

# South County Gateway Project

We would like to provide the history and update of the South County Gateway project.

## *Purpose of this Project*

The County and the City have different land development regulations; staff from both jurisdictions have discussed creating an overlay along common borders between the County and the City to take a more consistent approach regarding signage, landscaping and commercial design standards in the affected areas.

## *History*

- In September 2009, after the City and County Joint meeting, the elected officials from the City and the County agreed to move forward with this project, and TEAM Punta Gorda members agreed to assist.
- On September 24<sup>th</sup>, 2009, members of the three parties met and agreed to work together.
- On October 14<sup>th</sup>, 2009, we had the kick-off meeting.
- On February 4<sup>th</sup>, 2010, we had our first public workshop to gather public input regarding the preferred landscaping and architectural features as well as visual preference. The details of the project as well as the visual preference survey results have been posted on websites of both the County and the City.
- On June 3<sup>rd</sup>, we had our second public workshop to gather input for the area bounded by US 17 and Taylor Road.
- Based on the two public workshops so far, the City of Punta Gorda staff wrote a report which incorporates public comments regarding the signage, architectural design standards, and gateway features.
- On October 27<sup>th</sup>, 2010, the City provided that report to County staff, and on November 12, 2010 staff from the City and County and TEAM held a meeting to discuss the next step of the project. The County staff provided their initial comments regarding the report and what would be the next step.
- The City used their own codes as a starting point and as the basis for their suggestions, the County staff noted that the City code alone would not achieve the purpose of the project, and therefore, a blending of the City and County codes would be more appropriate.
- The initial idea of creating an overlay code would not be appropriate because the boundary would change with each subsequent annexation, and the boundary of the overlay would need to be revised each time.

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- The County has been working on revisions to its own land development regulations such as signage, landscaping and commercial/architectural design standards, and many of the comments received from the public workshops have been included in these revisions. County staff is reviewing the City's suggestion, and will respond point by point in writing to the working group on December 3<sup>rd</sup>.
- At the December meeting (12/3/10) City and County staff along with TEAM's SCGP Committee reached an agreement on the specific land development regulations which would be modified and incorporated into the County's revised code. Almost all of the proposals which came out of the public hearings were agreed upon. Public hearings initiated at the County level are required prior to adoption of these revisions with subsequent approval by the Board of County Commissioners. Those revised draft land development regulations were scheduled to be presented in the fall of 2011. According to Matt Trepal, planner for the County "the complexities of completing a comprehensive review of the entire set of regulations make it difficult to be any more specific than that."
- As of February 2012 the revised draft land development regulations have yet to be scheduled for public hearing. Despite repeated update request by City Growth Management, David Hilston, County Growth Management continues to advise that these revisions are still undergoing internal review.
- Additional follow up with Howard Kunick and David Hilston generated the following email to Howard dated March 5, 2012 from Kelly Shoemaker, Assistant County Administrator.

*"The recommendation from the working group included more restrictive sign regulation and enhanced commercial design standards. Since then however, the Board of County Commissioners has revised the sign regulations to be even less restrictive. County staff sent a copy of the newly adopted sign regulations to David Hilston earlier this year for his request and review. It is still the County's intent to incorporate the recommendations from the working group in the land development regulations revisions. We are targeting to have the LDR draft posted on the County website by August for public input. I would anticipate keeping the public input process open for 6 months then allowing 2 months to make necessary revisions. We would then go through the public hearing process so the newer land Development Regulations should be in place around this time next year."*

Respectfully submitted,  
Tom Cavanaugh, SCGP Chairman

**Comparison of City and County Zoning Requirements for County Commercial General & City Highway Commercial Zoning Classifications**

<b>BASIC DEVELOPMENT REQUIREMENTS</b>	<b>County Commercial General</b>	<b>City Highway Commercial</b>
Minimum lot area	12,000	20,000
Minimum lot width	100 feet	50 feet at building line
Minimum street frontage	None	35 feet of public right-of-way
Minimum front yard Setback	25 Feet	10 Feet
Maximum front yard setback	None	25 feet
Minimum side yard setback-Interior	None	5 feet
-abutting a street	20 feet	10 feet
-abutting a lot	10 feet	25 feet
-abutting a road	25 feet	10 feet
Accessory structure setback	Same as primary structures	5 feet
Waterfront Setback	None	25 feet
Frontage build-out	None	70% of street face
Maximum height	60 feet	35 feet (2 stories max)
Maximum lot coverage	50%	None
Maximum impervious area	None	70%
<b>PARKING</b>	1 space for 200 square feet of floor space	1 space for 250 square feet of floor space
<b>LANDSCAPING</b>		
Parking lot perimeter	3 tree & 13 shrubs per 105 linear feet of ROW frontage, a 3' high wall or berm may be substituted for required shrubs	4 trees and 35 shrubs per 100 linear feet of parking lot perimeter (all sides not abutting a building)
Parking islands	1 tree per parking island	1 tree & 10 shrubs per 200 square feet of parking island area
Building Perimeter	None	1 tree & 10 shrubs per 1,000 sqft of building area
Street tree canopy	None	3 trees per 100 linear feet of ROW frontage
<b>SIGNS</b>		
Ground Sign	1 freestanding sign per ROW frontage 150 square foot maximum	1 Ground sign 15 foot maximum height & 64 square feet maximum sign area
Wall Sign(s)	300 square feet maximum per sign, no limit to number of signs	1 square foot per linear foot of building street frontage

<b>ARCHITECTURAL PROVISIONS</b>		
Pedestrian facilities	None	Pedestrian Sidewalks required
Bicycle Parking	None	Required
Screening Mechanical Equipment		All equipment (a/c, generators, etc) to be located in the rear or side yard and screened from off-site view by an opaque landscape screen or architecturally compatible fence or wall, or combination thereof.
		Rooftop equipment enclosed materials to match building
Location of Parking Areas	None	Parking located to rear and/or side of building
Screening of Parking Areas from streets	Per Landscape Code	Parking to be screened from ROW by any combination of two of the following: pedestrian plazas, landscaping, architectural treatments such as an arcade or colonnade
Garbage Enclosures		Trash containers located within a gated enclosure constructed of material architecturally compatible with the primary structure and located in the rear parking area
Facade Materials	None	Building walls to be brick, cast concrete, stucco, stone, other materials similar in appearance & durability. Accessory buildings shall be clad in materials similar in appearance to the principal structure.
Street Façade Openings	None	At least 50% of the street level frontages shall be in windows or doorways. Mirrorized glass is not permitted.
		No frontage wall shall remain unpierced by a window or functional general access doorway for more than 16 feet.

<p>Design Treatments</p>	<p>None</p>	<p>A change in roof design, doors, window rhythm and articulation &amp; building materials &amp; textures shall be required every 150 feet along a building's street frontage. Minimum spacing between the same architectural composition shall be 300 feet.</p> <p>Buildings shall incorporate a minimum of 7 of the following design treatments:</p> <ul style="list-style-type: none"> <li>a. Canopies or portico integrated with the building's massing &amp; style</li> <li>b. Overhangs a minimum of three feet</li> <li>d. Sculptured artwork</li> <li>e. Raised cornice or building banding with a minimum of two reliefs</li> <li>f. Peaked roof forms</li> <li>g. Consistent pattern of arches</li> <li>h. Consistent rhythm of display windows</li> <li>i. Ornamental and structural architectural details, other than cornices; which are integrated into the building structure and overall design.</li> <li>j. Projected and covered entry a minimum of 5 feet in width</li> <li>k. Metal or tile roof as the dominant roof material</li> <li>l. Decorative landscape planters, a minimum of five feet wide, and areas for shaded seating consisting of a minimum of 100 square feet.</li> <li>m. Integration of specialty pavers, or stamped concrete along a minimum of 60 percent of on-site walkway area</li> <li>n. Water elements must have a minimum of 150 square feet in area</li> </ul>
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<b>Review and Approval Process</b>		
Pre-application - Design Studio	none	scheduled twice monthly or on an as needed basis for time critical projects
<b>Application Submittal</b>		
Fees per application	\$930.00	\$1,500.00
Major Modification	\$930.00	\$0.00
Minor Modification	\$400.00	\$0.00
Time Extension	\$85.00	\$500.00
Review Re-submittal	\$485.00	\$0.00
Review Administration: retained from application fee refunded for a withdrawn application	\$185.00	\$0.00
Sufficiency Review	Up to 10 working days	N/A
Preliminary Site Plan Review	Maximum 3 weeks (may be eliminated in favor of a "single comprehensive review"	N/A
Final Site Plan Review	Maximum 3 weeks	Maximum 4 weeks