

**CHARLOTTE COUNTY PLANNING AND ZONING BOARD
REGULAR MEETING
Administration Center, 18500 Murdock Circle, Room 119, Port Charlotte, Florida**

Board Members

Michael Gravesen, Chair
Paul Bigness, Vice-Chair
Stephen Vieira, Secretary
Don McCormick
Kenneth Chandler



District

District V
District III
District I
District II
District IV

**AGENDA
REGULAR MEETING**

April 13, 2020 at 1:30 P.M.

Call to Order

Roll Call

[Approval of Minutes – March 09, 2020 Regular Meeting](#)

Announcements

NOTE: For each petition on the Agenda, there will be a twenty (20) minute time limit for applicant's presentations, a five (5) minute time limit for each citizen's presentation, and a five (5) minute time limit for applicant's response.

Charlotte County Board of County Commissioners does not discriminate on the basis of disability. FM Sound Enhancement Units for the Hearing Impaired are available at the Front Security Desk, Building A of the Murdock Administration Complex. Anyone needing other reasonable accommodation or auxiliary aids and services please contact our office at 941.743.1381, TDD/TTY 941.743.1234, or by email to David.Lyles@CharlotteCountyFL.gov.

PETITIONS

FP-20-02-09

Quasi-judicial

Commission District I



Pulte Home Company, LLC has requested Preliminary and Final Plat approval for a remedial Minor Subdivision to be named, Babcock Ranch Community Edgewater Phase 2, replatting three lots and one tract. The site is 2.40 acres, more or less, and is located south of Bermont Road, north of the border with Lee County, east of Babcock Ranch Road, and west of the border with Glades County, in Section 32, Township 42S, Range 26E, in Commission District I.

Recommendation:

Community Development Department: Approval

Z-19-11-38

Quasi-Judicial

Commission District IV



An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Planned Development (PD) to Planned Development (PD). This is a major modification of an existing PD to revise the concept plan and conditions of approval, for property bound by Franklin Avenue to the north, O'Donnell Boulevard and the Flamingo Waterway to the east, El Jobean Road (SR 776) to the south, and Crestview Waterway to the west, in the Port Charlotte area, containing 434.68± acres; Commission District IV; Petition No. Z-19-11-38; Applicant: West Port, LLC; providing an effective date.

Recommendation:

Community Development Department: Approval with Conditions

PA-20-01-06

Legislative

Commission District II



An Ordinance pursuant to Section 163.3187(1)(C), Florida Statutes, adopt a Small-Scale Plan Amendment to change Charlotte County Future Land Use Map Series Map #1: 2030 Future Land Use, from Low Density Residential (LDR) to Commercial (COM); for property located at 3301 Taylor Road, in the Punta Gorda area, containing 2.52± acres; Commission District II; Petition No. PA-20-01-06; applicant: 321 Dynasty LLC; providing an effective date.

Recommendation:

Community Development Department: Approval

Z-20-01-07

Quasi-Judicial

Commission District II



An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Residential Single-family-5 (RSF-5) to Commercial General (CG); for property located at 3301 Taylor Road, in the Punta Gorda area, containing 2.52± acres; Commission District II; Petition No. Z-20-01-07; applicant: 321 Dynasty LLC; providing an effective date.

Recommendation:

Community Development Department: Approval

NOPC-19-04-07

Quasi-Judicial

Commission District I



A Resolution pursuant to Section 380.06(7), Florida Statutes (F.S.) and Section 3-9-10.1, Development of Regional Impact (DRI) Development Order (DO) Amendment Process and Procedure under Chapter 3-9, Zoning, the County's land Development Regulation, amending the Increment 1 Development Order (IDO) for the Babcock Ranch Community Development of Regional Impact (DRI) to: 1) revise language and statutory references throughout the IDO to bring language into conformance with Section 380.06, F.S. and Section 3-9-10.1 of the County Code; 2) revise development rights by increasing residential dwelling units from 2,000 to 5,000 units; adding 600 hotel rooms; increasing retail from 50,000 to 870,000 square feet; increasing office from 140,000 to 350,000 square feet; adding related facilities for the 18 hole golf course as accessory uses; and clarifying supporting community facilities are generally civic in nature; 3) increase the minimum amount of non-residential development from 10,000 to 50,000 square feet; 4) amend the Transportation Section to be consistent with the revised traffic study; 5) revise Conditions A.(5) and A.(6) within the Vegetation Wildlife, and Wetlands Section to reflect 2016 biennial report; 6) update Condition A.(2) within the Education Section to clarify the agreement and reflect the updated Interlocal Agreement for Coordinated Planning and School Concurrency; 7) revise Condition A.(2) within the Police and Fire Section to reflect the current condition; 8) revise Conditions (2), (3), and (6) within the Open Space and Parks Section to clarify that The Developer, ISD or POA shall develop and operate the parks; 9) update the General Provisions Section to add the Developer's obligations and the IDO recording requirement to be consistent with the current law; 10) update Exhibit B-2: Babcock Ranch Community Map H-1 Increment 1 South Master Development Plan; 11) revise Exhibit C: Babcock Ranch Community Increment 1 Equivalency Matrix; 12) revise Exhibit D: Updated Summary of Land Dedication & Facilities Construction Required for Increment 1; 13) update Exhibit D-1: Specifications for one (1) Freightliner M2 AEV Type I Ambulance; 14) revise Exhibit E: Babcock Ranch Community Increment 1 Parameters; 15) update Exhibit H1: Increment 1 South Area Primary Greenway Map and Trails Plan; 16) update Exhibit J: Increment 1, Future (2026) Traffic Conditions with Project Directional Peak Hour Peak Season and Exhibit K: Increment 1, Future (2026) Traffic Conditions with Project Proportionate Share Calculation to reflect the revised traffic study; and 17) reflect the extension of the expiration date and buildout date of this Development Order per Governor's Executive Orders; for property located east of S.R. 31, south of C.R. 74 (Bermont Road), west of the Glades County line, and north of the Lee County line, containing 5,095± acres, in the East County area; Commission District I, Petition No. NOPC-19-04-07; applicant: Babcock Property Holdings, L.L.C.; providing an effective date.

Recommendation:

Community Development Department: Approval

ADJOURNMENT