

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

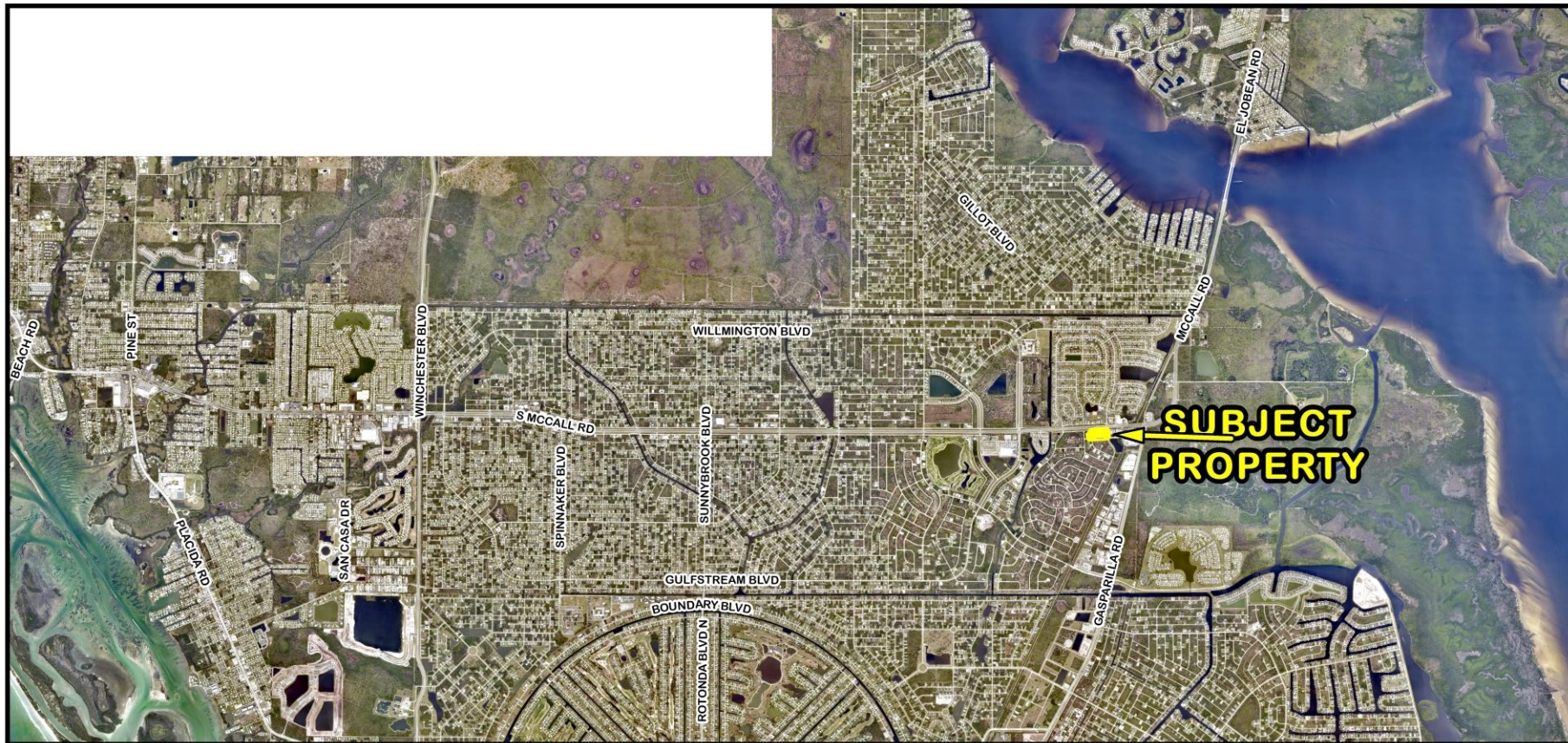
Proposed Changes

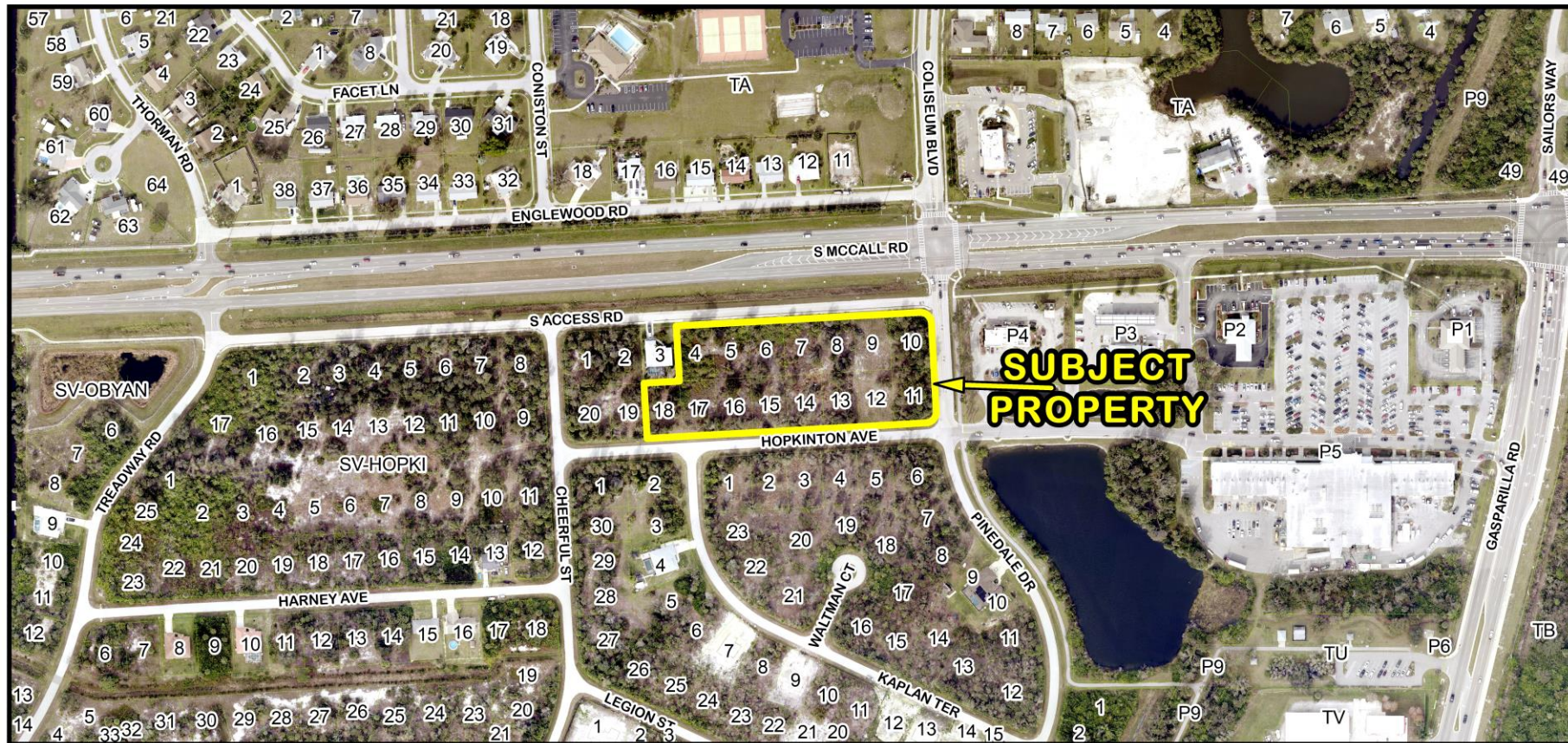
- A small-scale plan amendment from Low Density Residential (LDR) to Commercial (COM).
- A rezoning from Residential Single-family 3.5 (RSF-3.5) to Planned Development (PD).
- Adopting a General PD Concept Plan.
- Property is located in Commission District IV.

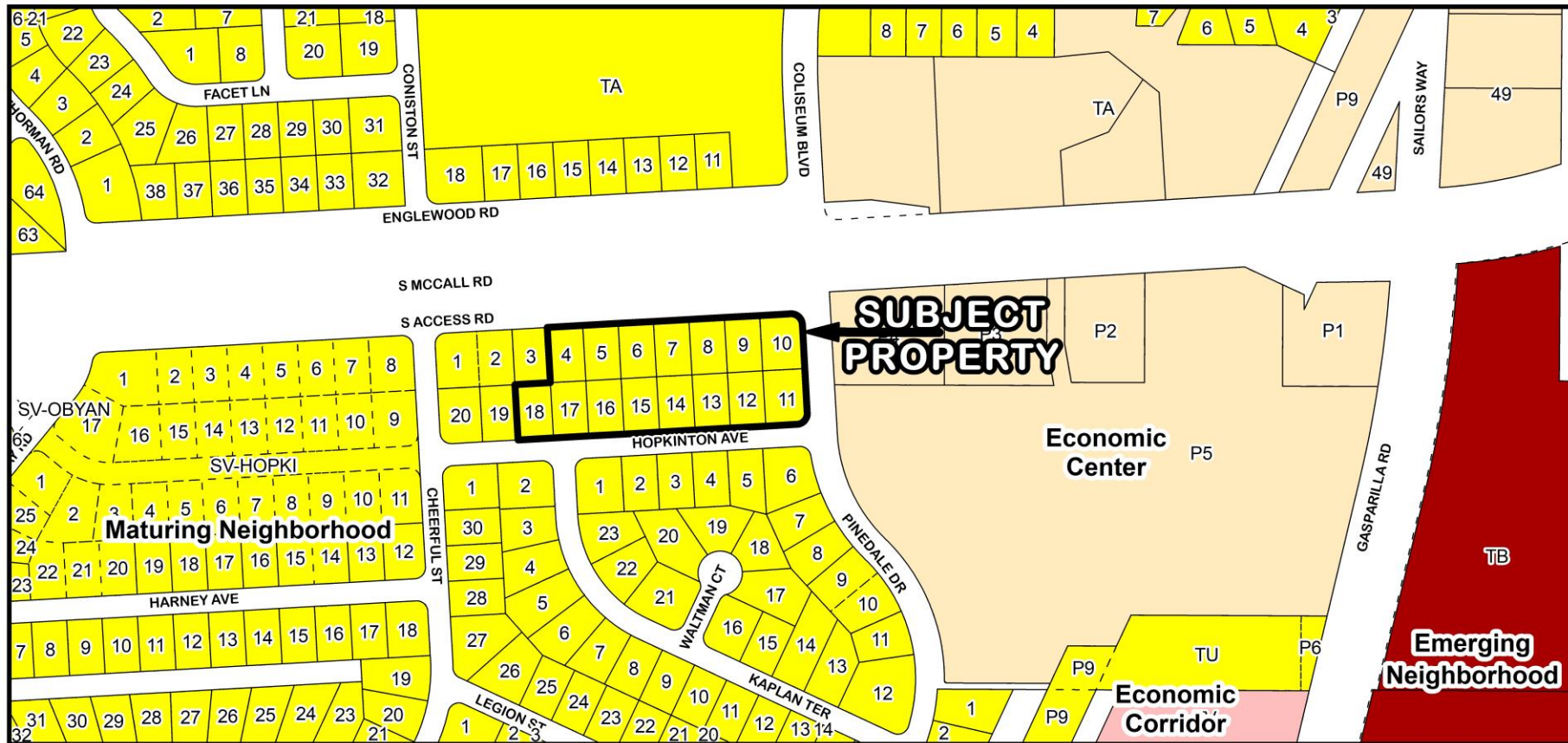


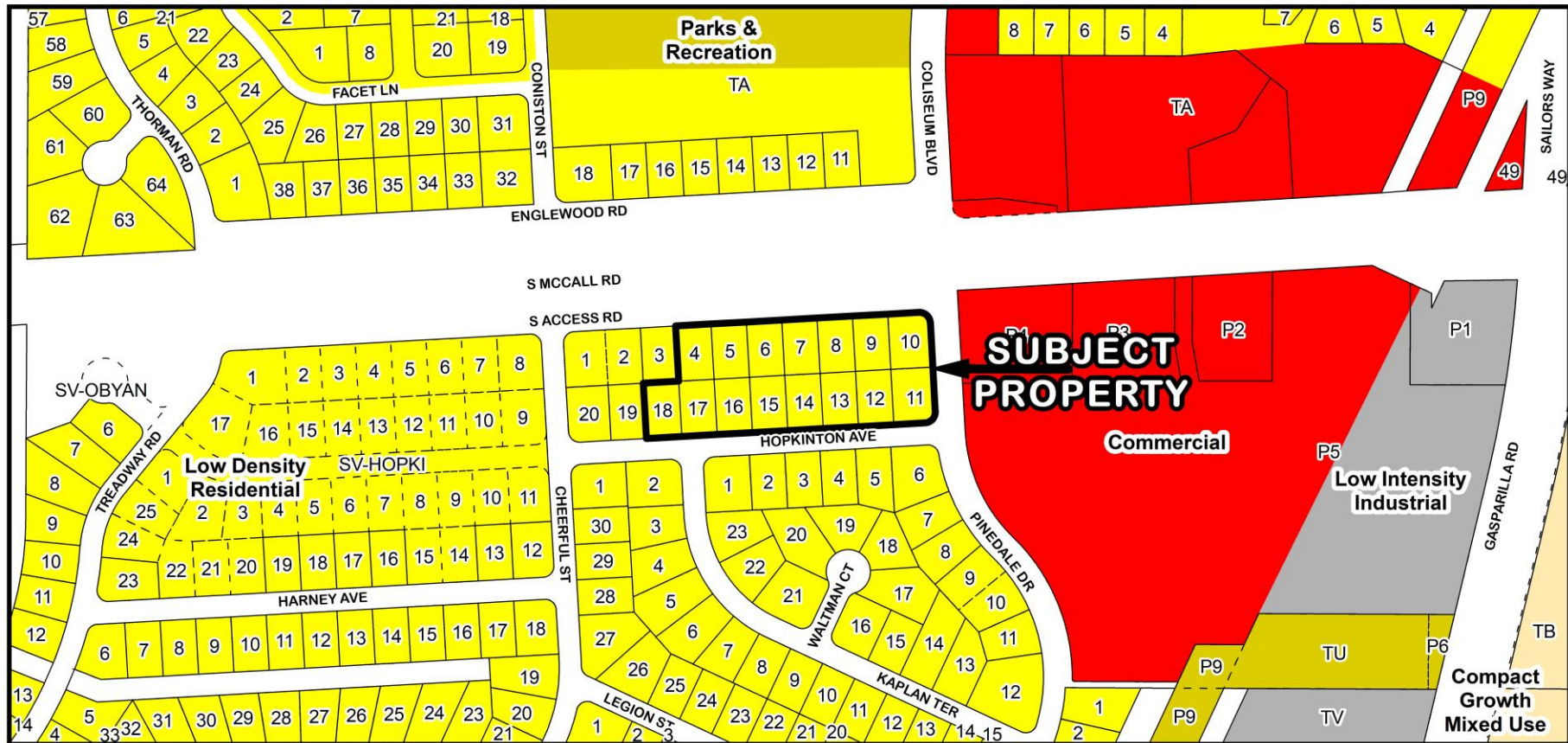


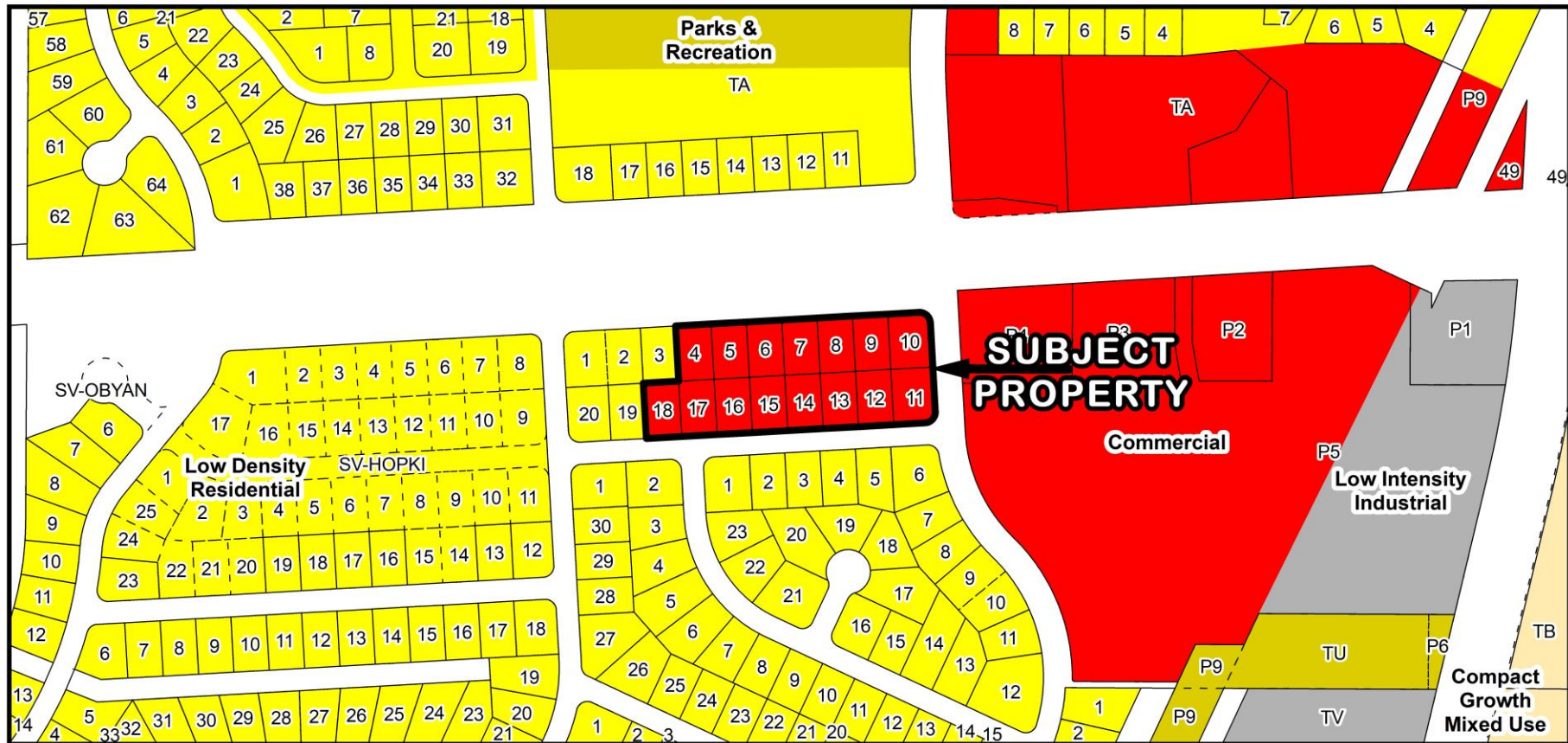
PD-24-10 Location Map

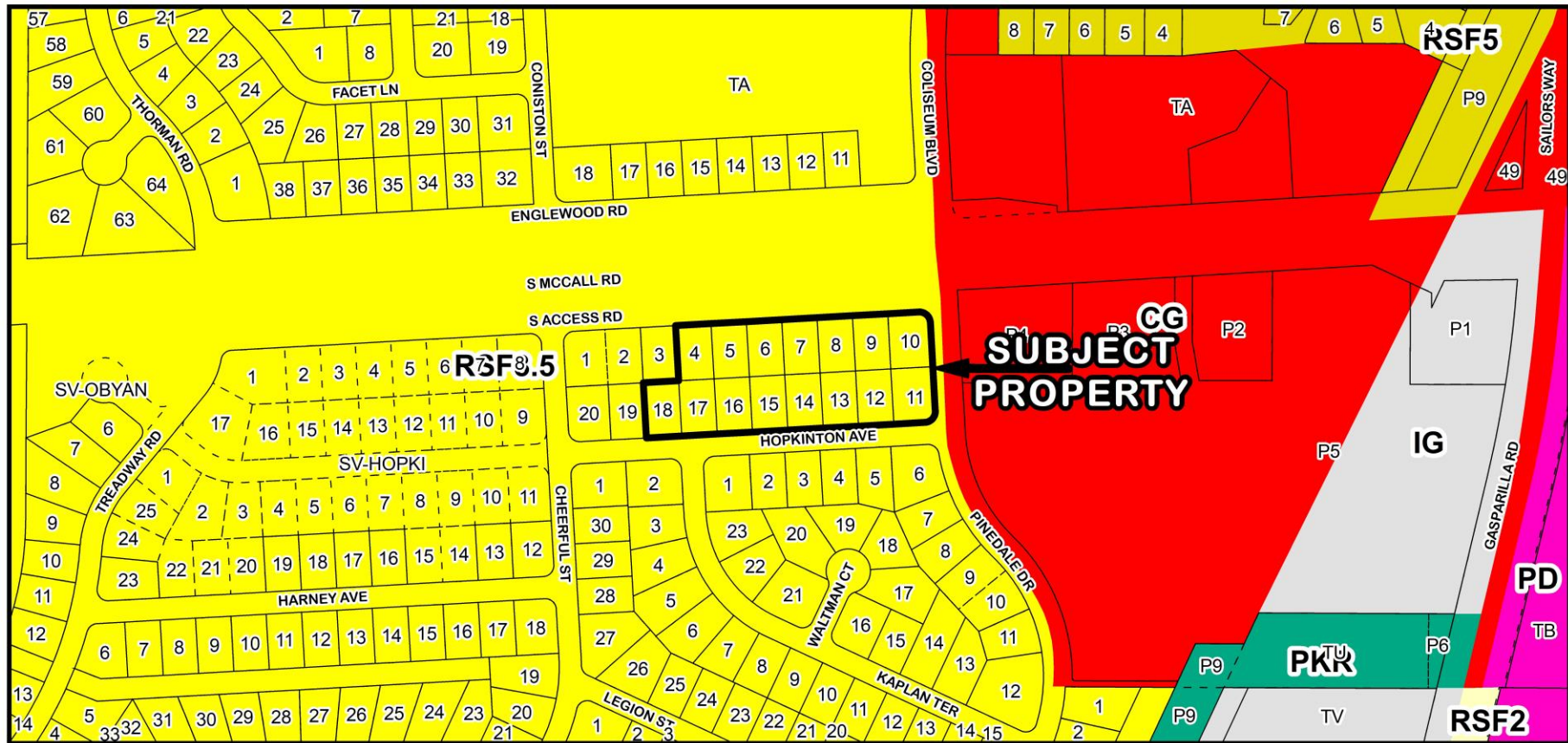


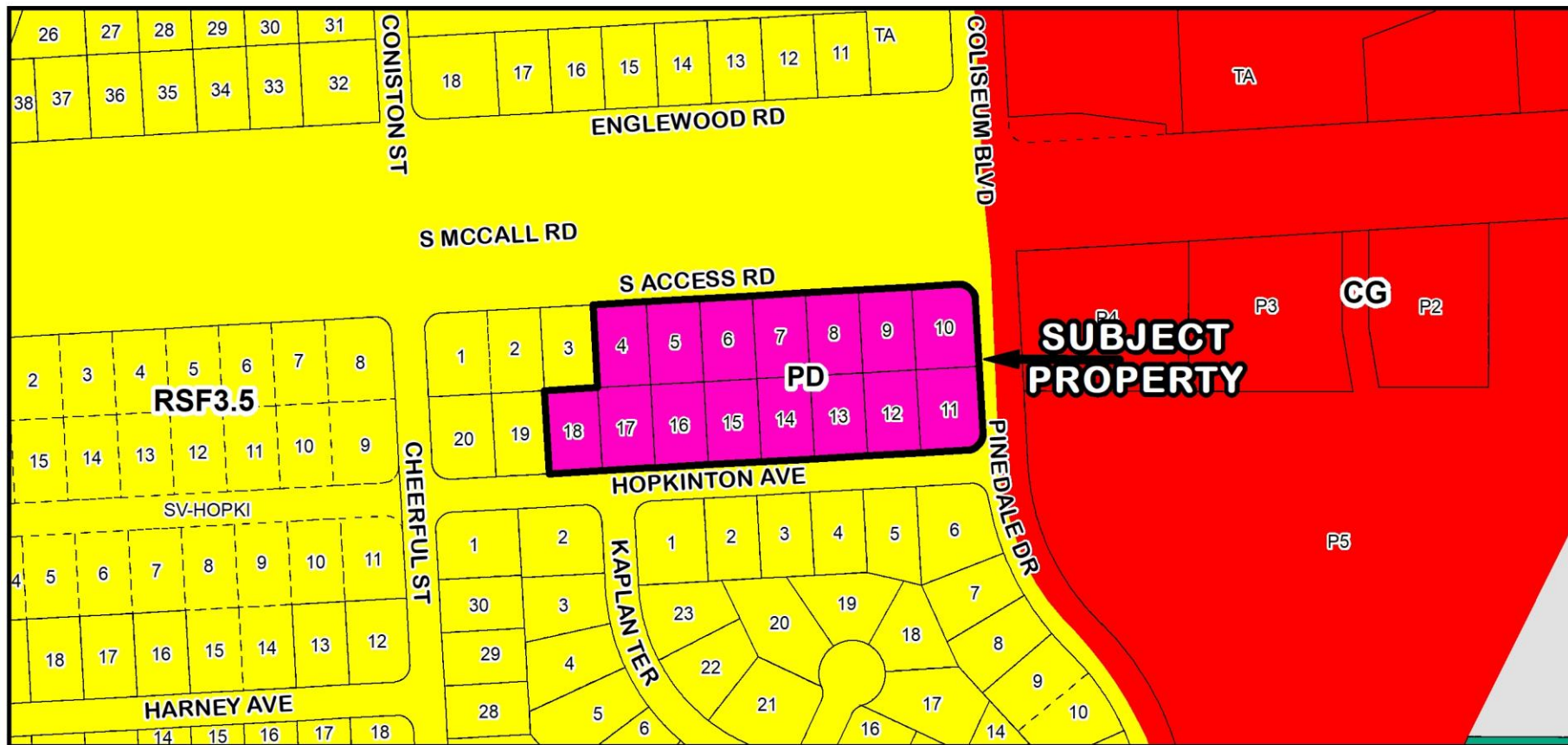












11 PAS-23-00002 and PD-23-00004 Proposed Zoning Designations

CONCEPT

APPROVED WITH CONDITIONS BY THE
DEVELOPMENT REVIEW COMMITTEE
DATE _____ BY _____

S MCCALL ROAD

ACCESS ROAD

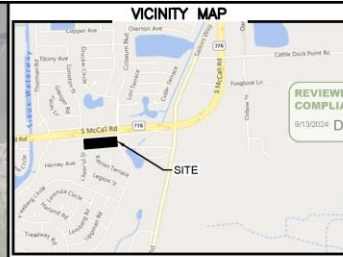
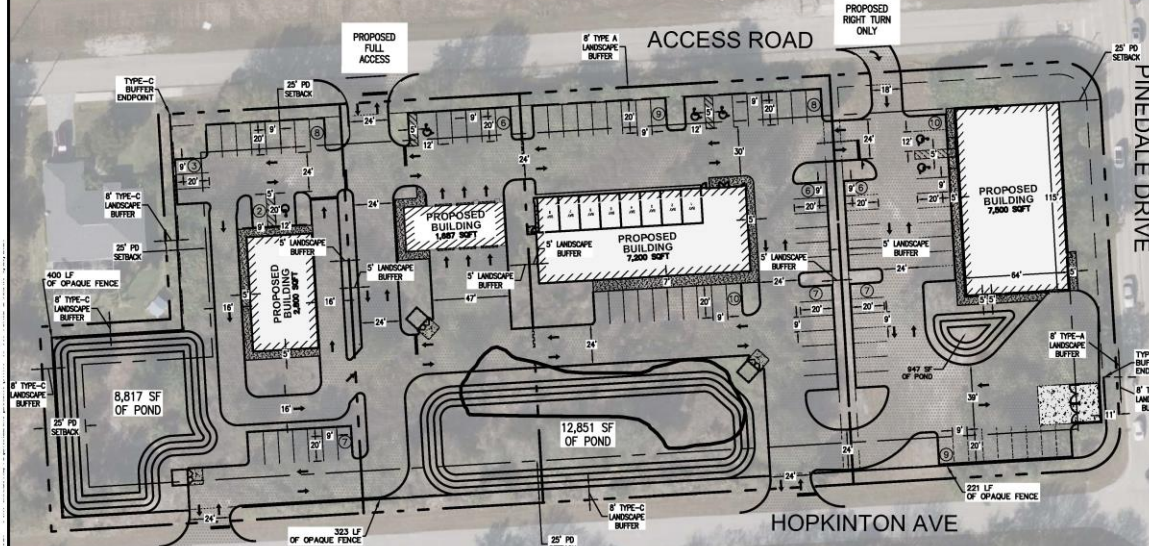
PROPOSED
RIGHT TURN
ONLY

PROPOSED
FULL
ACCESS

ACCESS ROAD

HOPKINTON AVE

PINEDALE DRIVE



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 1915 SF OFFICE, 1,987 SF AUTO SERVICE CENTER, AND A NEW 7,300 SF AUTO PARTS RETAIL, 10,840 SF RETAIL, 10,840 SF RETAIL, 10,840 SF RETAIL
TOTAL DEVELOPMENT AREA	10,840,133 SQ. FT.
PROPOSED LOTS	A: 40,815 (3.34 AC) B: 47,286 (1.34 AC) C: 69,271 (1.50 AC)
EXISTING ZONING	RUP-3
PARCEL NUMBER	4121047700, 4121047701, 4121047702, 4121047703, 4121047704
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	84
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. BCD DOES NOT PURPORT THAT THIS SITE CAN BE DEVELOPED AS SHOWN. THE PURCHASE OF THIS SITE SHALL BE AT THE OWNER'S DEVELOPER'S SOLE RISK.
 14. STORMWATER MANAGEMENT FACILITY SHOWN ON THIS PLAN ARE PURELY CONCEPTUAL AND IS SUBJECT TO CHANGE UPON FINAL CIVIL DESIGN. BCD 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 ANYWAY TO BE USED FOR CONSTRUCTION PURPOSES.

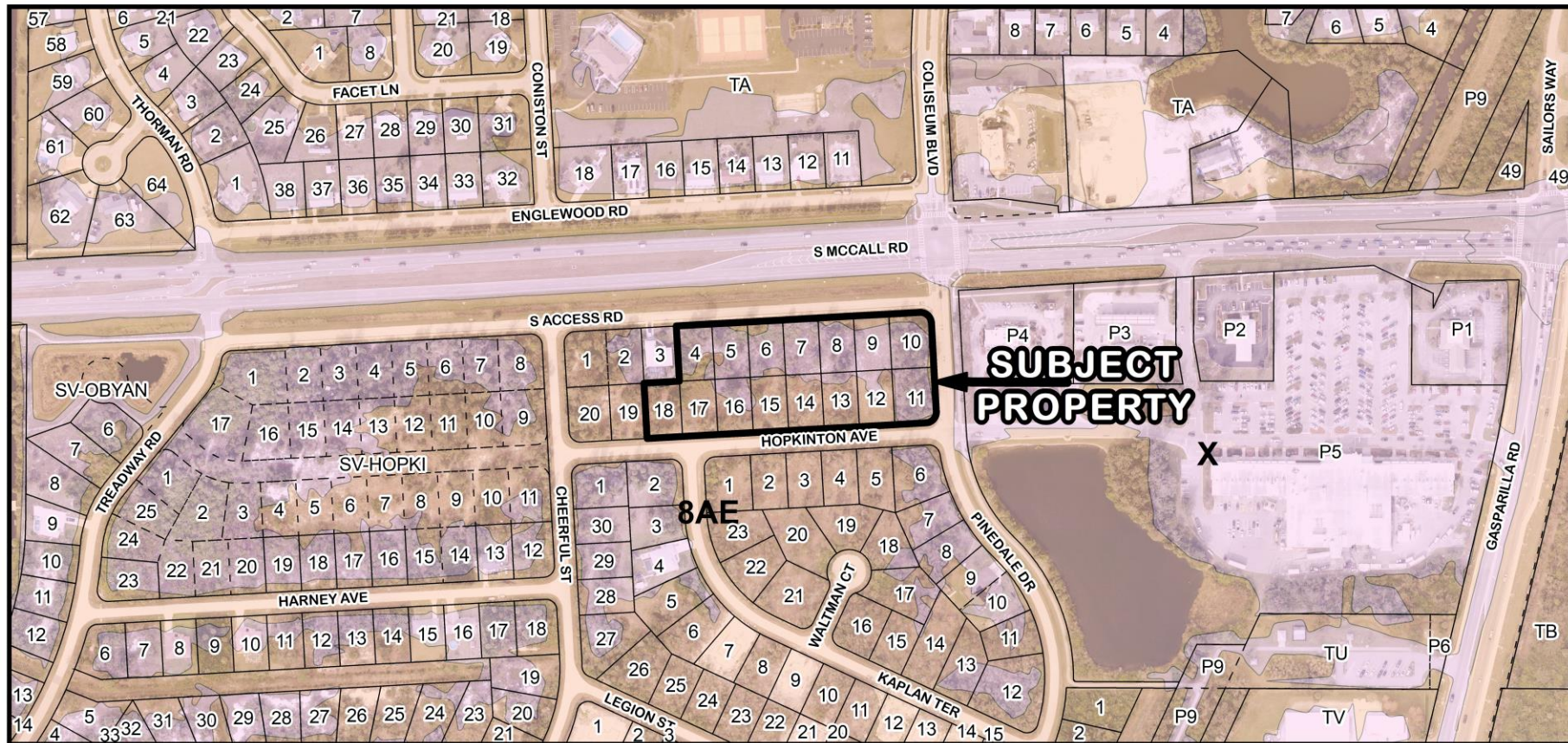
PROPOSED LEGEND		
---	PROPERTY LINE	
---	BUILDING SETBACK LINE	
---	LANDSCAPE BUFFER	
12	PARKING COUNT	

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Tampa, FL 33607
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www.waymanconsulting.com
4150 Corporate Centerway, Suite 101

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



**PAS-23-00002 and PD-24-10 Flood Zones
(Subject Property - 8AE and X Zones)**