



PAS-25-02 (Legislative)

PD-25-14 (Quasi-Judicial)

(Adoption Hearing BCC Land Use Meeting 05-26-2026)

5905 Duncan Road LLC



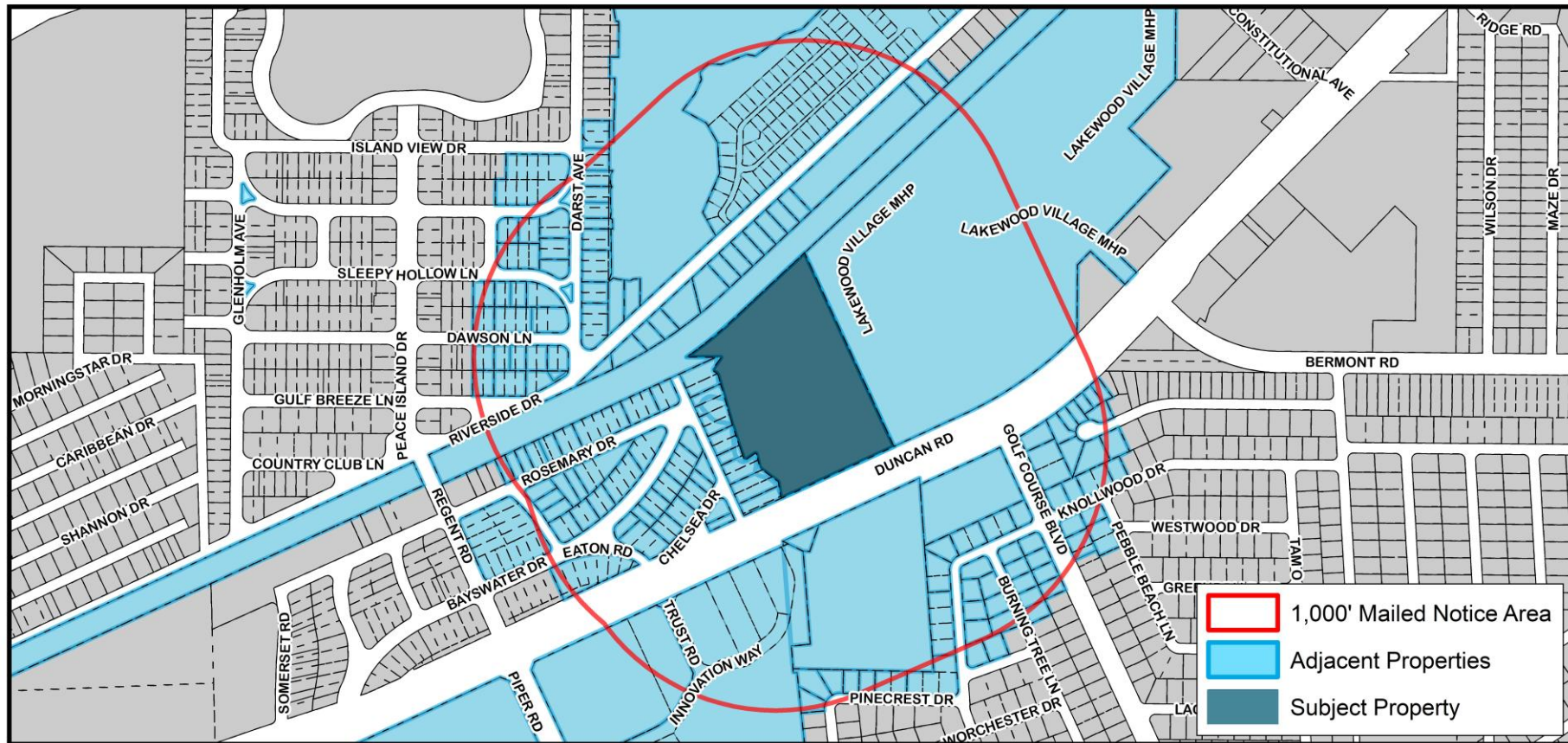
CHARLOTTE COUNTY  
FLORIDA

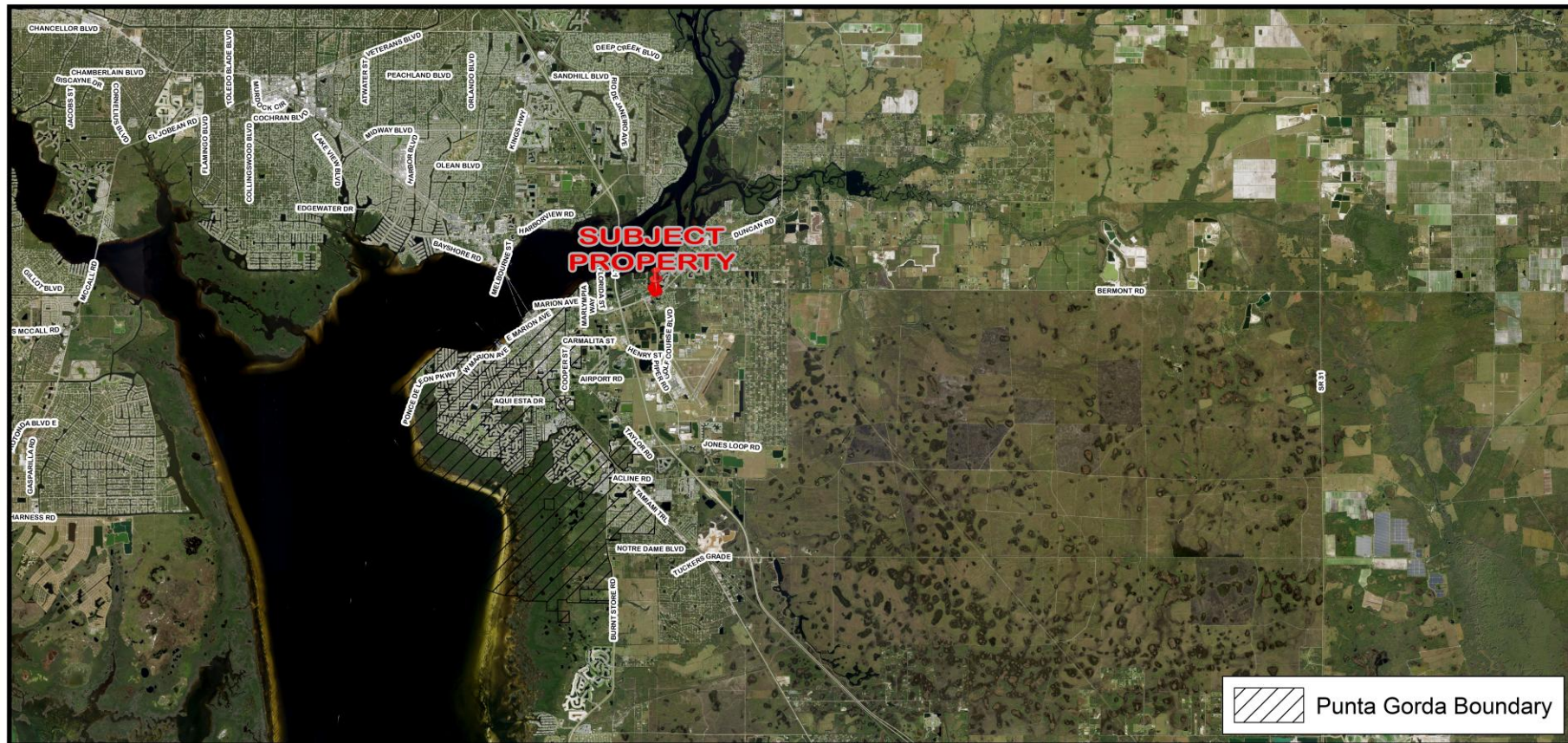
# Proposed Changes

- A Small Scale Plan Amendment to amend Charlotte County FLUM Series Map #1: 2030 Future Land Use, from Low Density Residential (LDR) (4.64± acres) and Agriculture (AG) (8.21± acres) to Commercial (COM)

# Proposed Changes

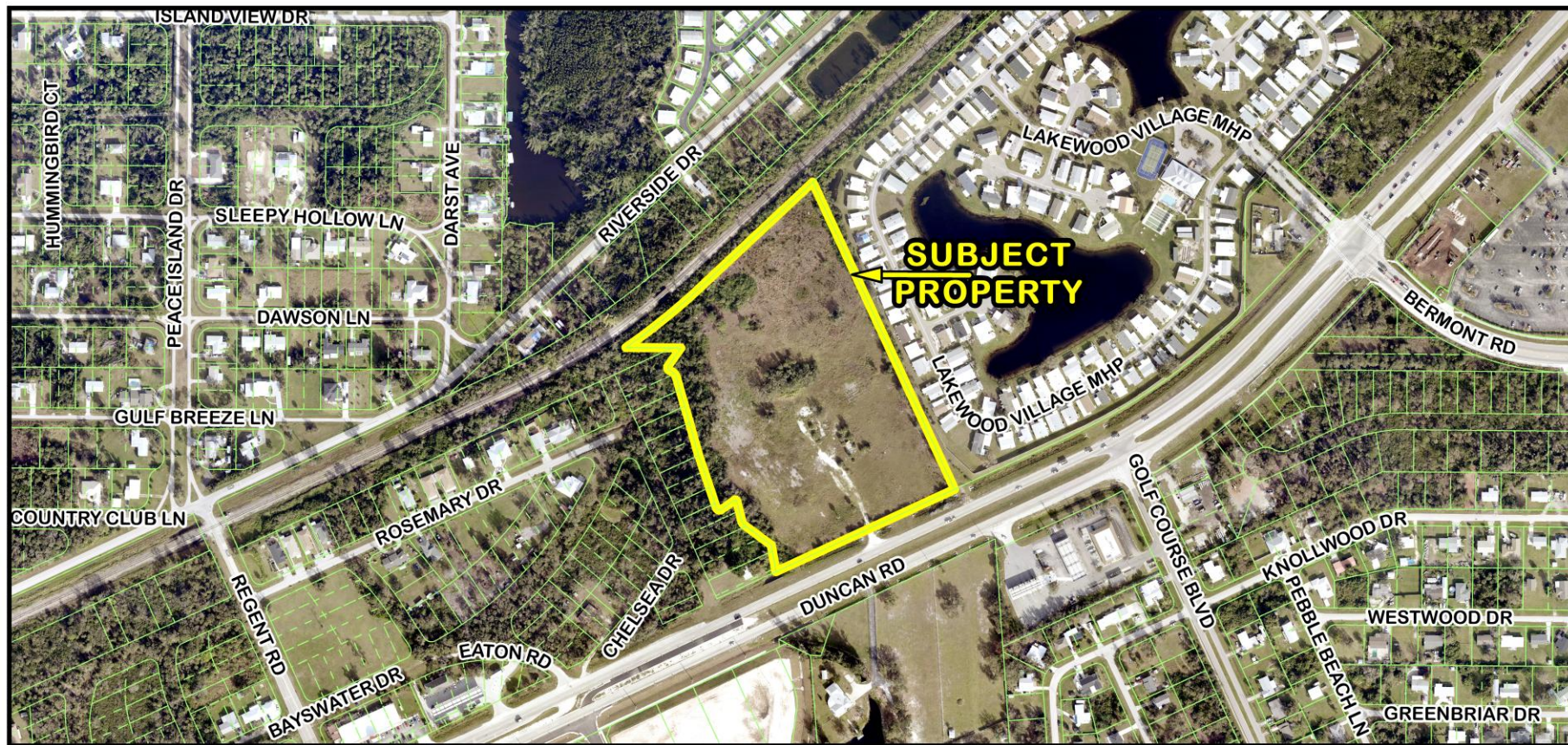
- A rezoning from Residential Estate 1 (RE-1) (8.21± acres) and Agriculture (AG) (4.64± acres) to Planned Development (PD) to allow for commercial general uses:
  - Adopting a “General PD Concept Plan”
- The property is located in Commission District II.



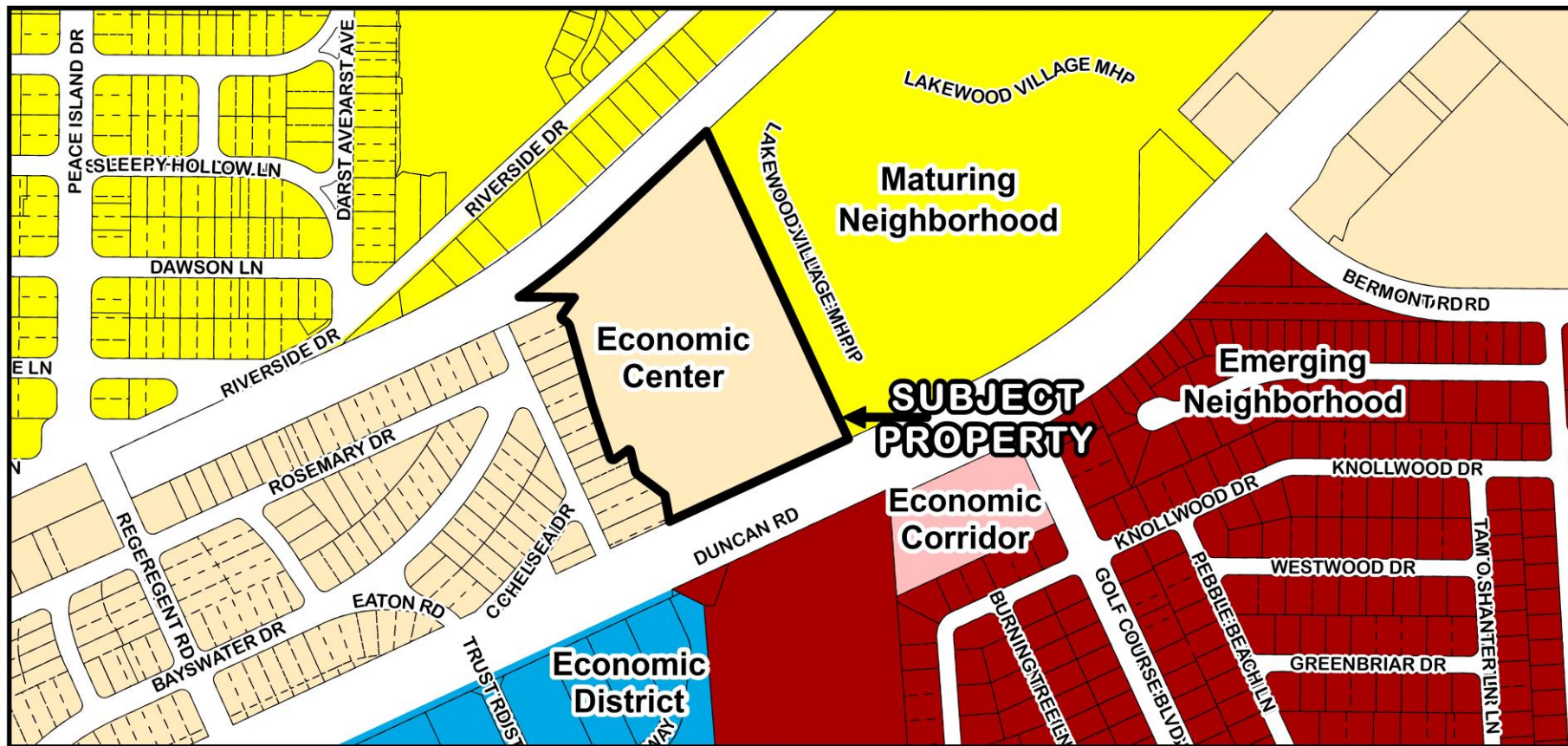


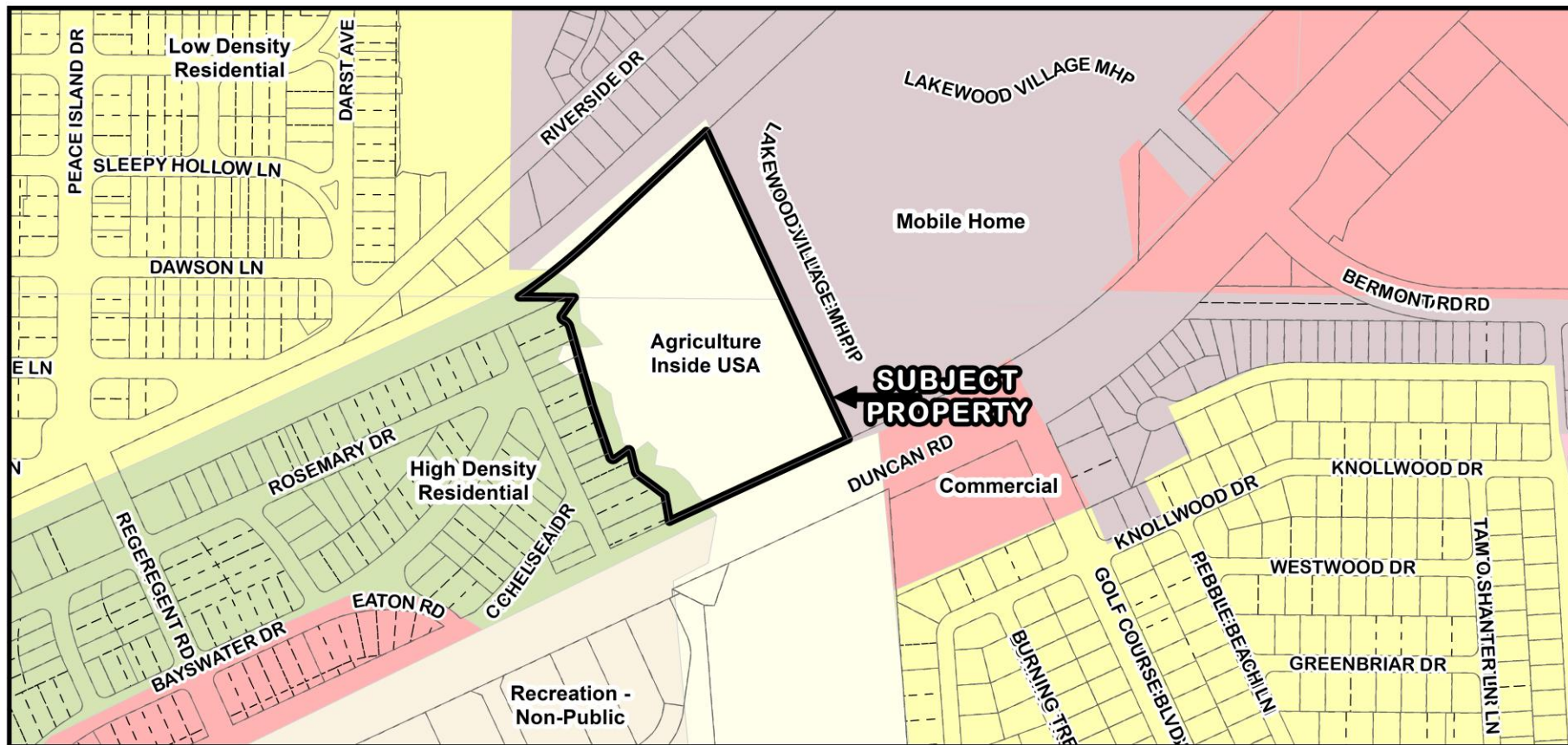


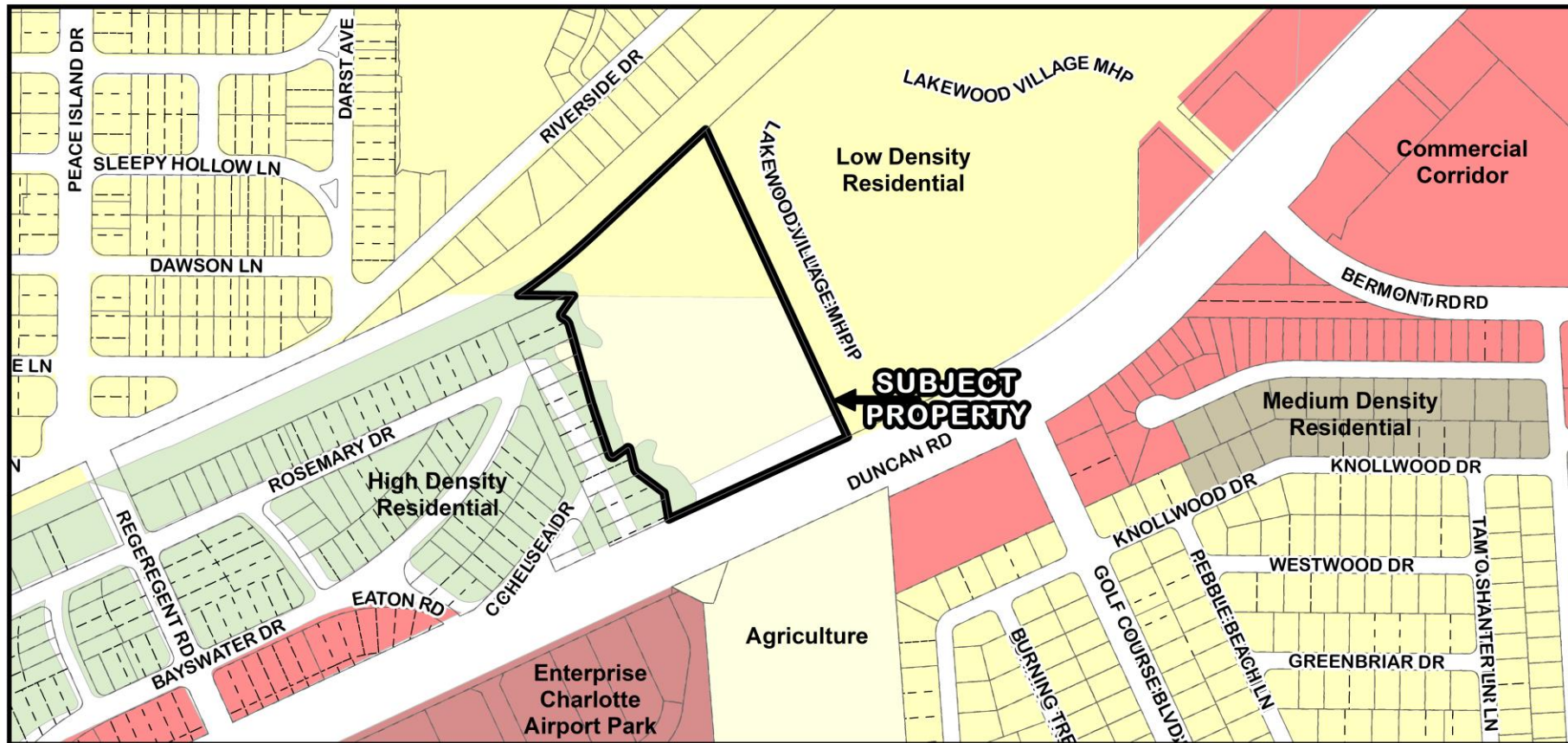
**PAS-25-02 and PD-25-14 Area Image (Mid-Range)**



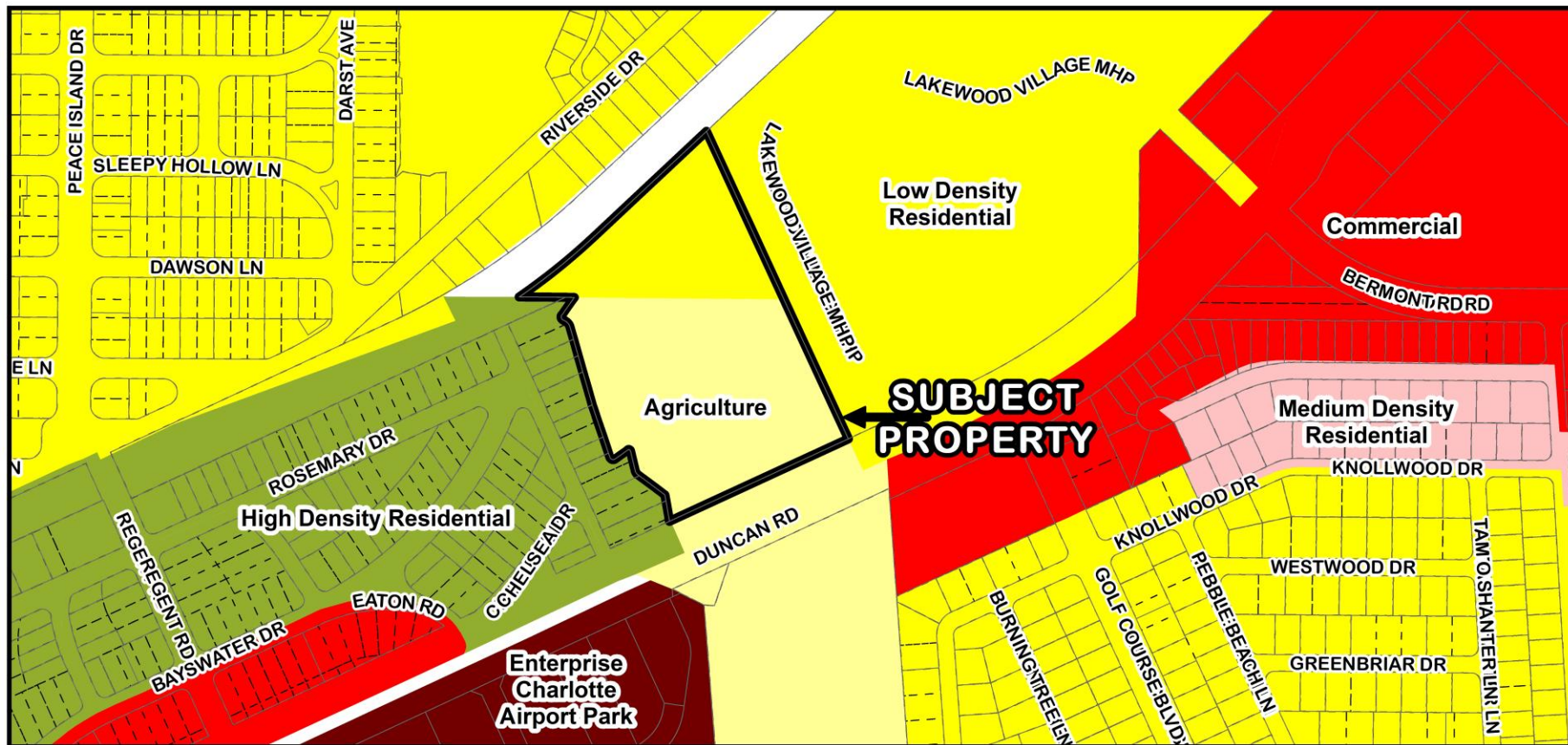
**PAS-25-02 and PD-25-14 Area Image**

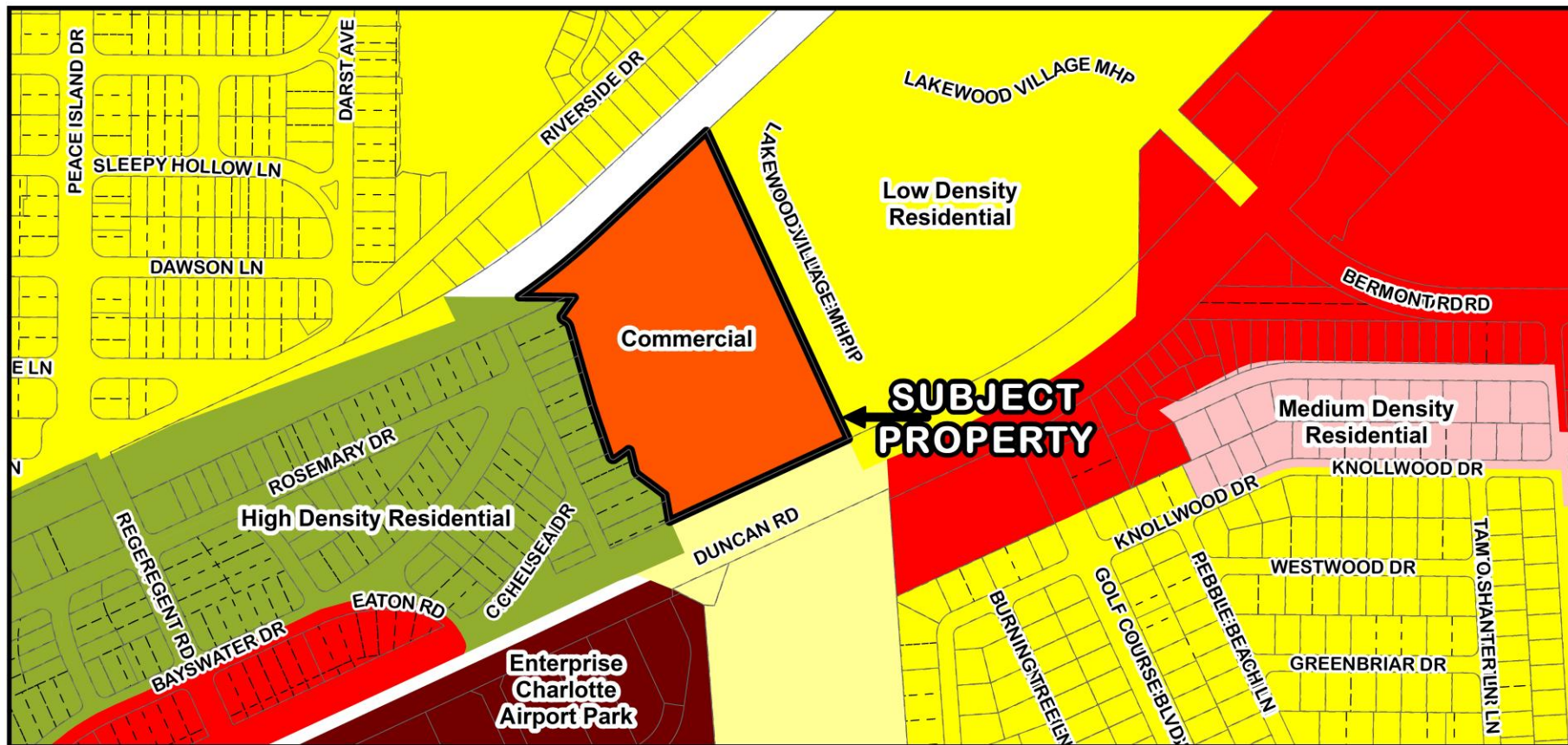




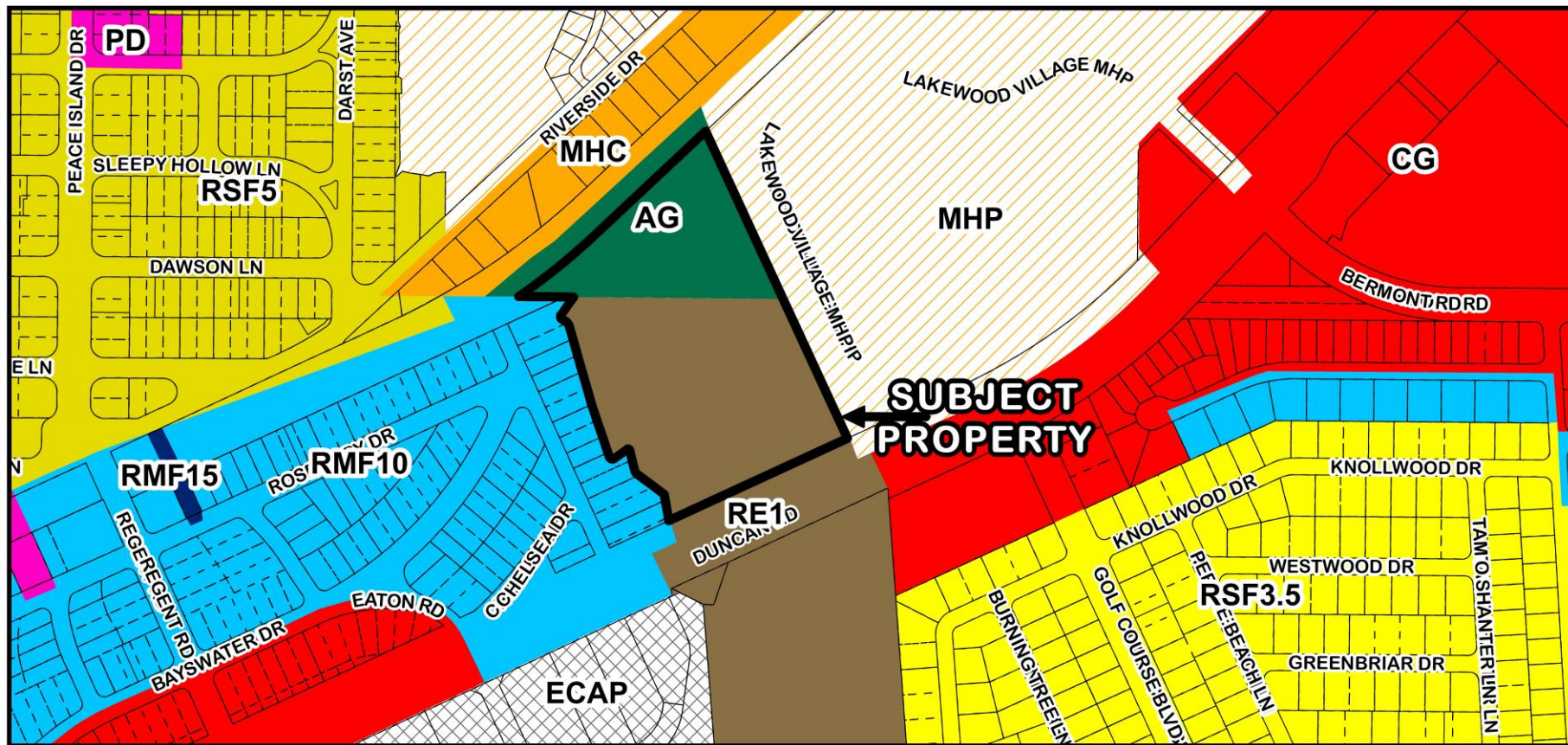


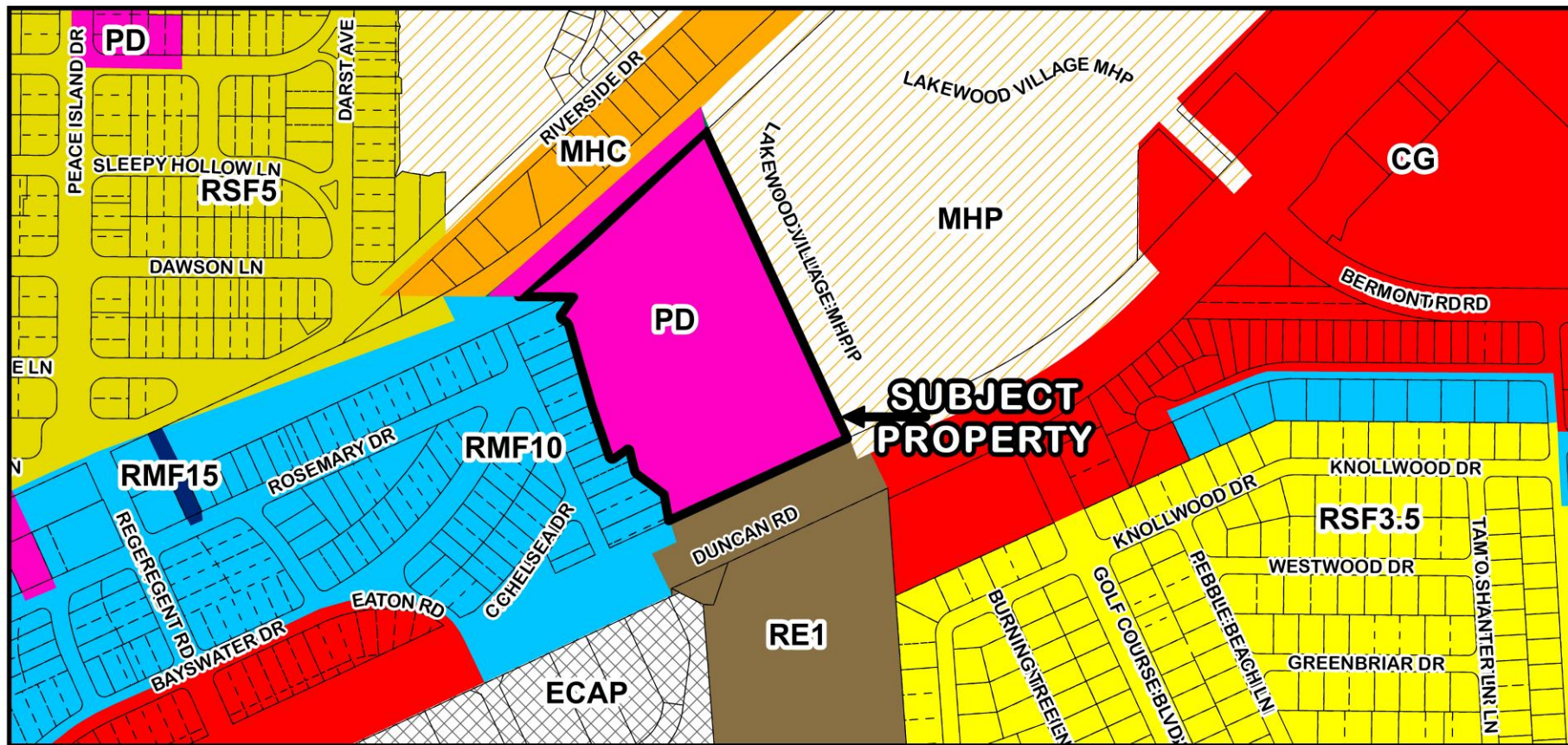
**PAS-25-02 and PD-25-14 1997-2010 FLUM Designations**

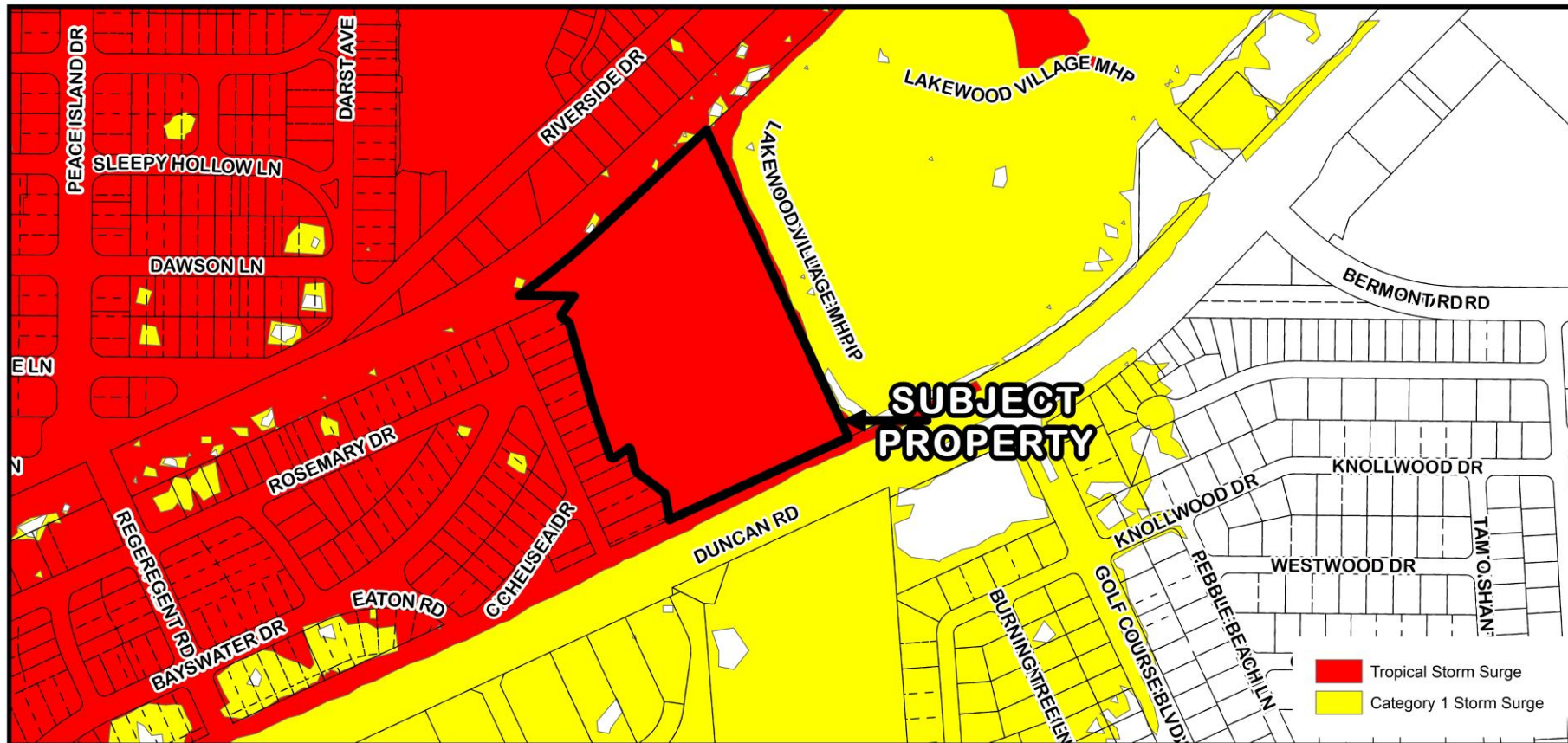




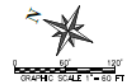
## PAS-25-02 and PD-25-14 Proposed FLUM Designations











1) **PROPERTY INFORMATION:**

|                             |                                      |
|-----------------------------|--------------------------------------|
| CURRENT ZONING AND LAND USE | AG, RD / VACANT                      |
| PROPOSED USE                | COMMERCIAL PLANNED DEVELOPMENT (CPD) |

|                                |          |        |
|--------------------------------|----------|--------|
| PROPERTY AREA:                 | 12.85 AC | (100.0 |
| DEVELOPMENT AREA (PD AREA):    | 12.85 AC | (100.0 |
| WETLANDS / WETLAND BUFFER AREA | 1.81 AC  | (14.9  |
| COMMON CROWN TRACT AREA        | 0.98 AC  | (8.3   |
| STORMWATER LAGOON AREA         | 3.29 AC  | (25.6  |
| COMMON OPEN SPACE AREA         | 0.79 AC  | (6.2   |

THE PARCELS ENTIRELY IN FLOOD ZONE "10A"

PARKING WILL BE PROVIDED AT FINAL DETAIL PLAN APPROVAL FOR  
CHARLOTTE COUNTY DEVELOPMENT REGULATIONS SECTION 3-9-79.

OPEN SPACE 15.85 AC & ZONE = 2.57 AC

REMOVED: SEE OF PROPERTY AREA = (12.85 AC x 0.05) = 0.64 AC  
 PROVIDED: NETLAND + NETLAND BUFFER AREA  
 = 1.51 AC / 12.85 AC = 14.9%

[illegible]

9 SEE YARD FOR ANY BUILDING ABUTTING A PROPERTY LINE IS 25  
10 FEET OR  $\frac{1}{2}$  THE HEIGHT OF THE BUILDING, WHICHEVER IS GREATER.  
11 EXEMPTION LET A IS APPLIED IF A WHOLE HEIGHT OF 50 FEET FOR A  
12 BUILDING, USE AND/OR IS FEET (3 STOREYS) FOR AN INCOME-PRODUCING  
13 FACILITY.  
14 PROPOSED STRUCTURE IS FROM STRUCTURE, WITH MINIMUM LEAF OF LAND

1. ALL TRACT LINES SHOWN ARE PRELIMINARY & MAY BE CHANGED DUE TO MARKET CONDITIONS, DESIGN CONSTRAINTS OR PERMITTING REQUIREMENTS AT FINAL UTILITY SITE PLAN APPROVAL.
2. WHERE A LANDSCAPE BUFFER IS REQUIRED, DEVELOPER TO MEET BOTH MINIMUM DISTANCE TO EXISTING EXISTING TREES & VEGETATION WITH REQUIRED REQUIREMENTS & DETERMINE WHAT ADDITIONAL TREES MUST BE PLANTED TO MEET COUNTY LANDSCAPE BUFFER MINIMUM REQUIREMENTS.
3. ALL ON-SITE LINES WILL BE A PART OF THE STORM WATER MANAGEMENT SYSTEM.
4. PROPOSED PROJECT SHALL BE REVIEWED BY CENTRAL ARIZONA & SONORA.
5. OTHERWISE IS NOT PROPOSED ON DUNCAN ROAD FRONTAGE.