

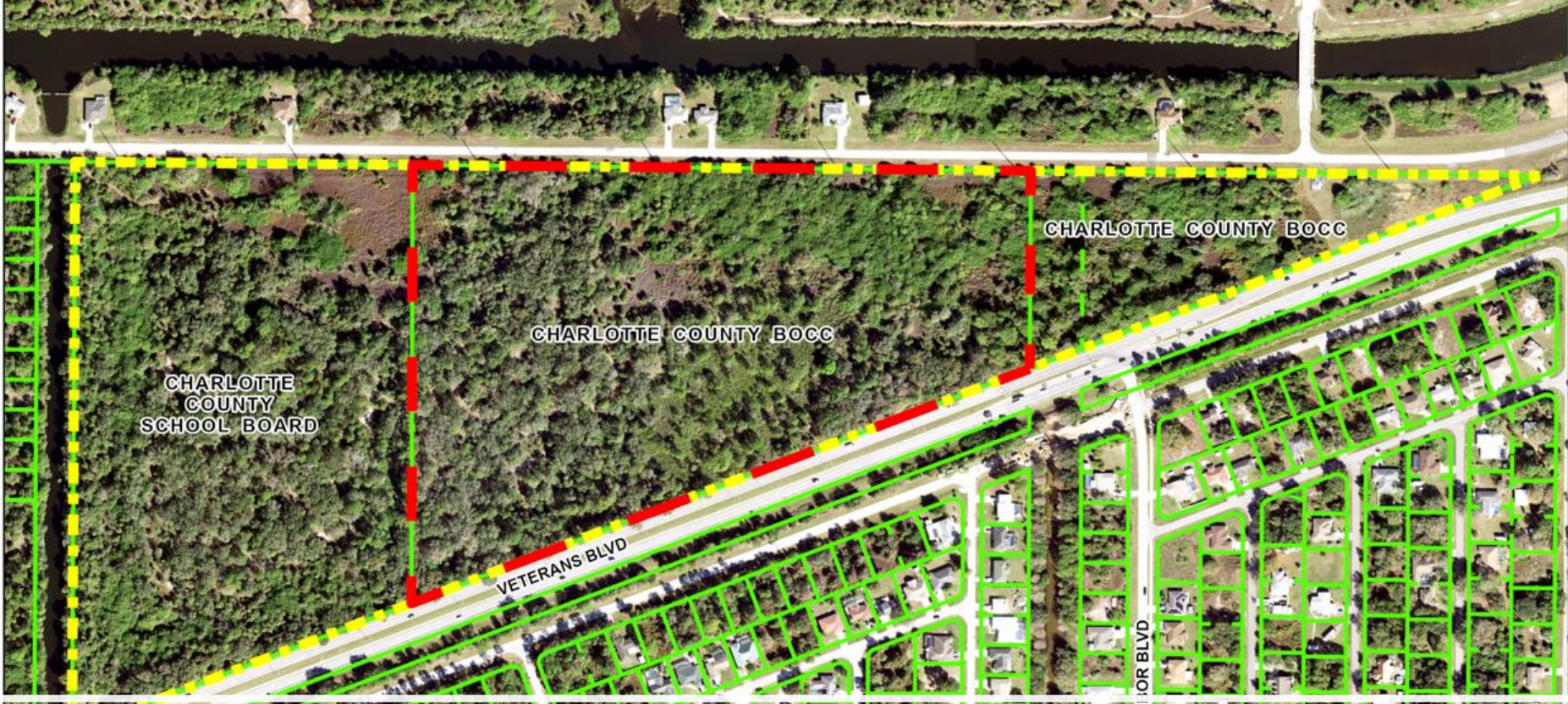
A large, stylized graphic in the background featuring a yellow sun with rays on the left and two green leaves on the right, all set against a white background.

Bachmann Tract

April 15, 2025



CHARLOTTE COUNTY
FLORIDA



Subject Parcel



Current status

- Future Land Use – High Density Residential.
- Zoning – PD with uses limited to governmental uses and residential development as defined in the RFP (AMI of 80% or less on average).
- Density – base density is 0 however 600 incentive density units are reserved for county-owned portion subject to the requirements of the incentive density program.
- Utilities – has no direct water or sewer to the site.

Current Status (cont.)

- Flood zone – X (outside the Special Flood Hazard Area).
- Storm Surge Evacuation Zone – C – Yellow. Updated surge maps show this is Green Zone.
- Most recent value estimate
 - May 2022 Appraisal including 600 density units -- \$14k per unit -- \$8,400,000
 - Current estimate with no density (assuming commercial uses) \$6,500,000

Last Board Direction

- Gain input from Affordable Housing Advisory Committee (AHAC)
- Bring back to the Board for further input

Affordable Housing Advisory Committee

- Multiple smaller parcels preferable
- Possible site for other priority county needs
- Master plan site

Possible Options

- Re-issue RFP for 600 units of affordable housing at 80% AMI average.
- Offer for sale utilizing standard bid procedure – would not include density units and property uses are limited.
- Develop new vision and RFP for entire site
- Divide the property utilizing portion for affordable housing and retaining portion for future county uses.
- Do nothing and reserve for future county uses.

Questions?

