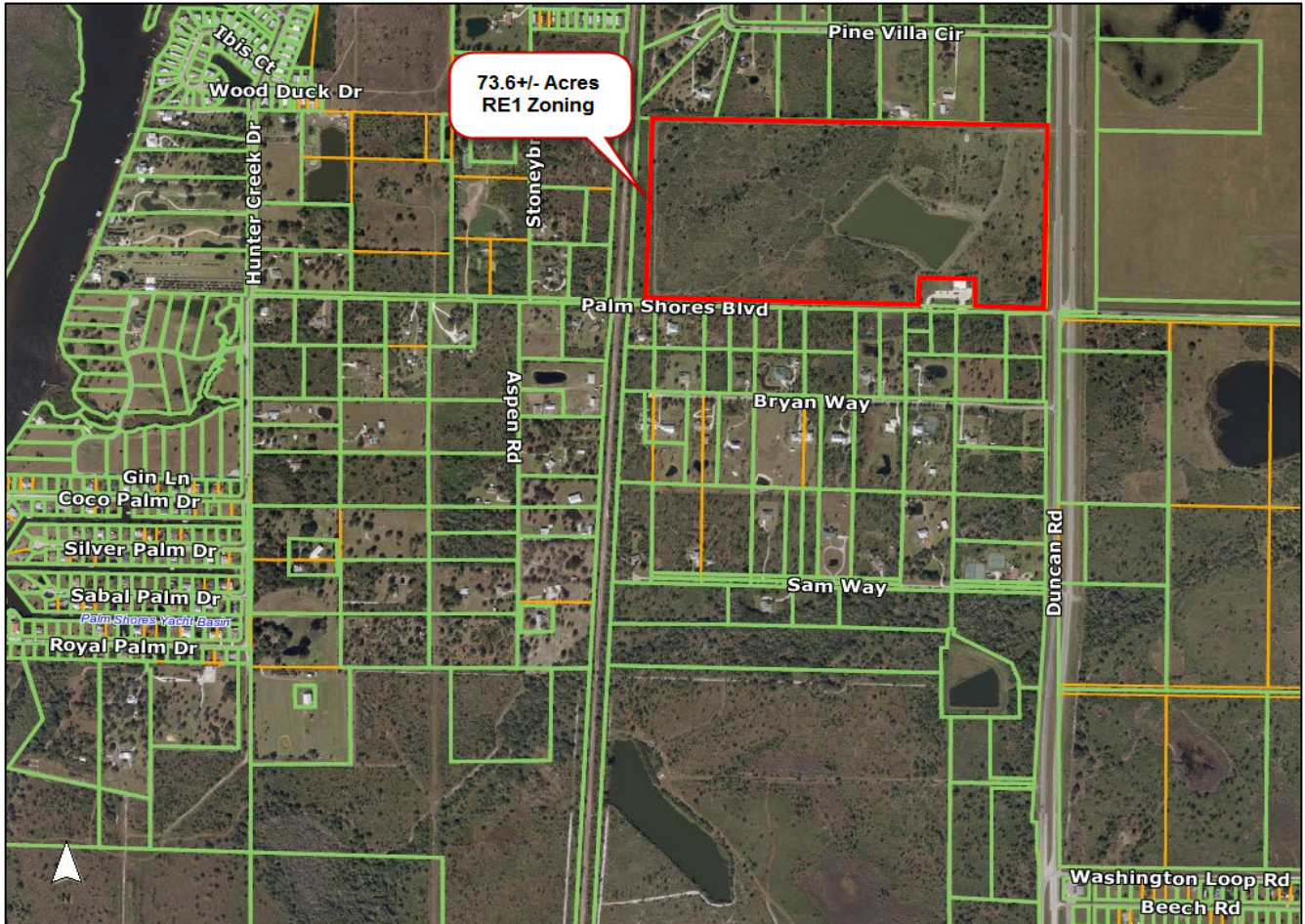


FOR SALE

73.6+/- ACRES RESIDENTIAL LAND
1401 DUNCAN ROAD (US 17), PUNTA GORDA



- Residential development parcel containing 73.6+/- Acres.
- Large lake on site.
- Zoned RE1, Residential Estates, allowing one (1) residential unit per acre.
- Low Density Residential future land use designation.
- Urban Service Area location.
- Adjacent to a Charlotte County Fire Station.
- Corner of US 17 and Palm Shores Boulevard.
- **PRICE: \$662,400 (\$9,000 per acre)**

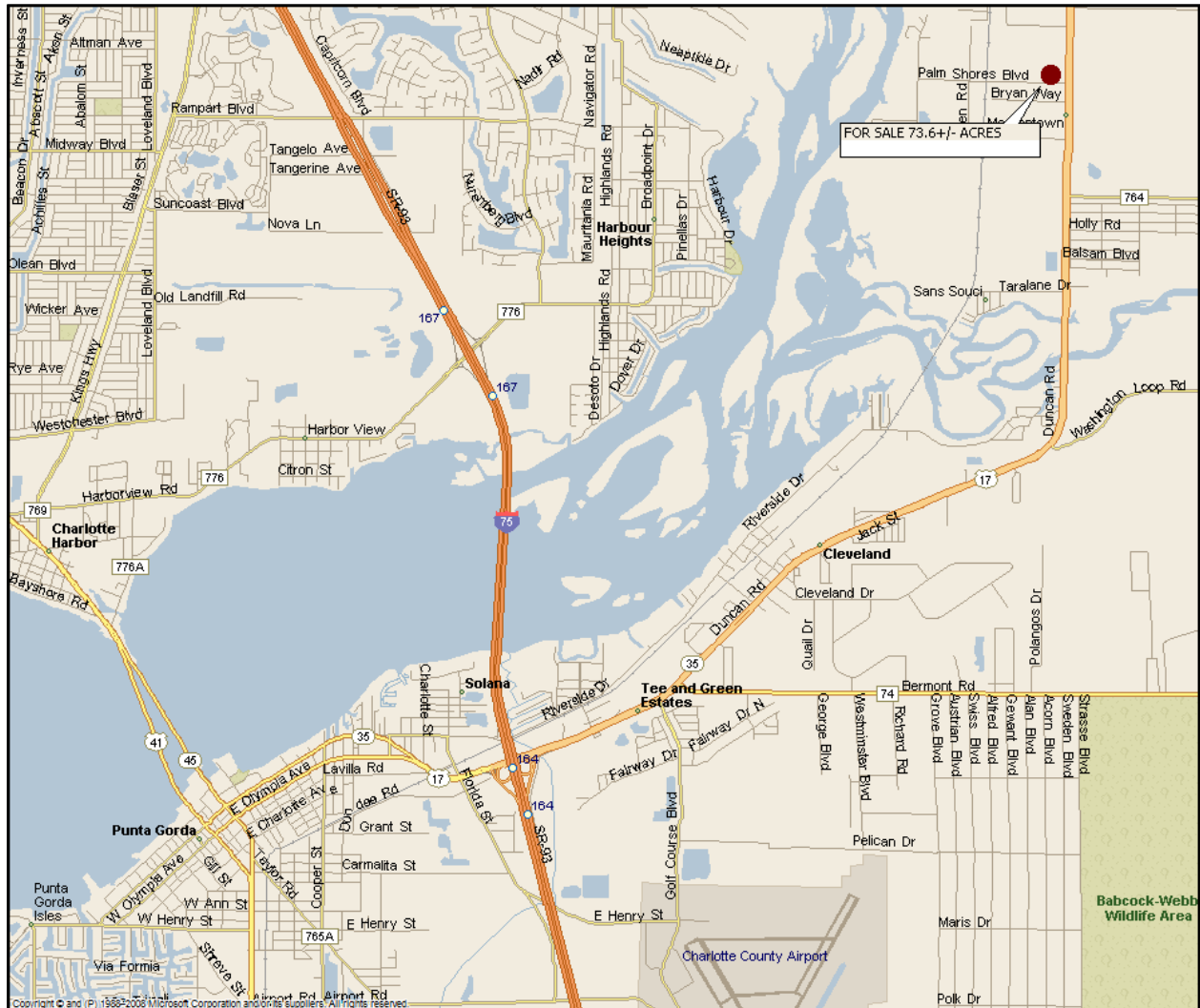
Riverside
Realty Services, LLC

Steven D. Gant, CCIM, MAI
Cell Phone: (941) 628 – 2625
Email: steve@riverside-services.com

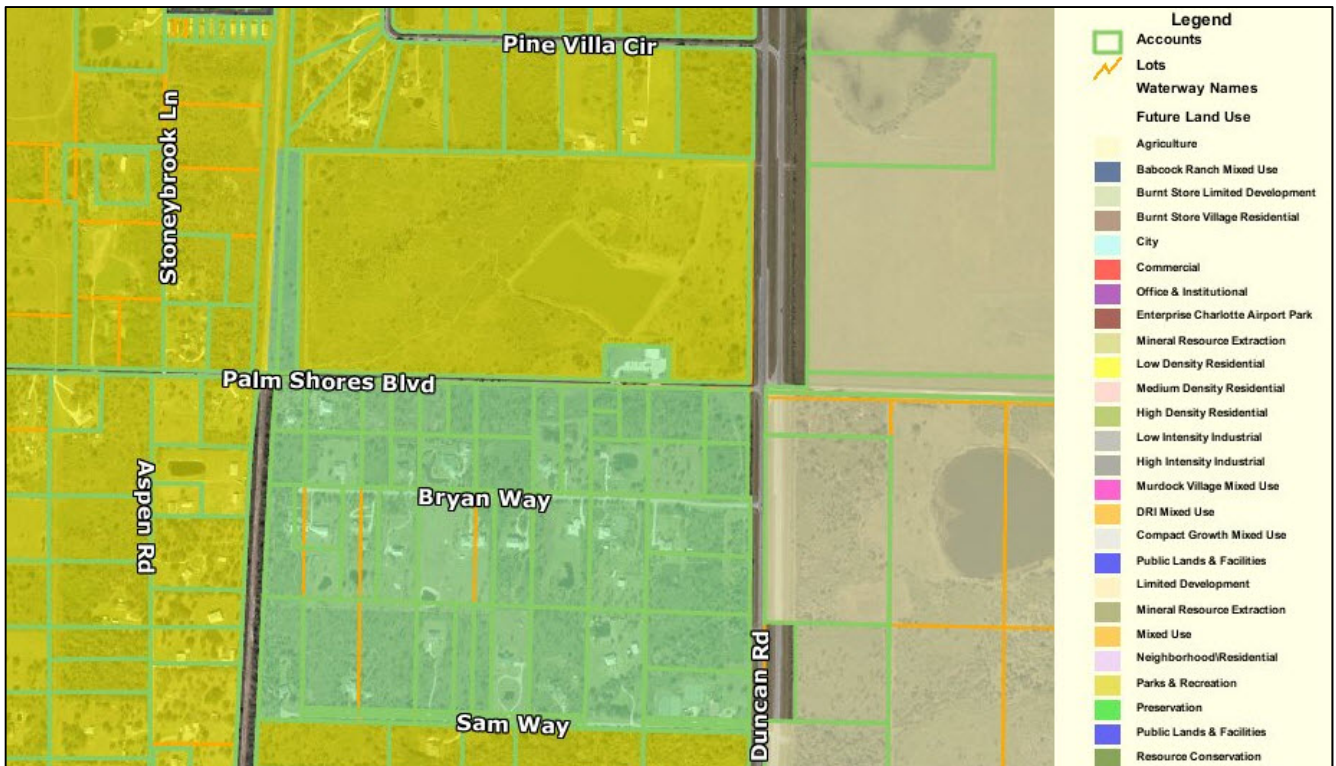
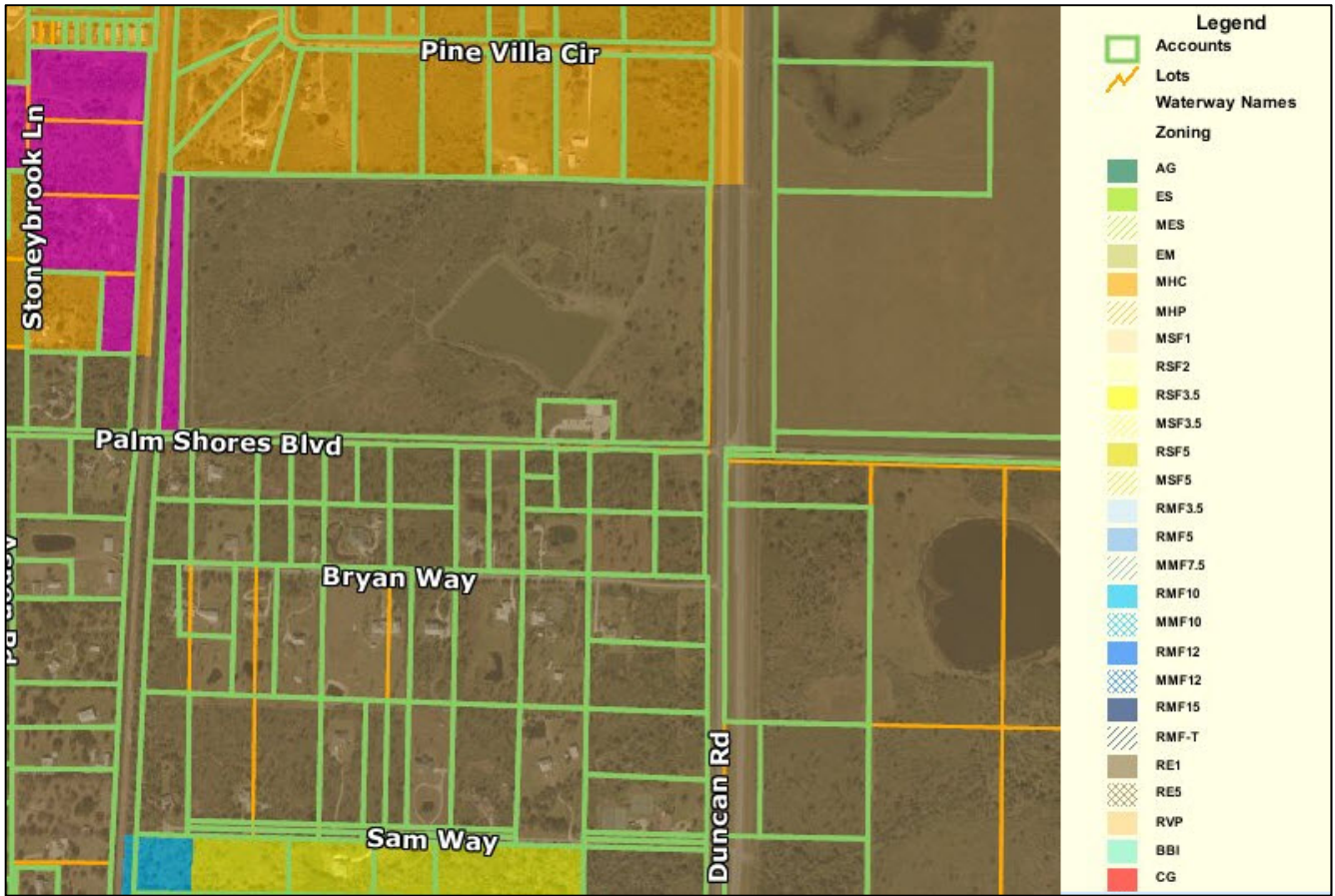
Andy Richardson, MAI
Cell Phone: (941) 628 – 0191
Email: andy@riverside-services.com

12653 S.W. County Road 769, Suite A
Lake Suzy, Florida 34269
(941) 613 – 6616 Fax (941) 613 – 6619
www.riversiderealtyservices.com

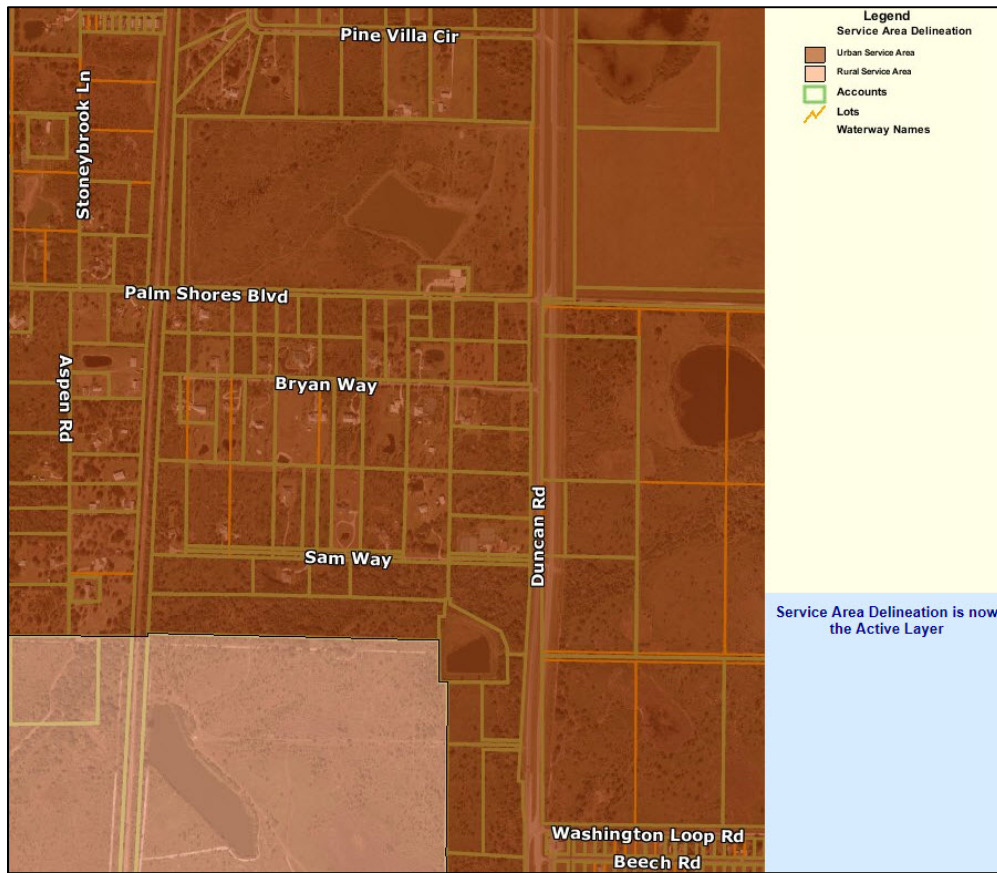
LOCATION MAP



Zoning & Future Land Use Maps



Urban Service Area Map



Scrub Jay Map



ZONING

Sec. 3-9-32. - Residential estate (RE).

- (a) *Intent.* The purpose and intent of this district is to allow low-density, large-lot residential and related uses.
- (b) *Permitted uses and structures (P):* The following uses and structures are permitted in this district:
 - (1) Assisted living facility or day care center, adult, six (6) or less. (See section 3-9-62, assisted living facility.)
 - (2) Community garden.
 - (3) Emergency services.
 - (4) Manufactured home (DCA), minimum requirement is one hundred fifty (150) miles per hour exposure C.
 - (5) Minor home occupation. (See section 3-9-74, home occupations)
 - (6) Model home. (See section 3-9-78, model homes.)
 - (7) Noncommercial boat docks.
 - (8) Park, public or not-for-profit.
 - (9) Single-family detached, which may have a guest suite that is structurally attached, with or without cooking facilities.
 - (10) Telecommunications facility, fifty (50) feet or less in height. (See section 3-9-68, communication towers.)

- (c) *Permitted accessory uses and structures:* Uses and structures which are customarily accessory and clearly incidental to permitted and conditional uses and structures are permitted in this district, including, but not limited to:
- (1) Boat lifts, boat ramps, and noncommercial boat docks.
 - (2) Carports, garages, and storage structures.
 - a. Detached accessory structures greater than two hundred fifty (250) square feet in area shall be compatible in appearance with the primary residence, at a minimum, materials and color shall be compatible with the primary residence.
 - b. The total footprint of all detached accessory structures shall not exceed ten (10) percent of the parcel size or one thousand (1,000) square feet, whichever is greater.
 - c. Detached accessory structures in RE-1 shall be located behind the leading edge of the living area of the residence except carports and garages, but must maintain required setbacks.
 - d. Construction trailers and cargo containers are prohibited.
 - (3) Fences or walls which may be permitted prior to the principal uses and structures.
 - (4) Greenhouses and other horticultural uses, provided no retail sales are made on the premises.
 - (5) Guest suite, detached, consisting of living and sanitary facilities only. Cooking facilities shall not be permitted in a guest suite. It must meet all applicable development standards set forth in the zoning district.
 - (6) Keeping of pets, excluding animal breeding, boarding, and training.
 - (7) Swimming pools, tennis court or other similar noncommercial recreational uses and structures.
- (d) *Conditional uses and structures (C):* (For rules and regulations for any use designated as a conditional use or structure, see section 3-9-69, conditional uses and structures.)
- (1) 4H, FFA, and similar uses and activities.
 - (2) Bed and breakfast, one (1) or two (2) bedrooms.
 - (3) Clubhouse.
 - (4) Cluster housing. (See section 3-9-67, cluster housing.)
 - (5) Domestic animal breeding, boarding, and training.
 - (6) Guest home.
 - (7) Horse stable.
- (e) *Prohibited uses and structures:* Any use or structure not expressly or by reasonable implication permitted herein or permitted by special exception shall be unlawful in this district, including manufactured homes.
- (f) *Special exceptions (S):* (For procedure see section 3-9-6.2, special exceptions.)
- (1) All conditional uses and structures that cannot meet all conditions set forth in this Code.
 - (2) Animal sanctuary, zoo.
 - (3) Assisted living facility or day care center, adult, seven (7) or more. (See section 3-9-62, assisted living facility.)
 - (4) Bed and breakfast, three (3) or more bedrooms.
 - (5) Cemetery, mausoleum.
 - (6) Day care center, child.
 - (7) Elementary, middle, or high school.
 - (8) Essential services. (See section 3-9-71, essential services.)
 - (9) Fish and wildlife management area, nature preserve.

- (10) Government uses and facilities.
- (11) Livestock breeding, boarding, training, and grazing.
- (12) Major home occupation. (See section 3-9-74, home occupations.)
- (13) Place of worship. (See section 3-9-82, places of worship.)
- (14) Plant nursery.
- (15) Private clubs.
- (16) Private landing field.
- (17) Telecommunications facility, greater than fifty (50) feet in height. (See section 3-9-68, communication towers.)
- (18) University or college.
- (19) Yacht clubs, country clubs, and other recreational amenities, including but not limited to tennis courts, basketball courts, and golf courses located on a separate parcel.
- (20) Such other uses as determined by the zoning official or his/her designee to be:
 - a. Appropriate by reasonable implication and intent of the district.
 - b. Similar to another use either explicitly permitted in that district or allowed by special exception.
 - c. Not specifically prohibited in that district.

The board of zoning appeals shall review a favorable determination of the zoning official under this provision at the time the special exception application is presented to it. An unfavorable determination of the zoning official or his/her designee shall be appealable pursuant to section 3-9-6, board of zoning appeals.

(g) *Development standards:*

	RE-1	RE-5
Lot (min.)		
Area (acres)	1	5
Width (ft.)	125	250
Setbacks (min. ft.)		
Front	40	40
Side	20	20
Rear	15	15
Rear (accessory buildings)	10	10

Abutting water	20	20
Bulk (max.)		
Lot coverage of all buildings	20%	20%
Height (ft.)	38	38
Density (units/acres)	1 per acre	1 per 5 acres

Where properties lie anywhere on a barrier island or within one thousand two hundred (1,200) feet of the water of Charlotte Harbor, the Gulf of Mexico, Lemon Bay, Gasparilla Sound, Placida Harbor, Red Fish Cove, the Myakka River, the Peace River, or Coral Creek, structures must also be constructed in accordance with section 3-9-88, waterfront property.

(h) *Signs.* Signs shall be in accordance with section 3-9-85.

(i) *Off-street parking.* Off-street parking shall be in accordance with section 3-9-79.

(Ord. No. 2014-052, § 1(Exh. A), 11-25-14)