

PAL-23-00004 (Legislative)

PAS-24-00002 (Legislative)

PD-24-08 (Quasi-Judicial)

(Transmittal Hearing BCC Land Use Meeting 05-27-2025

Adoption Hearing BCC Land Use Meeting 09-09-2025)

Tarpon Waterfront Village LLC



CHARLOTTE COUNTY
FLORIDA

Proposed Changes

- A Large Scale Plan Amendment to:
 - Amend Charlotte County FLUM Series Map #3: 2030 Service Area Delineation, to extend the Urban Service Area boundary to include 14.52± acres of the property.
 - Amend Charlotte County FLUM Series Map #2: 2050 Framework, from Agricultural/Rural to Revitalizing Neighborhood for 11.51± acres of the property and Managed Neighborhood for 3.01± acres.

Proposed Changes

- The proposed High Density Residential Future Land Use Map designation can only be designated for properties located inside the Urban Service Area.

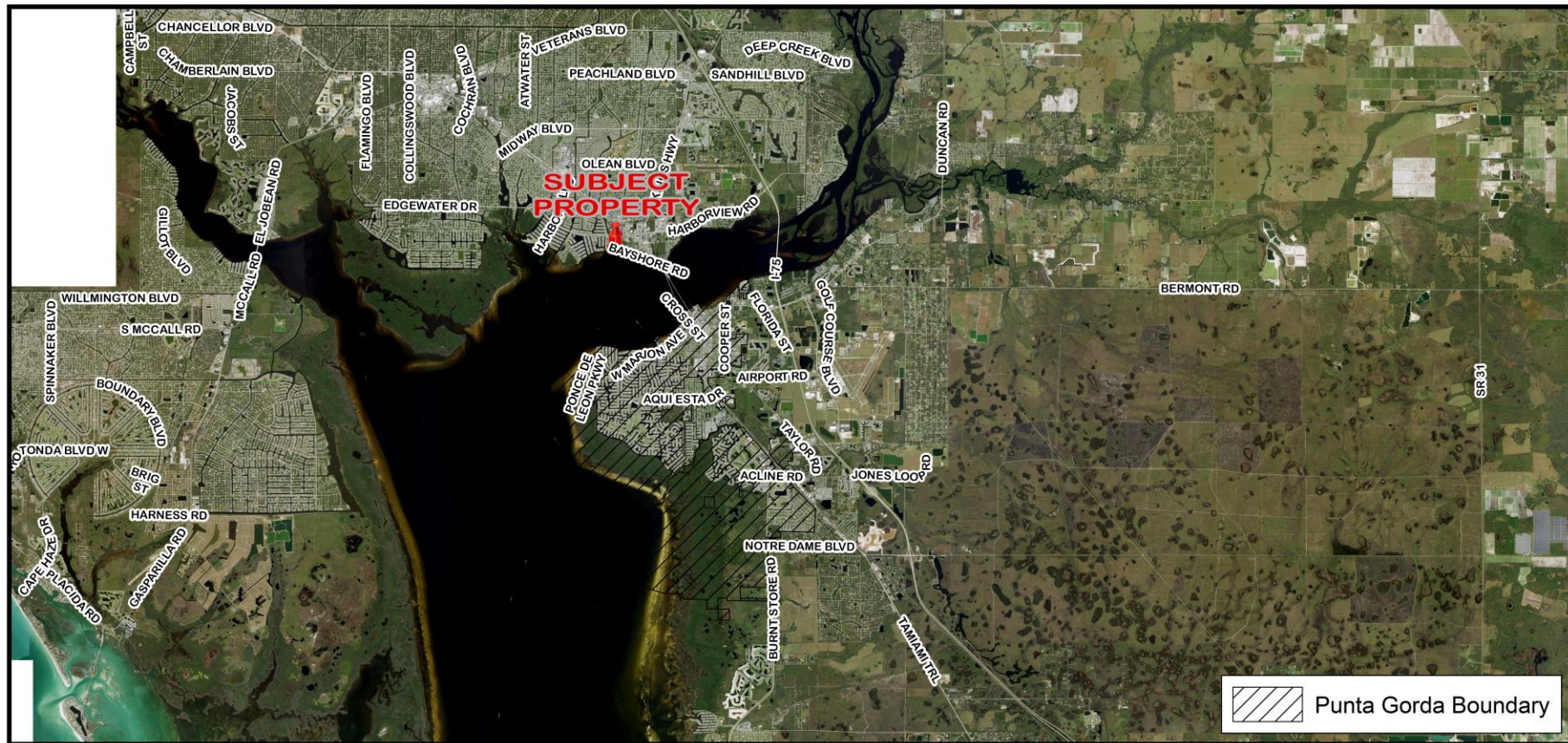
Concurrent Applications

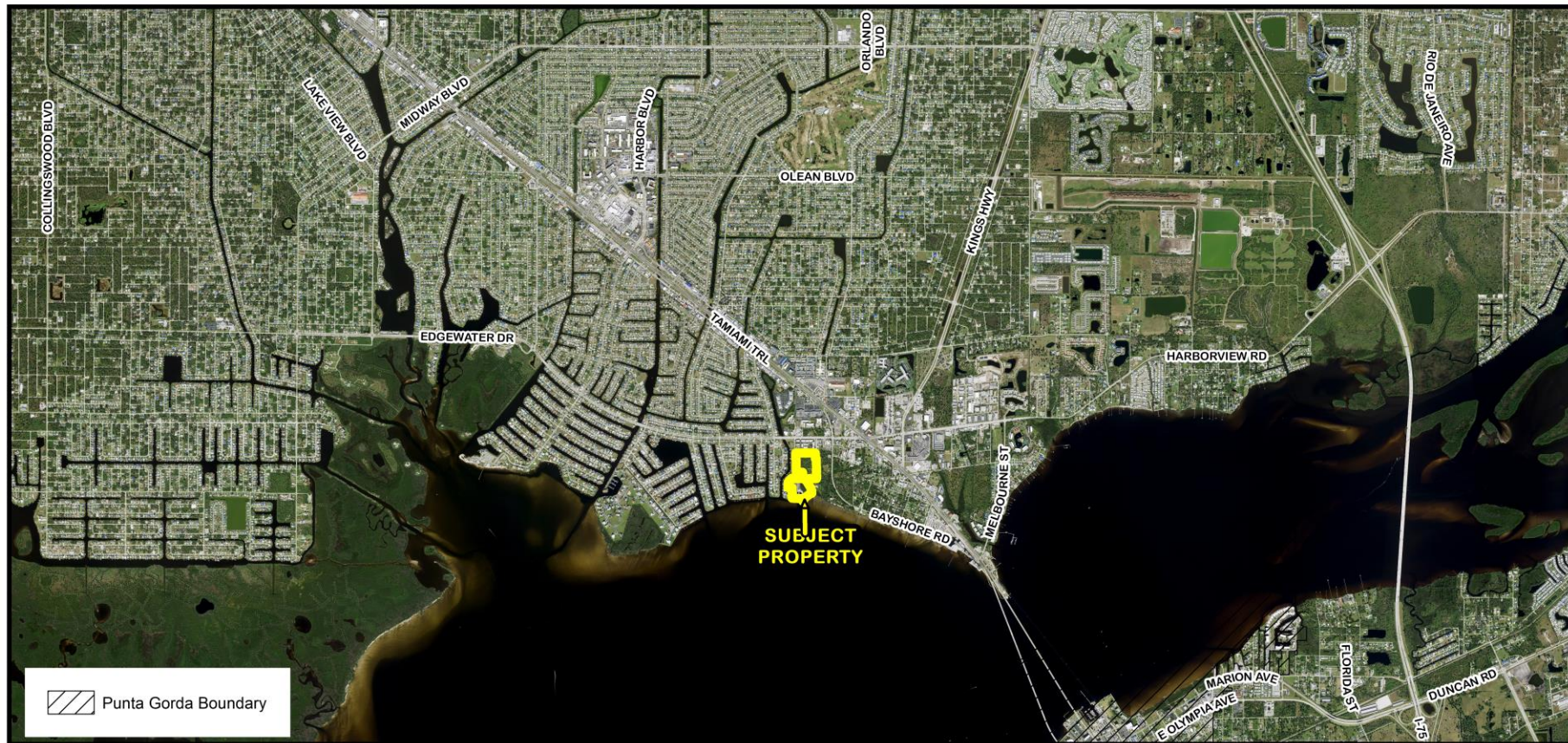
- A Small Scale Plan Amendment to:
 - Amend Charlotte County FLUM Series Map #1: 2030 Future Land Use, from Preservation (PR) (11.01± acres), Parks and Recreation (PKR) (8.57± acres), and Low Density Residential (LDR) (0.75± acres) to High Density Residential (HDR) for 11.05± acres and PR for 9.28± acres

Concurrent Applications

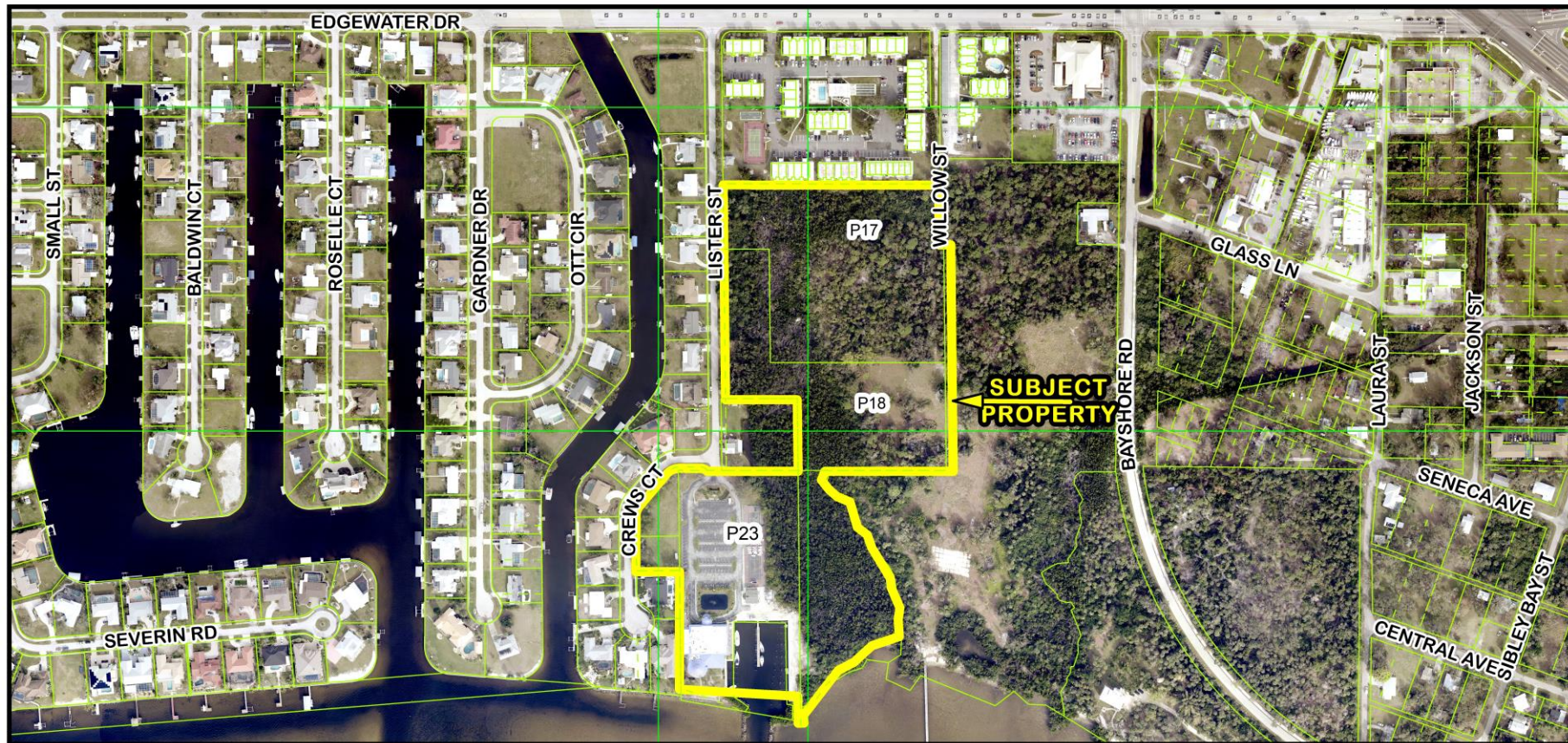
- A rezoning from ES (9.74± acres), PKR (3.51± acres), RSF-3.5 (0.75± acres), RMF-5 (1.27± acres), and CT (5.06± acres) to Planned Development (PD) to allow for a residential development up to 120 units
 - Requiring a transfer of 116 density units to reach the maximum of 120 units
 - Adopting a “General PD Concept Plan”
- Located in Commission District V



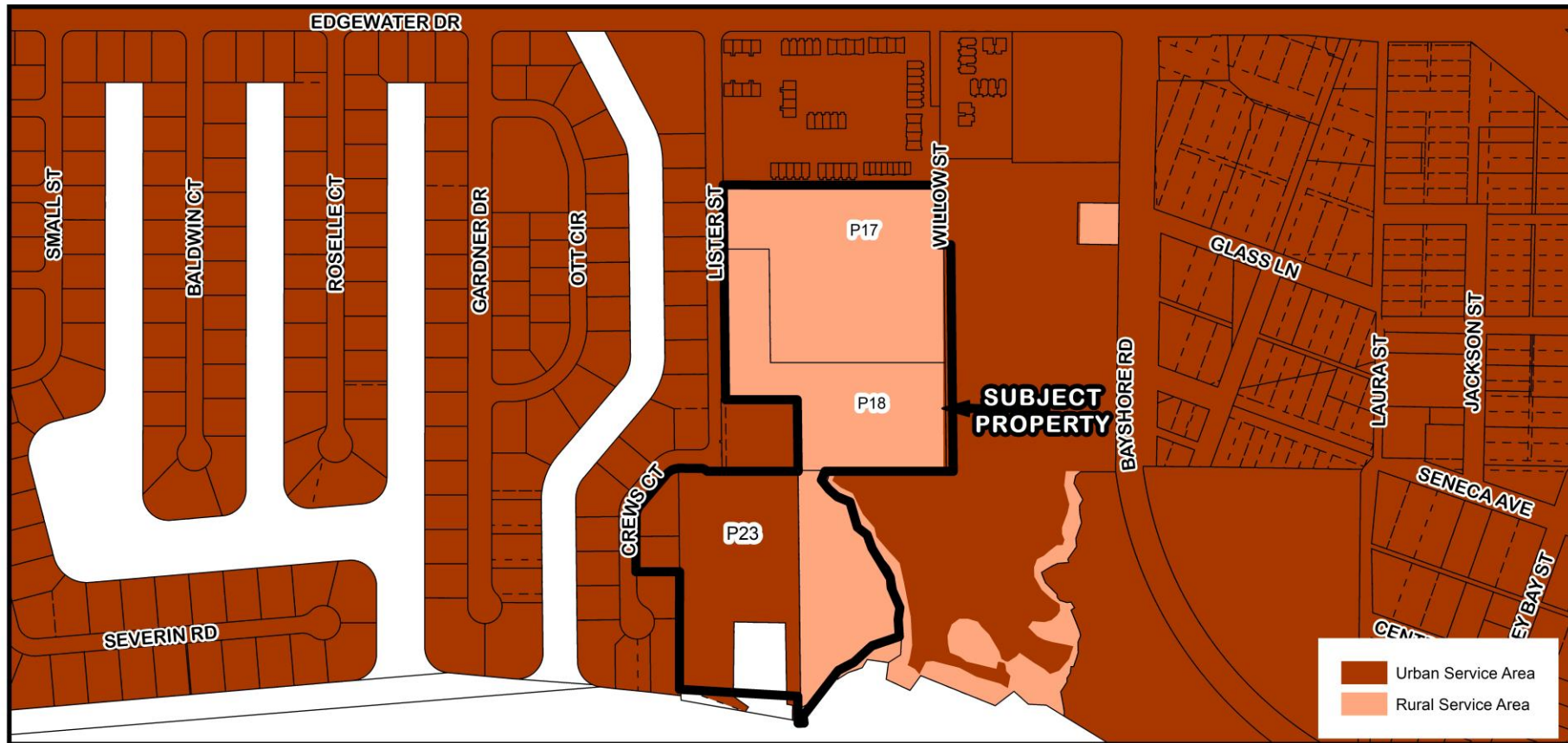




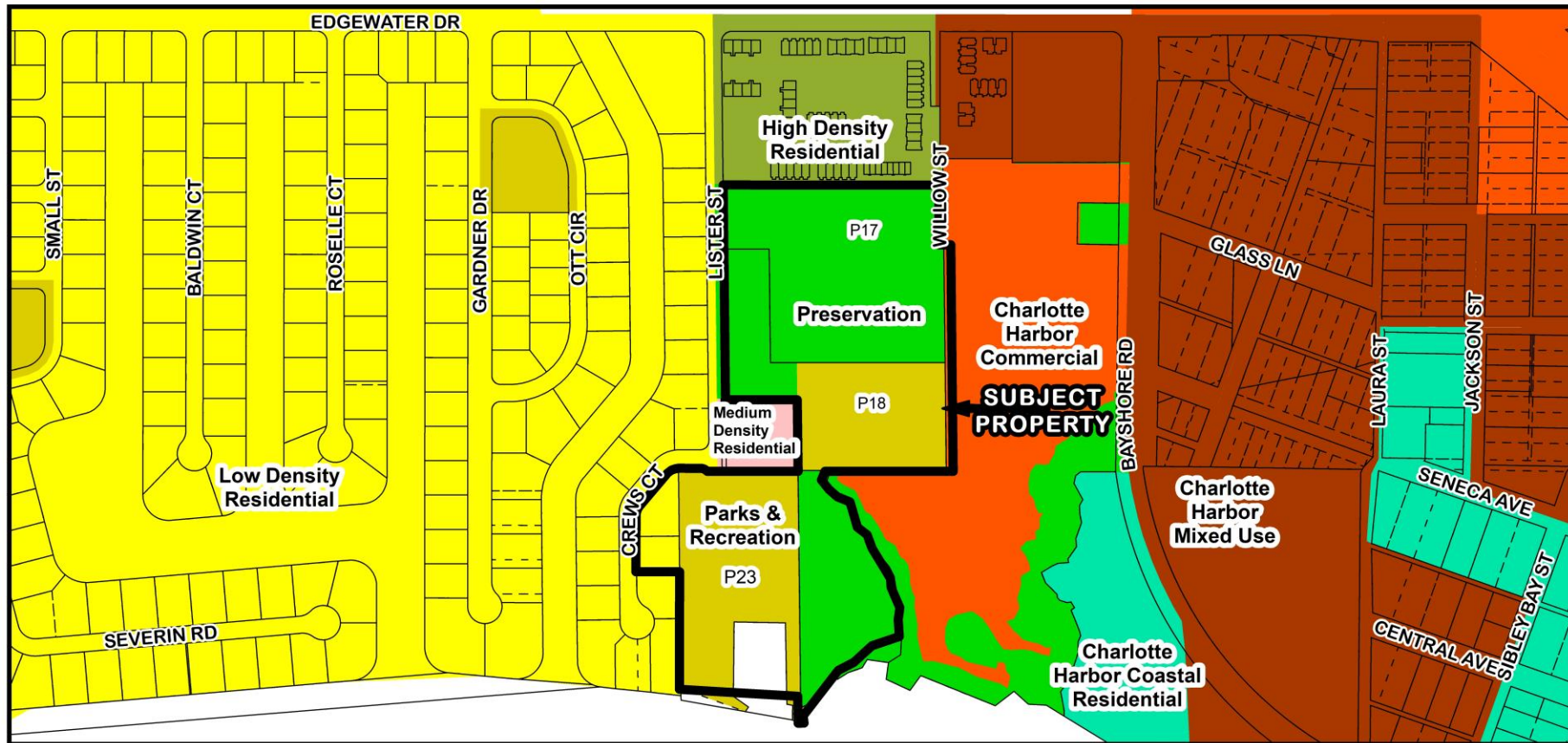
8 PAL-23-00004, PAS-24-00002, and PD-24-08 Area Image (Mid-Range)

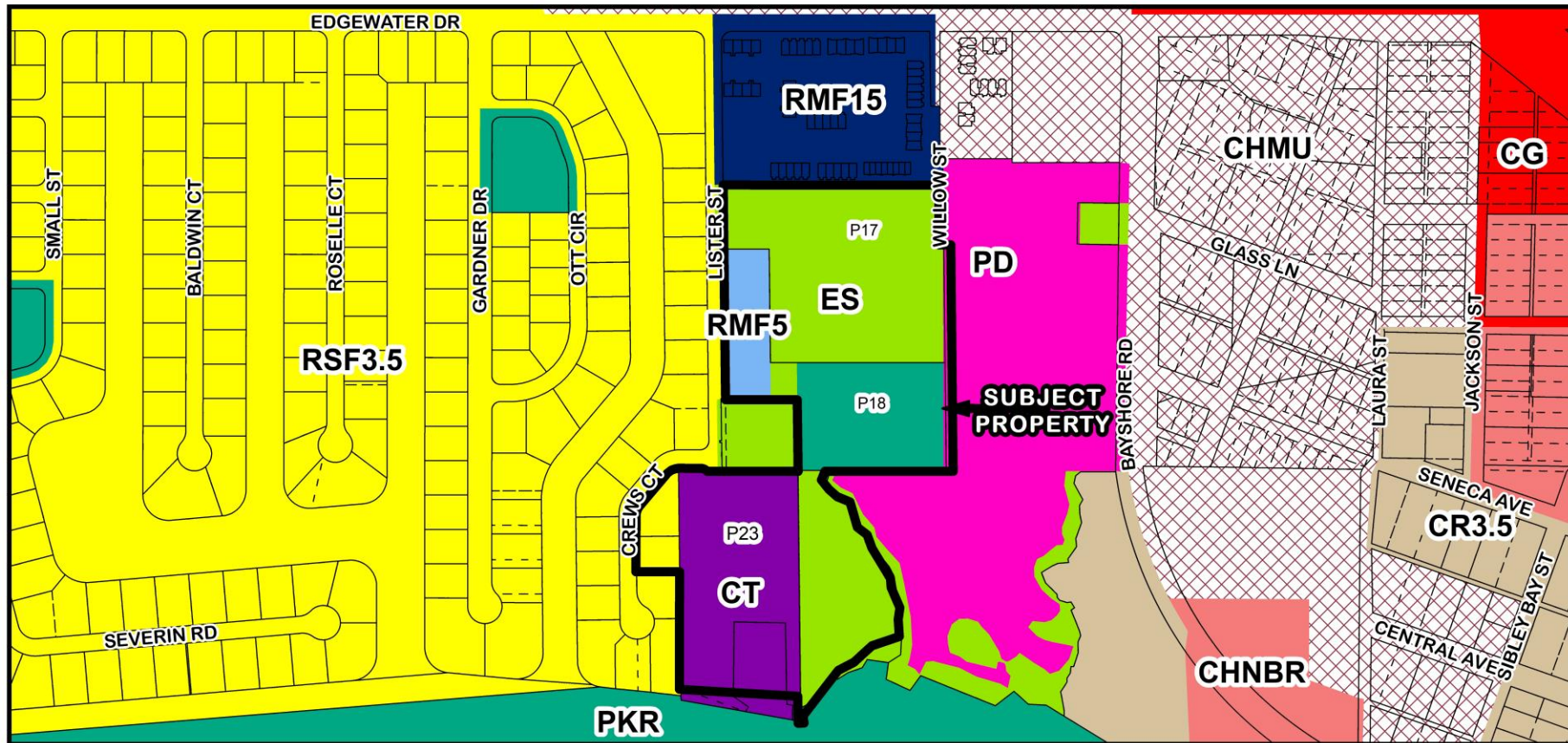


PAL-23-00004, PAS-24-00002, and PD-24-08 Area Image

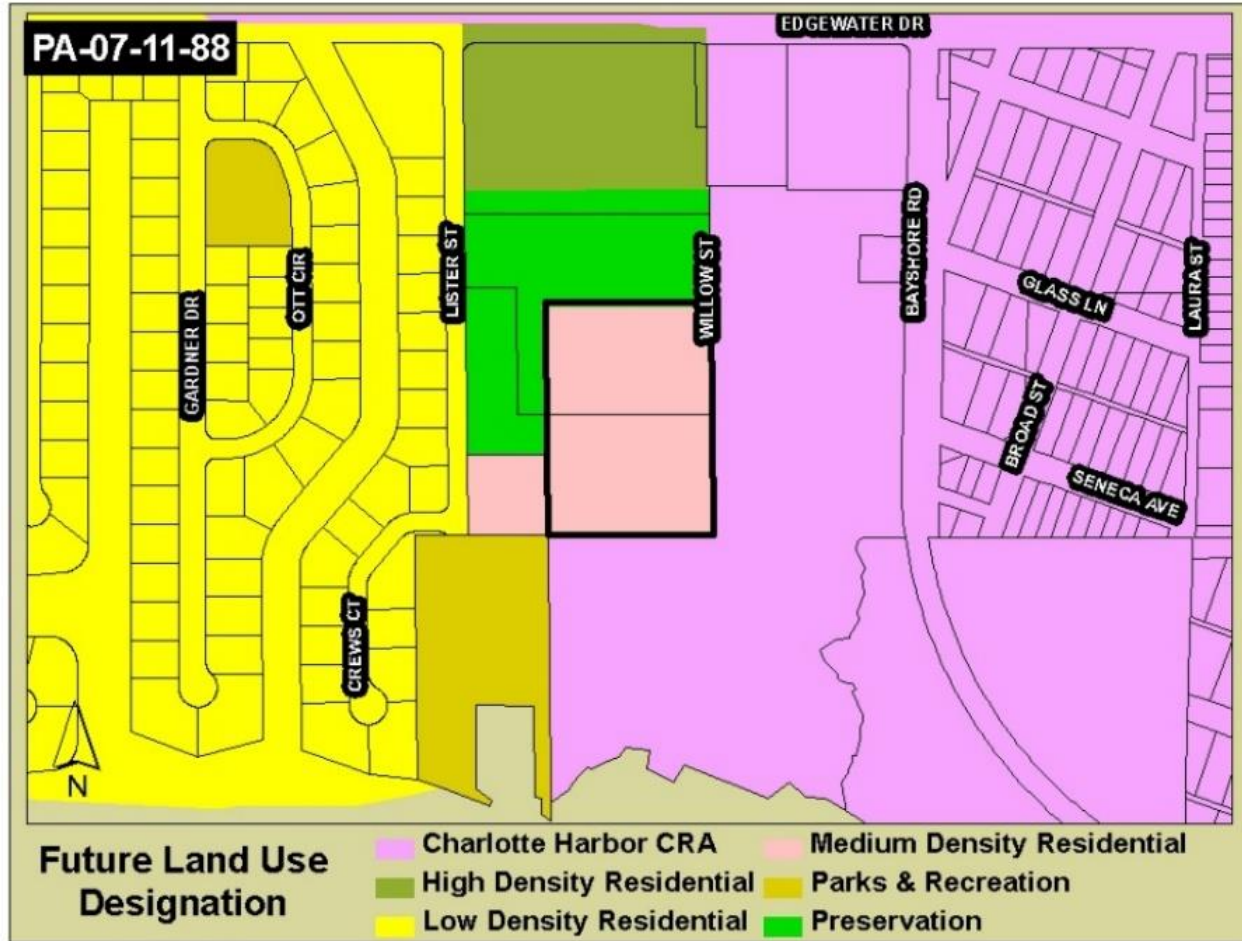


10 PAL-23-00004, PAS-24-00002, and PD-24-08 Existing Service Area Delineation

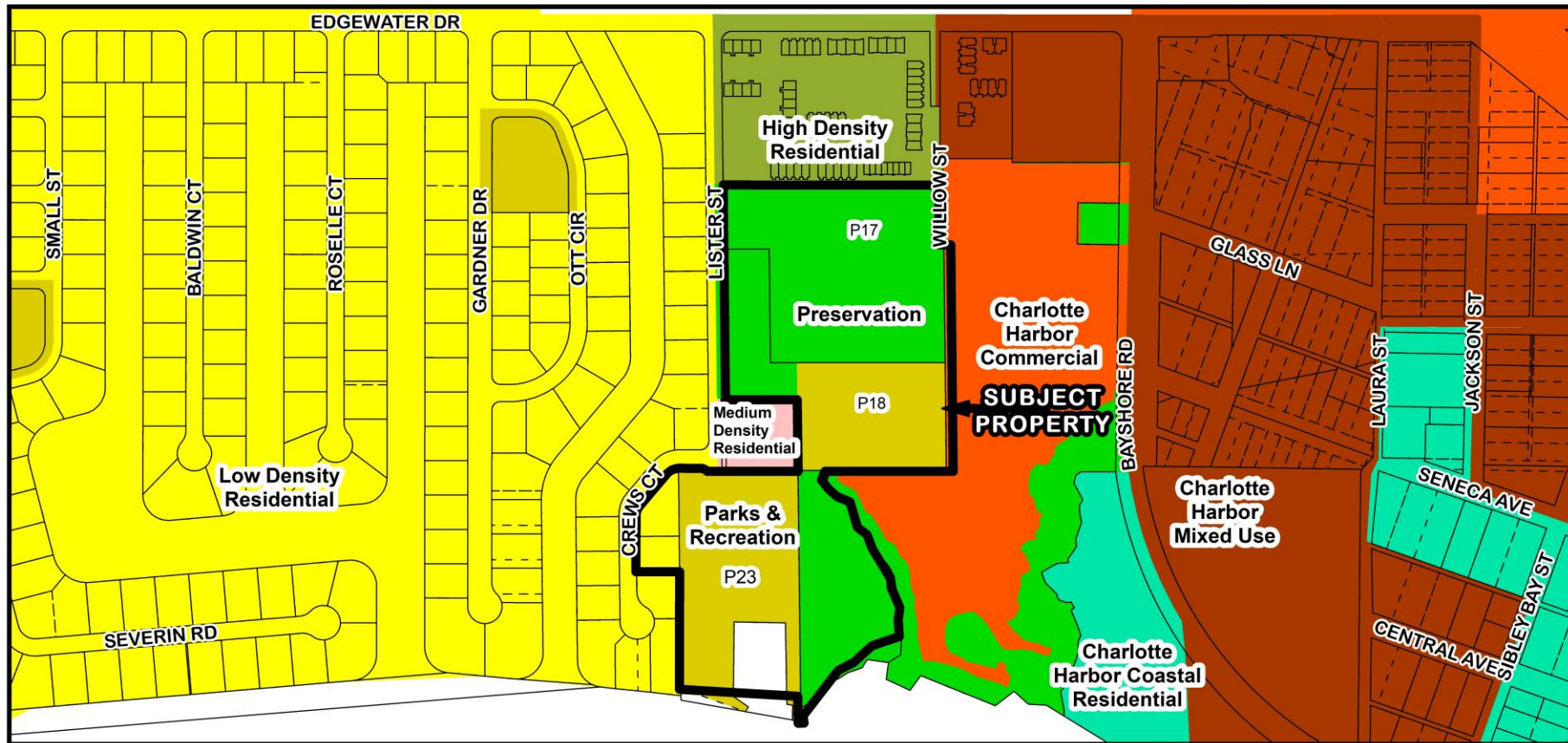


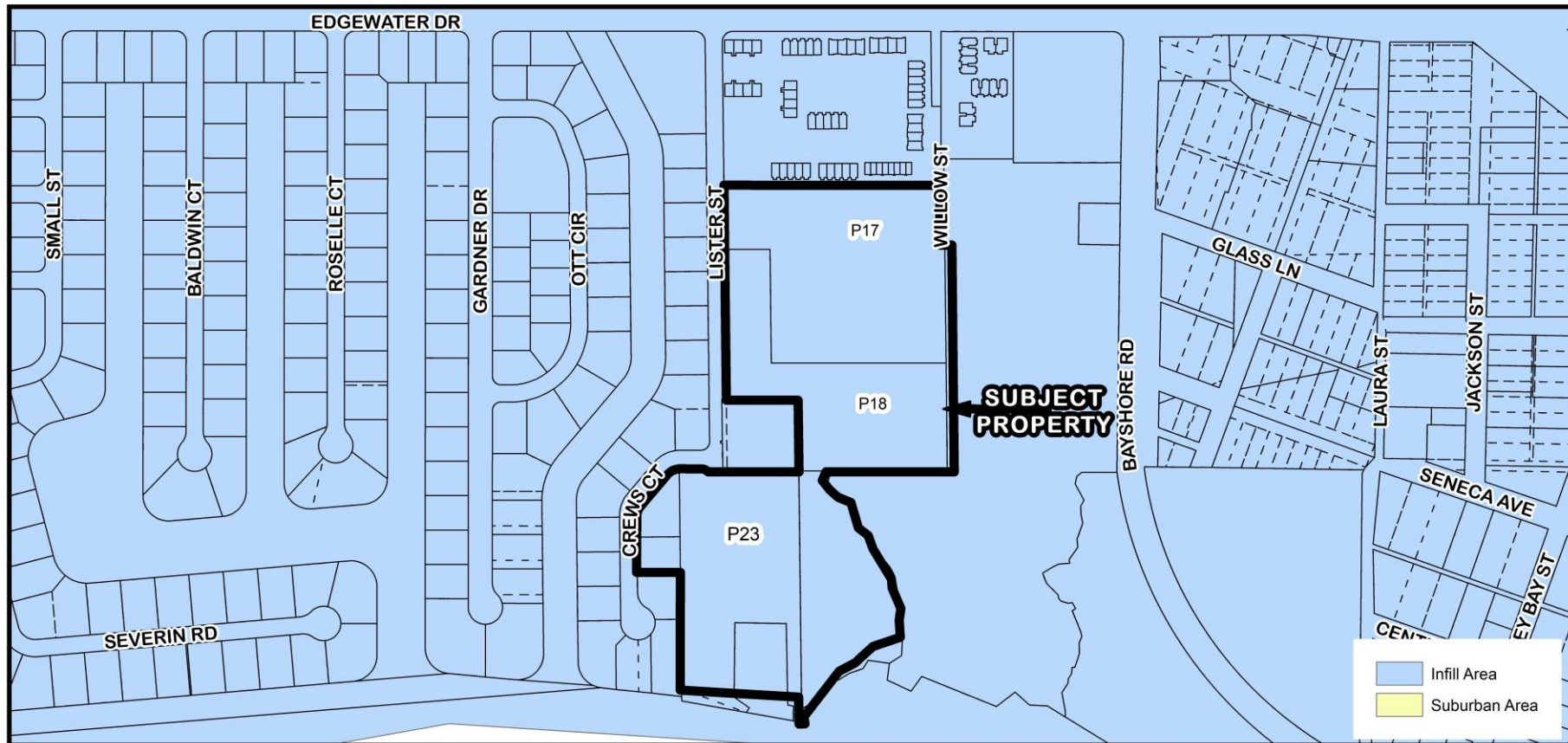


13 PAL-23-00004, PAS-24-00002, and PD-24-08 Existing Zoning Designations



**1997-2010 Future Land Use Map Prior to
Adoption of PA-07-11-88**







Land Information
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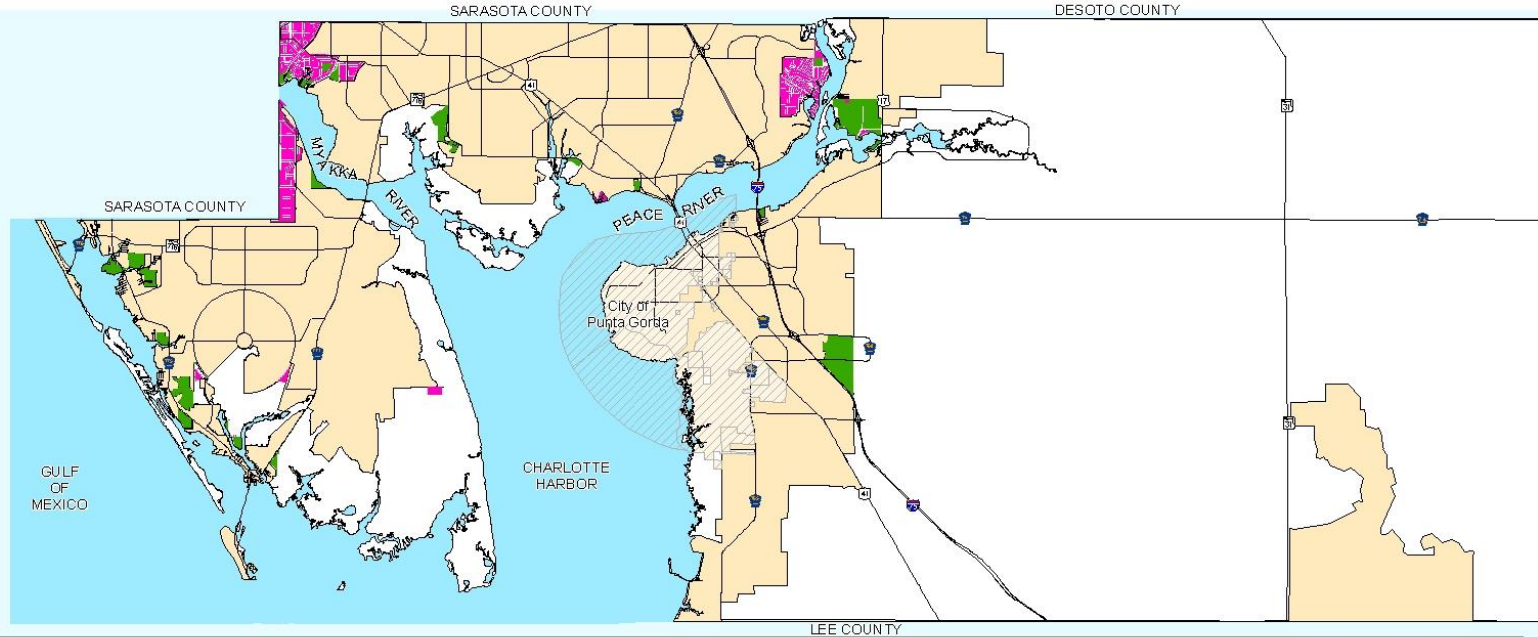
Supporting Policy and Analysis Map Series

Map #12: Areas Removed from the (1997-2010) Urban Service Area

Charlotte County Government

"To exceed expectations in the delivery of public services."

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Stateplane Projection
Datum: NAD83
Units: Feet
Source: CCGIS, GROM

Metadata available
upon request

LEGEND



Areas Containing Platted Lots Removed from Urban Service Area



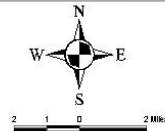
Areas Containing Unplatted Lots Removed from Urban Service Area



2030 Urban Service Area



2030 Rural Service Area



This map is a representation of compiled public information. It is believed to be an accurate and true depiction for the state purpose, but Charlotte County and its employees make no guarantee, implied or otherwise as to its use. This is not a survey, nor is it to be used for design.

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Supporting Policy and Analysis Map Series

Map #12: Areas Removed from the (1997-2010) Urban Service Area

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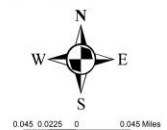


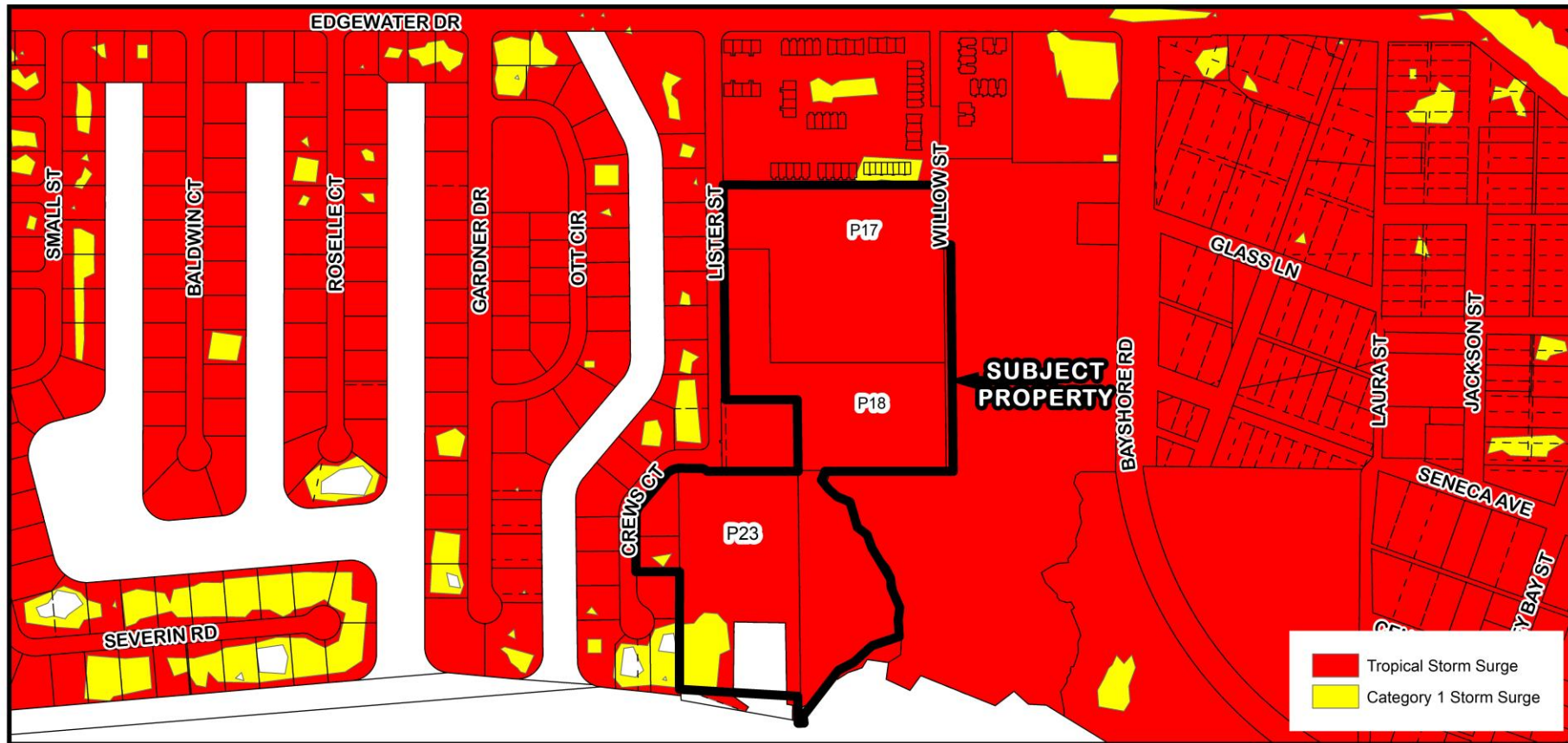
Stateplane Projection
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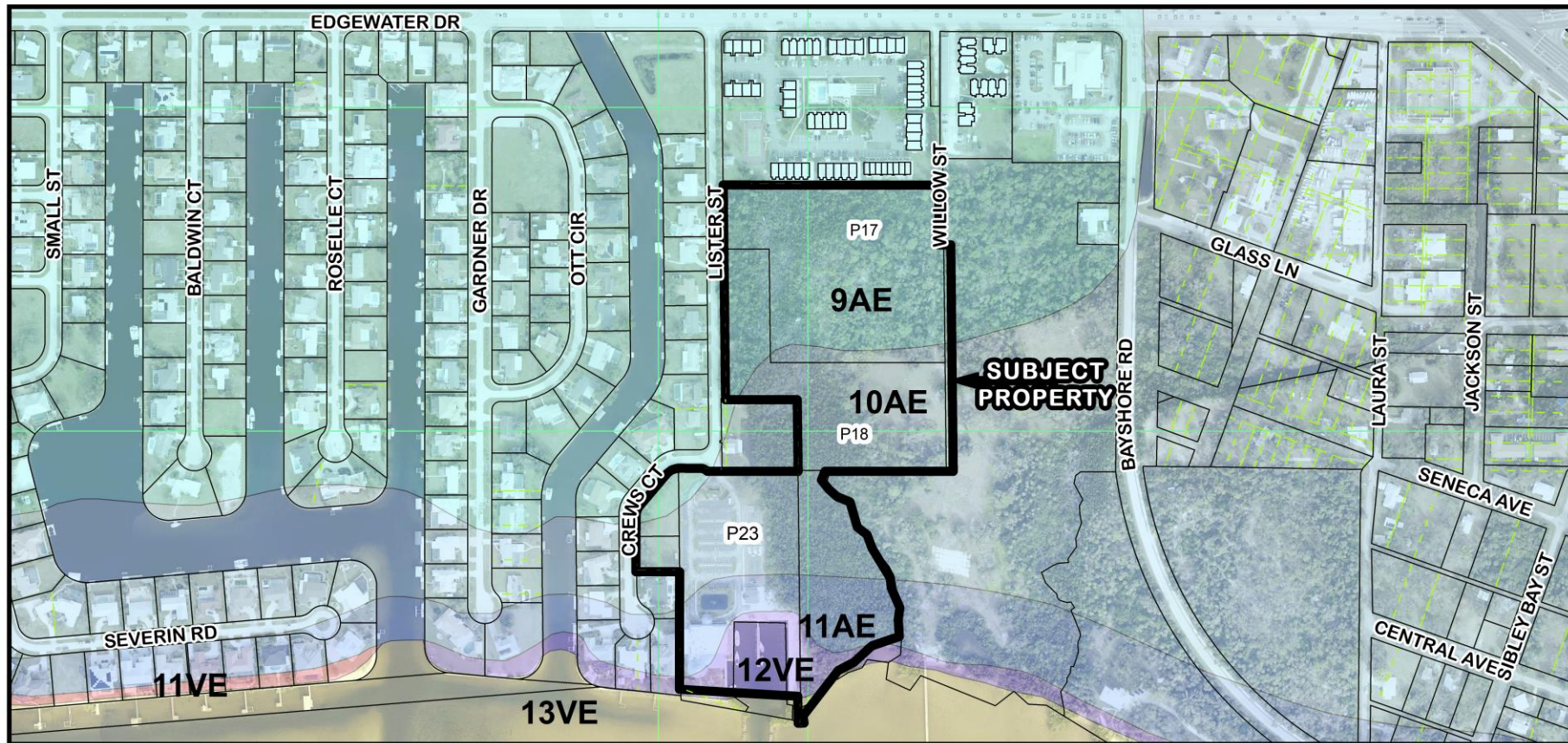
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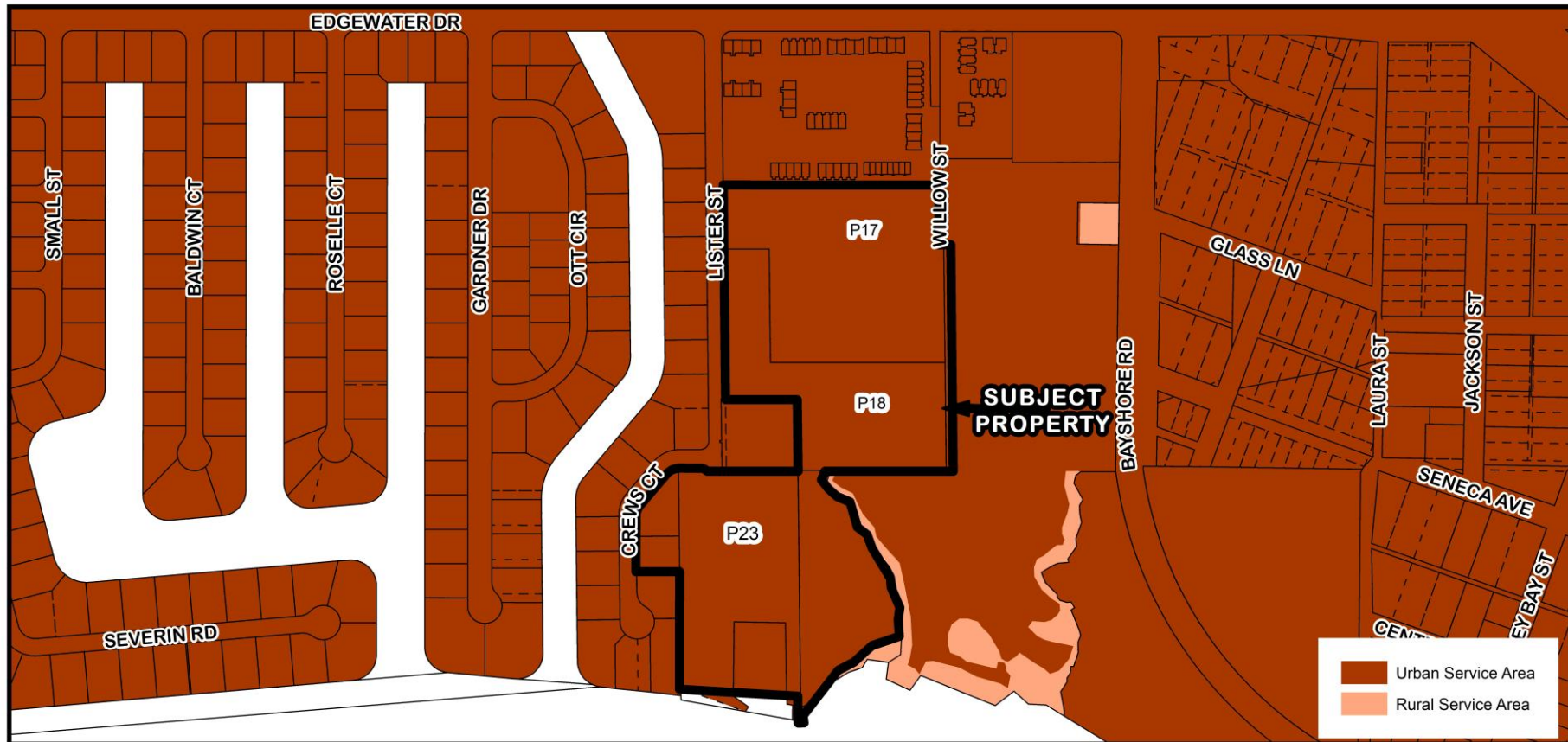
- Areas Containing Platted Lots Removed from Urban Service Area
- Areas Containing Unplatted Lots Removed from Urban Service Area
- 2030 Urban Service Area
- 2030 Rural Service Area



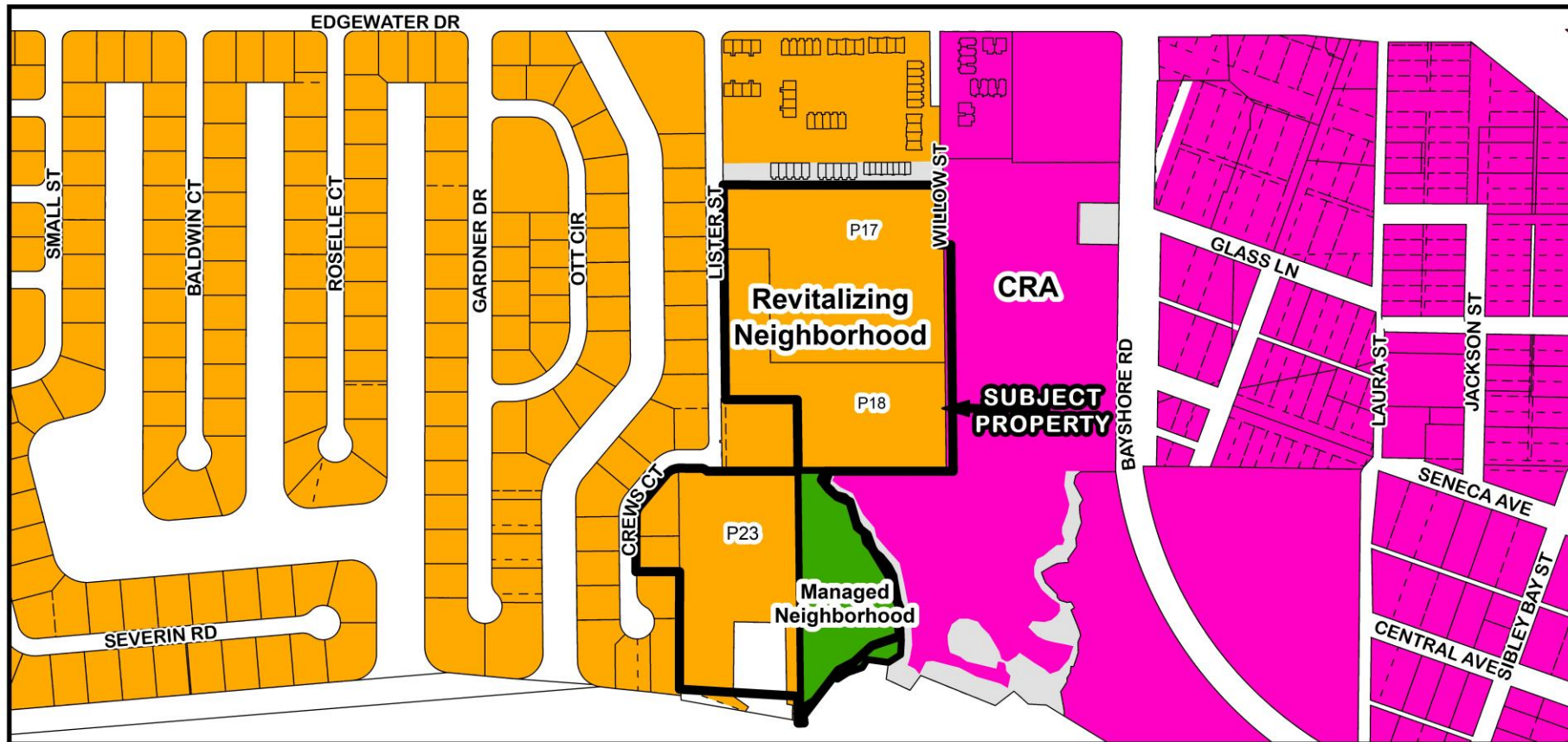




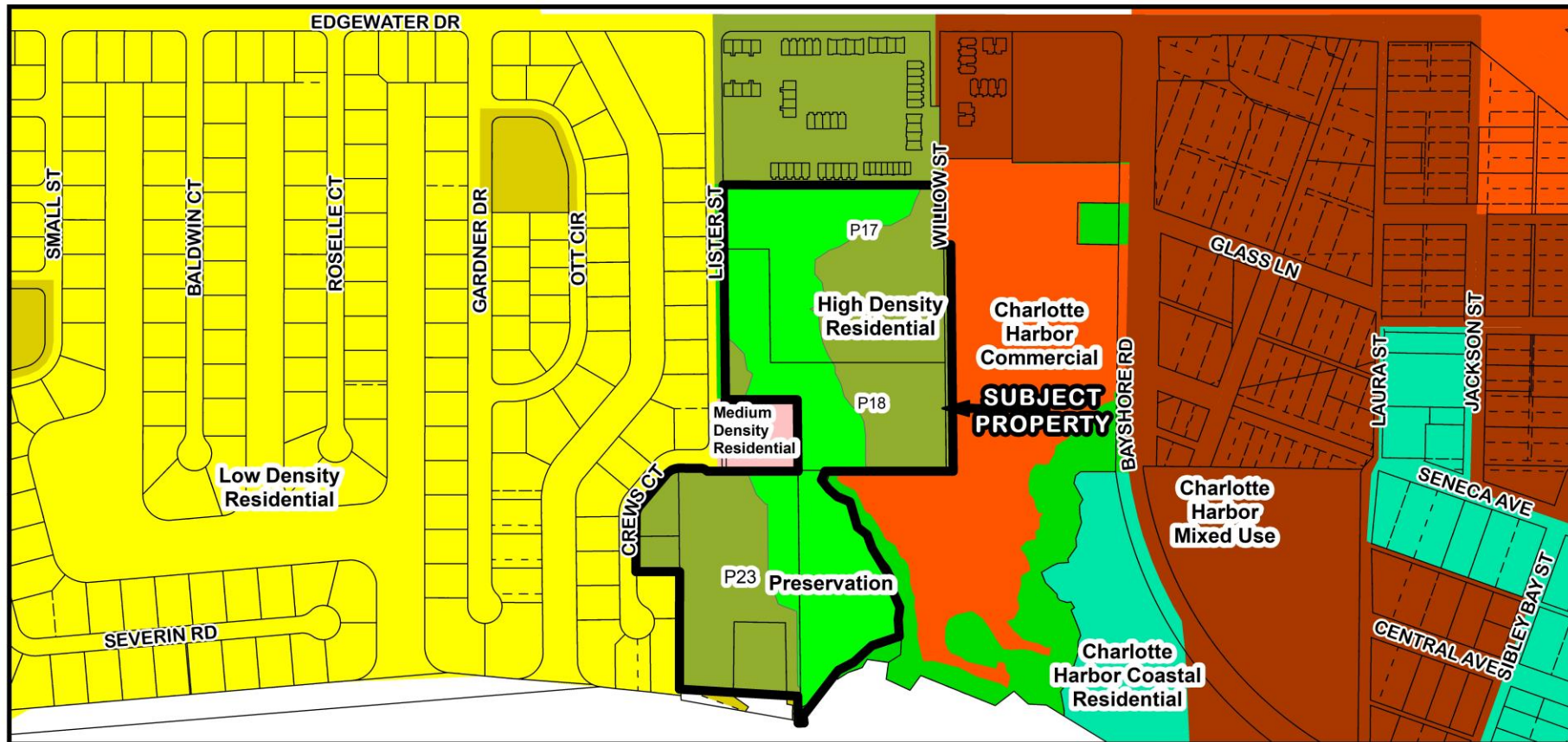
20 PAL-23-00004, PAS-24-00002, and PD-24-08 (Subject Property - 9AE, 10AE, 11AE, and 12VE Zones)

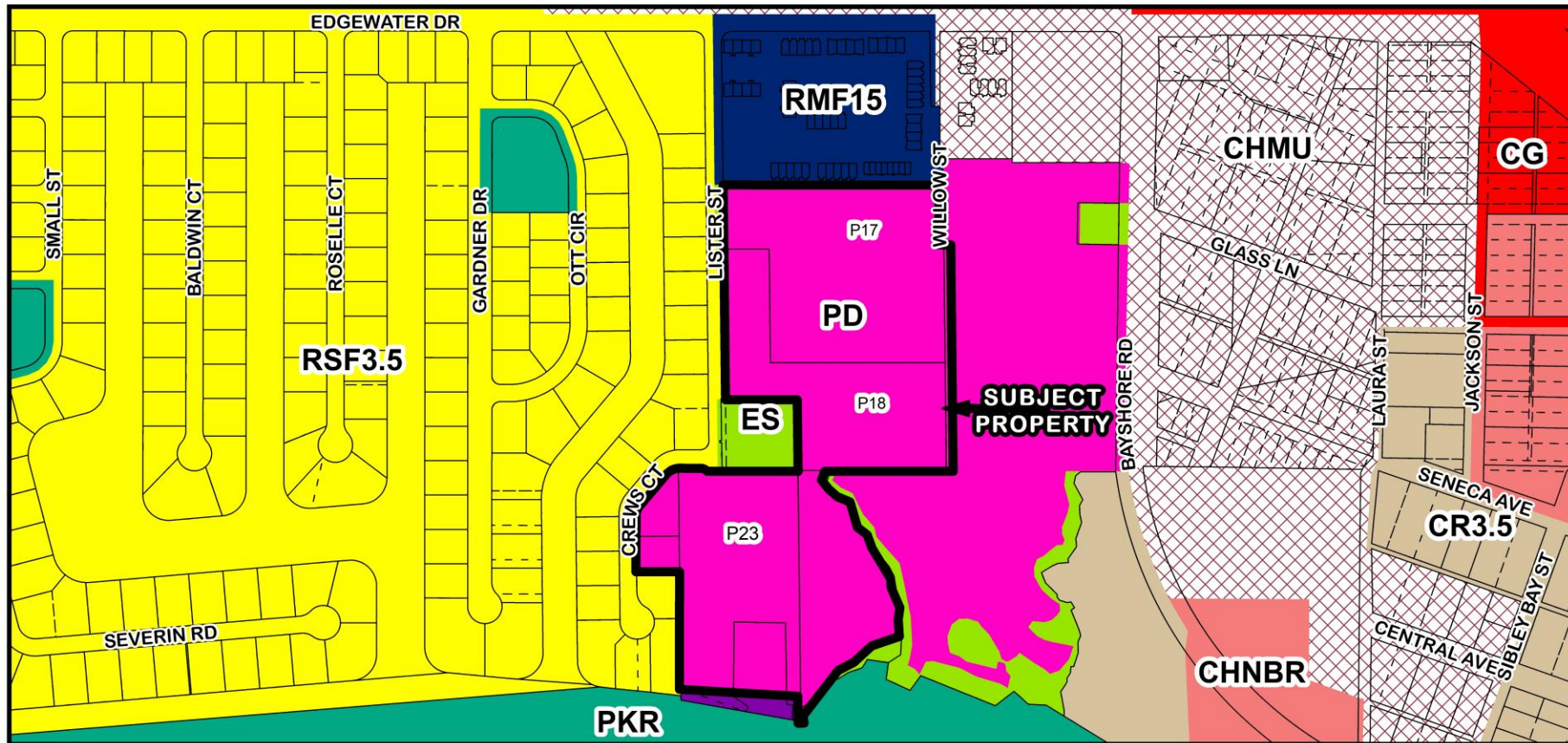


21 PAL-23-00004, PAS-24-00002, and PD-24-08 Proposed Service Area Delineation



22 PAL-23-00004, PAS-24-00002, and PD-24-08 Proposed Framework





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PARKING TABLE					
USE	UNITS	LOC. REQUIREMENT	REQUIRED	PROVIDED	
PROVIDED UNITS					
		1.5 SPACE/UNIT			
MULTI-FAMILY	120		180	180	
SWIMMING POOLS	4,925 SF	1 SPACE/250 SQ. FT. OF POOL AREA	20	20	
INDOOR RECREATIONAL FACILITIES (FITNESS CENTER)	15,400 SF	1 SPACE/150 SQ. FT. OF FLOORAREA	103	103	
EXISTING UNITS					
BALL COURTS	2	2 SPACE/COURT	4	4	
MARINA	29 SLIPS	1 SPACE/10 DOCKING SLIPS	3	3	
INDOOR RECREATIONAL FACILITIES (YACHT CLUB)	15,420 SF	1 SPACE/150 SQ. FT. OF FLOORAREA	103	103	
TOTAL			413	413	

PARKING CALCULATIONS ARE BASED ON A CONCEPTUAL PLAN AND ARE
SUBJECT TO CHANGE AT TIME OF FINAL DETAIL SITE PLAN

NOTE: THIS GENERAL PD CONCEPT PLAN HAS BEEN PREPARED CONSISTENT WITH THE CHARLOTTE COUNTY REQUIREMENTS FOR A GENERAL PD CONCEPT PLAN. THIS PLAN IS NOT AN ENGINEERED PLAN, IS NOT INTENDED TO MEET ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS, AND DOES NOT PROVIDE CONSTRUCTION LEVEL DETAILS. THIS PLAN IS SIGNED AND SEALED SOLELY TO MEET COUNTY APPLICATION REQUIREMENTS FOR A GENERAL PD CONCEPT PLAN, AS THOSE REQUIREMENTS HAVE BEEN INTERPRETED BY COUNTY STAFF.

LEGEND:

- PD BOUNDARY
- PRESERVE AREA LIMITS
- PRESERVE AREA
- INTERNAL TRAFFIC CIRCULATION



Lister Street



Willow Street



Edgewater Village Condominium

Edgewater Manor Condominium







Staff's Professional Opinion

- The purpose of placing the portion of the property in the Rural Service Area and its designation of Preservation was to limit the increase of residential development.
- Increasing the residential development rights from four units up to 120 units for these environmentally sensitive lands in the Coastal High Hazard Area would not be consistent with the County's Comprehensive Plan.

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Originally Proposed Wetland Management Plan Map

