

Proposed Changes  
Neighborhood Business Residential  
Comprehensive Plan Land Use Designation  
Draft Version December 31, 2009

Objective 2.3 (Community Redevelopment Agency) (Modified by Ordinance # 2005-094, Adopted on November 15, 2005): Charlotte County will continue to implement the Charlotte Harbor Community Redevelopment Plan adopted for the Charlotte County Community Redevelopment Agency district which includes provisions for mixed use development, permits only low intensity industrial uses in currently designated areas, and provides for acquisition of targeted lands and a system of bicycle and pedestrian ways.

Policy 2.3.1: Charlotte County will continue to implement the Charlotte Harbor Community Redevelopment Plan (as modified January 24, 2006) as amended from time to time to eliminate the conditions of blight that were identified in the Findings of Necessity (Resolution 92-951).

Policy 2.3.2: The Charlotte Harbor Community Redevelopment Plan denotes Future Land Use Map designations, which are, depicted in the Future Land Use Map series. The designations for the Community Plan employ the same Future Land Use Map designations as identified in the preceding policies as well as the following:

Neighborhood Business/Residential (Modified by Ordinance # 2005-007, Adopted on January 18, 2005 and Modified by Ordinance # 2005-094, Adopted on November 15, 2005)

The intent of this district is to encourage live-work opportunities for small businesses and artisans in close proximity to Charlotte Harbor. The Neighborhood Business/Residential designation provides for daily convenience goods, professional, personal, and business services, and ~~the medium density residential needs of residents located within the Charlotte Harbor Community. Businesses operating within Neighborhood Business/Residential lands may include small restaurants, drug stores, and specialty retail shops, as well as professional offices. No drive-through facilities will be permitted. Commercial uses may not exceed 80% nor may residential uses exceed 80% of the total area designated as Neighborhood Business/Residential.~~

Specific conditions applicable to the Neighborhood Business/Residential designation include:

1. the maximum residential density is ten (10) dwelling units per acre-;
- ~~2.residential dwelling units must be located on a separate floor level from office or commercial uses on multi-use development sites;~~
2. maximum floor area ratio is 2.5;
3. For non-residential structures that exceed 3,000 square feet of gross leasable area, a mix of residential and commercial uses must be provided. No one

use (commercial or residential) shall exceed 80% of the total development and shall be approved through the Special Exception process. Developments planned for greater than 3,000 square feet of non-residential a single uses shall be approved through the Special Exception process;

- ~~4. multi-use developments on the same parcel site must be compatible with the surrounding land uses and may be developed only as part of a Planned Development (PD);~~
- ~~5. commercial uses are and n) 80. limited to 8,000 square feet of gross leasable area unless developed as part of a Planned Development (PD).~~