



TLDR 20-03

Section 3-9-46: Mixed-Use

Charlotte County Board of County Commissioners
October 13, 2020



CHARLOTTE COUNTY
FLORIDA

Intent of the Mixed-Use Zoning District

- To allow for mixed-use developments
 - Vertical mixed-use – multiple uses in one building
 - Horizontal mixed-use – multiple uses on one site
- To facilitate compact, walkable developments with higher density and intensity

Intent of the Mixed-Use Zoning District

- To encourage adaptive reuse of existing, outdated developments
- To encourage consolidation of smaller parcels
- To create a distinct sense of place

Mixed-Use Categories

- Neighborhood Mixed-Use (MU-N)
 - 2-10 acres
- Activity Center Mixed-Use (MU-AC)
 - Small ACMU – 10-25 acres
 - Large ACMU – 25-50+ acres
- Regional Mixed-Use (MU-R)
 - 50+ acres

Location

- Not limited to one area of the County
- Not permitted on Bridgeless Barrier Islands
- Permitted in Coastal High Hazard Areas, but not eligible for density increases.

Why Mixed-Use?

- Conventional Zoning District
 - Requires a rezoning with one public hearing
 - PD rezoning requires two hearings
 - Also requires a companion Future Land Use amendment
- More flexibility than single use districts
 - CG, RMF, OMI, etc.
- If more flexibility is desired – Planned Development (PD)
- Provides a new option for innovative development in Charlotte County

Process

- Unified Petition
 - Rezoning to Mixed-Use
 - Future Land Use amendment to Compact Growth Mixed Use
- Transfer of Density Units
- Site Plan Review
- Building/site permits

Mix of Uses

- If a development is phased, the first phase shall be sufficient to stand on its own as a mixed-use development.

Use Type	Minimum percentage total (gross acreage)	Maximum percentage total (gross acreage)
Residential	20	75
Commercial	20	75
Industrial	None	50
Recreational or Open Space	5	10

Permitted Uses

- Single-family attached, townhomes, multi-family
- Most CG uses permitted
- No outdoor storage
- No stand-alone surface parking lots
- No detached single-family homes
- Discourage automobile-centric uses such as drive-throughs
- Light manufacturing and car/boat sales in completely enclosed buildings

Density

- Base Density

	Neighborhood Mixed Use (MU-N)	Activity Center Mixed Use (MU-AC)	Regional Mixed Use (MU-R)
Minimum	10 units / acre	10 units / acre	30 units / acre
Maximum	30 units / acre	45 units / acre	65 units / acre

Base Density

- Initial density established at Preliminary Site Plan Review
- All density increases require a transfer of density units consistent with the County's TDU program
- Time constraints – encourages developers to only apply when ready to build. Discourages speculative rezonings.

Proposed Density Increases

- How?
 - Purchase on the density market
 - If eligible, County's Incentive Density program
- Allows additional units per acre when satisfying certain criteria
 - Percentage of base density
- May not exceed maximum allowable density for the MU category

Percentages above Base Density

Action:	Percent of the Proposed Residential Density:
1. Extension of reclaimed water facilities more than one mile.	20
1. Redesign and re-platting of previously recorded subdivisions established prior to October 6, 1992.	20
1. Underground utilities.	5
1. Onsite systems to treat and reuse water within individual buildings or collection, treatment, and reuse of water for irrigation, toilet flushing, and cooling systems.	5
1. Rental or workforce housing pursuant to FLU Policy 1.2.17	100
1. Multi-use trail system for pedestrians, bicyclists, motorists, and transit riders of all ages and abilities.	20
1. Contributions of land, facilities or equipment to public use in excess of those required by impact fees.	20
1. Passive and active recreational uses, open to the public	10
1. All similar amenities or project improvements not listed above as may be approved by the BCC	Percentage as determined by the BCC

Height Allowances

- Base height allowance: 60 feet
 - Same as Commercial General (CG) and Residential Multi-Family (RMF) zoning districts
- Bonus height allowances

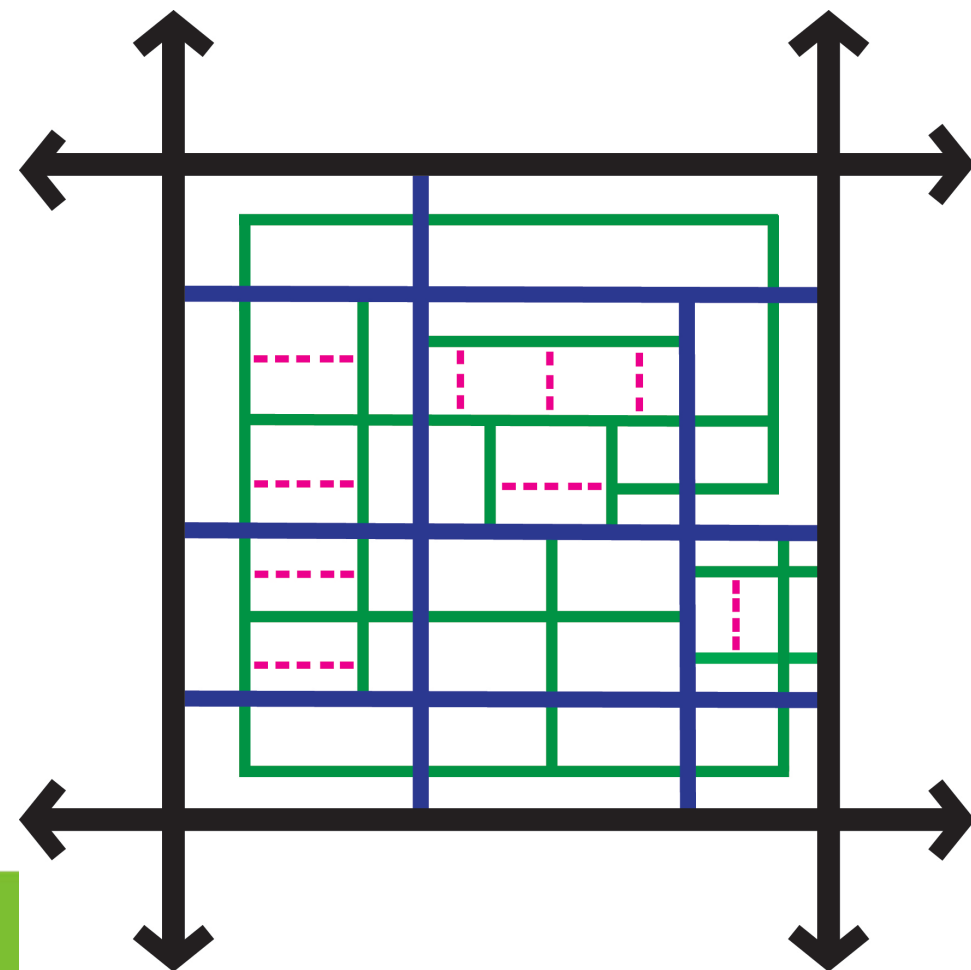
	MU-N	MU-AC	MU-R
Base height allowance (feet)	60	60	60
Action	Additional feet above base		
Bonus for adaptive re-use of an existing building on site	10	20	20
Bonus for residential built over parking garage – open to public	10	10	20
Bonus for retail-wrapped parking garage	10	10	10
Bonus for meeting/exceeding enhanced design guidelines through use of an approved pattern book	10	10	20
Bonus for providing community garden space	10	10	10
Bonus for inclusion of adaptive play areas and equipment	10	10	10
Bonus for at least 10% affordable housing units	10	20	30
Bonus for meeting/exceeding enhanced landscape guidelines through the use of an approved pattern book	10	10	20
Bonus for meeting/exceeding at least 3 of the sustainability bonuses as provided in subsection (15) – Sustainable design.	10	20	20
Maximum height	100	150	200

Transitional Zone Tools

- To help mitigate potential conflicts between land uses of varying intensity and character – focuses on proposed structures and uses located near the perimeter of a MU development, particularly when abutting existing residential areas
 - Building design and height
 - Transitional height elements to lessen impacts on neighboring properties
 - Building placement and orientation
 - Green and open space, landscape buffers
 - Siting of less-intensive uses around perimeter of site
 - Operational standards for commercial uses





Proposed Design Standards

- Minimum lot size: 2 acres
- No maximum lot coverage
- Strictly linear or traditional “strip-style” developments prohibited
- Setbacks
 - Established based on street frontage of the lot
 - No minimum setbacks



Model Street Network and
Roadway Hierarchy Diagram

Legend

-  Perimeter Street
-  Primary Street
-  Secondary Street
-  Alley

Please note: this diagram is not to scale and is intended for illustrative purposes only.

Maximum Setbacks:

Established based upon the street frontage of the lot

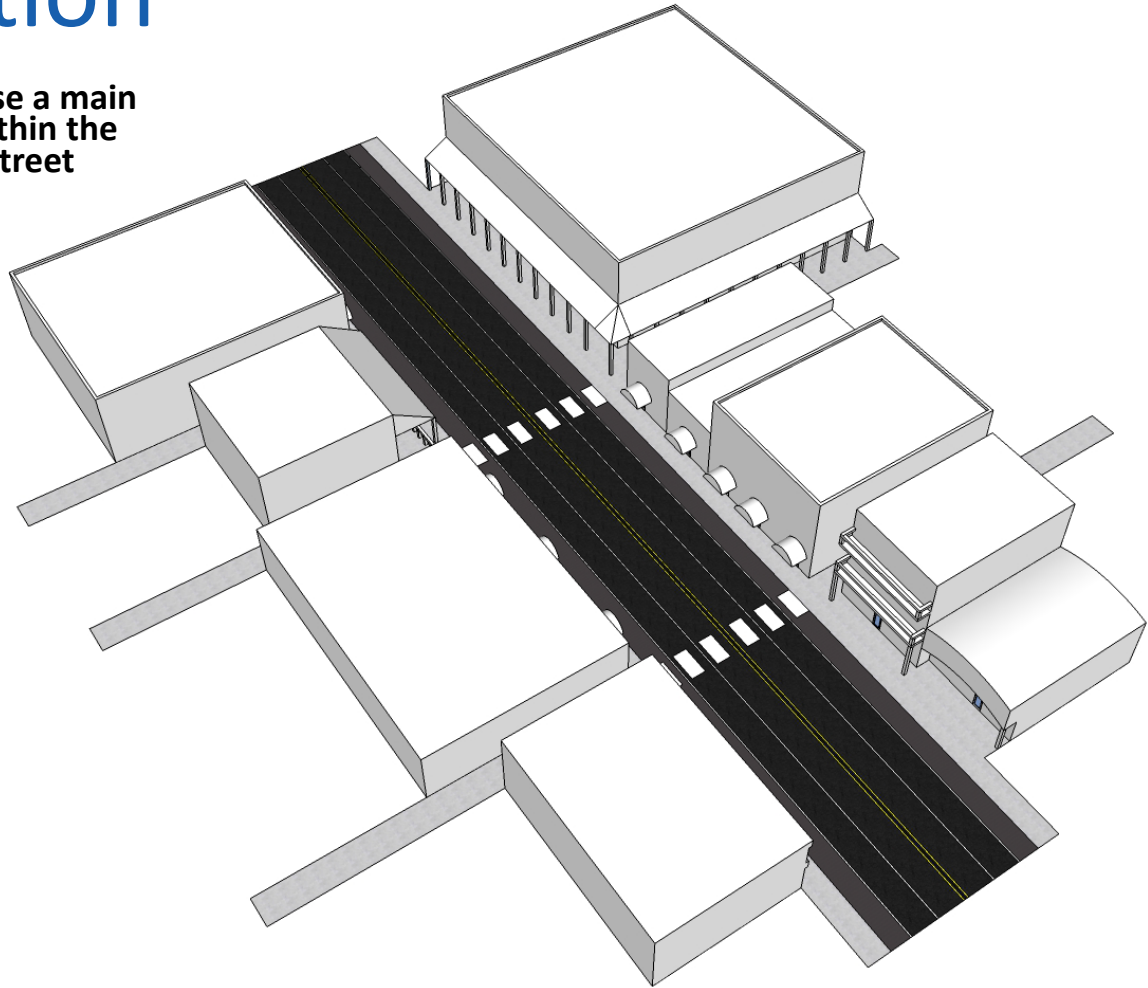
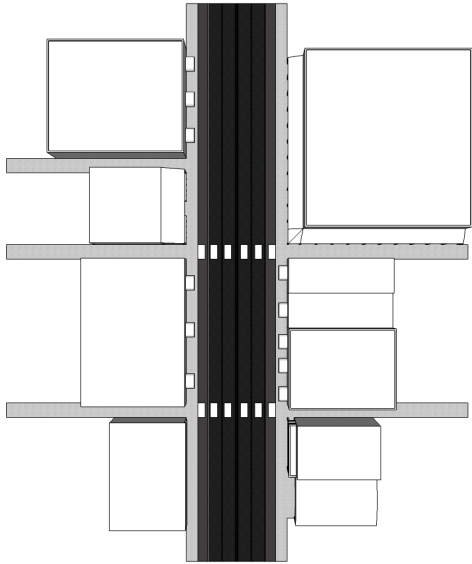
Abutting Street Type	Front	Side	Rear
Perimeter	20	20	None
Primary	15	10	20
Secondary	15	10	20
Alley	N/A	None	None

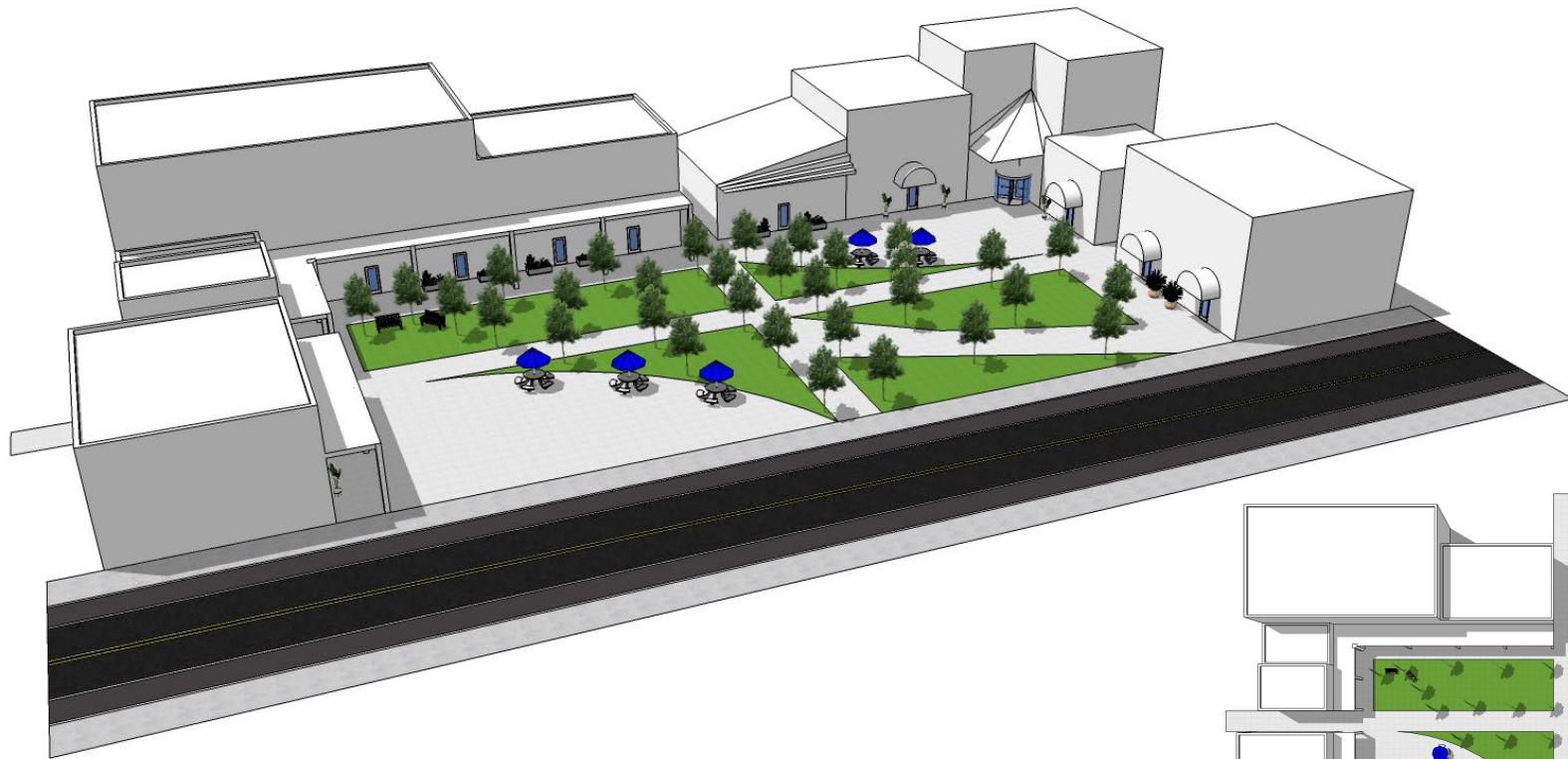
Architectural & Site Design Standards

- Commercial Design Standards
- Signage
 - Unified theme required, no pole signs or flutter flags
 - Wayfinding
- Landscaping
 - Perimeter landscaping, internal parking lot landscaping, building perimeter plantings
 - Emphasis on native, Florida-Friendly species
- Lighting
 - Unified theme required, encourages decorative fixtures and solar-powered lighting

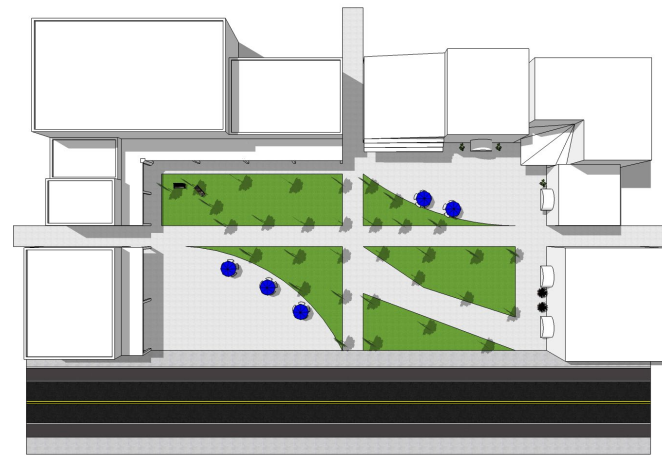
Building Orientation

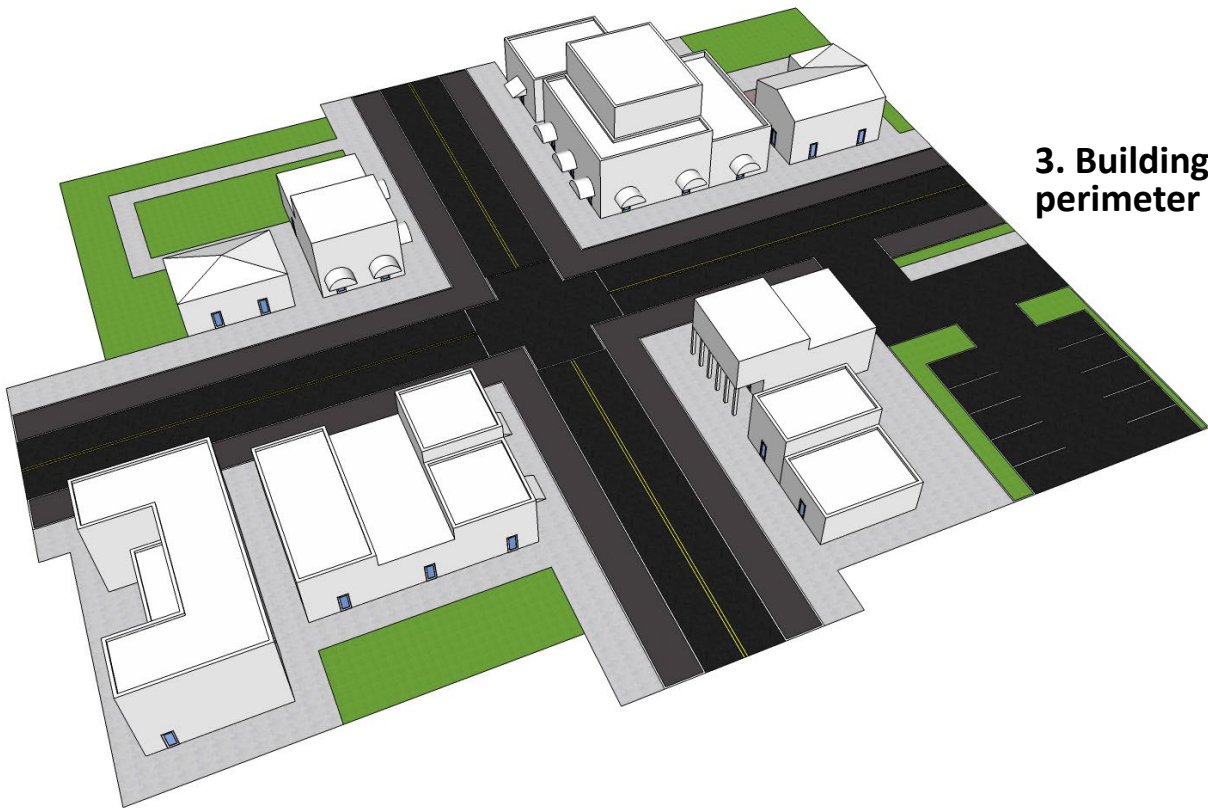
1. Buildings orient toward, frame, and enclose a main pedestrian and/or vehicle access corridor within the development site, including an entry/spine street



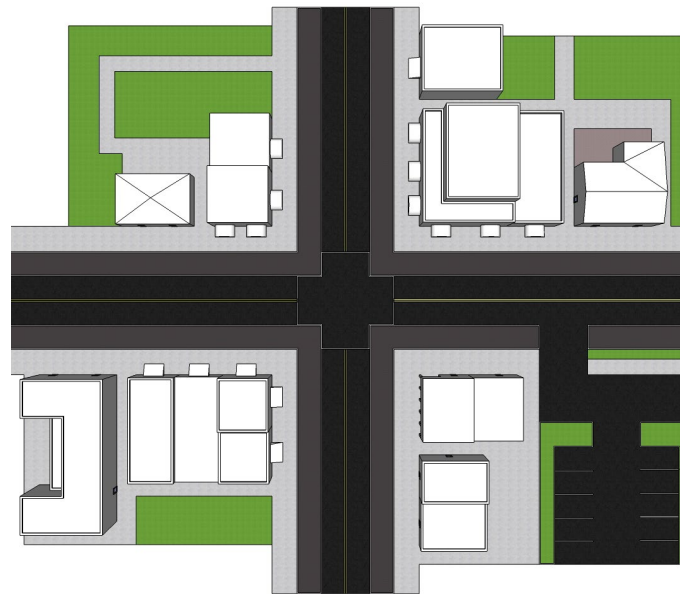


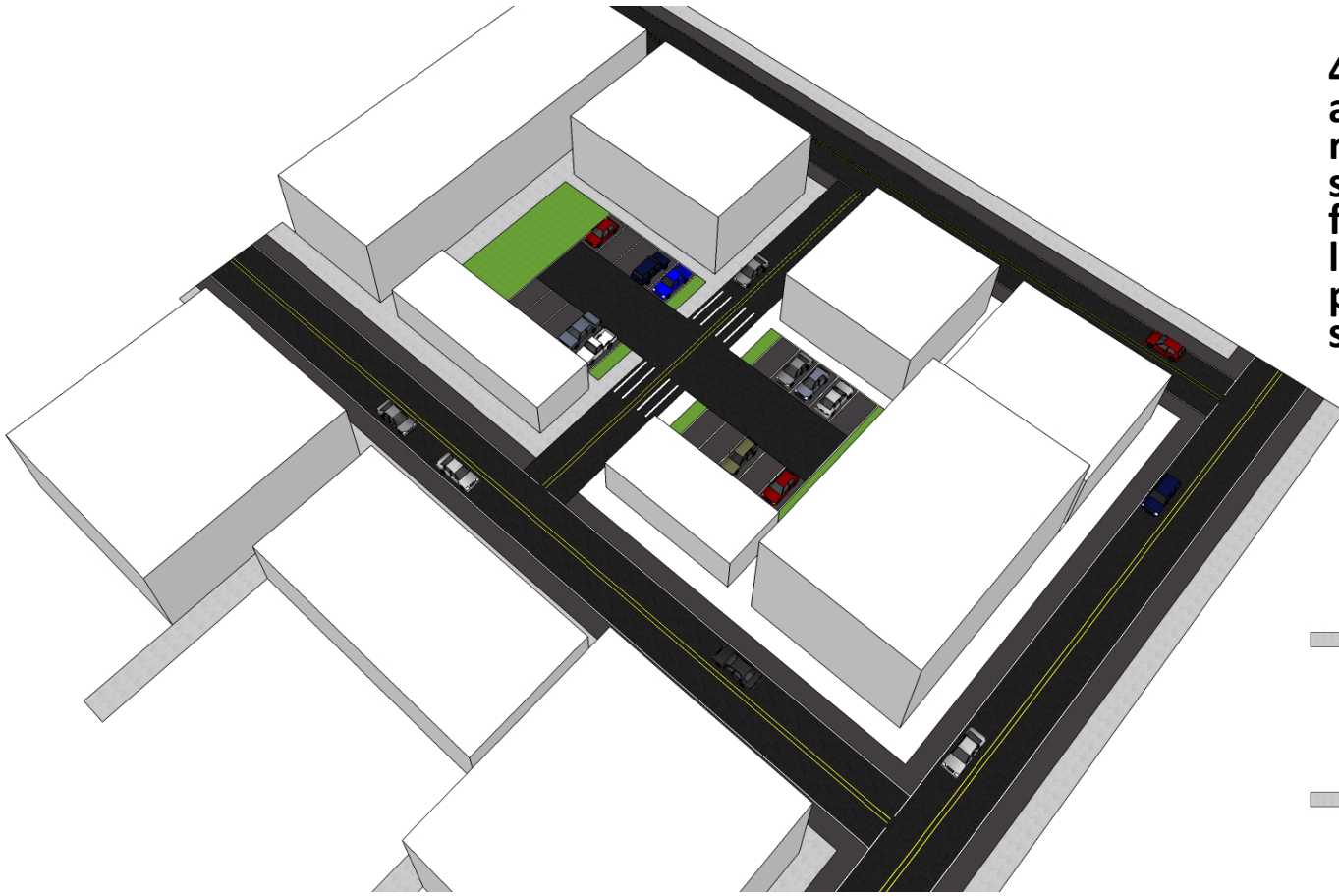
2. Buildings orient toward, frame, and enclose, on at least 3 sides, parking areas, public spaces, or other on-site amenities





3. Buildings orient toward and frame the corner of a perimeter or internal street intersection





4. Buildings orient toward adjoining development, respecting adjoining exterior street alignment(s) that frame and enclose on at least 3 sides parking areas, public spaces, or other on-site amenities.



Architectural & Site Design Standards

- Pedestrian pathway network
- Parking garages with retail wrap
- Traffic calming, parking studies/reductions
- On-site amenities
 - Plazas, promenades, public gathering areas
 - Outdoor seating
 - Bike parking
 - Performance spaces
 - Public art
 - Street/outdoor vendors
 - Inclusive play
 - Street furniture



Pattern Book Option

- Allows developers to submit a palette of options which exceed the minimum design standards established in the code
- Provides an incentive to have higher-quality architectural and landscape designs and receive bonus height

Incentives

- Adaptive reuse of existing buildings
- Workforce / affordable housing
- Assembly of multiple parcels
- Enhanced architectural and landscaping standards
- Retail-wrapped parking garages
- Community garden spaces, inclusive play areas

Green/Sustainability Bonuses

- Utilization of recycled building materials
- Bioswales
- Water reclamation and reuse
- Use of native groundcover instead of sod
 - Pollinator gardens, native grasses, wildflowers, etc.
- Pervious/permeable pavers
- Electric car charging stations
- Green roofs, vertical wall plantings
- Solar-powered lights

Strategic Focus Area Implementation

- Many of the proposed incentives for height, density, or both, directly implement a number of the Board of County Commissioners Strategic Focus Area goals.

Charlotte County ■ 2020 Strategic Plan

Bold Goals to Encourage Fresh Ideas, Identify Ripe Opportunities and Forge New Partnerships



The Charlotte County Commission has four Strategic Focus Areas: Public Services, Economic & Community Development, Infrastructure, and Efficient & Effective Government. Within this framework the commission set bold goals, ambitious but attainable targets to reach within the next five years.

Visit CharlotteCountyFL.gov and click Strategic Plan under Popular Links

Public Services



BOLD GOALS

- Define levels of service by quantity & quality by 2020

Economic & Community Development



BOLD GOALS

- Add 3,650 affordable housing units by 2024
- Increase secondary education enrollment 5%
- Improve water quality 5%

Infrastructure



BOLD GOALS

- Fund & update capital needs assessment by 2024
- Balance capital & operating budgets

Efficient & Effective Government



BOLD GOALS

- Great place to work
- Ensure culture of continuous improvement



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Questions?