



MEMORANDUM

DATE: August 29, 2014

TO: Honorable Board of County Commissioners
Planning and Zoning Board

FROM: Ty Harris, Community Development Department Director
Shaun Cullinan, Charlotte County Planning and Zoning Official

RE: Revisions to the Babcock Land Development Regulations (LDRs)

History

On April 4, 2006, the Charlotte County Board of County Commissioners (Board) approved the Babcock Ranch Development of Regional Impact (DRI). The Babcock Ranch DRI consists of approximately 13,630 acres, and is located in the southeastern portion of the County, immediately north of the Lee County border. Babcock Ranch DRI envisions a sustainable community based on a hierarchy of compact interconnected and environmentally sensitive development types in which the residential neighborhood would be the basic development unit. The Master Development Order has been revised a number of times to better guide future development within this DRI.

The Babcock Land Development Regulations were originally approved by the Board through Ordinance No. 2006-058 on June 20, 2006 in order to implement the vision set forth in the County's Comprehensive Plan.

Task

Because of the size of this development, being a DRI, the County and Developer are looking for maximum flexibility, but need to have predictable results. As such, per Babcock's request, County staff has been working with the Babcock team to revise the existing Babcock Land Development Regulations to achieve:

- Flexibility;

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- Graphic representations which match the vision established in the Comprehensive Plan. A Pattern Book has been created to demonstrate different development patterns and development guidelines and standards for villages, hamlets, town centers and four types of greenways; and
- Streamlining the development approval process.

Recommendation

Staff is recommending the Board approve Section 3-9-51, Babcock Overlay Zoning District (BOZD) and Section 3-9-51.1, Babcock Community Pattern Book.

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