

MEMORANDUM

Date: 7-16-20

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

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

Subject: FP-20-5-11, Minor Subdivision – Tucker's Bay
Applicant: Old Florida Homes, LLC

Old Florida Homes, LLC, has requested Preliminary & Final Plat approval for a three-lot Minor Subdivision to be named Tuckers Bay. The site is 1.59 acres, more or less, and located at the northwest corner of Placida Road, in Section 17, Township 41, Range 20 in Englewood. Commission District III.

The site is located within the boundaries of the Urban Service Area. The Future Land Use Map designation is Low Density Residential (LDR). The Zoning District is Residential Multifamily 5 (RMF5). The project lies in Flood Zone VE, and in Storm Surge Evacuation Zone A.

The applicant intends to create a three-lot Minor Subdivision from acreage on property formerly known as Vanni Subdivision. The impact of this plat is not sufficient to trigger School Concurrency. As with all Minor Subdivisions, there are no conditions of approval.

RECOMMENDATION

Community Development recommends approval of Petition #FP-20-05-11



MEMORANDUM

Date: June 10, 2020
To: Maryann Franks
From: Ryan Pieper, Environmental Specialist
Subject: FP-20-05-11 Minor Subdivision for Tuckers Bay

The Zoning Environmental Review Section has conducted a cursory review (additional wildlife or environmental reviews may be required by state or federal agencies) of the above referenced petition for compliance with Environmental, Tree and Landscaping codes or ordinances and offers the following comments:

- ❖ A current listed species assessment and Florida Land Use Code and Classification Systems (FLUCCS) map. If listed species are documented on site all required U.S. Fish and Wildlife Service (FWS) and Florida Fish and Wildlife Conservation Commission (FWCC) permits (if applicable) must be provided to staff prior to the land clearing activities.
- ❖ All applicable county, state and federal authorization/permits, and mitigation (if necessary) will be required.
- ❖ If this proposal moves forward, it will be reviewed for compliance with:
 - Chapter 3-9-100
 - Article IV. Buffers, Landscape and Tree Requirements
 - Chapter 3-5:
 - Article IV, CLEARING, FILLING AND SOIL CONSERVATION
 - Article XV, SURFACE WATER AND WETLAND PROTECTION
- ❖ The project must also comply with the Charlotte County Smart Charlotte 2050 Comprehensive Plan.

Franks, Maryann

From: Danielson, Kelly
Sent: Thursday, June 4, 2020 7:07 AM
To: Franks, Maryann
Subject: FW: FP-20-05-11 Tuckers Bay
Attachments: Survey FP -20-05-11.pdf; FP-20-05-11 Minor Subdivision Tuckers Bay.pdf; FP-20-05-11 Minor Sub Tuckers Bay.pdf; Legal Description FP-20-05-11.pdf; Application FP-20-05-11 (2).pdf; Supporting Doc FP 20-05-11.pdf; Application FP 20-05-11.pdf

Maryann,

This is not a CCU certified area. This is handled by Englewood Water District.

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: Wednesday, June 3, 2020 1:09 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>; 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: FP-20-05-11 Tuckers Bay

Good Afternoon,

I have attached the application and all document for review for FP-20-05-11 Minor Subdivision for Tuckers Bay.

Thank you.

Maryann Franks | Zoning Coordinator
Charlotte County Community Development
18400 Murdock Circle | Port Charlotte, FL. 33948
941.743.1208



MEMORANDUM

Date: June 4, 2020
To: Maryann Franks, Zoning Coordinator
From: Ken Quillen, AICP, Senior Planner
Subject: Review of proposed Preliminary and Final Plat: FP-20-05-11

The Current Planning and Zoning Division has the following comments regarding the proposed Preliminary and Final subdivision plat in the Grove City area to be named **Tucker's Bay Subdivision** located in Section 17, Township 41 South, Range 20 East.

Project Summary: This unified application for a Preliminary and Final Plat proposes the re-platting of Lot One of Vanni Subdivision to create a new plat consisting of three lots to accommodate the development of three new single-family homes.

FLUM: Subject property lies within the Urban Service Area and has a Future Land Use Map (FLUM) designation of Low Density Residential, which is intended to encourage a mixture of residential land uses, including residential single-family and cluster housing. The proposed plat complies with all development standards for the Low Density Residential FLUM designation.

Zoning: Subject property has an existing zoning classification of Residential Multifamily-5 (RMF-5). The minimum lot size requirements are 7,500 square feet, with minimum lot width requirements of 80-feet. The proposed plat complies with these minimum requirements.

Flood Zone: Subject property has two flood zone classifications. Flood zone **13VE** is a coastal flood zone with velocity hazard (wave action) and a base flood elevation determined to be at the 13-foot elevation; and flood zone **13AE**, which are areas determined to have a base flood elevation at 13 feet. Existing ground elevations range from 4.7 to 5.3 feet above sea level. This property is also located in Zone "A" of the Storm Surge Evacuation Zones.

Finding: Planning Staff finds that the proposed three-lot final plat does comply with Charlotte County's FLUM designation of Low Density Residential and zoning classification of Residential Multifamily-5 and minimum lot size requirements. Planning Staff has no objections to the proposed final plat and thereby recommends approval of the proposed three-lot final plat.

cc: Shaun Cullinan, Zoning Official
Zoning File, FP-20-05-11

Franks, Maryann

From: Pederzolli, Gary
Sent: Thursday, June 11, 2020 2:10 PM
To: Franks, Maryann
Subject: RE: FP-20-05-11 Tuckers Bay

Maryann,

Used Coordinate Geometry to draw Survey and add to Charlotte County's AutoCAD Drawing. Tuckers Bay Survey dimensions fit the boundaries of Lot 1, Vanni Subdivision. I found no issues with FP-20-05-11 Tuckers Bay.

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
Sent: Wednesday, June 3, 2020 1:09 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>; 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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Thank you.

Maryann Franks | Zoning Coordinator
Charlotte County Community Development



Qualifications of Maryann Franks

Position: Zoning Coordinator

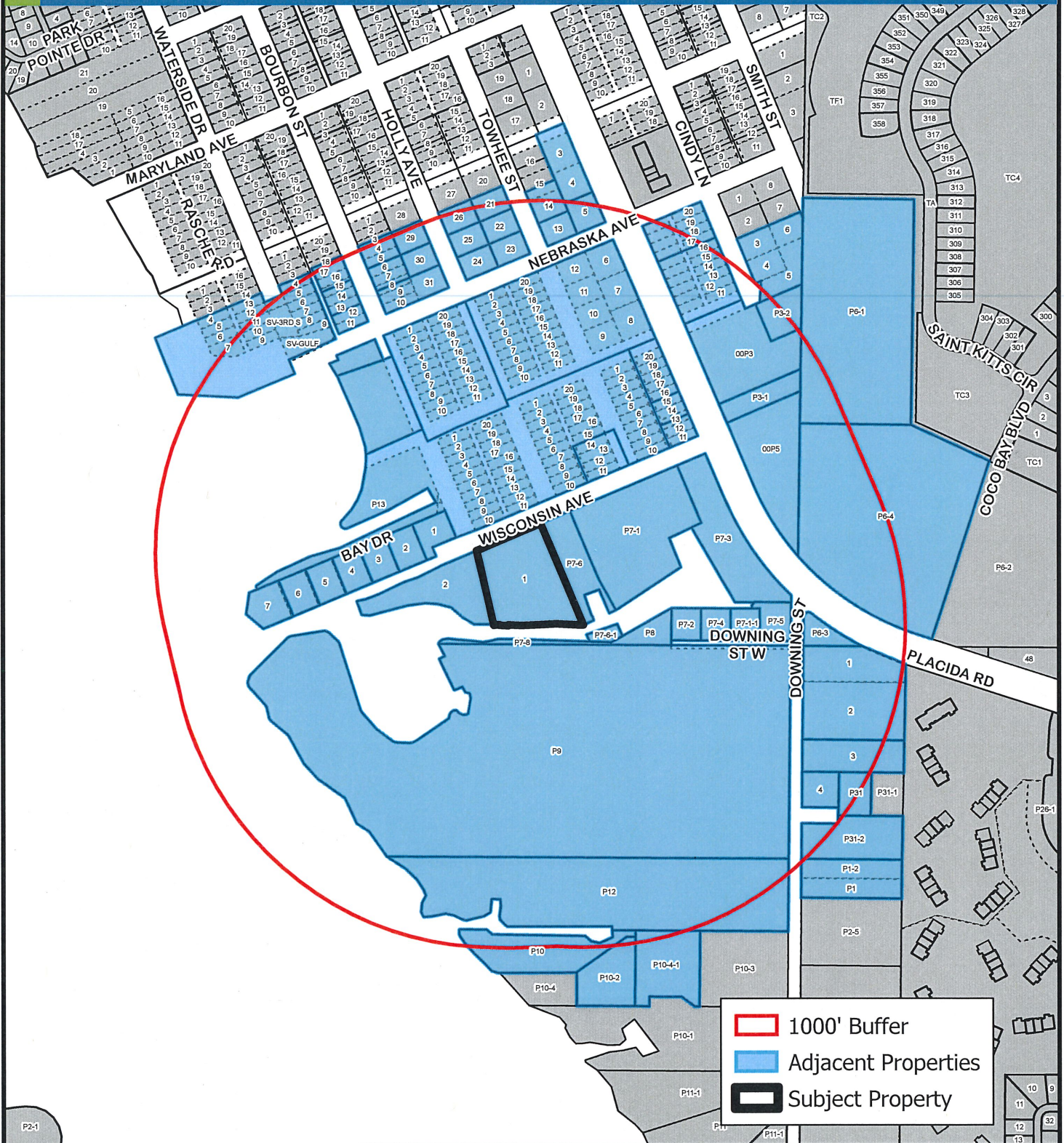
Years with Charlotte County: 21

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 FP-20-05-11



17/41/20 West County



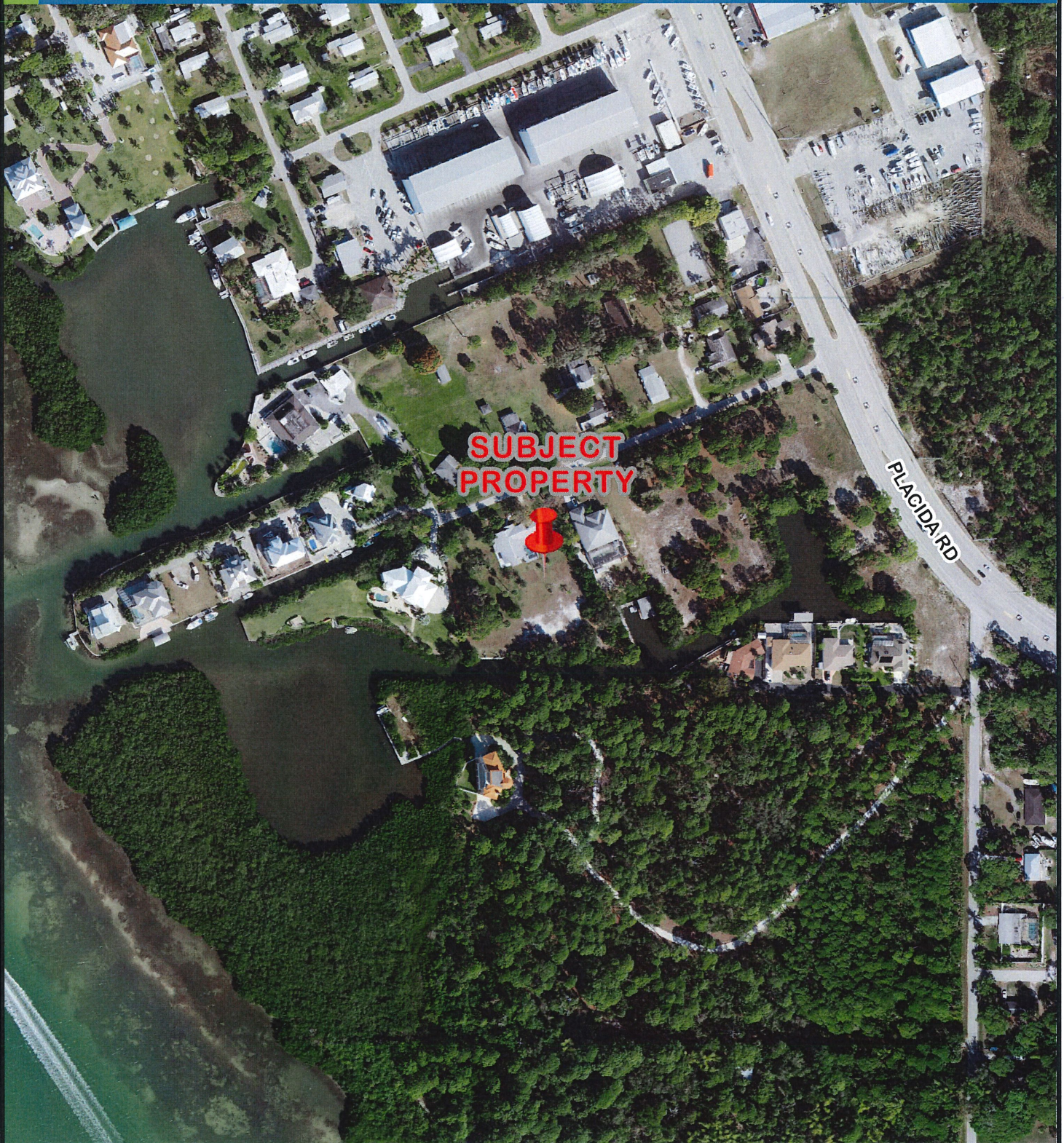
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CHARLOTTE COUNTY

Location Map for FP-20-05-11



17/41/20 West County



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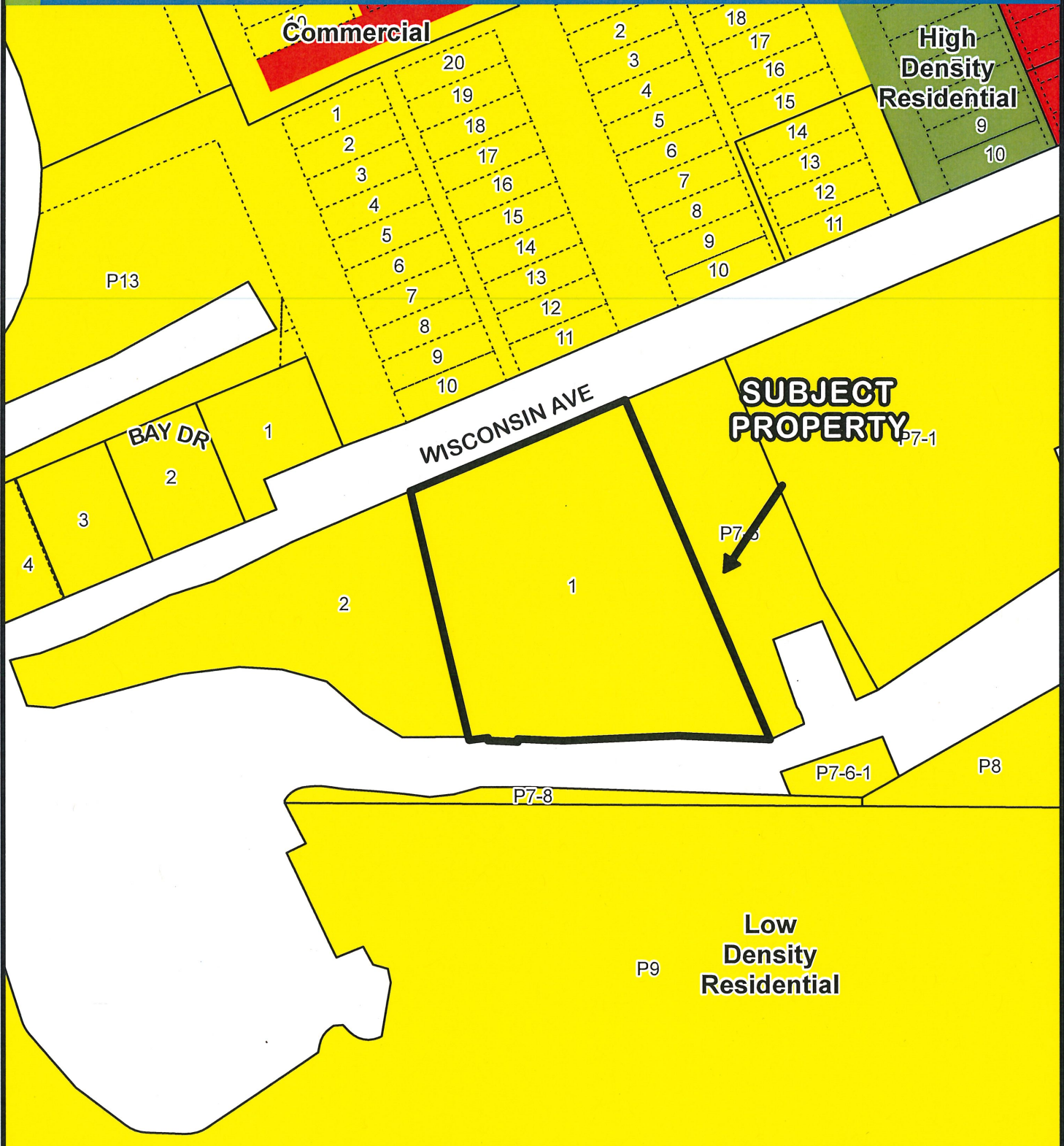
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CHARLOTTE COUNTY

FLUM Designations for FP-20-05-11



CHARLOTTE COUNTY
Community Development



17/41/20 West County



(NOT TO SCALE)

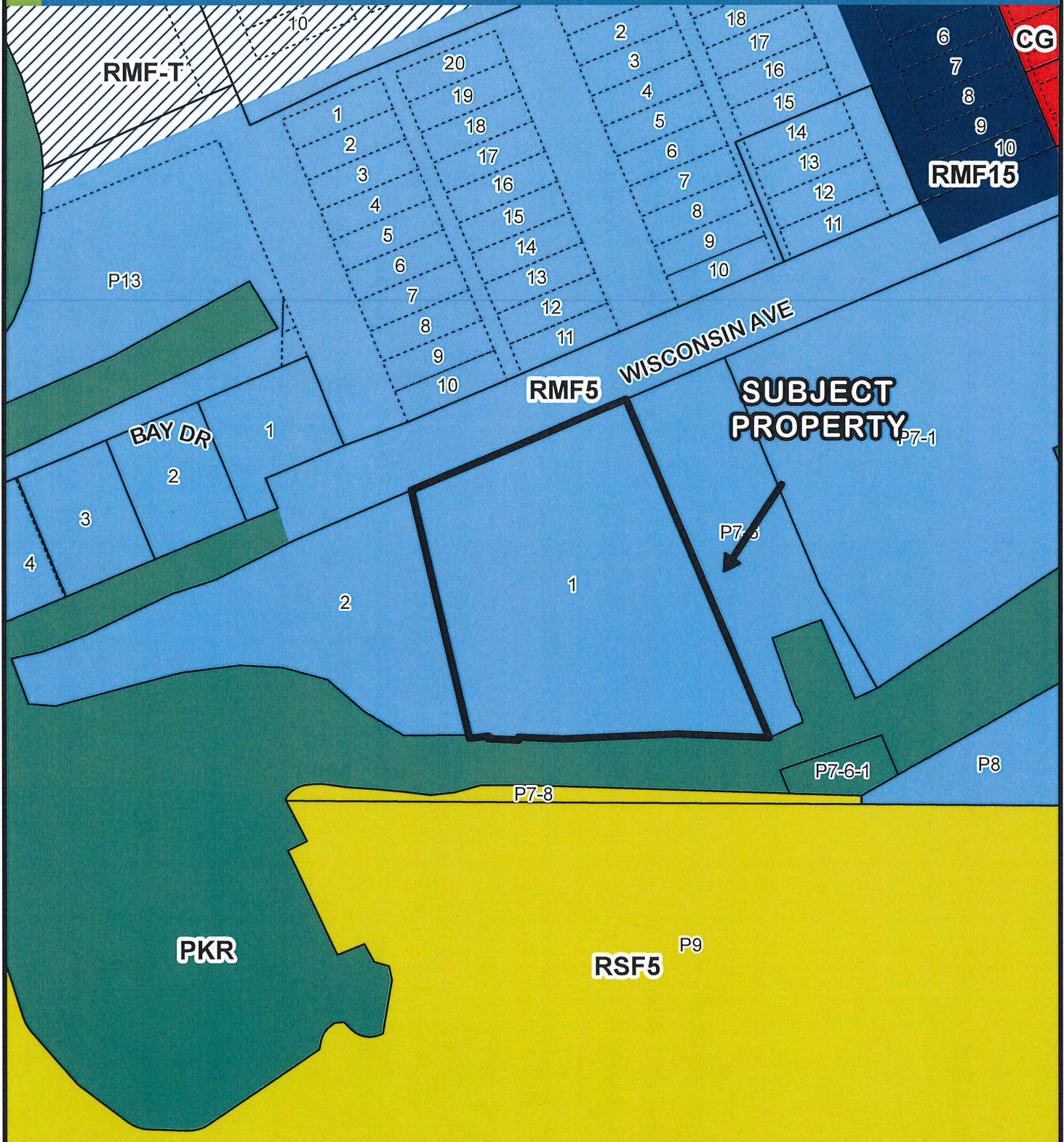
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CHARLOTTE COUNTY

Zoning Designations for FP-20-05-11



17/41/20 West County



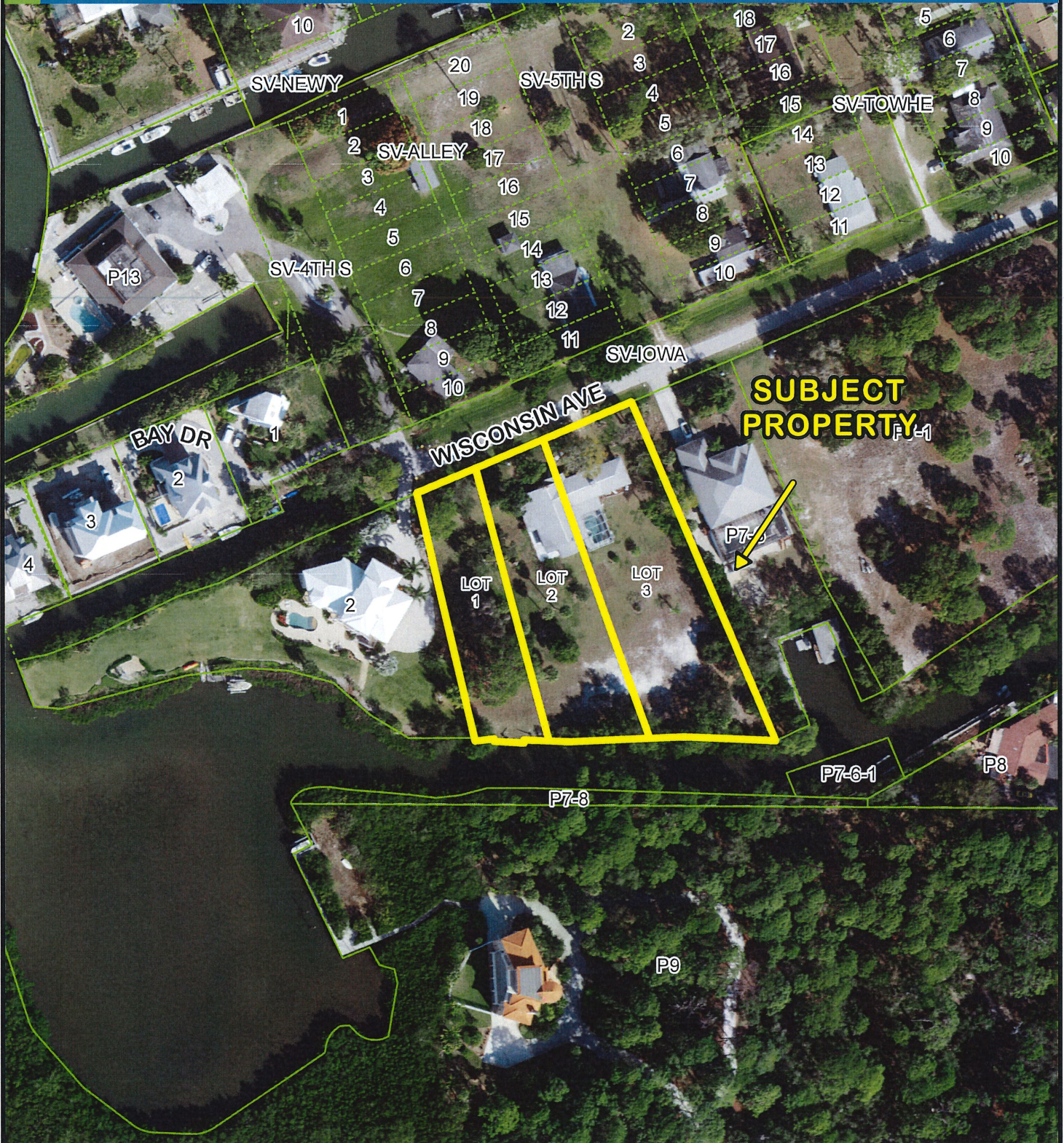
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CHARLOTTE COUNTY

Proposed Changes for FP-20-05-11



17/41/20 West County



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