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DEPARTMENT OF COMMUNITY AFFAIRS

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DEPARTMENT OF
COMMUNITY AFFAIRS
COMMISSION CLERK SERVICE

January 8, 2010

Ms. Ann Cole, Commission Clerk
Division of the Commission Clerk and Administrative Services
Florida Public Service Commission
2540 Shumard Oak Boulevard
Tallahassee, Florida 32399-0850

Re: PSC Docket No. 090521-WS; Application of North Fort Myer Utility, Inc. for Extension of
Water and Wastewater Service in Charlotte County

Dear Ms. Cole:

The Department of Community Affairs ("Department") has completed its review of the
North Fort Myer Utility, Inc. application to the Florida Public Service Commission for an
expansion of its wastewater service area in Charlotte County. The Department evaluated the
proposed utility service extension for compliance with the Charlotte County Comprehensive
Plan.

North Fort Myer Utility, Inc. has applied to the Public Service Commission to extend water
and wastewater utilities into southern Charlotte County. The Charlotte territory expansion area,
encompassing approximately 1,550 acres located east of U.S. 41, is designated Agriculture
within the Rural Service Area on the Charlotte County Future Land Use Map. The Department
has identified this expansion to be inconsistent with the Charlotte Comprehensive Plan. Future
Land Use Element Section V. and V.A, and Goals, Objectives and Policies V.I.1 through
V.I.1.10 (Exhibit A), detail the urban service area growth management strategy employed by
Charlotte County. The fundamental approach is to direct new development to sites within the
existing Urban Service Area. Furthermore, the area subject to the proposed utility service would
require an expansion of the Urban Service Area to allow for land uses at intensities and densities
necessary to support the application. At present, the Comprehensive Plan permits the
development of 155 single-family residential dwelling units. Such an extension to the Urban
Service Area has not been proposed, nor has the representative for the applicant, Martin S.
Friedman, P.A., provided such documentation at the request of the Department of Community
Affairs staff.

DOCUMENT NUMBER-DATE
U0277 JAN 12 01
FPSC-COMMISSION CLERK

2555 SHUMARD OAK BOULEVARD ♦ TALLAHASSEE, FL 32399-2100
850-488-8466 (p) ♦ 850-921-0781 (f) ♦ Website: www.dca.state.fl.us

♦ COMMUNITY PLANNING 850-488-2356 (p) 850-488-3309 (f) ♦
♦ HOUSING AND COMMUNITY DEVELOPMENT 850-488-7956 (p) 850-922-5623 (f) ♦

Ms. Ann Cole, Commission Clerk
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Thank you for the opportunity to provide comment. If you have any questions, please contact Suzanne K. Lex, Community Planner, at (850)-922-0047.

Sincerely,

A handwritten signature in black ink that reads "Mike McDaniel". The signature is written in a cursive style with a large, stylized "M" and "D".

Mike McDaniel, Chief
Office of Comprehensive Planning

MDM/skl

Enclosure: Exhibit A

Cc: Terri Kesler, Interim Director, Charlotte County Utilities
Jeff Ruggieri, Director of Growth Management, Charlotte County

EXHIBIT A

DOCUMENT NUMBER-DATE

00277 JAN 12 9

FPSC-COMMISSION CLERK

V. Growth Management Strategy and Analysis of Available Facilities and Services

Growth management is the implementation of a community's vision of itself, incorporating *all* aspects of a community - protection of natural resources, provision of recreational opportunities, the fostering of a healthy economic environment, and, perhaps most importantly, safeguarding of the quality of life enjoyed by residents and visitors. In short, growth management is the application of thoughtfully written plans and ideals, implemented through carefully developed economic incentives and land use regulations to assure that growth pays its own way.

The mechanical aspects of growth management involve directing the timing, location, and intensity of growth which is accomplished through the planning and regulation of a jurisdiction to ensure that the development of land to progressively more intense uses is coordinated with the delivery of infrastructure and public services to serve the subject properties. The delivery of infrastructure and services must be addressed in capital improvements budgeting and planning in both the private and public sectors.

Growth management is important to Charlotte County for numerous reasons. A sound strategy will ensure that infrastructure and services are provided in the most efficient manner at the least cost to the community. Public and private providers can deliver better quality products serving the greatest number of people when development is concentrated within and near urban cores. This concentration of development provides the greatest benefits to the greatest number of persons.

Urban sprawl, which is the opposite of concentrated growth, is a far more expensive and inefficient way for land to be developed. Rule 9J-5, Florida Administrative Code, establishes guidelines for identifying and discouraging urban sprawl. The growth management strategy incorporated within this comprehensive plan is developed and implemented with the urban sprawl rule in mind. Characteristics of urban sprawl identified by this rule include lands which have been prematurely converted from rural lands; lands in which development is not functionally related to adjacent areas; and lands which fail to maximize the use of existing public facilities. Patterns of urban sprawl include leapfrog or scattered development, strip commercial development, and large expanses of single-use development.

Due to past practices, Charlotte County can be considered an urban sprawl community. The county is characterized by strip commercial development lining the major urban corridors, large expanses of single-family home sites which have been platted and are deemed vested for development, and scattered development which has resulted from various development pressures. Most academic sources, however, point only to the downside of urban sprawl without identifying its positive aspects. In Charlotte County, these past practices have at least kept the cost of home and business ownership low.

The growth management strategy embodied within this comprehensive plan attempts to govern development without sacrificing the positive aspects of urban sprawl. It also establishes areas whereby Future Land Uses and infrastructure are linked to existing and future population growth.

The Future Land Use Map does not accomplish this alone - the growth management strategy achieves it.

The following techniques will be considered by Charlotte County to properly manage growth:

1. Urban service area strategy linked to public improvements;
2. Public land acquisition and management;
3. Environmental controls;
4. Transfers of density units;
5. Tax and fee systems;
6. Land development regulations; and
7. Special districts.

A. Urban Service Area Strategy

The primary growth management tool used by Charlotte County is the urban service area concept. Urban service areas (USA) are locations within a jurisdiction that are planned to receive publicly funded infrastructure and services within a planning timeframe. Lands located within an urban service area should receive higher densities than those lands located outside it. Charlotte County, like other platted lands communities, has permitted the subdivision of more land than is needed to serve its future population during the next planning period. Private citizens have purchased lots with the reasonable expectation that they can build upon those properties. While this past practice may not be considered good planning, it must be acknowledged. The 1988 comprehensive acknowledged this by including all of the platted lands within the urban service area boundary. That boundary was approximately 215 square miles and is depicted on Map 1.21. *The 1988 boundary was really an urban growth boundary rather than an urban service area.* In order to direct and manage growth more precisely, this comprehensive plan reduces the urban service area to be more in line with projected land use needs. Allocation of developable land is controlled through this provision of infrastructure and services.

The rate of development is dependent upon the availability of infrastructure and services. The State of Florida's concurrency requirement links the provision of adequate public facilities to new development. Local governments are required to adopt and maintain minimum levels of service (LOS) standards for roads, sanitary sewer, solid waste, potable water, drainage, parks and recreation, and mass transit, if applicable. Those LOS standards are identified in this section, but are discussed in greater detail in their associated elements. The Capital Improvements Element provides a financially feasible plan for ensuring that publicly provided services are available to manage the impacts of development by demonstrating that adopted levels of service will be maintained.

The revised Urban Service Area Overlay District is divided into two sub-areas, Infill and Suburban, which are discussed in detail in this section. The revised 1997 Urban Service Area Overlay District is approximately 187 square miles, a reduction of approximately 28 square miles from the original 215 square miles. Since 1997, the Urban Service Area boundary (infill and suburban) has been modified and now incorporates approximate 131,472 acres (205 square miles). The Infill area represents the locations in which Charlotte County will actively pursue the

provision of the highest levels of infrastructure and services. In this regard, it becomes the primary locations for new and existing urban development. The Infill area is approximately 96 square miles of which 13 are within the City of Punta Gorda. Therefore, the Infill area of unincorporated Charlotte County is 83 square miles. This total is consistent with the population projections and land needed for the year 2020 - the planning time frame. The Suburban Area is approximately 109 square miles. In order to discourage significant new development in these areas, Charlotte County will not actively provide the highest levels of infrastructure and service unless a public health, safety, or welfare issue is involved. For the most part, landowners who purchased property with development expectations may still be able to develop, but must fund the infrastructure improvements themselves. This action reduces the county's service area to 46% of the 1996 Urban Service Area (including the 13 square miles located within Punta Gorda). The county aims to have 90% of its new urbanized development locate within the Infill areas in order to manage growth more effectively.

The Urban Service Area Overlay District corresponds to the needed land area identified earlier in this chapter. For 2000, the unincorporated county will require approximately 39,321 acres or 61 square miles for urban development; for 2005, 44,939 acres or 70 square miles; for 2020, 50,497 acres or approximately 79 square miles. In this manner, the Urban Service Area strategy serves as the technique by which land uses are allocated in this comprehensive plan. This is the key to growth management in Charlotte County due to the platted lands situation.

Concurrency will be enforced through the "current planning" and development review processes. The availability of infrastructure and services will be evaluated for comprehensive plan amendments and rezonings to higher intensity land uses and should be approved only when adequate public facilities are available to manage development impacts. The development review process is the final check for adequate public facilities. In most cases, public facilities must be in place prior to the issuance of a certificate of occupancy as required by Rule 9J-5, Florida Administrative Code.

For Charlotte County, two distinct service areas are established within the urban service area strategy. The first is Urban Service Area, which is further defined as Infill and Suburban. The second is Rural Service Area.

Urban Service Area Overlay District.

Urban service areas are locations within Charlotte County representing an outer limit for areas that will receive higher levels of *publicly* funded infrastructure and services within the comprehensive plan's period until 2020. Land within an urban service area boundary should be designated to receive higher density development than land within the rural service area, which is generally located outside the boundary. Typically, the urban service area places a physical limit on the extension of public infrastructure and services. Charlotte County can control the provision of *public* infrastructure and certification of private provider service areas through the comprehensive plan in order to manage growth, but not the extension of *private* infrastructure in *previously approved* certificated areas. Those approved certifications grant private utility companies the right to provide service(s) within a designated location.

Utility providers are encouraged not to extend services outside the Urban Service Area Overlay District boundary, and new certifications should not be permitted outside the boundary. Exceptions should be made for self-supporting developments, such as Developments of Regional Impact or for proposals that meet the standards for "new towns" as defined by Chapter 163, Part II, Florida Statutes and Rule 9J-5, Florida Administrative Code.

Publicly provided urban services and infrastructure provided within a USA boundary include central potable water and sewer service, libraries, higher levels of fire/EMS and police protection, stormwater management facilities, solid waste collection, schools, parks and recreational sites, mosquito control, transportation disadvantaged service, and roads. Maintenance of facilities within the Urban Service Area Overlay District will be a higher priority than those located outside the boundary.

Land uses within urban service areas are generally higher in intensity than those located outside the boundary. These areas provide the majority of land for existing and future residential development, employment centers, and industrial activities. Within Charlotte County, several important activity nodes of intensive activities exist around which urban service areas should be designated. These include Murdock, Sandhill, and the US 41 corridor in Mid County, Englewood in West County, and Punta Gorda in South County. Activity nodes are identified on Map 1.22.

The two divisions within the Urban Service Area Overlay District are **Infill and Suburban areas**.

Infill Areas are those that have already experienced moderate to significant levels of urban development. In order for an area to be designated as infill, it must have obtained, in general, a 30% buildout density. The majority of existing urban services and infrastructure are concentrated within these areas, and include central potable water and wastewater treatment, road and drainage construction and maintenance, public education facilities, parks, libraries, and higher levels of police, fire, and emergency medical services.

Infill areas will be the priority areas in which the county will deliver most of its infrastructure improvements and the highest service levels. Residents living in these areas can expect to receive central potable water and sewer service and road and drainage improvements and higher levels of maintenance. Fire/EMS and police response times will be at their lowest and many public buildings, such as libraries, will be located in Infill areas.

Suburban Areas are, for the most part, undeveloped platted lands and parcels; however, there are scattered homes and businesses located in the areas. Service levels within Suburban areas are planned to be very low because the majority of development is directed to Infill Areas. Once Infill Areas become more fully developed, a need will exist for additional developable land. That need will be filled by redesignating land located in Suburban Areas as Infill. The majority of land within Suburban Areas will not likely be built upon through 2020. While the county will not actively pursue the provision of higher levels of infrastructure and services to Suburban Areas unless a public health, safety, or welfare concern is present, the County may provide such at the request of landowners or through community planning efforts. Funding for increased infrastructure and services may be provided through various funding methods including Municipal Services Benefit Units (MSBUs), which are paid by the affected landowners.

Rural Service Area. The remainder of Charlotte County, which is not located within an urban service area, is designated as rural service area. Services provided include garbage collection, mosquito control, roadway and drainage maintenance, and fire/EMS and police protection. Although services are provided, the levels of service may not be as high as within an urban service area. For example, the Bayshore Volunteer Fire District headquartered in Lee County provides fire protection for much of East County. This, combined with a large geographic region, results in significantly higher fire response times when compared to protection within an urban service area.

Central potable water and sanitary sewer services are generally not provided within rural service areas; however, previously approved service or certificated areas may exist. In such situations, the utility company may provide service. In the case of Charlotte County Utilities (CCU), the government owned and operated utility under the control of the Board of County Commissioners, the utility will *simultaneously* extend both central potable water and sanitary sewer service when legally demanded by a customer. The customer, however, will bear the full cost of service extension without the benefit of reimbursement as additional customers connect to the extended line. This provides a disincentive for customers of CCU who can legally demand utility service within a rural service area. Certification of new utility services and the extension

of central potable water and sanitary sewer services is prohibited within a rural service area unless it is a component of a large scale, self-supporting development proposal such as a DRI or New Community within the three urbanized areas of the county (West, Mid, or South). In addition, major transmission lines may cross within a rural service area between urban service areas. In such cases, the location of the transmission line does not construe justification for service availability in the rural service area or development at urban intensities.

Rural Service Areas are located primarily within the southern, northwestern, eastern, and bridgeless barrier island sections of Charlotte County. They are characterized by agricultural lands or very low-density residential development. In a few instances, previously platted subdivisions, which are not likely to be developed for several years, are included within rural service areas. For the most part, new higher density urban type development will not be permitted in rural service areas and urban infrastructure will not be provided unless a proposed development is one of those types identified in the previous paragraph. As urban services areas become developed, additional land from rural service areas may be redesignated as urban service area and would be appropriate for higher intensity development.

The Urban Service Area Overlay District map is displayed as Future Land Use Map Series #2 and is a component of that freestanding series.

USA Determination

Defining an area's boundary is an important factor. Transportation Analysis Zones (TAZs) were established for Charlotte County while the Metropolitan Planning Organization's Long-Range Plan was being developed during 1993-94. Those TAZs, used for transportation analyses, are based on US Census tracts and geographic and physical boundaries. For the purposes of comprehensive planning, the TAZ areas are being used, but are now referred to as Planning Analysis Zones (PAZs), for determining sub-areas. Their use ensures consistency between land use, infrastructure, and transportation planning in Charlotte County.

The PAZs comprise one layer of data within the county's Geographic Information System. This layer is combined with other data layers, such as the Existing Land Use Map, and computer modeling is performed. Infrastructure and services that are analyzed for each zone include roads, potable water service, wastewater service, fire and police protection, emergency medical services, hospitals, stormwater management facilities, solid waste collection, parks and recreational sites, and libraries. Additionally, factors other than infrastructure and services, which are considered, include existing and future populations and demographics.

Buildout percentage of platted lots and parcels forms the starting point for developing a revised urban service area. The following tables summarize buildout percentage for each PAZ within the urbanized areas of Charlotte County, excluding the City of Punta Gorda, and which were within the previous 215 square mile urban service area. The following three maps display these PAZs. Areas with greater than 50% buildout are shown in yellow; areas between 30% and 49.9% are blue; and areas less than 30% are green.

Urban Service Area Strategy

The Infill areas are time phased in accordance with the planning periods as specified by Rule 9J-5. The capital improvements identified within this plan correspond to the first five-year increment. An additional five to eight year time frame allows the County to plan where new development will occur for the next decade. These time periods are long-term enough to allow for adequate decision-making, but short-term enough to allow for small-scale infrastructure expansion. The effectiveness of the urban service area strategy would be evaluated every five years through the Evaluation and Appraisal Report (EAR) process. Major adjustments, including the redesignating of lands, should be made at that time. Of course, adjustments could be made during any year. The ten to thirteen year time frame also allows for an adequate amount of lands to be designated for receiving infrastructure; this would ensure the availability of a sufficient amount of developable land and would aid in keeping land prices relatively low.

Specific criteria are needed for evaluating and determining the proper time and location to adjust the urban service area. The following information should be used when making decisions regarding sub-area adjustments:

- (1) Percentage of buildout including analysis of density and intensity. Has the PAZ reached the density threshold for reclassification? Will the development intensity impact adjoining PAZs?
- (2) Established growth patterns. Will adjustment represent a sequential growth pattern?
- (3) Location in proximity to existing urban infrastructure and services. Is the adjacent PAZ being developed or has it received substantial development? Where are existing infrastructure and services and can they be extended efficiently?
- (4) Development trends. What trends have occurred in the surrounding area in the last several years? Do they warrant a change?
- (5) Population projections. Is there enough land for development to meet the needs of the future population? Does the county wish to channel growth in a certain direction?
- (6) Infrastructure funding. How will infrastructure be funded? Is there sufficient funding to support development within the PAZ? How much funding is needed?
- (7) Concurrency. Are concurrency levels being met in developing areas prior to designating more locations for development? How will this adjustment affect concurrency in the surrounding PAZs? How will levels of service be maintained?
- (8) Geographic features. Are there geographic features, such as water or publicly owned lands that prevent adjustments to sub-areas in this location?
- (9) United States Census data and locally generated demographic information. Do demographic data indicate that adjustments need to be made to sub-areas?
- (10) Data and analysis provided for the local area market condition (such as real estate and development trends or market research information).

Criteria are also needed for determining when to amend the urban service area boundary. Decisions regarding such changes should be based on the following information:

- (1) Available developable land within the urban service areas falls below 100% of total allocated land. This comprehensive plan allocates 125% of land for development

within the planning time frame. This will ensure that an adequate supply of undeveloped land is held in reserve for development.

- (2) The proposed expansion is contiguous to the urban service area.
- (3) Proposed land uses are compatible or provide sufficient buffering to existing, adjacent uses.
- (4) An enforceable agreement exists for the extension of infrastructure and services, such as central potable water and sanitary sewer services, into the proposed expansion area. Such agreements may include formations of special districts like Community Development Districts or Municipal Services Benefit Units.
- (5) An agreement exists for transferring density units, such as densities or platted lots, to an area. Such transfers should involve a one-to-one transfer of density units at a minimum.

The levels of service that landowners can expect according to the urban service area strategy can be found in Policy 1.1.2, and the applicable elements within the Comprehensive Plan.

Public Land Acquisition and Management

The acquisition and management (including development) of land by government can have a profound effect on land use patterns. As epitomized by the State's ten year, \$1.5 billion Florida Forever Program, the most visible and commonly referenced example of public acquisition is the purchase of environmentally sensitive areas or parklands. Indeed, the public acquisition of large tracts of land for habitat (wildlife) management and public enjoyment often acts as a barrier to urban sprawl. For example, the Charlotte Harbor Flatwoods project, which straddles the Charlotte/Lee county line will, when fully acquired by the State, prevent the City of Punta Gorda (Charlotte County) from linking with the City of Cape Coral (Lee County) forming a geophysical barrier to the kind of unbroken urban sprawl found along Florida's east coast from Homestead to St. Augustine.

Preservation is not the only form of government land ownership and management that has a far-reaching impact on land use trends and development patterns. The development of public facilities - such as municipal buildings, activity based parks, libraries, and, in particular, schools - can stimulate growth on either a regional or local basis. Conversely, the development of other kinds of facilities, such as landfills, incinerators, jails, and other unpopular uses, can have a chilling effect on local or regional growth.

Public acquisition may be accomplished through a variety of methods, including purchase in fee simple, compensable regulation (i.e., "taking" - not a preferred or pleasant method), and less than fee simple acquisition. The last method may include the purchase of density units, the transfer of density units, or the granting of easements that severely limit the use of the subject properties.

As exemplified by the Charlotte Flatwoods purchase, Charlotte County and the State of Florida have a very good relationship when it comes to acquiring land for preservation, conservation, and recreation purposes. The county will continue to seek the assistance of the state for continued acquisitions.

VI. Goals, Objectives, and Policies

Administrative: The Future Land Use Element is the centerpiece of the comprehensive plan around which other elements are developed. The text, data, and analysis found in the elements of the Comprehensive Plan provide the informational basis for the goals, objectives and policies (GOPs) found in the various elements of the Comprehensive Plan. It is the GOPs of the Future Land Use and the other Plan Elements which are prescriptive, and form the legal component of this Plan.

Typographical and/or grammatical errors found in this document shall be considered “scriveners’ errors” and shall not require submission of a large scale plan amendment to the Department of Community Affairs in order to correct these errors.

Goal 1 (Growth Management): Charlotte County will manage growth and development in a manner which safeguards the public investment, balances the benefits of economic growth with the need for environmental protection, and prevents urban sprawl.

Objective 1.1 (Urban Service Area): The Urban Service Area strategy will direct the timing, location, density, and intensity of development and through the provision of infrastructure throughout Charlotte County so that urban development is directed towards the Urban Service Area's Infill Areas.

Policy 1.1.1: The Urban Service Area strategy consists of two distinct service areas which are:

I. Urban Service Area (comprised of 2 sub-areas).

- (1) Infill Areas are areas which have a significant level of urban development with buildout density of 30% or greater as delineated by Planning Analysis Zones. The majority of urban services and infrastructure are concentrated in these areas. Services provided include central potable water and wastewater treatment as described in the Infrastructure Element, road and drainage construction and maintenance, public education, libraries, and higher levels of police and fire/EMS protection.
- (2) Suburban Areas are relatively undeveloped at less than 30% buildout density as delineated by Planning Analysis Zones; however, there are scattered homes and businesses located in these areas. For the most part, Suburban Areas are undeveloped platted lands, which may receive urban infrastructure and services in the future and may eventually become Infill Areas. These areas will receive higher levels of urban services and infrastructure, once a need develops beyond the 2020 planning horizon, or in order to maintain existing infrastructure and services, or if paid for by the landowners in the area by self-assessment/private contribution, or through a community planning process.

II. Rural Service Area.

Rural Service Areas are located primarily within the southern, eastern, and bridgeless barrier island sections of Charlotte County. They are characterized by agricultural lands and very low-density residential development. Services provided include, but are not

limited to, garbage collection, emergency services, and roadway and drainage maintenance. Provision of additional infrastructure and services will be at a lower priority level than for land within the Urban Service Area.

Policy 1.1.2: Guidelines for infrastructure and services implementation for the Urban Service Area strategy should meet the LOS standards set forth in the various elements of the County's Comprehensive Plan.

Policy 1.1.3: The construction and maintenance of roadways, drainage facilities, central potable water and sanitary sewer facilities will be prioritized within Infill Areas.

Policy 1.1.4: Charlotte County will discourage premature development within the Suburban Areas by providing incentives for the consolidation of lands and their conversion to other, less intensive uses through programs such as administrative deplatting, minimum area requirements for septic system usage, and transfers of density units.

Policy 1.1.5: Within the East County planning area, Charlotte County will encourage those forms of development which serve an agricultural community and a rural lifestyle.

Policy 1.1.6: Within the bridgeless barrier island Rural Service Area location, Charlotte County will prohibit higher densities of new residential development by allowing only for residential uses at very low densities not to exceed one dwelling per acre or one dwelling unit per platted lot consistent with Policy 2.5.3.

Policy 1.1.7: Criteria for adjusting sub-areas within the Urban Service Area include:

- a. percentage of buildout with an analysis of density and intensity;
- b. established growth patterns;
- c. location in proximity to existing urban infrastructure and services;
- d. development trends;
- e. population projections from the Bureau of Economic and Business Research;
- f. infrastructure funding and availability;
- g. concurrency;
- h. geographic features and constraints;
- i. United States Census data; and
- j. economic development trends and policies.

Policy 1.1.8: Charlotte County will utilize the following criteria to modify the land area of Infill Areas from Suburban Areas:

- a. infrastructure and services can be incrementally extended in a financially feasible manner or a private developer will pay the full cost if not publicly funded;
- b. the proposed land area is adjacent, or in close proximity, to an existing Infill Area;
- c. population growth and development trends warrant an increase in size; and
- d. existing Infill Areas have reached significant buildout to warrant expansion into new locations.

Policy 1.1.9: Charlotte County will levy various fees to ensure that new development pays the marginal cost of developing the capital facilities to provide new services and infrastructure.

Policy 1.1.10: Criteria for amending the Urban Service Area boundary include (i.e., converting rural service area to urban service area lands):

- a. the proposed expansion is contiguous to the Urban Service Area (except for self-supporting development approved as either a New Community or Development of Regional Impact);
- b. proposed land uses are compatible or provide sufficient buffering from existing, adjacent uses;
- c. an enforceable agreement exists for the extension of central potable water and sanitary sewer service into the proposed expansion area; and
- d. the proposed expansion will not interfere with agriculture or conservation activities; and
- e. the proposed expansion does not constitute urban sprawl or promote the expansion of urban sprawl in surrounding areas.

Objective 1.2 (Concurrency): Charlotte County will require the availability of services concurrent with the impacts of development, as provided by Section 163.3177(10)(h), F.S. Decisions regarding the location, extent and intensity of future land use in Charlotte County, particularly urban-type expansion, will ensure consistency with the type of uses and development established within each designated Urban and Rural Service Area. Future land use decisions will also be based on the physical constraints and financial feasibility of providing areas with services at levels of service (LOS), concurrent with the impact of development, that meet or exceed the minimum standards adopted in the Comprehensive Plan.

Policy 1.2.1: Charlotte County will maintain a Concurrency Management System, as adopted in the Capital Improvements Element, to ensure that development orders and permits are issued on the condition that adequate public facilities and services meet or exceed minimum LOS standards specified in the various elements of this Plan.

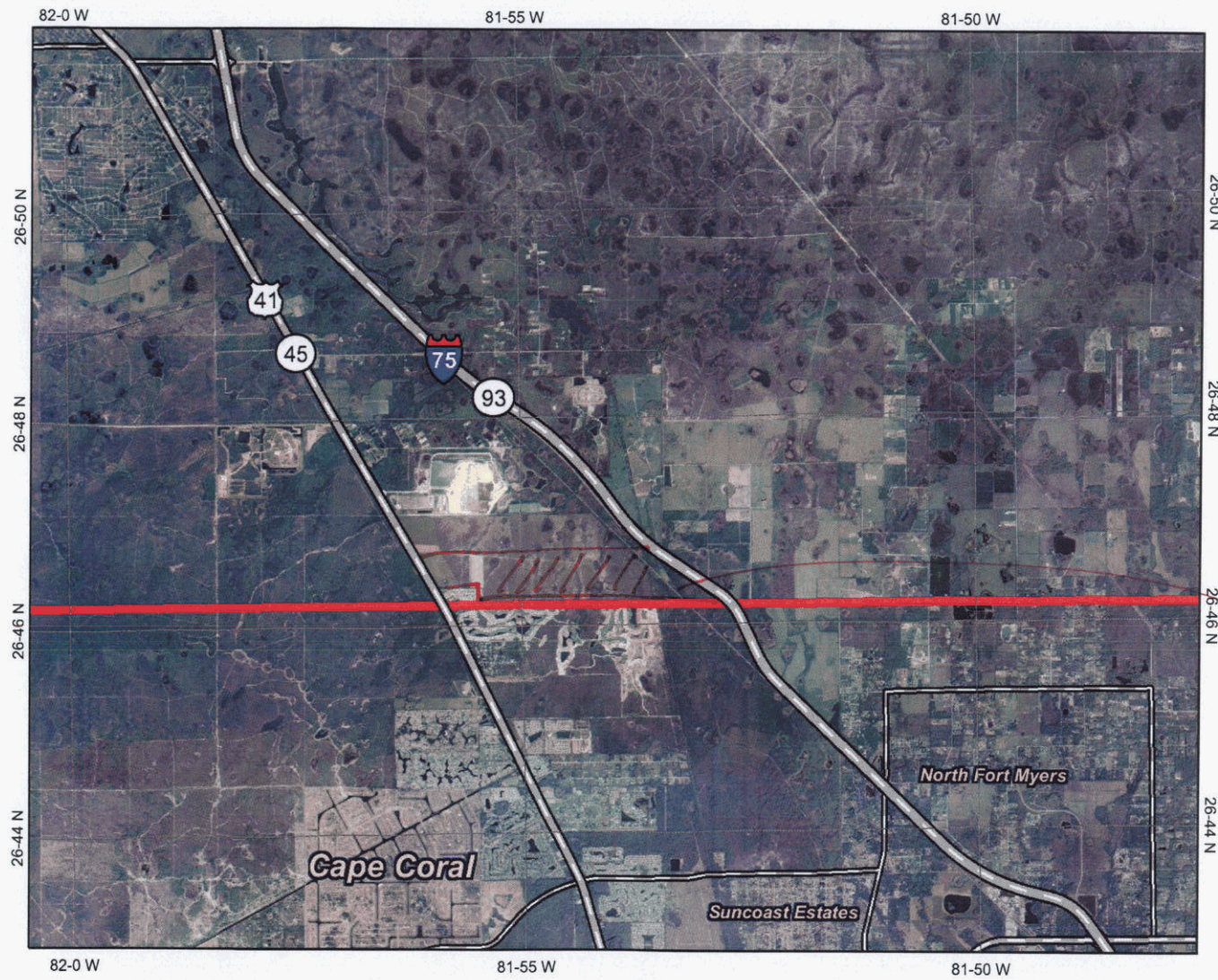
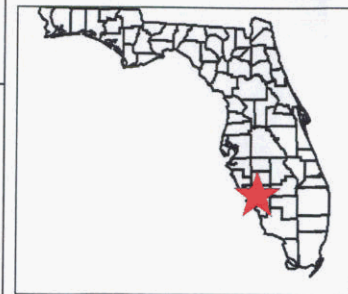
Policy 1.2.2: New development will not reduce urban infrastructure and services below the Level of Service standards adopted by Charlotte County in this comprehensive plan.

Policy 1.2.3: Charlotte County will implement Land Development Regulations providing that Levels of Service must be sufficient prior to the issuance of a certificate of occupancy.

Policy 1.2.4: Within the time frame provided by Section 163.3202(1), F.S. the Community Development and Construction Services Departments will ensure that development orders will be based on the County's ability to maintain minimum levels of service, and will coordinate with other agencies in administering the Concurrency



Consolidated Application



Legend

- Interstates
- US Highways
- State Highways
- County Roads
- Local Roads
- Cities (census places)
- Counties (generalized)

UTILITY EXPANSION SITE

Map center: 608428, 311029

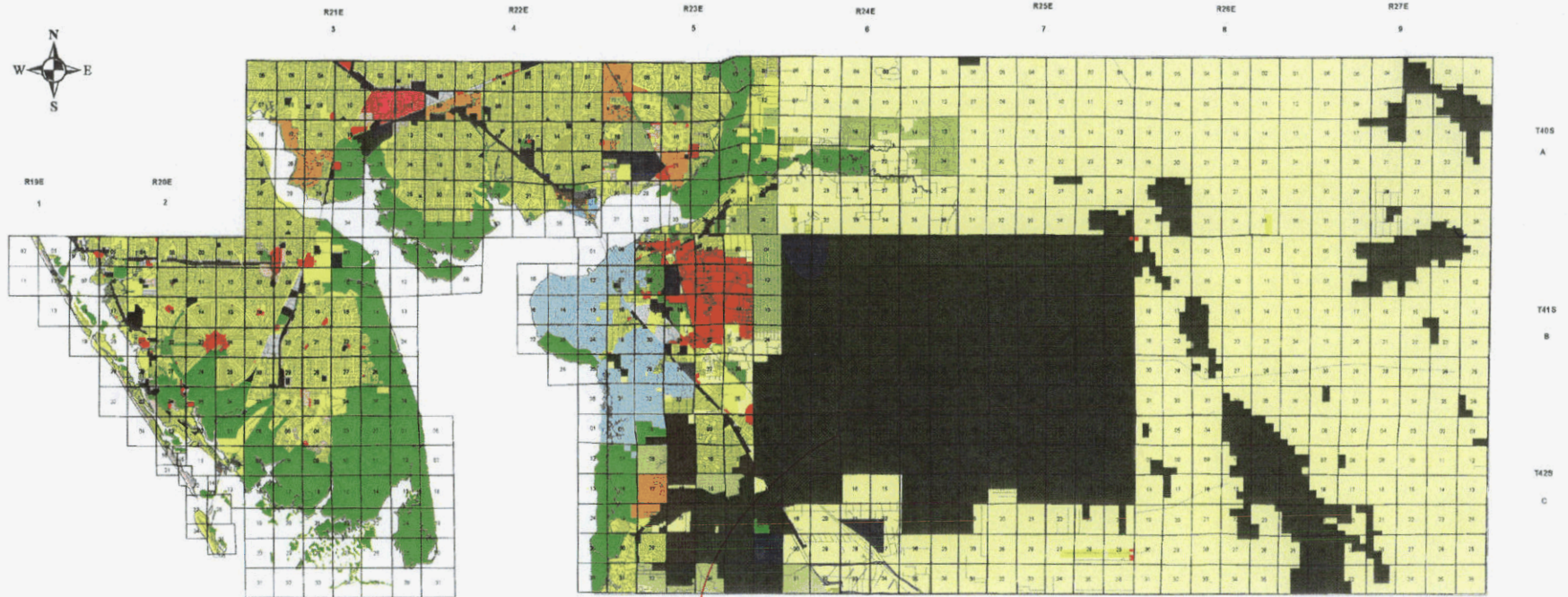
Scale: 1:115,002



[Florida Department of Environmental Protection] Disclaimer: This map is intended for display purposes only. It was created using data from different sources collected at different scales, with different levels of accuracy, and/or covering different periods of time.

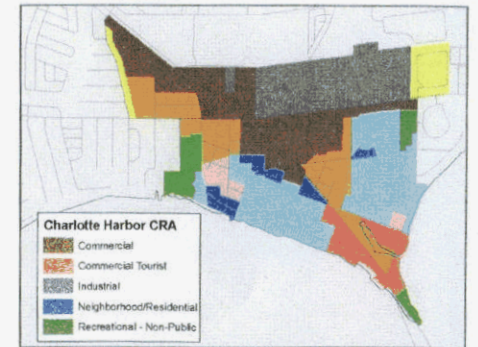
Notes: Lee/Charlotte County line

2005-2020 Future Land Use Map Series No. 1



4 2 0 4 Miles

- | | | | |
|-----------------------|----------------------------|---|--------------------------|
| Agriculture | Commercial Corridor | Mixed Use | Rural Estate Residential |
| Village Residential | High Density Residential | Murdock Village Mixed Use Redevelopment | US 41 Overlay Mixed Use |
| Limited Development | High Intensity Industrial | Parks & Recreation | |
| Airport Commerce Park | Low Density Residential | Preservation | |
| City | Low Intensity Industrial | Public Lands & Facilities | |
| Coastal Residential | Medium Density Residential | Recreational Vehicle Park | |
| Commercial Center | General Mixed Use | Resource Conservation | |

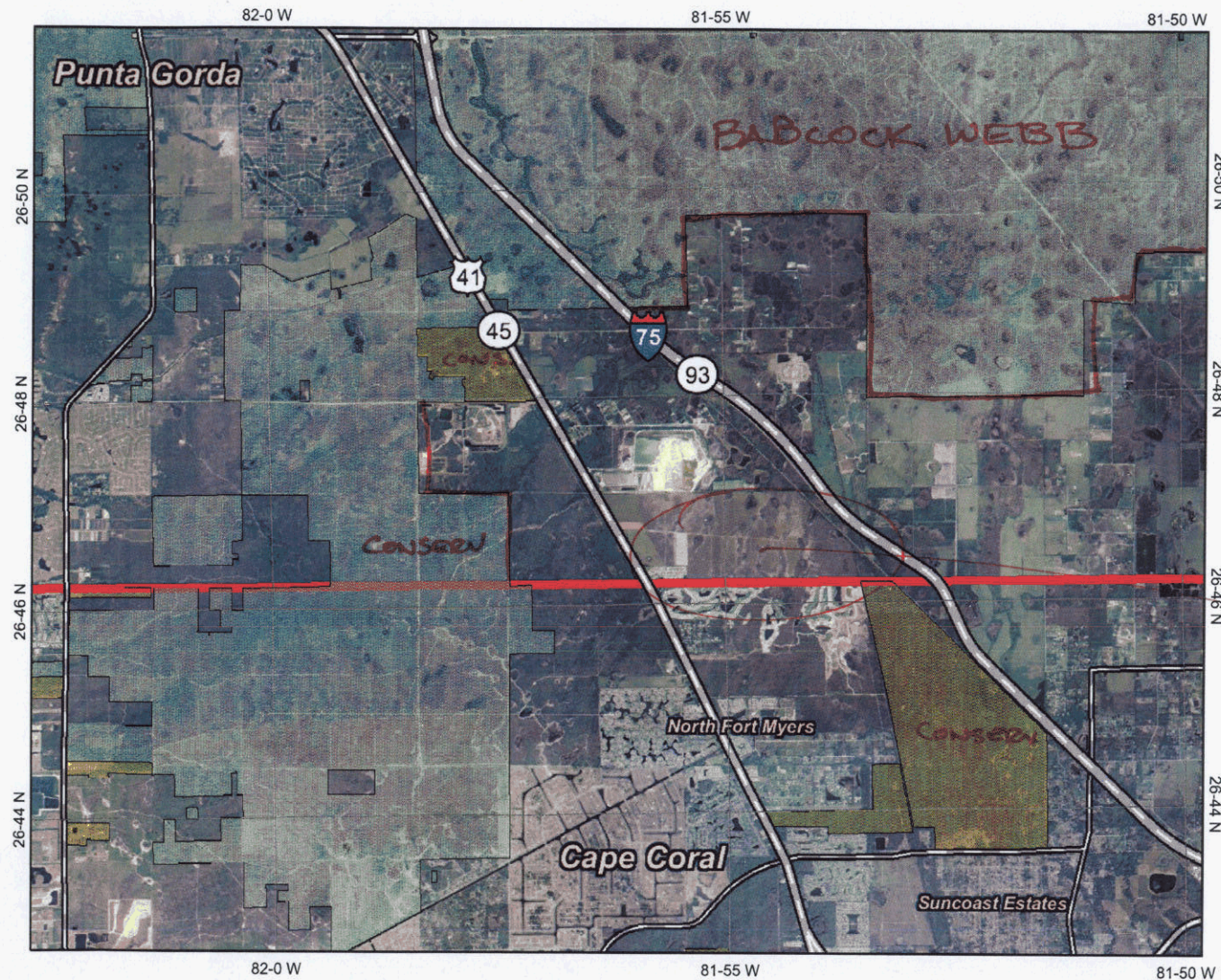
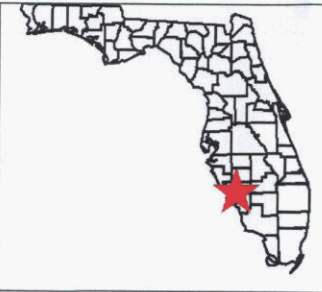


This map is a representation of compiled public information. It is intended to be an accurate and true depiction for the stated purpose, but Charlotte County and its employees make no guarantees, implied or otherwise as to its use. This is not a survey or is to be used for design.

Mapped January 2008 by M Hayes



Consolidated Application



Legend

- Interstates
- US Highways
- State Highways
- County Roads
- Local Roads
- Conservation Lands**
- Federal
- State
- Local
- Private
- Cities (census places)
- Counties (generalized)

SITE



Scale: 1:115,002

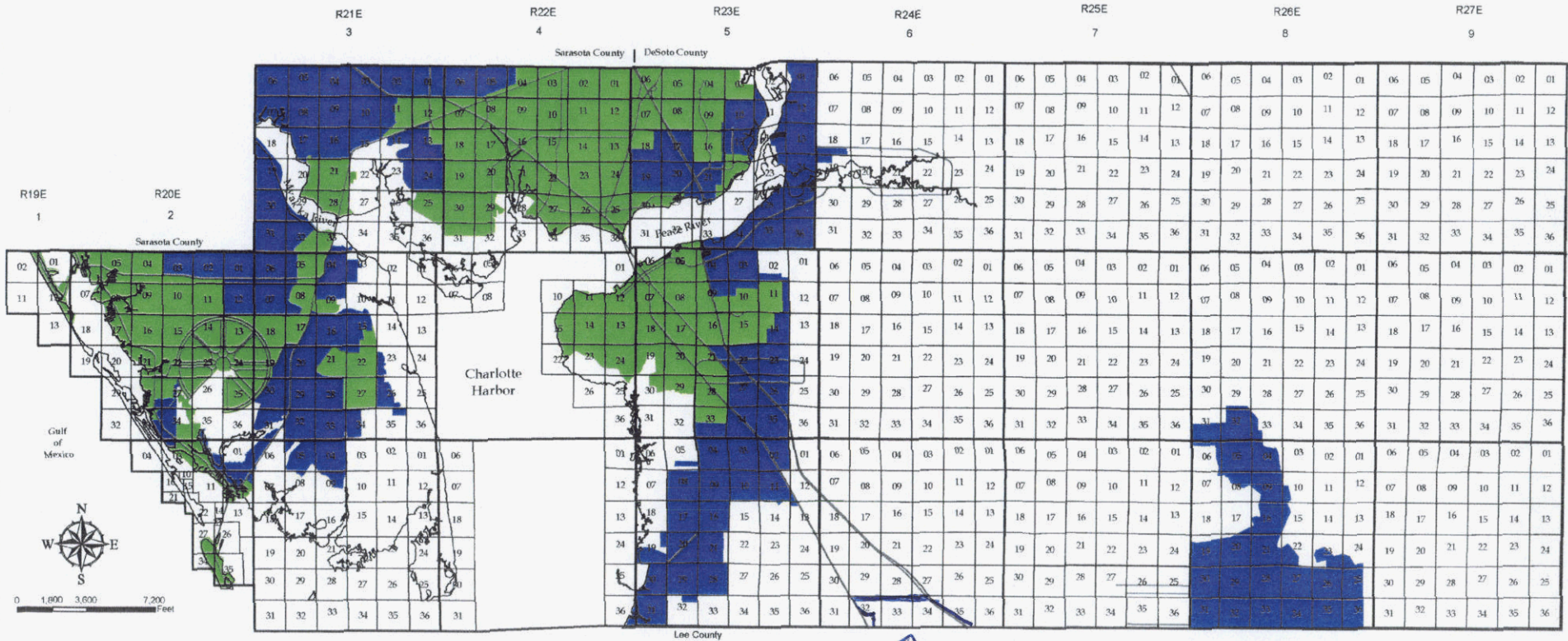
Map center: 604769, 310595

[Florida Department of Environmental Protection] Disclaimer: This map is intended for display purposes only. It was created using data from different sources collected at different scales, with different levels of accuracy, and/or covering different periods of time.

Notes: Conservation Lands Proximate to Utility Expansion Area



Urban Service Area Overlay



Infill Area

Infill Areas are those areas which have already experienced moderate to significant levels of urban development. In order for an area to be designated as infill, it must have obtained, in general, a 30% buildout density. The majority of existing urban services and infrastructure are concentrated within these areas, and include central potable water and wastewater treatment, road and drainage construction and maintenance, public education facilities, parks, libraries, and higher levels of police, fire, and emergency medical services.

SUBURBAN AREA

Suburban Area

Suburban Areas are, for the most part, undeveloped platted lands and parcels; however, there are scattered homes and businesses located in the areas. Service levels within Suburban areas are planned to be very low because the majority of development is to directed to Infill Areas. Once infill Areas become more fully developed, a need will exist for additional developable land. That need will be filled by redesignating land located in Suburban Areas as Infill Areas.

This map is a representation of compiled public information. It is believed to be an accurate and true depiction for the stated purpose, but Charlotte County and its employees make no guaranties, implied or otherwise as to its use. This is not a survey or is it to be used for design.

**Charlotte County Government
Geographic Information System**

Layers

Refresh Map

Visible Active

- Sea Turtle Lighting Zones
- Benchmarks
- Impact Fee Zones - Pre 9/2009
- Impact Fee Zones - Tiered
- Wind Zones
- Murdock Village CRA Boundary
- Enterprise Charlotte Airport Park
- US 41 Zoning Overlay District
- Urban Service Area
- Public Works Projects
- Rolling Locations 2008

Florida Counties is now the Active Layer

SEARCH BY: Address Owner Account Number Legal Description [Help/Tutorial](#)