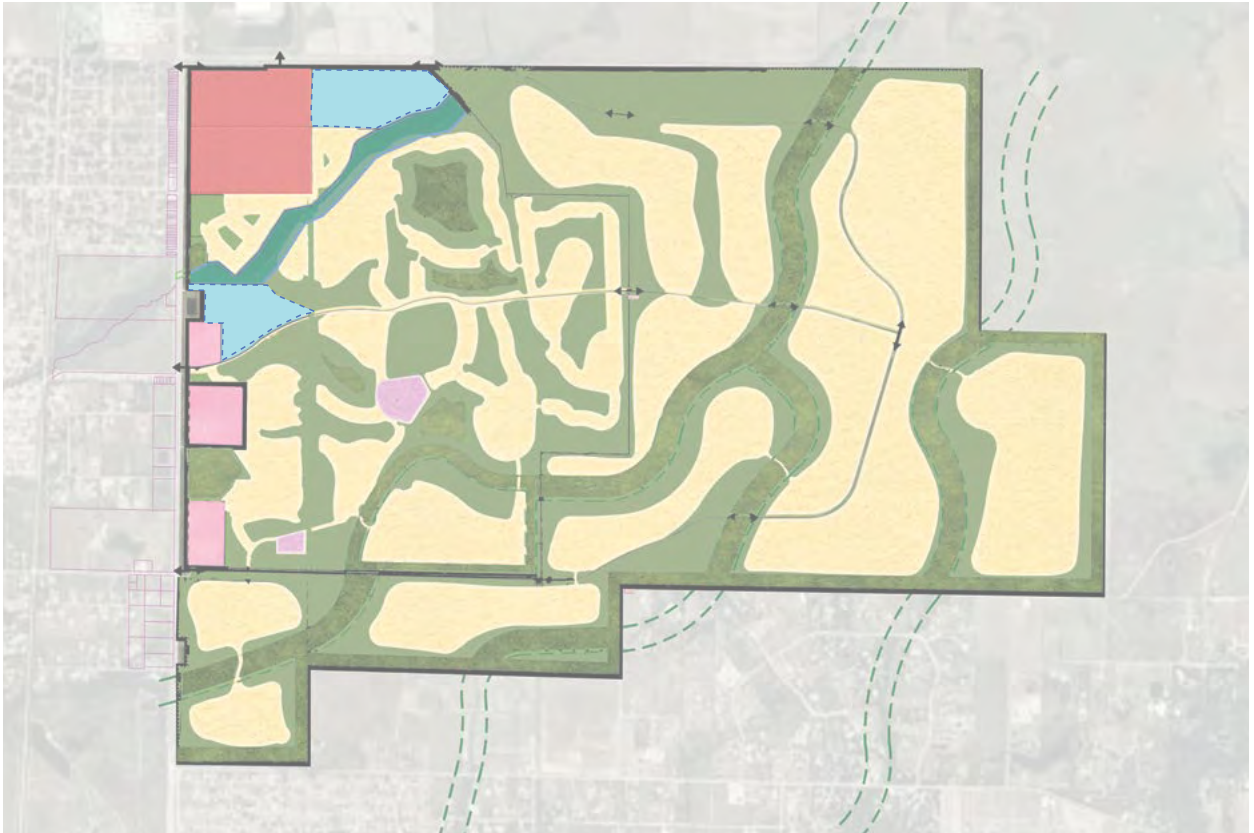


Industrial / Light Industrial



07 Public Services

Public spaces will serve as welcoming centers for community life, thoughtfully integrated into the landscape to reflect the spirit and rhythm of Old Florida.



LEGEND

PUBLIC SERVICES



Libraries



Schools



Fire Stations



08

Thematic Styles

The design styles showcase the cultural energy and local aesthetics, utilizing variety of materials and finishes to compliment. The housing is nestled in existing natural ecosystems and native landscaping. Material palettes mimicking and enhancing upon natures colors and textures.

Florida
Vernacular





Coastal Contemporary



Garden Style Living



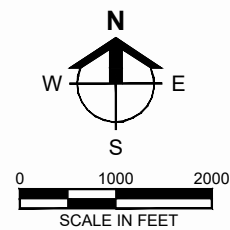
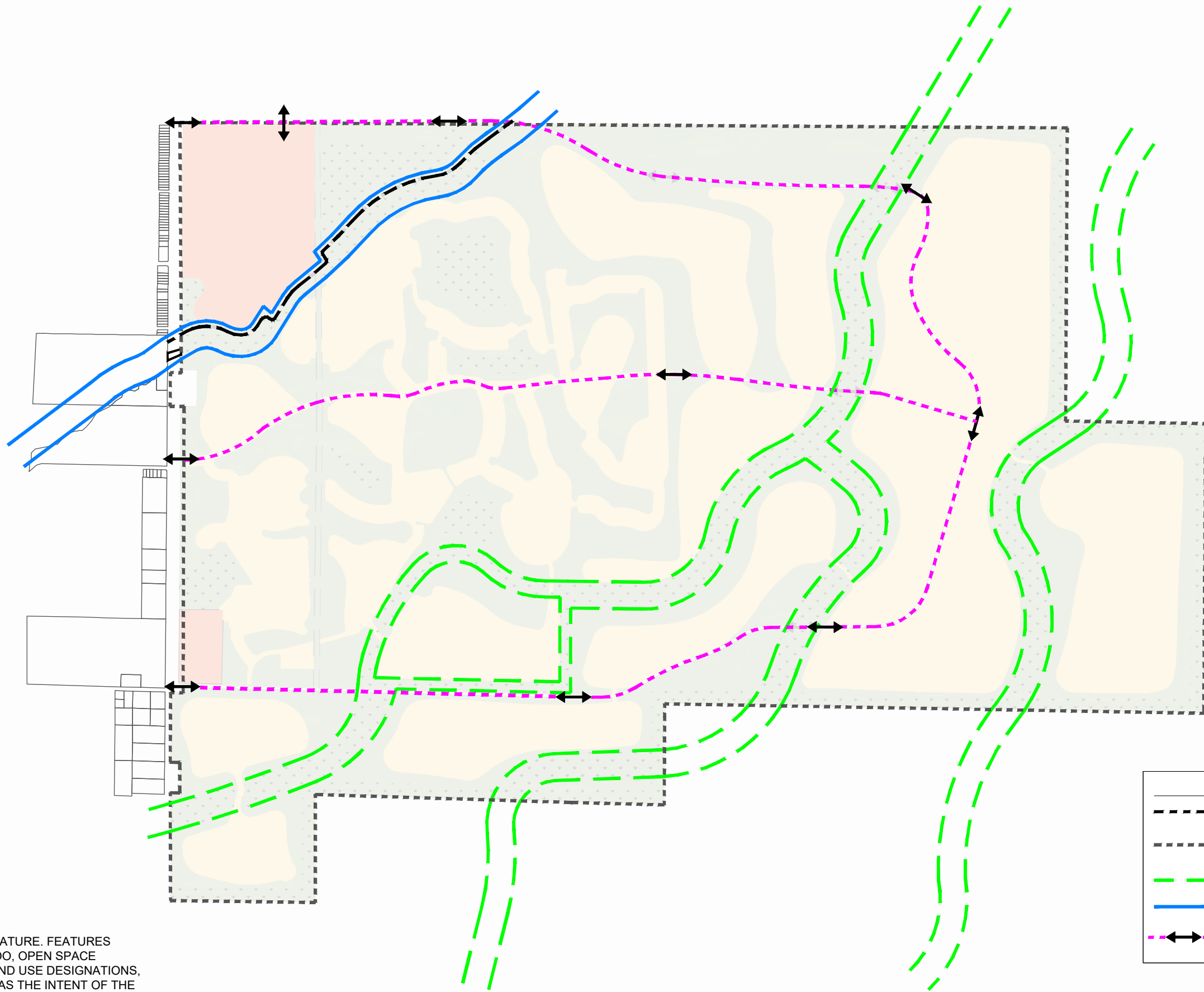


Connected Neighborhoods

Connected Natural Landscapes

Connected Employment

Connected Living



LEGEND	
	PEDESTRIAN PATH WAY
	RURAL SETTLEMENT AREA OVERLAY DISTRICT
	GREENWAY
	FLOWWAY
	INTERCONNECT NETWORK ROUTE

THIS PLAN IS CONCEPTUAL IN NATURE. FEATURES INCLUDING, BUT NOT LIMITED TOO, OPEN SPACE AREAS, ACCESS LOCATIONS, LAND USE DESIGNATIONS, ECT. ARE SUBJECT TO CHANGE AS THE INTENT OF THE RSAOD IS MET.

Exhibit 3

Infrastructure Financing Strategy

The developer of the Area B intends to form a Community Development District to bond infrastructure within Area B, including all roads and roadway connections. Infrastructure and roadway connections within Area A, C and D will be paid for by developers of those areas. Property owners within the RSAOD will pay a proportionate share for any other infrastructure costs, including off site road improvements as may be deemed necessary.

Potable water and wastewater will be provided by North Charlotte Waterworks, Inc., or its successor. Onsite wells and wastewater treatment remain a viable option for development of the RSAOD and surrounding areas, however options are being presently explored to secure available capacity from existing providers under a bulk rate agreements with North Charlotte Waterworks. Primarily, DeSoto County has identified capacity which could serve the RSAOD on an interim basis until on-site facilities are complete. Alternatively, the developer of Area B is investigating long-term bulk-rate options with DeSoto and Charlotte County to secure capacity based on existing and planned upgrades to their respective utility.

Additionally, significant acreage has been set aside for public facilities including potential school sites and discussions are ongoing with the Charlotte County Public Schools to address current capacity needs and growth within south-east concurrency district.

In each instance, development will pay for its impact upon public infrastructure based on applicable impact, capacity, and concurrency fees. The developer of Area B is also willing to enter into a development agreement with applicable government entities to provide additional assurances or potential oversizing of infrastructure to meet area needs.

Exhibit 4

Method to Demonstrate Greenhouse Gas Emission Reductions

The proposed development has committed to aiding in the reduction of greenhouse gas emissions to the extent possible through land use planning. The strategies utilized will be to convert active cattle grazing (a leading contributor to greenhouse gas emissions) to development. Within the development area over 60% of Area B and 50% of Areas A, C and D will be dedicated to permanent open space. These areas include restored greenways and flowways.

The commercial areas will provide Electric Vehicle charging stations and the community will be designed with sidewalks and connectivity to promote pedestrian movement. Within golf course areas, electric golf carts will be utilized rather than gas powered. The combination of all of these factors will aid in the reduction of greenhouse gas emissions.

Exhibit 5

Open Space Management and Maintenance Funding

The developers of each individual property will manage all on site open space via a Wetland and Open Sapce Management Plan adopted via a Planned Development (PD) rezoning process. Financing for maintenance will come from the developer while the community is building out and then gradually transition to a maintenance entity, which may include a Community Development District, a homeowners association, a general property owners association or and other form of common area maintenance entity established by the developers.

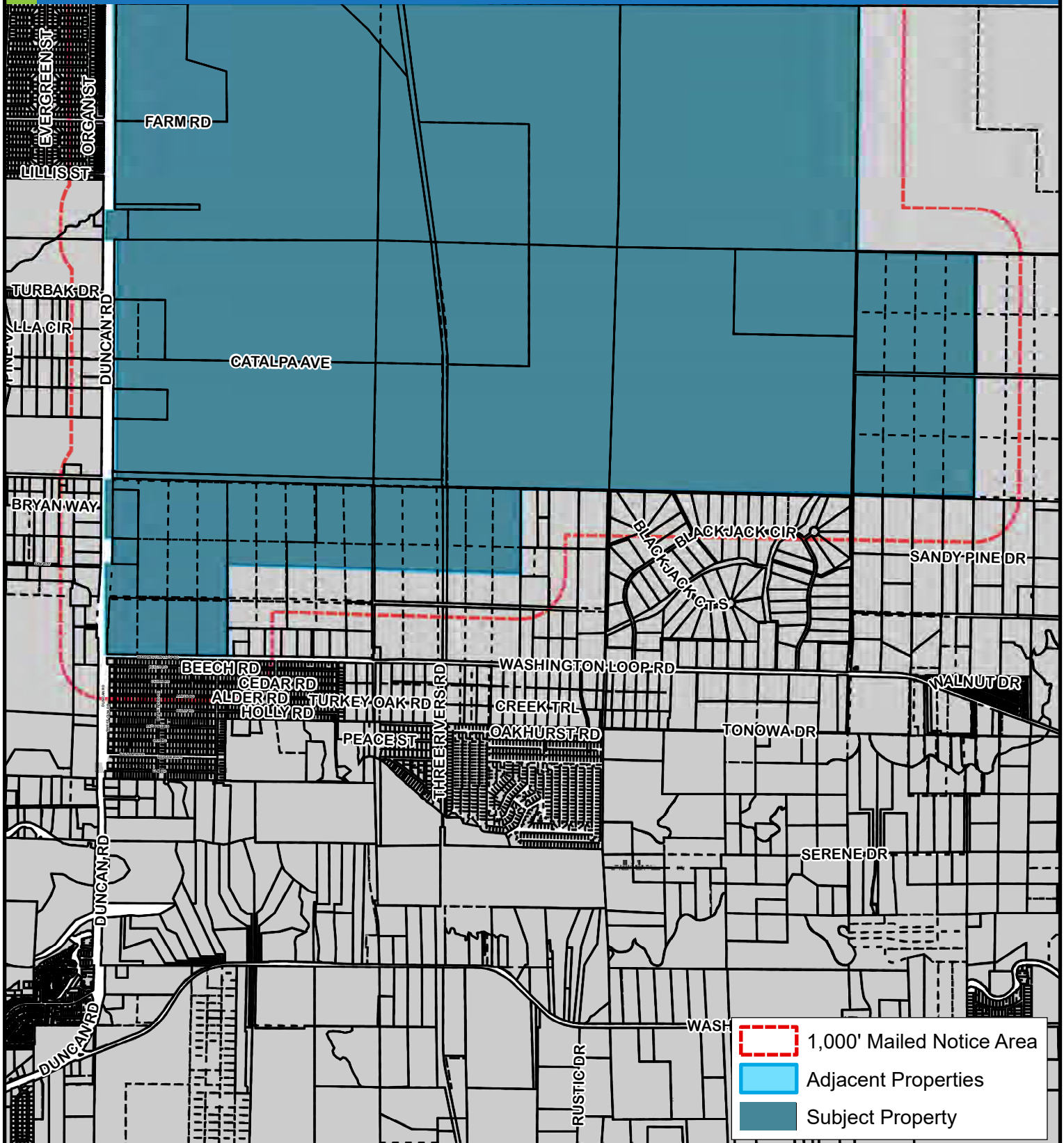
Management of the preserve areas will be conducted consistent with the adopted Wetland and Open Sapce Management Plan and permits issued by SWFWMD and Charlotte County. Management activities throughout the site will vary depending on vegetative conditions, exotic vegetation levels, and listed species utilization; however, the activities will generally consist of exotic vegetation removal, hydrologic restoration through removal of agricultural ditches and berms, and installation of native plantings.

CHARLOTTE COUNTY

1,000' Foot Mailed Notice of TCP-24-04



CHARLOTTE COUNTY
Community Development



04, 06, 07, 08, 09, 10, 17 & 18/40/24 East County



(NOT TO SCALE)

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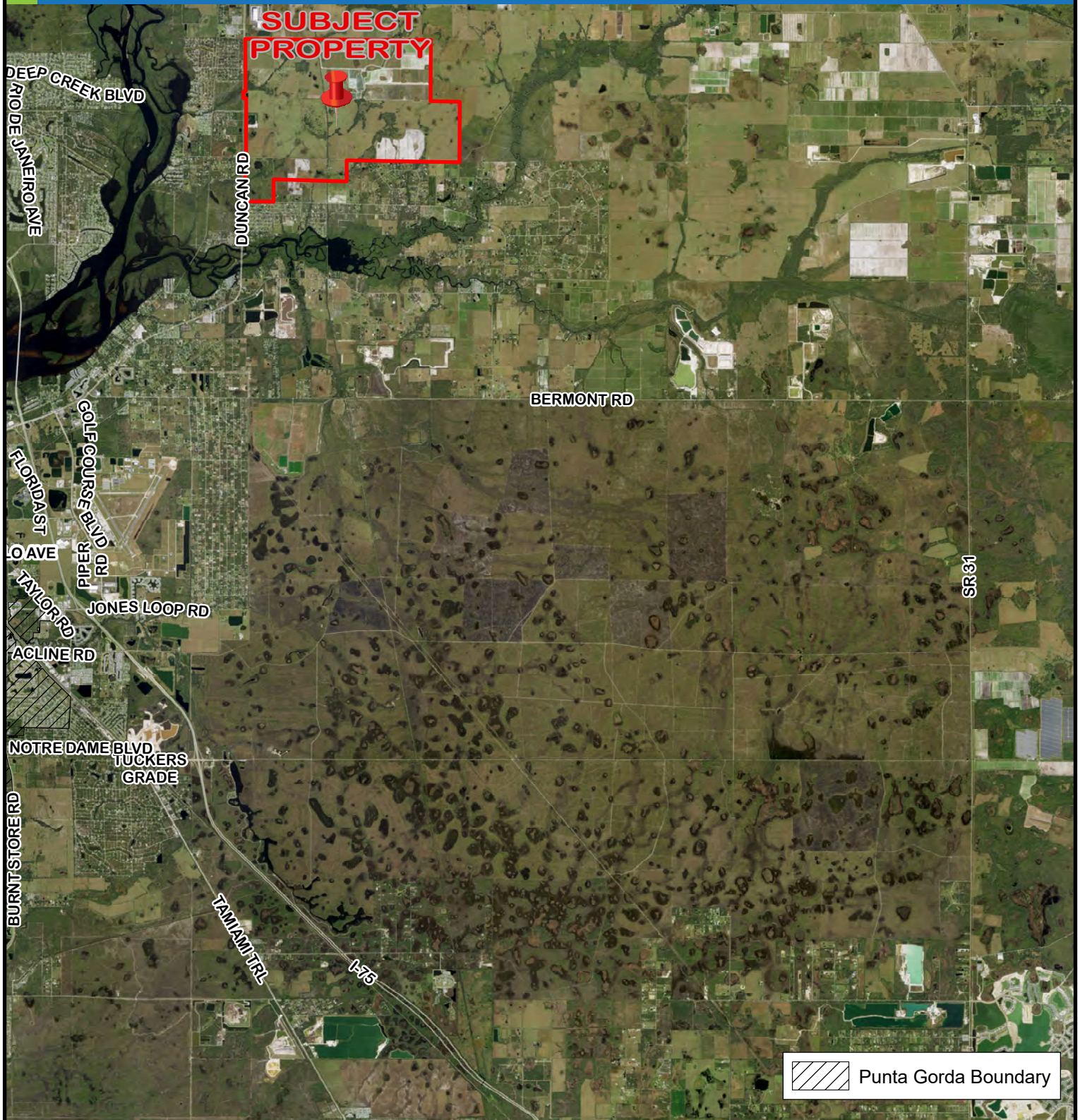
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CHARLOTTE COUNTY

Location Map for TCP-24-04



04, 06, 07, 08, 09, 10, 17 & 18/40/24 East County



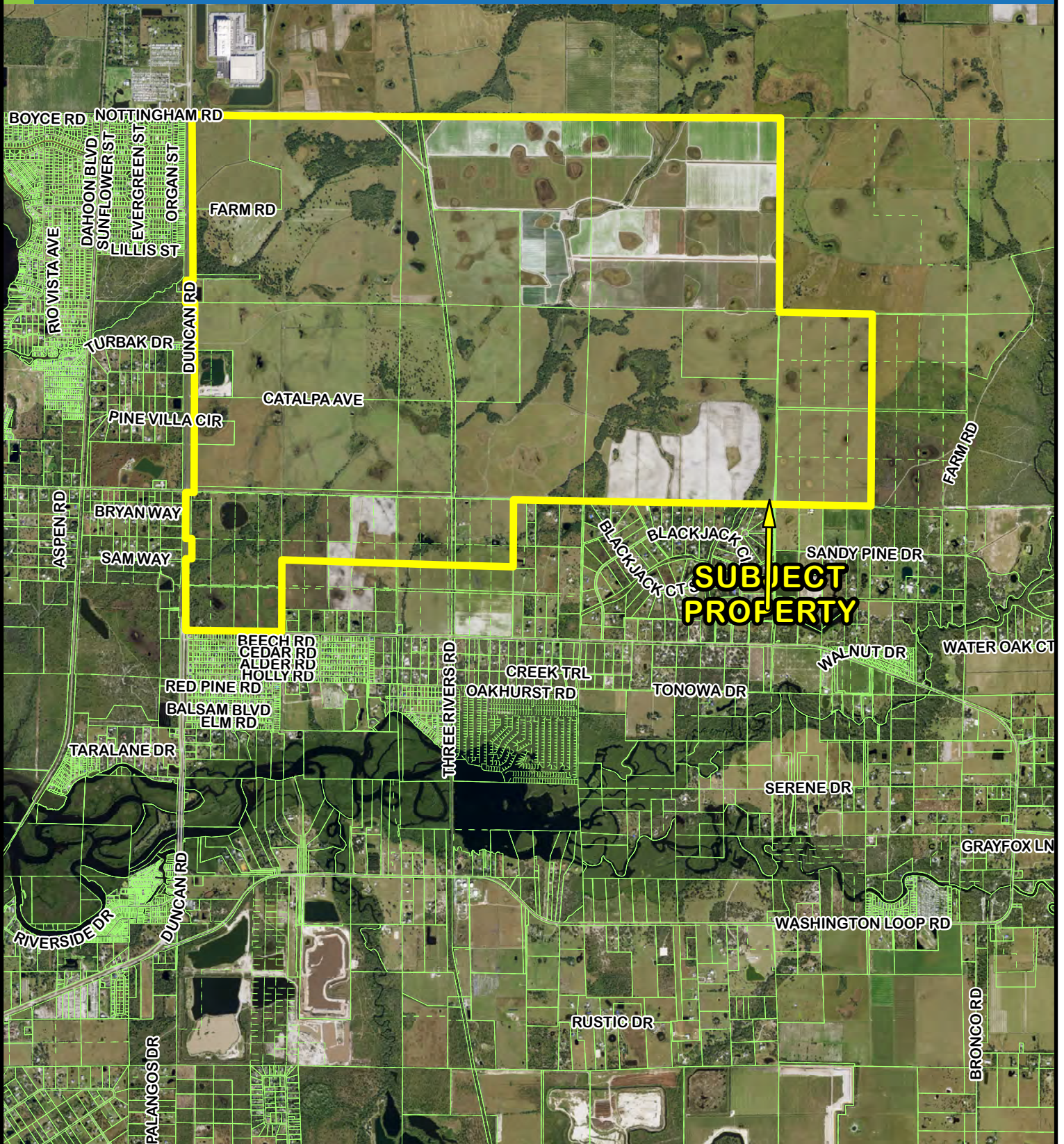
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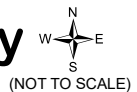
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CHARLOTTE COUNTY

Area Image for TCP-24-04



04, 06, 07, 08, 09, 10, 17 & 18/40/24 East County



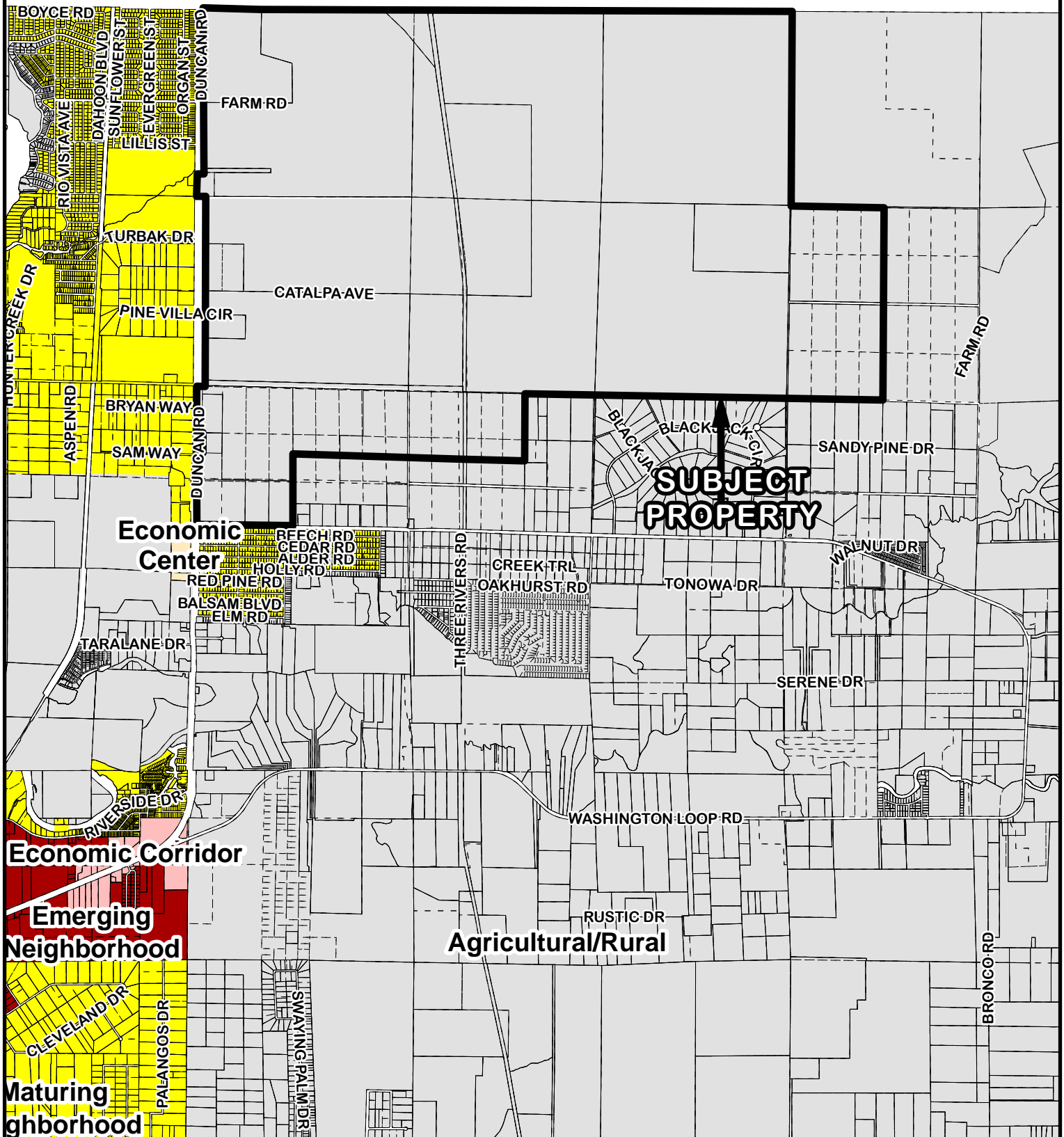
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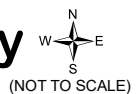
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CHARLOTTE COUNTY

Framework for TCP-24-04



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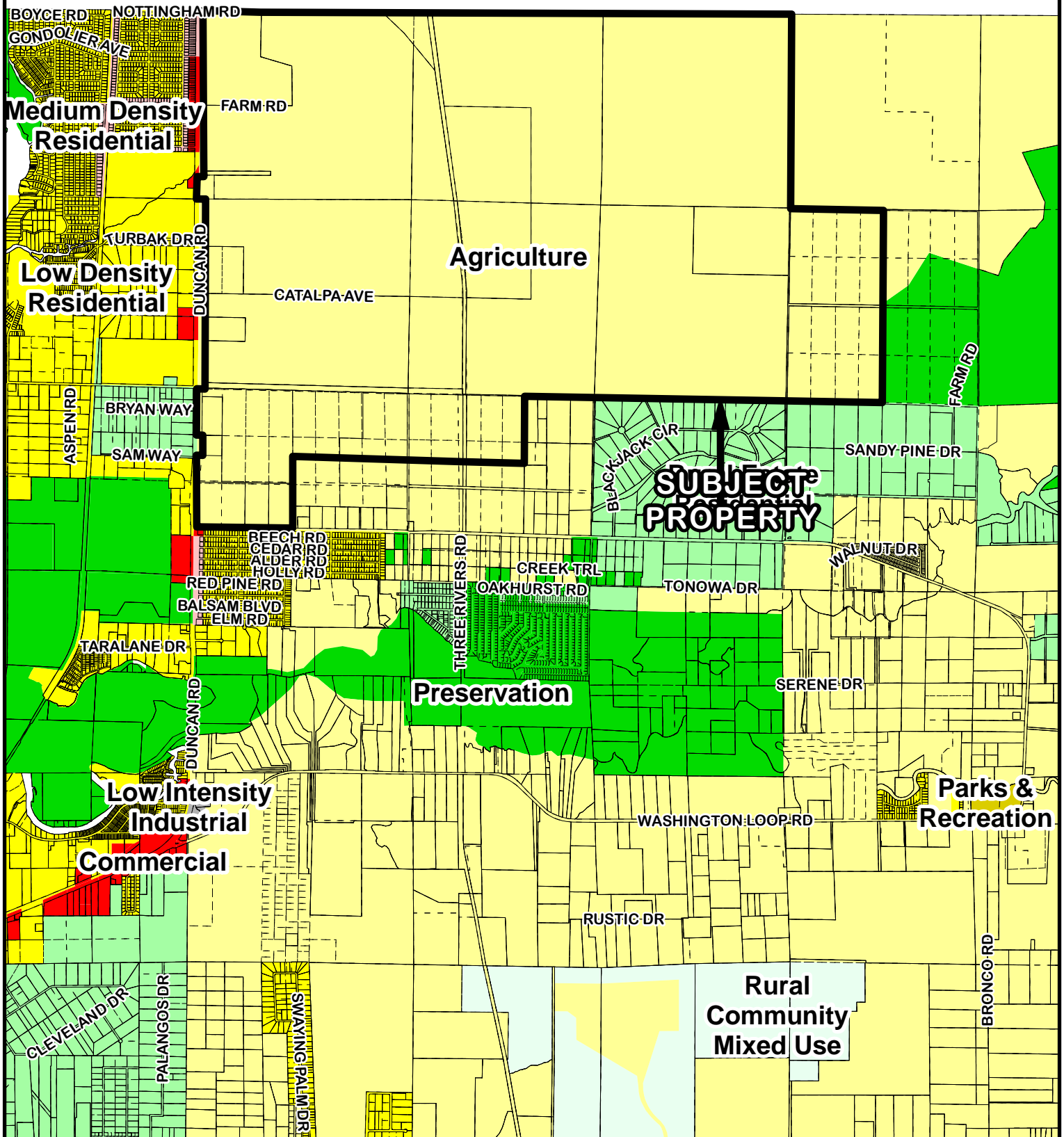
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CHARLOTTE COUNTY

FLUM Designations for TCP-24-04



04, 06, 07, 08, 09, 10, 17 & 18/40/24 East County



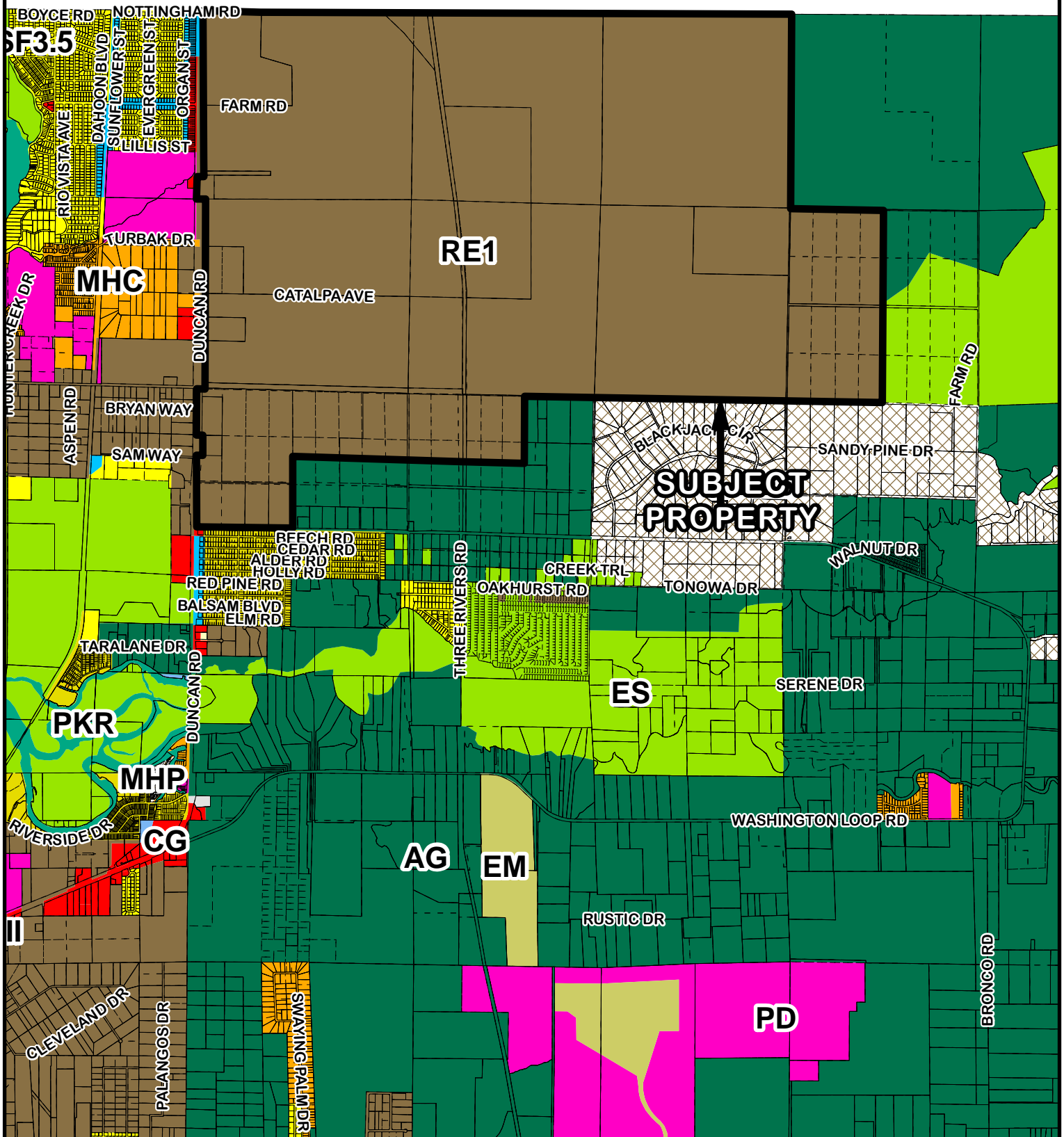
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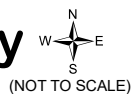
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CHARLOTTE COUNTY

Zoning Designations for TCP-24-04



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