

# PAS-23-00002 (Legislative) PD-24-10 (Quasi-Judicial)

(Adoption Hearing BCC Land Use Meeting 02-25-2025)

Casto JBCC Hwy 70 LLC



CHARLOTTE COUNTY  
FLORIDA

# Proposed Changes

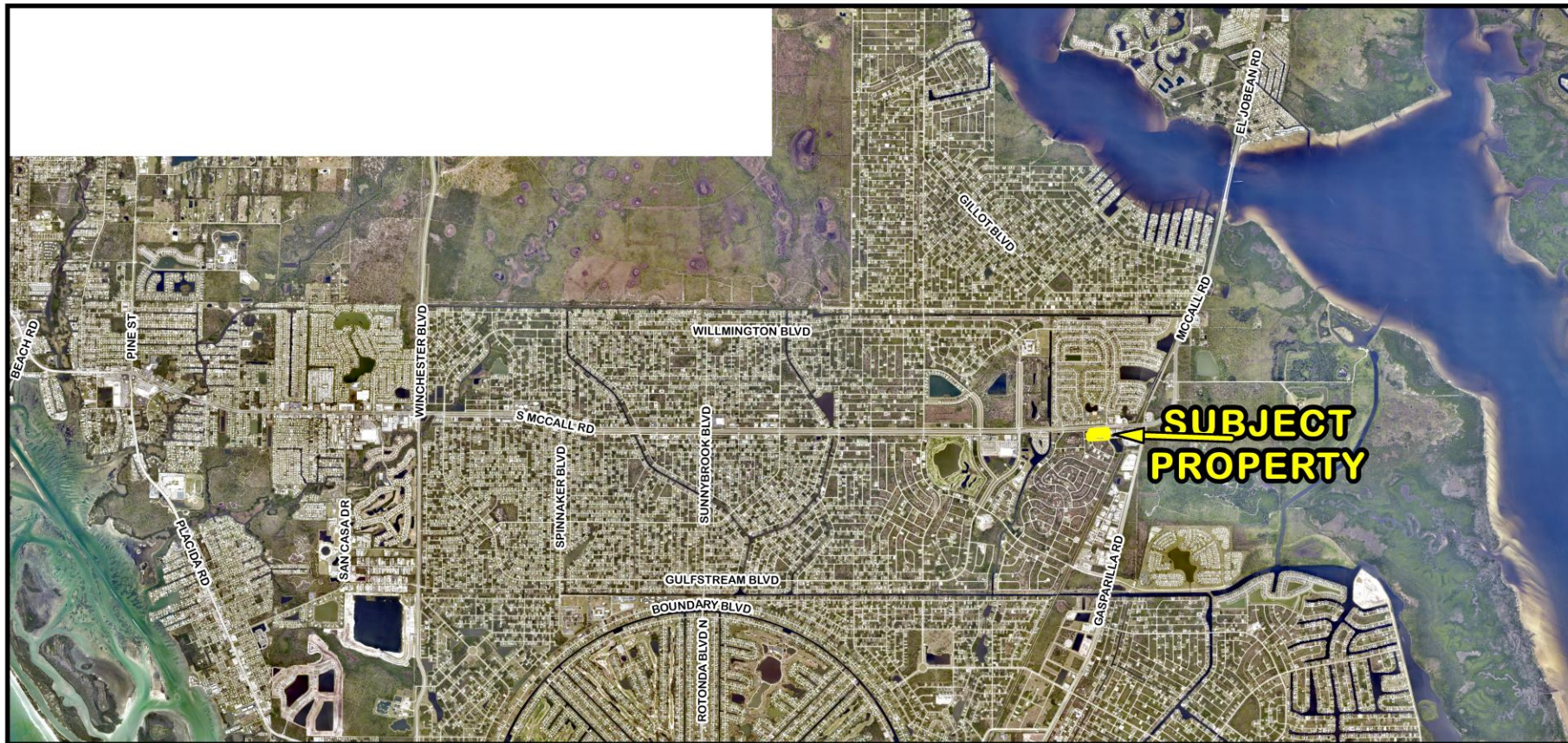
- A small-scale plan amendment from Low Density Residential (LDR) to Commercial (COM).
- A rezoning from Residential Single-family 3.5 (RSF-3.5) to Planned Development (PD).
- Adopting a General PD Concept Plan.
- Property is located in Commission District IV.



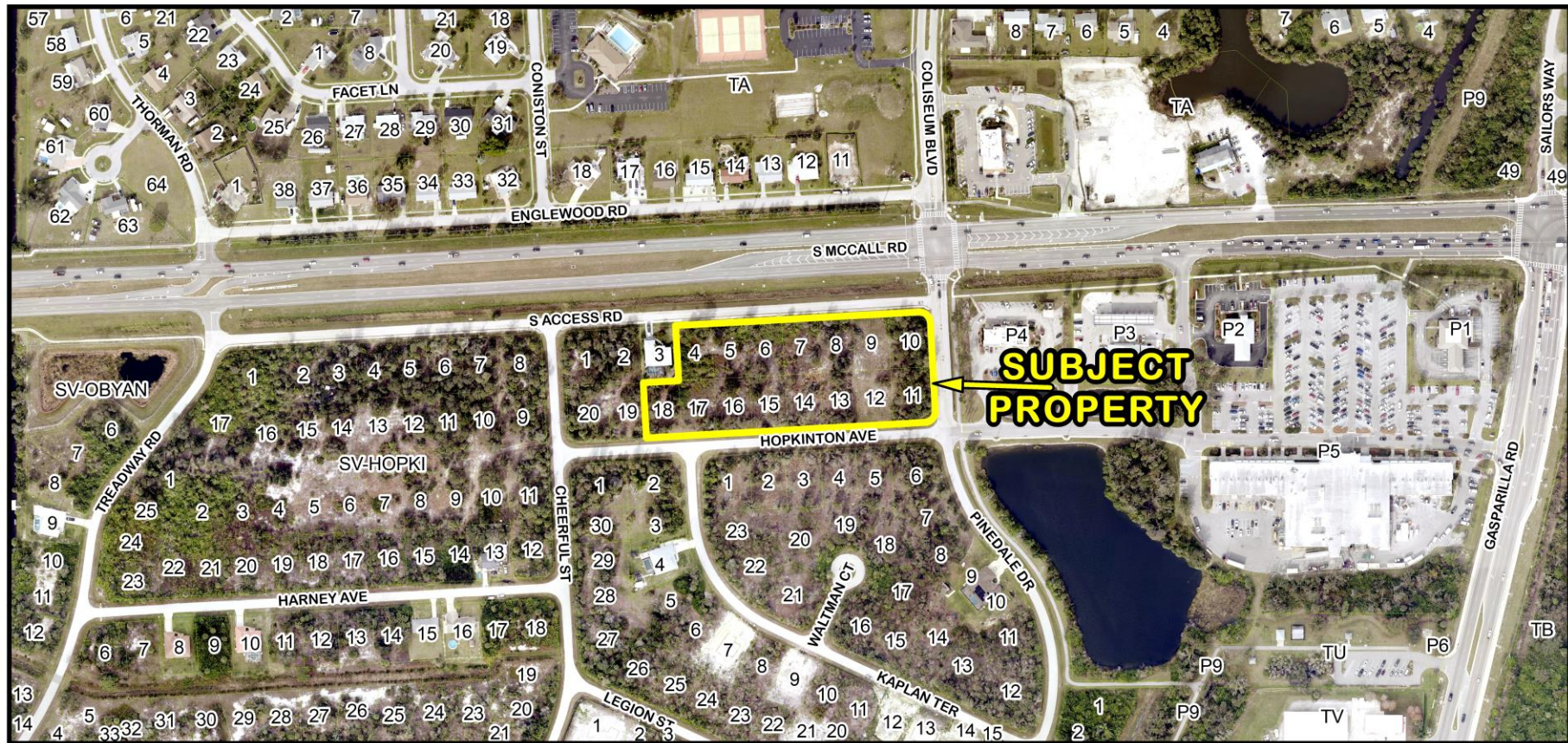




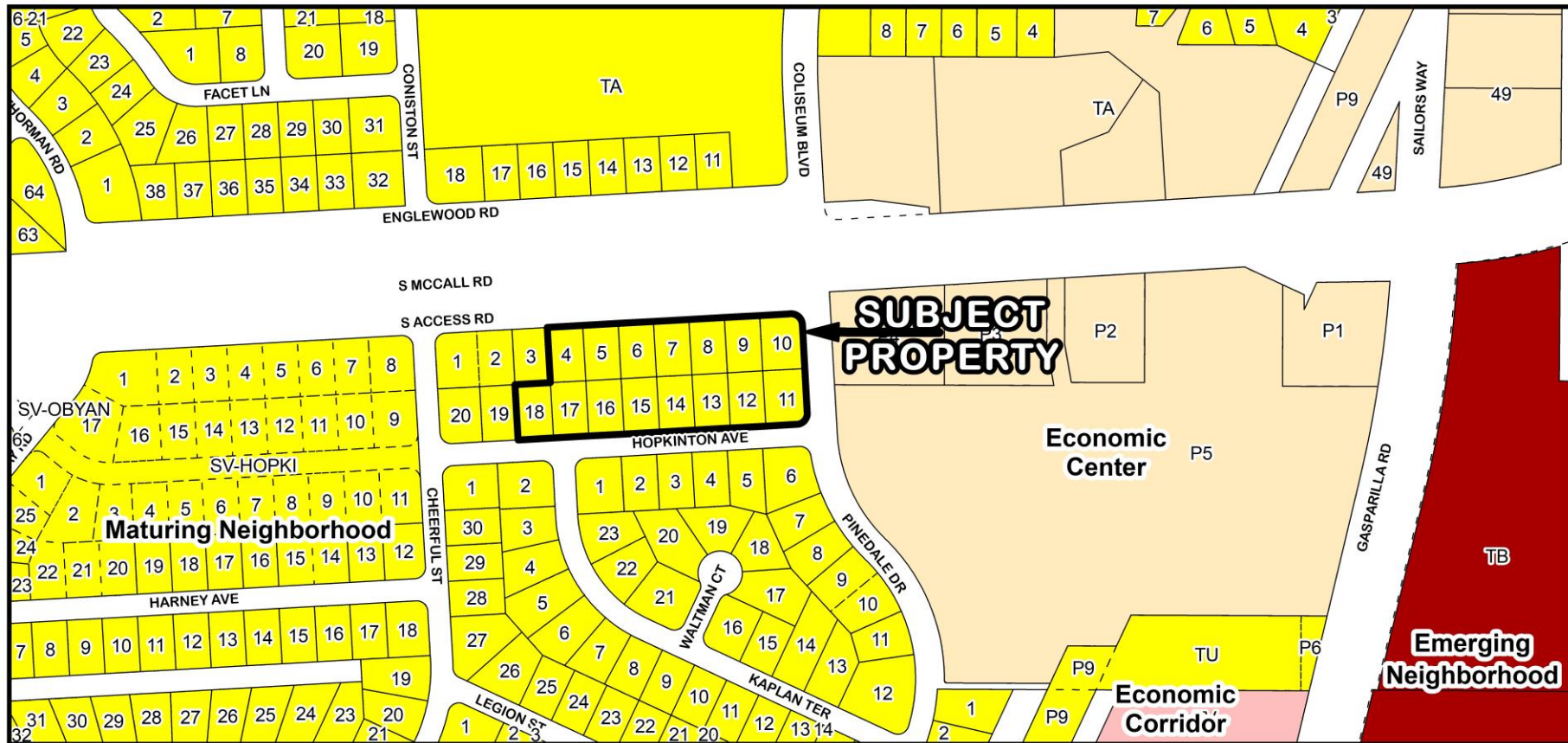


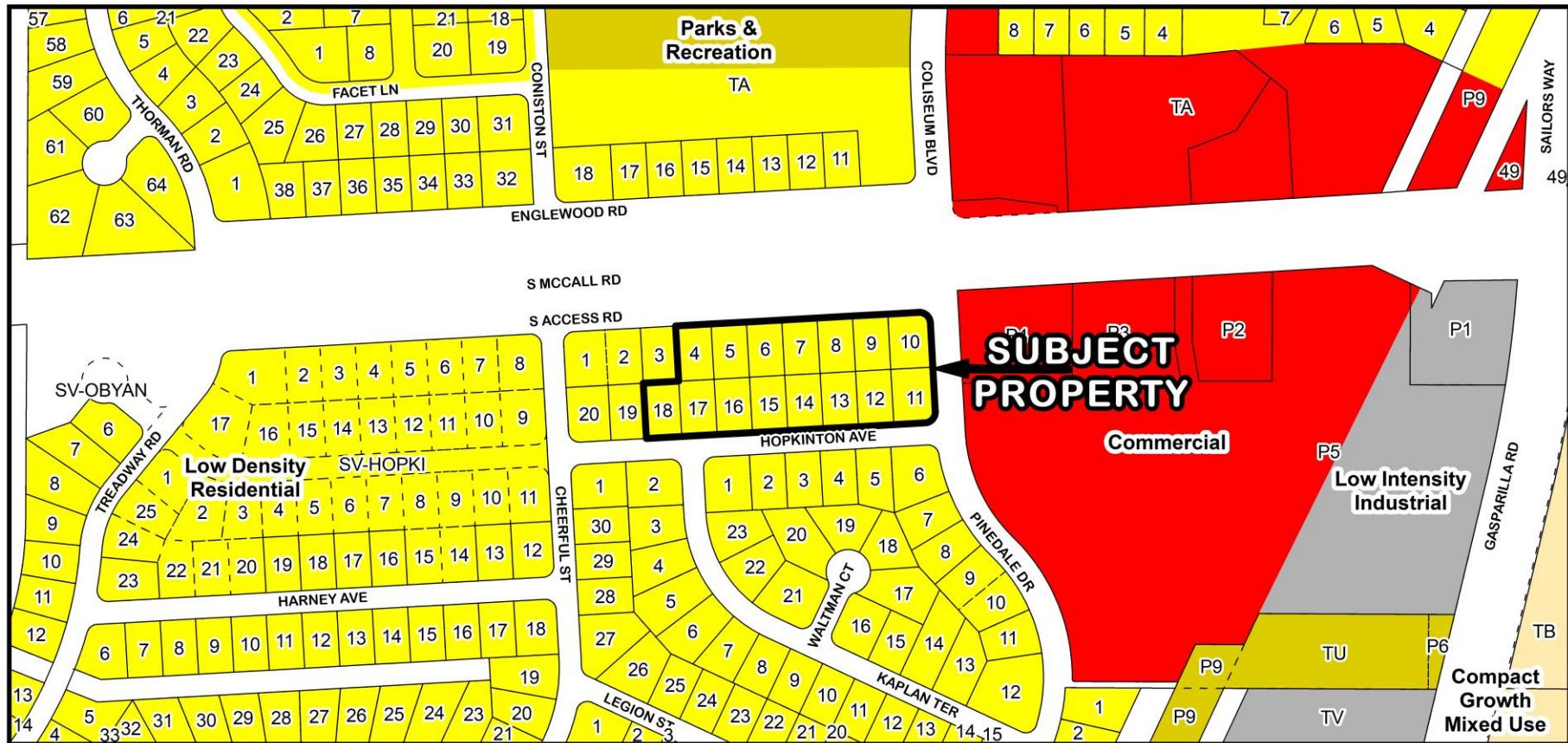




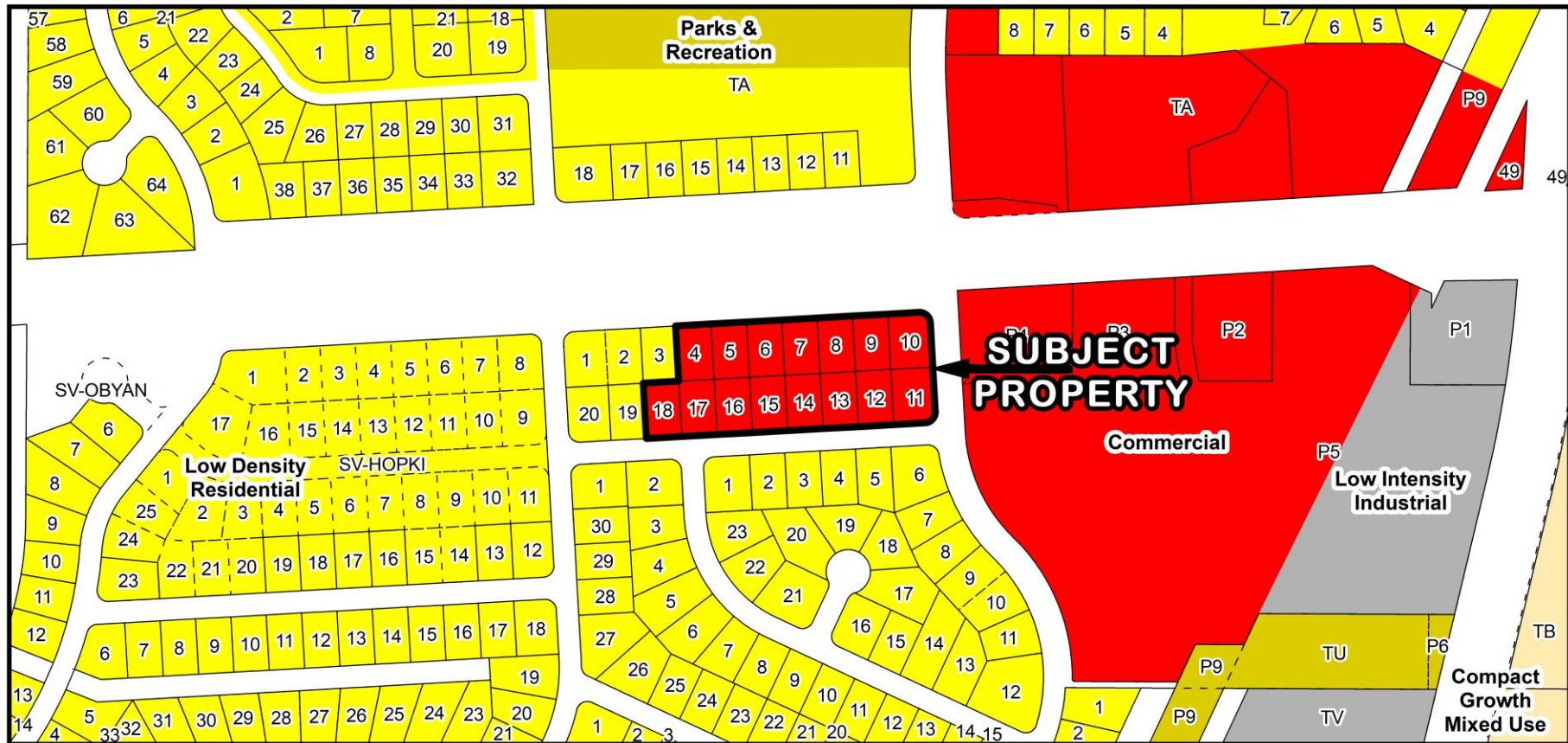


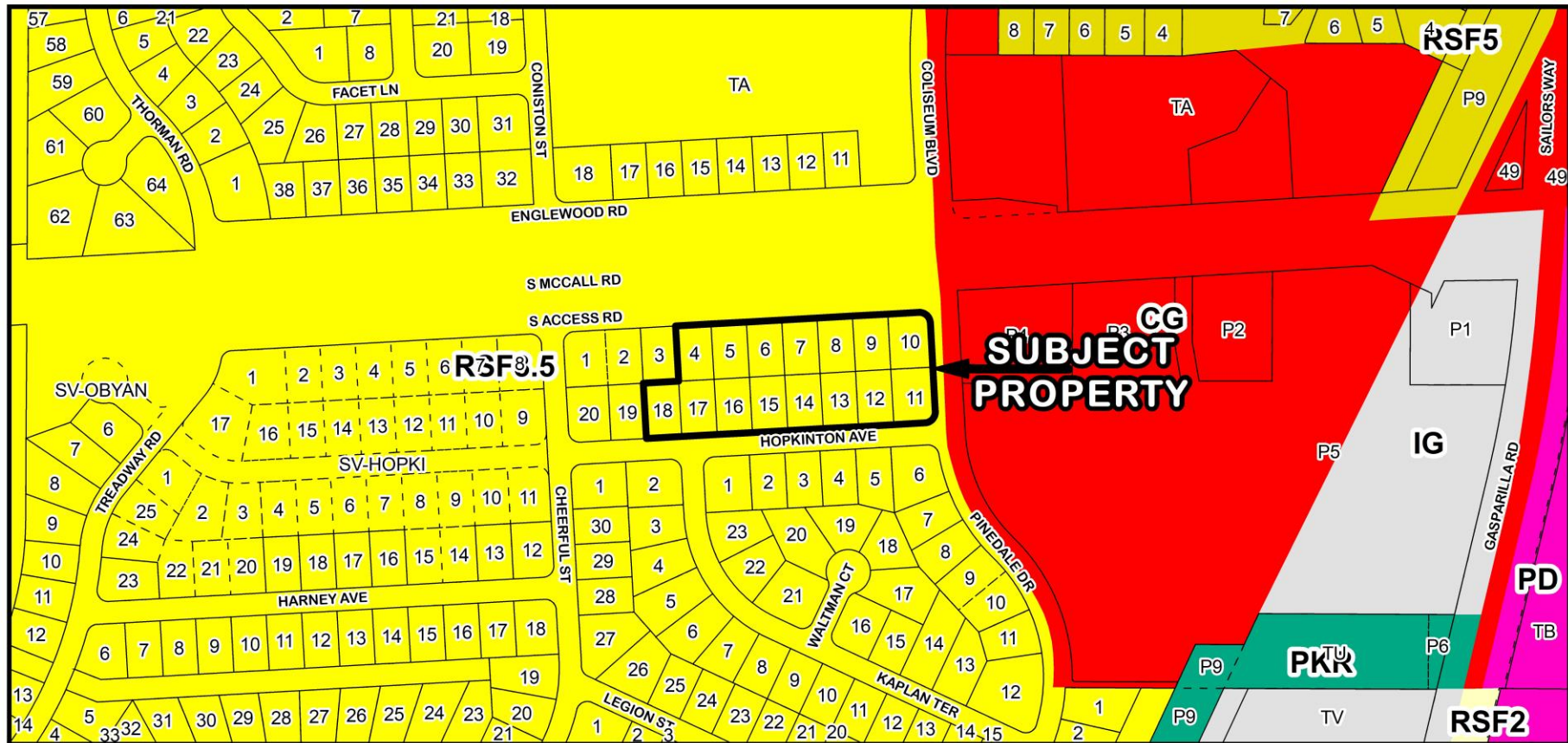




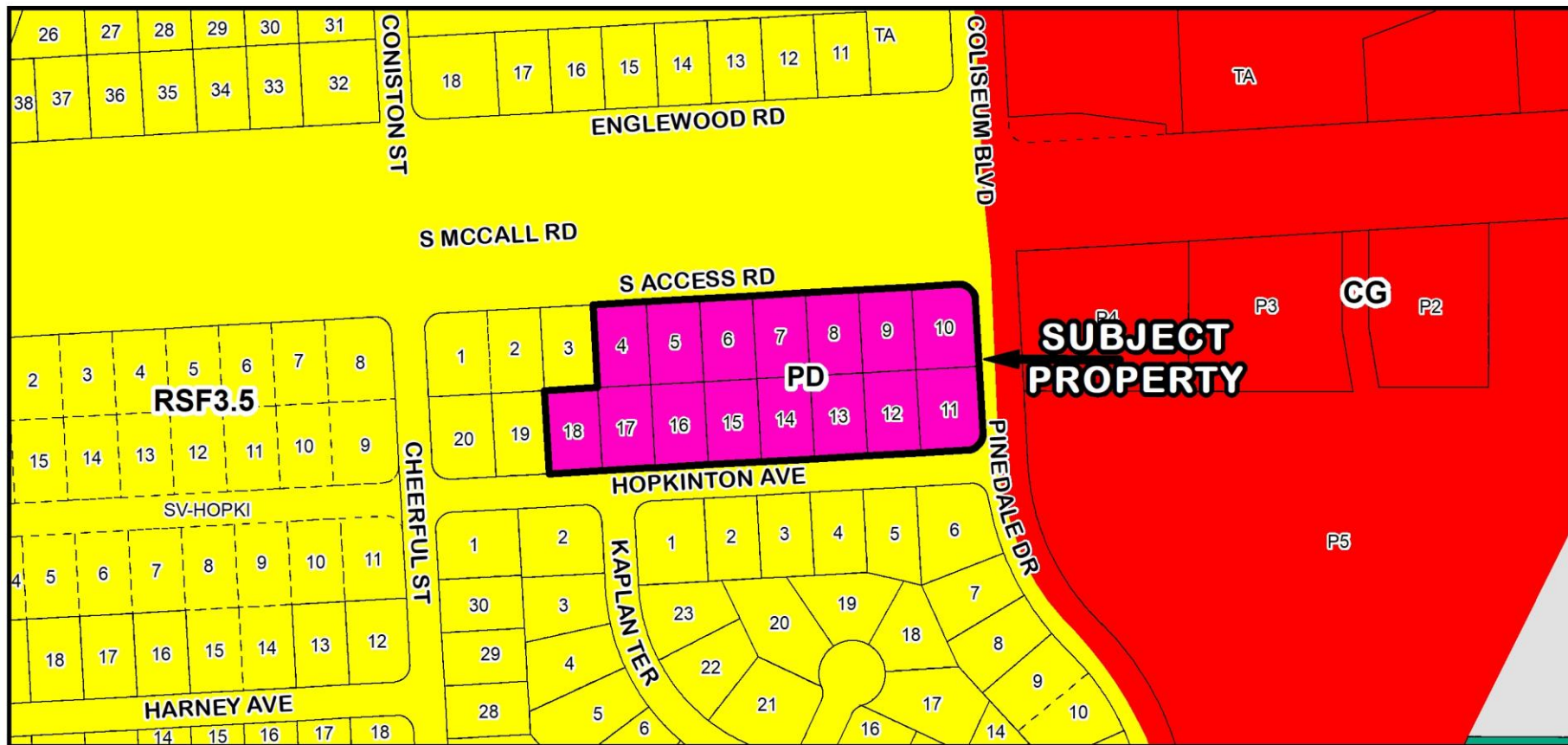












## 11 PAS-23-00002 and PD-23-00004 Proposed Zoning Designations

# CONCEPT

APPROVED WITH CONDITIONS BY THE  
DEVELOPMENT REVIEW COMMITTEE  
DATE \_\_\_\_\_ BY \_\_\_\_\_

S MCCALL ROAD

ACCESS ROAD

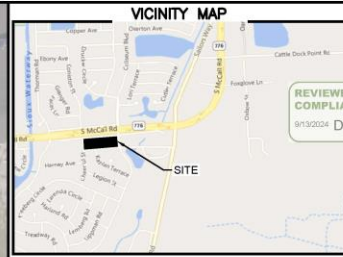
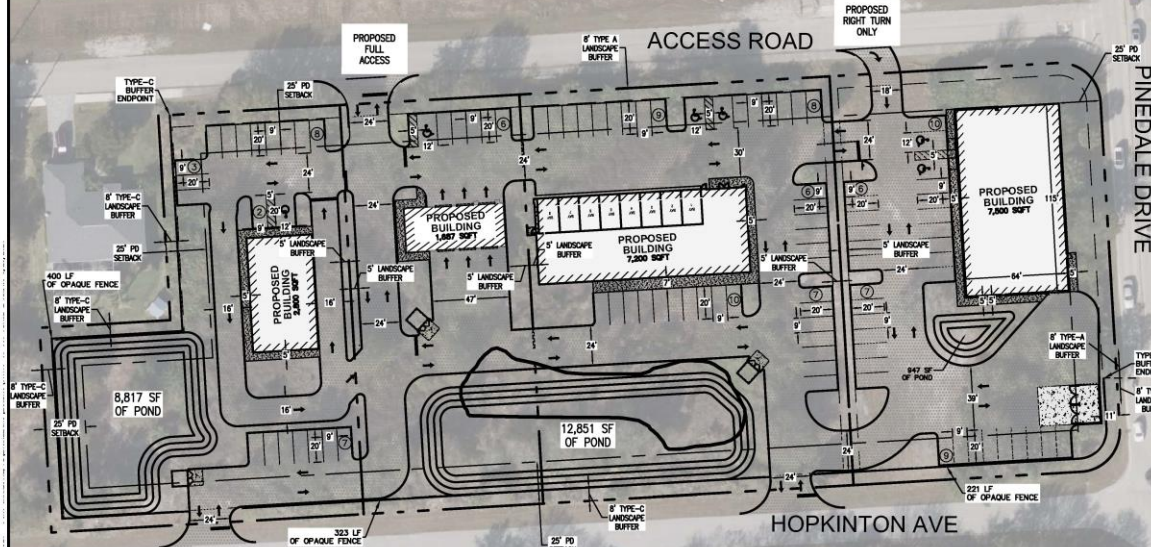
PROPOSED  
RIGHT TURN  
ONLY

PROPOSED  
FULL  
ACCESS

ACCESS ROAD

PINEDALE DRIVE

HOPKINTON AVE



REVIEWED FOR CODE  
COMPLIANCE  
9/13/2024 DRC-24-112

SITE DATA TABLE	
PROJECT NAME	MULTI-USE DEVELOPMENT
PROJECT ADDRESS	8897 PINEDALE DR
PROJECT DESCRIPTION	PROPOSAL FOR A NEW 100 SF GAS, 1,887 SF AUTO SERVICE CENTER, AND A NEW 7,300 SF AUTO PARTS RETAIL, 10,840 SF RETAIL, 10,840 SF GAS
TOTAL DEVELOPMENT AREA	10,840,000 AC
PROPOSED LOTS	A: 40,815 (0.94 AC) B: 47,286 (1.04 AC) C: 69,271 (1.50 AC)
EXISTING ZONING	RUP-3
PANEL NUMBER	4121047001, 4121047002, 4121047003, 4121047004, 4121047005
REQUIRED LANDSCAPE BUFFERS	
FRONT	8'
REAR	8' IF STREET IS IN INTERIOR IF NEAR
BUILDING SETBACK	25' PD SETBACK
PARKING REQUIREMENTS	(1) SPACE PER 100 SQ FT OF GFA = 0.25 SPACES
TOTAL PARKING PROVIDED	
LOT A PARKING	30 REGULAR (9' x 20'), 2 ADA (12' x 20')
LOT B PARKING	30 REGULAR (9' x 20'), 2 ADA (12' x 20')
LOT C PARKING	24 REGULAR (9' x 20'), 2 ADA (12' x 20')
TOTAL PROPOSED SPACES	96
MAX BUILDING HEIGHT	10'

- GENERAL SITE NOTES:**
1. SITES REQUIRE A SEPARATE PERMIT.
  2. DUMPSTERS AND MECHANICAL EQUIPMENT WILL BE SCREENED FROM THE PUBLIC.
  3. WALLS OVER 6" HIGH APPROVED BY SEPARATE PERMIT.
  4. PARKING WILL BE PAVED.
  5. PARKING WILL BE WITHIN 60' OF BUILDING.
  6. THESE SHALL BE NO OBSTRUCTION OF SITE SIGNAGE BY LANDSCAPE PLANT MATERIAL, AND SUCH MUST BE RELOCATED/CORRECTED BEFORE THE FIELD INSPECTION WILL ACCEPT PASS THE SIGN IN THE FIELD OR ISSUE A CERTIFICATE OF OCCUPANCY FOR A PROJECT.
  7. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
  8. 8" MASONRY WALLS AND LATER EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.
  9. ALL SITE IMPROVEMENTS, INCLUDING LANDSCAPE AND SITE CLEANUP, MUST BE COMPLETED PRIOR TO CERTIFICATE OF OCCUPANCY FOR ANY BUILDING WITHIN A PHASE.
  10. THE FIRE DEPT. DOUBLE CHECK ASSEMBLY SHALL BE PAINTED TO MATCH ADJACENT WALL COLOR.
  11. ALL EXTERNAL LIGHTING SHALL BE LOCATED AND DESIGNED TO PREVENT RAYS FROM BEING DIRECTED OFF OF THE PROPERTY UPON WHICH THE LIGHTING IS LOCATED.
  12. CONDITIONING ANY EXIST THAT COULD RESTRICT THE DEVELOPMENT OF THIS SITE AS SHOWN, THIS DRAWING IS INTENDED TO BE CONCEPTUAL ONLY AND ADDITIONAL RESEARCH AND DESIGN WOULD BE REQUIRED FOR THE PREPARATION OF A SITE PLAN THAT MEETS LOCAL JURISDICTIONAL CODES.
  13. BOD DOES NOT PURPORT THAT THIS SITE CAN BE DEVELOPED AS SHOWN. THE PURCHASE OF THIS SITE SHALL BE AT THE OWNER'S DEVELOPERS SOLE RISK.
  14. STORMWATER MANAGEMENT FACILITY SHOWN ON THIS PLAN ARE PURELY CONCEPTUAL, AND IS SUBJECT TO CHANGE UPON FINAL DESIGN. BOD DOES NOT PURPORT THAT WHAT IS SHOWN IS ADEQUATE TO MEET ALL JURISDICTIONAL REQUIREMENTS.
  15. NO SITE VISITS HAVE BEEN PERFORMED TO ENSURE THE ACCURACY OF THE AERIAL IMAGE SHOWN HEREIN.
  16. THIS DRAWING IS NOT INTENDED TO BE USED AS A CONSTRUCTION DOCUMENT, AND SHOULD NOT BE CONSTRUED IN ANY WAY TO BE USED FOR CONSTRUCTION PURPOSES.

## PROPOSED LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE
- LANDSCAPE BUFFER
- PARKING COUNT

Wayman Consulting Group, LLC  
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Tampa, FL 33607  
Phone: (813) 274-2424  
www.waymanconsulting.com  
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CONCEPTUAL DESIGN  
MULTI-USE DEVELOPMENT  
6397 PINEDALE DR  
PORT CHARLOTTE, FL 33981

**Bowman**  
CONSULTING  
Certificate of Authorization License No. 34042

ALW  
011116-01-001  
SCALE 1" = 60'  
VERSION 7B



