



TCP-20-04

(Transmittal Hearing
BCC Land Use Meeting 10-13-2020)

Charlotte County
Board of County Commissioners



CHARLOTTE COUNTY
FLORIDA

Proposed Changes

- Amendment to FLU Policy 1.2.17: Incentive Density Usage, to add Item 4; and
- Revision to FLU Appendix I: Land Use Guide, to amend the Compact Growth Mixed Use (CGMU) Future Land Use designation.

Detailed Changes

FLU Policy 1.2.17: Incentive Density Usage

In order to promote development and redevelopment within Revitalizing Neighborhoods and other appropriate locations within the County, as well as address the deficiency of market-rate rental properties, low-, very low- and moderate-income housing and workforce housing, the County may grant, at no cost to grantee, Incentive Density in the following circumstances:

1. In Revitalizing ~~Revitalization~~ Neighborhoods with plans created and adopted consistent with FLU 4.2.1, for density increases above base density.

4. To encourage concentrated, energy-efficient or mixed-use land development within Maturing Neighborhood, Emerging Neighborhood, Revitalizing Neighborhood, Economic Centers, Economic Districts, or Community Redevelopment Areas. In order to receive Incentive Density, the development must be located outside of the Coastal High Hazard areas. If the development is located west of the Myakka River and Charlotte Harbor, the Incentive Density shall come from Managed Neighborhoods west of the Myakka River and Charlotte Harbor, and must come from a similar or more restrictive FEMA Flood Zone. Such development shall be processed under the Planned Development (PD) or Mixed Use (MU) zoning district. Percentage of and timeline of utilization of Incentive Density shall be established under the PD and MU zoning districts.

Detailed Changes

Compact Growth Mixed Use (CGMU)

This land use designation is established to advocate compact, transit-oriented, walkable and bicycle-friendly, mixed-use development within the Urban Service Area. ~~This type of development shall only be located within Revitalizing and Emerging Neighborhoods.~~



Table A-4.: Compact Growth Mixed Use Percentage of Mix of Uses

Land Use	Minimum Development Percentage (gross acreage)	Maximum Development Percentage (gross acreage)
Residential	20	75
Commercial	20	75
Industrial	No minimum	50
Recreational <u>or</u> /Open Space*	5	10

* Outdoor public gathering places may be considered as open space, such as open-air plazas.

“Master Development Plan” Under Requirements of the Plan Amendment:

- a. Land uses, densities and intensities, and base density.
- b. Location of access points; circulation, including internal circulation, street design, and pedestrian and bicycle access; stormwater features; recreational and open space; residential, commercial or industrial uses.
- c. A pattern book, including sketches and photos that depicts all major elements of the development, such as: site access and circulation, landscaping and buffering, public gathering space, recreational sites, lighting, signage, stormwater and development pod site design, and form and character of the residential, commercial and industrial structures.

However, “Master Development Plan” is not required if a Mixed Use (MU) rezoning is concurrently submitted.

Special Provisions

9. Implementing Zoning. The implementing zoning districts under CGMU shall be a Planned Development district ~~or~~ and a ~~Compact~~ Mixed Use district, ~~as may be developed and adopted into the Land Development Regulations.~~