

HARBOR VILLAGE

Charlotte County, FL

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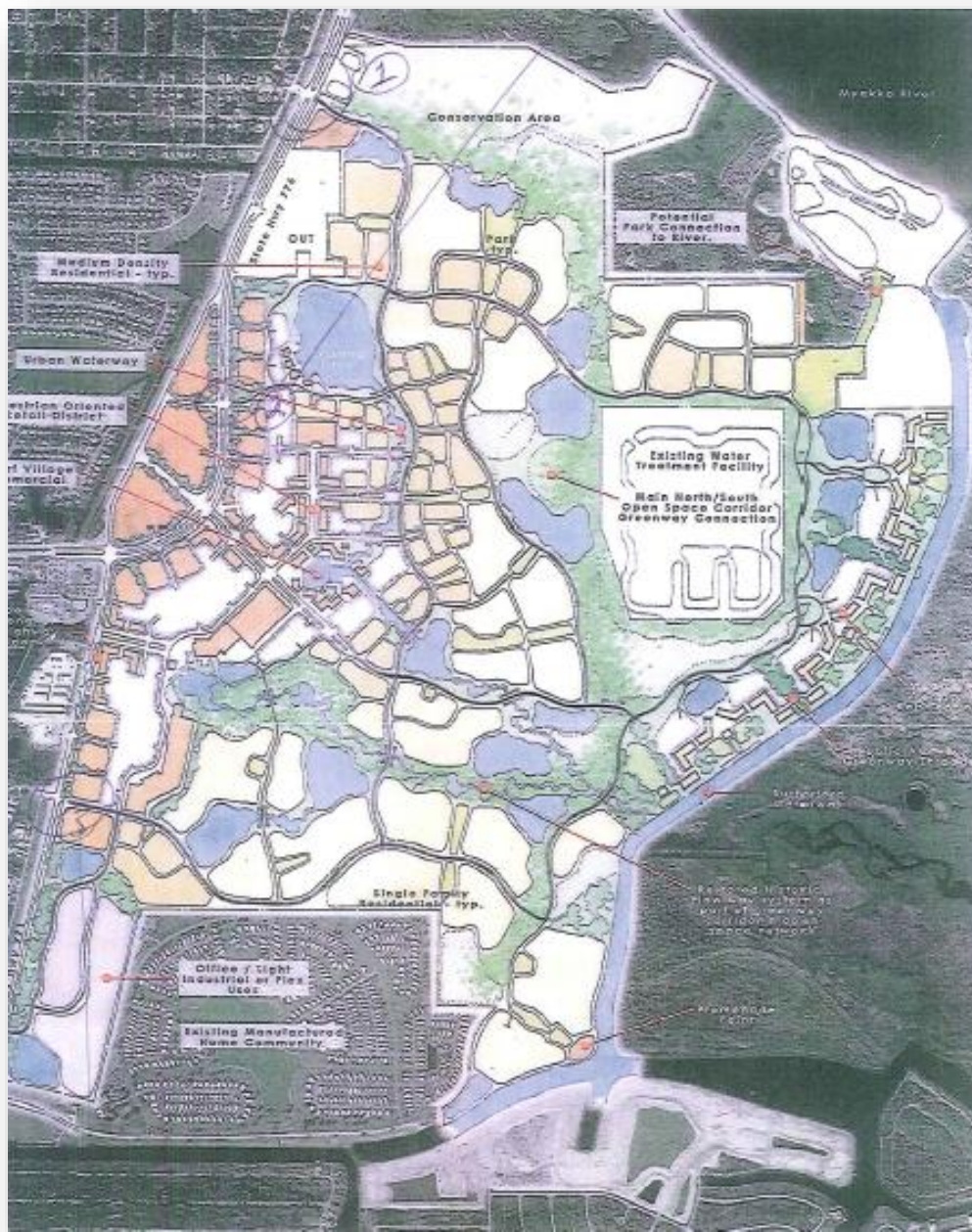
Jim McNeil
Akerman/Maronda Homes



LOCATION

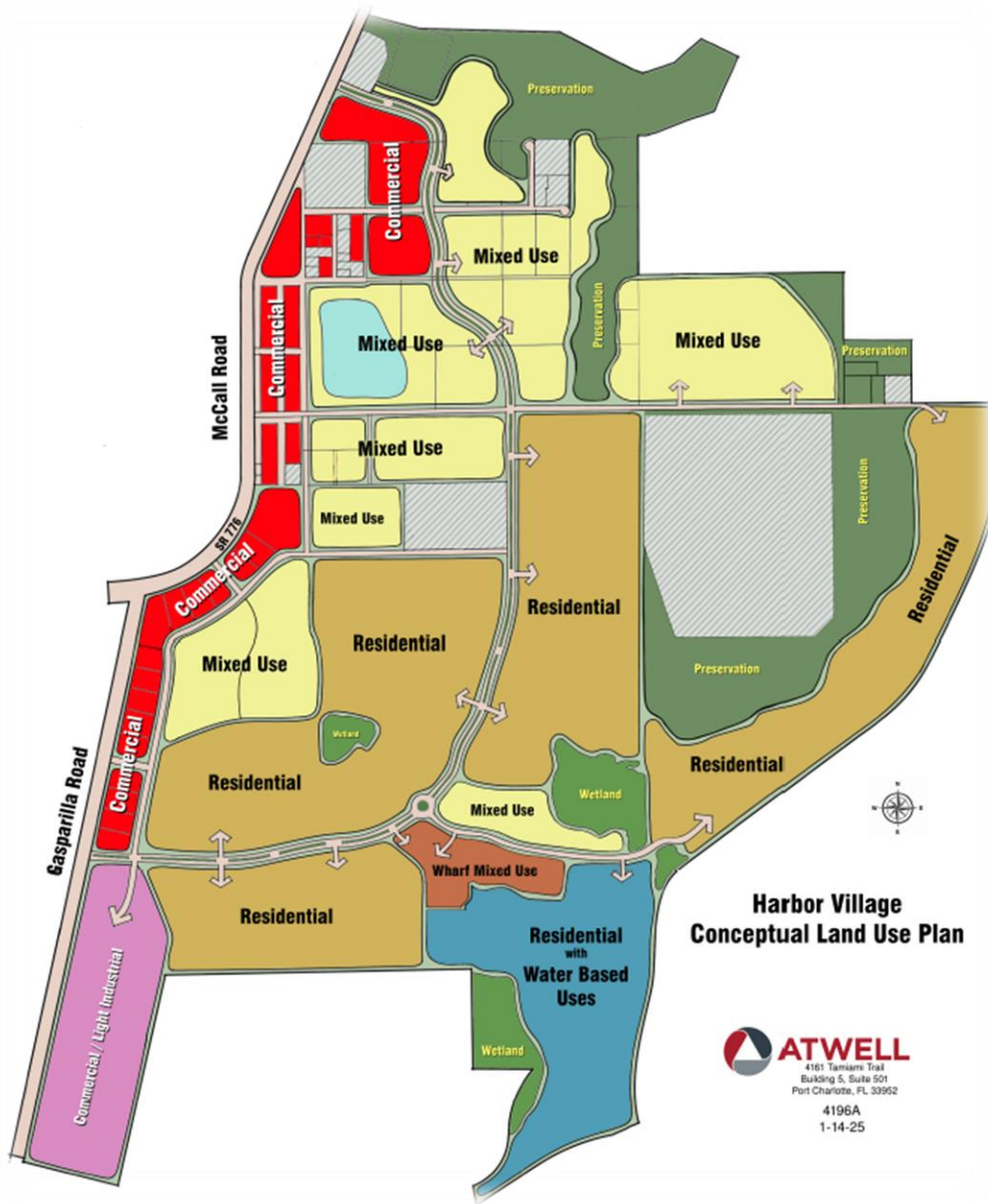
MARONDA HOMES REQUEST

- ✓ Amend the Comprehensive Plan relating to the Compact Growth Mixed Use district to update the Pattern Book (Design Vision) and reduce density/intensity
- ✓ Amend/expand the existing Planned Development zoning district to allow for development of 843+/-acres pursuant to binding Concept Plan
- ✓ Vision is for an environmentally-sensitive, mixed use waterfront community with less homes and non-residential uses than permitted today



EXISTING COMPREHENSIVE PLAN APPROVAL:

- Residential: 3,960 dwelling units
- Commercial/Light Industrial: 1,509,807 sq ft
- Preservation area: ± 92 acres



PROPOSED COMPREHENSIVE PLAN AMENDMENT:

- Residential: 3,475 dwelling units
- Commercial/Light Industrial: 1,400,00 sq ft
- Preservation: ± 163 acres

PROPOSED DENSITY/INTENSITY REDUCTION

- ✓ **Reduction of 485 dwelling units**
- ✓ **Reduction of 109,807 sq ft of commercial/light industrial**
- ✓ **Increase in preservation area by 71 acres**
- ✓ **Updated Pattern Plan with greater detail**

OPEN SPACE/PRESERVE



CONNECTION PLAN



DESIGN STANDARDS



West Indies



Modern Coastal





ADDITIONAL CONDITIONS

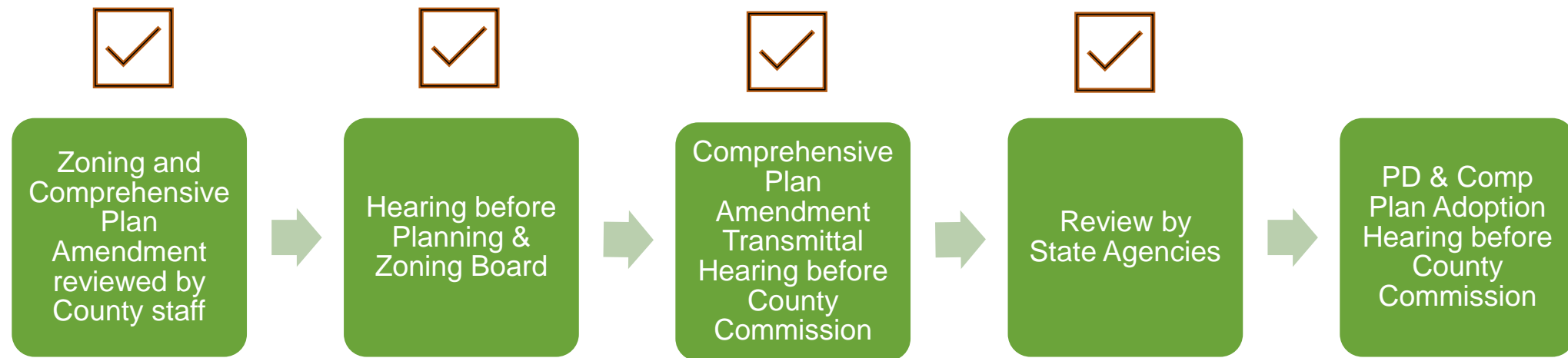
- All boat docks shall be located within the marina boat basin. Boat docks are prohibited along the Interconnector Waterway and Butterford Waterway.
- Enhanced buffers to Holiday Lakes community south of Harbor Village PUD.



COMMUNITY MEETINGS

- 3/12/25: Meeting at Village of Holiday Lakes Community Center
- 6/17/25: Meeting at South Gulf Cove Community Center
- 6/23/25: Meeting with Friends of South Gulf Cove
- 7/9/25: Additional meeting with members of South Gulf Cove Community

PROCESS





Questions?

APPROVED PD CONCEPT PLAN

