

ORDINANCE
NUMBER 2025 -

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, PURSUANT TO SECTION 163.3184, FLORIDA STATUTES, AMENDING THE COUNTY'S COMPREHENSIVE PLAN BY: (1) AMENDING CHARLOTTE COUNTY FLUM SERIES MAP #1: 2030 FUTURE LAND USE FROM COMPACT GROWTH MIXED USE (CGMU) (1,081.75± ACRES) AND PRESERVATION (PR) (92.39± ACRES) TO CGMU (1,010.69± ACRES) AND PR (163.45± ACRES) IN ORDER TO ALLOW FOR A MIXTURE OF RESIDENTIAL USES UP TO 3,475 UNITS (A REDUCTION OF 485 UNITS), COMMERCIAL, AND LIGHT INDUSTRIAL USES UP TO 1,400,000 SQUARE FEET (A REDUCTION OF 109,807 SQUARE FEET); INCREASING THE BASE DENSITY FROM 1,631 UNITS OR 1,790 UNITS WITH AN APPROVED PD ORDINANCE RESTRICTING DEVELOPMENT ON AREA A AS IDENTIFIED ON FIGURE 1-C UNDER SECTION 1 OF FLU APPENDIX VII: COMPACT GROWTH MIXED USE MASTER DEVELOPMENT PLAN TO LOW IMPACT RECREATIONAL USES/PASSIVE RECREATIONAL USES; (2) AMENDING CHARLOTTE COUNTY FLUM SERIES MAP #2: 2050 FRAMEWORK, FROM AGRICULTURAL/RURAL TO EMERGING NEIGHBORHOOD FOR 28.01± ACRES OF PROPERTIES AND 99.13± ACRES OF PROPERTIES FROM EMERGING NEIGHBORHOOD TO AGRICULTURAL/RURAL; AND (3) AMENDING CHARLOTTE COUNTY FLUM SERIES MAP #3: 2030 SERVICE AREA DELINEATION, TO EXTEND THE URBAN SERVICE AREA BOUNDARY TO INCLUDE 28.01± ACRES OF PROPERTIES AND TO CONCURRENTLY REMOVE 99.13± ACRES OF PROPERTIES FROM THE URBAN SERVICE AREA; FOR PROPERTIES GENERALLY LOCATED SOUTHEAST OF MCCALL ROAD (SR 776) AND SOUTHWEST OF THE MYAKKA RIVER, IN THE WEST COUNTY AREA, CONTAINING 1,174.14± ACRES; COMMISSION DISTRICT IV; PETITION PAL-24-04; APPLICANT: MARONDA HOMES, LLC OF FLORIDA; PROVIDING AN EFFECTIVE DATE; AND PROVIDING FOR TRANSMITTAL OF ADOPTED ORDINANCE.

RECITALS

WHEREAS, applicant, Maronda Homes, LLC of Florida ("Applicant"), filed Petition PAL-24-04, seeking a large scale plan amendment to the County's Comprehensive Plan by: (1) amending Charlotte County FLUM Series Map #1: 2030 Future Land Use from Compact Growth Mixed Use (CGMU) (1,081.75± acres) and Preservation (PR) (92.39± acres) to CGMU (1,010.69± acres) and PR (163.45± acres) in order to allow for a mixture of residential uses up to 3,475 units (a reduction of 485 units), commercial, and light industrial uses up to 1,400,000 square feet (a reduction of 109,807 square feet); increasing the base density from 1,631 units or 1,790 units with an approved PD ordinance restricting development on Area A as identified on Figure 1-C under Section 1 of FLU Appendix VII: Compact Growth Mixed Use Master Development Plan to low impact recreational uses/passive recreational uses; (2) amending Charlotte County FLUM Series Map #2: 2050 Framework, from Agricultural/Rural to Emerging Neighborhood for 28.01± acres of properties and 99.13± acres of properties from Emerging Neighborhood to Agricultural/Rural; and (3) amending Charlotte County FLUM Series Map #3: 2030 Service Area Delineation, to extend the Urban Service Area boundary to include 28.01± acres of properties and to concurrently remove 99.13± acres of properties from the Urban Service Area; for properties generally located southeast of McCall Road (SR 776) and southwest of the Myakka River, in the West County area, containing 1,174.14± acres, in Commission District IV, more particularly described in attached Exhibit "A" ("Property"), which Property is owned by multiple owners as provided in attached Exhibit "B"; and

WHEREAS, on February 10, 2025, Petition PAL-24-04 was heard before the Charlotte County Planning and Zoning Board ("P&Z Board") and, based on the findings and

analysis provided by County Staff and the evidence presented to the P&Z Board, Petition PAL-24-04 was found to be consistent with the County's Comprehensive Plan, and the P&Z Board recommended approval for transmittal of Petition PAL-24-04 to the Florida Department of Commerce and other state agencies for review; and

WHEREAS, in a public hearing held on Tuesday, March 25, 2025, the Board of County Commissioners of Charlotte County, Florida ("Board") reviewed plan amendment Petition PAL-24-04 and, based on the findings and analysis provided by County Staff regarding the amendment and the evidence presented to the Board, approved transmittal of Petition PAL-24-04 to the Florida Department of Commerce and other state agencies for review and comment; and

WHEREAS, Petition PAL-24-04 was transmitted to the Florida Department of Commerce and other state agencies for review and comment; and

WHEREAS, the comments received by the reviewing agencies, if any, have been considered and addressed by the Applicant and incorporated into the findings and analysis provided by County Staff; and

WHEREAS, after due consideration regarding Petition PAL-24-04 in a public hearing held on July 22, 2025, and based on the findings and analysis presented to the Board, the Board finds that the proposed amendment is consistent with the County's Comprehensive Plan, and that the requirements of Chapter 163, Florida Statutes, as they relate to the Petition have been met, and that it is in the best interests of the County and its citizens to approve Petition PAL-24-04.

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Charlotte County, Florida:

Section 1. Approval. Petition PAL-24-04 requesting a large scale plan amendment to the County's Comprehensive Plan by: (1) amending Charlotte County FLUM Series Map #1: 2030 Future Land Use from Compact Growth Mixed Use (CGMU) (1,081.75± acres) and Preservation (PR) (92.39± acres) to CGMU (1,010.69± acres) and PR (163.45± acres) in order to allow for a mixture of residential uses up to 3,475 units (a reduction of 485 units), commercial, and light industrial uses up to 1,400,000 square feet (a reduction of 109,807 square feet); increasing the base density from 1,631 units or 1,790 units with an approved PD ordinance restricting development on Area A as identified on Figure 1-C under Section 1 of FLU Appendix VII: Compact Growth Mixed Use Master Development Plan to low impact recreational uses/passive recreational uses; (2) amending Charlotte County FLUM Series Map #2: 2050 Framework, from Agricultural/Rural to Emerging Neighborhood for 28.01± acres of properties and 99.13± acres of properties from Emerging Neighborhood to Agricultural/Rural; and (3) amending Charlotte County FLUM Series Map #3: 2030 Service Area Delineation, to extend the Urban Service Area boundary to include 28.01± acres of properties and to concurrently remove 99.13± acres of properties from the Urban Service Area; for properties generally located southeast of McCall Road (SR 776) and southwest of the Myakka River, in the West County area, containing 1,174.14± acres, in Commission District IV, more particularly described in attached Exhibit "A", is hereby approved.

Section 2. Effective date. The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If timely challenged, this amendment shall become effective on the date the state land planning

agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before its effective date.

Section 3. Transmittal. County Staff is hereby directed to forward a copy of this Ordinance and its attachments to the Florida Department of Commerce, 107 East Madison Street, Tallahassee, FL 32399-4120, and to the Executive Director, Southwest Florida Regional Planning Council, 1400 Colonial Boulevard, Suite 1, Fort Myers, FL 33907.

[SIGNATURE PAGE FOLLOWS]

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PASSED AND DULY ADOPTED this 22nd day of July, 2025.

BOARD OF COUNTY COMMISSIONERS
OF CHARLOTTE COUNTY, FLORIDA

By: _____
Joseph M. Tiseo, Chairman

ATTEST:
Roger D. Eaton, Clerk of the Circuit Court
and Ex-Officio Clerk of the
Board of County Commissioners

By: _____
Deputy Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

By: _____
Janette S. Knowlton, County Attorney
LR2024-0558

KN

OF A PARCEL OF LAND LYING IN
SECTIONS 33, 34, TOWNSHIP 40 SOUTH, RANGE 21 EAST,
SECTIONS 3, 4, 8, 9 AND 10, TOWNSHIP 41 SOUTH, RANGE 21 EAST,
CHARLOTTE COUNTY, FLORIDA



ATWELL
866.890.4300 www.atwellgroup.com
4140 N. Central Expwy., Suite 501
Mesa, AZ 85205
PHOTO: JIM

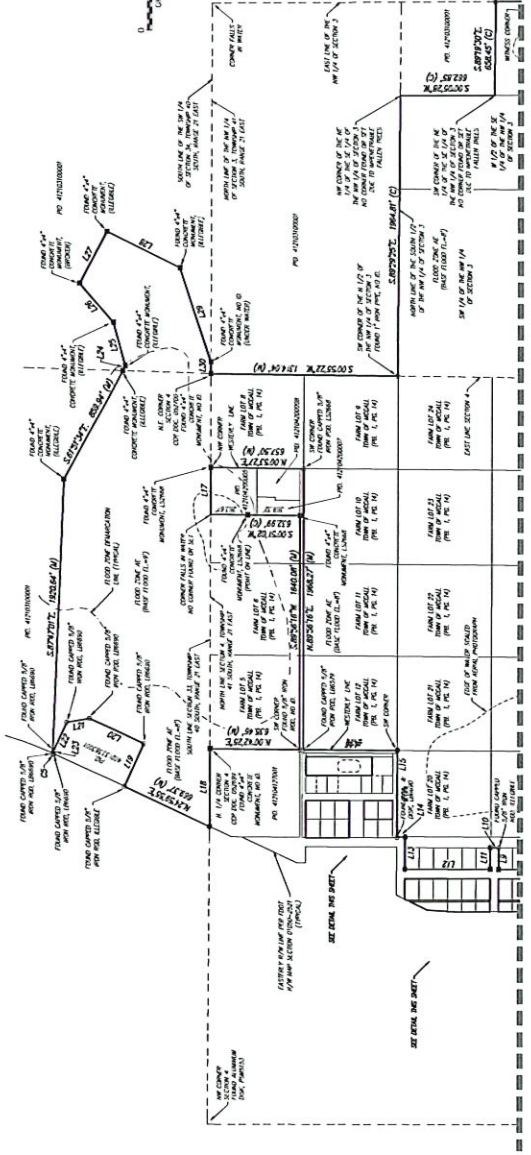
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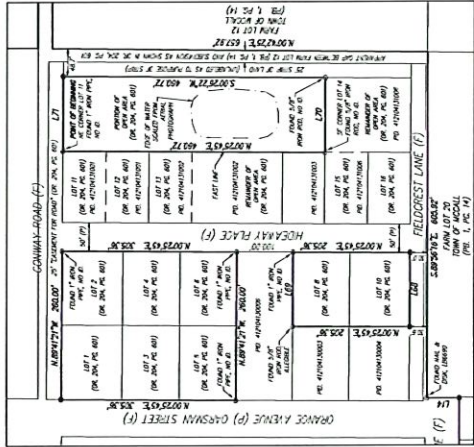
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OF A PARCEL OF LAND LYING IN
SECTIONS 33, 34, TOWNSHIP 40 SOUTH, RANGE 21 EAST,
SECTIONS 3, 4, 8, 9 AND 10, TOWNSHIP 41 SOUTH, RANGE 21 EAST,
CHARLOTTE COUNTY, FLORIDA

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LINE TABLE				
LINE	ITEM	QTY	UNIT	PRICE
1	1000	1	UNIT	150.00
2	1000	1	UNIT	150.00
3	1000	1	UNIT	150.00
4	1000	1	UNIT	150.00
5	1000	1	UNIT	150.00
6	1000	1	UNIT	150.00
7	1000	1	UNIT	150.00
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62	1000	1	UNIT	150.00
63	1000	1	UNIT	150.00
64	1000	1	UNIT	150.00
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[illegible]

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DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
5/17/24	4196A	4196A-2R		JS	CDO	1"=400'	3 of 3

BOUNDARY SURVEY
HARBOR VILLAGE
CHARLOTTE COUNTY, FLORIDA

BOUNDARY SURVEY

BOOK REVIEW

HARBOR VILLAGE

CHARLOTTE COUNTY, FLORIDA

DESIGN	DRAWN	CHECK
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	J5	cc
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**HARBOR VILLAGE
Property Ownership Table
Comprehensive Plan Amendment**

Ownership Entity	Person/Entity Authorizing	Authorized Agent
Dennis J. Fullenkamp	RVi/Atwell/Rob Berntsson	Dennis J. Fullenkamp
Charlotte Sarasota Holdings, LLC	Charlotte 246 Holdings, LLC	Dennis J. Fullenkamp
Charlotte 246 Holdings, LLC (Sharma)	Maronda Homes, LLC	Ron Greenland/Neekaytan Sharma
MAR McCall 37, LLC	RVi/Atwell/Rob Berntsson	Dennis J. Fullenkamp
Fullenkamp Dennis J Trustee	Maronda Homes, LLC	Dennis J. Fullenkamp
2008 FL Recovery Limited Partnership	Maronda Homes, LLC	Russell (Rusty) Richardson

