

PAL-24-02 (Legislative)

PD-24-02 (Quasi-Judicial)

(Transmittal Hearing BCC Land Use Meeting 09-10-2024
for PAL-24-02 Only

Adoption Hearing BCC Land Use Meeting 02-25-2025)

TAG Lakeside, LLC



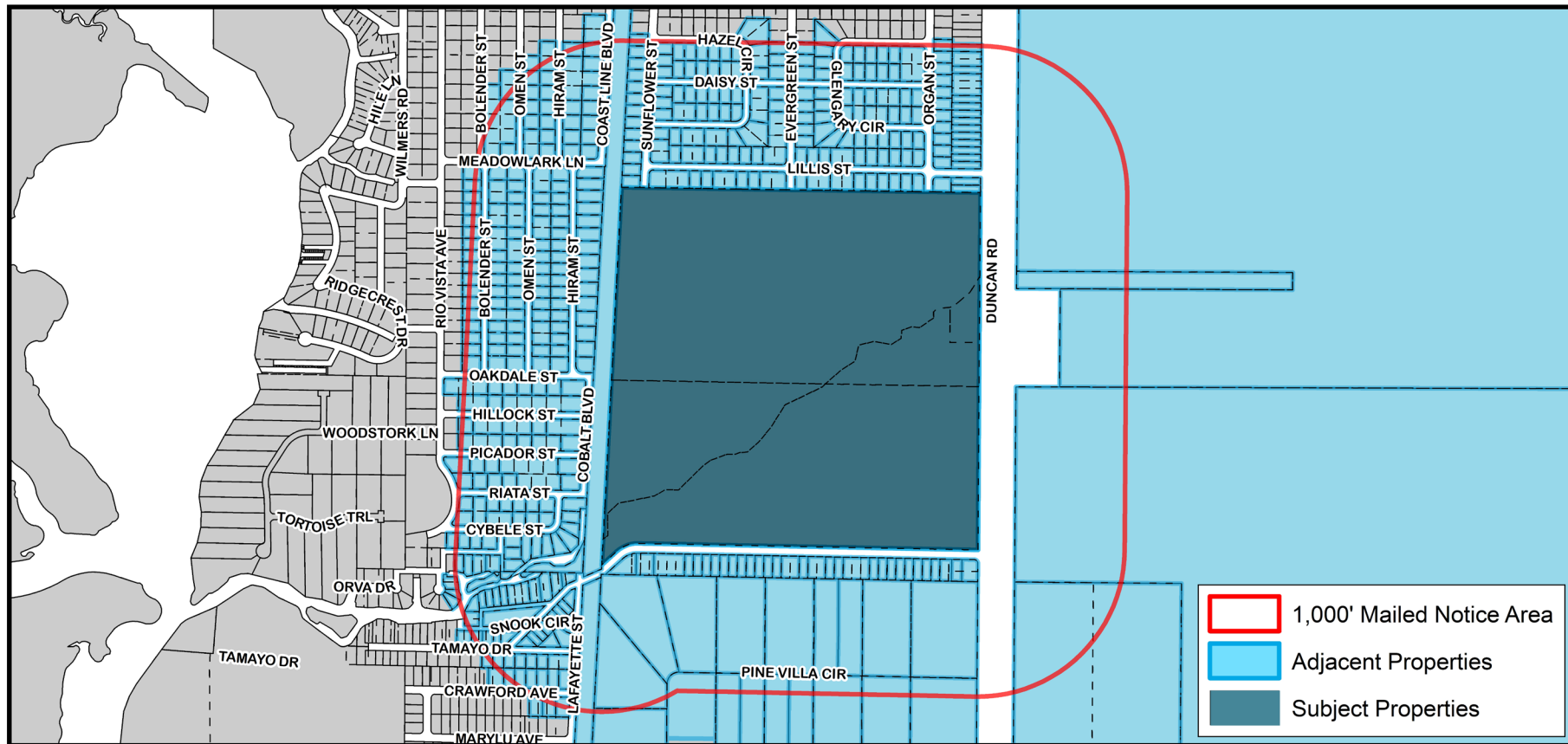
CHARLOTTE COUNTY
FLORIDA

Proposed Changes

- A Large-scale Plan Amendment from Low Density Residential (LDR) (138.32± acres) and Commercial (COM) (1.56± acres) to Medium Density Residential (MDR) with an annotation to the 2030 Future Land Use Map 1) limiting the overall maximum density up to 1,188 units; increasing density from 135 units to 1,188 units, 2) requiring central water and sanitary sewer services to serve any residential development above 691 units, and 3) prohibiting an onsite package plant.

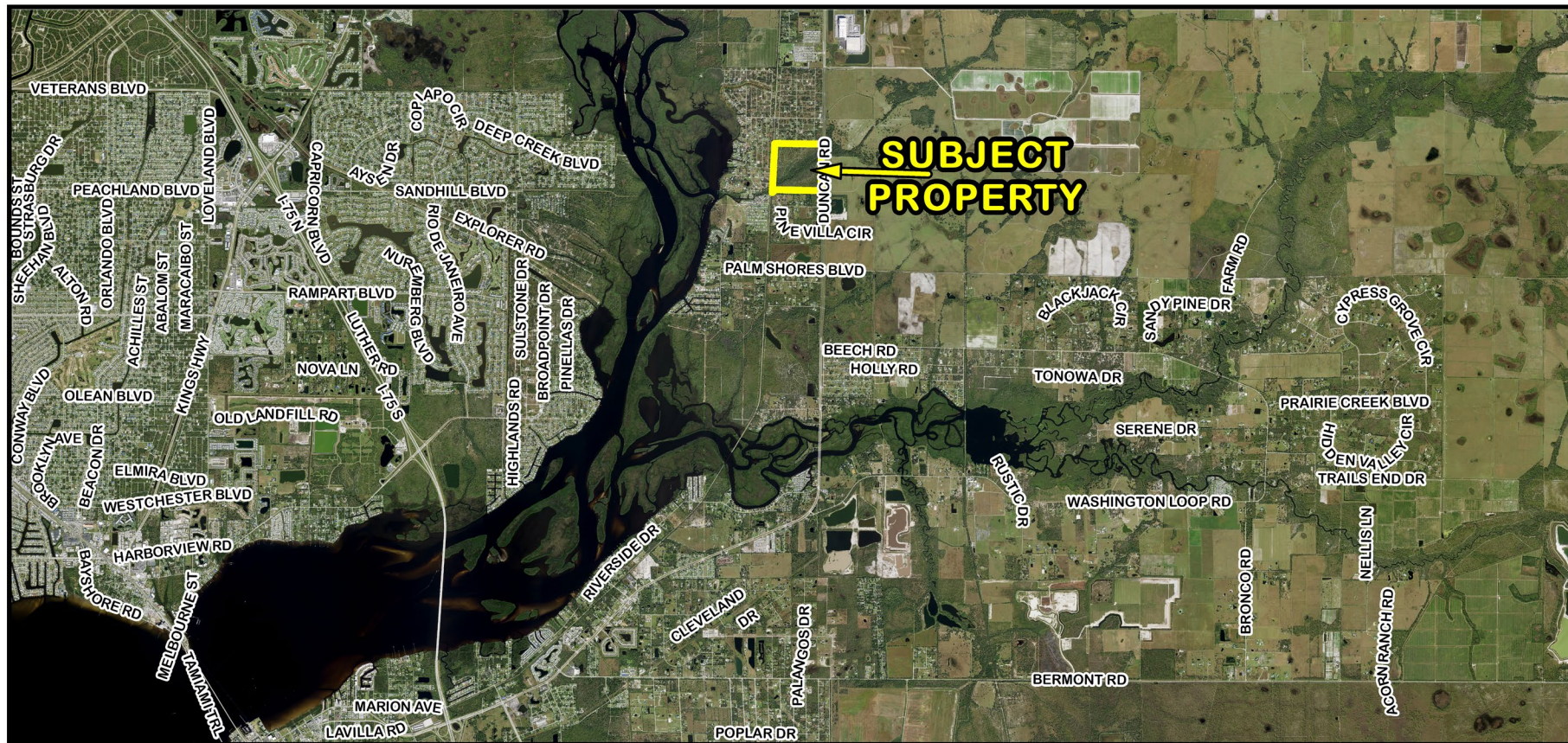
Proposed Changes

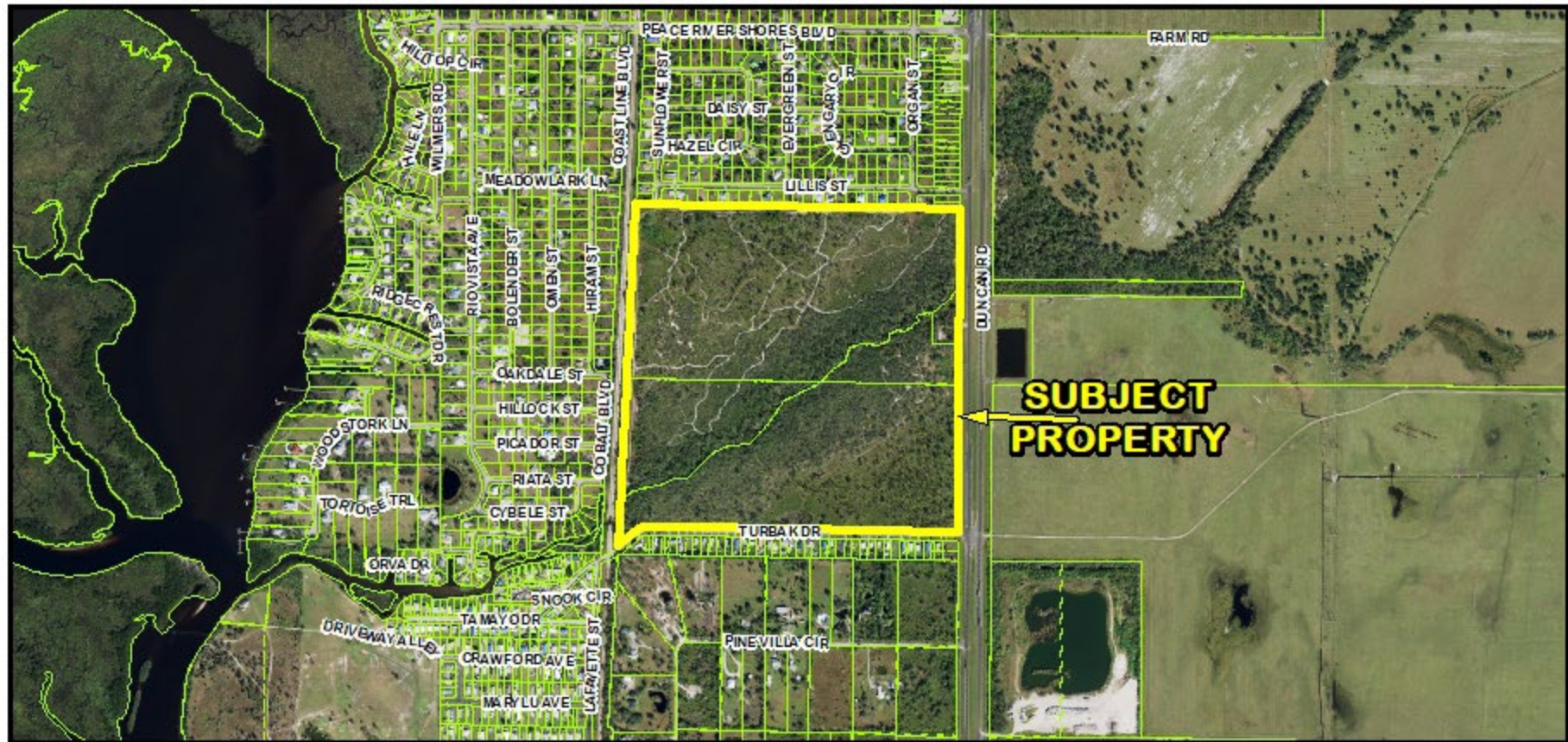
- A companion rezoning from Planned Development (PD) (138.32± acres) and Commercial General (CG) (1.56± acres) to PD, adopting a General PD Concept Plan to allow for a residential multi-family development of up to 1,188 units; increasing density from 135 units to 1,188 units; requiring a transfer of 1,053 density units to reach the maximum of 1,188 units
- Located in Commission District I



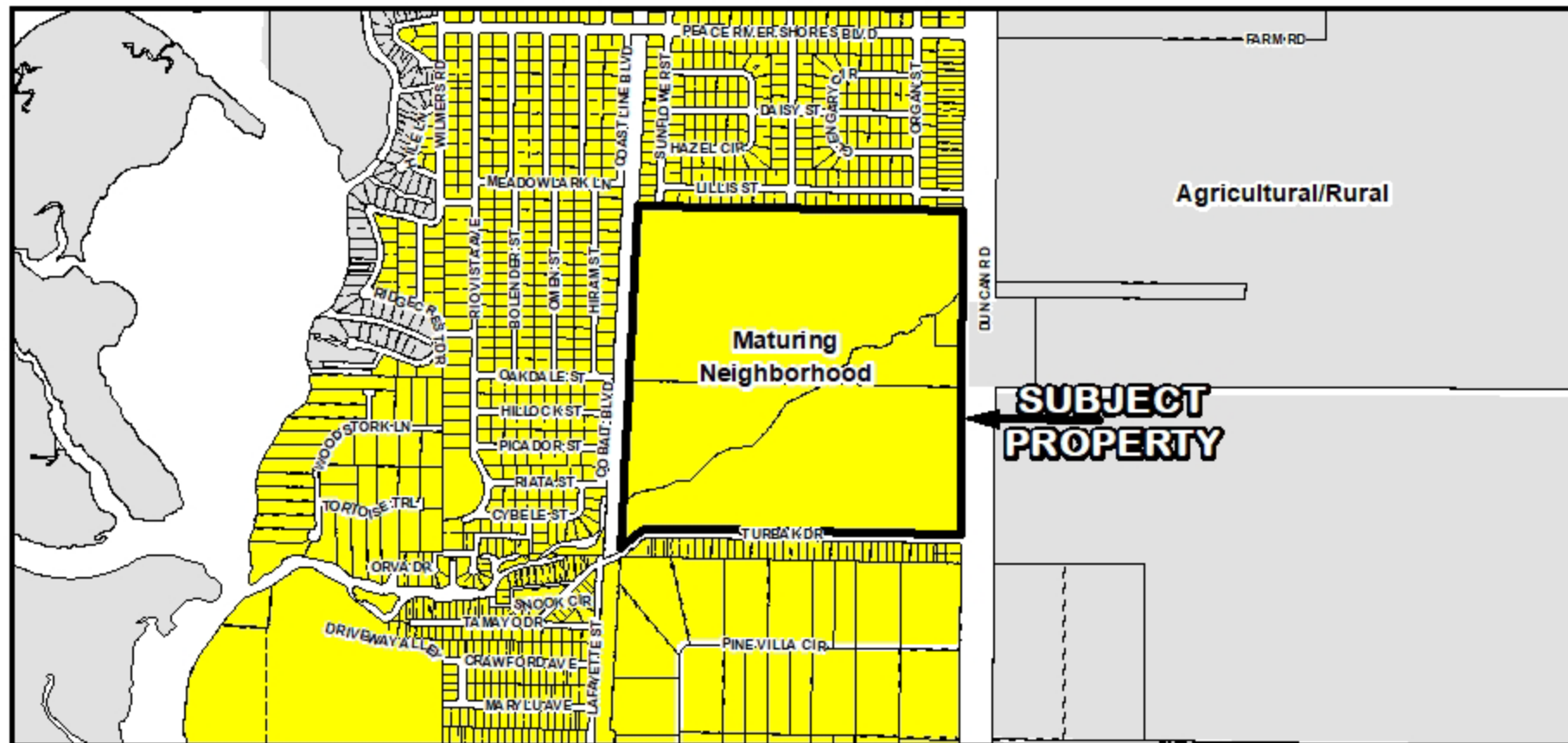
**SUBJECT
PROPERTY**

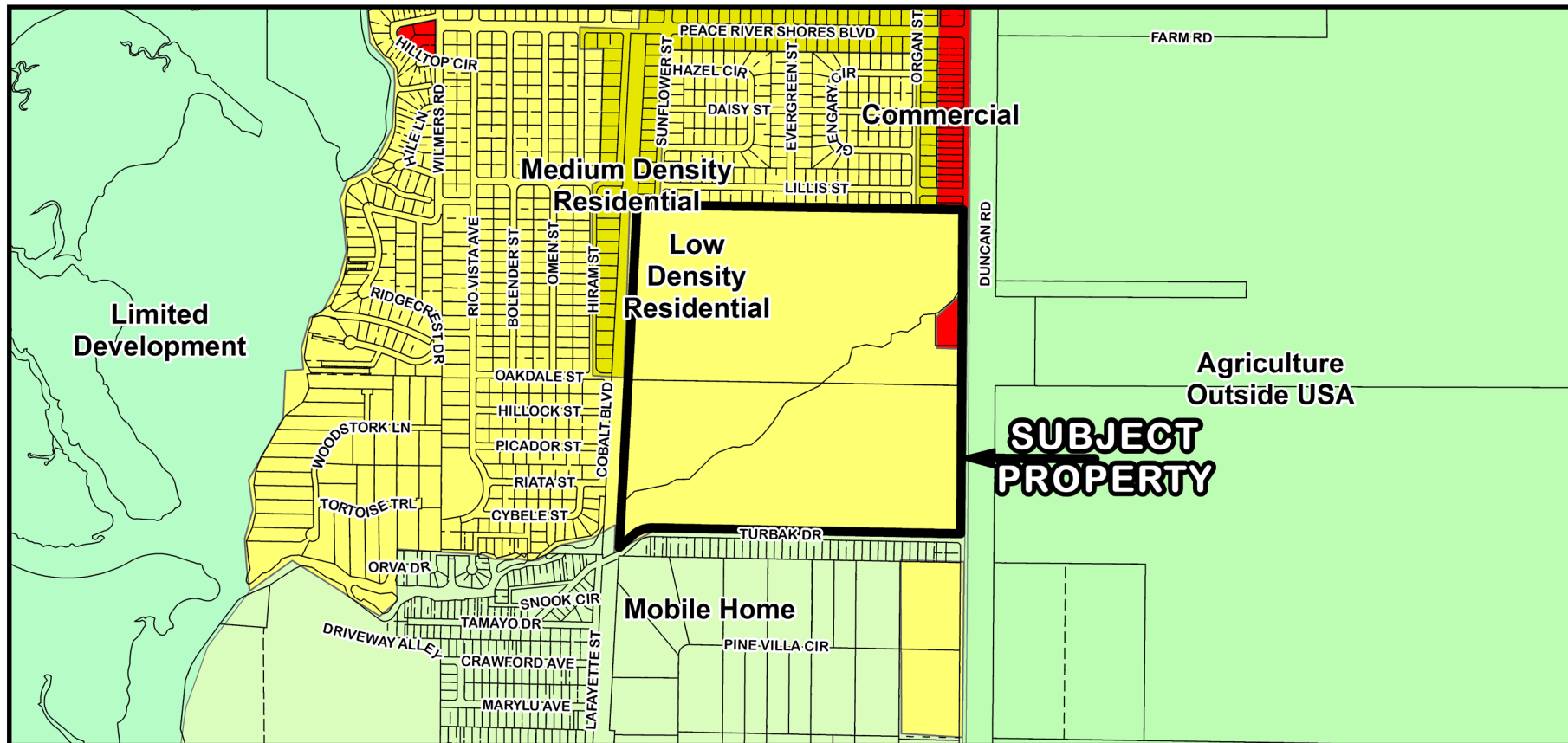


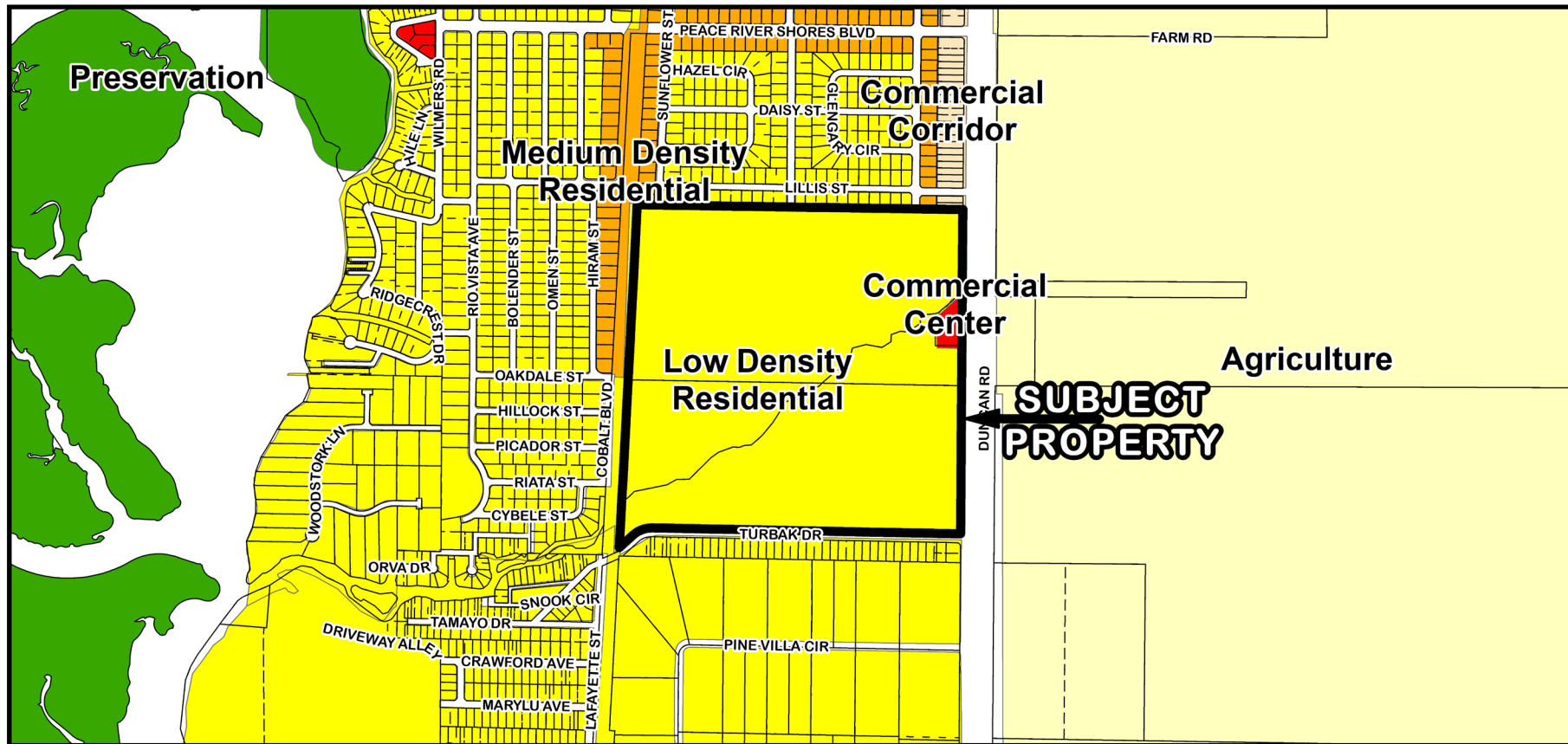




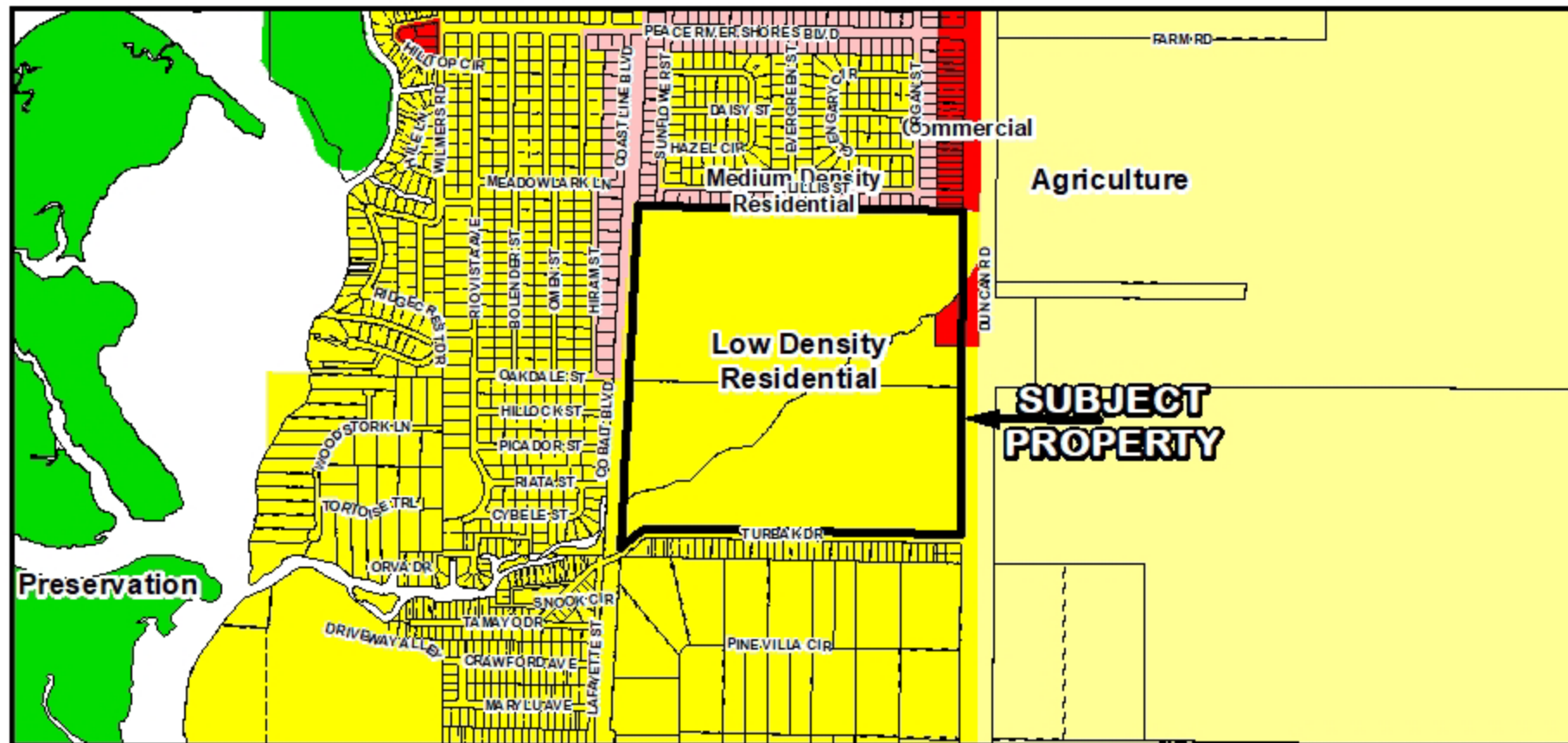
PAL-24-02 and PD-24-02 Area Image

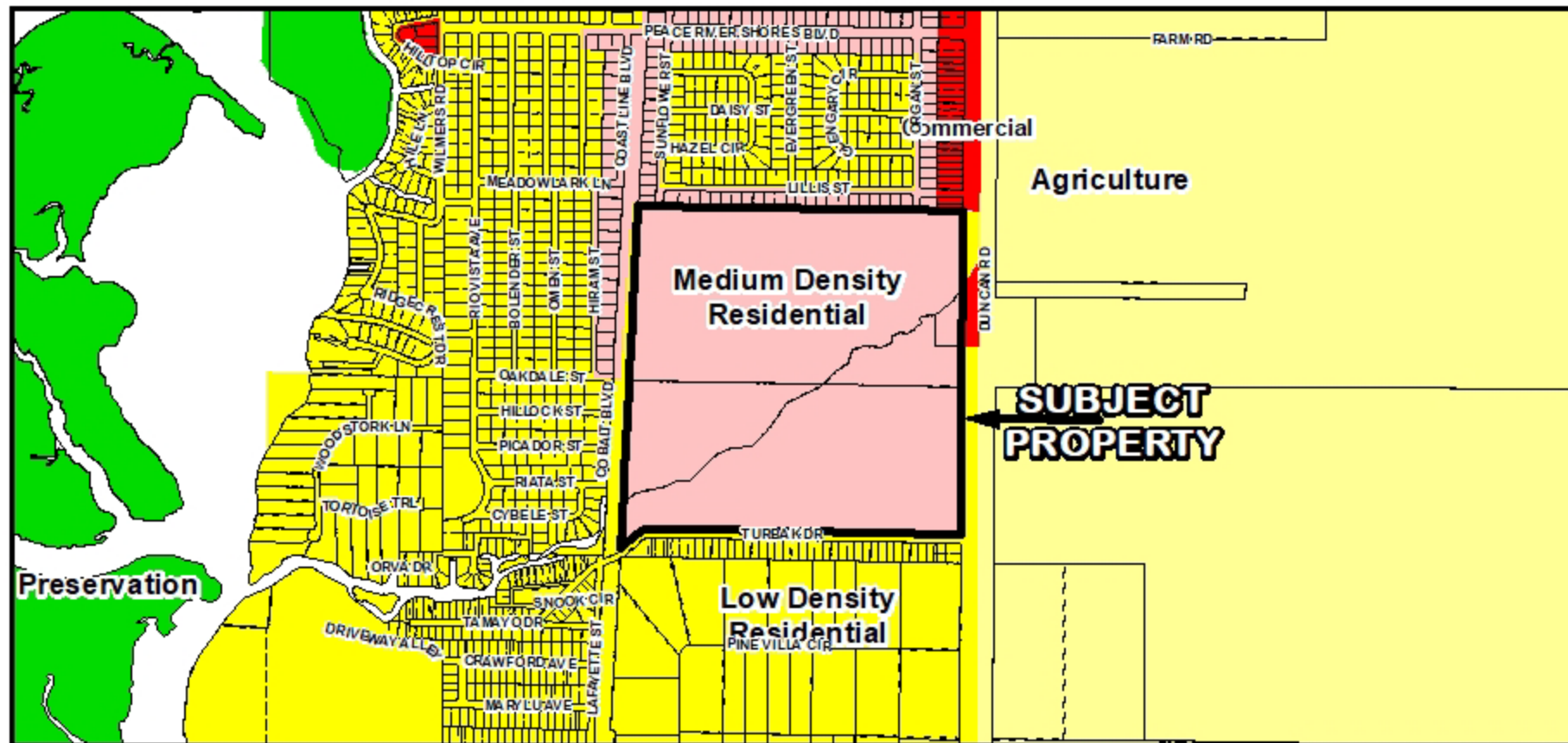


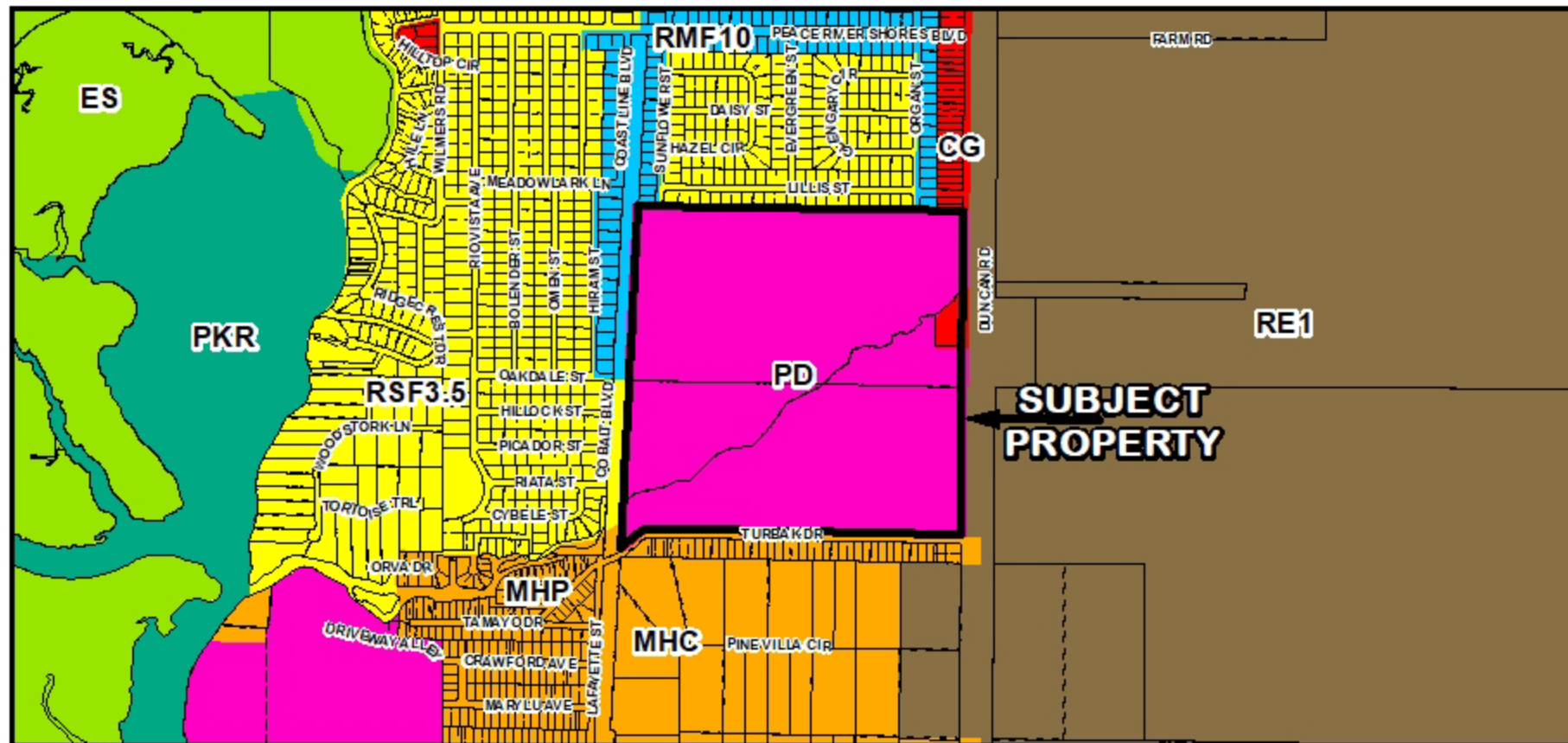


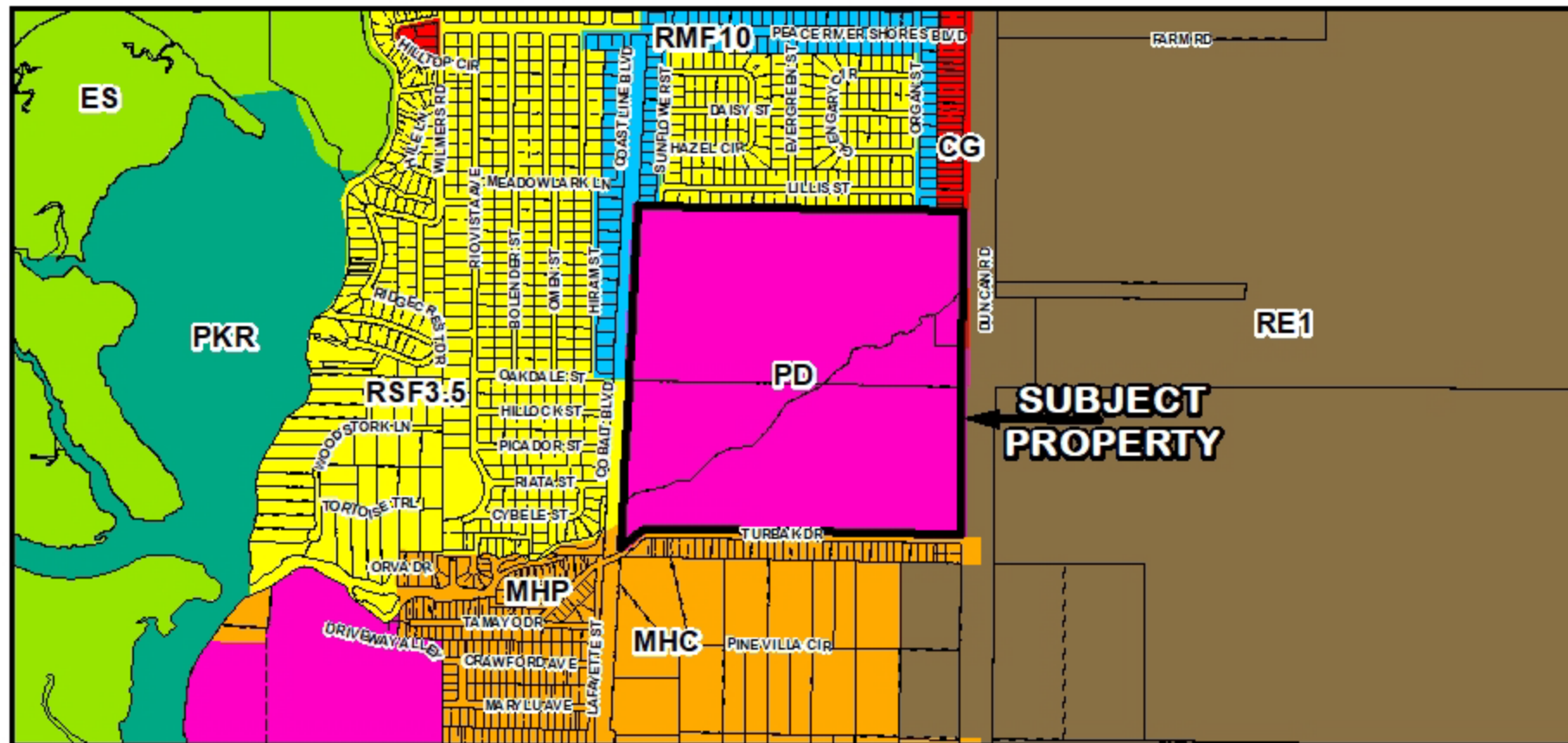


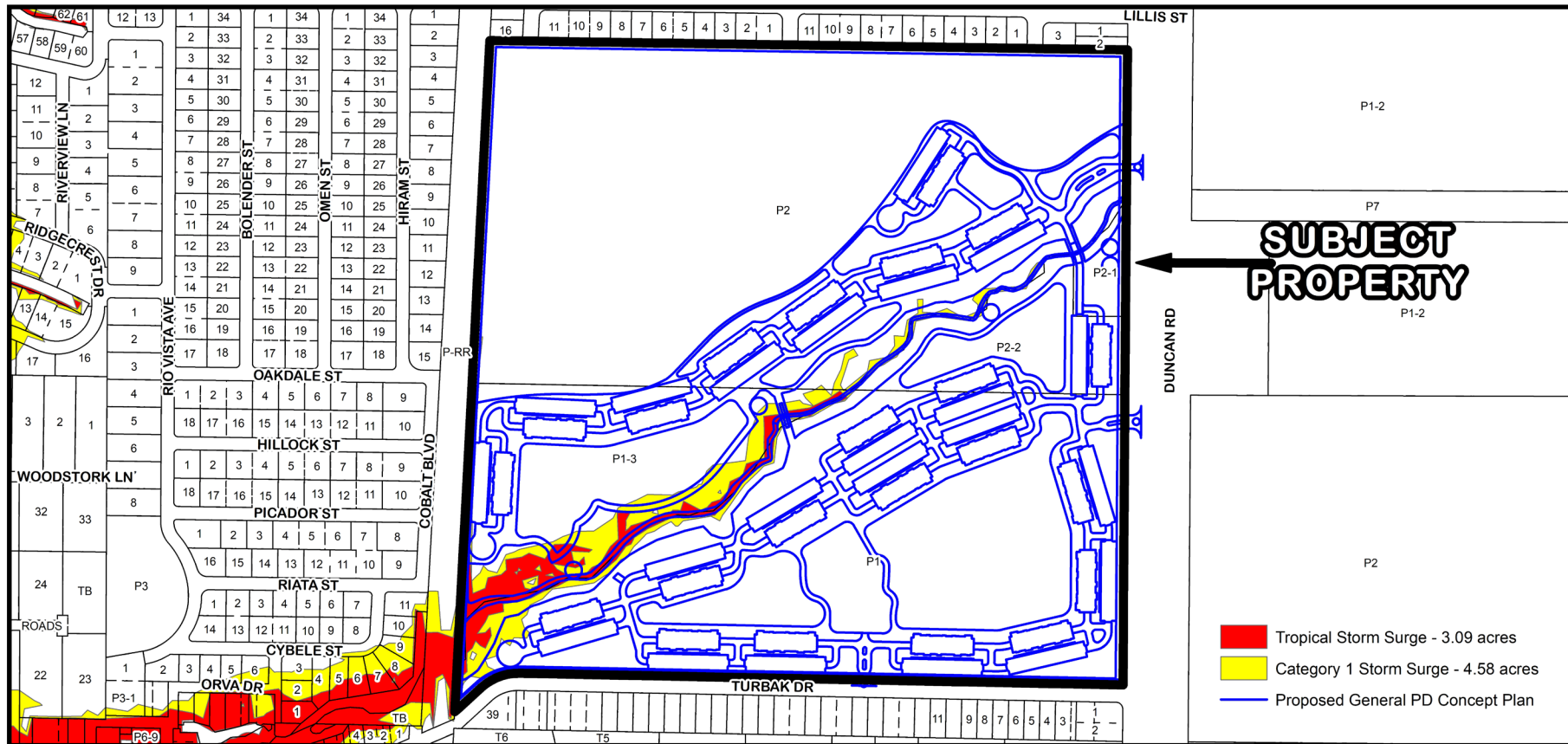
PAL-24-02 and PD-24-02 1997-2010 FLUM Designations



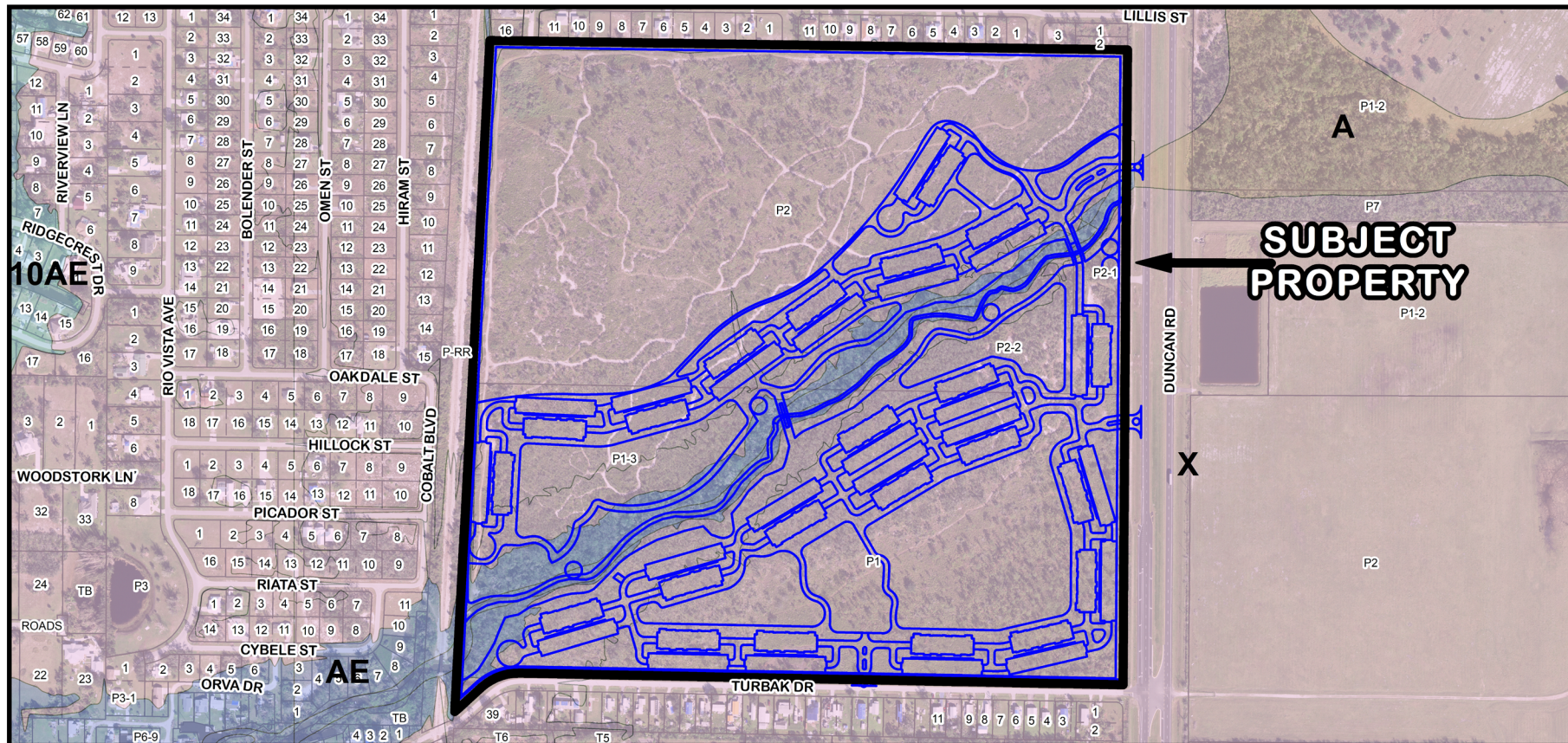




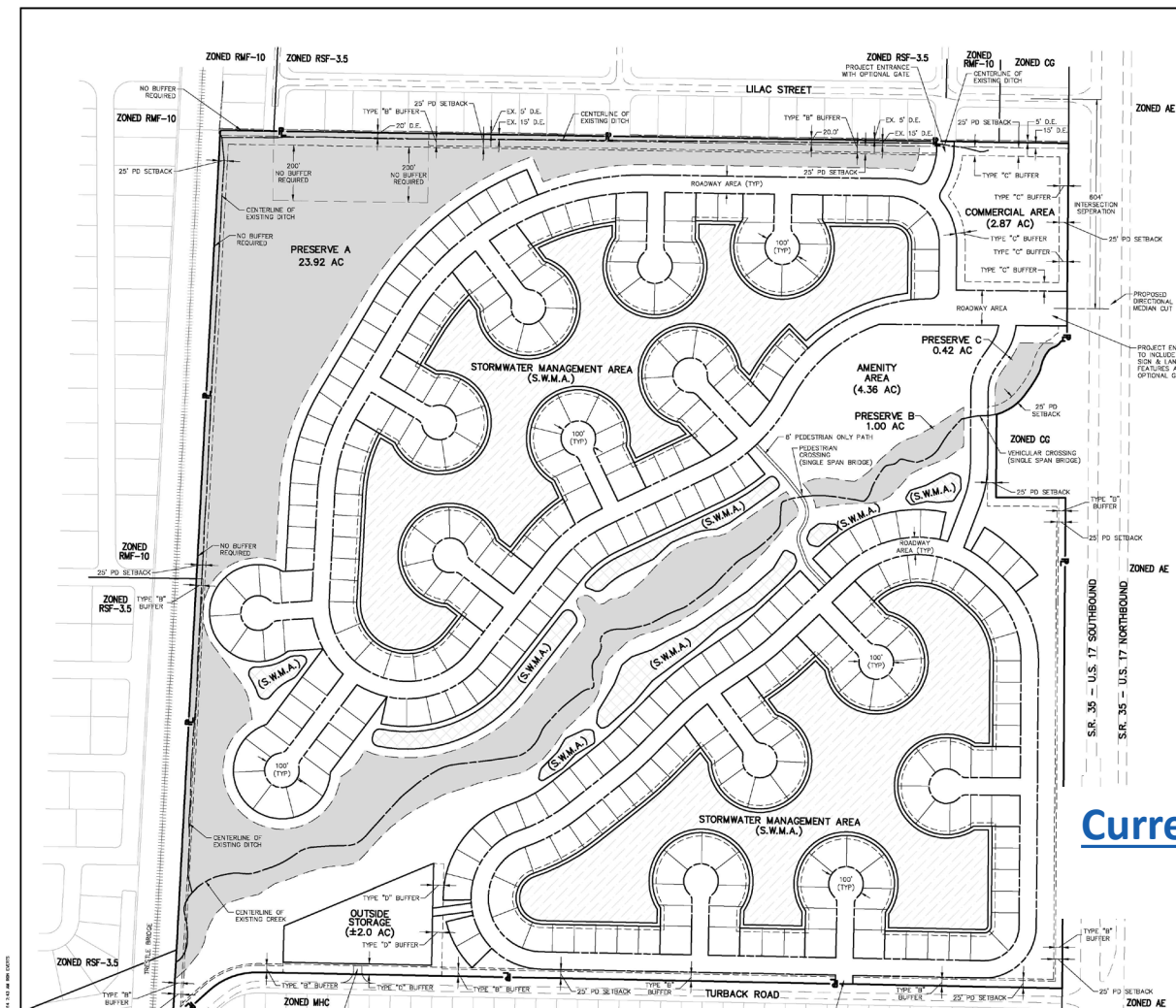




PAL-24-02 and PD-24-02 Coastal High Hazard Area & Proposed General PD Concept Plan



**PAL-24-02 and PD-24-02 Flood Zones (Subject Property - AE & X Zones)
& Proposed General PD Concept Plan**



SITE PLAN SUMMARY

1) SITE PLAN DATA:

PROJECT AREA:
CURRENT ZONING AND LAND USE:
PROPOSED USE:

138.32 ACRES
PD / AGAT
RESIDENTIAL PLANNED DEVELOPMENT

2) PROJECT LAND USE

PROJECT AREA:
COMMERCIAL AREA:
MANUFACTURED HOME UNIT AREA:
ROADWAY AREA:
STORMWATER MANAGEMENT AREA:
AMENITY AREA (OPEN HABITAT SPACE):
PRESERVE AREA (GREEN SPACE):
COMMON OPEN AREA (GREEN SPACE):

138.32 AC (100%)
2.87 AC (2.1%)
41.68 AC (30.1%)
18.43 AC (13.3%)
23.88 AC (17.3%)
4.38 AC (3.2%)
23.35 AC (16.9%)
21.75 AC (15.7%)

3) ELOOD ZONE

PROJECT LIES IN FLOOD ZONES X, BAE, 10AE, 11AE, 12AE, 13AE.
SEE FEMA FLOOD ZONES MAP INSERT, THIS SHEET.

4) DWELLING UNIT BREAKDOWN

MANUFACTURED HOME UNITS: 303
TOTAL UNITS: 303

5) DENSITY

EXISTING ZONING
AREA ZONED PD = 138.32 ACRES
ZONING: PD = 2.54 UNIT PER ACRE
TOTAL PD ZONING AREA WITH ASSOCIATED DENSITY: 138.32 AC
MAX UNITS ALLOWED = 138.32 AC X 2.54 = 351 UNITS

PROPOSED ZONING
ZONING: PD
DENSITY = NUMBER DWELLING UNITS / TOTAL ACHAGE
= 303 UNITS / 138.32 AC
= 2.19 UNITS PER ACRE

6) PARKING CALCULATIONS:

MANUFACTURED HOME UNIT
REQUIRED: 2.25 SPACES PER DWELLING UNIT
(303 UNITS X 2.25) = 686 SPACES
PROVIDED: 606 SPACES (303 LOTS WITH 2 PARKING SPACES PER DRIVEWAY)

7) OPEN SPACE

COMMON OPEN AREA: 21.75 AC
STORMWATER MANAGEMENT AREA: 23.88 AC
PRESERVE AREA (OPEN HABITAT SPACE): 23.35 AC
OPEN SPACE = (COMMON OPEN AREA + S.W.M.A. AREA + OPEN HABITAT SPACE) / PROJECT AREA
= (21.75 AC + 23.88 AC + 23.35 AC) / 138.32 AC
= 51.38%

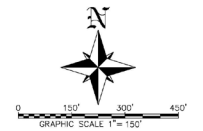
8) OPEN HABITAT SPACE

REQUIRED: 5% OF PROJECT AREA =
(138.32 AC X 0.05) = 6.92 AC
PROVIDED: OPEN HABITAT SPACE // PROJECT AREA
(23.35 / 138.32) = 16.9%

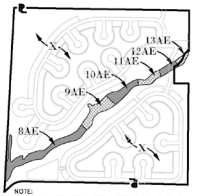
DEVELOPMENT STANDARDS:

(1) UNIT AND YARD REQUIREMENTS:
MINIMUM MANUFACTURED HOME LIVING AREA: FOUR HUNDRED (400) SQUARE FEET.
MINIMUM UNIT REQUIREMENTS:
UNIT AREA FOUR THOUSAND (4,000) SQUARE FEET.
UNIT WIDTH FIFTY (50) FEET.
MINIMUM YARD REQUIREMENTS:

- NO STRUCTURE OTHER THAN SCREENING REQUIRED PURSUANT TO ARTICLE XVI, CHAPTER 3-5.5 OF THE CODE, SHALL BE LOCATED CLOSER THAN TWENTY-FIVE (25) FEET TO EXTERNAL PROPERTY BOUNDARY. A BUFFER IN COMPLIANCE WITH ARTICLE XVI, CHAPTER 3-5.5 SHALL BE LOCATED WITHIN THE TWENTY-FIVE (25) FOOT SETBACK.
- NO STRUCTURE SHALL BE LOCATED CLOSER THAN TEN (10) FEET TO ANOTHER STRUCTURE AND TEN (10) FEET TO THE PAVEMENT LINE OF ANY INTERNAL STREET.
- MAXIMUM HEIGHT OF STRUCTURES: THIRTY-THREE (33) FEET.

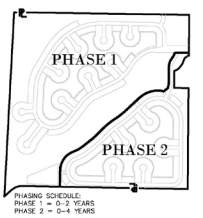


FEMA FLOOD ZONES



NOTE: PROPERTY LIES WITHIN THE CATEGORY 2, 3, & 5 STORM SURGE AREA.

DEVELOPMENT PHASING MAP

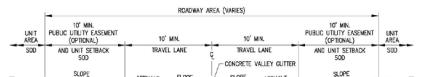


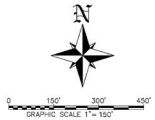
PHASING SCHEDULE:
PHASE 1 = 0-3 YEARS
PHASE 2 = 3-4 YEARS

PD CONCEPT PLAN GENERAL NOTES:

- ALL UNIT LINES SHOWN ARE PRELIMINARY AND MAY BE CHANGED DUE TO MARKET CONDITIONS, DESIGN CONSTRAINTS OR PERMITTING REQUIREMENTS AT FINAL PLAN APPROVAL.
- WHERE A LANDSCAPE BUFFER IS REQUIRED, DEVELOPER TO WORK WITH COUNTY STAFF TO DETERMINE EXISTING TREES AND VEGETATION MEET BUFFER REQUIREMENTS AND DETERMINE WHAT ADDITIONAL TREES WILL BE REQUIRED TO MEET COUNTY LANDSCAPE BUFFER MINIMUM REQUIREMENTS.

Currently approved (expired)
PD Concept Plan





Preservation
±48.90 acres

- LEGEND
- PROPOSED .54 UNIT, 5-STORY BUILDING WITH PARKING UNDERDECK
 - PROPOSED PAVEMENT AREA
 - STORMWATER MANAGEMENT AREA
 - NORTH PRESERVE AREA
 - CREEK PRESERVE AREA
 - PROPOSED TYPE "C" BUFFER
 - HERITAGE TREE

SITE DATA TABLE:

PROPERTY (PD) AREA:	139.88 ACRES
CURRENT ZONING:	PD A-50
PROPOSED ZONING:	PLANNED DEVELOPMENT (PD)
PROPOSED USE:	MULTI-FAMILY
LAND USE BREAKDOWN:	
TOTAL PD UNITS	139.88 AC (100.00)
BUILDING AREA	16.79 AC (17.76)
PARKING / PAVEMENT AREA	18.93 AC (13.30)
STORMWATER MANAGEMENT AREA	23.64 AC (16.98)
COMMON OPEN AREA	23.68 AC (16.70)
AMENITY AREA	3.31 AC (2.45)
NORTH PRESERVE AREA	48.90 AC (35.00)
CREEK PRESERVE AREA	11.77 AC (8.45)

LANDSCAPING:

ALL LANDSCAPING REQUIREMENTS ARE PROPOSED TO BE CONSISTENT WITH CHARLOTTE COUNTY LAND DEVELOPMENT REGULATIONS SEC. 9-8-108 BUFFER REQUIREMENTS.

FLOOD ZONE:

PARKING REQUIREMENTS:

PROPOSED PARKING WILL BE PROVIDED AT TIME OF FINAL DETAIL SITE PLAN APPROVAL AND WILL MEET CHARLOTTE COUNTY LAND DEVELOPMENT REGULATIONS SECTION 9-8-108 REQUIREMENTS.

OPEN SPACE:

REQUIRED: SIZE OF PROPERTY = 139.88 AC = 27.58 AC

PROVIDED: (NORTH PRESERVE AREA + CREEK PRESERVE AREA + COMMON OPEN AREA) / PROPERTY AREA
(48.90 AC + 11.77 AC + 23.68 AC) / 139.88 AC = 55.76

OPEN HABITAT AREA:

REQUIRED: SIZE OF PROPERTY AREA = (139.88 AC X 0.003) = 0.99 AC

PROVIDED: (NORTH PRESERVE AREA + CREEK PRESERVE AREA) / PROPERTY AREA
(48.90 AC + 11.77 AC) / 139.88 AC = 42.45

DENSITY:

PROPOSED MAXIMUM UNITS = 1188 UNITS

PROPOSED MAXIMUM DENSITY: 1188 UNITS / 139.88 ACRES = 8.49 UNITS / ACRE

PROPOSED DEVELOPMENT STANDARDS:

MINIMUM YARD REQUIREMENTS:	
FRONT	30 FT.
SIDE (INTERIOR)	30 FT.
SIDE (STREET)	30 FT.
REAR (INTERIOR)	30 FT.
REAR (STREET)	30 FT.
SIDE OR REAR (ABUTTING WATERS)	20 FT.*
MAX MAXIMUM:	
LOT COVERAGE (BUILDING)	40 %
HEIGHT (FT.)	60 FT.

SETBACK PROPOSED TO SEASONAL HIGH WATER TABLE.

PD CONCEPT PLAN GENERAL NOTES:

- PROPOSED PROJECT SHALL BE SERVED BY CENTRAL WATER & SEWER.
- PARKING, PEDESTRIAN WALKS ARE PROPOSED IN PRESERVE AREAS SUBJECT TO LOCAL, STATE, AND FEDERAL PERMITS.

PREPARED FOR:
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TODD R. REID, P.E.
LICENSE NO. 84640

PD CONCEPT PLAN LAKESIDE VILLAGE CHARLOTTE COUNTY, FLORIDA							
DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
5-14-2024	3706	_PD PLAN	DS2	TBY	TBR	1"=150'	3