



Legislation Text

File #: 2020-1666, Version: 1

Title

20LAD-00000-00001, Revisions to the Victoria Estates DRI DO

Requested Motion/Action

Department Making Request

Community Development

Adopt a Resolution pursuant to Section 380.06(7), Florida Statutes (F.S.) and Section 3-9-10.1, Development of Regional Impact (DRI) Development Order (DO) Amendment Process and Procedure under Chapter 3-9, Zoning, the County's Land Development Regulation, amending Development Order for the Victoria Estates Development of Regional Impact (DRI) to extend the buildout date of this Development Order to August 12, 2035. The DRI currently contains 382.94± acres in two non-contiguous parcels in the Port Charlotte area. The first consists of 301.44± acres located southeast of Kings Highway, southwest of I-75, north of Rampart Boulevard, and east of Loveland Boulevard, known as Kings Gate. The second consists of 72.5± acres located south of Suncoast Boulevard, north of Old Landfill Road, east of Loveland Boulevard and west of Minneola Avenue, known as Suncoast Lakes. Commission Districts I; Petition No. 20LAD-00000-00001; applicant: Neal Communities of SW Florida, Inc.

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, Neal Communities of SW Florida, Inc., is requesting an amendment to the Victoria Estates Development of Regional Impact (DRI) Development Order (DO) to extend the buildout date of this DO to August 12, 2035. This DRI contains two non-contiguous parcels in the Port Charlotte area. The first parcel consists of 301.44± acres located southeast of Kings Highway, southwest of I-75, north of Rampart Boulevard, and east of Loveland Boulevard, known as Kings Gate. The second parcel consists of 72.5± acres located south of Suncoast Boulevard, north of Old Landfill Road, east of Loveland Boulevard and west of Minneola Avenue, known as Suncoast Lakes.

The buildout date of this DRI was August 12, 2020. In order to have sufficient time to complete the commercial and last residential portion of development within this DRI, the applicant is requesting an amendment to the Victoria Estates Development of Regional Impact (DRI) Development Order (DO) to extend the buildout date of this DO to August 12, 2035. It is staff's professional opinion that the request for extension is justified.

What Action will be accomplished?

If the Board of County Commissioners approves this application, it will allow the property

owner/applicant to have sufficient time to complete development within the Victoria Estates DRI.