

Revisions to the PD Code

BCC Workshop 6-16-2020



CHARLOTTE COUNTY
FLORIDA

What is a Planned Development?

- The planned development (PD) district is intended to encourage concentrated, energy-efficient land development through the use of innovative land use planning and structural design techniques. Conventional zoning requirements are replaced by flexible performance criteria intended to accomplish this.

Usefulness

- The PD process gives ultimate flexibility for uniqueness for a given site.
- Since 2009 the BCC has approved 31 Planned Developments.
 - Residential
 - Commercial
 - Mixed-use
 - Industrial

What is a Planned Development?

- More flexibility than conventional zoning district.
- It creates its own zoning standards and regulations.
 - Uses
 - Height
 - Setbacks
 - Parking
 - Landscaping
 - Many other items

History of the Planned Development

- The PD Code was originally created on December 8, 1981.
- The PD Code was repealed and replaced via Ordinance 89-46.
- Two amendments to the PD Code via Ordinance No. 2002-008 and Ordinance No. 2008-053.
- Staff had several months of roundtable meetings to discuss revisions to the PD Code in 2014, no further action was taken.

Current Status

Two Roundtable Meetings to discuss:

- Revising the goals to achieve various purposes of using this code.
- Simplifying and updating design criteria and development standards.
- Adding subsection regarding granting Incentive Density.
- Revising procedures and criteria for a rezoning to PD.

- Revising the time limitation for the PD Concept Plan.
- Revising the criteria of major modification.
- Adding subsection regarding the owner's authorization.
- Adding new section 3-9-45.1: PD Open Space and Setback Special Requirements.

Why are we here?

- Staff has been working with stakeholders to amend the PD Regulations.
- Staff and stakeholders have come to many agreements on language.
- Staff and stakeholders need comments and input from the BCC on some items

Discussion Points

- Procedures for a rezoning to PD.
 - Additional criteria for a Detail PD Concept Plan?
- Granting Incentive Density.

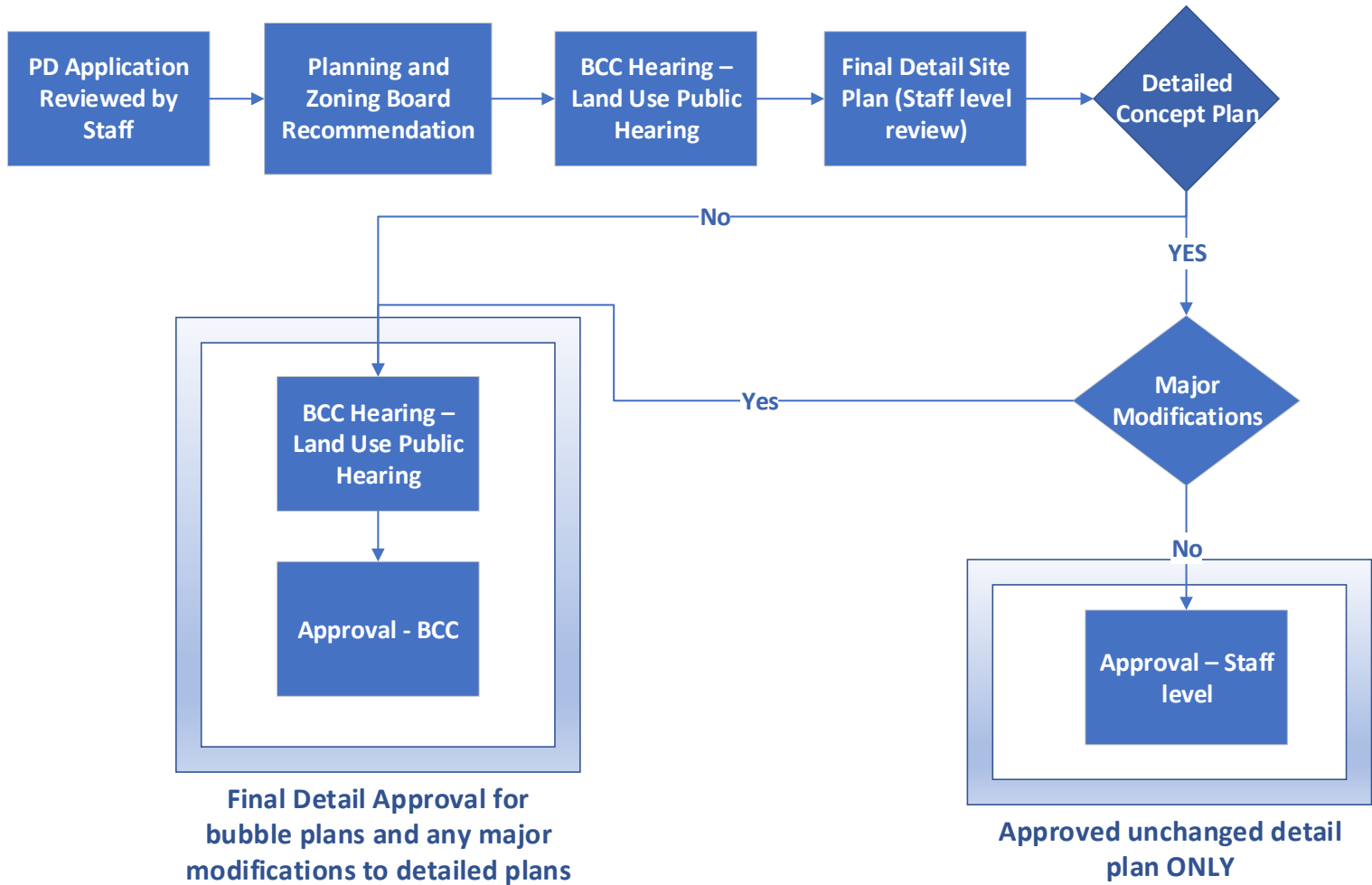
Current Procedures

- Concurrent applications for Site Plan Review (PD Concept Plan) and PD Conditions.
 - Concept plan reviewed through SPR process
 - PD Concept Plan and PD Conditions reviewed by Planning Division
- PD Concept Plan and PD Conditions are reviewed by Planning and Zoning Board.

Current Procedures

- PZ makes recommendation to BCC.
- BCC hearing on PD Concept Plan and PD Conditions.
- If approved by BCC.
 - Applicant applies for Final Detail Site Plan to SPR
 - Final Detail Site Plan heard by BCC on Consent Agenda

Proposed Procedures



Detail Site Plan Differences

- Everything required by General PD Concept Plan plus:
 - Landscaping plan
 - Signage plan
 - Elevations and building details
 - Additional Criteria?

Detail Site Plan Differences

- General PD Concept Plan.
 - Example-Harper McNew

CONCEPTUAL DEVELOPMENT PLAN



LEGEND	
	LAKE
	WETLANDS (142 AC.s)
	PRESERVE (234 AC.s)
	OPEN SPACE
	RESIDENTIAL
	AMENITY
	COMMERCIAL
	RESIDENTIAL WITH OPTIONAL COMMERCIAL / INDUSTRIAL FLEX-SPACE

Total Maximum Buildout Density/Intensity			
Residential	Commercial	Industrial	
3,109 (2 du/acre)	719,461 sq. ft.	126,964	
Population	Year	Units	Population
Phase I	2018	312	505
Phase II	2025	1,088	1,763
Phase III (Total)	2035	3,109	5,036

Detail Site Plan Differences

- Detail PD Concept Plan.
 - Example – Flowers Bakery

Detail PD Concept Plan



What is a Major Modification?

- Generally, additions, deletions, changes in the use, density, or other specifications of an approved PD Concept Plan or Final Detail Site Plan are considered a major modification.
- Increase in development rights.
- Any changes to approved PD Conditions.

What is a Major Modification?

- Substantial changes in location or type of pedestrian or vehicular accesses or circulation, as determined by the County Engineer.
- Any change in parking areas resulting in an increase or reduction of ten percent or more in the number of spaces approved.
- Structural alterations significantly affecting the basic size and form of the building(s) as shown on the approved plan. Changes in form will only be considered substantial if they occur within 200 feet of the boundary of the PD district.

Possible Incentives

- Workforce / affordable housing
- Assembly of multiple parcels
- Utility Extension
- Green/sustainable development
- Multi-use pathways

Possible Incentives

- Multiple types of uses on a site
- Catch all at the discretion of the BCC
 - We don't know what we don't know
 - Applicant can propose items to be incentivized
 - Makes the regulations flexible for future technologies

Incentive Density Discussion Points

- Granting Incentive Density.
 - Do we give it to them?
 - What percentages do we give them for free?
 - The rest they need to purchase

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

Incentive Density Discussion Points

- Currently falls under Transfer of Density Unit (TDU) Policies and Code
- If it meets the criteria for granting of incentive density under the TDU Policies and Code, it would be granted, and given for free

Incentive Density Discussion Points

- Do we continue with current policy?
- Do we amend TDU Policies and Code to allow for incentive density to be used for these other items?
- Do we utilize a separate “pool” of density

Charlotte County ■ 2020 Strategic Plan

Bold Goals to Encourage Fresh Ideas, Identify Ripe Opportunities and Forge New Partnerships



The Charlotte County Commission has four Strategic Focus Areas: Public Services, Economic & Community Development, Infrastructure, and Efficient & Effective Government. Within this framework the commission set bold goals, ambitious but attainable targets to reach within the next five years.

Visit CharlotteCountyFL.gov and click Strategic Plan under Popular Links

Public Services



BOLD GOALS

- Define levels of service by quantity & quality by 2020

Economic & Community Development



BOLD GOALS

- Add 3,650 affordable housing units by 2024
- Increase secondary education enrollment 5%
- Improve water quality 5%

Infrastructure



BOLD GOALS

- Fund & update capital needs assessment by 2024
- Balance capital & operating budgets

Efficient & Effective Government



BOLD GOALS

- Great place to work
- Ensure culture of continuous improvement

Questions?