



Legislation Text

File #: 2020-1672, Version: 1

Title

TCP-20-04, Revisions to FLU Policy 1.2.17 and the CGMU FLUM Designation

Requested Motion/Action

Department Making Request

Community Development

Pursuant to Section 163.3184(3), Florida Statutes, transmit a Large-scale Plan Amendment to the Department of Economic Opportunity (DEO) and other State review agencies for review and comment; the request is to amend the Future Land Use (FLU) Element of the County's Comprehensive Plan by revising 1) FLU Policy 1.2.17: Incentive Density Usage, to add item 4 addressing development under Mixed-Use (MU) and Planned Development (PD) zoning; and 2) FLU Appendix I: Land Use Guide, to amend the Compact Growth Mixed Use (CGMU) Future Land Use designation; Petition No. TCP-20-04; Applicant: Charlotte County Board of County Commissioners.

Legislative

Agenda Item Type

Public Hearing

Budgeted Action:

No action needed.

Background (Why is this Action Necessary, and What Action will be accomplished)

Background:

Staff initiated an amendment to the Future Land Use (FLU) Element of the County's Comprehensive Plan by revising 1) FLU Policy 1.2.17: Incentive Density Usage, to add Item 4 addressing development under Mixed-Use (MU) and Planned Development (PD) zoning; and 2) FLU Appendix I: Land Use Guide, to amend the Compact Growth Mixed Use (CGMU) Future Land Use designation. Staff is proposing to have an opportunity for Incentive Density to be used not only in Revitalizing Neighborhoods, but also other appropriate locations within the County. The proposed item 4 will allow for Incentive Density to be used in some projects under the Planned Development and Mixed-Use zoning districts. The proposal will not increase densities throughout the County, because in order to use Incentive Density, the property must have an appropriate Future Land Use Map designation and Zoning district. All proposed projects which are qualified for Incentive Density must be located outside of the Coastal High Hazard Areas.

In addition, the proposed changes will allow development under the Compact Growth mixed Use (CGMU) Future Land Use Map (FLUM) designation to be located in other appropriate locations instead of only in Revitalizing and Emerging Neighborhoods. The proposed changes will also clarify the term of "Open Space" under the CGMU FLUM designation.

What Action will be accomplished?

If the Board of County Commissioners approves this application, it will be transmitted to the Department of Economic Opportunity (DEO) and other State Review agencies for review and comment.

