

ORDINANCE  
NUMBER 2025 –

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, PURSUANT TO SECTION 163.3184(3), FLORIDA STATUTES, AMENDING THE COUNTY'S COMPREHENSIVE PLAN TO REVISE FUTURE LAND USE (FLU) APPENDIX VII: COMPACT GROWTH MIXED USE MASTER DEVELOPMENT PLAN BY REVISING SECTION 1: WEST COUNTY TOWN CENTER, SPECIFICALLY BY: (1) CHANGING THE NAME OF SECTION 1 FROM "WEST COUNTY TOWN CENTER" TO "HARBOR VILLAGE"; (2) AMENDING THE TOTAL ACREAGE OF THIS PROJECT FROM 1,187± ACRES TO 1,174.14± ACRES; AMENDING (A) 1.A: BASE RESIDENTIAL DENSITY TO DECREASE THE BASE DENSITY FROM 1,831 UNITS TO 1,790 UNITS; (B) 1.B: MAXIMUM RESIDENTIAL DENSITY TO REDUCE THE RESIDENTIAL DEVELOPMENT RIGHTS FROM 3,960 UNITS TO 3,475 UNITS; (C) 1.C: RENAMING AND AMENDING "MAXIMUM FLOOR AREA RATIO" TO "MAXIMUM COMMERCIAL AND LIGHT INDUSTRIAL INTENSITY"; (D) 1.D: REMOVING "PERPETUAL CONSERVATION EASEMENT" AND REPLACING WITH "USES PERMITTED WITHIN AREA A AS SHOWN ON FIGURE 1-C ABOVE"; AND (E) 1.E: MASTER DEVELOPMENT PLAN TO ADOPT A NEW MASTER LAND USE PLAN/PATTERN BOOK; (3) ADDING NEW 1.F: TRAFFIC CONCURRENCY, NEW 1.G: BUFFER BETWEEN THE PROPOSED DEVELOPMENT AREAS AND STATE-OWNED LANDS, AND NEW 1.H: SLIP COUNT APPROVAL: FOR PROPERTIES GENERALLY LOCATED SOUTHEAST OF MCCALL ROAD (SR 776) AND SOUTHWEST OF THE MYAKKA RIVER, IN THE WEST COUNTY AREA; COMMISSION DISTRICT IV; PETITION TCP-24-03; APPLICANT: MARONDA HOMES, LLC OF FLORIDA; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE; AND PROVIDING FOR TRANSMITTAL OF ADOPTED ORDINANCE.

RECITALS

WHEREAS, applicant, Maronda Homes, LLC of Florida ("Applicant"), has applied for an amendment to the County's Comprehensive Plan, Future Land Use (FLU)

Appendix VII: Compact Growth Mixed Use Master Development Plan via Petition Number TCP-24-03; and

WHEREAS, the amendment requested under Petition Number TCP-24-03 is to revise Section 1: West County Town Center, specifically by: (1) changing the name of Section 1 from "West County Town Center" to "Harbor Village"; (2) amending the total acreage of this project from 1,187± acres to 1,174.14± acres; amending (a) 1.A: Base Residential Density to decrease the base density from 1,831 units to 1,790 units; (b) 1.B: Maximum Residential Density to reduce the residential development rights from 3,960 units to 3,475 units; (c) 1.C: renaming and amending "Maximum Floor Area Ratio" to "Maximum Commercial and Light Industrial Intensity"; (d) 1.D: removing "Perpetual Conservation Easement" and replacing with "Uses Permitted Within Area A As Shown on Figure 1-C Above"; and (e) 1.E: Master Development Plan to adopt a new Master Land Use Plan/Pattern Book; (3) adding new 1.F: Traffic Concurrency, new 1.G: Buffer Between the Proposed Development Areas and State-owned Lands, and new 1.H: Slip Count Approval: for properties generally located southeast of McCall Road (SR 776) and southwest of the Myakka River, in the West County area; all as provided in Exhibit "A" attached hereto; and

WHEREAS, on February 10, 2025, Petition TCP-24-03 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 TCP-24-03 was found to be consistent with the County's Comprehensive Plan and the P&Z Board recommended approval for transmittal of Petition TCP-24-03 to the Florida Department of Commerce and other state agencies for review and comment; and

65 WHEREAS, in a public hearing held on Tuesday, March 25, 2025, the Board  
66 of County Commissioners of Charlotte County, Florida ("Board") reviewed plan amendment  
67 Petition TCP-24-03 and, based on the findings and analysis provided by County Staff  
68 regarding the amendment and the evidence presented to it, the Board approved transmittal  
69 of Petition TCP-24-03 to the Florida Department of Commerce and other state agencies for  
70 review and comment; and

71 WHEREAS, Petition TCP-24-03 was transmitted to the Florida Department of  
72 Commerce and other state agencies for review and comment; and

73 WHEREAS, any comments received from the reviewing agencies have been  
74 considered, addressed, and incorporated into the findings and analysis provided by County  
75 Staff; and

76 WHEREAS, after due consideration regarding Petition TCP-24-03 in a public  
77 hearing held on July 22, 2025, and based on the findings and analysis presented to it, the  
78 Board finds that approval of Petition TCP-24-03 is consistent with the County's  
79 Comprehensive Plan, and that it is in the best interests of the County.

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

82 Section 1. Approval. Petition TCP-24-03 requesting to amend the County's  
83 Comprehensive Plan by revising FLU Appendix VII: Compact Growth Mixed Use Master  
84 Development Plan, as provided in Exhibit "A" attached hereto, is hereby approved.

85 Section 2. Severability. If any section, subsection, clause, phrase, or  
86 provision of this Ordinance is for any reason held invalid or unconstitutional by any court or

body of competent jurisdiction, such holding shall not be construed to render the remaining provisions of this Ordinance invalid or unconstitutional.

Section 3. 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 it has become effective.

Section 4. 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  
*LR2024-0557*



FLU APPENDIX VII: COMPACT GROWTH MIXED USE MASTER DEVELOPMENT PLAN

Section 1: ~~West County Town Center~~Harbor Village

1. Site-specific standards for the subject site of PA-08-05-29-LS and revised pursuant to PAL-24-04; 4,187.1,174.14± acres located east of South McCall Road (SR 776) and Gasparilla Road (CR 771), north of Delamere Boulevard and Marathon Boulevard, west of Butterford Waterway, and south of the Myakka River.

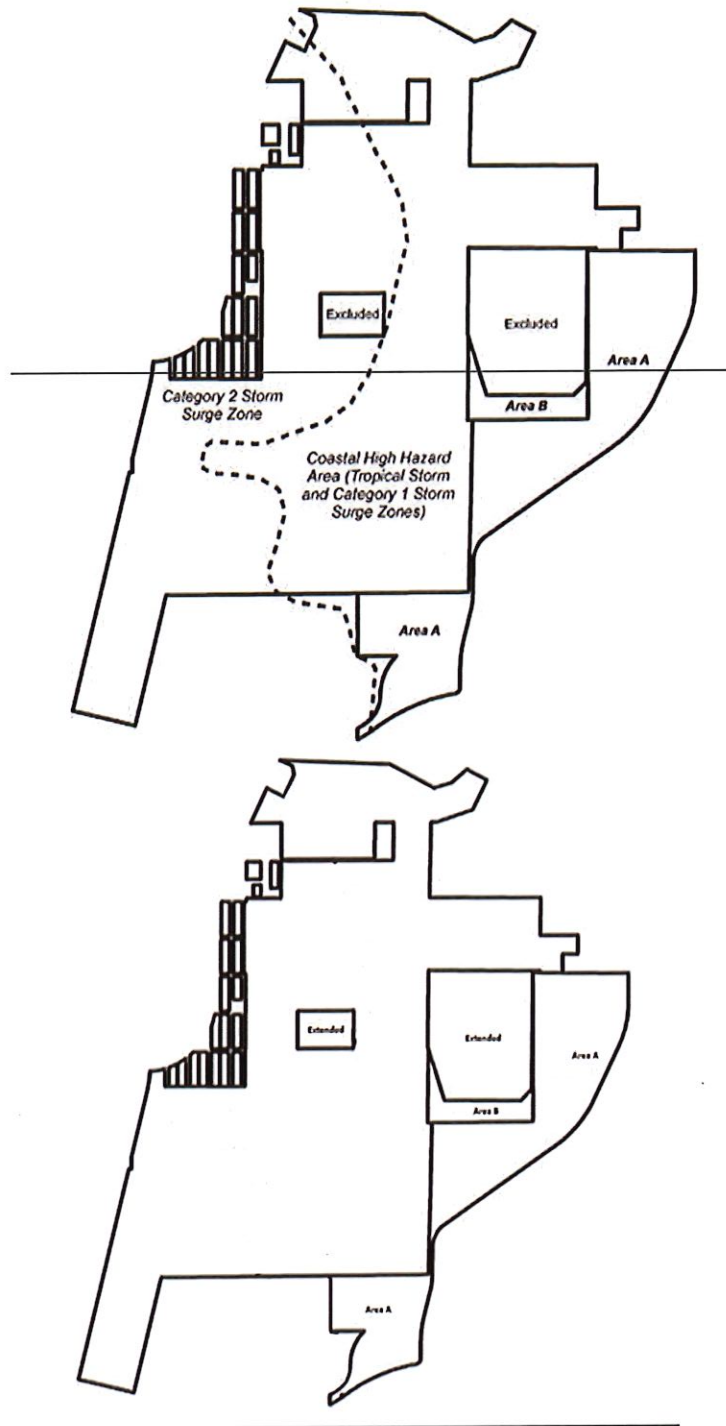
1.A: Base Residential Density

The site retains a base residential density of ~~4,834~~1,790 units, of which ~~977~~1,727 units are located in the Coastal High Hazard Area. Any increase to this base density shall require a transfer of density units as established in the Charlotte County Transfer of Density Units (TDU) ordinance. Additionally, the areas specified in the table below and outlined on the accompanying Figure 1-A, below, have their densities limited to those shown in the table until such time that density units from property outside the subject site is transferred to them in accordance with the TDU ordinance. Figure 1-A, below represents the property at the time of the original CGMU application.

	Acreage	Density Units Permitted
Area A	214.09	5
Area B _____	20.80	0

Figure 1-A

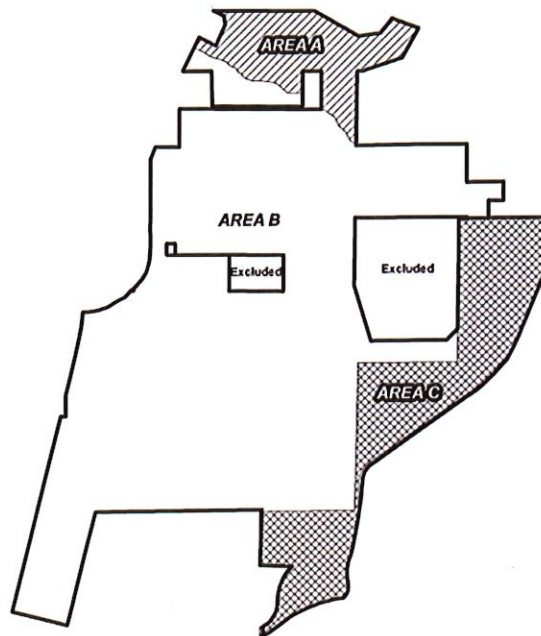




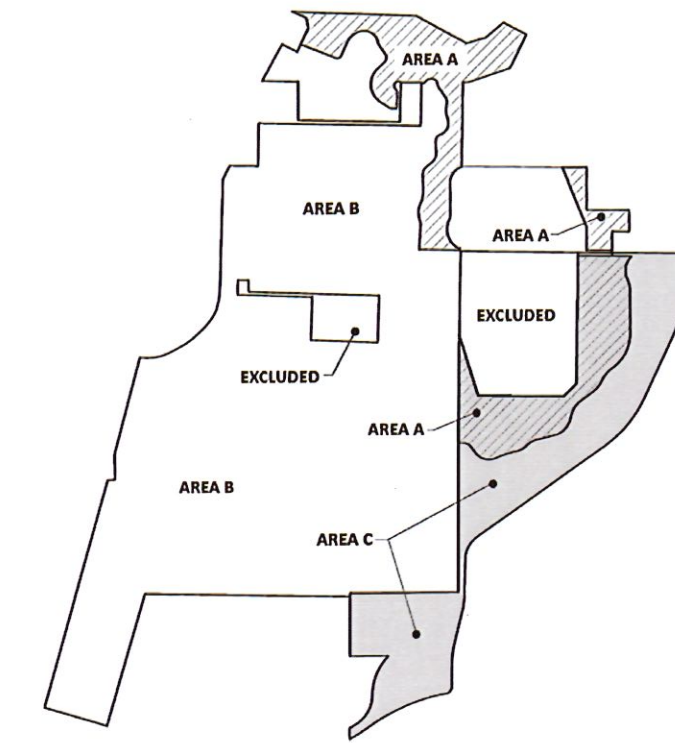
As shown on Figure 1-B, below, the density from Area A (removed from the Urban Service Area via the adoption process for Application PA-08-05-29-LS) was transferred to Area B of the site.

Subsequently, Area A has been amended via PAL-24-04 to increase from 92.39± acres to 163.45± acres, and Area B and Area C have been decreased as shown on Figure 1-C. Therefore, the base density for the site may be increased to 1,790 units only if Area A is rezoned to Planned Development (PD) allowing only low impact/passive recreational uses. No development permits, as that term is defined by Chapter 163.3164, Florida Statutes, shall be issued for any residential development over 1,631 units until either: 1) a PD ordinance restricting development on Area A only to low impact/passive recreational uses, in which case, 159 units will be added to the base density, increasing the base density to 1,790 units; or 2) a transfer of density units in accordance with the County's Land Development Regulation, Section 3-9-150, Transfer of Density Units (TDU) is approved by the Board of County Commissioners.

**Figure 1-B**



**Figure 1-C**



**1.B: Maximum Residential Density**

The site shall have a maximum residential density of ~~3,960~~ 3,475 units.

**1.C: ~~Maximum Floor-Area Ratio~~Commercial and Light Industrial Square Footage**

The site shall have a maximum ~~not exceed~~ Floor-Area Ratio (FAR) of ~~0.0292~~ of 1,000,000 square feet of commercial uses and 400,000 square feet of light industrial uses. Non-residential land uses approved by a Planned Development (PD) rezoning may be increased in one land use category and concurrently reduced in another land use category via the approved Land Use Equivalency Matrix if adopted as part of the PD rezoning Ordinance. Notwithstanding the foregoing, the maximum square footage for light industrial shall not increase above the approved square footage for light industrial within the PD Ordinance.

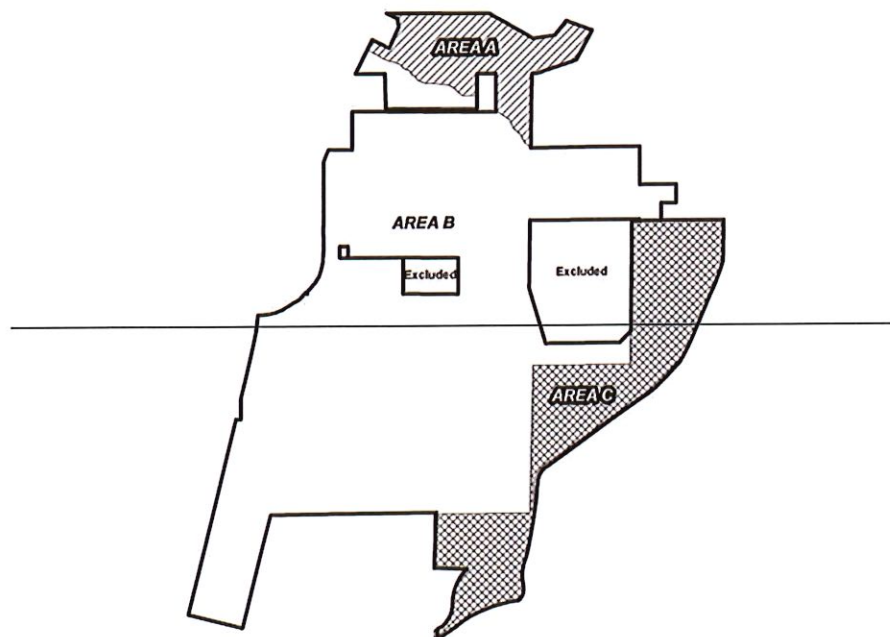
**1.D: ~~Perpetual Conservation Easement~~Uses Permitted Within Area A As Shown on Figure 1-C above**

Area A must be designated as Preservation in perpetuity and a Wetland and Natural Resource Management Plan is required to protect and preserve onsite wetlands and natural resources in perpetuity. ~~The base density for the site was 1,672 units. As shown on Figure 1-B, below, the density from Area A which was removed from the Urban Service Area via the adoption process~~

for Application PA-08-05-29 LS of the site was removed and transferred to Area B of the site. Therefore, the base density for the site could be increased to 1,831 units only if Area A be placed under a perpetual conservation easement, allowing no development except that it may allow some low impact recreational uses. No development permits, as that term is defined by Chapter 163.3164, Florida Statutes, shall be issued for any residential development over 1,672 units until either: 1) the recordation of a perpetual conservation easement restricting development on Area A to low impact recreational uses only, in which case, 150 units will be added to the base density, increasing the base density to 1,831 units; or 2) a transfer of units in accordance with the County's Land Development Regulation, Section 3-9-150, Transfer of Density Units (TDU).

Passive recreational activities and uses are permitted as part of PD rezoning. Passive recreational activities and uses are characterized by a natural resource emphasis and non-motorized activities. These activities or uses are deemed to have minimal negative impacts on natural resources; or are consistent with preservation, enhancement, restoration and maintenance goals for the purpose of habitat conservation. Examples of passive recreational activities and uses include, but are not limited to, bird watching and nature study, picnicking, hiking, fishing and hunting, where appropriate.

**Figure 1-B**



**1.E: Master Development Plan**

The ~~West County Town Center conceptual plan and development guide~~, Harbor Village Master Land Use Plan/Pattern Book dated 07/11/08, January 2025, is hereby adopted as Exhibit 1 into this Plan.

**1.F: Traffic Concurrency**

As part of the traffic study development, the applicant(s) will coordinate on methodology approval prior to undertaking of the full traffic study. All study assumptions will need to be approved by both the County and the Florida Department of Transportation (FDOT).

Prior to approval of any developer's agreement or mitigation agreement and permit approval, the applicant will coordinate with the County and the FDOT or its Systems Planning to produce a traffic study accounting for the cumulative impacts of approved PDs and all pending PD applications under review within this development. The traffic study will differentiate impacts from individual developments which will be used to identify full mitigation needs and proportionate share fees for each individual development.

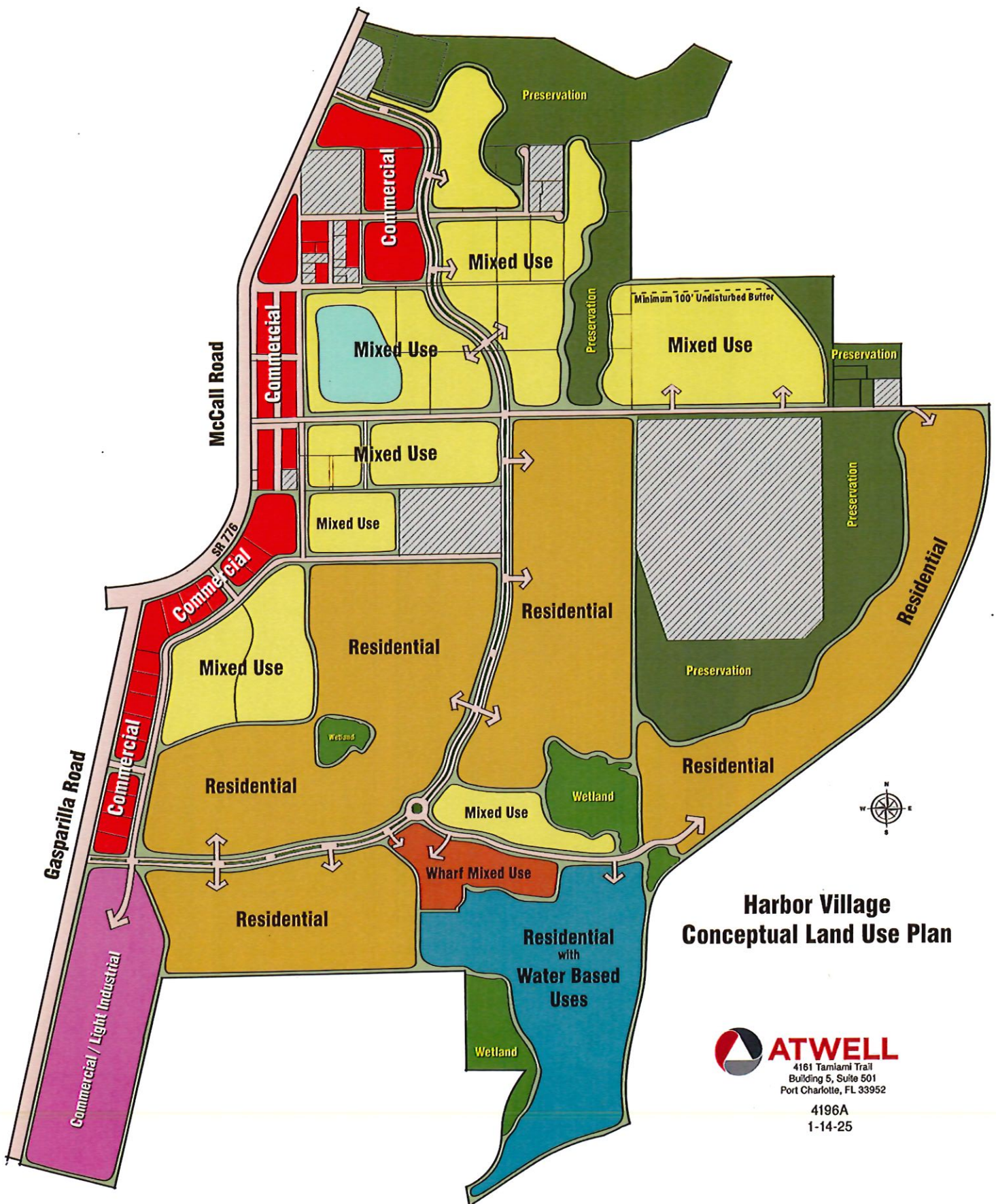
**1.G: Buffer Between the Proposed Development Areas and State-owned Lands**

A minimum 100-foot undisturbed buffer will be provided between proposed development area and State-owned lands. Future owners within the project located abutting the required 100-foot undisturbed buffer will be provided literature and educational materials informing them that management activities such as prescribed fire, roller chopping, and other land maintenance actions may occur within the preservation lands adjacent to the project. The method to provide such information shall be approved through a PD rezoning.

**1.H: Slip Count Approval**

The final slip count for the project will be determined based on review by State and Federal Agencies. Currently, the project will need approval from the Southwest Florida Water Management District Florida Department of Environmental Protection and the US Army Corps of Engineers. At the time of permitting, the applicant must coordinate with agencies existing at that time. As part of those permit reviews, other agencies including but not limited to the Florida Fish and Wildlife Conservation Commission, Division of Historical Resources, US Fish and Wildlife Service, National Marine Fisheries Service, Environmental Protection Agency, and US Coast Guard will also look at the project. The final slip count built by the project will be dependent upon and compliant with the determinations made by all of these review agencies.

## Exhibit 1



## Harbor Village Conceptual Land Use Plan



**ATWELL**

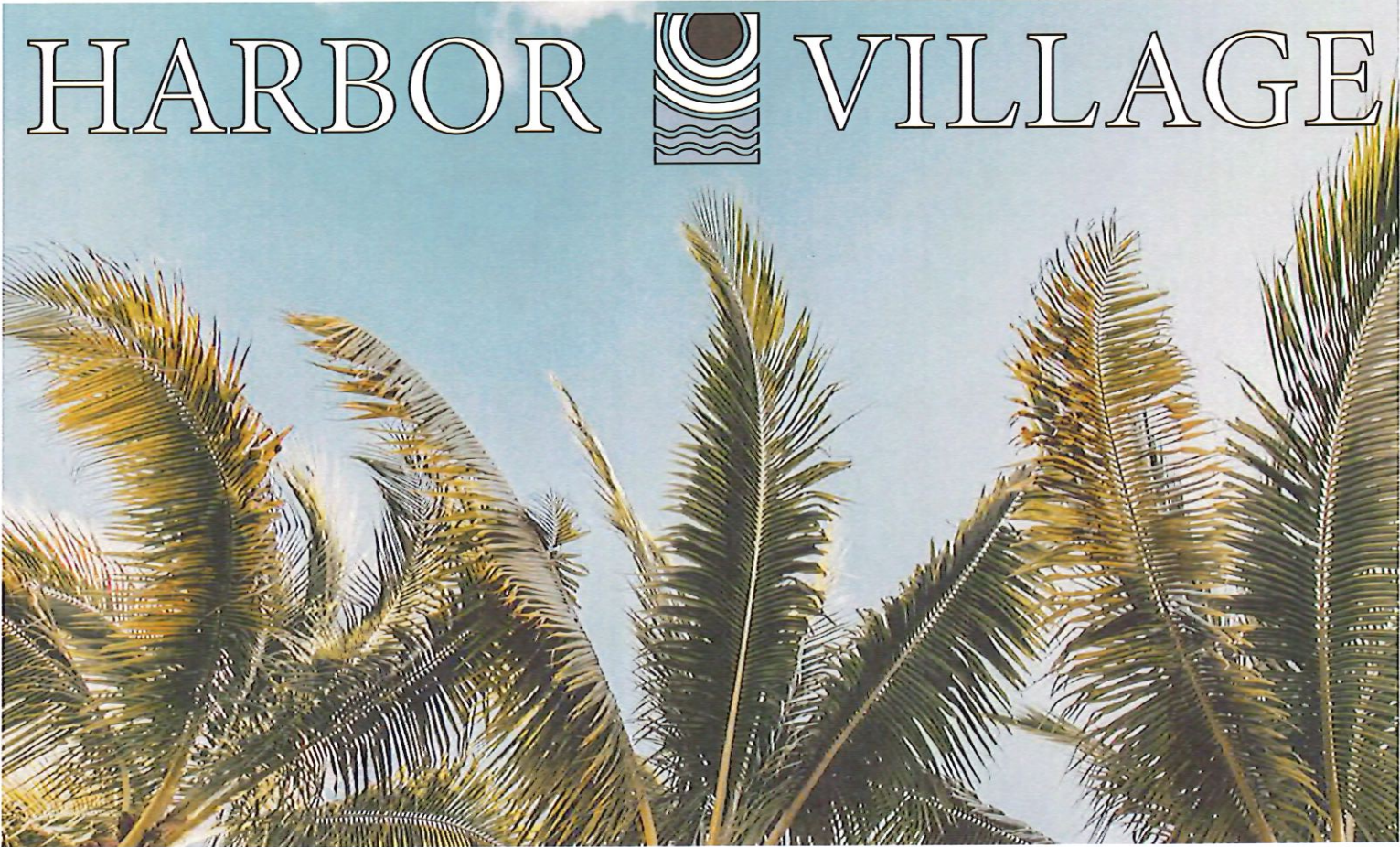
4161 Tamiami Trail  
Building 5, Suite 501  
Port Charlotte, FL 33952

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1-14-25

CLIENT:  
Maronda Homes

JANUARY 2025

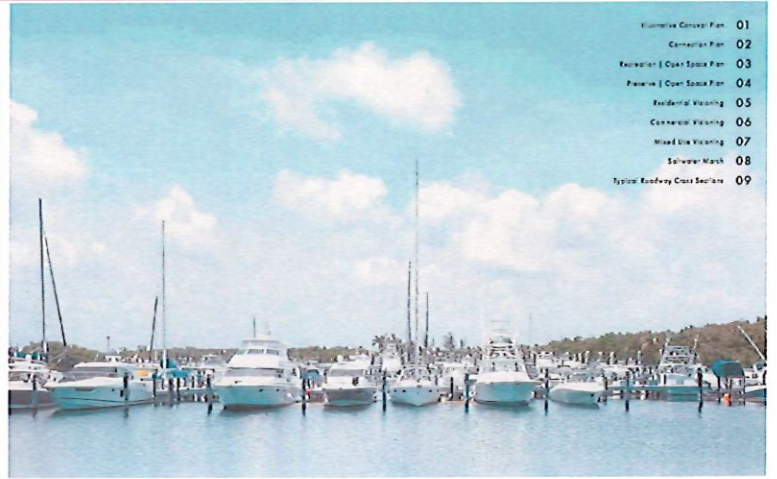
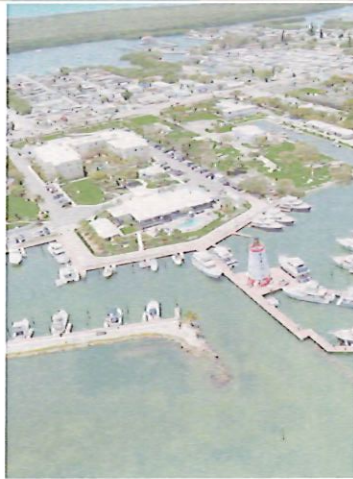
DESIGNER:  
RVI Planning & Landscape Architecture



## HARBOR VILLAGE

"the pinnacle of coastal elegance and modernity"

Embrace a lifestyle where the waterfront isn't mere scenery; it's an integral part of daily life—a playground for water enthusiasts and fishing aficionados alike. However, Harbor Village transcends mere residential offerings; it's a meticulously crafted ecosystem where retail, commercial services, and communal spaces seamlessly intertwine, fostering a vibrant, walkable community. From sun-drenched promenades to bustling commercial hubs, every facet of Harbor Village is meticulously designed to enrich lives. It's not just a place to reside; it's a home where the serene melody of the ocean harmonizes with the lively pulse of a thriving local community.



Executive Concept Plan	01
Concept Plan	02
Recreation   Open Space Plan	03
Residential   Open Space Plan	04
Residential Viability	05
Commercial Viability	06
Marina Viability	07
Seawater Marsh	08
Typical Roadway Cross Section	09



# 01

## Illustrative Concept Plan

**COMMERCIAL**  
Discover a community where convenience is paramount. With sleek office spaces, forming, assembly and an "artisan" focus, and the retail storefronts just steps away, residents enjoy unparalleled access to personal services and daily essentials. Imagine the ease of having your favorite shops just a short stroll from your front door, ensuring that every errand is effortlessly completed within the vibrant pulse of your neighborhood.

**COMMERCIAL/LIGHT INDUSTRIAL**  
Discover a community where convenience is paramount. With modern office spaces and sleek retail storefronts just steps away, residents enjoy unparalleled access to local goods, services, and employment opportunities. Our commitment to non-residential spaces within the plan enhances the balance of land uses and reduces vehicle miles traveled (VMT), all going perfectly with the benefits of mixed-use projects.

**WATER BASED USE**  
Experience the dynamic lifestyle of the Water Based Use tract, located at the southern tip of the project. Incorporating public marina facilities with up to 500 wet and dry boat slips for the Manassas Park Marina Park, this area will feature highly amenitized civic spaces, commercial retail, restaurants, and potentially residential uses. Designed to create a true destination waterfront concept, residents of the project and Southern Charm alike will enjoy waterfront living at its finest.

**RESIDENTIAL**  
A place where the Water Based style seamlessly integrates with the modern comforts of luxury living. The residential community provides a new perspective on the artistry of design while being a place to explore, move, and connect.

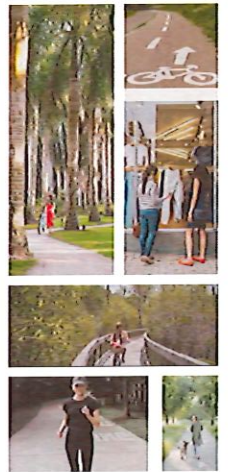
**RESIDENTIAL WITH WATER BASED USES**  
Anchored by some of the most public boat ramps and surrounded by a thriving pedestrian district, this space offers more than just a place to rest; it provides an ever-evolving lifestyle possibility. A place of seamless integration of waterfront living and community connection.

**MIXED USE**  
Experience the pulse of living and the pulse of activity. From the seamless blend of the work life to the vibrant energy of nearby retail and dining venues, each mixed-use development enhances the essence of contemporary living. Picture yourself steps away from the dining and premier shopping destinations, where every indulgence is within reach, enriching your daily life with effortless luxury and convenience.



02

Connection Plan





### 03

#### Recreation | Open Space Plan

Amidst the sprawling parks and tranquil greenways, lies an invitation to embrace the outdoors. This network of greenways and recreation space not only offers residents a sanctuary of natural beauty but also serves as the connective tissue binding together the diverse elements of the greater community. This recreation plan embodies the transformative power of nature, where every open space serves as a gateway to a life lived in harmony with the world around us.



### 04

#### Preserve | Open Space Plan

From the tranquil shores of freshwater lakes to the untamed beauty of native habitats, each preserve serves as a refuge where nature thrives and where visitors can explore and appreciate unspoiled nature.



West Indies



Modern Coastal



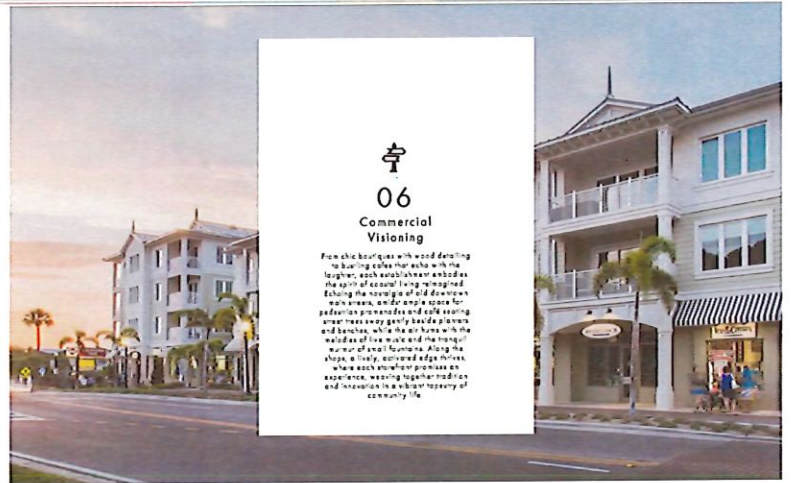
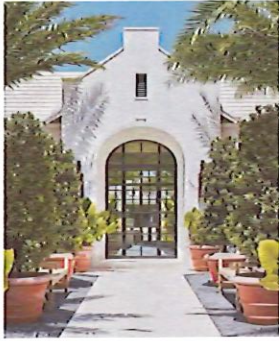
## 05

### Residential Visioning

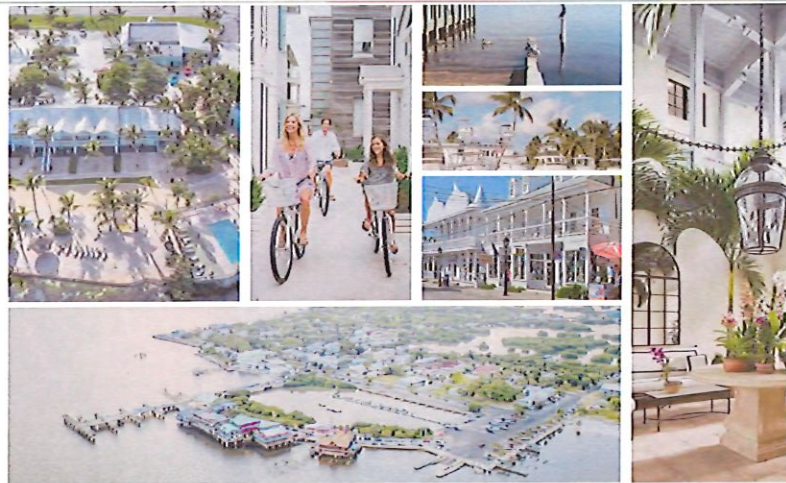
#### Vernacular

Characterized by its graceful lines, light colors, and airy spaces, this architectural style encompasses the essence of island life. From the iconic railing design to the living porches, modern roof elements, and colorful shutters, each element works in harmony to create a sense of place. West Indies architecture blurs the lines of indoor and exterior and creates living connections between home and nature.





07  
Mixed Use  
Visioning



Harbor Village boasts pedestrian-friendly areas, increased signage, and multiple access routes to and from the marina, bike, and automobile alike, ensuring seamless connectivity and accessibility for all. Located within the dynamic setting are mixed-use opportunities that extend beyond commercial ventures, including charming shops infused with local flair and serene boat docks and ramps.

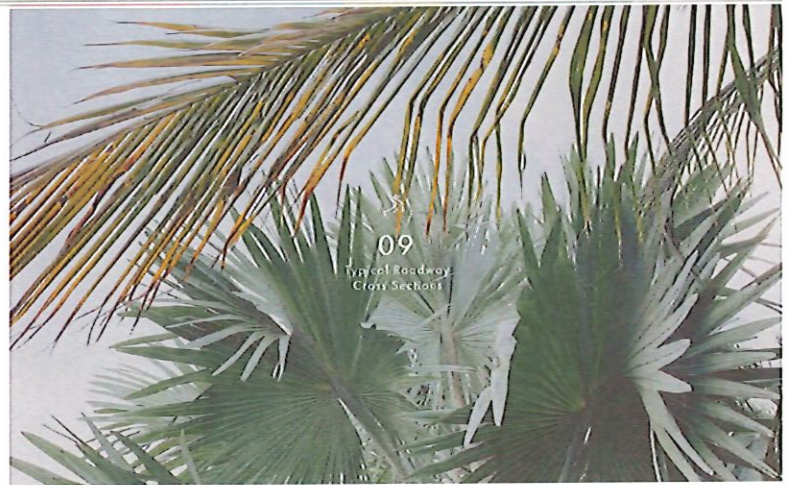
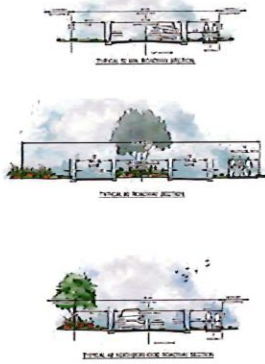
Residents are seamlessly integrated into this vibrant ecosystem, offering a lifestyle where shopping excels while enjoying coastal charm in the heart of downtown, embracing the allure of Southwest Florida, and discovering boundless growth.



## 08 Saltwater Marsh

Saltwater marshes stand as living resources, meticulously crafted to nurture and preserve vital wetland ecosystems. These marshes not only serve as havens for native flora and fauna but also encourage resilience and restore vital ecosystems. Also, the included public boat ramps offer gateways to aquatic exploration, fostering a sense of adventure and discovery. In a connection between conservation and recreation, saltwater marshes stand as an invitation and dedication to sustainability within the community.





## Conclusion

Harbor Village perfectly captures the essence of coastal living. Blending West Indies architecture with modern design, its extensive marina is a standout feature, providing direct access to the water and fostering a deep connection to nature. The inviting streets and vibrant public spaces are designed to complement the waterfront setting, offering a haven for water enthusiasts and nature lovers. Here, every element harmonizes to create an unparalleled, integrated lifestyle experience, where the allure of the marina and the natural surroundings set it apart from other communities in Southwest Florida.

CLIENT:  
Maronda Homes

JANUARY 2025

DESIGNER:  
RVI Planning & Landscape Architecture

