



TCP-24-04 (Legislative)

(Transmittal Hearing BCC Land Use Meeting 12-09-2025

Adoption Hearing BCC Land Use Meeting 02-25-2026)

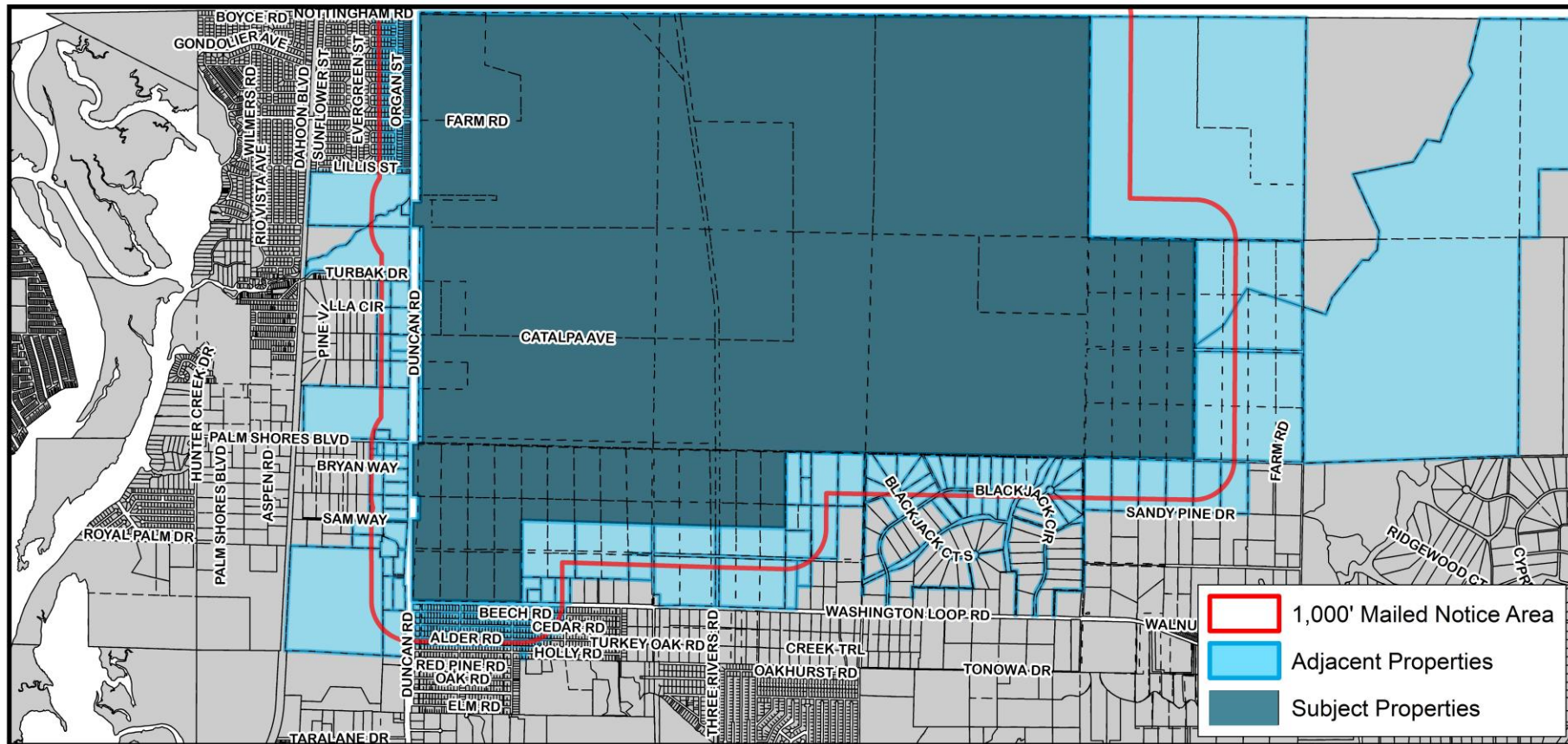
Pulte Group

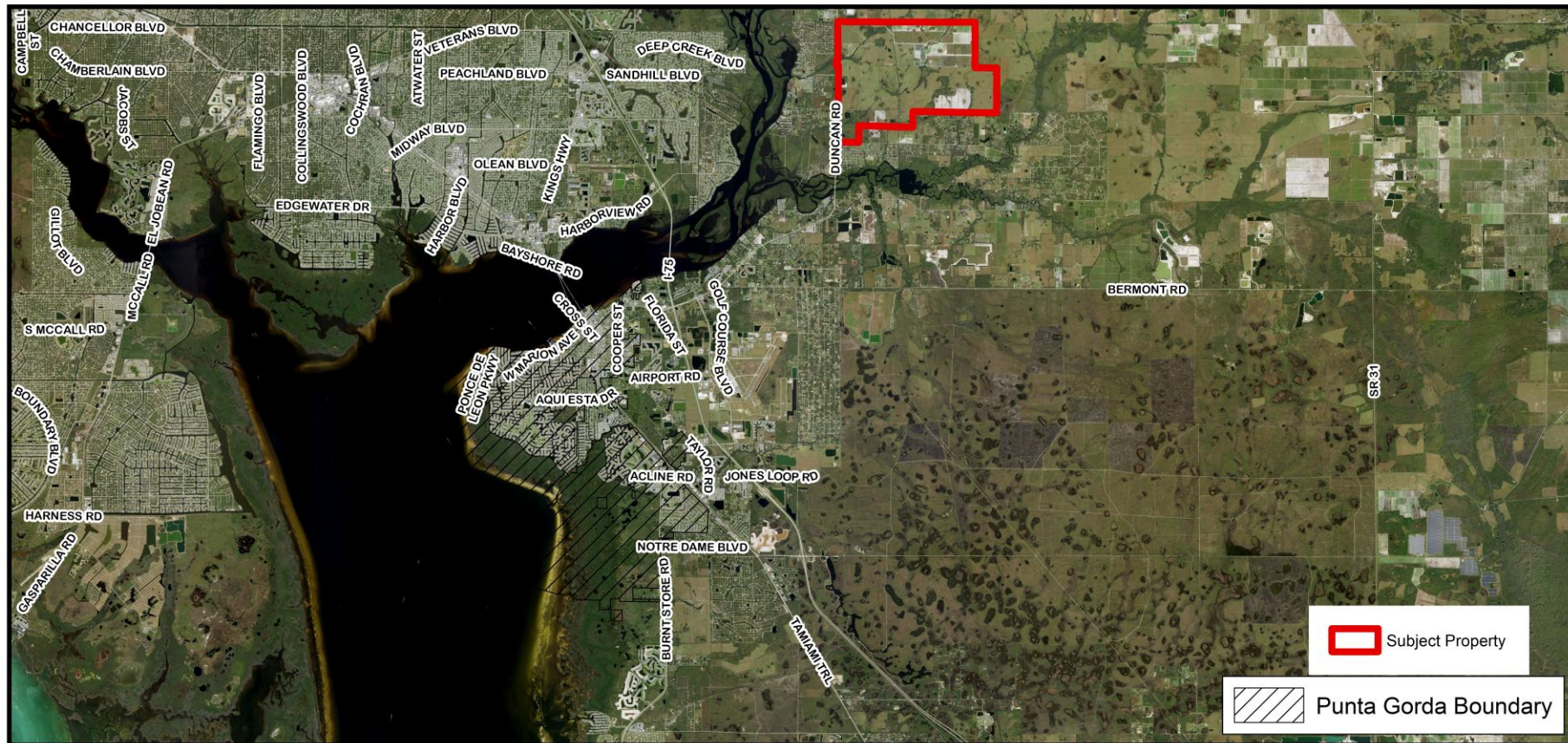


CHARLOTTE COUNTY
FLORIDA

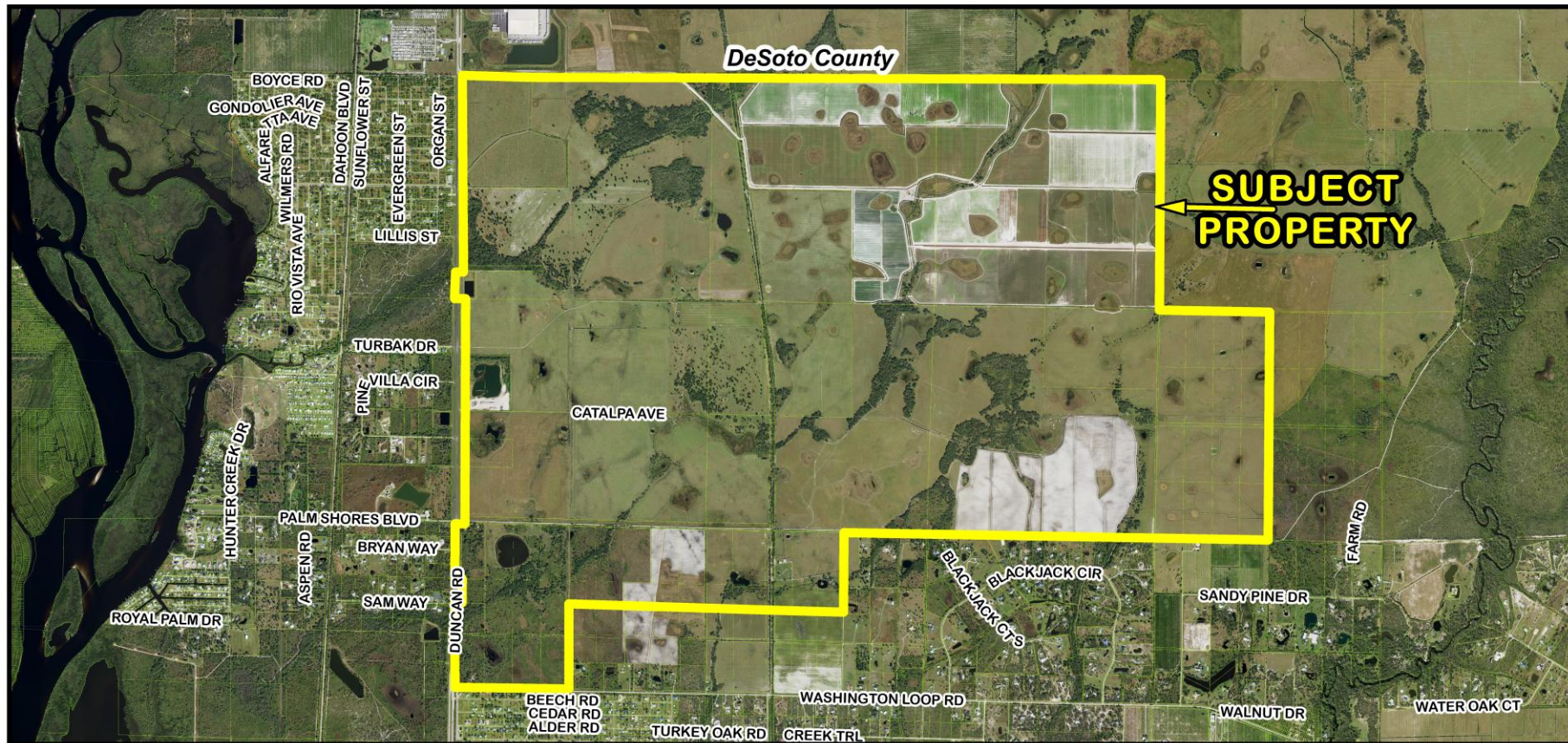
Proposed Changes

- A Large Scale Plan Amendment (Text Amendment) to amend:
 - Future Land Use (FLU) Policy 3.1.4: Standards for Rural Settlement Area Overlay District.
 - FLU Appendix 1: Land Use Guide, Section 4: Overlay Districts - Land Use Overlays, by revising Rural Settlement Area Overlay District (RSAOD).
- Property located in Commission District I

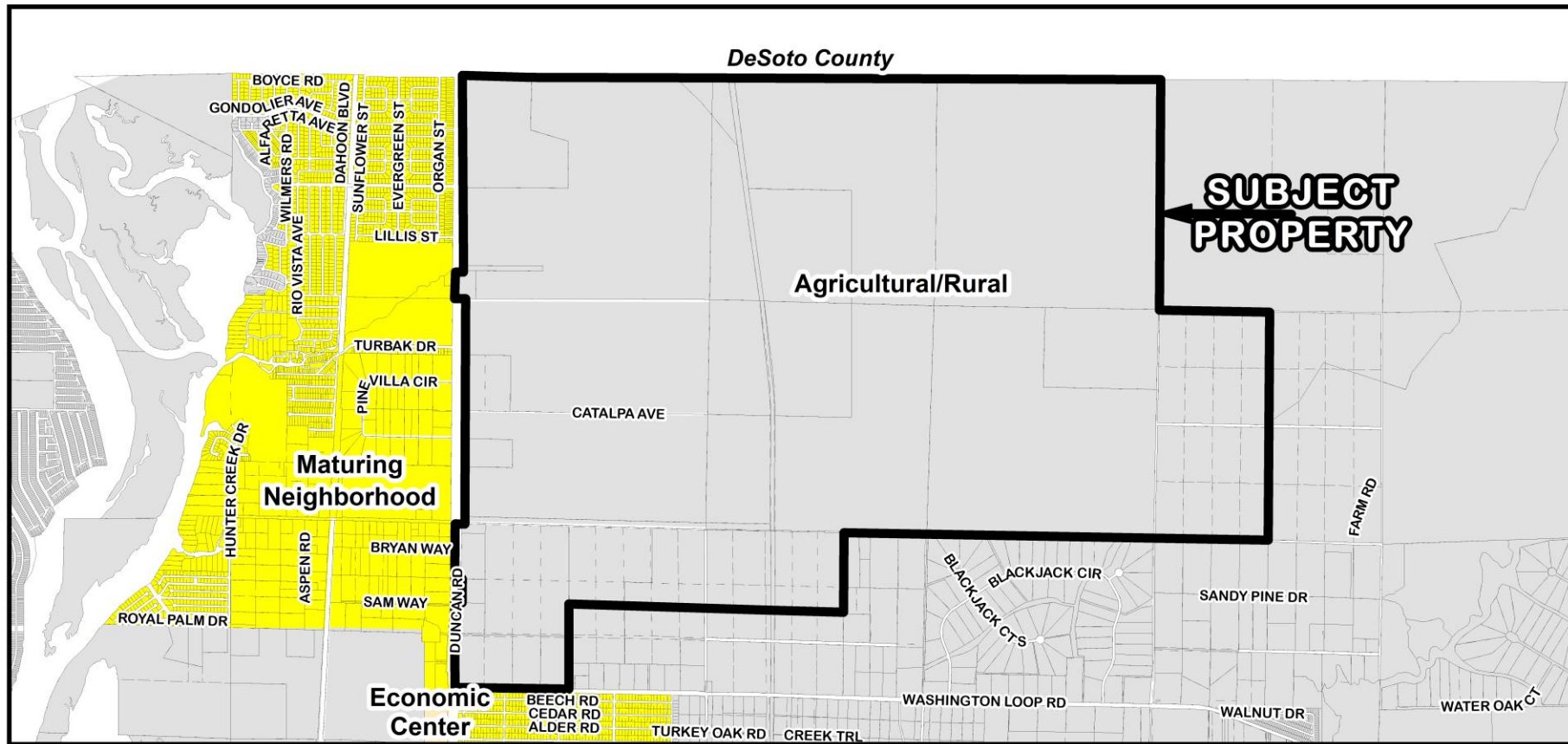




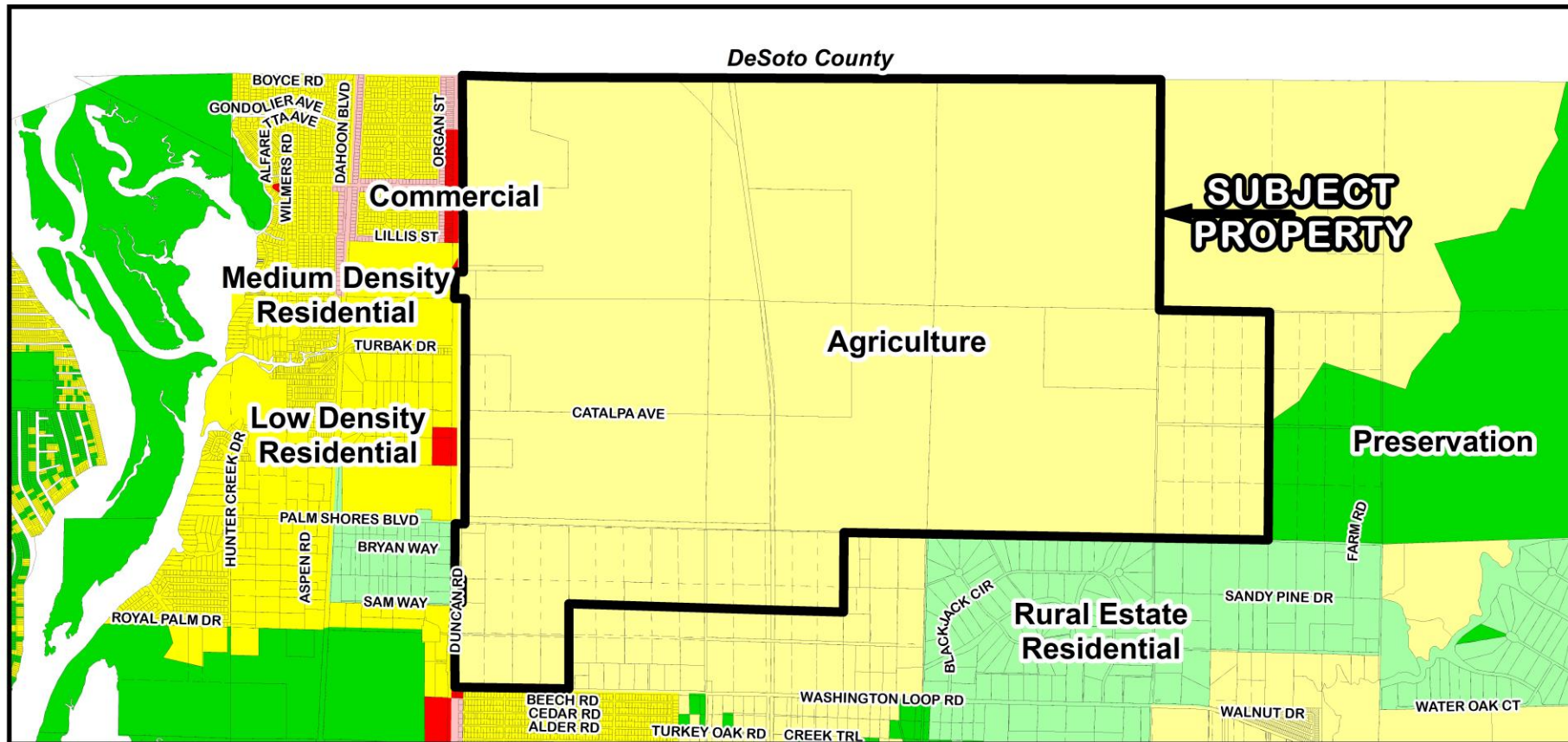
TCP-24-04 Location Map

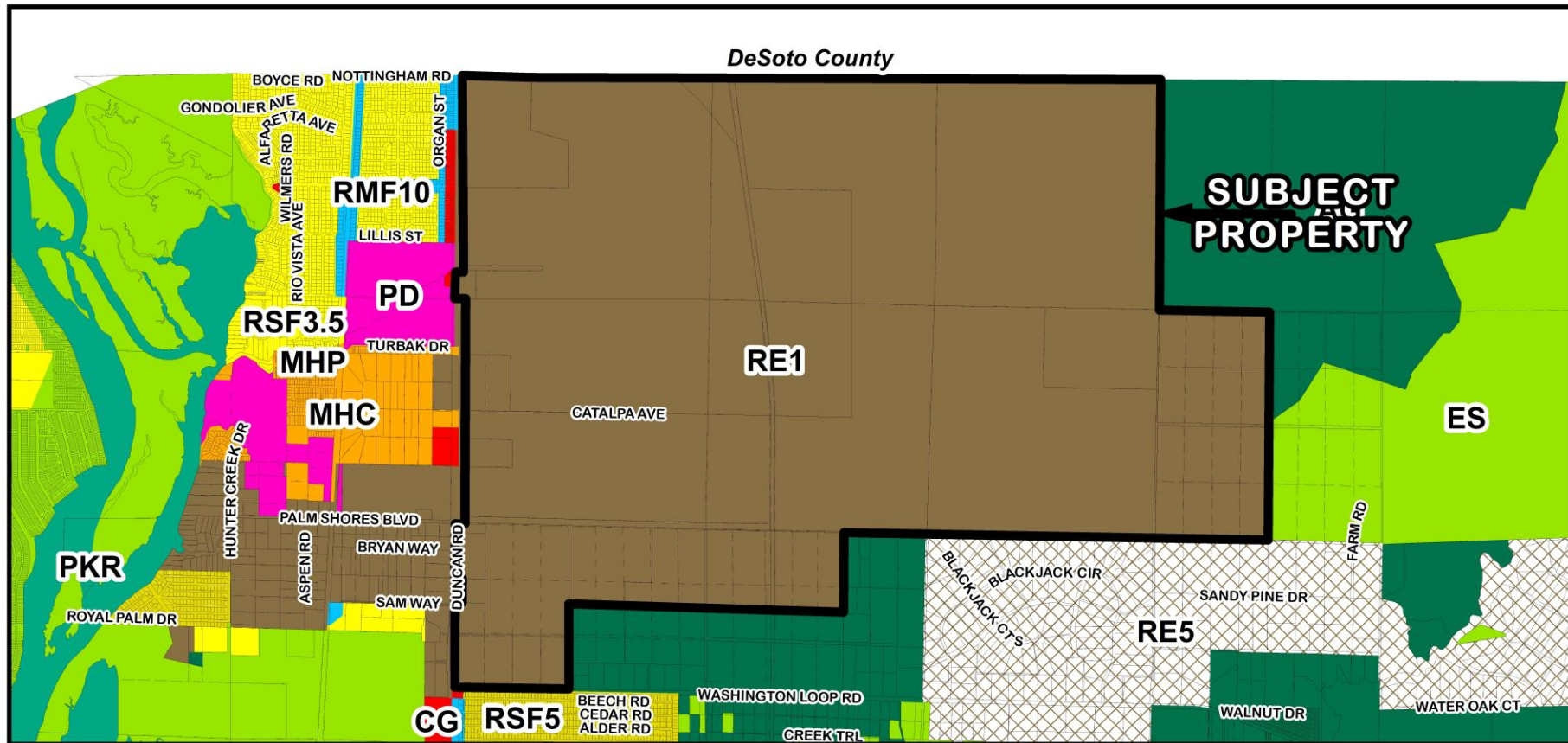


TCP-24-04 Area Image

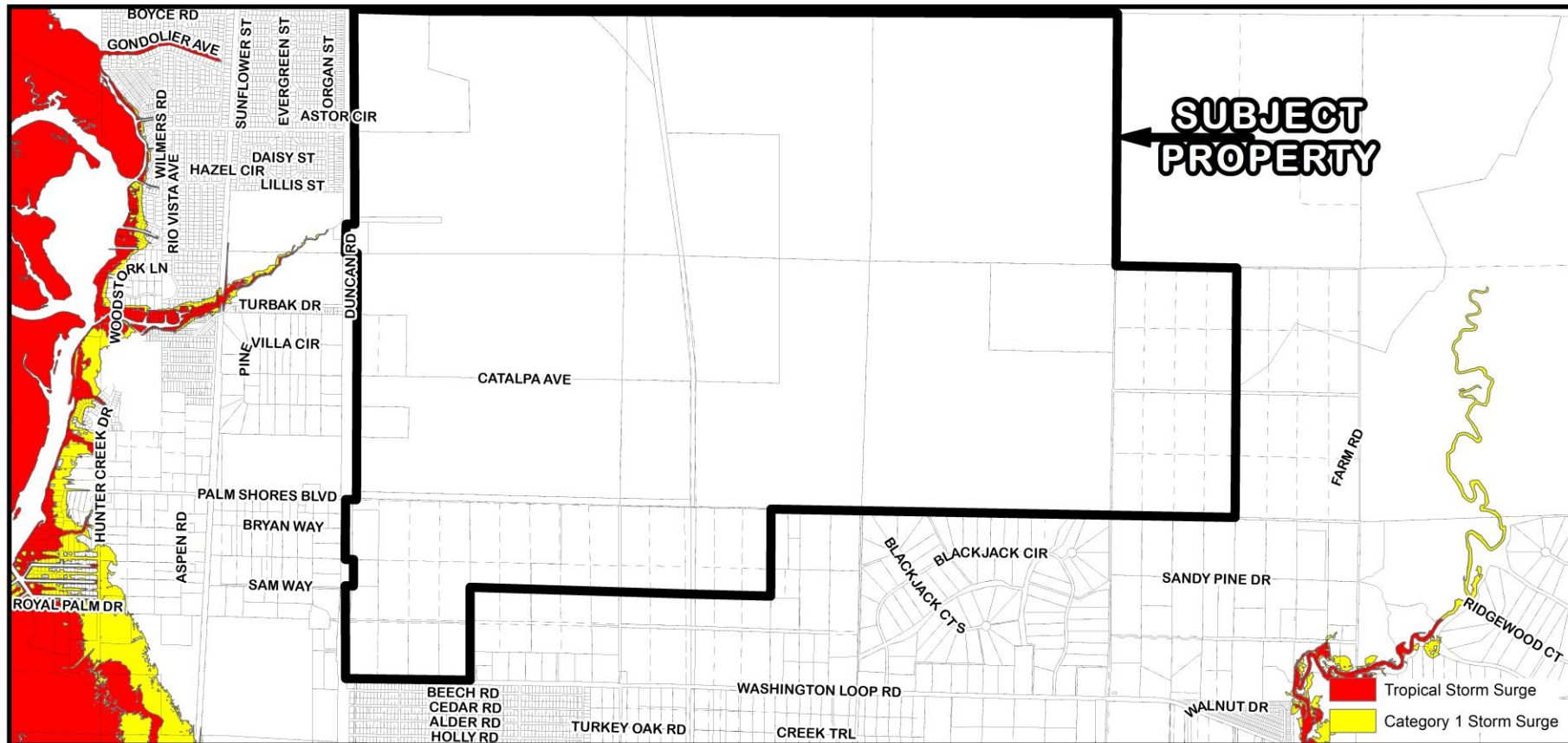


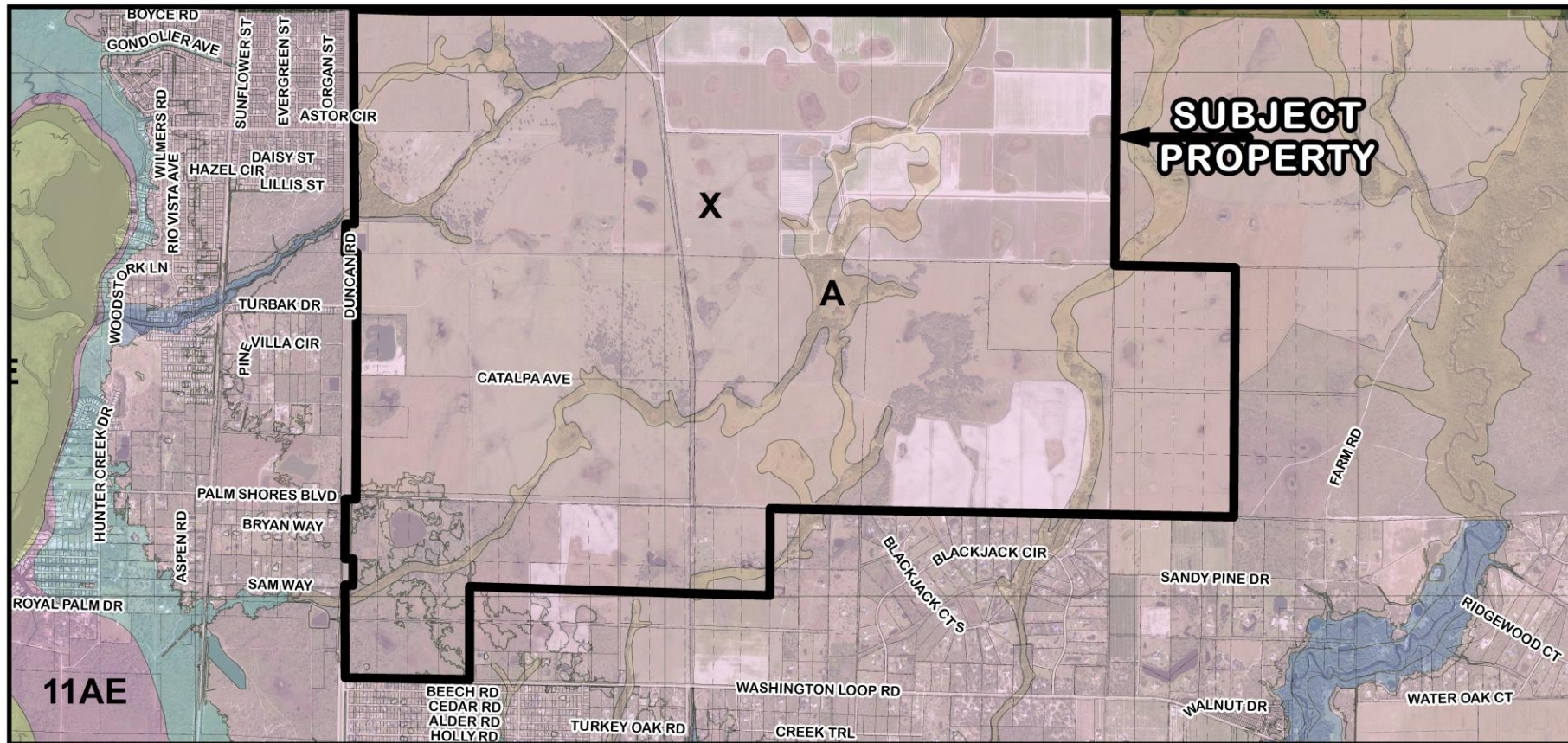
TCP-24-04 Framework





TCP-24-04 Zoning Designations





10 TCP-24-04 Flood Zones (Subject Property - X and A Flood Zones)

History of the Rural Settlement Area Overlay District (RSAOD)

- In 2008, the County initiated the US 17 Corridor Planning Study.
- In July 2010, US 17 Area Plan was accepted by the Board and incorporated as FLU Data and Analysis Appendix G.
 - FLU Objective 6.3 and policies underneath policies were adopted to implement the US 17 Area Plan to provide land use guidance in order to manage growth, development and redevelopment along the corridor.

History of the Rural Settlement Area Overlay District (RSAOD)

- As part of the US 17 Area Plan, 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:
 - Development rights and development requirements for the RSAOD were adopted as part of FLU Appendix 1: Land Use Guide, Section 4: Overlay Districts - Land Use Overlays, and FLU Policy 3.1.4, to guide non-agricultural development of this specific area of the US 17 corridor.

Proposed Detailed Changes

- 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.

Proposed Detailed Changes of RSAOD

- Increasing the “Maximum Density” from 6,000 units to 8,000 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.

Proposed Detailed Changes of RSAOD

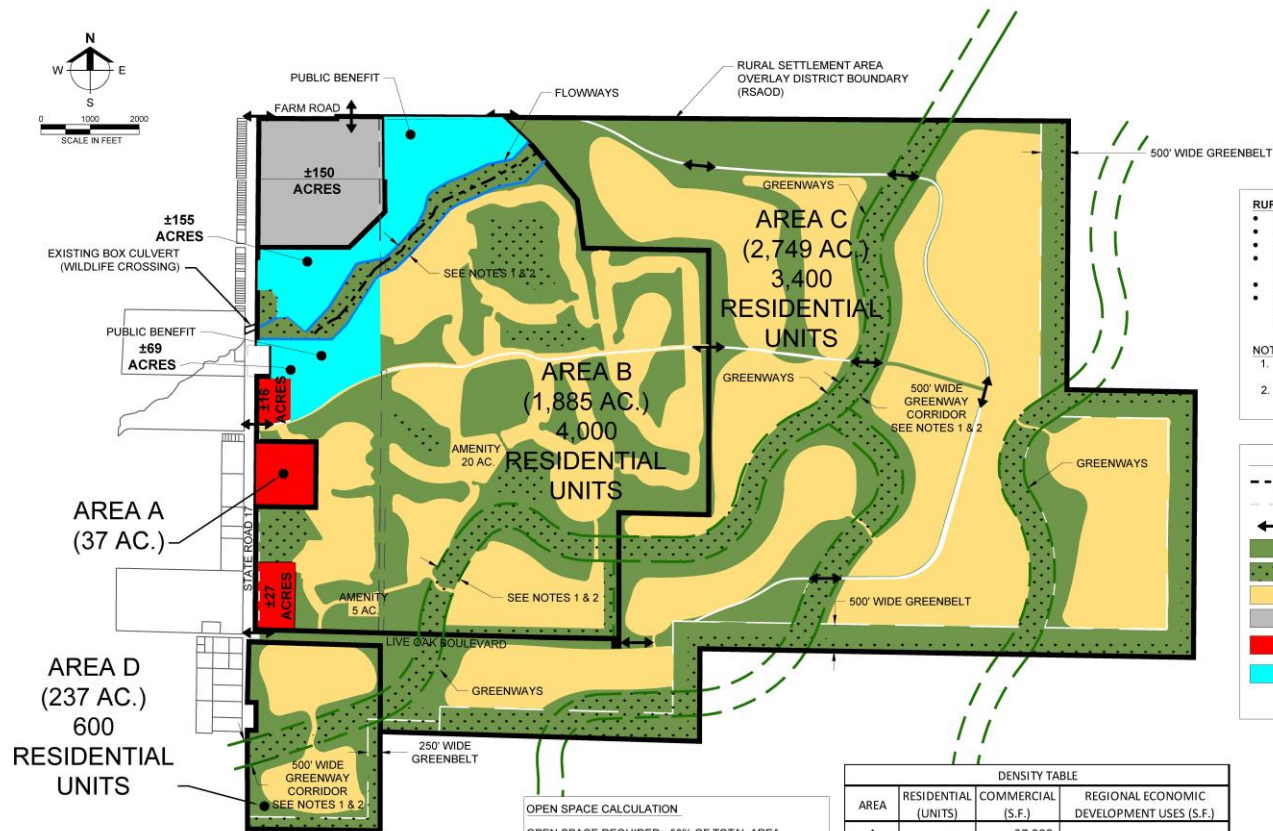
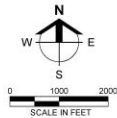
- Increasing the “Maximum Intensity” for “Regional Economic Development” uses from 1,000,000 square feet to 1,500,000 square feet.

Approved and Proposed Development Rights

	Originally Approved Development Rights in 2010	Proposed Development Rights
Total Acreage	4,900 Acres	4,900 Acres
Maximum Developable Area	2,450 Acres	2,450 Acres
Residential	6,000 Units	8,000 Units (set aside a minimum of 15% of any units above 1.2 units per acre for affordable housing)
Commercial Uses	500,000 Square Feet	500,000 Square Feet
Regional Economic Development Uses	1,000,000 Square Feet	1,500,000 Square Feet
Greenbelt	250 Feet in Width	250 Feet in Width (but increased to 500 feet where adjacent to areas outside of the Urban Services area)
Open Space Requirement	50% of the Project Area to Rural Open Space	50% of the Project Area to Rural Open Space or
		60% of the Project Area to Rural Open Space with a minimum 35% conservation/restoration in perpetuity, which may include golf courses

Proposed Detailed Changes of RSAOD

- Updating the provision of the “Necessary Infrastructure”.
- Adopting the Proposed “Master Development Plan”:
 - Master Concept Plan.
 - Pattern Book.
 - Infrastructure Financing Strategy.
 - Method to Demonstrate Greenhouse Gas Emission Reductions.
 - Open Space Management and Maintenance Funding.



- RURAL SETTLEMENT AREA OVERLAY DISTRICT (RSAOD)**
- MAX. DENSITY = 8,000 DWELLING UNITS
 - BASE DENSITY = 1 DWELLING PER 10 ACRES
 - COMMERCIAL IS LIMITED TO A MAXIMUM OF 500,000 SF
 - REGIONAL ECONOMIC DEVELOPMENT USES ARE LIMITED TO A MAXIMUM OF 1,500,000 SF
 - MAXIMUM DEVELOPABLE AREA = 2,450 ACRES
 - A MINIMUM OF 50 PERCENT OF THE RURAL SETTLEMENT AREA SHALL BE SET ASIDE AS OPEN SPACE EXCLUSIVE OF DEVELOPMENT AREAS.

- NOTES:**
1. FLU POLICY 6.3.12 FOR GREENWAYS, INCLUDING FLOWWAYS AND WILDLIFE CORRIDORS.
 2. 300' WIDE GREENWAY FOR 20%, THE REMAINING 80% OF THEIR LENGTH SHALL BE A MINIMUM OF 500'.

- LEGEND**
- PEDESTRIAN WAY
 - - - RURAL SETTLEMENT AREA OVERLAY DISTRICT
 - ↔ INTERCONNECT NETWORK ROUTE
 - OPEN SPACE AREA (2,450 AC.)
 - CONSERVATION AREA
 - RESIDENTIAL/OPEN SPACE
 - COMMERCIAL/REGIONAL ECONOMIC DEVELOPMENT USES
 - COMMERCIAL
 - PUBLIC BENEFIT (MIXED USE INCLUDING PUBLIC SERVICES, PARKS, SCHOOL, AND AFFORDABLE HOUSING)

OPEN SPACE CALCULATION

OPEN SPACE REQUIRED= 50% OF TOTAL AREA

TOTAL PROJECT AREA= 4,900 ACRES

4,900 AC. X 50% = 2,450 AC. OF OPEN SPACE REQUIRED

ALTERNATE OPEN SPACE: 60% RURAL OPEN SPACE TO BE PROVIDED.

DENSITY TABLE			
AREA	RESIDENTIAL (UNITS)	COMMERCIAL (S.F.)	REGIONAL ECONOMIC DEVELOPMENT USES (S.F.)
A	-	37,000	-
B	4,000	463,000	1,500,000
C	3,400	-	-
D	600	-	-
TOTAL	8,000	500,000	1,500,000

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

RURAL SETTLEMENT AREA OVERLAY DISTRICT

ILLUSTRATIVE SITE EXHIBIT
OCTOBER 01, 2025

Proposed Detailed Changes of RSAOD

- Revising the Requirement of “Density Transfer”
 - To transfer density units to the RSAOD from areas which 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 add an option to allow transfer of density units from the Rural Service Area in the East and South County areas.



Land Information
Section

CHARLOTTE COUNTY

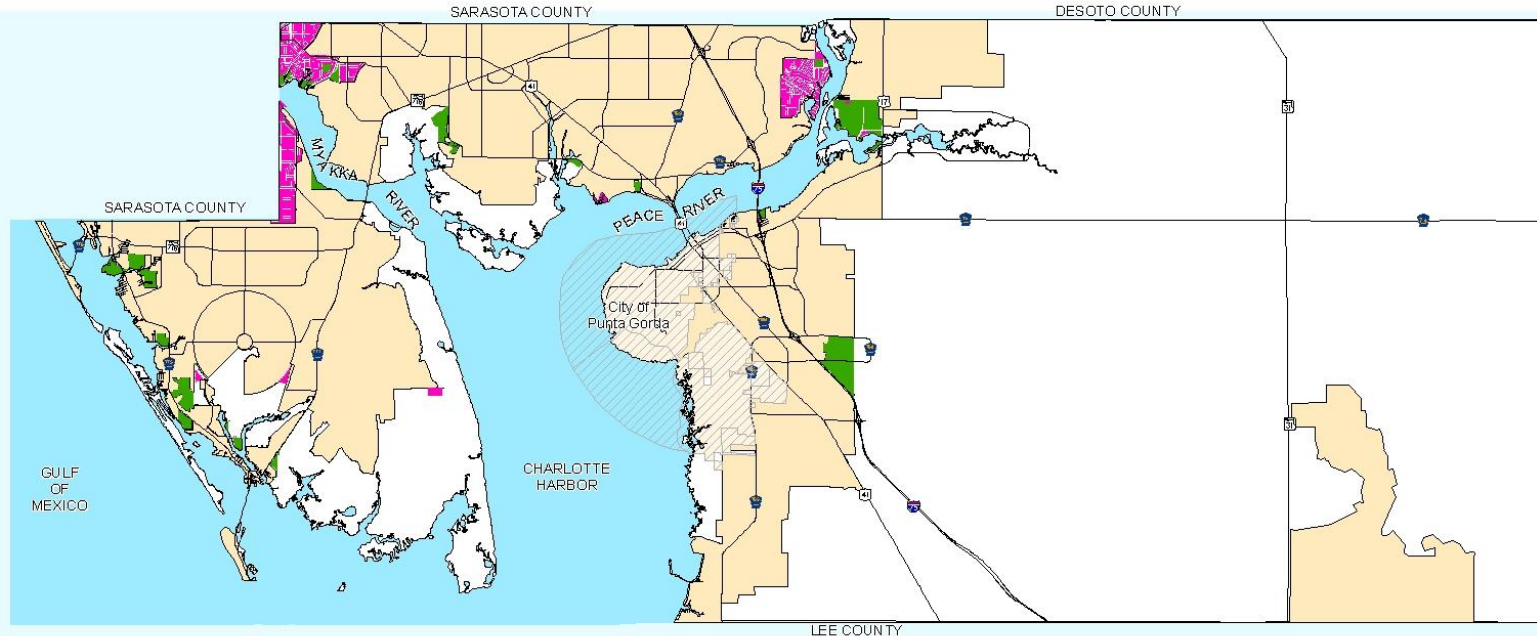
Supporting Policy and Analysis Map Series

Map #12: Areas Removed from the (1997-2010) Urban Service Area

Charlotte County Government

"To exceed expectations in the delivery of public services."

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Stateplane Projection
Datum: NAD83
Units: Feet
Source: CCGIS, GROM

Metadata available
upon request

LEGEND



Areas Containing Platted Lots Removed from Urban Service Area



Areas Containing Unplatted Lots Removed from Urban Service Area



2030 Urban Service Area



2030 Rural Service Area



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 guarantees, implied or otherwise as to its use. This is not a survey, nor is it to be used for design.

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Proposed Detailed Changes of RSAOD

- Revising “Open Space” Requirement:
 - To request for a Wetland Management Plan adopted as part of a PD rezoning.
 - 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.

Proposed Detailed Changes of RSAOD

- Revising “Open Space” Requirement:
 - To add 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 and environmental best management practices.
 - Rural Open Space designated for golf course uses may be converted to passive recreational uses.

Proposed Detailed Changes of RSAOD

- Revising “Regional Economic Development and Commercial Development Standards”.
- Deleting “Rural Village Standards”.
- Updating “Transportation System” Requirement.
- Updating “Wildlife Undercrossings” requirement:
 - To provide flexibility and alternative option to enhance/upgrade the existing box culvert.