

ROTONDA WEST MULTI-FAMILY SITE



OPPORTUNITY: 25+ acres in the middle of the Rotonda West community with vested zoning allowing up to 351 units. 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: 25.37 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. 351 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

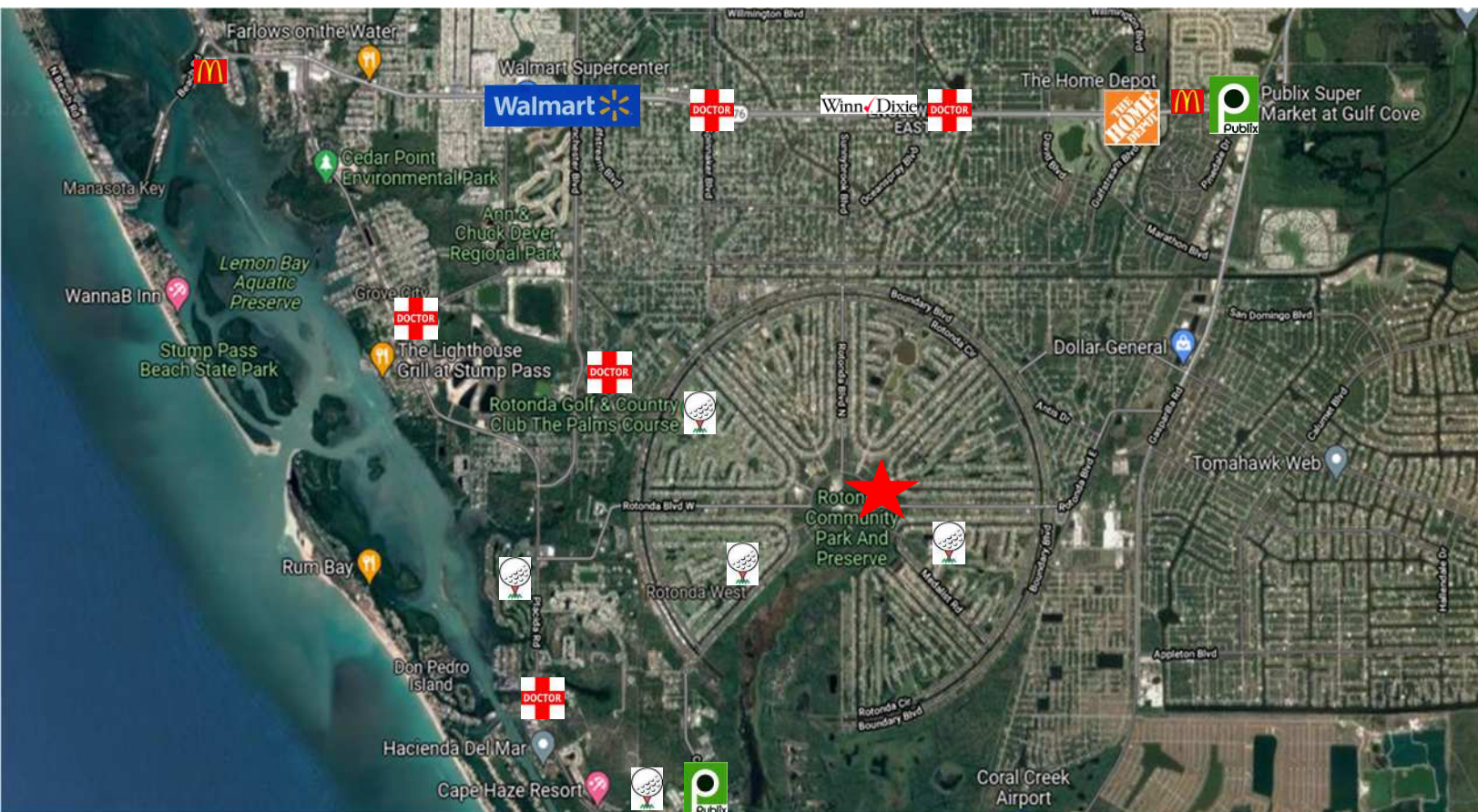


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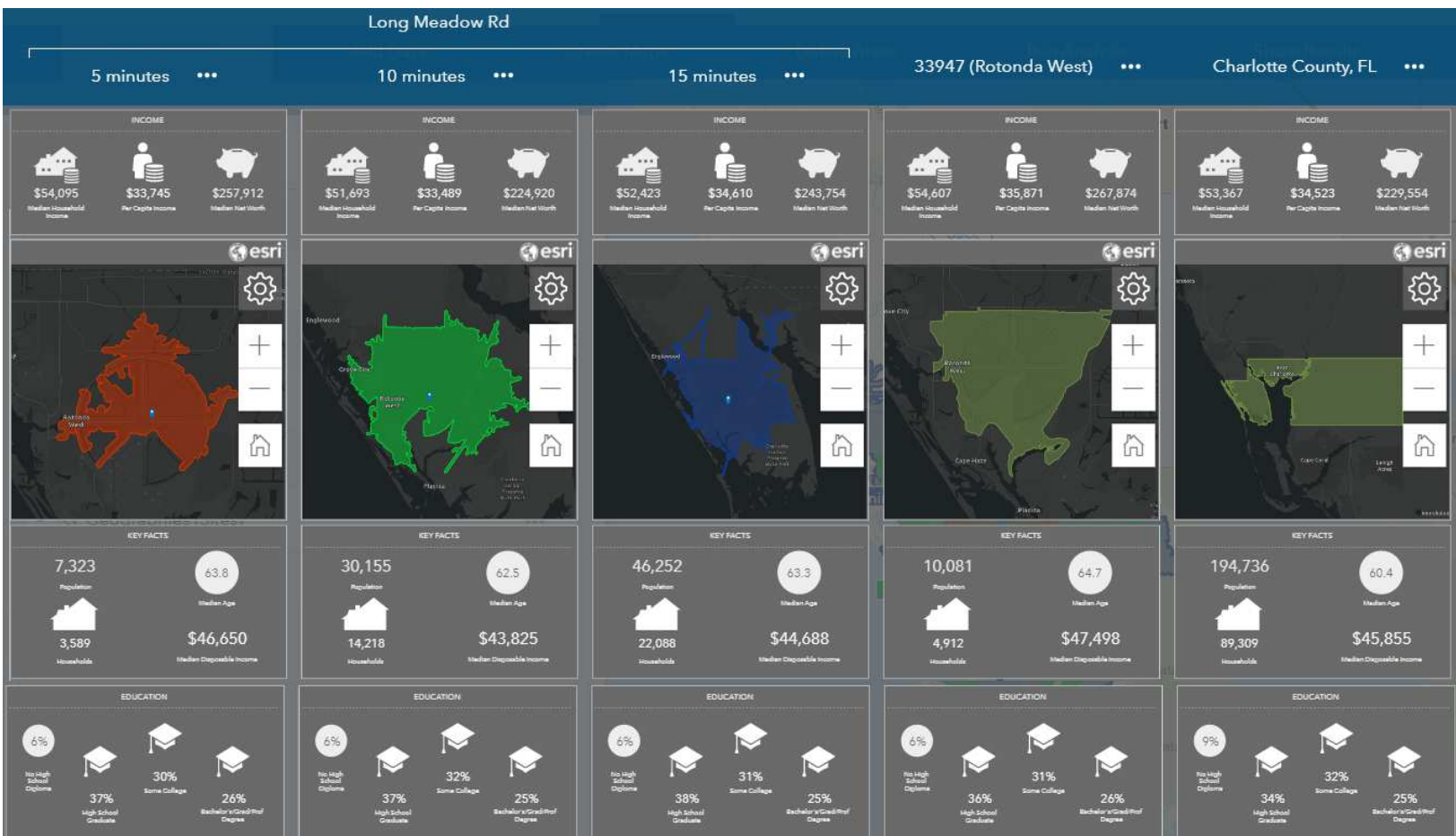
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AERIAL OF SURROUNDING COMMUNITIES



KEY DEMOGRAPHICS



PROPERTY PARCEL ID NUMBERS & INFORMATION

SUBDIVISION	LOT	TYPE OF LOT	TAX ID#	SCRUB JAY	SJ FEE	ACREAGE	UNITS
Long Meadow	1	OMI - 1.93 acres	412024302002	Scrub Jay		1.93	
Long Meadow	2	OMI - 1.917 acres	412024302001	Scrub Jay		1.91	38.4
Long Meadow	7	CT - 2.935 acres	412024185002	Scrub Jay		2.93	
Long Meadow	8	CT - 4.257 acres	412024327001	Scrub Jay		4.25	
Long Meadow	9	CT - 2.63 acres	412024327002	Scrub Jay		2.63	147.1
White Marsh	3	OMI - 1.917 acres	412024303002	Scrub Jay		1.91	19.1
White Marsh	7	CT - 2.935 acres	412024328002	Scrub Jay		2.93	
White Marsh	8	CT - 4.257 acres	412024328003	Scrub Jay		4.25	
White Marsh	9	CT - 2.639 acres	412024328004	Scrub Jay		2.63	147.1
						25.37	351.7

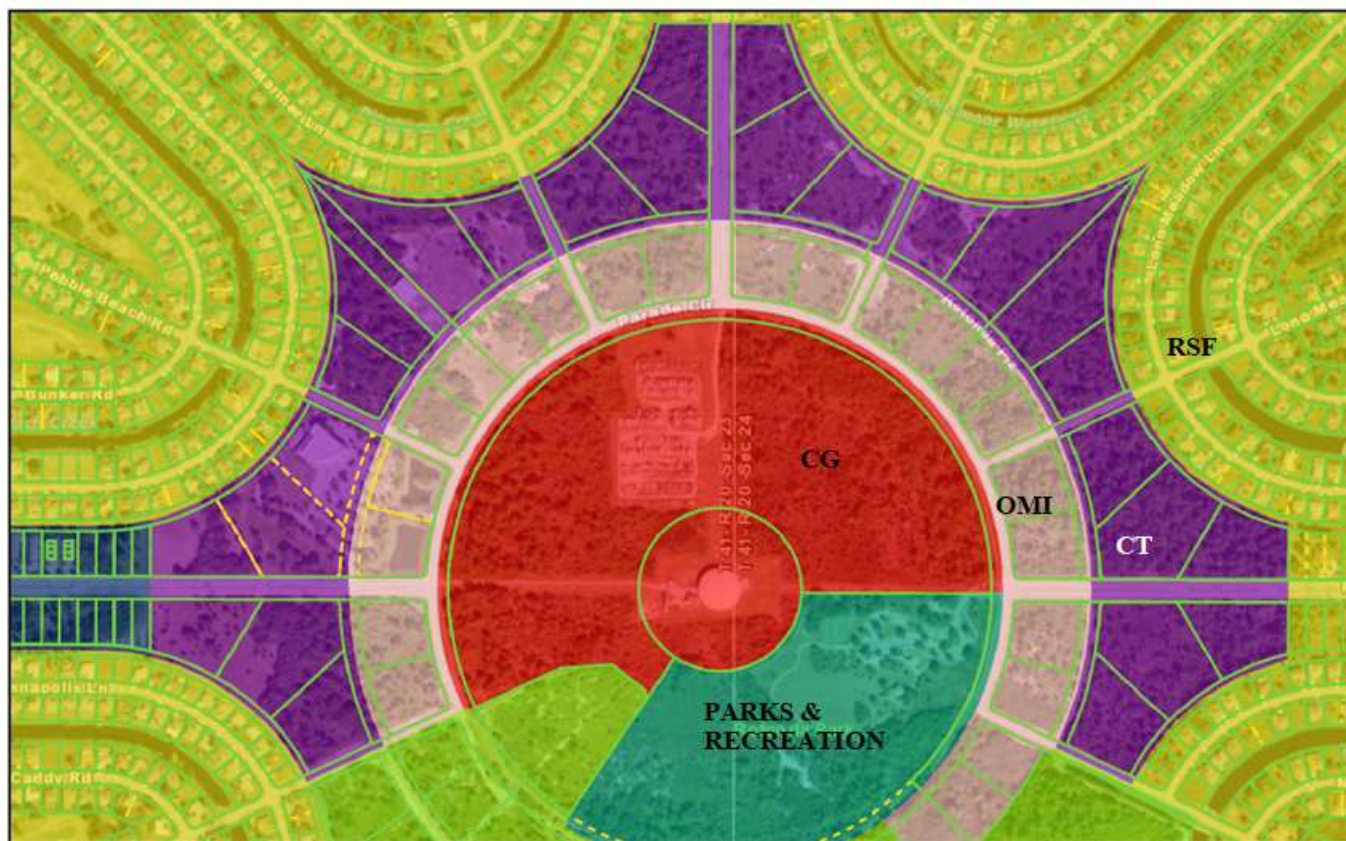
ZONING INFORMATION

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

Rotonda Circle Zoning Map

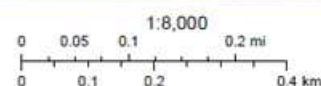


October 28, 2021

- City of Punta Gorda Boundary
- Property Ownership
- Lots

Block Number

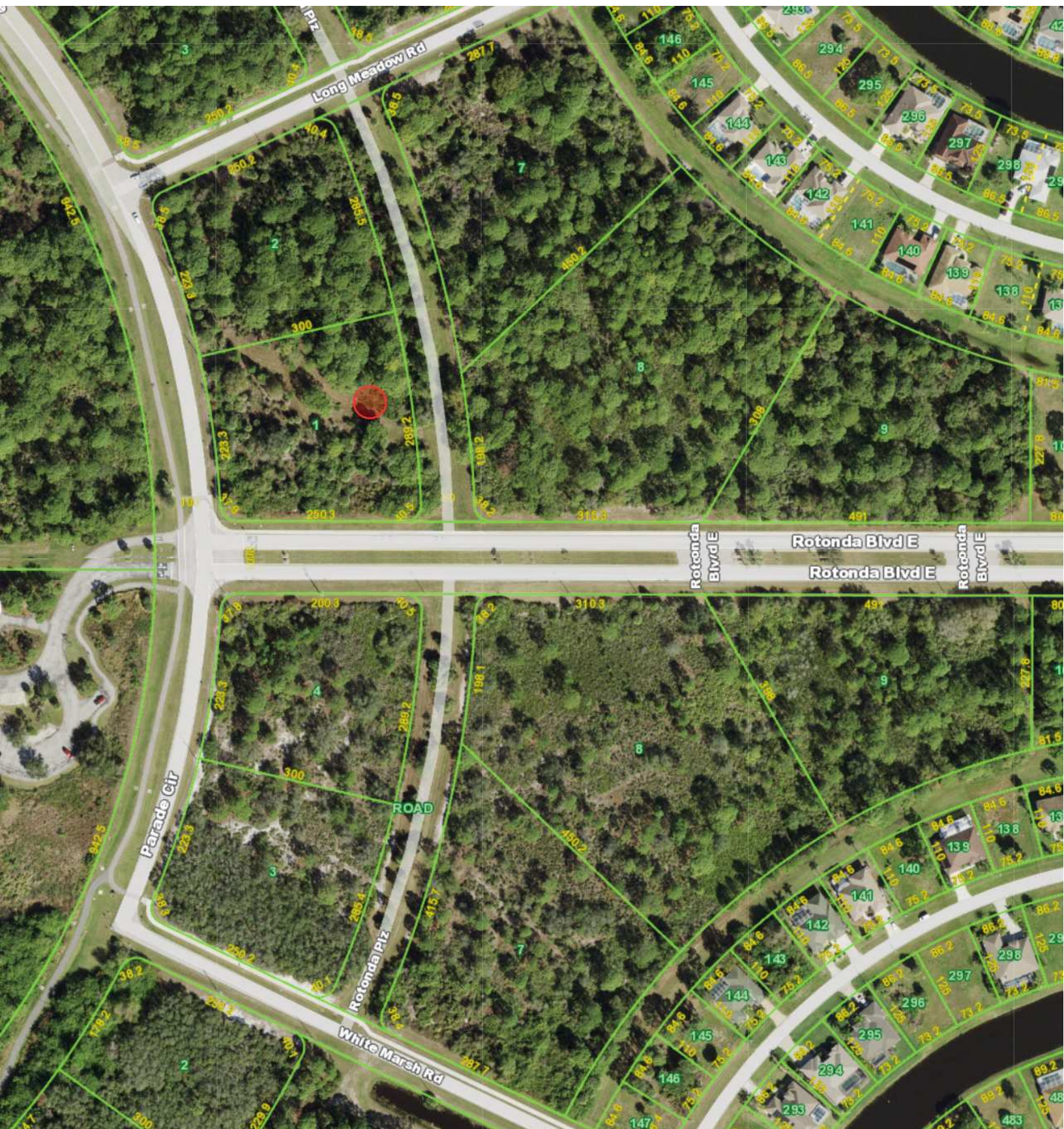
- CG - Commercial General
- OMI - Office, Medical Institutional
- CT - Commercial Tourist
- RSF - Residential Single Family



Charlotte County
Charlotte County GIS

Charlotte County GIS

PROPERTY DIMENSIONS



ROTONDA CIRCLE UTILITY MAP



Blue - Water Lines

Purple - Reclaimed Water Lines

Brown - Gravity Main Sewer Line

Green - Pressurized

SPOT ELEVATIONS & CONTOURS





January 18, 2022

Wetlands

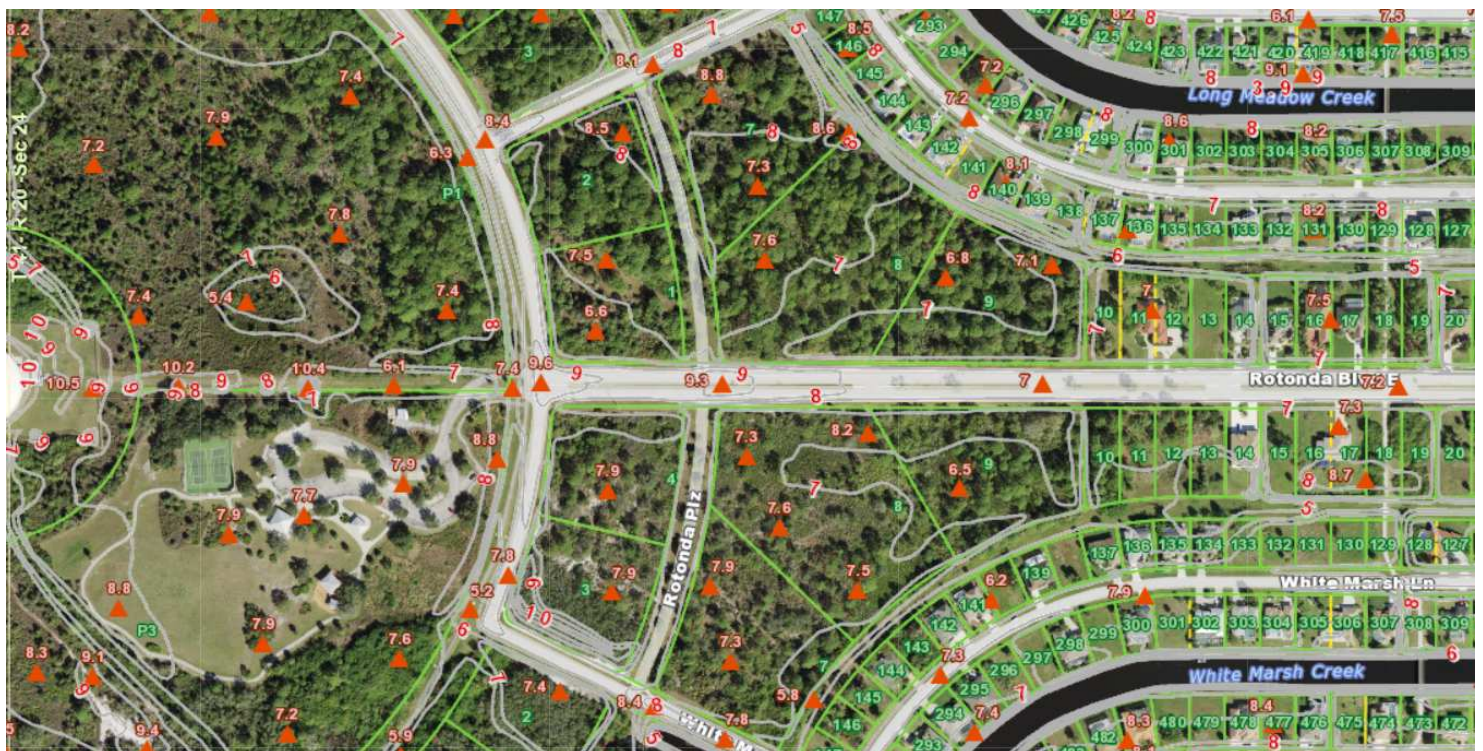
- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond

- Lake
- Other
- 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.

National Wetlands Inventory (NWI)
This page was produced by the NWI mapper



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

Sec. 3-9-34. RMF

Sec. 3-9-34. Residential Multi-family (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 or less. (See Sec. 3-9-62. Adult Congregate Living Facilities)
- (2) Duplex or triplex.
- (3) Emergency services
- (4) Cluster housing. (see Sec. 3-9-67. Cluster Housing)
- (5) Manufactured home (DCA), minimum requirement is 150 miles per hour exposure C.
- (6) Minor Home Occupation. (see Sec. 3-9-74. Home Occupations)
- (7) Model home. (see Sec. 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, 50 feet or less in height. (see Sec. 3-9-68. Communication Towers)

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

- (1) Boat lifts, boat ramps, and noncommercial boat docks.
- (2) Carports, garages, and storage structures.
 - a. Detached accessory structures greater than 250 square feet in footprint shall be compatible in appearance with the primary residence, at a minimum, materials and color shall be compatible with the primary residence.
 - b. Detached accessory structures shall be located behind the leading edge of the living area of the residence except carports and garages, but must maintain required setbacks.
 - c. Construction trailers and cargo containers are prohibited.
 - d. For single-family development, additionally, the following requirements shall apply:
 - i. The total footprint of all detached accessory structures shall not exceed 10% of the parcel size or 1,000 square feet, whichever is greater for a property less than a half acre. If the property is one half acre or more in size, the total footprint of all detached accessory structures shall not exceed 3,000 square feet. The property owner(s) may apply for a Special Exception to exceed the total maximum accessory structures size limitations contained in this Section.
 - ii. 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.

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

Sec. 3-9-34. RMF

(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) Keeping of pets, excluding animal breeding, boarding, and training.

(6) Swimming pools, tennis courts, or other similar noncommercial recreational uses and structures.

(d) *Conditional Uses and Structures (C)*: (For rules and regulations for any use designated as a Conditional Use, see Sec.3-9-69. Conditional Uses and Structures)

(1) Assisted living facility or day care center, adult, seven or more. (See Sec. 3-9-62. Adult Congregate Living Facilities)

(2) Bed and breakfast, 1 or 2 bedrooms.

(3) Boarding, rooming house.

(4) Clubhouse.

(5) Nursing home.

(6) Transitional / halfway housing.

(e) *Prohibited Uses and Structures*: Any use or structure not expressly or by reasonable implication permitted herein or permitted 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 Sec. 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, 3 or more bedrooms.

(3) Elementary, middle, or high school.

(4) Essential services. (see Sec. 3-9-71. Essential Services)

(5) Government uses and facilities.

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

(7) Place of Worship. (see Sec. 3-7-82. Places of Worship)

(8) Private clubs.

(9) Telecommunications facility, greater than 50 feet in height. (see Sec. 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 Sec. 3-9-6. 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.

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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