



PD-21-00013 (Quasi-Judicial)

(Adoption Hearing BCC Land Use Meeting 12-14-2021)

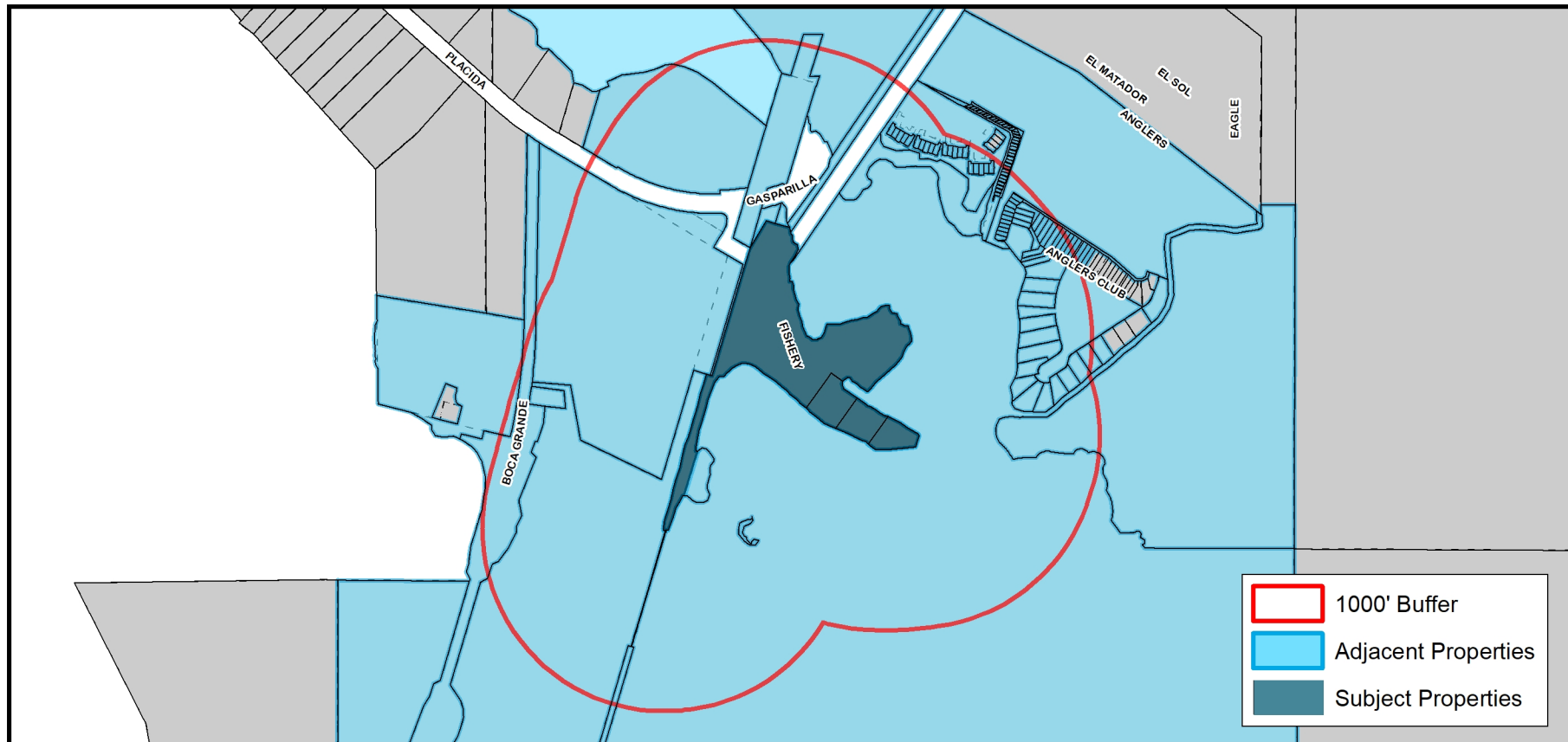
Placida Point LLC



CHARLOTTE COUNTY
FLORIDA

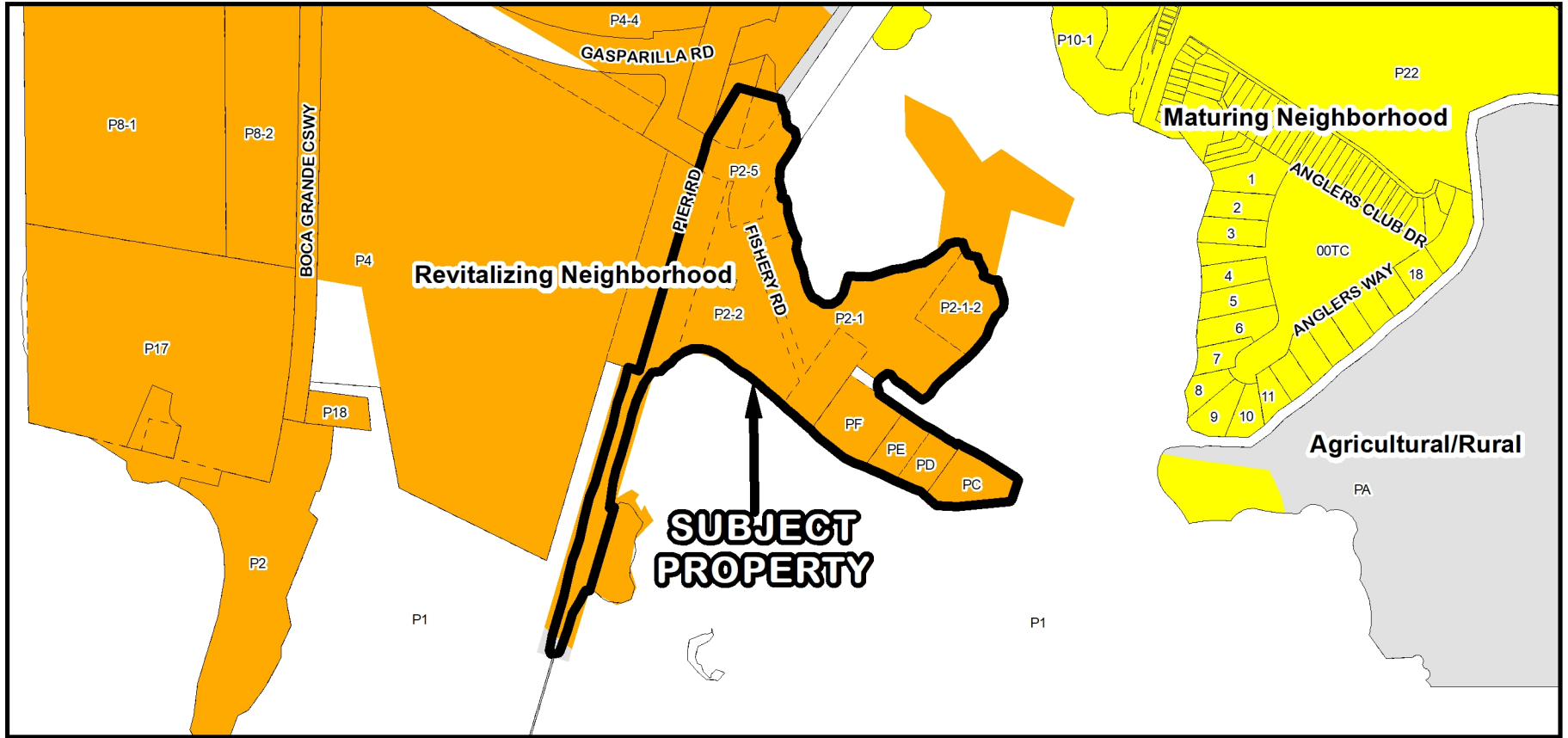
Proposed Change

- A rezoning from Planned Development (PD) (13.20± acres) and Residential Multi-family 5 (RMF-5)(1.6± acres) to PD. This is a major modification to the existing PD, Ordinance Number 2018-042, to add two outparcels; increasing the maximum allowable density from 60 units to 99 units, requiring a transfer of 68 density units.
- Located in Commission District III





PD-21-00013 Location Map









PD-21-00013 Existing Zoning Designations



PD-21-00013 Proposed Zoning Designations



BUILDING USE LEGEND:

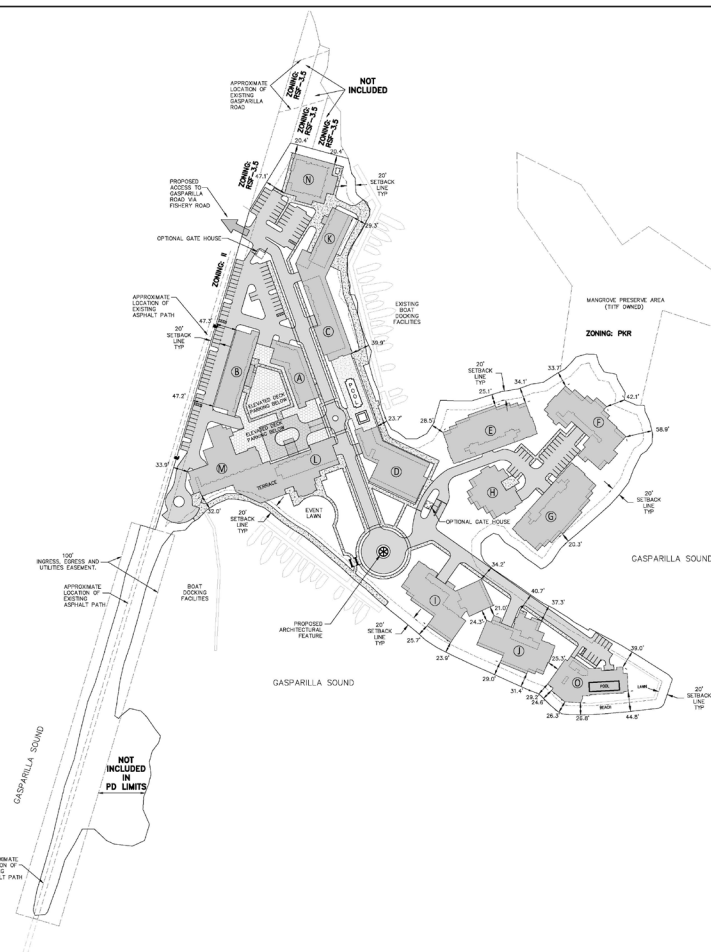
BUILDING	PROPOSED USE(S)	DESCRIPTION	MAXIMUM HEIGHT
BUILDING (A)	HOTEL	3 STORIES OVER PARKING	38' 0"
BUILDING (B)	HOTEL	3 STORIES OVER PARKING	38' 0"
BUILDING (C)	HOTEL	3 STORIES OVER PARKING	38' 0"
BUILDING (D)	HOTEL	3 STORIES OVER PARKING	38' 0"
BUILDING (E)	SENIOR LIVING RESIDENCE (MULTI-FAMILY)	3 STORIES OVER PARKING	38' 0"
BUILDING (F)	SENIOR LIVING RESIDENCE (MULTI-FAMILY)	3 STORIES OVER PARKING	38' 0"
BUILDING (G)	SENIOR LIVING RESIDENCE (MULTI-FAMILY)	3 STORIES OVER PARKING	38' 0"
BUILDING (H)	SENIOR LIVING RESIDENCE (MULTI-FAMILY)	3 STORIES OVER PARKING	38' 0"
BUILDING (I)	SENIOR LIVING RESIDENCE (MULTI-FAMILY)	3 STORIES OVER PARKING	38' 0"
BUILDING (J)	SENIOR LIVING RESIDENCE (MULTI-FAMILY)	3 STORIES OVER PARKING	38' 0"
BUILDING (K)	SENIOR LIVING RESIDENCE (MULTI-FAMILY)	3 STORIES OVER PARKING	38' 0"
BUILDING (L)	SENIOR LIVING RESIDENCE (MULTI-FAMILY)	3 STORIES OVER PARKING	38' 0"
BUILDING (M)	SENIOR LIVING RESIDENCE (MULTI-FAMILY)	3 STORIES OVER PARKING	38' 0"
BUILDING (N)	SENIOR LIVING RESIDENCE (MULTI-FAMILY)	3 STORIES OVER PARKING	38' 0"
BUILDING (O)	RESTAURANT / BROOD CENTER & MEETING ROOM	2 STORIES	35' 0"
BUILDING (P)	AMENITY CENTER	2 STORIES	35' 0"

NOTES:

* MAXIMUM HEIGHT: HEIGHT TO BE MEASURED FROM THE LOWEST HABITABLE FLOOR (FROM ROOF TO THE HIGHEST POINT OF A FLAT ROOF & MANGLAND ROOF, OR TO THE MID-POINT HEIGHT BETWEEN THE ROOF & ROSE OF GABLE, ROOF OR CHIMNEY ROOF).

PD CONCEPT PLAN NOTES:

1. ALL BUILDINGS SHOWN ARE PRELIMINARY & MAY BE CHANGED DUE TO MARKET CONDITIONS, OTHER CONSTRAINTS OF PLANNING REQUIREMENTS AT FINAL DETAIL SITE PLAN APPROVAL.
2. NO PERIMETER LANDSCAPE BUFFERS ARE PROPOSED.
3. PROPOSED PROJECT SHALL BE SERVED BY CENTRAL WATER & SEWER.
4. AN OCCUPATION OF EASEMENT WILL BE REQUESTED FOR ALL PROPOSED IMPROVEMENTS LOCATED WITHIN 100' RIGHTS OFWAY & 25' CITY EASEMENT. OCCUPATION OF EASEMENT IS NOT GRANTED. ALL PROPOSED IMPROVEMENTS WILL BE REQUESTED OUT OF THE EASEMENT.
5. BEACHWALK PATHWAYS, DOCK FACILITIES, STORMWATER MANAGEMENT AREAS & OTHER PASSIVE RECREATIONAL USES ARE PROPOSED WITHIN ALL OPEN SPACE AREAS.
6. PARKWAY RECREATIONAL USES ARE PROPOSED WITHIN ALL OPEN HABITAT SPACE AREAS, PENDING STATE & FEDERAL PERMITTING REGULATIONS.
7. ALL PROPOSED DOCKING FACILITIES SHALL BE PERMITTED BY ALL REQUIRED STATE AND FEDERAL AGENCIES.
8. IF PROPOSED MULTIFAMILY USE IS NOT FOR SENIOR LIVING, THEN A SEASONal REVIEW SHALL BE PERFORMED AT FINAL DETAIL SITE PLAN.

**PROPERTY DATA:**

TOTAL PROPERTY: 15.65 ACRES
 PROPOSED PLANNED DEVELOPMENT (PDS) LIMITED: 14.8 ACRES
 CURRENT ZONING: PD (PLANNED DEVELOPMENT)
 RMF-5 = MILD FAMILY (5 UNITS PER ACRE)
 ES = ENVIRONMENT SENSITIVE
 PROPOSED ZONING: PD (PLANNED DEVELOPMENT)
 FLOOD ZONE: A10, X15
 FEMA FLOOD MAP (2020) DATE: 5/19/2022 (SEE DETAIL SHEET #4)

PROPOSED DENSITY:

RMF-5 (FAMILY RESIDENTIAL)
 90 MILD FAMILY UNITS (SENIOR LIVING RESIDENCE (CONDOS))
 90 UNITS / 14.8 ACRES = 6.08 UNITS/ACRE

EST. LOT UNITS**DEVELOPMENT STANDARDS:****COMMERCIAL AREA / RESIDENTIAL MULTIFAMILY**

MINIMUM YARD: 20'
 MINIMUM BUILDING SEPARATION: 20'
 MINIMUM HEIGHT: SEE BUILDING USE LEGEND (THIS SHEET)
 MAXIMUM LOT COVERAGE: 40% (ALL BUILDINGS)

LAND USE BREAKDOWN:

TOTAL PROPERTY AREA:	15.65 AC	(100%)
PROPOSED PLANNED DEVELOPMENT (PDS) LIMITED:	14.80 AC	(94.6%) (100%)
MULTI-FAMILY RESIDENTIAL, AMENITY & COMMERCIAL BUILDINGS:	4.56 AC	(30.8%)
PARKING, PATHWAYS & OTHER IMPROVED SURFACES:	4.60 AC	(31.1%)
OPEN SPACE (DOWNSIDE SPACE):	5.64 AC	(38.1%)
OPEN SPACE & NATURAL OPEN SPACE		

PARKING REQUIREMENTS:

ALL PARKING SHALL BE DESIGNED FOR CHARLOTTE COUNTY LAND DEVELOPMENT REGULATIONS 3-9-18. A DETAILED PARKING PLAN WILL BE PROVIDED AT TIME OF FINAL SITE PLAN SUBMITTAL.

OPEN SPACE CALCULATIONS:

* SEE DETAIL SHEET #4 FOR OPEN SPACE REQUIREMENT CALCULATIONS AND DETAILS.

OPEN HABITAT SPACE CALCULATIONS:

* SEE DETAIL SHEET #4 FOR OPEN HABITAT SPACE REQUIREMENT CALCULATIONS AND DETAILS.

UTILITY PROVIDERS:

POTABLE WATER SUPPLY: CENTRAL WATER SYSTEM SUPPLY
 SEWERAGE BY CHARLOTTE COUNTY UTILITIES
 SANITARY SEWER: CENTRAL SEWER COLLECTION SYSTEM SERVED BY CHARLOTTE COUNTY UTILITIES
 SOLID WASTE DISPOSAL: WASTE MANAGEMENT
 STORMWATER MANAGEMENT SYSTEM TO MEET CHARLOTTE COUNTY & DEFENDING RULES & REQUIREMENTS
 FIRE PROTECTION: CHARLOTTE COUNTY FIRE / EMS

PREPARED FOR:

PLACIDA POINT, LLC
 550 BARNER ROAD
 ST. LOUIS, MO 63154
 (562) 498-8181

BANKS
 ENGINEERING
 Professional Engineers, Planners, & Land Surveyors
 Serving The South Florida

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1000 N. REBEL, P.E.
 FL. LIC. NO. 65650

PD CONCEPT PLAN
THE VILLAGE & MARINA AT BOCA GRANDE
 CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
10-19-21	4148A	DP-03	SRS	GAE	TBR	1"=100'	3

Consistency with the Placida Community Plan and various Goals, Objectives, and Policies in the County's Comprehensive Plan Proposed Change

Placida Community Plan

The following priority issues for this community were identified:

1. How to incorporate regulations that will limit height and encourage development compatible with the desired community character without violating property rights.
2. How to optimize community assets, such as the community's entrances along C.R. 771 and C.R. 775, the numerous marine orientated properties, the proposed bike path, and the access to the surrounding public lands.
3. How to preserve and enhance the low intensity character of the area.

The accepted Plan provides the following community recommendations:

- Boat Ramp.
- Sidewalks.
- Bicycle/Pedestrian Trails.
- Street Lighting.
- Landscaping.
- Speed Limits/Traffic Control.
- Water/Fire Protection.
- Billboard.
- Community Parking.

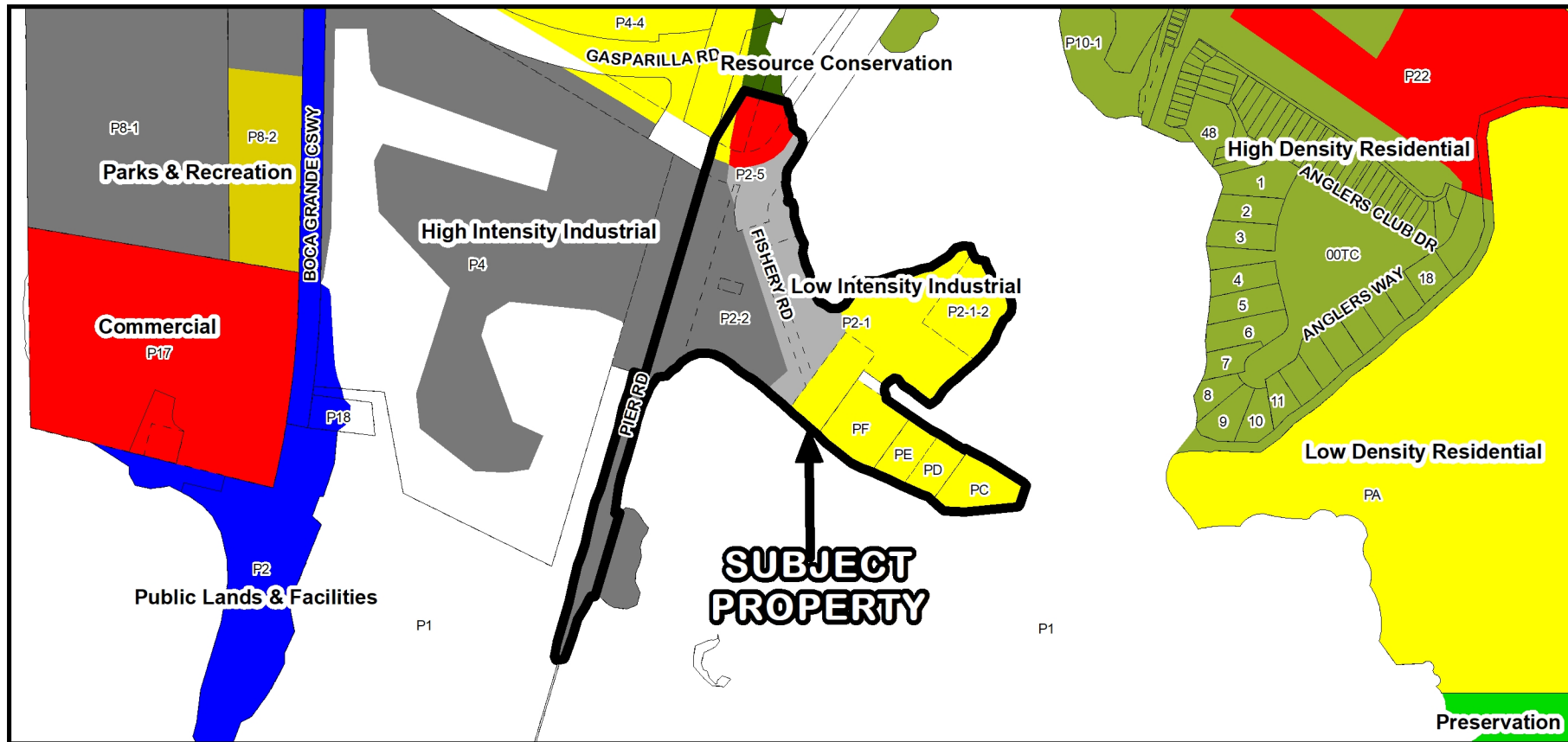
FLU Policy 1.2.8: TDU Applicability

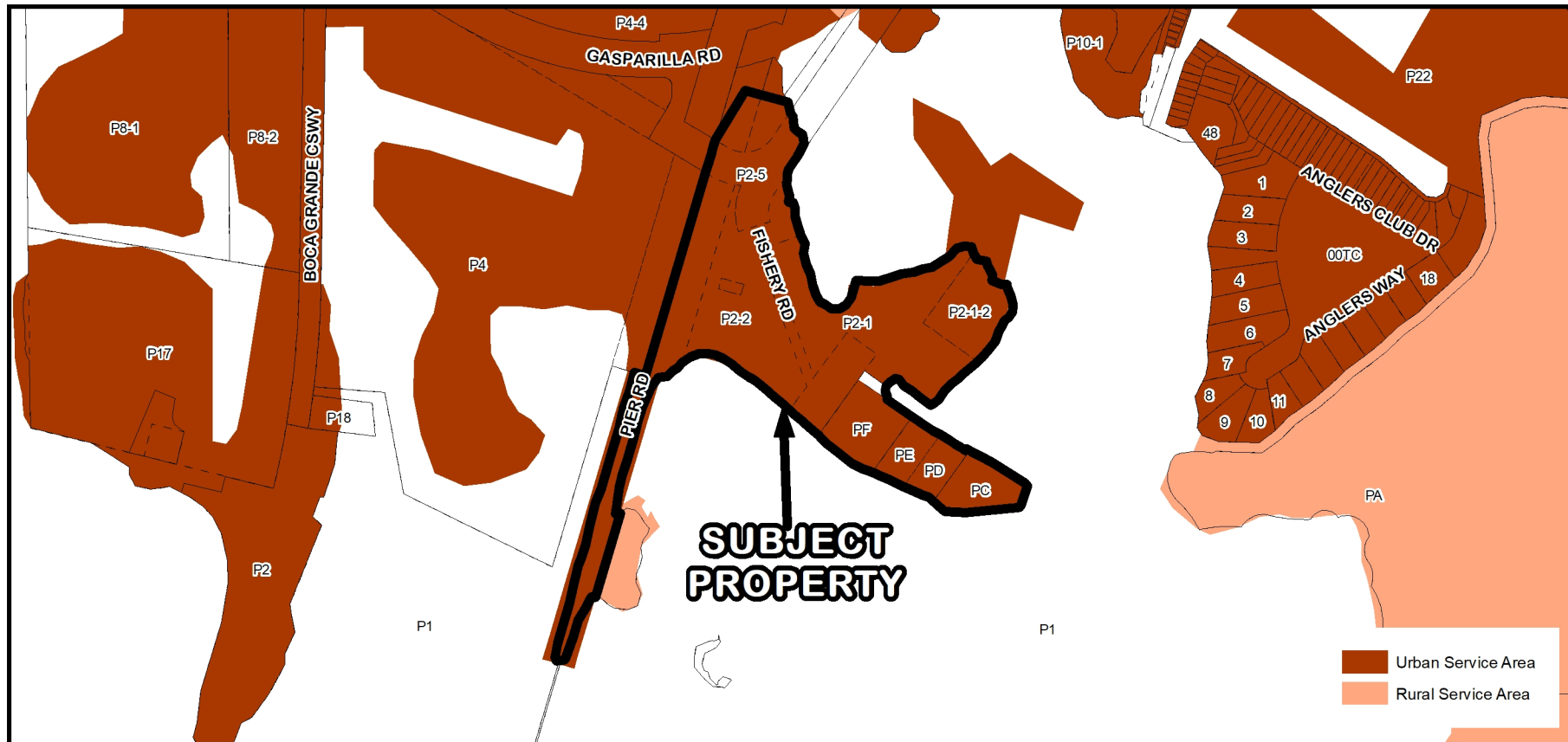
- The proposed mixed-use development including 99 residential units is not contrary to FLU Policy 1.2.8: TDU Applicability Which states that
“...Notwithstanding the foregoing, ***any addition of density to the Placida Revitalizing Neighborhood may be implemented only through the transfer of density units*** (TDU Program)...”

FLU Policy 5.6.3:

Encourage Public Marina Uses

- The County shall encourage the preservation of existing marinas or the creation of new marinas when in appropriate locations and when developed with minimal harm to the natural resources to which they are providing access. ***A mixed-use development*** that includes ***a public marina component*** may ***be an allowed use within all residential, commercial, and industrial FLUM categories*** within the Urban Service Area if found consistent with this Plan. ***The development*** shall be built in accordance with the ***Compact Growth Mixed Use*** FLUM category.



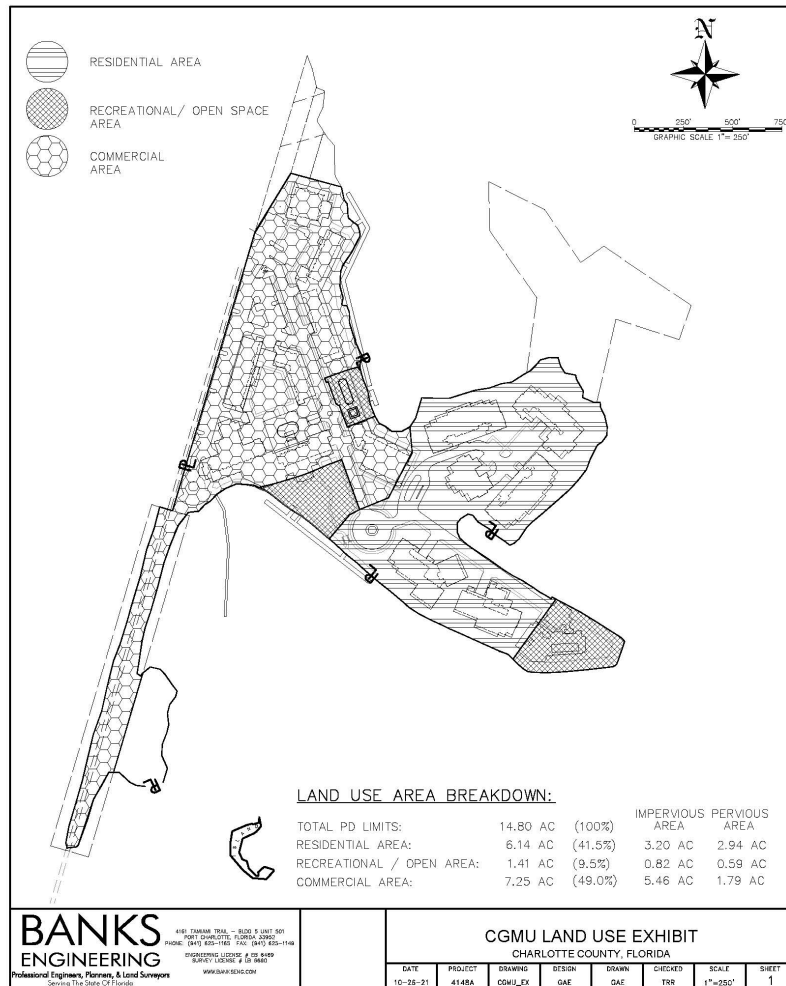


CGMU Requirements

- Size of Development
- Maximum Density/Intensity
 - Approximately 6.69 units per acre
 - Approximately 0.33 FAR of the commercial use acreage
- Percentage of Mix of Uses

Gross Acreage as Required by CGMU Land Use

Land Use and Gross Acreage	Gross Acreage (Including Impervious and Pervious)	Percentage of Gross Acreage
Residential	6.14 acres	41.48%
Commercial	7.25 acres	49%
Recreational/Open Space	1.41 acres	9.52%
Total	14.80 acres	100%



- The Requirements of a Master Development Plan
- Transfer Density Units

Special Provisions:

- Location and Site Layout

- Mix of Land Uses

b. To best achieve a mix of land uses, the project shall be developed such that for every one dwelling unit there are between 50-400 square feet of non-residential building space; however, this range may be increased for special projects.

- Shelter Requirement
 - The developer is required to provide \$13,780.00 as a monetary contribution to meet the shelter requirement.

Modification of Development Standards Under the PD

1. Modification of the Height Limitations of Sec. 3-9-88: Waterfront Property:

- **Required Additional Outdoor Open Space (2.12 acres are required; however, 2.36 acres are provided, which equals 15.95% of the entire site):**

Building B - Hotel: area above 35 feet = 8,565 square feet.

Building C - Hotel: area above 35 feet = 6,910 square feet.

Building D - Hotel: area above 35 feet = 10,196 square feet.

Building E - Multi-family: area above 35 feet = 12,914 square feet.

Building F - Multi-family: area above 35 feet = 12,053 square feet.

Building G - Multi-family: area above 35 feet = 12,922 square feet.

Building H - Multi-family: area above 35 feet = 7,756 square feet.

Building K - Hotel/Retail: area above 35 feet = 5,224 square feet.

Building L - Hotel/Lobby: area above 35 feet = 5,445 square feet.

Building M - Hotel/Ballroom: area above 35 feet = 10,506 square feet.

- **Required 20% PD Open Space (2.96 acres)**



- The Proposed Project will contain over 35% of the Site Being Open Space:

	Impervious Area		Pervious Open Space	
Land Use and Gross Acreage	Gross Acreage	Percentage of Impervious Gross Acreage	Gross Acreage	Percentage of Pervious Gross Acreage
Residential	3.2 acres	21.62%	2.94 acres	19.86%
Commercial	5.46 acres	36.89%	1.79 acres	12.09%
Recreational/ Open Space	0.82 acres	5.54%	0.59 acres	4%
Total	9.48 acres	64.05%	5.32 acres*	35.95%

*Open Space is defined in Section 3-9-2, Rules of construction; definitions, and means that land area unencumbered by an impervious surface which may include waterways and vegetation areas.

Modification of Development Standards Under the PD Zoning (Cont.)

2. Modification of the 25-foot PD Setback Requirement:

- The PD setback is reduced from 25 feet to 20 feet, and request for driveways, elevated terrace, parking, patios, pools, and walkways may be allowed within the 20-foot PD setback.

3. Seeking Approval of a Waiver to the building separation.

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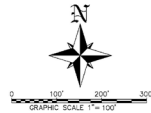
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FURNISH THE VILLAGE & MARINA AT BOCA GRANDE



The
Village & Marina
AT BOCA GRANDE

Lobby & Event Lawn



Ballroom & Lobby



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ARCHITECTS

*The
Village & Marina*
AT BOCA GRANDE