

## MEMORANDUM

**Date:** 8-18-20

**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-20-07-14, Preliminary Plat – Babcock Ranch Community, Village III SW  
Applicant: Babcock Property Holdings L.L.C.

Babcock Property Holdings, LLC has requested Preliminary Plat approval for a subdivision to be named, Babcock Ranch Community, Village III Southwest, consisting of 101 single-family lots. The site is 48.91 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 Sections 19 and 30, Township 42S, Range 26E, in Commission District I.

The site is located within the boundaries of the Urban Service Area. The Future Land Use Map designation is Babcock Mixed Use. The Zoning District is Babcock Overlay Zoning District. The project lies in Flood Zones X and in Storm Surge Evacuation Zones D.

This phase of Babcock Ranch Community Village III Southwest will plat 101 residential lots on 48.91 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 two conditions.

## RECOMMENDATION

**Community Development** recommends approval of Petition #PP-20-07-14 with the following two (2) 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.
2. The Addressing Department requires that the streets must be named prior to final plat approval. Please submit a list of all street names in writing along with a site plan showing the streets with the new names within the plat to be checked for availability, verification and approval.



**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.

## Franks, Maryann

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**From:** Pederzolli, Gary  
**Sent:** Monday, August 3, 2020 3:59 PM  
**To:** Franks, Maryann  
**Subject:** RE: Preliminary Plat for Babcock Community, Village III PP-20-07-14

Maryann,

After reviewing PP-20-07-14 Babcock Ranch Community, Village III the state plane coordinates are correct and the boundary matches bordering plats. The preliminary subdivision is landlocked. There is no platted road to get access to the lots. Tract A-36 is the entrance to the subdivision and it borders an unplatted land (see sheet 9 of 9 of the plat). A road needs to be platted to get access to the subdivision.

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:** Friday, July 24, 2020 8:48 AM  
**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>; Stefan, Patricia <Patricia.Stefan@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>; Conte, Tony <tony.conte@yourcharlotteschools.net>; jerry olivo <jerry.olivo@yourcharlotteschools.net>; 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 Babcock Community, Village III PP-20-07-14

Good Morning,

I have attached the documents for your review for PP-20-07-14. Please review and send you comments and conditions by July 31, 2020.

Thank you.



## Franks, Maryann

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**From:** Silver, Jordan  
**Sent:** Friday, July 24, 2020 9:46 AM  
**To:** Franks, Maryann  
**Subject:** RE: Preliminary Plat for Babcock Community, Village III PP-20-07-14

**Categories:** Red Category

Good Morning,

In review of the engineering drawings there are no street names indicated. The Addressing Department requires that the streets must be named prior to final plat approval. Please submit a list of street names in writing along with a site plan showing the streets with the new names within the plat to be checked for availability, verification and approval.

Thank-you,



*Jordan Silver*

Community Development  
Design Technician ~ Addressing  
18400 Murdock Cir | Port Charlotte, FL 33948  
P: 941-764-4125 Email: [Jordan.Silver@CharlotteCountyFL.Gov](mailto:Jordan.Silver@CharlotteCountyFL.Gov)

---

**From:** Franks, Maryann  
**Sent:** Friday, July 24, 2020 8:48 AM  
**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>; Stefan, Patricia <Patricia.Stefan@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>; Conte, Tony <tony.conte@yourcharlotteschools.net>; jerry olivo <jerry.olivo@yourcharlotteschools.net>; 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 Babcock Community, Village III PP-20-07-14

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Thank you.



## MEMORANDUM

**Date:** July 29, 2020  
**To:** Maryann Franks, Zoning Coordinator  
**From:** Stefan Kaley, Environmental Specialist  
**Subject:** Babcock Community, Village III  
PP-20-07-14, Preliminary Plat  
**Recommendation:** Approved

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**The following conditions apply:**

1. A Protected Species Survey performed was conducted, dated January 2020, however listed species at the site is unlikely since the parcel has already been cleared. An additional pre-construction survey should be conducted prior to any development.
2. The project must adhere to ALL conditions in the **Babcock Ranch Community Master Development of Regional Impact Master Development Order** dated January 28, 2014 and the **Babcock Ranch Community Increment 1 DO** dated January 28, 2014.
3. The project must comply with the **Babcock Ranch Community Master Development of Regional Impact Master Development Order** dated 01/28/14, (6) final landscape plans must depict required lake littoral shelves.
4. The project must comply with **Chapter 3-5, Article IV, Clearing, Filling and Soil Conservation** requirements of the County Code. Best Use Management Plans must be documented on final site plans and utilized during all land clearing and development activities.

The applicant is advised that the Charlotte County site review is cursory, additional wildlife or environmental reviews may be required by state and federal agencies.

If there are any questions pertaining to this review, please feel free contact me in the Community Development Department at 941.764.4137.

-Stefan Kaley





## MEMORANDUM

**Date:** August 4, 2020  
**To:** Maryann Franks, Zoning Coordinator  
**From:** Ken Quillen, AICP, Senior Planner  
**Subject:** Review of proposed Preliminary Plat: PP-20-07-14

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The Planning and Zoning Division has the following comments regarding the proposed Preliminary Plat within the area of the **Babcock Ranch Community, Village III Southwest** Subdivision, located in Sections 19 and 30, Township 42 South, Range 26 East.

**Project Summary:** This Preliminary Plat proposes the creation of a number of Tracts and 101 Lots for future streets, infrastructure and residential mixed-use development, consisting of 48.91-acres. This proposed development is based on Section 3-9-51 Babcock Overlay Zoning District (BOZD), which allows a mixture of land uses, including residential single-family, multifamily and cluster housing.

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

**Zoning:** Subject property has an existing zoning classification of Babcock Overlay Zoning District. The lot size ranges from 7,000 to 14,200 square feet for detached residences. There are no minimum lot width requirements in the BOZD.

**Flood Zone:** This property is located within Flood Zone "X500", which are areas determined to be outside the 1% chance annual flood (100-year flood), but inside the 0.2% annual chance flood (500-year flood). Existing elevations range from 24 to 30 feet above sea level. 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: Shaun Cullinan, Zoning Official  
Zoning File, PP-20-07-14

## Franks, Maryann

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**From:** Danielson, Kelly  
**Sent:** Tuesday, July 28, 2020 7:49 AM  
**To:** Franks, Maryann  
**Subject:** FW: Preliminary Plat for Babcock Community, Village III PP-20-07-14  
**Attachments:** Distribution List & Blurb.pdf; Supporting Documents.pdf; Village III SW Plat.pdf

Good morning,

This is not a CCU certified area.

*Kelly Danielson, Engineering Coordinator*

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

---

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**Sent:** Friday, July 24, 2020 8:48 AM  
**To:** Prince, Tara <Tara.Prince@charlottecountyfl.gov>; Parkman, Matthew V. <Matthew.Parkman@charlottecountyfl.gov>; Kamarajugadda, Ravi Shankar <Ravi.Kamarajugadda@charlottecountyfl.gov>; Pederzoli, Gary <Gary.Pederzoli@charlottecountyfl.gov>; Beauchamp, Leslie L <Leslie.Beauchamp@flhealth.gov>; Pieper, Ryan <Ryan.Pieper@charlottecountyfl.gov>; Stefan, Patricia <Patricia.Stefan@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>; Conte, Tony <tony.conte@yourcharlotteschools.net>; jerry olivo <jerry.olivo@yourcharlotteschools.net>; 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 Babcock Community, Village III PP-20-07-14

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Thank you.

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



## Franks, Maryann

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**From:** Benjamin, Roy  
**Sent:** Friday, July 24, 2020 9:22 AM  
**To:** Franks, Maryann  
**Cc:** Benjamin, Roy  
**Subject:** RE: Preliminary Plat for Babcock Community, Village III PP-20-07-14

**Categories:** Red Category

No comments or concerns.

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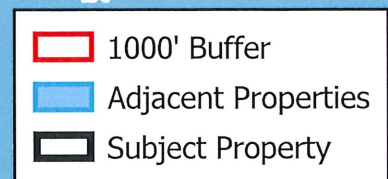
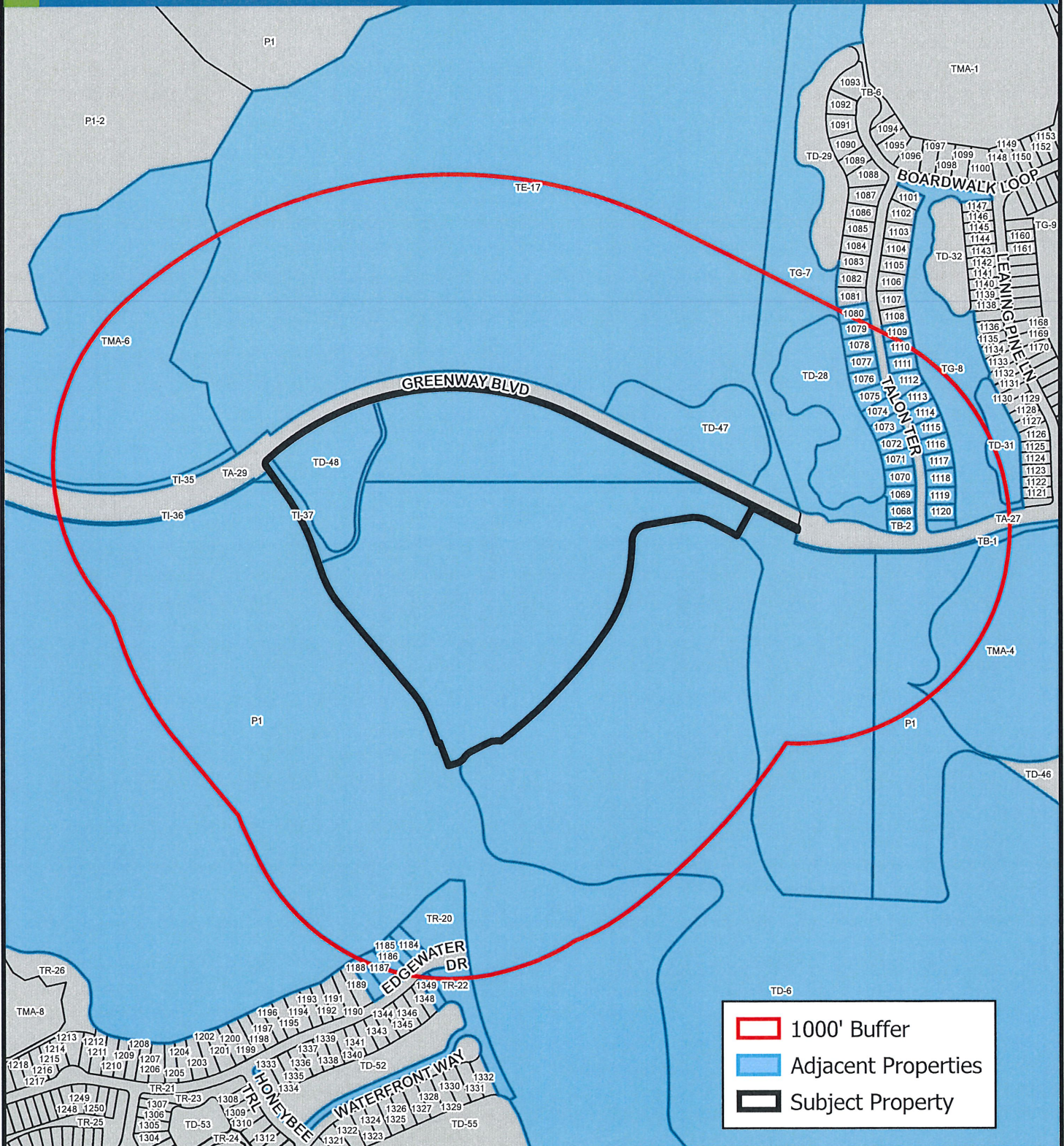
Maryann Franks | Zoning Coordinator  
Charlotte County Community Development  
18400 Murdock Circle | Port Charlotte, FL. 33948  
941.743.1208  
[Maryann.Franks@charlottecountyfl.gov](mailto:Maryann.Franks@charlottecountyfl.gov)  
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# CHARLOTTE COUNTY

1000' buffer for PP-20-07-14



19,30/42/26 East County



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**CHARLOTTE COUNTY**  
*Location Map for PP-20-07-14*



**19,30/42/26 East County**



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# CHARLOTTE COUNTY

FLUM Designations for PP-20-07-14



CHARLOTTE COUNTY  
Community Development



19,30/42/26 East County



(NOT TO SCALE)

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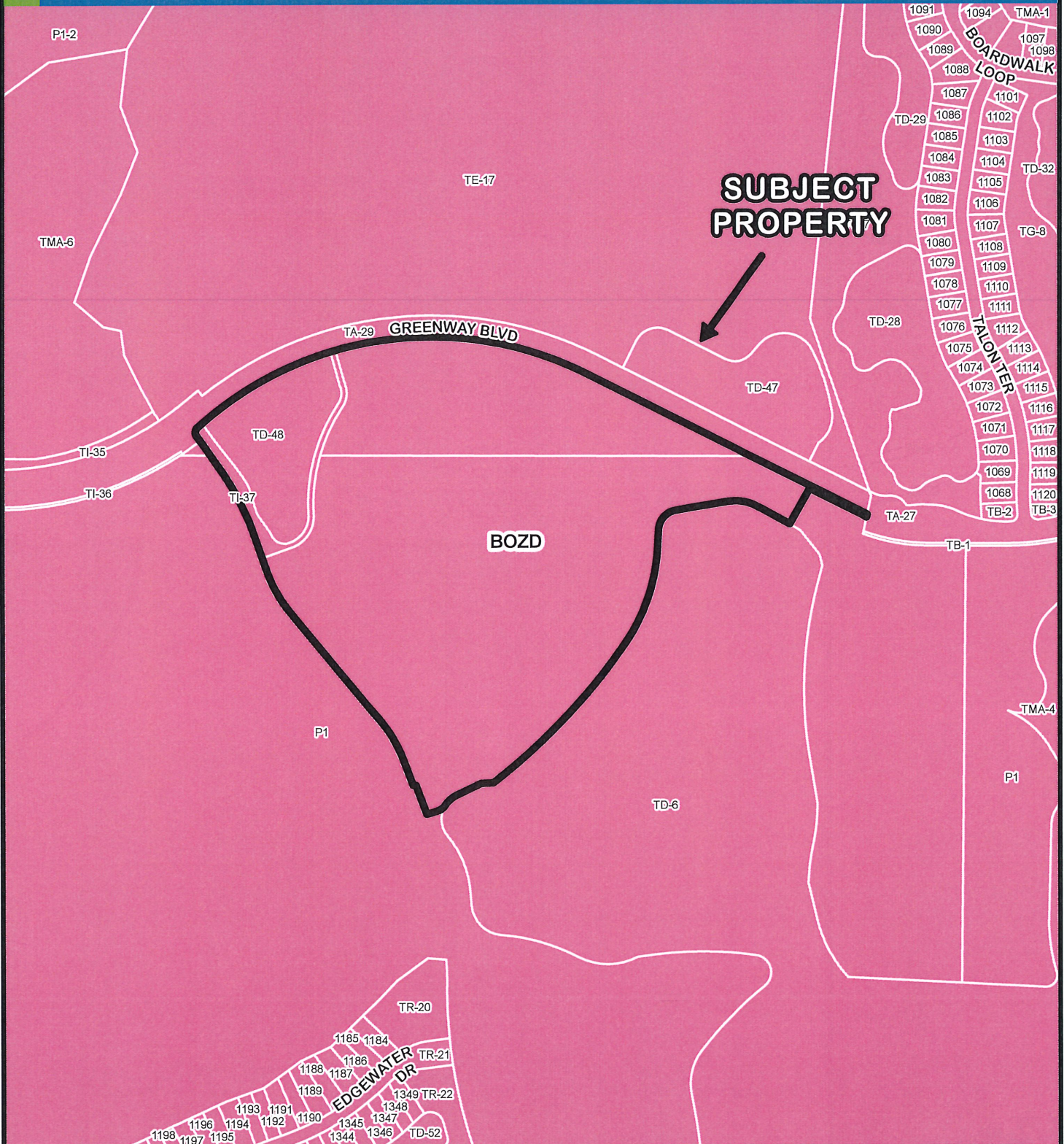


# CHARLOTTE COUNTY

Zoning Designations for PP-20-07-14



CHARLOTTE COUNTY  
Community Development



## 19,30/42/26 East County



(NOT TO SCALE)

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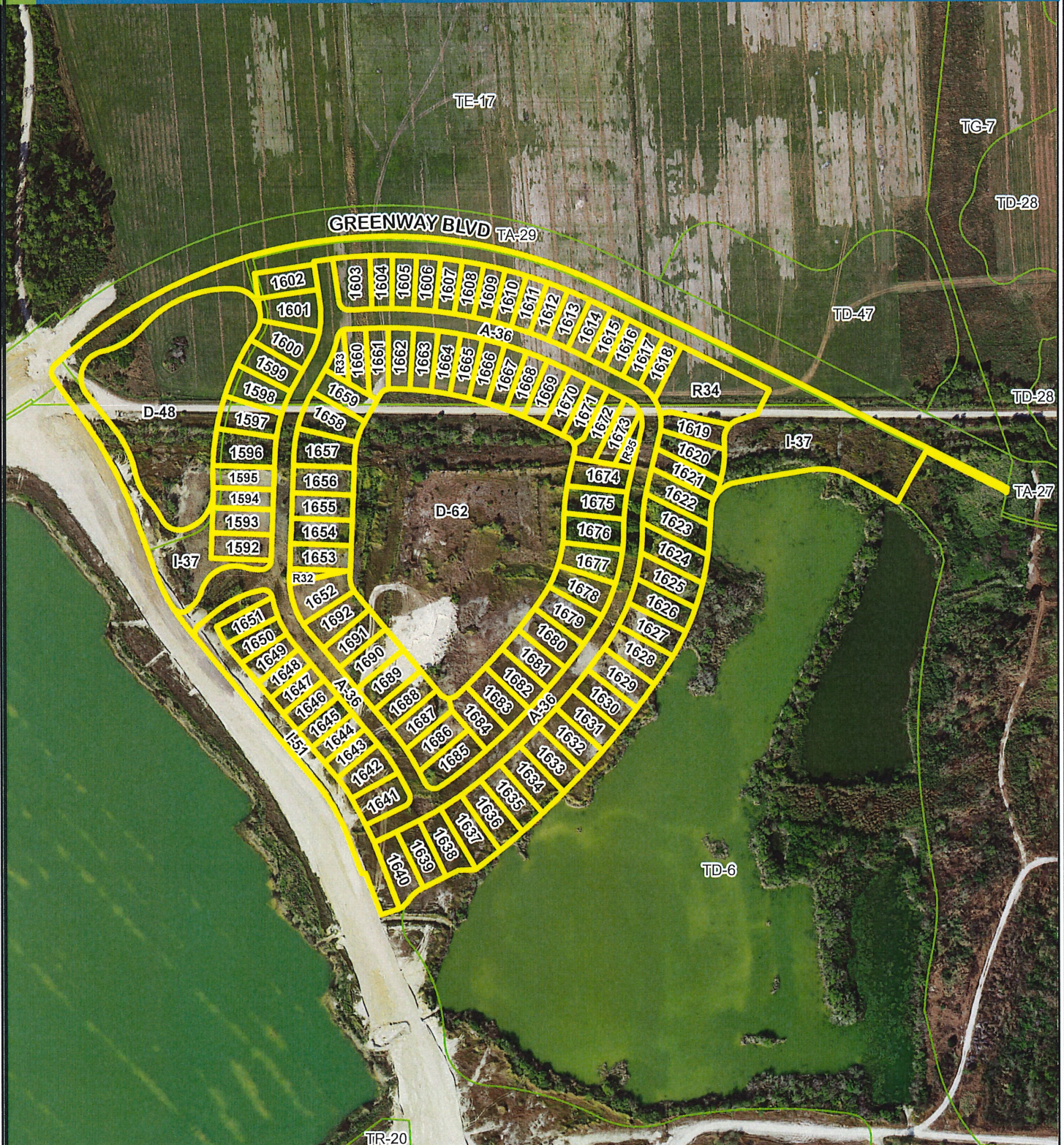


# CHARLOTTE COUNTY

Proposed Changes for PP-20-07-14



CHARLOTTE COUNTY  
Community Development



## 19,30/42/26 East County



(NOT TO SCALE)

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