

ROTONDA WEST MULTI-FAMILY SITE



Rotonda West  
Community Park

**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



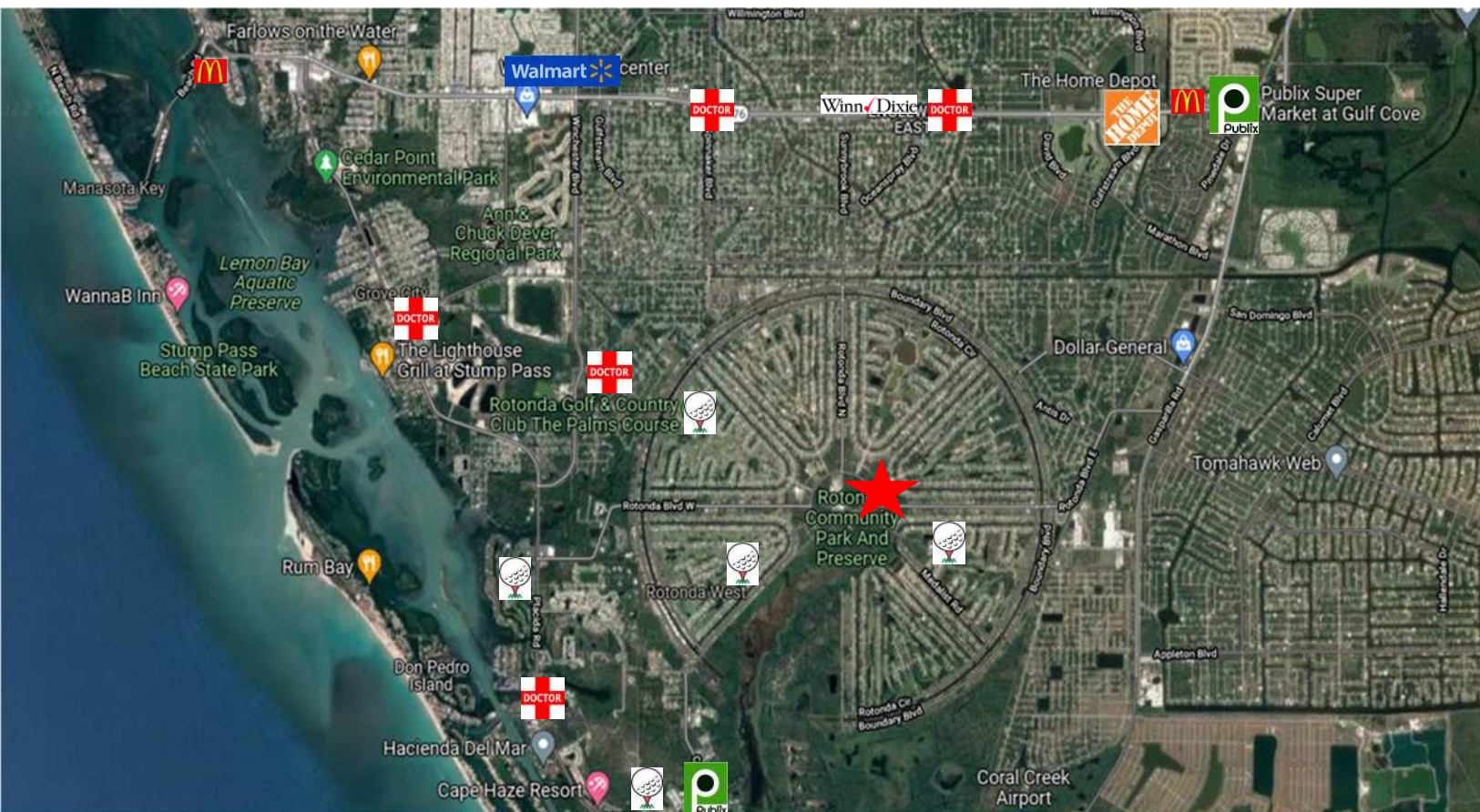
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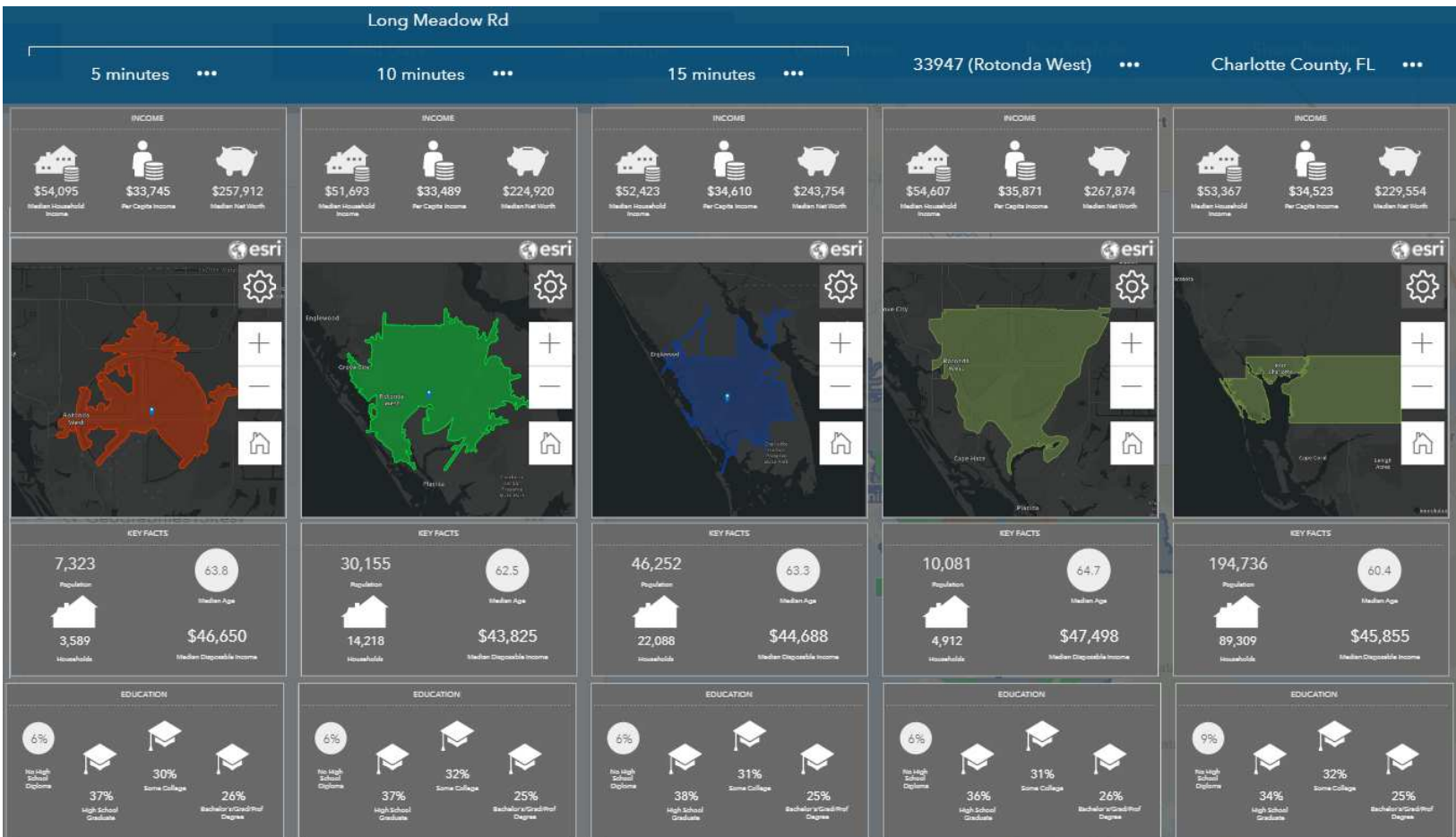




# AERIAL OF SURROUNDING COMMUNITIES



## KEY DEMOGRAPHICS





## PROPERTY PARCEL ID NUMBERS & INFORMATION

SUBDIVISION	LOT	TYPE OF LOT	TAX ID#	SCRUB JAY	SJ FEE	ACREAGE	2021 TAXES	UNITS
Long Meadow	1	OMI - 1.93 acres	412024302002	Scrub Jay	\$12,800	1.93	\$3,295.00	38
Long Meadow	2	OMI - 1.917 acres	412024302001	Scrub Jay	\$12,800	1.91	\$3,306.00	
Long Meadow	7	CT - 2.935 acres	412024185002	Scrub Jay	\$12,800	2.93	\$2,338.00	
Long Meadow	8	CT - 4.257 acres	412024327001	Scrub Jay	\$34,100	4.25	\$2,623.00	
Long Meadow	9	CT - 2.63 acres	412024327002	Scrub Jay	\$12,800	2.63	\$3,253.00	
White Marsh	3	OMI - 1.917 acres	412024303002	Scrub Jay	\$12,800	1.91	\$3,305.00	19
White Marsh	7	CT - 2.935 acres	412024328002	Scrub Jay	\$12,800	2.93	\$2,338.00	
White Marsh	8	CT - 4.257 acres	412024328003	Scrub Jay	\$34,100	4.25	\$2,650.00	147
White Marsh	9	CT - 2.639 acres	412024328004	Scrub Jay	\$12,800	2.63	\$3,264.00	
					\$157,800	25.37		351

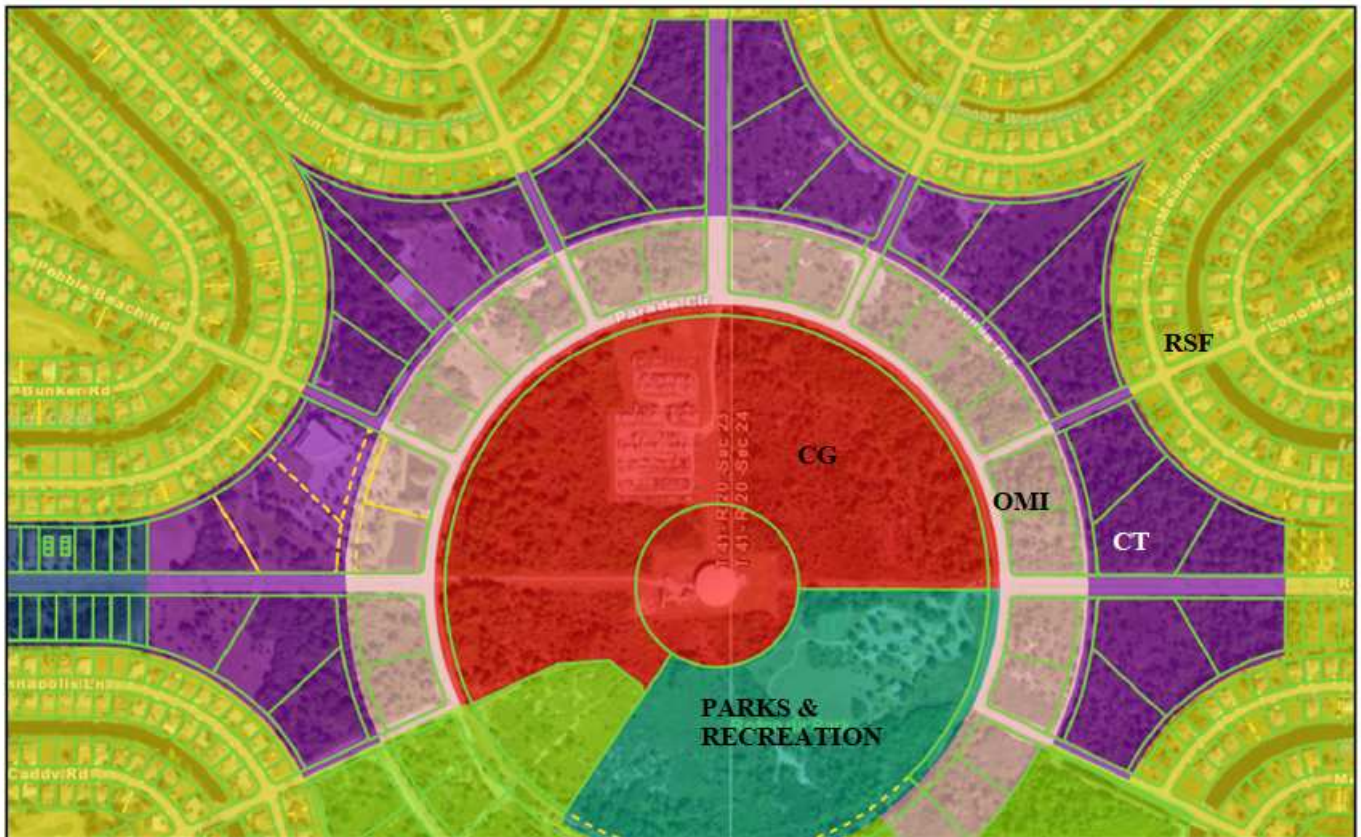
## ZONING INFORMATION

### 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

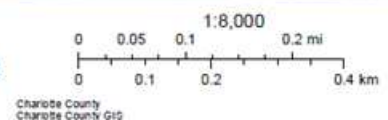


October 28, 2021

- City of Punta Gorda Boundary
- Property Ownership
- Lots

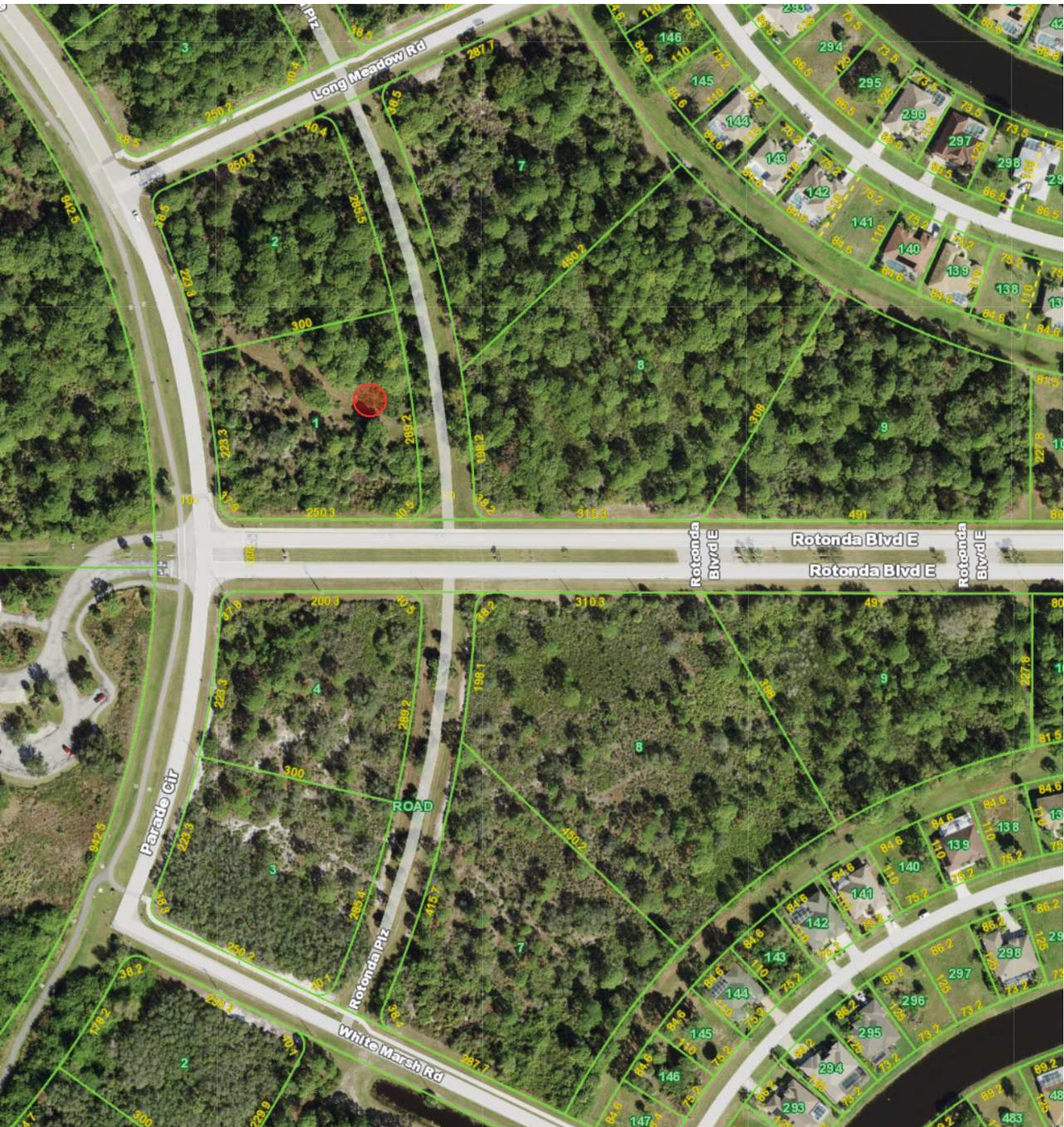
Block Number

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





# 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**

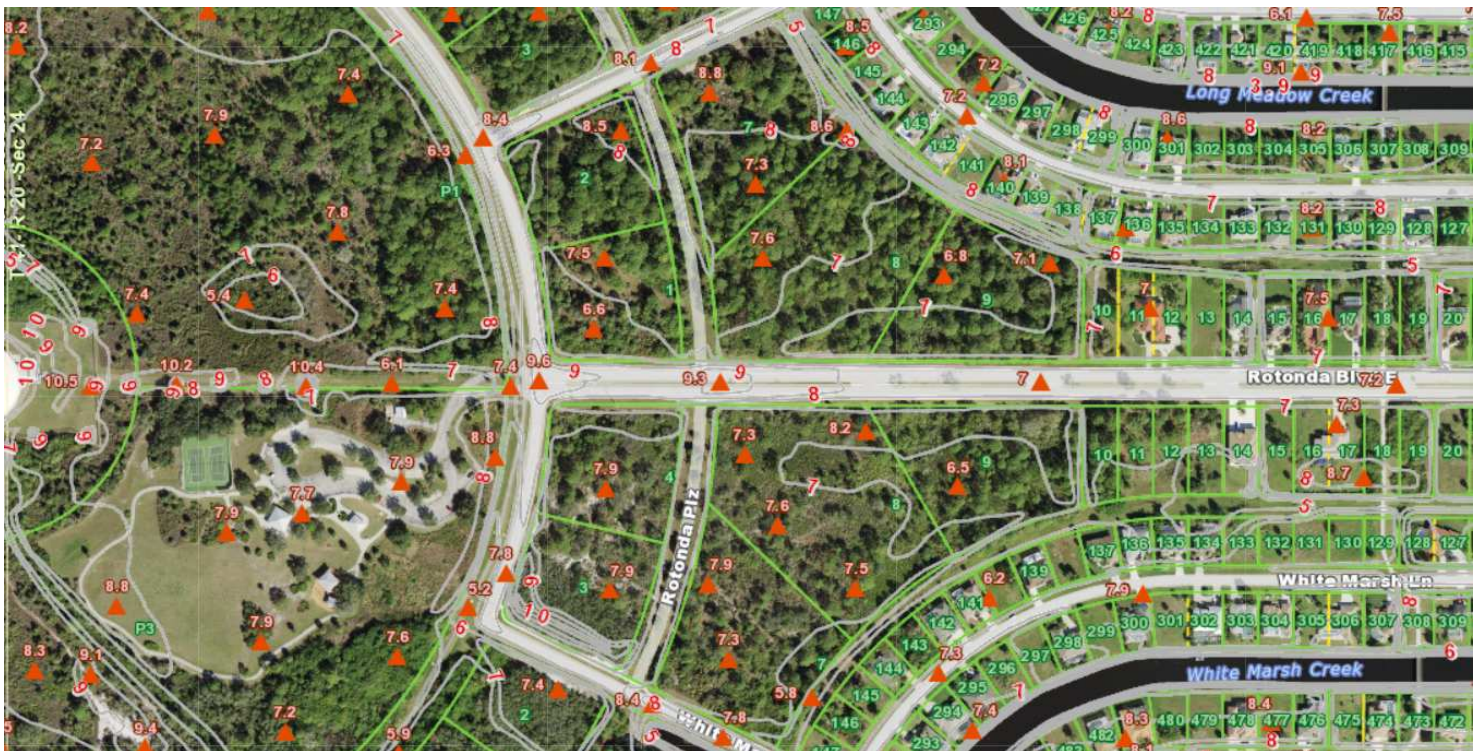
- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland

- 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





## 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
<b>Lot (min.)</b>					
Area (sq. ft.)	7,500	7,500	7,500	5,000	5,000
Width (ft.)	80	80	80	50	50
<b>Setbacks (min. ft.)</b>					
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
<b>Bulk (max.)</b>					(
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	
<b>Lot (min.)</b>	
Area (sq. ft.)	12,000
Width (ft.)	100
<b>Yards (min. ft.)</b>	
Front	15
Side (interior)	0
Side (street)	20
Rear (interior)	10
Rear (street)	25
Abutting water	20
<b>Bulk (max.)</b>	



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.

## OFFICES

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