



Legislation Text

File #: 2023-4620, Version: 1

Title

PD-22-00003, West Port Expansion MM PD

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 Planned Development (PD) (434.68± acres), Residential Single-family 3.5 (RSF-3.5), Residential Multi-family 10 (RMF-10), Office, Medical, and Institutional (OMI) and Commercial General (CG) to PD. This is a major modification to the existing PD, Ordinance Number 2021-024, in order to add an additional 196.14± acres located directly to the east to the existing development in order to have a mixture of residential and commercial development; and also adopt a General PD Concept Plan; for property generally located south of Franklin Avenue, north of El Jobean Road (SR 776), east of the Crestview Waterway, and west of Toledo Blade Boulevard, in the Port Charlotte area, within the Murdock Village Community Redevelopment Area (CRA), and in Commission District IV, containing 630.82± acres; Commission District IV; Petition No. PD-22-00003; Applicant: Kolter Group Acquisitions, LLC; providing an effective date. Located in Commission District IV.

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, Kolter Group Acquisitions, LLC is requesting a major modification to the existing West Port PD, Ordinance Number 2021-024. The subject property is generally located south of Franklin Avenue, north of El Jobean Road (SR 776), east of the Crestview Waterway, and west of Toledo Blade Boulevard, in the Port Charlotte area, within the Murdock Village Community Redevelopment Area (CRA) and in Commission District IV. Containing a total of approximately 630.82 acres.

The purpose of this major modification to the existing PD is to add an additional 196.14± acres located directly to the east of the development in order to have a mixture of residential and commercial development for the entire site; and also adopt a General PD Concept Plan.

The subject property is designated as Murdock Village Mixed Use (MVMU) and is located within the Murdock Village CRA. The MVMU FLUM designation was developed to “encourage a mix of residential, retail commercial, medical, office, office showroom, public, educational, recreational, and institutional redevelopment.” It allows “a combination of residential, retail commercial, medical, office, office showroom, educational, recreational, and institutional facilities in order to

encourage long-term sustainable development” and contemplates a variety of use areas such as Neighborhood Residential for both single- and multi-family residential development, Town Center for higher intensity regional commercial and multi-family residential development, General Commercial for commercial and multi-family residential development, and Community Commercial for commercial development.

The proposed PD rezoning will allow the County to place sufficient conditions to ensure that no adverse impacts will be created by the proposed development on neighboring property owners.

Therefore, it is staff’s professional opinion that the proposed changes are consistent and supported by the intent of the Murdock Village CRA, the requirements as established in MVMU Future Land Use Map designation, and the various goals, objectives, and policies as set forth in the County’s Comprehensive Plan.

What Action will be accomplished?

If the Board of County Commissioners approves this PD rezoning with conditions, it will allow for a mixture of residential and commercial development (single-family dwelling units up to 1,898, multi-family dwelling units up to 804, and commercial space up to 670,522 square feet) on the subject property.