



## Legislation Details (With Text)

**File #:** 2023-4615    **Version:** 1    **Name:**  
**Type:** Public Hearing - Land Use Item    **Status:** Agenda Ready  
**File created:** 3/1/2023    **In control:** Board of County Commissioners  
**On agenda:** 3/28/2023    **Final action:**  
**Title:** PP-22-10-24, Curry Preserve Commercial at Babcock Ranch

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 1-Staff Memo with Exhibits, 2. 2-Presentation, 3. 3-Application, 4. 4-Preliminary Plat, 5. 5-Legal Desc & Survey, 6. 6-Maps

Date	Ver.	Action By	Action	Result
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### Title

**PP-22-10-24, Curry Preserve Commercial at Babcock Ranch**

### Requested Motion/Action

### Department Making Request

### Community Development

Approve a Preliminary Plat for a subdivision to be named, Curry Preserve Commercial at Babcock Ranch, consisting of seven tracts for commercial development, roadway, drainage, and open space. This site contains 31.69± acres, and is generally located north of the County line with Lee County, south of Cypress Parkway, west of Muhly Grass Road, and east of SR 31, in the boundary of the Babcock Ranch Community Development of Regional Impact (DRI) Increment 1, within the East County area. Located in Commission District I.

### 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:

Babcock Property Holdings, L.L.C. is requesting Preliminary Plat approval for a subdivision to be named, Curry Preserve Commercial at Babcock Ranch, being a replat of part of Tract E-35 and Tract I-73, and a partial replat of Tract E-36 of Babcock Ranch Community Spine Road EE5 & GG5, as recorded in Plat Book 26, Page 2-A through 2-I. This project received a recommendation for Preliminary Plat approval from the Planning & Zoning Board on February 13, 2023.

It is staff's professional opinion that the proposed Preliminary Plat is generally consistent with Charlotte County's Comprehensive Plan, Charlotte County's Code of Laws and Ordinances and other

applicable guidelines.

**What Action will be accomplished?**

If approved, it will allow for the applicant to apply for Final Site Plan Review and then Final Plat approval through the BCC. After any conditions of approval are met, they will be able to apply for Final Site Plan Review to begin infrastructure installation and construction.