MEMORANDUM

Date: 8-24-20

To: Honorable Board of County Commissioners

From: Matthew T. Trepal, AICP, Principal Planner

Subject: TDU-20-04, a petition to transfer two density units to property along San Casa Drive

Staff Recommendation:

Staff recommends the approval of this Transfer of Density.

Purpose of This Petition:

Petition TDU-20-04 involves a request by Casa Sand, LLC, Lake Hurst Holdings, LLC, and San Casa Investments, LLC to transfer two density units to 19.90 acres along San Casa Drive in the Englewood area. If approved, this proposed transfer would allow five single-family dwellings to be built on subject property.

Analysis:

Subject property currently has a Future Land Use Map (FLUM) designation of Low Density Residential (LDR) and a Zoning designation of Residential Estates 1 (RE-1). An annotation to the Future Land Use Map limits the overall density to five units. Until September 2020 the FLUM designation for subject property was Low Density Residential, but without an annotation, and the zoning was Planned Development (PD). The applicants submitted Petition No. PAL-20-00003 to amend the Future Land Use Map, adding the annotation, and Petition No. Z-20-46-17 to rezone subject property to RE-1, and these petitions were adopted by the Board of County Commissioners on September 8, 2020. While those adoptions increased the allowable density on subject property from three to five units, this current petition would transfer the two units necessary to fully develop subject property.

Consistency with Charlotte 2050 and Section 3-9-150 of the Charlotte County Code of Laws and Ordinances:

The intent of the Transfer of Density Units program is established in **Future Land Use (FLU) Policy 1.2.7: Transfer of Density Units (TDU) Program Intent**, which states that, among other items, the intent of the program is to "*prevent net density increases within the Coastal High Hazard Area*". Subject property is located mostly within the Coastal High Hazard Area (CHHA), with approximately 40 percent lying within the Tropical Storm storm surge zone and 48.5 percent lying within the Category 1 storm surge zone. The remaining 11.5 percent lies outside the CHHA. This petition would transfer two density units to subject property from formerly private land that is now part of the County's Amberjack Environmental Park. One of the units is from the Tropical Storm storm surge zone and the other is from the Category 1 storm surge

zone. The CHHA designations of the transferred units match the designations of the proposed Receiving Zone, ensuring no net density increases within the CHHA.

Subject property is designated as a Maturing Neighborhood on **FLUM Series Map #2: 2050 Framework**. Maturing Neighborhoods are defined in **FLU Policy 4.1.1: 2050 Framework – Neighborhoods** as being *"substantially developed, generally 30 percent or greater, within which infill continues to occur"* that is residential in nature. In these neighborhoods, *"stable growth is occurring and the majority of that growth is residential development"*. They are *"generally served with central water and sewer service"*. The transfer of density to subject property would allow five single-family dwellings to be built.

The criteria for a Receiving Zone within the TDU program is established in **FLU Policy 1.2.11: TDU Receiving Zones**, which states that, among other areas, Maturing Neighborhoods qualify as Receiving Zones. As detailed above, the subject site is located within a Maturing Neighborhood.

Section 3-9-150(e)(1) of the Charlotte County Code of Laws and Ordinances (County Code) establishes the criteria for becoming a Receiving Zone and states that "*to qualify as an RZ, the proposed RZ must comply with all of the following criteria"*. These include being located within the Urban Service Area and being designated one of several Framework designations, including Maturing Neighborhood.

Subject property is located within the Urban Service Area, and within a Maturing Neighborhood.

Section 3-9-150(g)(4) of the County Code states that one of four types of assurance that the petitioner has density units available to transfer to the site must be submitted. This TDU application was submitted simultaneously with two Certificates of Transferrable Density Credits, one for each of the units transferred.

Conclusions:

This petition is consistent with the intent of the County's TDU Program as established in Charlotte 2050, and with all requirements of the program established in Charlotte 2050 and the County Code. Staff recommends approval.

Qualifications of Matthew Trepal

Position: Principal Planner

Years with Charlotte County: 13

Position Summary & Experience: I have worked as a Planner for Charlotte County for over 13 years. My duties include managing the County's Transfer of Density Units program, acting as planning liaison for the County's Community Redevelopment Areas, serving on the Metropolitan Planning Organization's Technical Advisory Committee, and reviewing and making recommendations to the Planning and Zoning Board and the Board of County Commissioners on plan amendments, zoning map changes, and text amendments to the County's Comprehensive Plan and Land Development Regulations.

Related Past Experience:

- Principal Planner, Charlotte County, Florida (2013 to present)
- Planner III, Charlotte County, Florida (2006 to 2013)
- County Planner, Erie County, Pennsylvania (1998-2006)

Education:

- M.S. in Geography, specializing in Urban and Regional Planning, Indiana University of Pennsylvania; Indiana, PA; 1994
- B.A. in Political Science, University of Pittsburgh; Pittsburgh, PA; 1991

Professional Certifications:

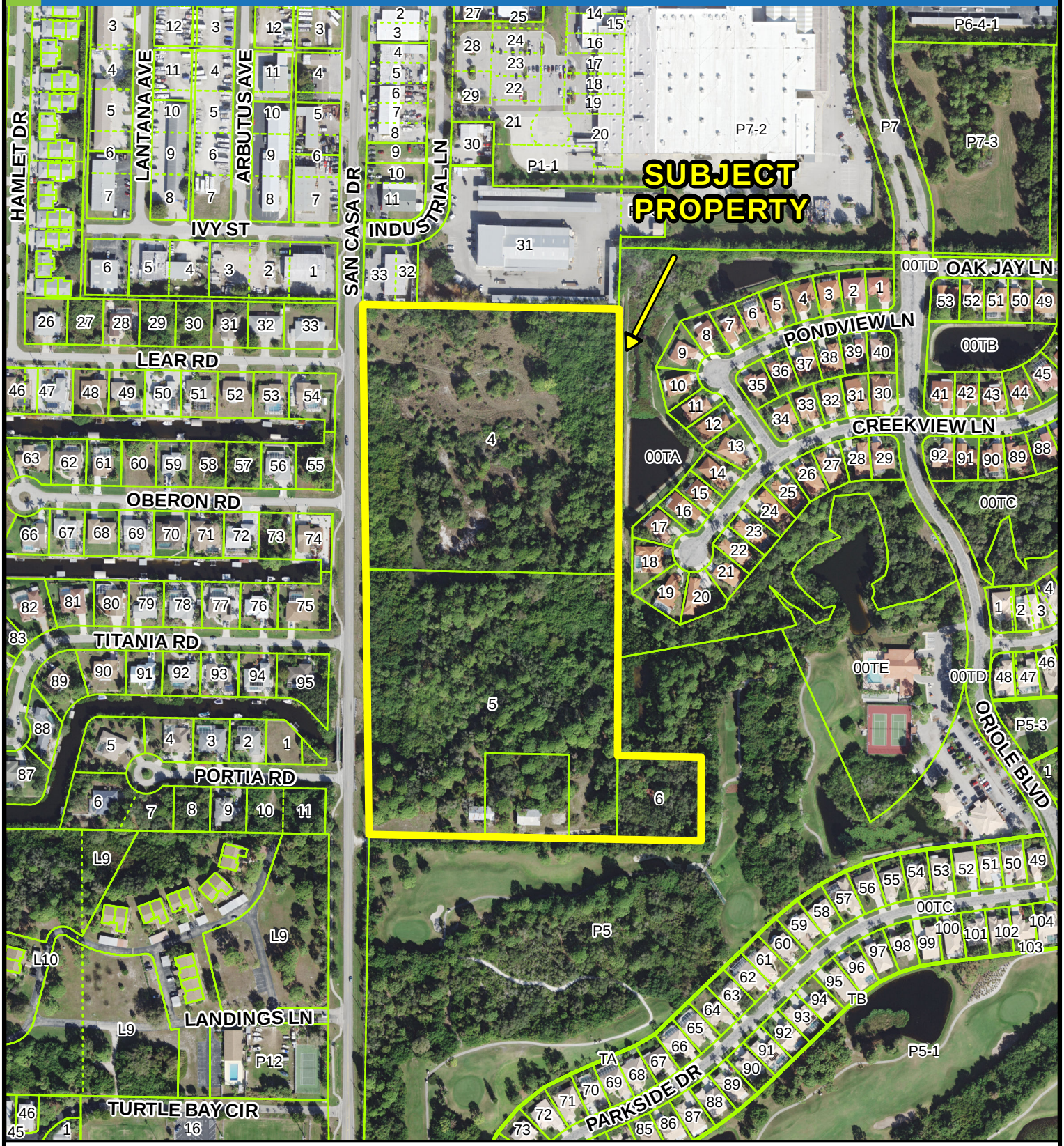
- American Institute of Certified Planners, 2016
- American Planning Association, member since 1992

(Exhibit 1)

CHARLOTTE COUNTY

Area Image for TDU-20-04

Charlotte County
Community Development



09/41/20 West County

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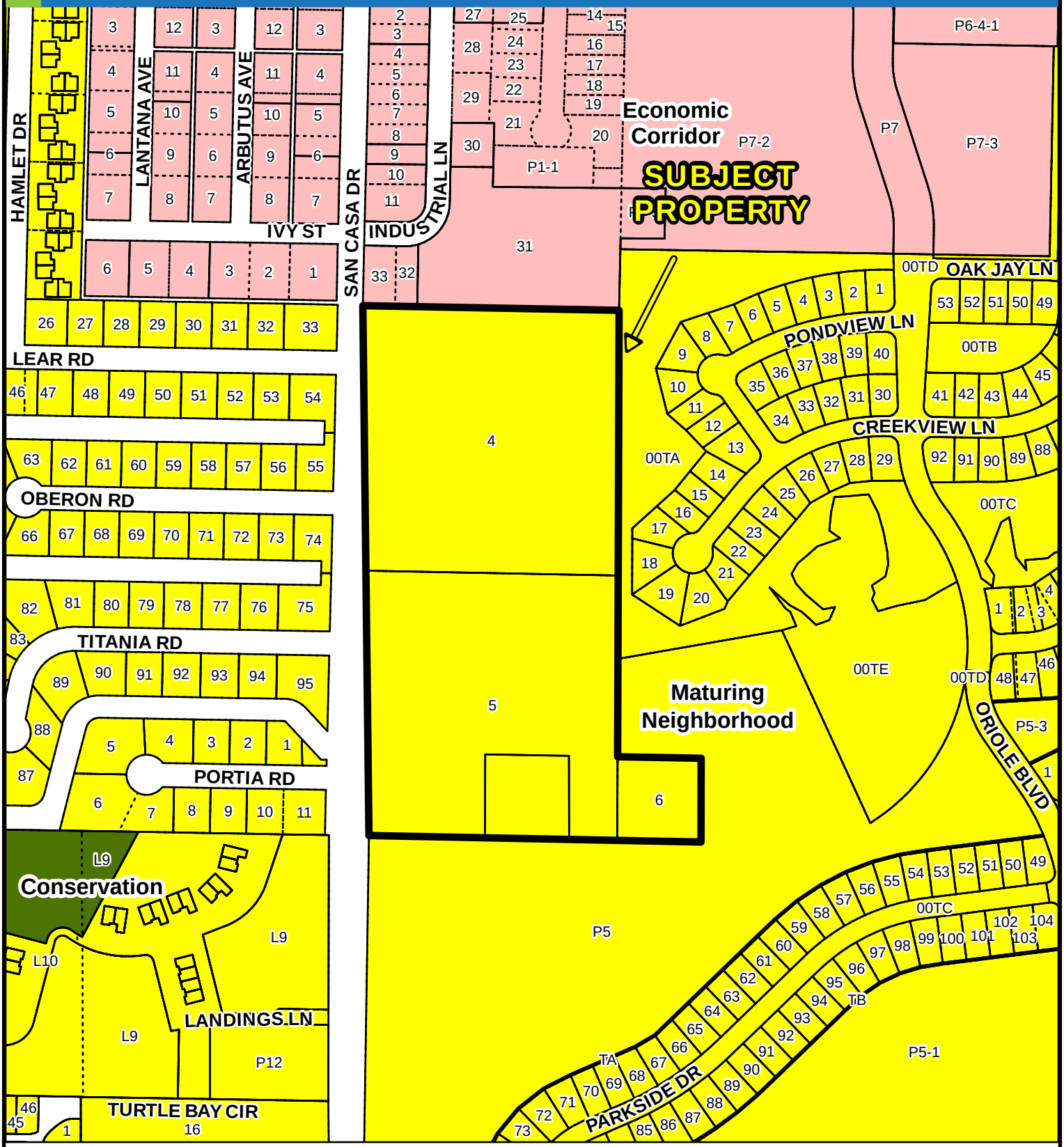
CHARLOTTE COUNTY

Framework Map for TDU-20-04

CHARLOTTE COUNTY
Community Development



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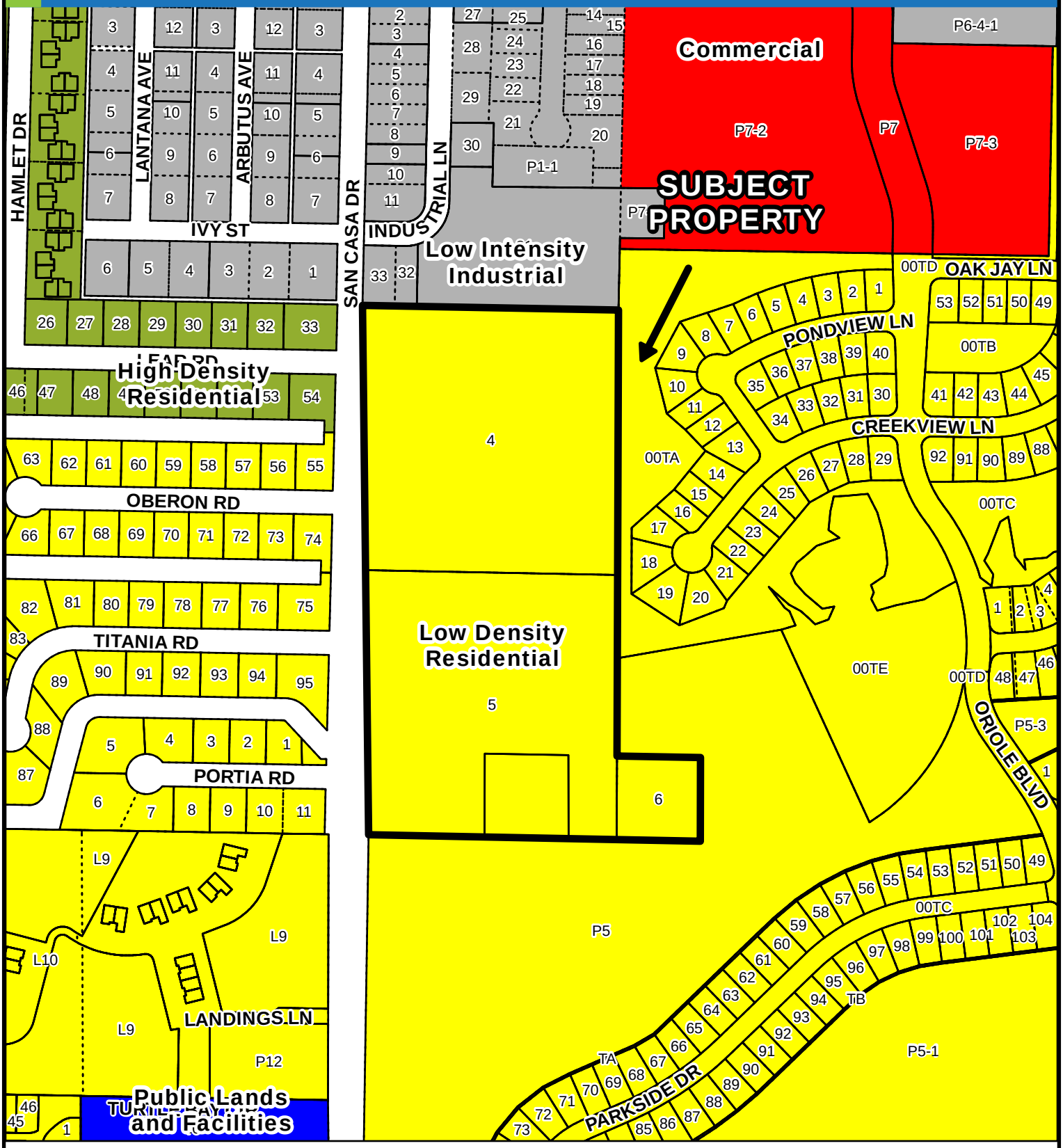
CHARLOTTE COUNTY

FLUM Designations for TDU-20-04

Charlotte County
Community Development



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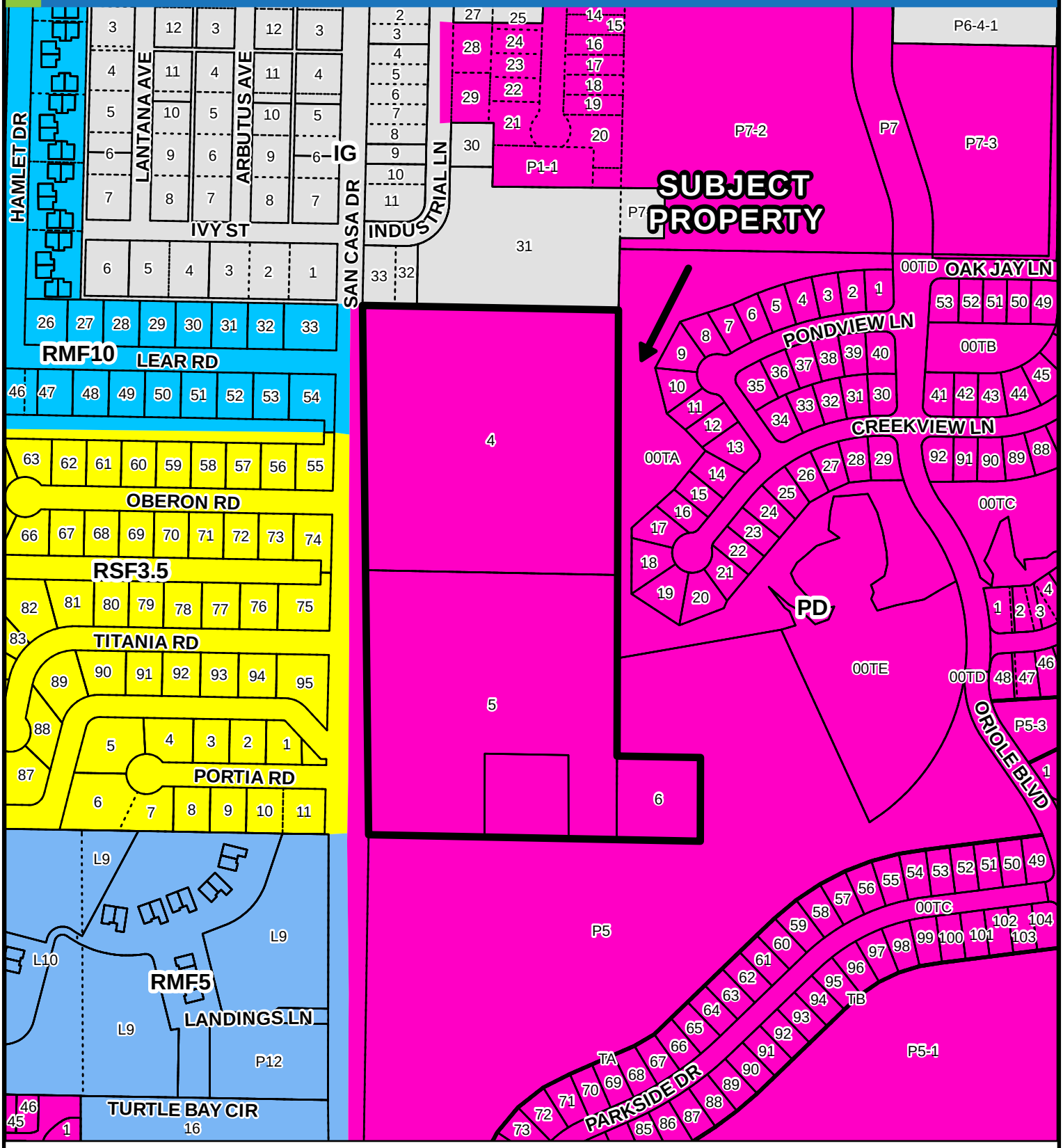
CHARLOTTE COUNTY

Zoning Designations for TDU-20-04

Charlotte County
Community Development



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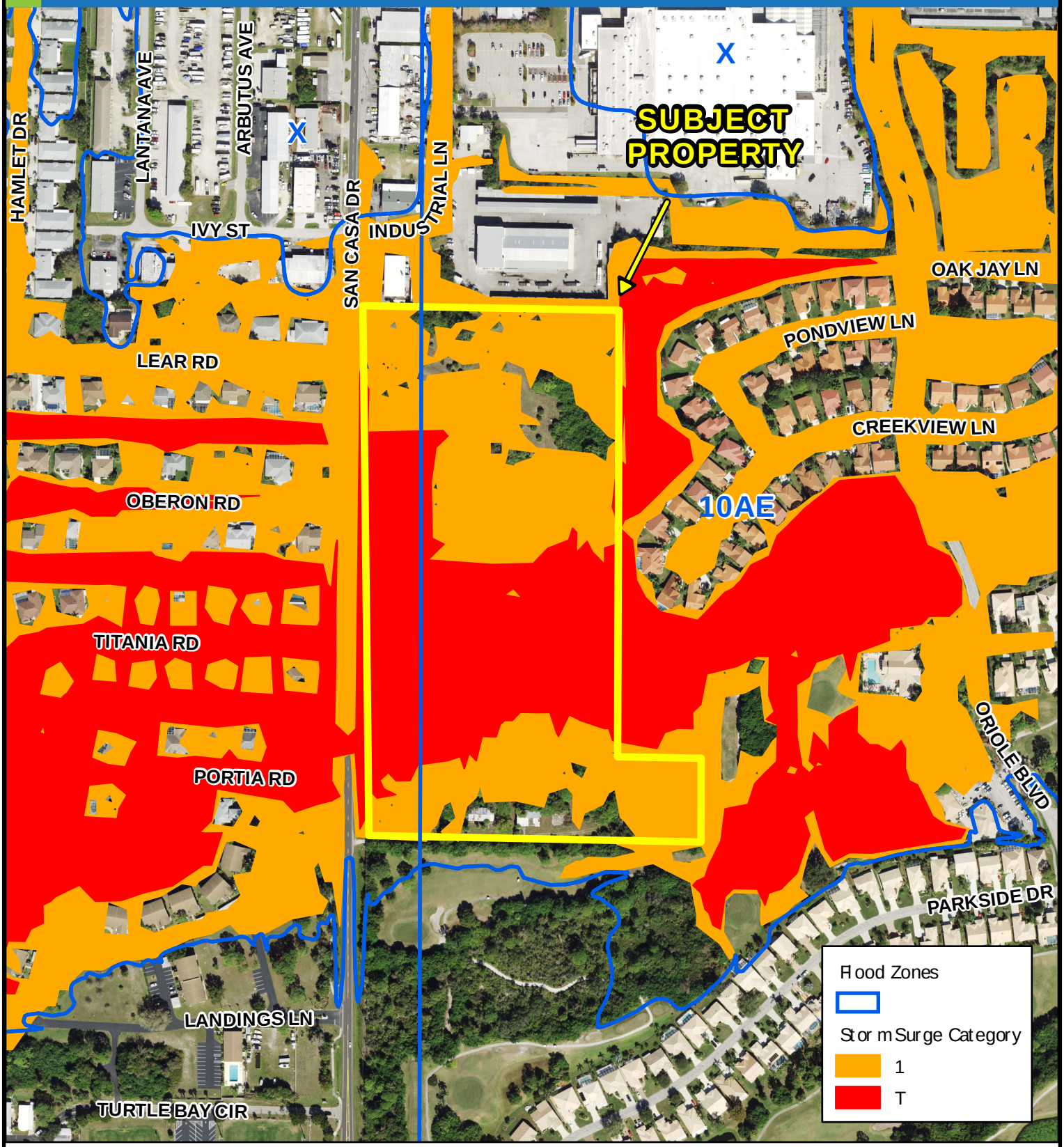
CHARLOTTE COUNTY

CHHA/Flood Zone Designations for TDU-20-04

Charlotte County
Community Development



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CERTIFICATE OF TRANSFERABLE DENSITY CREDITS

CHARLOTTE COUNTY, FLORIDA

Certificate No. CSZ-024.2.1.1A

TRANSFER OF DENSITY FROM CERTIFICATE NO. CSZ-024.2.1

This Certificate is the Property of
Lake Hurst Holdings, LLC

This Certificate was created on March 4, 2020

The Certificate Holder Acquired
1 Unit of *West County* Density from Andrew and Sherry Dodd

Distribution of Units
1 unit in Category 1/12AE Flood Zone

Matthew T. Trepal, Principal Planner

CERTIFICATE OF TRANSFERABLE DENSITY CREDITS

CHARLOTTE COUNTY, FLORIDA

Certificate No. CSZ-024.2.1.1B

TRANSFER OF DENSITY FROM
CERTIFICATE NO. CSZ-024.2.1

This Certificate is the Property of
San Casa Investments, LLC

This Certificate was created on March 4, 2020

The Certificate Holder Acquired
1 Unit of *West County* Density from Andrew and Sherry Dodd

Distribution of Units
1 unit in Tropical Storm/11AE Flood Zone

Matthew T. Trepal, Principal Planner