

MEMORANDUM

Date: 7-20-20

To: Charlotte County Board of County Commissioners,
Planning and Zoning Board

From: Maryann Franks, Zoning Coordinator
Community Development/Zoning
(Statement of Qualifications attached)

Subject: PP-20-05-12, Preliminary Plat – Kingsgate Phase 8
Applicant: Neal Communities of SW Florida, LLC

Neal Communities of SW Florida, LLC, has requested Preliminary Plat approval for a subdivision to be named, Kingsgate Phase 8. The site is 18.65 acres, more or less, and located one mile west of I-75, north of Rampart Blvd. and east of Kings Hwy., within the Victoria Estate Development of Regional Impact (DRI), in Section 07, Township 40, Range 23.

The site is located within the boundaries of the Urban Service Area. The Future Land Use Map designation is DRI Mixed Use. The Zoning District is Planned Development (PD). The project lies in Flood Zones X and in Storm Surge Evacuation Zones D.

This phase of Kingsgate will plat 188 residential lots on 18.65 acres. If approved, the applicant will have two years to complete (or bond) the plat infrastructure.

All the pertinent departments have reviewed, resulting in a total of five conditions.

RECOMMENDATION

Community Development recommends approval of Petition #PP-20-05-12 with the following one (1) conditions:

1. Prior to Final Plat approval, the applicant shall obtain a School Concurrency Availability Determination Letter (SCADL) from the Charlotte County School District indicating that sufficient capacity exists, or has been accounted for, through a binding and enforceable agreement, at elementary, middle, and high school levels.

Franks, Maryann

From: Olivo, Jerry <jerry.olivo@yourcharlotteschools.net>
Sent: Tuesday, June 23, 2020 9:44 AM
To: Franks, Maryann
Cc: Conte, Tony
Subject: Re: Preliminary Plat for Kingsgate Phase 8 PP-20-05-12

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Hi Maryann: Charlotte County Public Schools (CCPS) appreciates the opportunity for input. At this time, we take no objection nor have any comments specific to school concurrency for the Waldrop Engineering, P.A.(PP-20-05-12) Preliminary Plat for the 188-lot single family residential subdivision to be named, Kings Gate Phase 8. At the appropriate time, the applicant must obtain a School Concurrency Availability Determination Letter (SCADL) from CCPS indicating that sufficient capacity exists, or has been accounted for through a binding and enforceable agreement, at elementary, middle, and high school levels prior to submitting the Final Plat application as outlined in the currently approved Inter-Local Agreement.

Furthermore the applicant is reminded that Charlotte County Public Schools does not traverse into gated communities. Currently the closest bus stop is at Kings Highway and West Gate Blvd.

Jerry Olivo/District Support Services
Student Success Begins and Ends With Us

From: Franks, Maryann <Maryann.Franks@charlottecountyfl.gov>
Sent: Thursday, June 11, 2020 3:50 PM
To: Prince, Tara <Tara.Prince@charlottecountyfl.gov>; Parkman, Matthew V. <Matthew.Parkman@charlottecountyfl.gov>; Kamarajugadda, Ravi Shankar <Ravi.Kamarajugadda@charlottecountyfl.gov>; Pederzolli, Gary <Gary.Pederzolli@charlottecountyfl.gov>; Beauchamp, Leslie L <Leslie.Beauchamp@flhealth.gov>; Olivo, Jerry <jerry.olivo@yourcharlotteschools.net>; Conte, Tony <tony.conte@yourcharlotteschools.net>; Pieper, Ryan <Ryan.Pieper@charlottecountyfl.gov>; Kaley, Stefan <Stefan.Kaley@charlottecountyfl.gov>; Conrado, Maria <Maria.Conrado@charlottecountyfl.gov>; Vernon, Joanne <Joanne.Vernon@charlottecountyfl.gov>; Ford, Steven <Steven.Ford@charlottecountyfl.gov>; Benjamin, Roy <Roy.Benjamin@charlottecountyfl.gov>; Aiuto, Phil <Phil.Aiuto@charlottecountyfl.gov>; Powell, Rob <Rob.Powell@charlottecountyfl.gov>; Ouimet, Jason <Jason.Ouimet@charlottecountyfl.gov>; Greene, Karly <Karly.Greene@charlottecountyfl.gov>; Horton, Maggie <Maggie.Horton@charlottecountyfl.gov>; Vance, David <David.Vance@charlottecountyfl.gov>; Silver, Jordan <Jordan.Silver@charlottecountyfl.gov>; Stefan, Patricia <Patricia.Stefan@charlottecountyfl.gov>; Mortimer, Travis <Travis.Mortimer@charlottecountyfl.gov>; Weaver, Sandra <Sandra.Weaver@charlottecountyfl.gov>; Hunter, Judy <Judy.Hunter@charlottecountyfl.gov>; Danielson, Kelly <Kelly.Danielson@charlottecountyfl.gov>; Quillen, Ken <Ken.Quillen@charlottecountyfl.gov>; Anspach, Dawn

<Dawn.Anspach@charlottecountyfl.gov>; Benak, Karen <Karen.Benak@charlottecountyfl.gov>

Subject: Preliminary Plat for Kingsgate Phase 8 PP-20-05-12

CAUTION: This email originated from outside of the school district. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon,

I have attached all documents for your review for the Preliminary Plat for Kingsgate Phase 8 (PP-20-02-12).

Thank you.

Maryann Franks | Zoning Coordinator
Charlotte County Community Development
18400 Murdock Circle | Port Charlotte, FL. 33948
941.743.1208
Maryann.Franks@charlottecountyfl.gov
Delivering Exceptional Service



Franks, Maryann

From: Danielson, Kelly
Sent: Tuesday, June 16, 2020 12:36 PM
To: Franks, Maryann
Subject: FW: Preliminary Plat for Kingsgate Phase 8 PP-20-05-12
Attachments: PP-20-05-12_staff review memo.pdf; 3. Preliminary Plat Application.pdf; 4a. Affidavit & Authorization - Neal Communities.pdf; 4b. Evidence of Authority (Neal Communities of SWFL).pdf; 5a. Affidavit & Authorization - Kings Gate Homes.pdf; 5b. Evidence of Authority (Kings Gate Homes).pdf; 6. Kings Gate Phase 8 Plat.pdf; 7. Kings Gate Phase 8 Boundary Survey.pdf; 8. Certificate of Title - updated 2 (052920).pdf; 9. Proof of Paid Property Taxes.pdf; 10. Environmental Report.pdf; 11. PD Concept Plan Approval (DRC-PD-96-03).pdf; 12. Zoning Ordinance No. 96-42.pdf; 13. Development Agreement - ORB 3270, Page 363.pdf

Maryann,

CCU approvals

Kelly Danielson, Engineering Coordinator

The Utilities - Engineering Dept
25550 Harbor View Rd, #1
Port Charlotte, FL 33980
Phone: 941.764.4300 Opt 3

From: Franks, Maryann
Sent: Thursday, June 11, 2020 3:50 PM
To: Prince, Tara <Tara.Prince@charlottecountyfl.gov>; Parkman, Matthew V. <Matthew.Parkman@charlottecountyfl.gov>; Kamarajugadda, Ravi Shankar <Ravi.Kamarajugadda@charlottecountyfl.gov>; Pederzolli, Gary <Gary.Pederzolli@charlottecountyfl.gov>; Beauchamp, Leslie L <Leslie.Beauchamp@flhealth.gov>; jerry olivo <jerry.olivo@yourcharlotteschools.net>; Conte, Tony <tony.conte@yourcharlotteschools.net>; Pieper, Ryan <Ryan.Pieper@charlottecountyfl.gov>; Kalev, Stefan <Stefan.Kalev@charlottecountyfl.gov>; Conrado, Maria <Maria.Conrado@charlottecountyfl.gov>; Vernon, Joanne <Joanne.Vernon@charlottecountyfl.gov>; Ford, Steven <Steven.Ford@charlottecountyfl.gov>; Benjamin, Roy <Roy.Benjamin@charlottecountyfl.gov>; Aiuto, Phil <Phil.Aiuto@charlottecountyfl.gov>; Powell, Rob <Rob.Powell@charlottecountyfl.gov>; Ouimet, Jason <Jason.Ouimet@charlottecountyfl.gov>; Greene, Karly <Karly.Greene@charlottecountyfl.gov>; Horton, Maggie <Maggie.Horton@charlottecountyfl.gov>; Vance, David <David.Vance@charlottecountyfl.gov>; Silver, Jordan <Jordan.Silver@charlottecountyfl.gov>; Stefan, Patricia <Patricia.Stefan@charlottecountyfl.gov>; Mortimer, Travis <Travis.Mortimer@charlottecountyfl.gov>; Weaver, Sandra <Sandra.Weaver@charlottecountyfl.gov>; Hunter, Judy <Judy.Hunter@charlottecountyfl.gov>; Danielson, Kelly <Kelly.Danielson@charlottecountyfl.gov>; Quillen, Ken <Ken.Quillen@charlottecountyfl.gov>; Anspach, Dawn <Dawn.Anspach@charlottecountyfl.gov>; Benak, Karen <Karen.Benak@charlottecountyfl.gov>
Subject: Preliminary Plat for Kingsgate Phase 8 PP-20-05-12

Good Afternoon,

I have attached all documents for your review for the Preliminary Plat for Kingsgate Phase 8 (PP-20-02-12).
Thank you.


Maryann Franks | Zoning Coordinator

Charlotte County Community Development
18400 Murdock Circle | Port Charlotte, FL. 33948
941.743.1208
Maryann.Franks@charlottecountyfl.gov
Delivering Exceptional Service





MEMORANDUM

Date: June 22, 2020
To: Maryann Franks, Zoning Coordinator
From: Ken Quillen, AICP, Senior Planner 
Subject: Review of proposed Preliminary Plat: PP-20-05-12

The Planning and Zoning Division has the following comments regarding the proposed Preliminary Plat within the Kings Gate development named **Kings Gate Phase 8** subdivision, more specifically located in Sections 07, Township 40 South, Range 23 East.

Project Summary: This Preliminary Plat proposes the creation of 188 Lots for single-family residential development, consisting of 18.65-acres. This proposed development is based on a Planned Development (PD) zoning district and Resolution Number 2009-238, which allows the mixed use of mobile homes, conventional homes and attached townhomes.

FLUM: Subject property lies within the Urban Service Area and has a Future Land Use Map (FLUM) designation of **DRI Mixed Use**. The proposed subdivision complies with this designation.

Zoning: Subject property has an existing zoning classification of **Planned Development (PD)** zoning district. The minimum lot size requirement is determined through the Site Plan Review process in this PD zoning district.

Flood Zone: This property is located within flood zone "X", which are areas determined to be outside the 0.2 percent (500-year flood) annual chance floodplain. This property is also located in Zone "D" of the Storm Surge Evacuation Zones.

Finding: Staff finds that the proposed preliminary plat does comply with Charlotte County's future land use designation, zoning classifications, and minimum lot size requirements and therefore has no objections to the proposed preliminary plat and recommends approval.

cc: Zoning File, PP-20-05-12

Franks, Maryann

From: Pederzolli, Gary
Sent: Friday, July 10, 2020 2:55 PM
To: Franks, Maryann
Subject: RE: Preliminary Plat for Kingsgate Phase 8 PP-20-05-12

Maryann,

Steve would interoffice mail an AutoCAD Drawing. I'm working from home at the present time. It would be better if you could copy it to a file that I can get to. If you sent the DVD to my office I can have someone in the office copy it for me.

Gary Pederzolli
GIS Specialist
Charlotte County BOCC
18500 Murdock Circle, #229
Port Charlotte, FL 33948
Phone: 941-764-5512
Fax: 941-743-1957
Gary.Pederzolli@charlottecountyfl.gov

From: Franks, Maryann <Maryann.Franks@charlottecountyfl.gov>
Sent: Thursday, June 11, 2020 3:50 PM
To: Prince, Tara <Tara.Prince@charlottecountyfl.gov>; Parkman, Matthew V. <Matthew.Parkman@charlottecountyfl.gov>; Kamarajugadda, Ravi Shankar <Ravi.Kamarajugadda@charlottecountyfl.gov>; Pederzolli, Gary <Gary.Pederzolli@charlottecountyfl.gov>; Beauchamp, Leslie L <Leslie.Beauchamp@flhealth.gov>; jerry olivo <jerry.olivo@yourcharlotteschools.net>; Conte, Tony <tony.conte@yourcharlotteschools.net>; Pieper, Ryan <Ryan.Pieper@charlottecountyfl.gov>; Kalev, Stefan <Stefan.Kalev@charlottecountyfl.gov>; Conrado, Maria <Maria.Conrado@charlottecountyfl.gov>; Vernon, Joanne <Joanne.Vernon@charlottecountyfl.gov>; Ford, Steven <Steven.Ford@charlottecountyfl.gov>; Benjamin, Roy <Roy.Benjamin@charlottecountyfl.gov>; Aiuto, Phil <Phil.Aiuto@charlottecountyfl.gov>; Powell, Rob <Rob.Powell@charlottecountyfl.gov>; Ouimet, Jason <Jason.Ouimet@charlottecountyfl.gov>; Greene, Karly <Karly.Greene@charlottecountyfl.gov>; Horton, Maggie <Maggie.Horton@charlottecountyfl.gov>; Vance, David <David.Vance@charlottecountyfl.gov>; Silver, Jordan <Jordan.Silver@charlottecountyfl.gov>; Stefan, Patricia <Patricia.Stefan@charlottecountyfl.gov>; Mortimer, Travis <Travis.Mortimer@charlottecountyfl.gov>; Weaver, Sandra <Sandra.Weaver@charlottecountyfl.gov>; Hunter, Judy <Judy.Hunter@charlottecountyfl.gov>; Danielson, Kelly <Kelly.Danielson@charlottecountyfl.gov>; Quillen, Ken <Ken.Quillen@charlottecountyfl.gov>; Anspach, Dawn <Dawn.Anspach@charlottecountyfl.gov>; Benak, Karen <Karen.Benak@charlottecountyfl.gov>
Subject: Preliminary Plat for Kingsgate Phase 8 PP-20-05-12

Good Afternoon,

I have attached all documents for your review for the Preliminary Plat for Kingsgate Phase 8 (PP-20-02-12).

Thank you.

Maryann Franks | Zoning Coordinator
Charlotte County Community Development
18400 Murdock Circle | Port Charlotte, FL. 33948

Franks, Maryann

From: Ford, Steven
Sent: Monday, July 20, 2020 3:59 PM
To: Franks, Maryann
Subject: King's Gate- Phase 8 Plat

The abovementioned plat seems to be a really good submittal. I have no comments on it.
Thanks,

Steven L. Ford

County Surveyor
Charlotte County Public Works
410 Taylor St., Suite 104
Punta Gorda, FL 33950
Phone: 941-575-3616
FAX: 941-637-9265
Email: steven.ford@charlottecountyfl.gov



CHARLOTTE COUNTY
FLORIDA

Franks, Maryann

From: Silver, Jordan
Sent: Friday, June 12, 2020 2:02 PM
To: Franks, Maryann
Subject: RE: Preliminary Plat for Kingsgate Phase 8 PP-20-05-12

Good afternoon,

I have no comment on this application.

Thank-you!

Jordan Silver
Design Technician
Charlotte County
Community Development

From: Franks, Maryann
Sent: Thursday, June 11, 2020 3:50 PM
To: Prince, Tara <Tara.Prince@charlottecountyfl.gov>; Parkman, Matthew V. <Matthew.Parkman@charlottecountyfl.gov>; Kamarajugadda, Ravi Shankar <Ravi.Kamarajugadda@charlottecountyfl.gov>; Pederzolli, Gary <Gary.Pederzolli@charlottecountyfl.gov>; Beauchamp, Leslie L <Leslie.Beauchamp@flhealth.gov>; jerry olivo <jerry.olivo@yourcharlotteschools.net>; Conte, Tony <tony.conte@yourcharlotteschools.net>; Pieper, Ryan <Ryan.Pieper@charlottecountyfl.gov>; Kalev, Stefan <Stefan.Kalev@charlottecountyfl.gov>; Conrado, Maria <Maria.Conrado@charlottecountyfl.gov>; Vernon, Joanne <Joanne.Vernon@charlottecountyfl.gov>; Ford, Steven <Steven.Ford@charlottecountyfl.gov>; Benjamin, Roy <Roy.Benjamin@charlottecountyfl.gov>; Aiuto, Phil <Phil.Aiuto@charlottecountyfl.gov>; Powell, Rob <Rob.Powell@charlottecountyfl.gov>; Ouimet, Jason <Jason.Ouimet@charlottecountyfl.gov>; Greene, Karly <Karly.Greene@charlottecountyfl.gov>; Horton, Maggie <Maggie.Horton@charlottecountyfl.gov>; Vance, David <David.Vance@charlottecountyfl.gov>; Silver, Jordan <Jordan.Silver@charlottecountyfl.gov>; Stefan, Patricia <Patricia.Stefan@charlottecountyfl.gov>; Mortimer, Travis <Travis.Mortimer@charlottecountyfl.gov>; Weaver, Sandra <Sandra.Weaver@charlottecountyfl.gov>; Hunter, Judy <Judy.Hunter@charlottecountyfl.gov>; Danielson, Kelly <Kelly.Danielson@charlottecountyfl.gov>; Quillen, Ken <Ken.Quillen@charlottecountyfl.gov>; Anspach, Dawn <Dawn.Anspach@charlottecountyfl.gov>; Benak, Karen <Karen.Benak@charlottecountyfl.gov>
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18400 Murdock Circle | Port Charlotte, FL. 33948
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Maryann.Franks@charlottecountyfl.gov
Delivering Exceptional Service



Qualifications of Maryann Franks

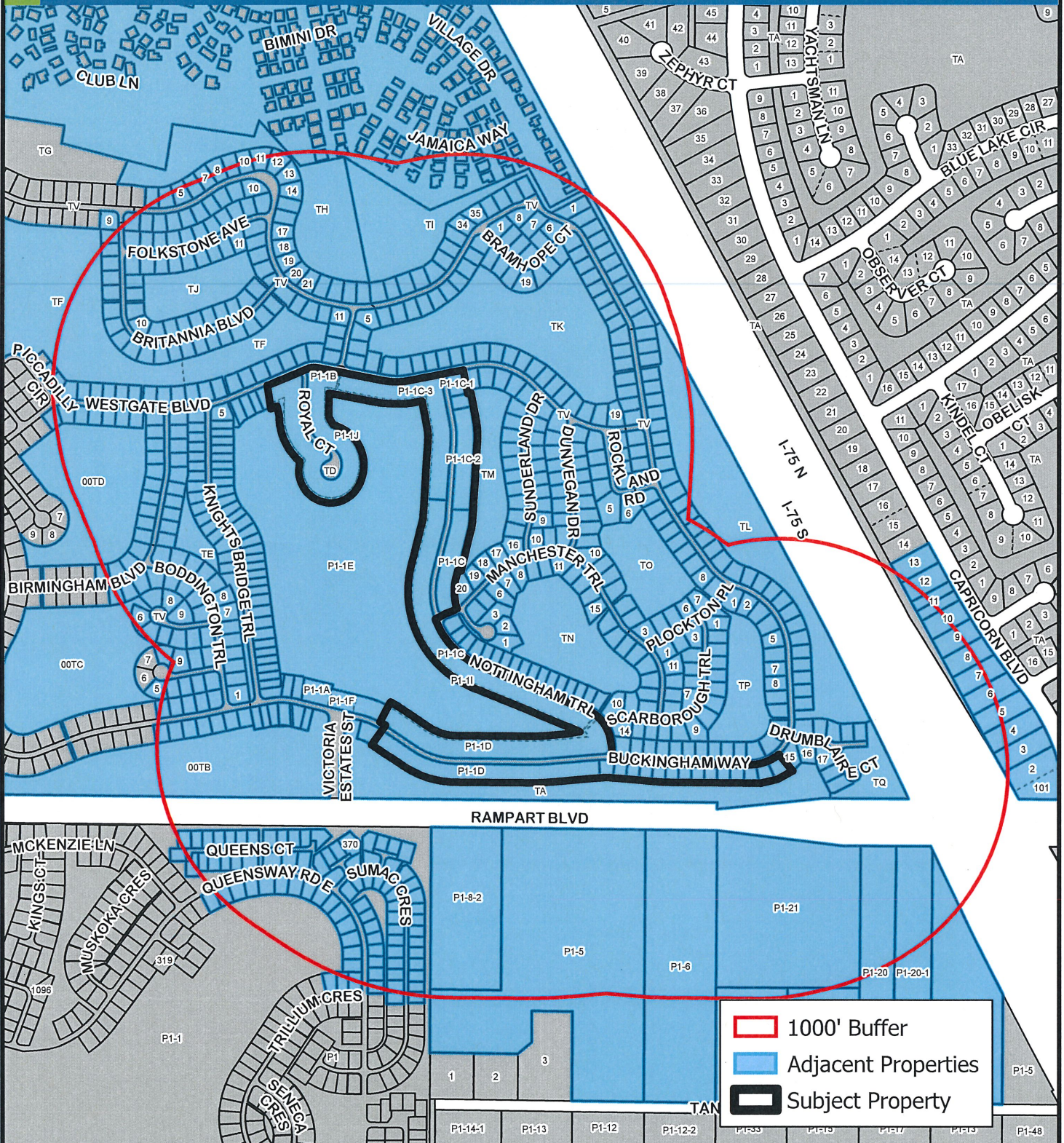
Position: Zoning Coordinator

Years with Charlotte County: 21

Position Summary & Experience: I have worked as a Zoning Tech I, Zoning Tech II, Permitting, Licensing & Zoning Supervisor and Zoning Coordinator for Charlotte County Community Development Department for 21 years. My duties include reviewing and making recommendations of compliance with Charlotte County zoning regulations on preliminary and final detail site plans to the Board of County Commissioners. I also coordinate and compile the recommendations and conditions of the reviewing departments and agencies into the final recommendation to the Board of County Commissioners.

CHARLOTTE COUNTY

1000' buffer for PP-20-05-12



07/40/22 Mid-County



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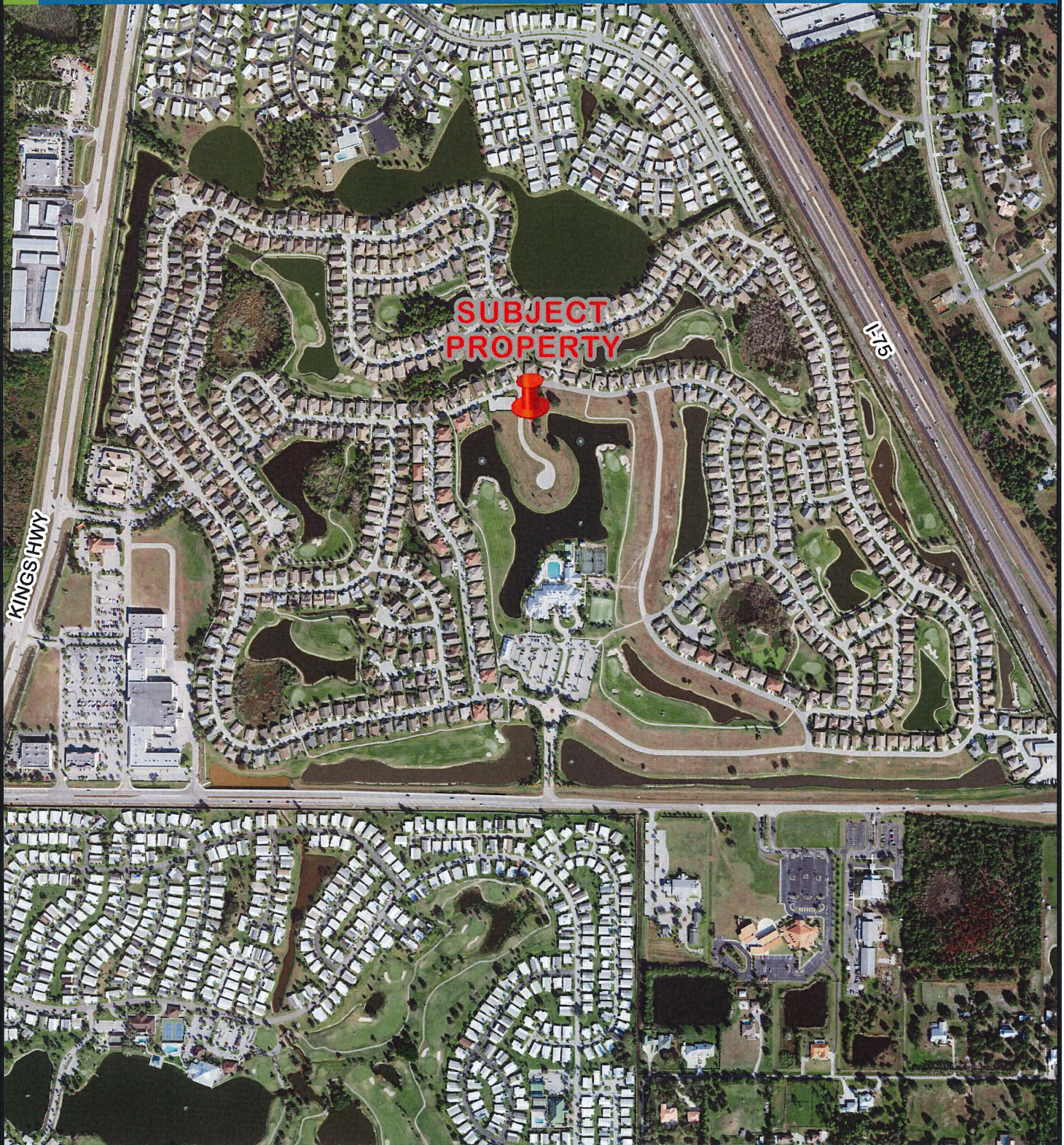
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CHARLOTTE COUNTY

Location Map for PP-20-05-012



CHARLOTTE COUNTY
Community Development



07/40/22 Mid-County



(NOT TO SCALE)

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Date Saved: 6/25/2020 10:24 AM

By: Vance-3650

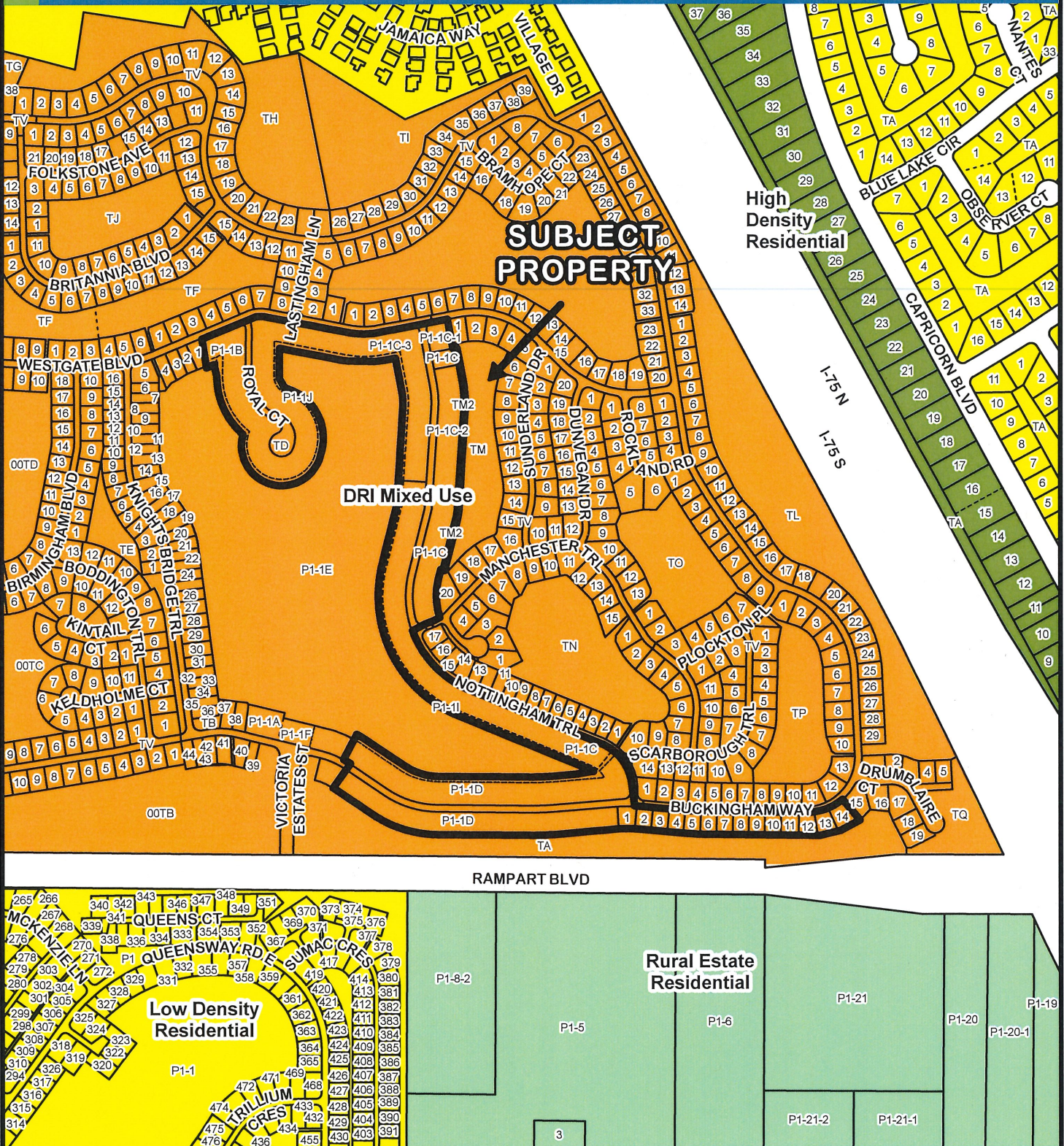
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CHARLOTTE COUNTY

FLUM Designations for PP-20-05-12



CHARLOTTE COUNTY
Community Development



07/40/22 Mid-County



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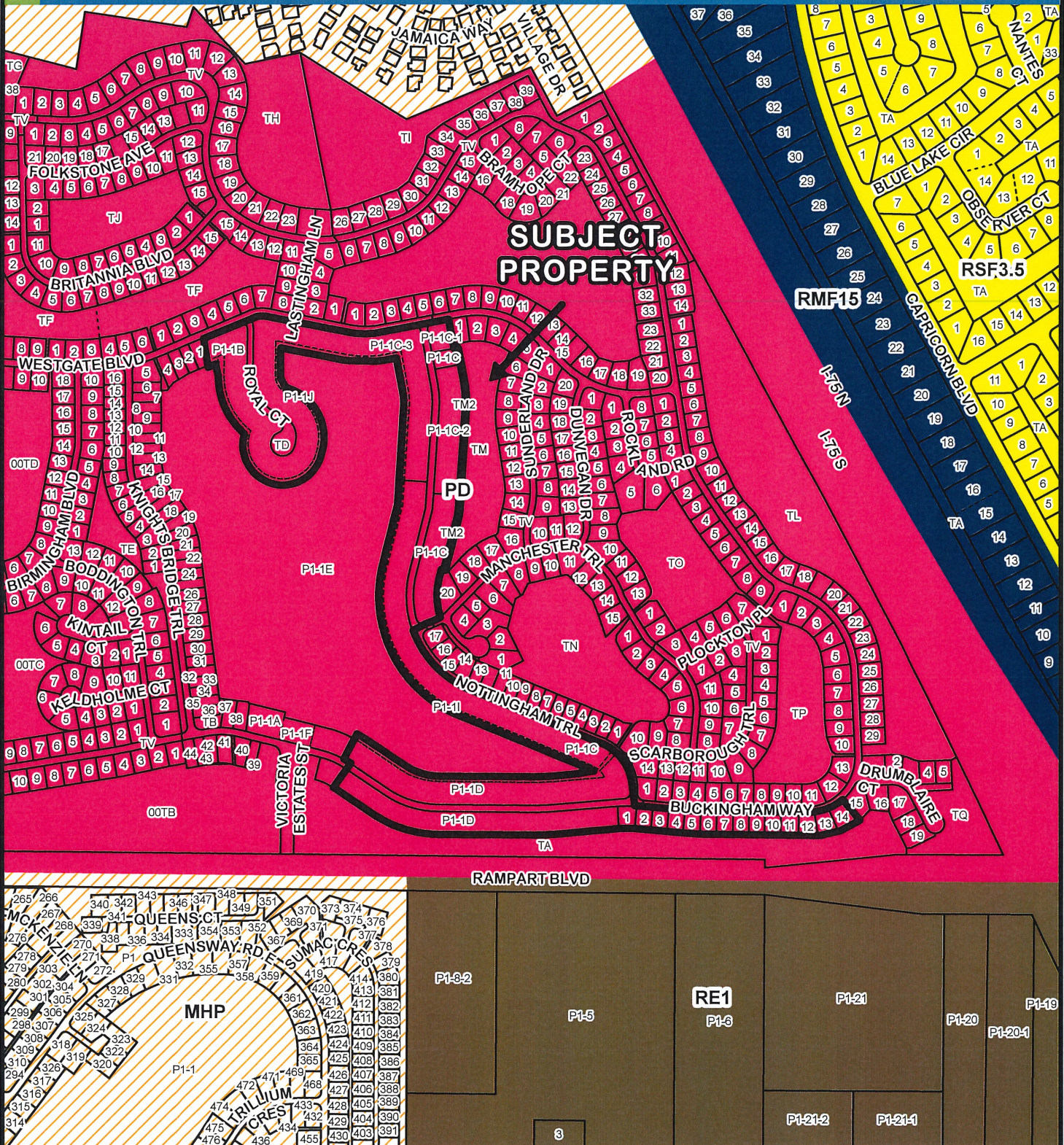
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CHARLOTTE COUNTY

Zoning Designations for PP-20-05-12



CHARLOTTE COUNTY
Community Development



07/40/22 Mid-County



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CHARLOTTE COUNTY

Proposed Changes for PP-20-05-12



CHARLOTTE COUNTY
Community Development



07/40/22 Mid-County



(NOT TO SCALE)

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Date Saved: 6/26/2020 8:30 AM By: Vance-3650

M:\Departments\GIS\Projects\Petition_Maps\Land_Development\2020\Pre\Plat\PP-20-05-12\PP-20-05-12Templates.aprx

D. Name of Surveyor: Hyatt Survey Services, Inc. - Russell Hyatt, PSM

Mailing Address: 2012 Lena Road

City: Bradenton

State: FL

Zip Code: 34211

Phone Number: 941-748-4693

Fax Number:

Email Address: Russell@HyattSurvey.com

E. Name of Engineer: Waldrop Engineering, P.A. - Jacquelyn M. Larocque, P.E.

Mailing Address: 28100 Bonita Grande Dr. #305

City: Bonita Springs

State: FL

Zip Code: 34135

Phone Number: 239-405-7777

Fax Number: 239-405-7899

Email Address: jackie.larocque@waldropengineering.com

F. Name of Attorney: Vogler Ashton, PLLC - Edward Vogler II, Esq.

Mailing Address: 705 10th Avenue West, Unit 103

City: Palmetto

State: FL

Zip Code: 34221

Phone Number: 941-304-3400

Fax Number:

Email Address: edvogler@voglerashton.com

3. Property Location

Section: 7 **Township:** 40 **Range:** 23

Property ID # 402307455001, 402307484004, 402308354005, 402308354003, 402308354004, 402307484003, 402307484001, 402308354006, 402307484009, 402307484008, 402307484007, 402307484002, 402308354002, 402307484006, 402307484005

Commission District: _____

4. Total acreage: 18.65 AC

5. Has the property ever been the subject of a public hearing?

☒ Yes ☐ No

If yes,

Hearing Held by:

Date:

Petition #:

____ Board of County Commissioners

☒ Planning and Zoning Board

11/25/1996

Ordinance No. 96-42

____ Board of Zoning Appeals

____ Other (Describe) _____

ATTACH ALL DEPARTMENT COMMENTS AND DECISION LETTERS