



Legislation Details (With Text)

File #: 2021-2877 **Version:** 1 **Name:**
Type: Public Hearing - Land Use Item **Status:** Agenda Ready
File created: 9/30/2021 **In control:** Board of County Commissioners
On agenda: 10/26/2021 **Final action:**
Title: PD-21-00006, Winchester Multi-family Development

Sponsors:

Indexes:

Code sections:

Attachments: 1. 1_StaffReport, 2. 2_PowerPoint, 3. 3_Application, 4. FINAL Ordinance. Petition PD-21-00006. Winchester

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

Title

PD-21-00006, Winchester Multi-family Development

Requested Motion/Action

Department Making Request

Community Development

Approve an Ordinance, pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Manufactured Home Conventional (MHC) (16.51± acres) and Commercial General (CG)(8.16± acres) to Planned Development (PD) to allow for development of a multi-family residential community, increasing density from 82 units to 188 units, for property located at 6105 Winchester Boulevard and 6120 Ivory Bill Drive, in the Englewood area, containing 24.67± acres; Commission District III; Petition No. PD-21-00006; Applicant: Pastore Doyle Developers, LLC; providing an effective date.

Quasi-Judicial

Agenda Item Type

Public Hearing

Budgeted Action:

No action needed.

Background (Why is this Action Necessary, and What Action will be accomplished)

Background:

The applicant/property owner, Pastore Doyle Developers, LLC is requesting a rezoning from Manufactured Home Conventional (MHC) (16.51± acres) and Commercial General (CG)(8.16± acres) to Planned Development (PD), and the applicant is also concurrently applying for a small-scale plan amendment from Low Density Residential (LDR) (16.51± acres) and Commercial (COM) (8.16± acres) to Medium Density Residential (MDR), increasing density from 82 units to 188 units. The stated purpose of this unified application is to allow for development of a multi-family residential community up to 188 dwelling units.

If the Board of County Commissioners approves the requested small-scale plan amendment to Medium Density Residential, the proposed PD rezoning will allow the County to place sufficient conditions and enhanced landscaping and buffer requirements to ensure that no adverse impacts will be created by the proposed residential development on neighboring property owners via limiting the maximum building height to 32 feet compared to 38 feet under the existing MHC zoning and 60 feet under the existing CG zoning, and providing 25-foot PD setback with a Type B buffer compared to a required Type A buffer between single-family homes and multi-family residential development. It is staff's professional opinion that this request is generally consistent, as conditioned "a" through "o", with Charlotte County's Comprehensive Plan, Charlotte County's Code of Laws and Ordinances and other applicable guidelines.

What Action will be accomplished?

If the Board of County Commissioners approves this PD rezoning and its associated small-scale plan amendment, it will allow the construction of a residential community up to 188 multi-family units.