

MEMORANDUM

Date: 1-3-23, revised 2-26-23

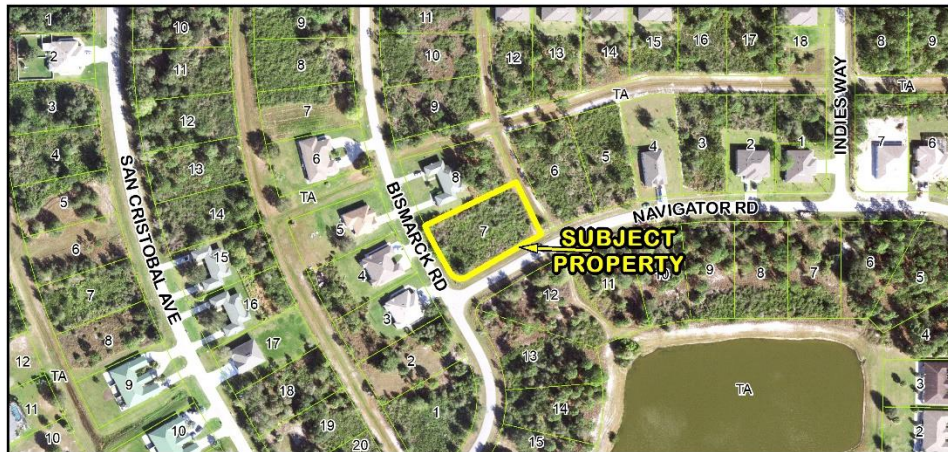
To: Honorable Board of County Commissioners

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

Subject: An Application to Certify a Sending Zone Located at 1030 Navigator Road, in the Port Charlotte Area, Certifying Five Units of Transferrable Density, CSZ-22-10

Purpose of This Application:

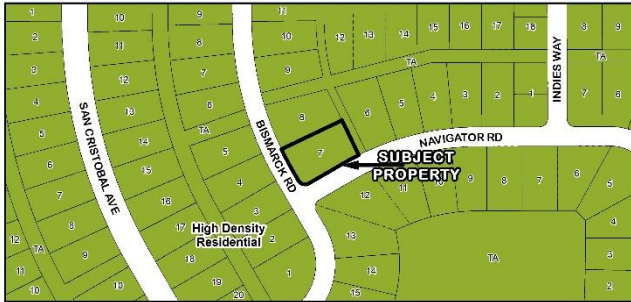
Petition CSZ-22-10 involves a request by SES 026, LLC to certify a Sending Zone (SZ) covering 0.6 acres, including one lot located at 1030 Navigator Road, in the Port Charlotte Area and within the Mid-County region. If approved, this proposed SZ would certify five units of transferrable density and three units would be retained.



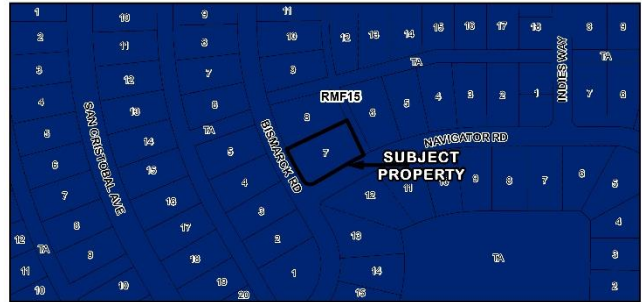
CSZ-22-10 Area Image

Analysis:

The subject property has a Future Land Use Map (FLUM) designation of High Density Residential (HDR) and is zoned Residential Multi-family 15 (RMF-15). The subject property is located within the Urban Service Area, as depicted on **FLUM Series Map #3: Service Area Delineation**. The subject property is located outside of the Coastal High Hazard Area (CHHA) and it is located in the area served by Charlotte County Utilities.



CSZ-22-10 FLUM Designations



CSZ-22-10 Zoning Designations

The applicant proposes to sever five units from the subject property and to retain three units.

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 the criteria is *"Vacant Lands located within the Urban Service Area and the owner wishes to retain an allowed residential density below the base density"*. This CSZ request is consistent with this policy and meets this specific criterion.

Section 3-9-150(d)(1) of the Charlotte County Code of Laws and Ordinances further criteria 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 vacant and located within the urban service area, and the owner wishes to retain an allowed residential density below the base density."* This CSZ request meets this TDU Code requirement.

Furthermore, if this CSZ application is approved by the Board of County Commissioners, three units can be built on the site at five units per acre, which is compatible with the existing duplexes located to the south, north and east of the subject property. The subject property is designated as part of Maturing Neighborhoods on the 2050 Framework. The proposed CSZ application is consistent with **FLU Policy 4.3.1: Maintain Maturing Neighborhoods**, which states that the County shall protect the residential subdivisions within Maturing Neighborhoods and shall ensure the long-term viability of these residential areas by regulating adjacent and internal future development and redevelopment to maintain compatibility with these areas.



CSZ-22-10 Framework

Staff Summary:

Based upon the analysis and conclusions set forth herein, its staff's professional opinion that the application is consistent with the County's Comprehensive Plan, the intent of the County's TDU program, Charlotte County's Code of Laws and Ordinances, and other applicable guidelines.



Qualifications of Jie Shao

Position: Principal Planner

Years with Charlotte County: 19

Position Summary & Experience: I have worked as a Planner for Charlotte County Community Development Department for over 18 years. My duties include reviewing and making recommendations on plan amendments, zoning map changes and text amendments to the County's Comprehensive Plan as well as the Land Development Regulations to the Planning and Zoning Board and the Board of County Commissioners.

Education:

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

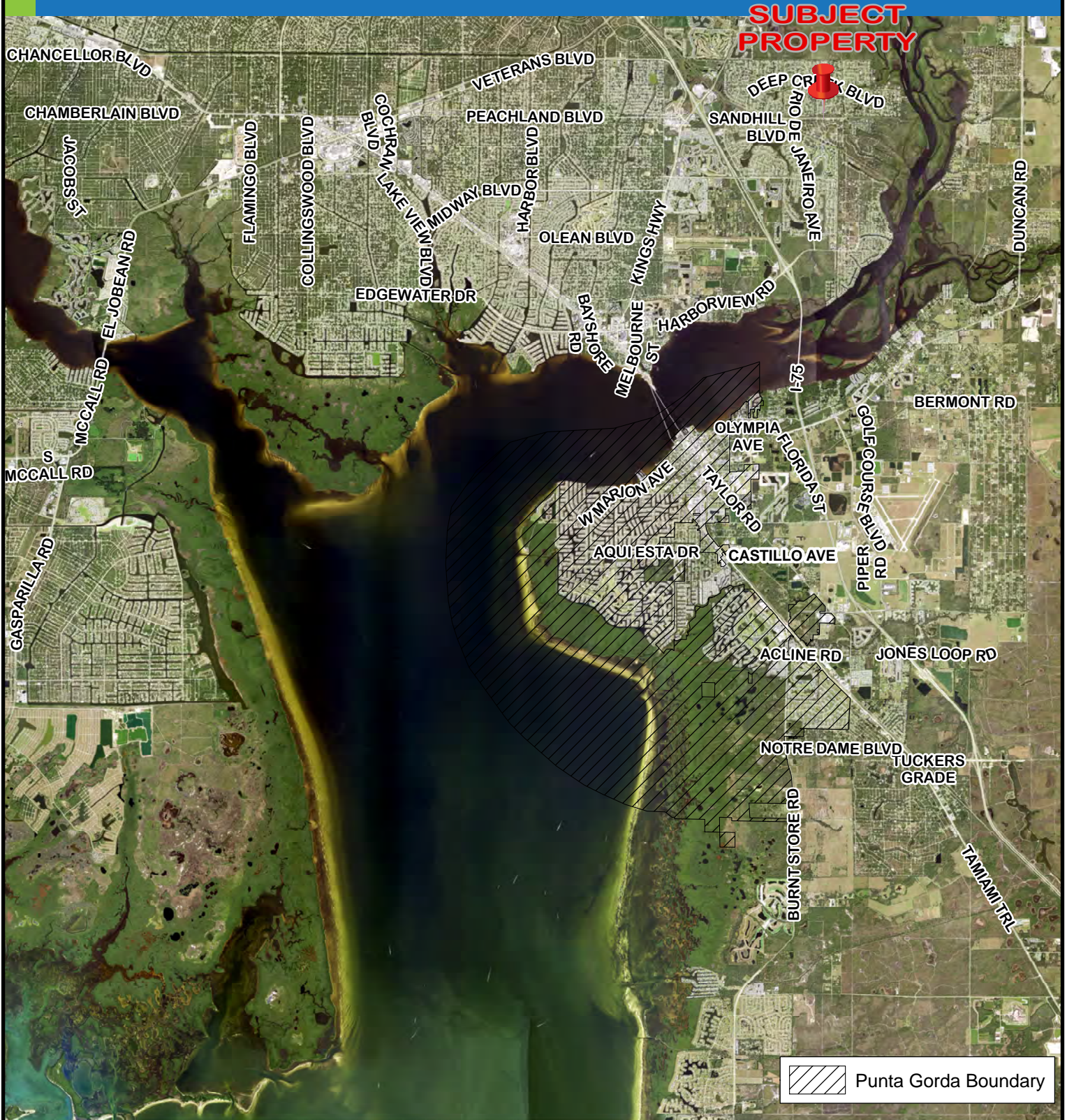
Related Past Experience:

- 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-22-10



09/40/23 Mid-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 guarantees, 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.

© Copyright 2023 Port Charlotte, FL by Charlotte County
 Date Saved: 1/7/2023 3:42:41 PM By: Finnerty-4380

M:\Departments\GIS\Projects\Petition_Maps\Land_Development\2022\CSZ\CSZ-22-10\PKT\LocationMap_CSZ-22-10.mxd

CHARLOTTE COUNTY

Area Image for CSZ-22-10



09/40/23 Mid-County



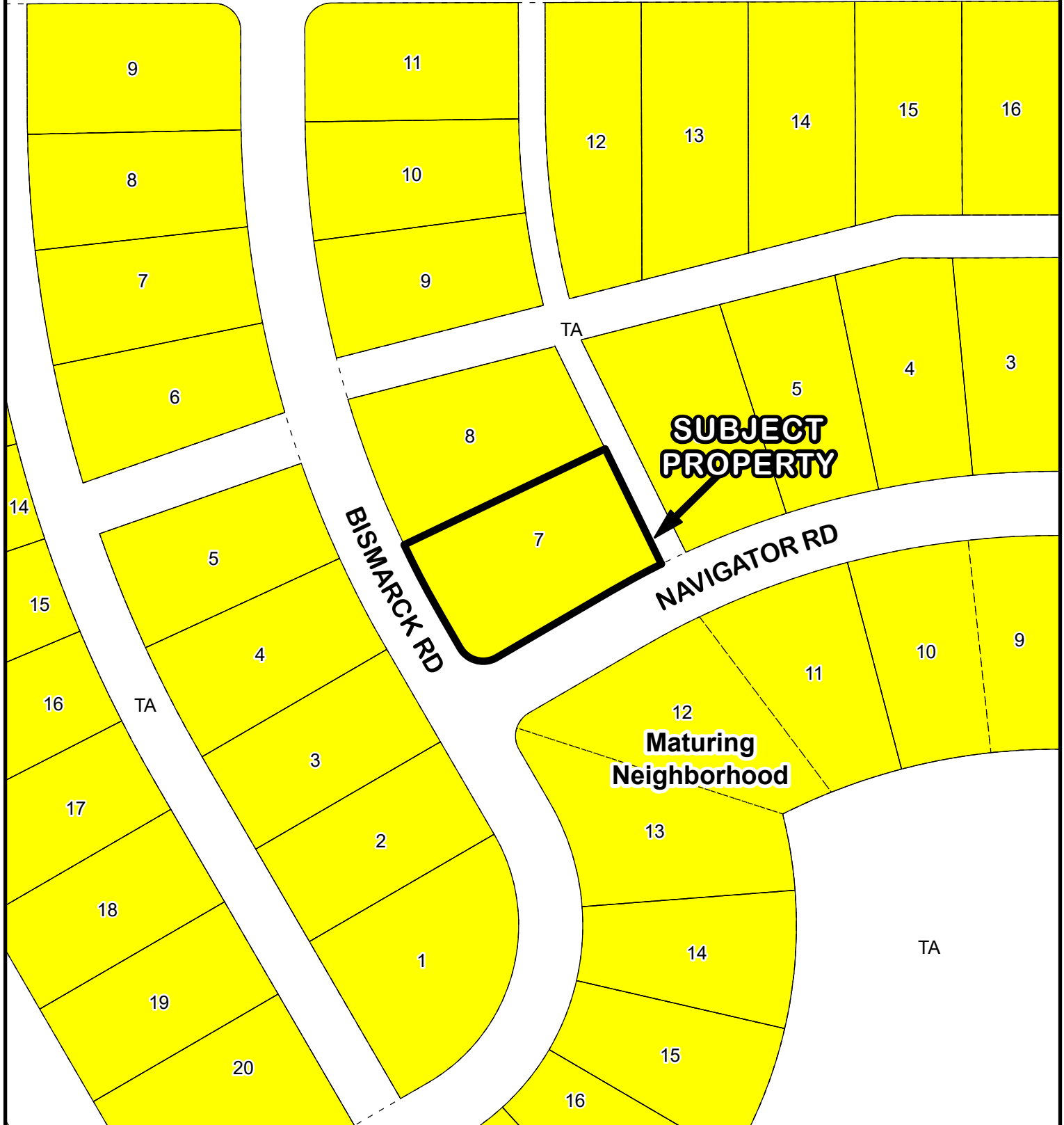
This map is a representation of compiled public information. It is believed to be an accurate and true depiction for the stated purpose, but Charlotte County and its employees make no guarantees, implied or otherwise, to the accuracy, or completeness. We therefore do not accept any responsibilities as to its use. This is not a survey or it is 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.

© Copyright 2023 Port Charlotte, FL by Charlotte County
Date Saved: 1/7/2023 4:24:32 PM By: Shaoj-4380

M:\Departments\GIS\Projects\Petition_Maps\Land_Development\2022\CSZ\CSZ-22-10\PKTGeneral_CSZ-22-10.mxd

CHARLOTTE COUNTY

Framework for CSZ-22-10



09/40/23 Mid-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 guarantees, 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.

© Copyright 2023 Port Charlotte, FL by Charlotte County
Date Saved: 1/7/2023 4:29:08 PM By: Shaoj-4380

M:\Departments\GIS\Projects\Petition_Maps\Land_Development\2022\CSZ\CSZ-22-10\PKCTFramework_CSZ-22-10.mxd

CHARLOTTE COUNTY

FFLUM Designations for CSZ-22-10



09/40/23 Mid-County



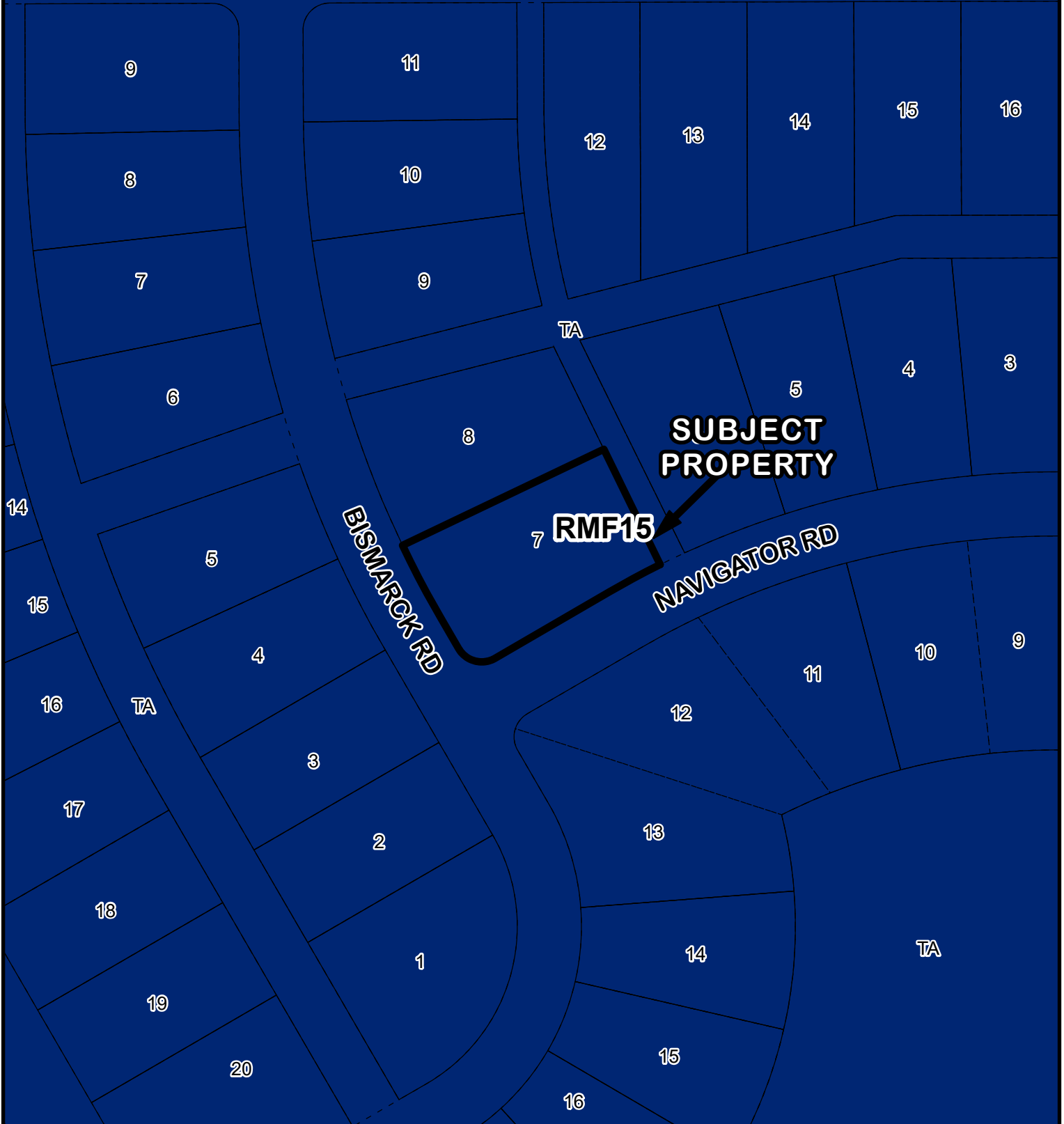
This map is a representation of compiled public information. It is believed to be an accurate and true depiction for the stated purpose, but Charlotte County and its employees make no guarantees, implied or otherwise, to the accuracy, or completeness. We therefore do not accept any responsibilities as to its use. This is not a survey or is 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.

© Copyright 2023 Port Charlotte, FL by Charlotte County
Date Saved: 1/7/2023 4:30:56 PM By: Shaoj-4380

M:\Departments\LIS\Projects\Petition_Maps\Land_Development\2022\CSZ\CSZ-22-10\PKTFLUM_CSZ-22-10.mxd

CHARLOTTE COUNTY

Zoning Designations for CSZ-22-10



09/40/23 Mid-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 guarantees, 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.

© Copyright 2023 Port Charlotte, FL by Charlotte County
Date Saved: 1/7/2023 4:31:47 PM By: Shaoj-4380

M:\Departments\LIS\Projects\Petition_Maps\Land_Development\2022\CSZ\CSZ-22-10\PKTZoning_CSZ-22-10.mxd