



Legislation Text

File #: 2020-1675, Version: 1

Title

TLDR-20-03: Section 3-9-46: Mixed-Use District.

Requested Motion/Action

Department Making Request

Community Development

Hold the first of two public hearings related to the creation of the Mixed-Use Zoning Classification; and request the Board to set the second public hearing for October 27, 2020, at 2:00 p.m., in accordance with Section 125.66, Florida Statutes. An Ordinance pursuant to Section 125.66, Florida Statutes, amending Charlotte County Code, Chapter 3-9: Zoning, Article II: District Regulations, (1) by revising Land Development Regulations Table of Contents to add new Section 3-9-26.5: Use Table - Mixed Use Districts, and to rename Section 3-9-46 from Compact Mixed Use (CGM) to Mixed-Use (MU); (2) by creating new Section 3-9-26.5: Use Table - Mixed Use Districts; (3) by creating Section 3-9-46: Mixed-Use (MU) to provide for intent; provide for applicability; provide for mixed-use categories; provide for uses and structures permitted; and provide for development standards; and (4) by amending Section 3-9-69: Conditional uses and structures, to add conditional uses under Section 3-9-46: Mixed-Use (MU) to this section, and to provide for standard conditions; providing for conflict with other ordinances; providing for severability; and providing for an effective date.

Applicant: Charlotte County Board of County Commissioners.

Legislative

Agenda Item Type

Public Hearing

Budgeted Action:

No action needed.

Background (Why is this Action Necessary, and What Action will be accomplished)

Background:

In January of 2019, at the direction of the Charlotte County Board of County Commissioners, County staff began the process of creating a mixed-use zoning district. The County's Comprehensive Plan has a Compact Growth Mixed Use Future Land Use Map category, but the County lacked an implementing zoning designation that would allow for compact, walkable, mixed-use development. The Mixed-Use district provides flexibility and new opportunities for innovative and sustainable development that one would typically find in a downtown or village center. Staff held multiple roundtables with land use attorneys, developers, realtors, engineers, planning staff from the City of Punta Gorda, and citizens to discuss the proposed regulations and gather feedback.

What Action will be accomplished?

If the Board of County Commissioners approves this petition, the Mixed-Use code and new conditional uses for the Mixed-Use district would be adopted.

