

ROTONDA WEST MULTI-USE SITE



Rotonda West
Community Park

Charlotte Harbor
State Preserve

OPPORTUNITY: 30+ acres in the middle of the Rotonda West community with vested zoning allowing multi-family & single family development and a broad range of commercial uses. The property sits across the street from the community park and has easy access to multiple golf courses, grocery stores and area retail. Site has central water, sewer and electric available with capacity to meet large multi family project. Great opportunity to develop an apartment or condo complex in an underserved area of Charlotte County.

Property: 195 Parade Circle, Rotonda West, FL 33947

Land Area: 30.2+/- Acres - Parcel ID's listed in brochure.

Municipality: Rotonda West, Charlotte County

Utilities: Water & sewer provided by Charlotte County Utilities (Utility map attached). FPL has power running along the property boundary. Cable is running along the property boundary.

Zoning: CT (Commercial Tourist) & OMI (Office, Medical & Institutional) - Vested multi family uses allowed: CT zoning allows up to 15 du/ac and OMI zoning allows 10 du/ac. **381 units total.**

Subdivision: The properties are located in the Rotonda West subdivisions. Deed restrictions and architectural guidelines omit these parcels from most HOA guidelines and allow developers to develop the sites to County standards within the RMF zoning guidelines.

Price: \$5,265,000

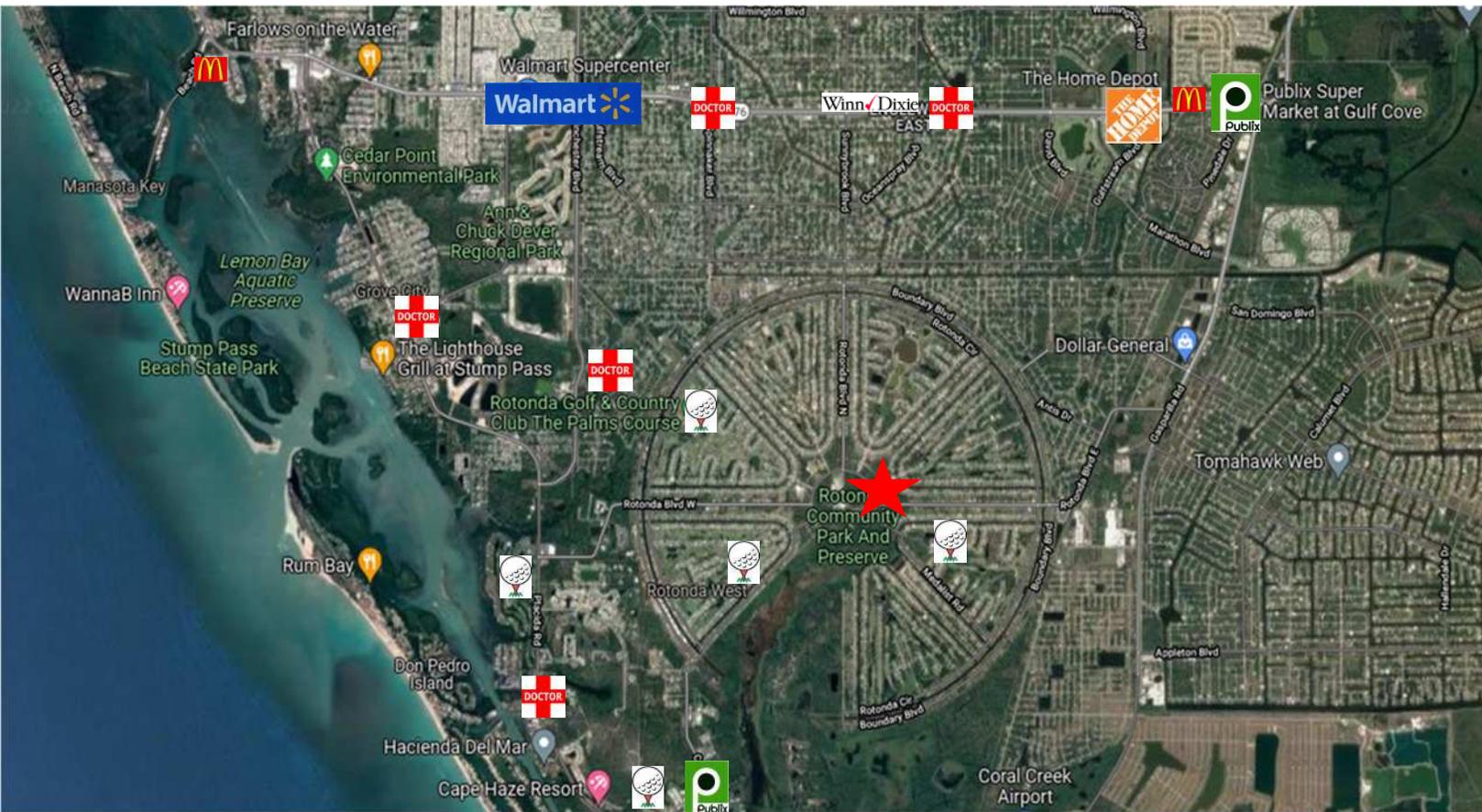


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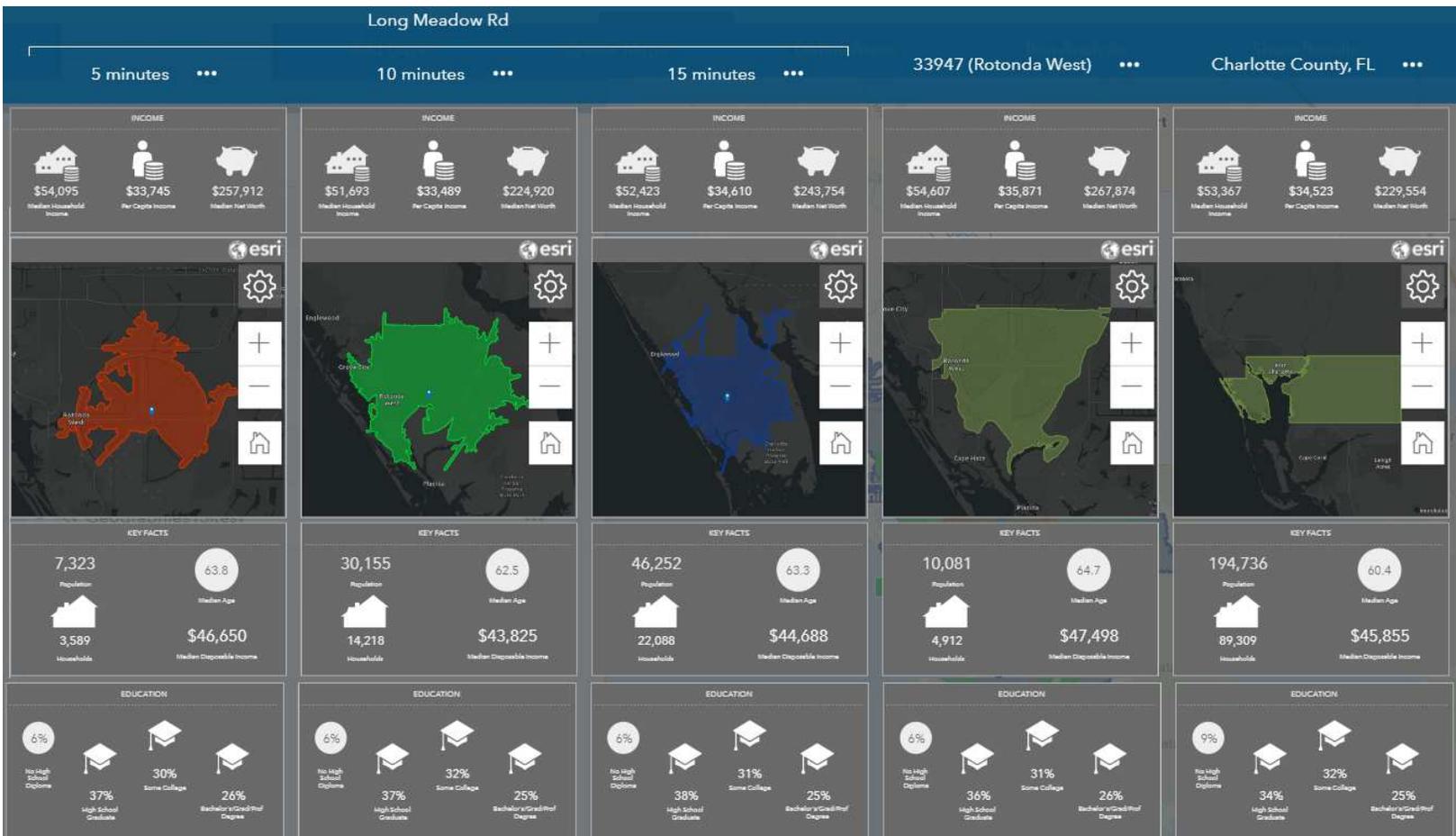
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AERIAL OF SURROUNDING COMMUNITIES



KEY DEMOGRAPHICS



PROPERTY PARCEL ID NUMBERS & INFORMATION

SUBDIVISION	LOT	TYPE OF LOT	TAX ID#	ACREAGE	UNITS
Long Meadow	1	OMI - 1.93 acres	412024302002	1.93	
Long Meadow	2	OMI - 1.917 acres	412024302001	1.91	38.4
Long Meadow	7	CT - 2.935 acres	412024185002	2.93	
Long Meadow	8	CT - 4.257 acres	412024327001	4.25	
Long Meadow	9	CT - 2.63 acres	412024327002	2.63	147.1
White Marsh	3	OMI - 1.917 acres	412024303002	1.91	19.1
White Marsh	7	CT - 2.935 acres	412024328002	2.93	
White Marsh	8	CT - 4.257 acres	412024328003	4.25	
White Marsh	9	CT - 2.639 acres	412024328004	2.63	147.1
White Marsh	2	OMI - 1.40 acres	412024304001	1.4	
White Marsh	1	OMI - 1.64 acres	412024351001	1.64	30
Pine Valley	4	OMI - 1.79 acres	412024351002	1.79	
		Potential Preserve		3.7	
		TOTAL SITE ACREAGE		30.2	381.7

Per the County Environmental Department, a Scrub Jay fee of \$340,000 to \$362,282 will be required before construction.

Lot 3 consisting of 1.91 acres is proposed as a Scrub Jay conservation area to meet County requirements to preserve 1.58+/- acres.

Lot 4 contains wetland area approximately 2+/- acres in size and shall be set aside for open space.

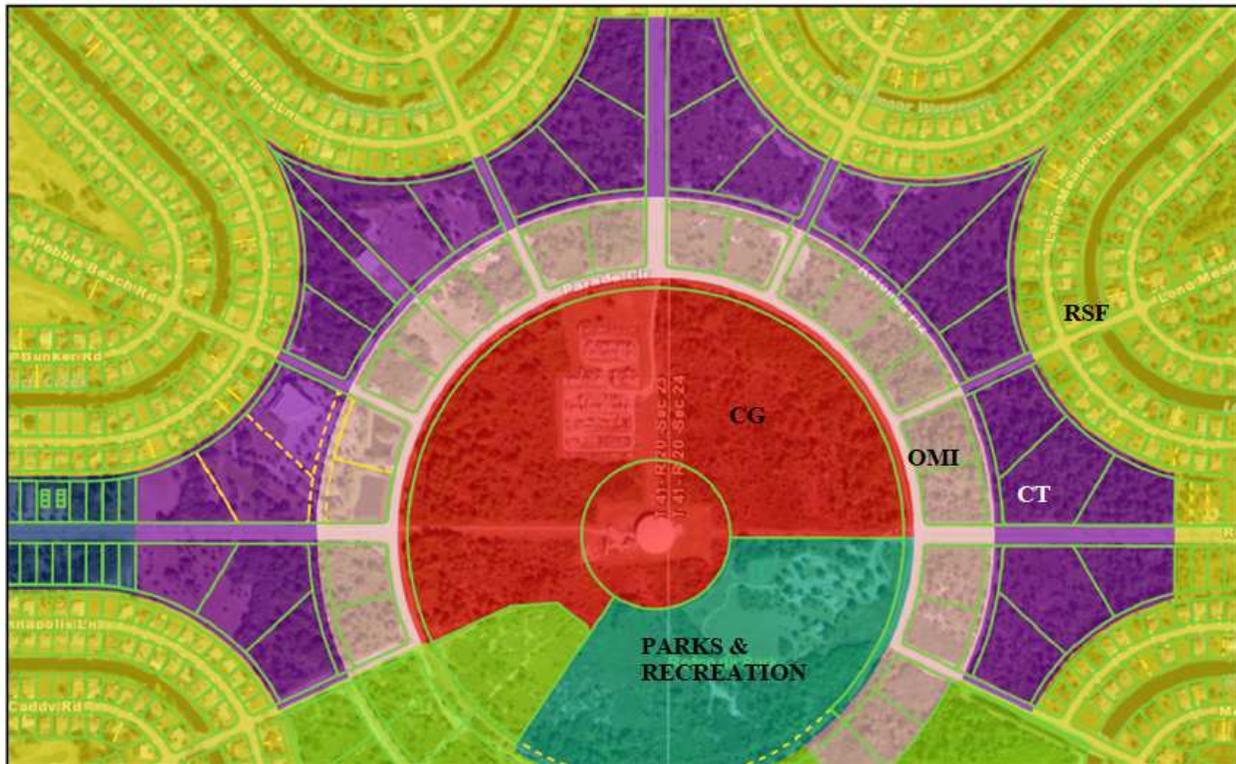
ZONING INFORMATION

Commercial (COM) Future Land Use Category

Special Provisions

1. Vesting of Residential Uses: A property that was designated prior to October 7, 1997 on the adopted Zoning Atlas either as Office, Medical and Institutional (OMI), Commercial Tourist (CT), Residential, multifamily (RMF), or Residential, multifamily/tourist (RMF-T), shall be allowed to develop multi-family residential not to exceed the density as specified in the Charlotte County Code of Laws and Ordinances for the Zoning Atlas designation applicable to that property. The applicable Zoning Atlas designations and their respective maximum densities are as follows: OMI - 10 units per acre; CT - 15 units per acre; RMF - 3.5 to 15 units per acre, depending on which RMF designation is applicable to the particular property; and RMF-T - 6 units per acre.

Rotonda Circle Zoning Map

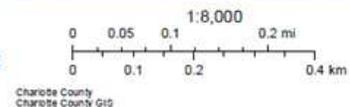


October 28, 2021

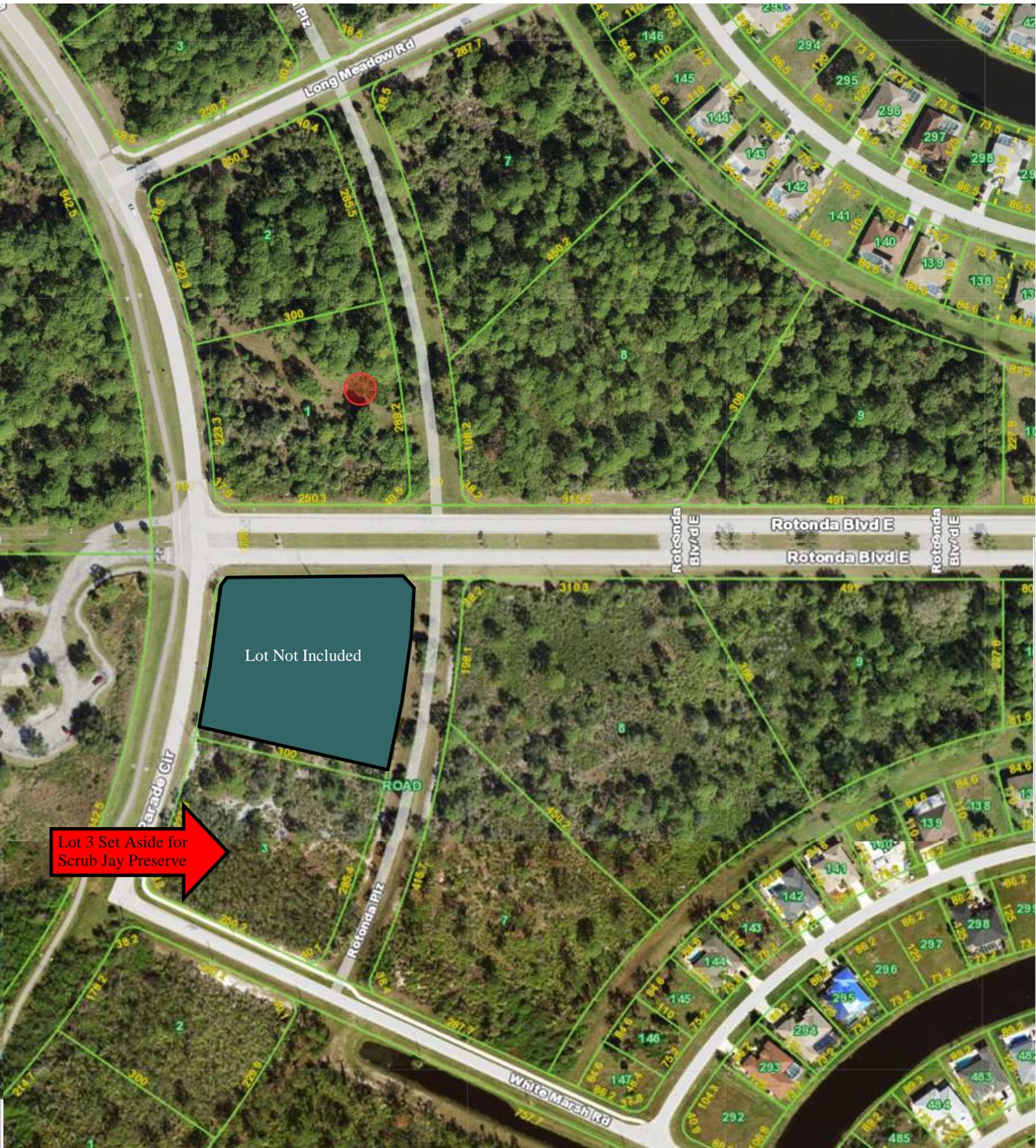
- City of Punta Gorda Boundary
- Property Ownership
- Lots

Block Number

- CG - Commercial General
- OMI - Office, Medical Institutional
- CT - Commercial Tourist
- RSF - Residential Single Family



PROPERTY DIMENSIONS



PROPERTY DIMENSIONS



ROTONDA CIRCLE UTILITY MAP



Blue - Water Lines

Purple - Reclaimed Water Lines

Brown - Gravity Main Sewer Line

Green - Pressurized

SPOT ELEVATIONS & CONTOURS





**U.S. Fish and Wildlife Service
National Wetlands Inventory**

Rotonda Circle MF Wetlands Map



January 18, 2022

Wetlands

- | | | |
|--------------------------------|-----------------------------------|----------|
| Estuarine and Marine Deepwater | Freshwater Emergent Wetland | Lake |
| Estuarine and Marine Wetland | Freshwater Forested/Shrub Wetland | Other |
| | Freshwater Pond | Riverine |

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

1 **Sec. 3-9-34. Residential Multi-family (RMF)**

2 (a) *Intent.* The purpose and intent of this district is to offer low- or high-density residential with emphasis
3 on multifamily use.

4 (b) *Permitted Uses and Structures (P):*

5 (1) Assisted living facility or day care center, adult, six or less. (See Sec. 3-9-62. Adult Congregate
6 Living Facilities)

7 (2) Duplex or triplex.

8 (3) Emergency services

9 (4) Cluster housing. (see Sec. 3-9-67. Cluster Housing)

10 (5) Manufactured home (DCA), minimum requirement is 150 miles per hour exposure C.

11 (6) Minor Home Occupation. (see Sec. 3-9-74. Home Occupations)

12 (7) Model home. (see Sec. 3-9-78. Model Homes)

13 (8) Multifamily.

14 (9) Noncommercial boat docks.

15 (10) Park, public or not-for-profit.

16 (11) Single-family detached or attached, which may have a guest suite that is structurally attached,
17 with or without cooking facilities.

18 (12) Telecommunications facility, 50 feet or less in height. (see Sec. 3-9-68. Communication
19 Towers)

20 (c) *Permitted Accessory Uses and Structures:* Uses and structures which are customarily accessory and
21 clearly incidental to permitted and conditional uses and structures are permitted in this district,
22 including but not limited to:

23 (1) Boat lifts, boat ramps, and noncommercial boat docks.

24 (2) Carports, garages, and storage structures.

25 a. Detached accessory structures greater than 250 square feet in footprint shall be compatible
26 in appearance with the primary residence, at a minimum, materials and color shall be
27 compatible with the primary residence.

28 b. Detached accessory structures shall be located behind the leading edge of the living area
29 of the residence except carports and garages, but must maintain required setbacks.

30 c. Construction trailers and cargo containers are prohibited.

31 d. For single-family development, additionally, the following requirements shall apply:

32 i. The total footprint of all detached accessory structures shall not exceed 10% of the
33 parcel size or 1,000 square feet, whichever is greater for a property less than a half
34 acre. If the property is one half acre or more in size, the total footprint of all detached
35 accessory structures shall not exceed 3,000 square feet. The property owner(s) may
36 apply for a Special Exception to exceed the total maximum accessory structures size
37 limitations contained in this Section.

38 ii. Guest suite, detached, consisting of living and sanitary facilities only. Cooking facilities
39 shall not be permitted in a detached guest suite. It must meet all applicable
40 development standards set forth in the zoning district.

Land Development Regulations
Chapter 3-9. Zoning
Article II. Districts Regulations

Sec. 3-9-34. RMF

- 1 (3) Clubhouse, community center on the same parcel as the residential development or within the
2 same residential development.
- 3 (4) Fences or walls which may be permitted prior to the principal uses and structures.
- 4 (5) Keeping of pets, excluding animal breeding, boarding, and training.
- 5 (6) Swimming pools, tennis courts, or other similar noncommercial recreational uses and structures.
- 6 (d) *Conditional Uses and Structures (C)*: (For rules and regulations for any use designated as a
7 Conditional Use, see Sec.3-9-69. Conditional Uses and Structures)
- 8 (1) Assisted living facility or day care center, adult, seven or more. (See Sec. 3-9-62. Adult
9 Congregate Living Facilities)
- 10 (2) Bed and breakfast, 1 or 2 bedrooms.
- 11 (3) Boarding, rooming house.
- 12 (4) Clubhouse.
- 13 (5) Nursing home.
- 14 (6) Transitional / halfway housing.
- 15 (e) *Prohibited Uses and Structures*: Any use or structure not expressly or by reasonable implication
16 permitted herein or permitted by Special Exception shall be unlawful in this district, including mobile
17 homes and private clubs not otherwise permitted, or permitted by Special Exception.
- 18 (f) *Special Exceptions (S)*: (For procedure see Sec. 3-9-6.2. Special Exceptions)
- 19 (1) All conditional uses and structures that cannot meet all conditions set forth in this Code.(2)
20 Bed and breakfast, 3 or more bedrooms.
- 21 (3) Elementary, middle, or high school.
- 22 (4) Essential services. (see Sec. 3-9-71. Essential Services)
- 23 (5) Government uses and facilities.
- 24 (6) Major Home Occupation. (see Sec. 3-9-74. Home Occupations)
- 25 (7) Place of Worship. (see Sec. 3-7-82. Places of Worship)
- 26 (8) Private clubs.
- 27 (9) Telecommunications facility, greater than 50 feet in height. (see Sec. 3-9-68. Communication
28 Towers)
- 29 (10) University or college.
- 30 (11) Yacht clubs, country clubs, and other recreational amenities.
- 31 (12) Such other uses as determined by the Zoning Official or his/her designee to be:
- 32 a. Appropriate by reasonable implication and intent of the district.
- 33 b. Similar to another use either explicitly permitted in that district or allowed by Special
34 Exception.
- 35 c. Not specifically prohibited in that district.
- 36 The Board of Zoning Appeals shall review a favorable determination of the Zoning Official under this
37 provision at the time the Special Exception application is presented to it. An unfavorable
38 determination of the Zoning Official or his/her designee shall be appealable pursuant to Sec. 3-9-6.
39 Board of Zoning Appeals.

Land Development Regulations
 Chapter 3-9. Zoning
 Article II. Districts Regulations

Sec. 3-9-34. RMF

1 (g) *Development Standards:*

	RMF- 3.5	RMF- 5	RMF- 10	RMF- 12	RMF- 15
Lot (min.)					
Area (sq. ft.)	7,500	7,500	7,500	5,000	5,000
Width (ft.)	80	80	80	50	50
Setbacks (min. ft)					
Front	25	25	25	25	25
Side (interior)	See below*	See below*	See below*	See below*	See below*
Side (street)	15	15	15	15	15
Rear (interior)	See below*	See below*	See below*	See below*	See below*
Rear (street)	15	15	15	15	15
Abutting water	20	20	20	20	20
Bulk (max.)					
Lot Coverage of All Buildings	40%	40%	40%	40%	40%
Height (ft.)	60	60	60	60	60
Density (units/acre)	3.5	5	10	12	15

2

3 *Half the building height but not less than 15 feet.

4 Landscape buffers and screening shall be required in this district in accordance with the provisions of
 5 Article XXII, Chapter 3-5, of the Code, as the same shall be amended.

6 If the RMF district abuts a single-family district, no structure other than screening required pursuant to
 7 Article XXII, Chapter 3-5, of the Code, as the same may be amended, shall be erected closer to the
 8 abutting single-family zoned property than 25 feet or the building height, whichever is greater.

9 Where properties lie anywhere on a barrier island or within 1,200 feet of the water of Charlotte
 10 Harbor, the Gulf of Mexico, Lemon Bay, Gasparilla Sound, Placida Harbor, Red Fish Cove, the
 11 Myakka River, the Peace River, or Coral Creek, structures must also be constructed in accordance
 12 with Sec. 3-9-88, Waterfront Property.

13 (h) *Signs.* Signs shall be in accordance with Sec. 3-9-85.

14 (i) *Off-street parking.* Off-street parking shall be in accordance with Sec. 3-9-79.

Sec. 3-9-39. - Office medical institutional (OMI).

- (a) *Intent.* The purpose and intent of this district is to allow professional and business offices, as well as institutional and cultural activities. Although this district may allow both residential and nonresidential uses, it is not a mixed-use district, and it is the further intent of this district that individual lots be developed with a single use.
- (b) *Permitted uses (P) and structures:*
- (1) Art, dance, music, photo studio or gallery.
 - (2) Assisted living facility or day care center, adult, six (6) or less. (See section 3-9-62, assisted living facility.)
 - (3) Bank, financial services.
 - (4) Business services.
 - (5) Day care center, child.
 - (6) Drug store, pharmacy.
 - (7) Elementary, middle, or high school.
 - (8) Emergency services.
 - (9) General offices.
 - (10) Government uses and facilities.
 - (11) Homeless shelter.
 - (12) Hospital.
 - (13) Medical or dental office, clinic.
 - (14) Minor home occupation. (See section 3-9-74, home occupations.)
 - (15) Model home. (See section 3-9-78, model homes.)
 - (16) Nursing home.
 - (17) Pain management clinic. (See section 3-9-80, pain management clinics.)
 - (18) Park, public or not-for-profit.
 - (19) Personal services.
 - (20) Place of worship. (See section 3-9-82, places of worship.)
 - (21) Professional services.
 - (22) Sanitariums.
 - (23) Telecommunications facility, fifty (50) feet or less in height. (See section 3-9-68, communication towers.)
 - (24) Telecommunications facility, greater than fifty (50) feet in height. (See section 3-9-68, communication towers.)

- (25) University or college.
- (26) Vocational, trade, or business school.
- (c) *Permitted accessory uses and structures:* Uses and structures which are customarily accessory and clearly incidental to permitted uses and structures, including approved conditional or special exception uses, are permitted in this district, including, but not limited to:
- (1) Non-commercial Boat docks, boat lifts, and boat ramps.
 - (2) Fences or walls may be permitted prior to the principal uses and structures.
 - (3) Keeping of pets, excluding animal breeding, boarding, and training.
 - (4) For single-family residential uses located in the OMI zoning district the permitted accessory uses and structures shall be the same as those in the RSF zoning district.
 - (5) For multifamily residential uses located in the OMI zoning district the permitted accessory uses and structures shall be the same as those in the RMF zoning district.
 - (6) Swimming pools, tennis courts, or other similar noncommercial recreational uses and structures.
- (d) *Conditional use (C):* (For rules and regulations for any use designated as a conditional use or structure, see section 3-9-69, conditional uses and structures.)
- (1) Animal hospital, boarding facility.
 - (2) Assisted living facility or day care center, adult, seven (7) or more. (See section 3-9-62, assisted living facility.)
 - (3) Detox center and substance abuse center.
 - (4) Duplex or triplex.
 - (5) Laboratories, class 1, 2, 3.
 - (6) Manufactured home (DCA), minimum requirement is one hundred fifty (150) miles per hour exposure C.
 - (7) Multifamily.
 - (8) Private off-site parking.
 - (9) Single-family attached or detached, which may have a guest suite that is structurally attached, with or without cooking facilities.
 - (10) Transitional/halfway housing.
- (e) *Prohibited uses and structures:* Any use or structure not expressly or by reasonable implication permitted herein or permitted as a conditional use or by special exception shall be unlawful in this district.
- (f) *Special exceptions (S):* (For procedure, see section 3-9-6.2, special exceptions.)
- (1) All conditional uses and structures that cannot meet all conditions set forth in this Code.

- (2) Essential services. (See section 3-9-71, essential services.)
- (3) Heliport, helistop.
- (4) Major home occupation. (See section 3-9-74, home occupation.)
- (5) Paid or public parking lot, garage, structure.
- (6) Such other uses as determined by the zoning official or his/her designee to be:
 - a. Appropriate by reasonable implication and intent of the district.
 - b. Similar to another use either explicitly permitted in that district or allowed by special exception.
 - c. Not specifically prohibited in that district.

The board of zoning appeals (BZA) shall review a favorable determination of the zoning official under this provision at the time the special exception application is presented to it. An unfavorable determination of the zoning official or his/her designee shall be appealable pursuant to section 3-9-6, board of zoning appeals. It is expressly intended by these regulations that any use permitted as a principal use or by special exception in another zoning district or districts which is not specially listed in this section is excluded by its omission and cannot be a special exception considered or approved by the BZA as one (1) permitted by reasonable implication and intent of the district.

(g) *Development standards:*

OMI	
Lot (min.)	
Area (sq. ft.)	7,500
Width (ft.)	80
Setbacks (min. ft.)	
Front	10
Side (interior) for multifamily or nonresidential development	Half the building height, but not less than 7.5
Side (interior) for single-family development	7.5
Side (street)	10

Rear (interior)	10
Rear (street)	10
Abutting water	20
Bulk (max.)	
Lot coverage of all buildings	40%
Height (ft., nonresidential uses, residential uses with special exception)	60
Height (ft., residential uses)	38
Density (units/acre)	10

If an OMI district abuts a residential district, no structure other than screening required pursuant to article XXII, chapter 3-5, of the Code, shall be erected closer to the abutting residentially zoned property than twenty-five (25) feet or the building height, whichever is greater.

Landscape buffers and screening shall be required in this district in accordance with the provisions of article XXII, chapter 3-5, of the Code, as the same may be amended.

Where properties lie anywhere on a barrier island or within one thousand two hundred (1,200) feet of the water of Charlotte Harbor, the Gulf of Mexico, Lemon Bay, Gasparilla Sound, Placida Harbor, Red Fish Cove, the Myakka River, the Peace River, or Coral Creek, structures must also be constructed in accordance with section 3-9-88, waterfront property.

(h) *Signs*. Signs shall be in accordance with section 3-9-85.

(i) *Off-street parking*. Off-street parking shall be in accordance with section 3-9-79.

(Ord. No. 2014-060, § 1(Exh. A), 11-25-14; Ord. No. 2018-027, § 1(Exh. A), 9-11-18)

Editor's note— Ord. No. 2014-060, § 1(Exh. A), adopted Nov. 25, 2014, repealed § 3-9-39, which pertained to office, medical and institutional (OMI) and derived from minutes of Dec. 8, 1981, § 7; Res. No. 87-78, § 19, adopted May 19, 1987; Res. No. 87-254, § 21, adopted Oct. 28, 1987; Ord. No. 89-34, § 13, adopted May 31,

1989; Ord. No. 91-08, §§ 1—3, adopted Feb. 26, 1991; Ord. No. 91-51, § 1, adopted Oct. 1, 1991; Ord. No. 94-55, §§ 23—25, adopted Nov. 3, 1994; Ord. No. 2001-031, § 1(j), adopted June 12, 2001; Ord. No. 2002-008, § 1, adopted Jan. 28, 2002; and Ord. No. 2011-030, § 2, adopted July 26, 2011.

Sec. 3-9-34. - Residential multifamily (RMF).

- (a) *Intent.* The purpose and intent of this district is to offer low- or high-density residential with emphasis on multifamily use.
- (b) *Permitted uses and structures (P):*
- (1) Assisted living facility or day care center, adult, six (6) or less. (See section 3-9-62, assisted living facility.)
 - (2) Duplex or triplex.
 - (3) Emergency services.
 - (4) Cluster housing. (See section 3-9-67, cluster housing.)
 - (5) Manufactured home (DCA), minimum requirement is one hundred fifty (150) miles per hour exposure C.
 - (6) Minor home occupation. (See section 3-9-74, home occupations.)
 - (7) Model home. (See section 3-9-78, model homes.)
 - (8) Multifamily.
 - (9) Noncommercial boat docks.
 - (10) Park, public or not-for-profit.
 - (11) Single-family detached or attached, which may have a guest suite that is structurally attached, with or without cooking facilities.
 - (12) Telecommunications facility, fifty (50) feet or less in height. (See section 3-9-68, communication towers.)
- (c) *Permitted accessory uses and structures:* Uses and structures which are customarily accessory and clearly incidental to permitted uses and structures, including approved conditional or special exception uses, are permitted in this district, including, but not limited to:
- (1) Accessory structures, including, but not limited to, garages, carports and sheds.
 - a. Detached accessory structures greater than two hundred fifty (250) square feet but no greater than four hundred (400) square feet in area, must be DBPR approved or otherwise meet the Florida Building Code. All roofs must be pitched and include overhangs and eaves which meet current building codes. Rounded corners are prohibited. These structures are allowed with metal siding in the same color as the primary structure. If an exact color match is not possible a complimentary and not contrasting color may be allowed.
 - b. Detached accessory structures, greater than four hundred (400) square feet but no greater than one thousand five hundred (1,500) square feet in area allowed with wall or leg heights no more than twelve (12) feet tall as measured from the point of installation

(grade level). Any increase in wall or leg height greater than twelve (12) feet may be allowed with an increase of required setbacks (all sides) of five (5) feet for every one (1) foot of height increase. All roofs must be pitched and include overhangs and eaves which meet current building codes. Rounded corners are prohibited. These structures are allowed with metal siding in the same color as the primary structure. If an exact color match is not possible a complimentary and not contrasting color may be allowed.

- c. Detached accessory structures, greater than one thousand five hundred (1,500) square feet must be site built and constructed of the same materials as the primary structure. Any increase in wall or leg height greater than twelve (12) feet may be allowed with an increase of required setbacks (all sides) of five (5) feet for every one (1) foot of height increase. All roofs must be pitched and include overhangs and eaves which meet current building codes. Rounded corners are prohibited. Colors must match those of the primary structure.
 - d. The total area of all detached accessory structures shall not exceed ten (10) percent of the parcel size or one thousand (1,000) square feet, whichever is greater for a property less than one-half ($\frac{1}{2}$) acre in size. If the property is one-half ($\frac{1}{2}$) acre or more in size, the total area of all detached accessory structures shall not exceed three thousand (3,000) square feet. The property owner may apply for a special exception to exceed the total maximum accessory structures size limitations contained in this section.
 - e. If the structure is accessory to a multi-story primary structure, the sidewall heights shall be allowed to be the same as those of the primary structure with no requirements to increase the setbacks.
 - f. Detached accessory structures shall be located behind the leading edge of the living area of the residence except garages and carports, which must still maintain required setbacks.
 - g. Construction trailers and cargo containers are prohibited.
- (2) Non-commercial boat docks, boat lifts, and boat ramps
 - (3) Clubhouse, community center on the same parcel as the residential development or within the same residential development.
 - (4) Fences or walls, which may be permitted prior to the principal uses and structures.
 - (5) Guest suite, detached, consisting of living and sanitary facilities only. Cooking facilities shall not be permitted in a detached guest suite. It must meet all applicable development standards set forth in the zoning district.
 - (6) Keeping of pets, excluding animal breeding, boarding, and training.
 - (7) Swimming pools, tennis court or other similar non-commercial recreational uses and structures.

- (d) *Conditional uses and structures (C):* (For rules and regulations for any use designated as a conditional use, see section 3-9-69, conditional uses and structures.)
- (1) Assisted living facility or day care center, adult, seven (7) or more. (See section 3-9-62, assisted living facility.)
 - (2) Bed and breakfast, one (1) or two (2) bedrooms.
 - (3) Boarding, rooming house.
 - (4) Clubhouse.
 - (5) Nursing home.
 - (6) Transitional/halfway housing.
 - (7) 4H, FFA and similar uses and activities.
- (e) *Prohibited uses and structures:* Any use or structure not expressly or by reasonable implication permitted herein or permitted as a conditional use or by special exception shall be unlawful in this district, including mobile homes and private clubs not otherwise permitted, or permitted by special exception.
- (f) *Special exceptions (S):* (For procedure see section 3-9-6.2, special exceptions.)
- (1) All conditional uses and structures that cannot meet all conditions set forth in this Code.
 - (2) Bed and breakfast, three (3) or more bedrooms.
 - (3) Elementary, middle, or high school.
 - (4) Essential services. (See section 3-9-71, essential services.)
 - (5) Government uses and facilities.
 - (6) Major home occupation. (See section 3-9-74, home occupations.)
 - (7) Place of worship. (See section 3-7-82, places of worship.)
 - (8) Private clubs.
 - (9) Telecommunications facility, greater than fifty (50) feet in height. (See section 3-9-68, communication towers.)
 - (10) University or college.
 - (11) Yacht clubs, country clubs, and other recreational amenities.
 - (12) Such other uses as determined by the zoning official or his/her designee to be:
 - a. Appropriate by reasonable implication and intent of the district.
 - b. Similar to another use either explicitly permitted in that district or allowed by special exception.
 - c. Not specifically prohibited in that district.

The board of zoning appeals shall review a favorable determination of the zoning official under this provision at the time the special exception application is presented to it. An unfavorable determination of the zoning official or his/her designee shall be appealable pursuant to section 3-9-6, board of zoning appeals.

(g) *Development standards:*

	RMF-3.5	RMF-5	RMF-10	RMF-12	RMF-15
Lot (min.)					
Area (sq. ft.)	7,500	7,500	7,500	5,000	5,000
Width (ft.)	80	80	80	50	50
Setbacks (min. ft.)					
Front	25	25	25	25	25
Side (interior)	See below *				
Side (street)	15	15	15	15	15
Rear (interior)	See below *				
Rear (street)	15	15	15	15	15
Abutting water	20	20	20	20	20
Bulk (max.)					(
Lot coverage of all buildings	40%	40%	40%	40%	40%

Height (ft.)	60	60	60	60	60
Density (units/acre)	3.5	5	10	12	15

* Half the building height but not less than fifteen (15) feet.

Landscape buffers and screening shall be required in this district in accordance with the provisions of article XXII, chapter 3-5, of the Code, as the same shall be amended.

If the RMF district abuts a single-family district, no structure other than screening required pursuant to article XXII, chapter 3-5, of the Code, as the same may be amended, shall be erected closer to the abutting single-family zoned property than twenty-five (25) feet or the building height, whichever is greater.

Where properties lie anywhere on a barrier island or within one thousand two hundred (1,200) feet of the water of Charlotte Harbor, the Gulf of Mexico, Lemon Bay, Gasparilla Sound, Placida Harbor, Red Fish Cove, the Myakka River, the Peace River, or Coral Creek, structures must also be constructed in accordance with section 3-9-88, waterfront property.

(h) *Signs.* Signs shall be in accordance with section 3-9-85.

(i) *Off-street parking.* Off-street parking shall be in accordance with section 3-9-79.

(Ord. No. 2014-054, § 1(Exh. A), 11-25-14; Ord. No. 2015-054, § 1, 12-8-15; Ord. No. 2018-027, § 1(Exh. A), 9-11-18)

Sec. 3-9-41. - Commercial tourist (CT).

(a) *Intent.* The purpose and intent of this district is to allow tourist-related facilities near or adjacent to tourist attractions such as Gulf beach frontage, theme parks, major public or private parks, and other recreational or scenic resources.

(b) *Permitted uses (P) and structures:*

(1) Animal hospital, boarding facility.

(2) Art, dance, music, photo studio or gallery.

(3) Assisted living facility or day care center, adult, six (6) or less. (See section 3-9-62, assisted living facility.)

(4) Auditorium, convention center, performing arts center.

- (5) Bank, financial services.
 - (6) Bar, cocktail lounge, nightclub, tavern.
 - (7) Bed and breakfast, one (1) or two (2) bedrooms.
 - (8) Bed and breakfast, three (3) or more bedrooms.
 - (9) Business services.
 - (10) Clubhouse, community center.
 - (11) Drug store, pharmacy.
 - (12) Emergency services.
 - (13) Essential services. (See section 3-9-71, essential services.)
 - (14) Gas station.
 - (15) General offices.
 - (16) General retail sales and services. (See section 3-9-61, accessory outdoor retail sales, display, and storage.)
 - (17) Golf course.
 - (18) Government uses and facilities.
 - (19) Hotel, motel, inn.
 - (20) Laundromat.
 - (21) Liquor, package store.
 - (22) Marina.
 - (23) Minor home occupation. (See section 3-9-74, home occupations.)
 - (24) Paid or public parking lot, garage, structure.
 - (25) Park, public or not-for-profit.
 - (26) Personal services.
 - (27) Place of worship. (See section 3-9-82, places of worship.)
 - (28) Private clubs.
 - (29) Professional services.
 - (30) Recreation, indoor.
 - (31) Restaurant.
 - (32) Telecommunications facility, fifty (50) feet or less in height. (See section 3-9-68, communication towers.)
- (c) *Permitted accessory uses and structures:* Uses and structures which are customarily accessory and clearly incidental to permitted uses and structures, including approved conditional or special exception uses, are permitted in this district, including a residential dwelling unit within the same

structure as the principal use for occupancy by owners or employees of permitted uses, and also including, but not limited to:

- (1) Boat docks, boat lifts, and boat ramps.
 - (2) Clubhouse, community center on the same parcel as the residential development or within the same residential development.
 - (3) Fences or walls may be permitted prior to the principal uses and structures.
 - (4) Swimming pools, tennis courts, or other similar recreational uses and structures.
 - (5) For single-family residential uses located in the CT zoning district the permitted accessory uses and structures shall be the same as those in the RSF zoning district.
 - (6) For multifamily residential uses located in the CT zoning district the permitted accessory uses and structures shall be the same as those in the RMF zoning district.
- (d) *Conditional use (C):* (For rules and regulations for any use designated as a conditional use, see [section 3-9-69](#), conditional uses and structures.)
- (1) Assisted living facility or day care center, adult, seven (7) or more. (See [section 3-9-62](#), assisted living facility.)
 - (2) Duplex or triplex.
 - (3) Multifamily.
 - (4) Private off-site parking.
 - (5) Single-family attached or detached, which may have a guest suite that is structurally attached, with or without cooking facilities.
- (e) *Prohibited uses and structures:* Any use or structure not expressly or by reasonable implication permitted herein or permitted as a conditional use or by special exception shall be unlawful in this district.
- (f) *Special exceptions (S):* (For procedure see [section 3-9-6.2](#), special exceptions.)
- (1) All conditional uses and structures that cannot meet all conditions set forth in this Code.
 - (2) Amphitheater.
 - (3) Leisure vehicle rental.
 - (4) Major home occupation. (See [section 3-9-74](#), home occupations.)
 - (5) Model home. (See [section 3-9-78](#), model homes.)
 - (6) Noncommercial vehicle rental.
 - (7) Recreation, outdoor.
 - (8) Telecommunications facility, greater than fifty (50) feet in height. (See [section 3-9-68](#), communication towers.)
 - (9) Such other uses as determined by the zoning official or his/her designee to be:

- a. Appropriate by reasonable implication and intent of the district.
- b. Similar to another use either explicitly permitted in that district or allowed by special exception.
- c. Not specifically prohibited in that district.

The board of zoning appeals shall review a favorable determination of the zoning official under this provision at the time the special exception application is presented to it. An unfavorable determination of the zoning official or his/her designee shall be appealable pursuant to section 3-9-6, board of zoning appeals.

(g) *Development standards:* For multifamily principal uses, development standards are the same as in RMF-15 districts, except on bridgeless barrier islands, which must be in accordance with section 3-9-66, bridgeless barrier islands.

Accessory buildings, same as principal building.

CT	
Lot (min.)	
Area (sq. ft.)	12,000
Width (ft.)	100
Yards (min. ft.)	
Front	15
Side (interior)	0
Side (street)	20
Rear (interior)	10
Rear (street)	25
Abutting water	20
Bulk (max.)	

Lot coverage	40%
Height (ft.)	38
Density (units/acre)	0

Landscape buffers and screening shall be required in this district in accordance with the provisions of article XXII, chapter 3-5, of the Code, as the same may be amended.

If the CT district abuts a residential district, no structure other than screening required pursuant to article XXII, chapter 3-5, of the Code, shall be erected closer to the abutting residentially zoned property than twenty-five (25) feet or the building height, whichever is greater.

Where properties lie anywhere on a barrier island or within one thousand two hundred (1,200) feet of the water of Charlotte Harbor, the Gulf of Mexico, Lemon Bay, Gasparilla Sound, Placida Harbor, Red Fish Cove, the Myakka River, the Peace River, or Coral Creek, structures must also be constructed in accordance with section 3-9-88, waterfront property.

(h) *Signs*. Signs shall be in accordance with section 3-9-85.

(i) *Off-street parking*. Off-street parking shall be in accordance with section 3-9-79.

(Ord. No. 2014-062, § 1(Exh. A), 11-25-14; Ord. No. 2018-027, § 1(Exh. A), 9-11-18)

PROPERTY DISCLAIMER

•**Licensed Real Estate Brokers** • Information contained herein has been obtained from the owner of the property and from other resources that we deem reliable including County Appraiser's Office and Zoning and Planning Departments. We have no reason to doubt the information's accuracy, but we do not warrant or represent that the information contained in this Brochure is accurate and definitive. **It is your responsibility to independently confirm the property's information accuracy and completeness.** Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the stability of the property for your records and purchase. This offer may be amended or withdrawn at any time without notice. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors.

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