

#### **MEMORANDUM**

Date: 6-28-25

To: Honorable Board of County Commissioners

From: Jie Shao, AICP, MCP, Planner, Principal (see Exhibit 1 for professional qualifications)

Subject: CSZ-25-16, an application to certify a Sending Zone (SZ) for a portion of Lot 24 in Rotonda

Shores Subdivision, in the West County area, certifying two units of transferrable density

#### Purpose of this Application:

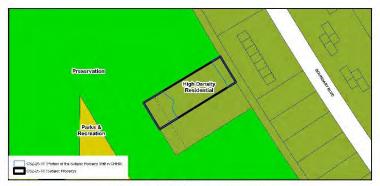
Petition CSZ-25-16 involves a request by Brian Hulse to certify a Sending Zone (SZ) covering approximately 0.23 acres, including one platted lot, generally located southwest of Rotonda Circle, northwest of Cape Haze Drive, and east of Gasparilla Pine Boulevard, in the West County area, and within Commission District III. If approved, this proposed SZ would certify two units of transferrable density, and three units would be retained.



CSZ-25-16 Area Image

#### Analysis:

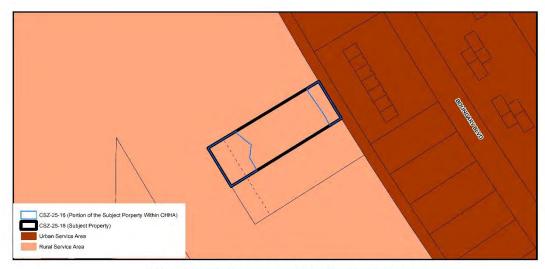
The subject property has a Future Land Use Map (FLUM) designation of High Density Residential (HDR) and is zoned Residential Multi-family -10 (RMF-10). The subject property is located within the Urban Service Area, as depicted on **FLUM Series Map #3: Service Area Delineation**.



CID 26-16 ; Volker of the Exiliged Property VC3 in C198A)

**CSZ-25-16 FLUM Designations** 

**CSZ-25-16 Zoning Designations** 



**CSZ-25-16 Service Area Delineation** 

The 0.23 acres of land is located inside the Tropical Storm surge of the Coastal High Hazard Area (CHHA) and within both FEMA Flood Zone 8AE.



CSZ-25-16 Coastal High Hazard Area



CSZ-25-16 Flood Zones (8AE and X Zones)

## Consistency with the County's Comprehensive Plan and Section 3-9-150: Transfer of Density Units (TDU) of the Charlotte County Code of Laws and Ordinances:

There are two documents that govern the Transfer of Density Units program. The first is the County's Comprehensive Plan, and the other is the Charlotte County Code of Laws and Ordinances, Section 3-9-150: Transfer of Density Units (TDU).

The criteria for SZs within the TDU program are established in *Future Land Use (FLU) Policy 1.2.9: TDU Sending Zones*. One of 11 criteria is:

"4. Land within the Coastal High Hazard Area (FLUM Series Map #14)."

This CSZ request is consistent with this policy and meets this specific criterion.

Public sanitary sewer service is available for this property, and the applicant has submitted a restrictive covenant to declare that three residential development rights will be retained on the property. Therefore, this CSZ application is consistent with *FLU Policy 1.2.10: Restrictions on Sending Zones* for item 4 under FLU Policy 1.2.9, which specifically states that: "If public potable water or sanitary sewer service is available, the sites shall be placed under a restrictive covenant and all density severed except that owners shall retain one unit of density per platted lot or parcel."

Section 3-9-150(d)(1) of the Charlotte County Code of Laws and Ordinances further establishes criteria for qualifying as an SZ and states that "to qualify as an SZ, the proposed SZ must contain at least one (1) density unit and it must comply with one (1) of the following" criteria, including that: It is located within the coastal high hazard area (CHHA)." This CSZ request meets this TDU Code requirement. In addition, the submitted restrictive covenant is required by and consistent with Section 3-9-150(d)(3)f, which states that: "If public potable water or sanitary sewer service is available, SZ sites shall be placed under a restrictive covenant and all density severed except that owners shall retain one (1) unit of density per platted lot or parcel."

#### Staff Summary:

Based upon the analysis and conclusions set forth herein, in staff's professional opinion, this CSZ application is consistent with the intent and requirements of the County's TDU Program as established in the County's Comprehensive Plan and the County's Code of Laws and Ordinances, and other applicable guidelines.



#### **Qualifications of Jie Shao**

Position: Principal Planner

Years with Charlotte County: 21

Position Summary & Experience: I have worked as a Planner for Charlotte County Community Development Department since January 2004. My main duties include reviewing and making recommendations on plan amendments, zoning map changes and text amendments to the County's Comprehensive Plan, and amendments to the County's Land Development Regulations. I prepare and present staff reports and recommend actions to the Planning and Zoning Board and the Board of County Commissioners.

I evaluate Site Plan Review applications specifically related to development within Development of Regional Impacts for consistency with the County's Comprehensive Plan and Development Orders. I review all development within the Planned Development zoning district. I review applications for establishment of Community Development Districts, applications under the Transfer Density Units (TDU) program and track all TDUs.

In addition, I created the US 41 Zoning District Overlay Code in 2004. I worked with the planning Advisory Committee to successfully create the Little Gasparilla Island Community Plan in 2007 and also created the Little Gasparilla Island Zoning District Overlay Code and the Bridgeless Barrier Island Zoning District in 2013. As a project manager, I successfully completed the US 17 Corridor Planning Study in 2009-2010. I served as a liaison for the South Gulf Cove Advisory Committee and the Little Gasparilla Island Advisory Committee in 2006-2009. I hosted roundtable meetings to solicit public's input. As a team member, I revised and rewrote the County's Land Development Regulations in 2013-2014. Further, I worked on the County's Comprehensive Plan rewrite in 2009-2010, and EAR-based amendments for the County' Comprehensive Plan in 2007, 2014, and 2022.

#### **Education:**

- September 1997 to December 2001
  University of Cincinnati; Cincinnati, Ohio; Obtained a M.S. degree in Community Planning
- September 1986 to July 1990
  Chongging University China; Obtained a B.S. degree in Architecture

#### Professional Associations and Certifications:

- AICP, American Association of Certified Planners since 2017
- American Planning Association (APA), Member since 2004

#### Related Past Experience:

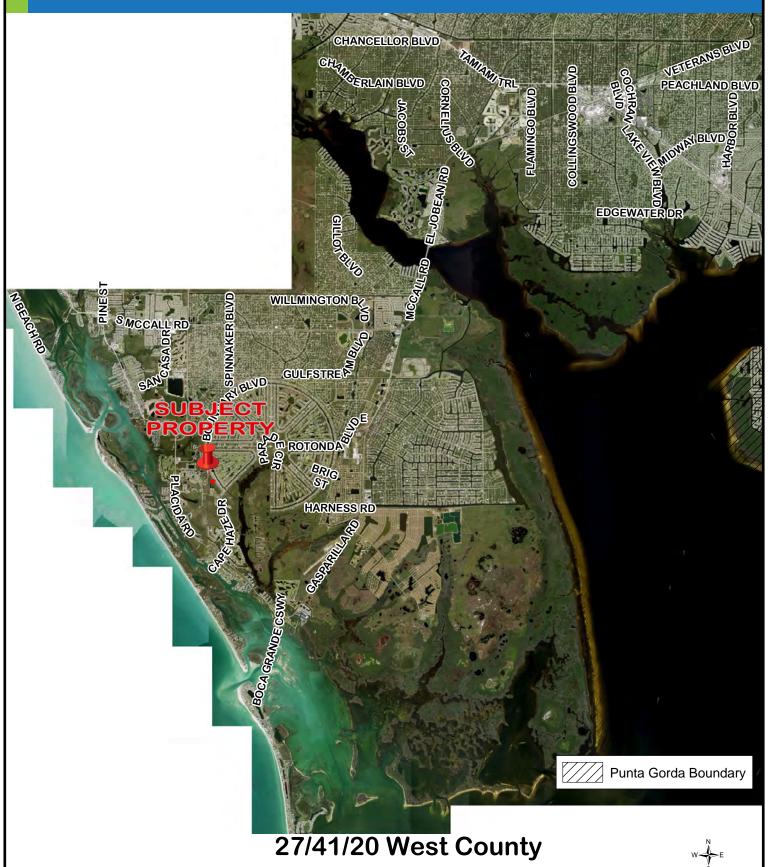
• Planner, Architectural Graphics Designer, University Instructor in Architecture, Suzhou Planning Bureau/Institute of Urban Construction & Environmental Protection (1990-1994)

Exhibit 1

## **CHARLOTTE COUNTY**

Location Map for CSZ-25-16





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(NOT TO SCALE)

## **CHARLOTTE COUNTY**

Area Image for CSZ-25-16





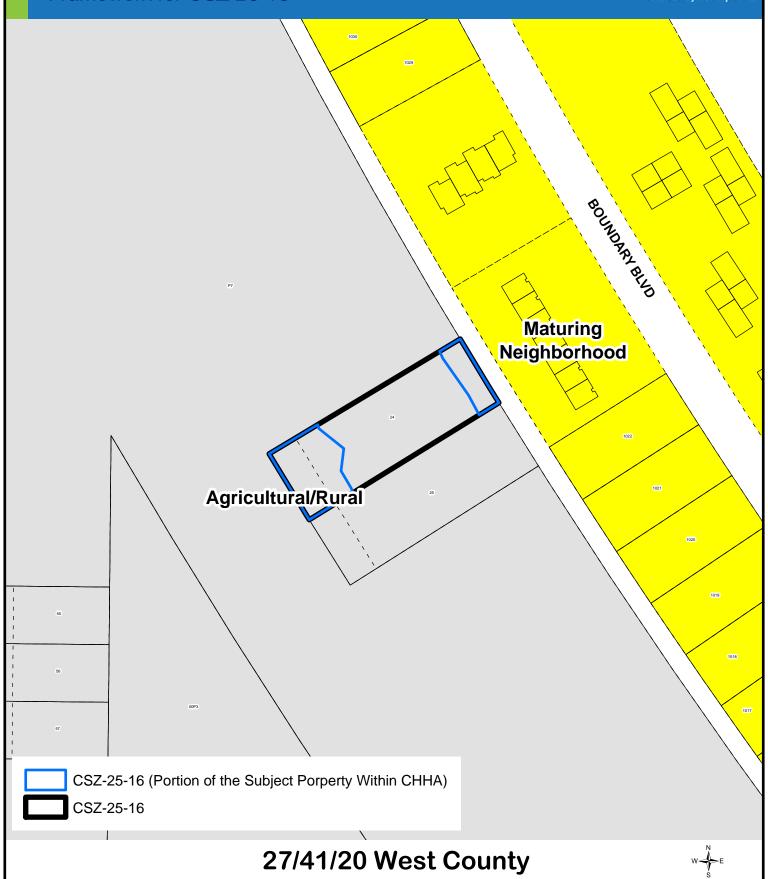
27/41/20 West County



(NOT TO SCALE)

### **CHARLOTTE COUNTY** Framework for CSZ-25-16







# **CHARLOTTE COUNTY** FLUM Designations for CSZ-25-16 **Community Development** Preservation **High Density** Residential Low Density Residential Parks & Recreation CSZ-25-16 (Portion of the Subject Porperty Within CHHA) CSZ-25-16 27/41/20 West County

This map is a representation of compiled public information. It is believed to be an accurate and true depiction for the stated purpose, but Charlotte County and its employees make no guaranties, implied or otherwise, to the accuracy, or completeness. We therefore do not accept any responsibilities as to its use. This is not a survey or is it to be used for design. Reflected Dimensions are for Informational purposes only and may have been rounded to the nearest tenth. For precise dimensions, please refer to recorded plats and related documents.

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## **CHARLOTTE COUNTY** CHARLOTTE COUNTY Zoning Designations for CSZ-25-16 **Community Development** RMF15 ES RMF10 RSF5 PKR CSZ-25-16 (Portion of the Subject Porperty Within CHHA) CSZ-25-16 **27/41/20 West County** This map is a representation of compiled public information. It is believed to be an accurate and true depiction for the stated purpose, but Charlotte County and its employees make no guaranties, implied or otherwise, to the accuracy, or completeness. We therefore do not accept any responsibilities as to its use. This is not a survey or is it to be used for design. Reflected Dimensions are for Informational purposes only and may have been rounded to the nearest tenth. For precise dimensions, please refer to recorded plats and related documents. (NOT TO SCALE) © Copyright 2025 Port Charlotte, FL by Charlotte County ecorded plats Date Saved: 6/26/2025 11:50:20 AM By: Shaoj-#SR-24257 M:\Departments\LIS\Projects\Petition\_Maps\Comp\_Planning\2025\CSZ\CSZ-25-16\PCKTZoning\_CSZ-25-16.mxd