

TLDR-20-02

(First Public Hearing
BCC Land Use Meeting 10-13-2020)

Charlotte County
Board of County Commissioners



CHARLOTTE COUNTY
FLORIDA

Proposed Changes

- Revising the Land Development Regulations (LDRs) Table of Contents.
- Revising Section 3-9-45: Planned Development (PD).
- Creating new Section 3-9-45.1.

Detailed Major Changes

Amendment to the LDRs Table of Contents to add new Section 3-9-45.1: Planned Development (PD) Open Space and Setback Special Requirements.

Land Development Regulations
Chapter 3-9. Zoning

3-9-26.3	Use Table – Residential Districts	
3-9-26.4	Use Table – Commercial Districts	
3-9-26.5	Use Table – Industrial Districts	
3-9-27	Application of District Regulations	
3-9-28	Environmentally Sensitive	ES
3-9-29	Parks and Recreation	PKR
3-9-30	Agriculture	AG
3-9-31	Excavation and Mining	EM
3-9-32	Residential Estate	RE
3-9-33	Residential Single-family	RSF
3-9-34	Residential Multi-family	RMF
3-9-35	Residential Multi-family Tourist	RMF-T
3-9-36	Manufactured Home Park	MHP
3-9-37	Manufactured Home Conventional	MHC
3-9-38	Recreational Vehicle Park	RVP
3-9-39	Office Medical and Institutional	OMI
3-9-40	Commercial Neighborhood	CN
3-9-41	Commercial Tourist	CT
3-9-42	Commercial General	CG
3-9-43	Industrial General	IG
3-9-44	Industrial Intensive	II
3-9-45	Planned Development	PD
3-9-45.1	<u>Planned development (PD) Open Space and Setback Special Requirements</u>	
3-9-46 (Reserved)	Compact Mixed Use	CMU
3-9-47	Charlotte Harbor Community Development Code/title	CHCDC
3-9-47.1	Intent, Applicability, and Boundaries	

Detailed Major Changes

Amendments to Section 3-9-45: PD:

- Revising the goals.
- Simplifying and updating design criteria and development standards.
- Adding a new subsection related to the Incentive Density usage.

Percent of the Proposed Residential Density	Action
1). 20	Extension of reclaimed water facilities more than one mile
2). 20	Redesign and replatting of previously recorded subdivisions established prior to October 6, 1992
3). 5	Underground utilities
4). 5	Onsite systems to treat and reuse water within individual buildings or collection, treatment, and reuse water for irrigation, toilet flushing and cooling
5). 20	Preservation or restoration of environmentally sensitive areas, natural land cover or habitats more than 40% of the entire PD parcel or phase
6). 100	Rental or workforce housing pursuant to FLU Policy 1.2.17, as may be amended
7). 10	Two types of uses (residential and office, commercial, or industrial)
8). 20	At least three types of uses (residential and, office, commercial, or industrial)
9). 20	Multi-use trail system for pedestrians, bicyclists, motorists and transit riders of all ages and abilities.
10). 10	Passive and active recreational uses
11). Percentage as determined by BCC	All similar amenities or project improvements not listed above as may be approved by the BCC

- Revising procedures and criteria for rezoning to PD to include:

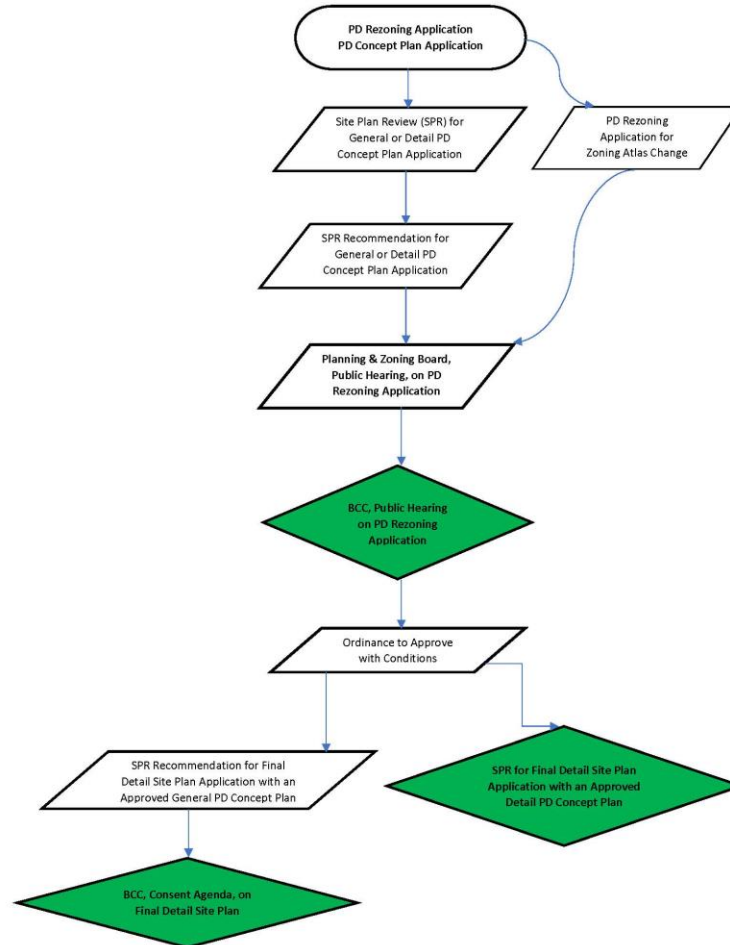
A General PD Concept Plan:

- ✓ Density and intensity;
- ✓ Setbacks and building heights;
- ✓ Access point(s); and
- ✓ Major internal traffic circulation.

A Detail PD Concept plan:

- ✓ Density and intensity;
- ✓ Setbacks and building heights;
- ✓ Access point(s);
- ✓ Major internal traffic circulation;
- ✓ Landscaping plan;
- ✓ Signage plan; and
- ✓ Elevations and building details.

Planned Development (PD) Rezoning Flow Chart



- Revising the time limitation for the PD Concept Plan.
- Revising the criteria of major modification to the PD Concept Plan and the Final Detail Site Plan and the PD conditions.
- Adding subsection regarding the owner's authorization.

Detailed Major Changes

Adding new section 3-9-45.1 for development within:

- U.S 41 Overlay District.
- Burnt Store Limited Development & Burnt Store Village Residential FLUM Designations.
- Compact Growth Mixed Use and Rural Community Mixed Use FLUM Designations.
- Conservation Subdivisions.