



LAD-25-02 (Quasi-Judicial)  
PD-25-03 (Quasi-Judicial)  
(Adoption Hearing BCC Land Use Meeting 05-27-2025)

Benderson Development Company, LLC.



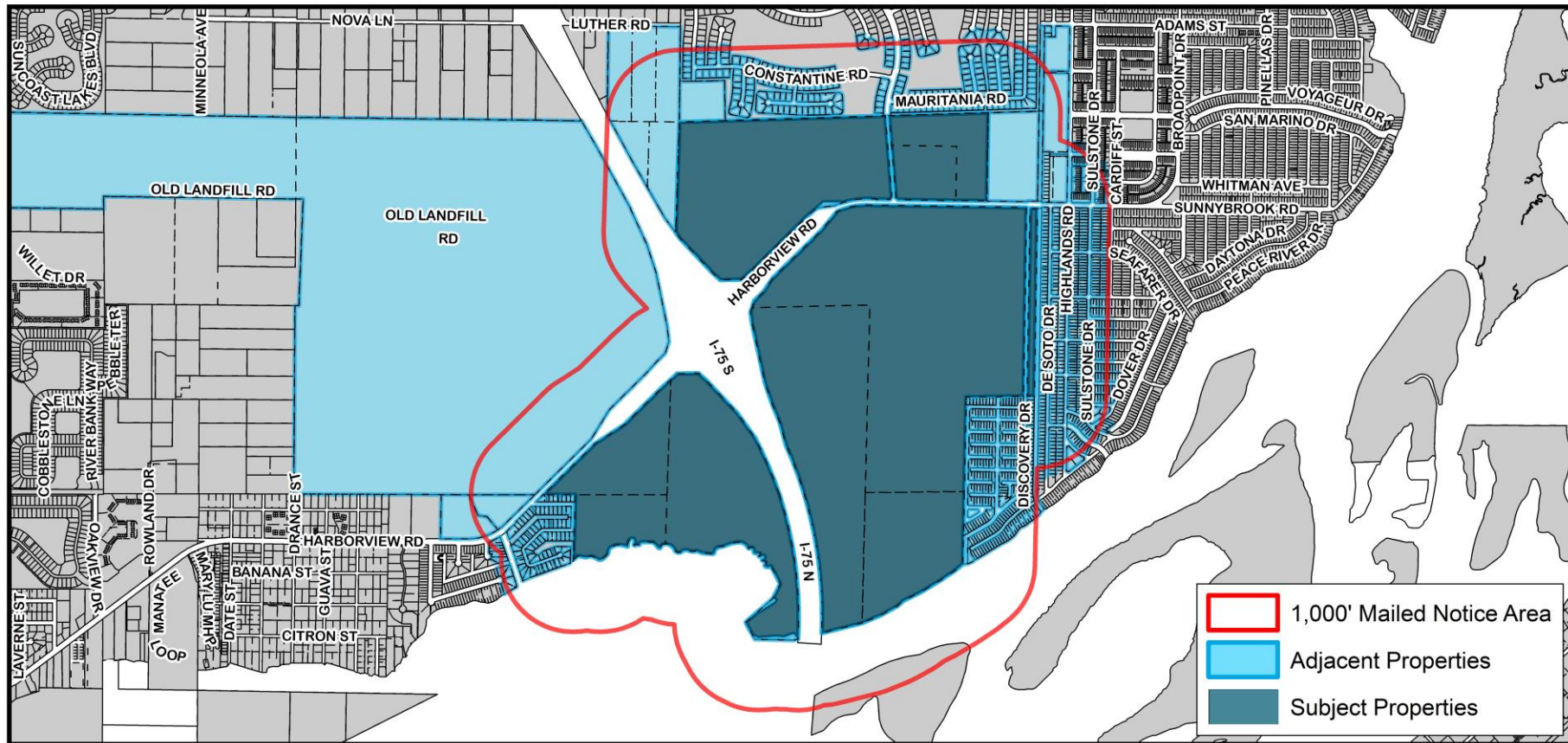
CHARLOTTE COUNTY  
FLORIDA

## Proposed Amendments

- An Amendment to the Harborview Development of Regional Impact (DRI) Development Order (DO), Resolution No. 2010-083.
  - Revising for internal and statutory consistency to reflect updates to Florida Statutes, as applicable.
  - Amending “Specific Conditions”.
  - Updating the “Land Use” condition to delete marina uses.
  - Revising Exhibits “A”, “B”, “D”, “E”, & “I” and deleting Exhibits “F” & “H”.
  - 2 – Revising the buildout date.

## Proposed Amendments

- A Planned Development (PD) rezoning, which is a Major Modification to the existing Harborview DRI PD, Ordinance Number 2010-071, by:
  - Revising the development rights.
  - Removing the public marina.
  - Updating development standards.
  - Adopting a General PD Concept Plan.
- The subject property is located in Commission District I.



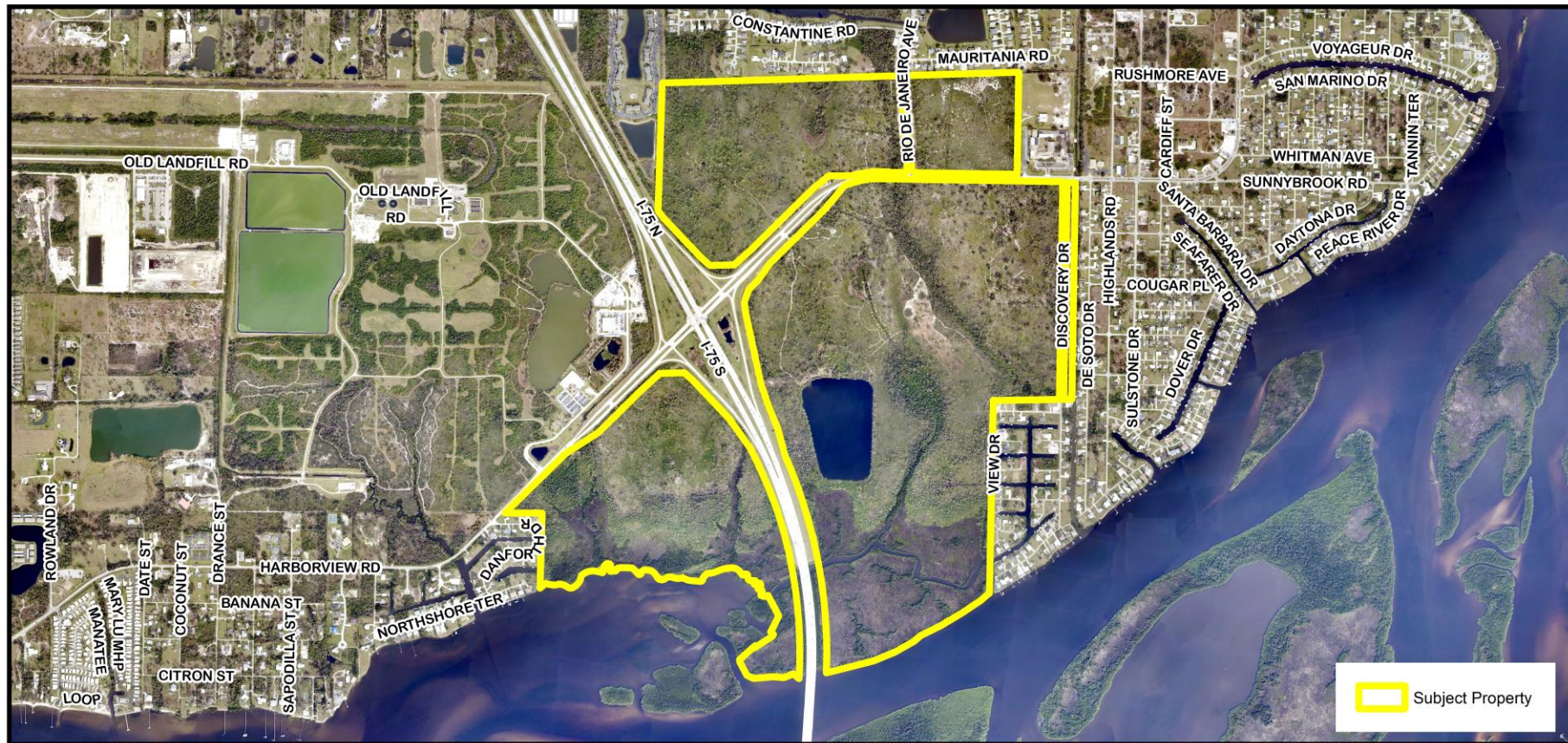
**LAD-25-02 and PD-25-03**

**(Original Applications 22LAD-00000-00007 and PD-22-00015) 1,000' Mailed Notice Map**



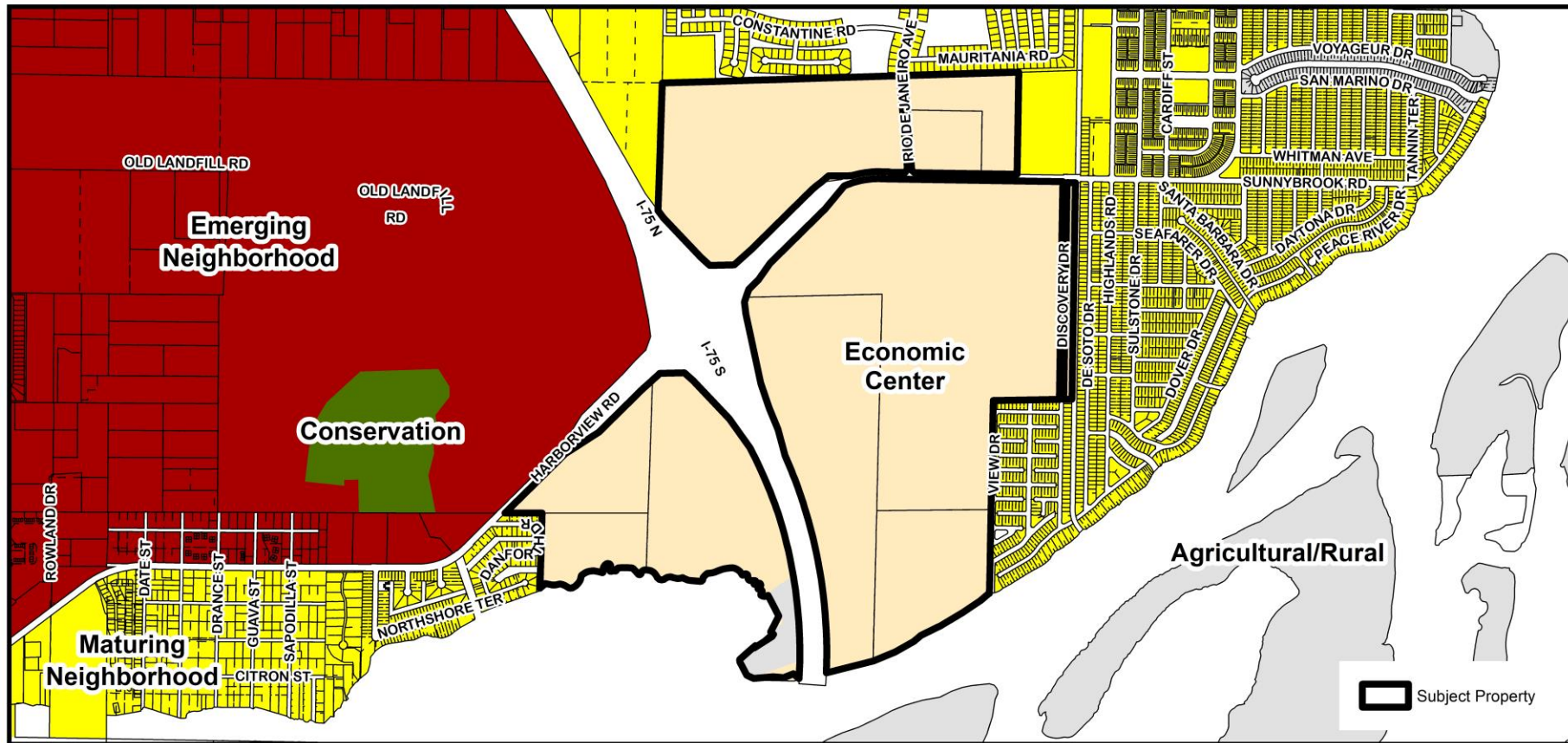


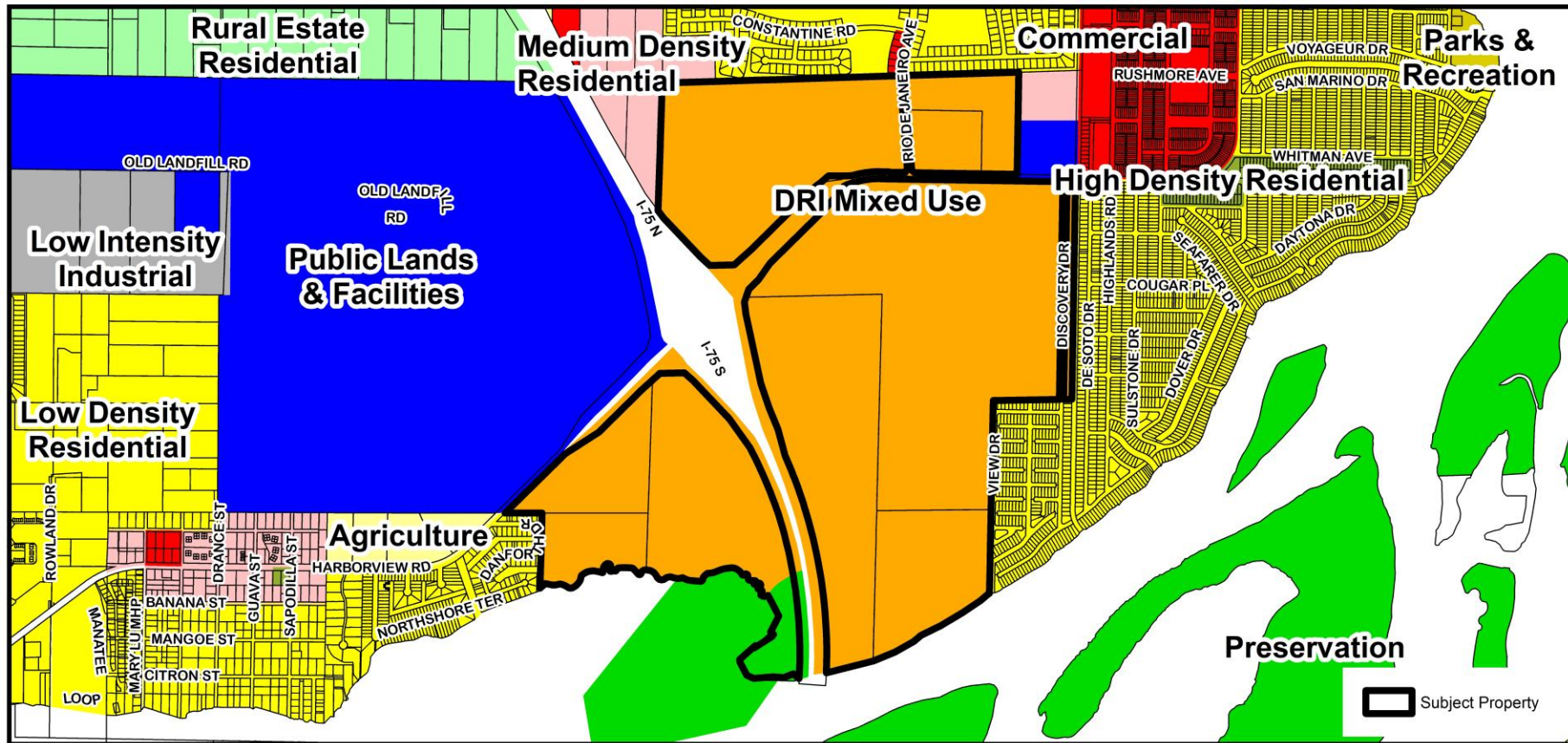




6 LAD-25-02 and PD-25-03 (Original Applications 22LAD-00000-00007 and PD-22-00015) Area Image

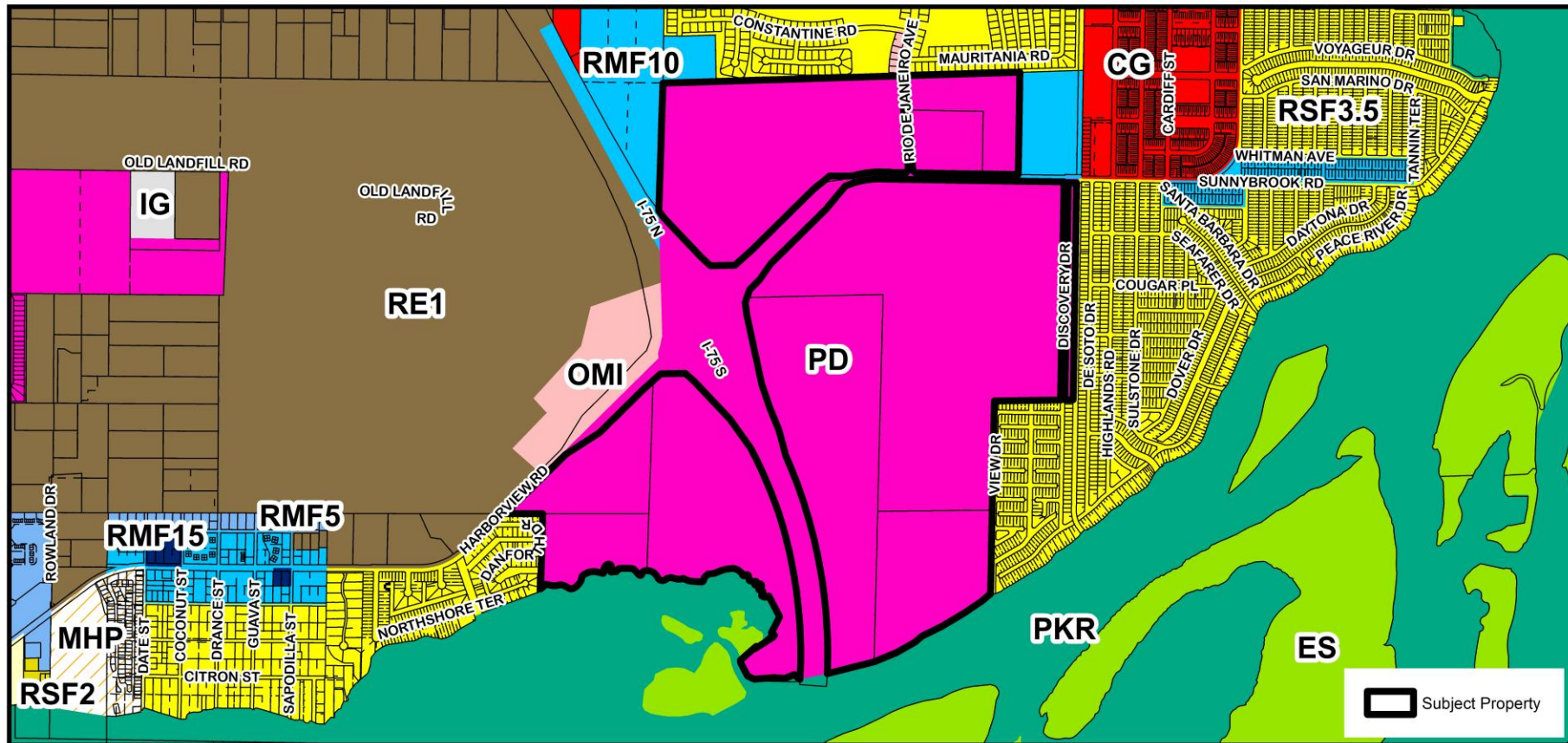






LAD-25-02 and PD-25-03 (Original Applications 22LAD-00000-00007 and PD-22-00015) FLUM Designations





# History

- On March 17, 1992, the Board approved the original Harborview DRI DO which allowed for commercial uses up to 936,540 square feet, office/medical uses up to 468,270 square feet, and residential development up to 1,227 units (211 single-family and 1,016 multi-family units).

## History - Continued

- On April 13, 2004, the Board approved amendments to the development rights for three different phases; however, the total development rights remained the same.



## History - Continued

- On June 20, 2006, the Board approved an amendment to the DO by incorporating approximately 106 acres just east of I-75 to this development and allowing for commercial uses up to 870,928 square feet, office/medical uses up to 414,270 square feet, and residential development up to 1,387 units (207 single-family units and 1,180 multi-family units).

# Current Entitlements

- On September 21, 2010, the Board approved an amendment to the DO, which included an expansion of the development's size to 653± acres. The current DO authorizes a mixed-use development, which includes:
  - A reduction in the commercial uses from 870,928 square feet to 655,000 square feet.
  - A reduction in office/medical uses from 414,270 square feet to 50,000 square feet.
  - An increase in the number of units from 1,387 to 3,859.
  - Adding 350 hotel rooms.
  - Adding a public marina with 260 wet boat slips and 192 dry storage boat slips.

# Approved and Proposed Development Rights

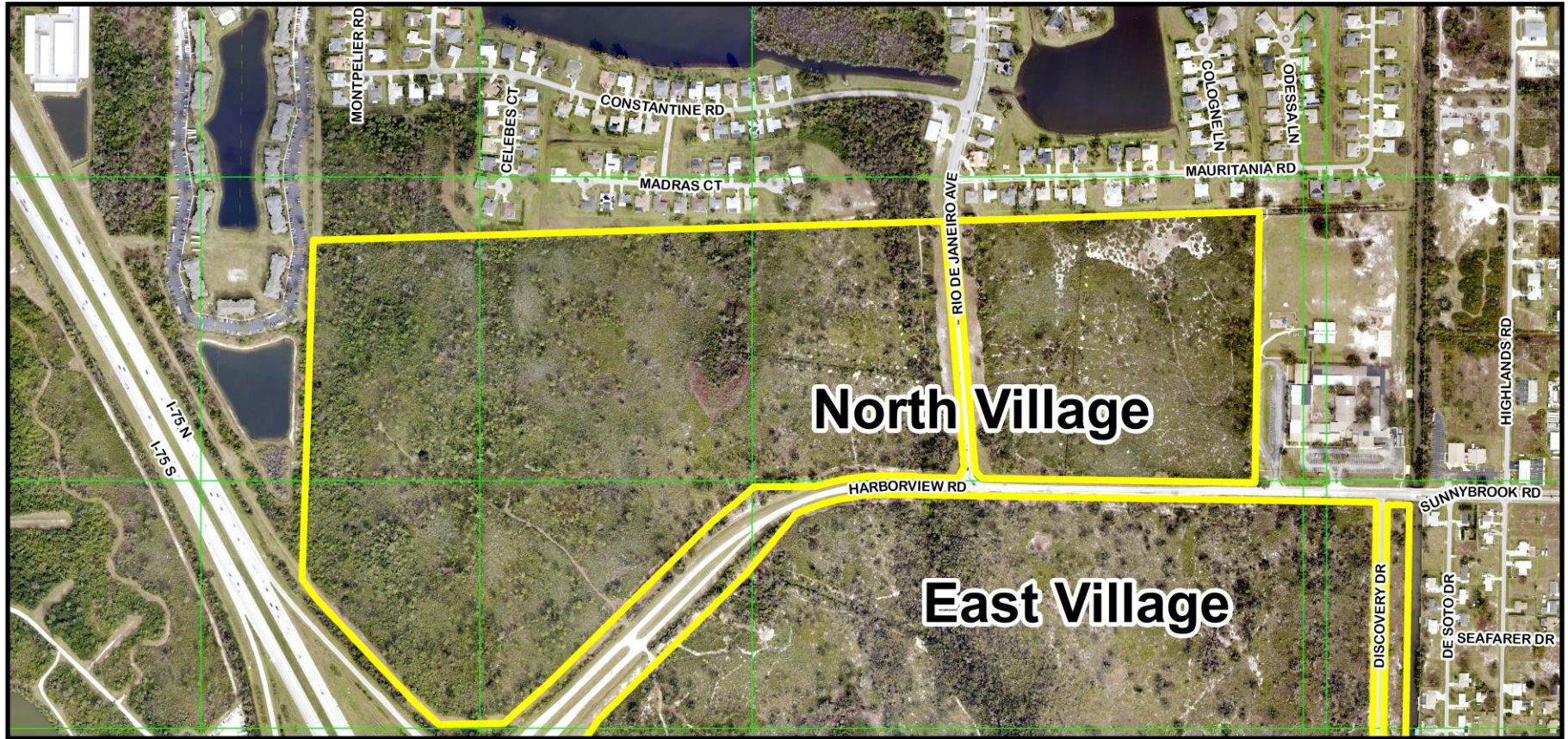
	Originally Approved Development Rights in 1992	Approved Development Rights in 2004	Approved Development Rights in 2006	Approved Development Rights in 2010 (Current Entitlements)	Proposed Development Rights
<b>Total Acreage</b>	408.22 Acres	408.22 Acres	514.61 Acres	653 Acres	653 Acres
<b>Commercial Uses</b>	936,540 SF	936,540 SF	870,928 SF	655,000 SF	655,000 SF
<b>Office/Medical Uses</b>	468,270 SF	468,270 SF	414,270 SF	50,000 SF	50,000 SF
<b>Residential</b>	1,227 Units	1,227 Units	1,387 Units	3,859 Units	3,859 Units
<b>Single-family</b>	211 Units	211 Units	307 Units	245 Units	245 Units
<b>Multi-family</b>	1,016 Units	1,016 Units	1,180 Units	3,614 Units	3,614 Units
<b>Hotel</b>	N/A	N/A	N/A	350 Hotel Rooms	350 Hotel Rooms
<b>Marina</b>	N/A	N/A	N/A	Marina Uses	N/A
				260 Wet Boat Slips	N/A
				192 Dry Boast Slips	N/A
				20 Exempt Single-family Slips	20 Exempt Single-family Slips
<b>Preservation and Open Space</b>	106.74 Acres	106.74 Acres	136.46 Acres	187 Acres	225.46 Acres





15 LAD-25-02 and PD-25-03 (Original Applications 22LAD-00000-00007 and PD-22-00015) Area Image





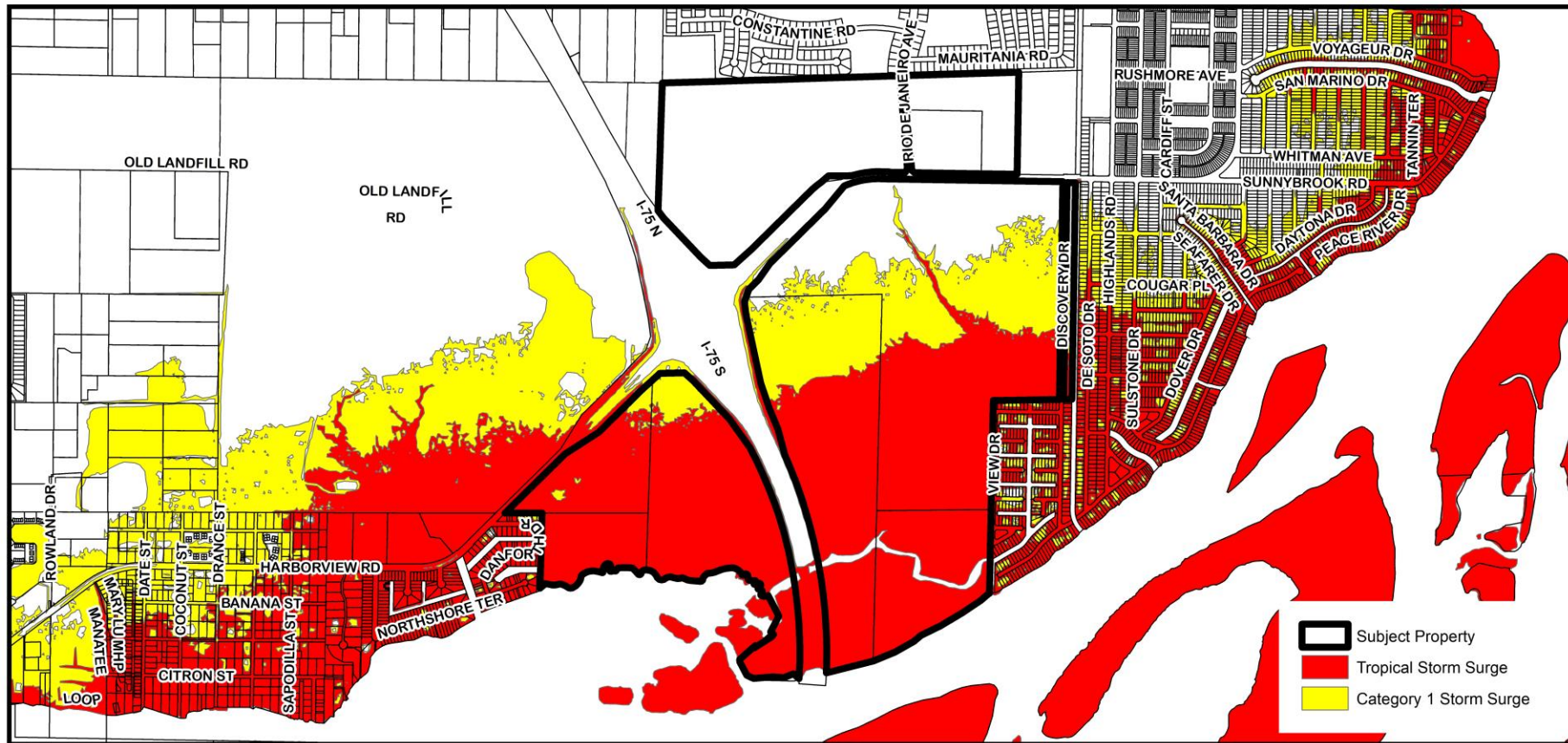
16 LAD-25-02 and PD-25-03 ( Original Applications 22LAD-00000-00007 and PD-22-00015) Area Image



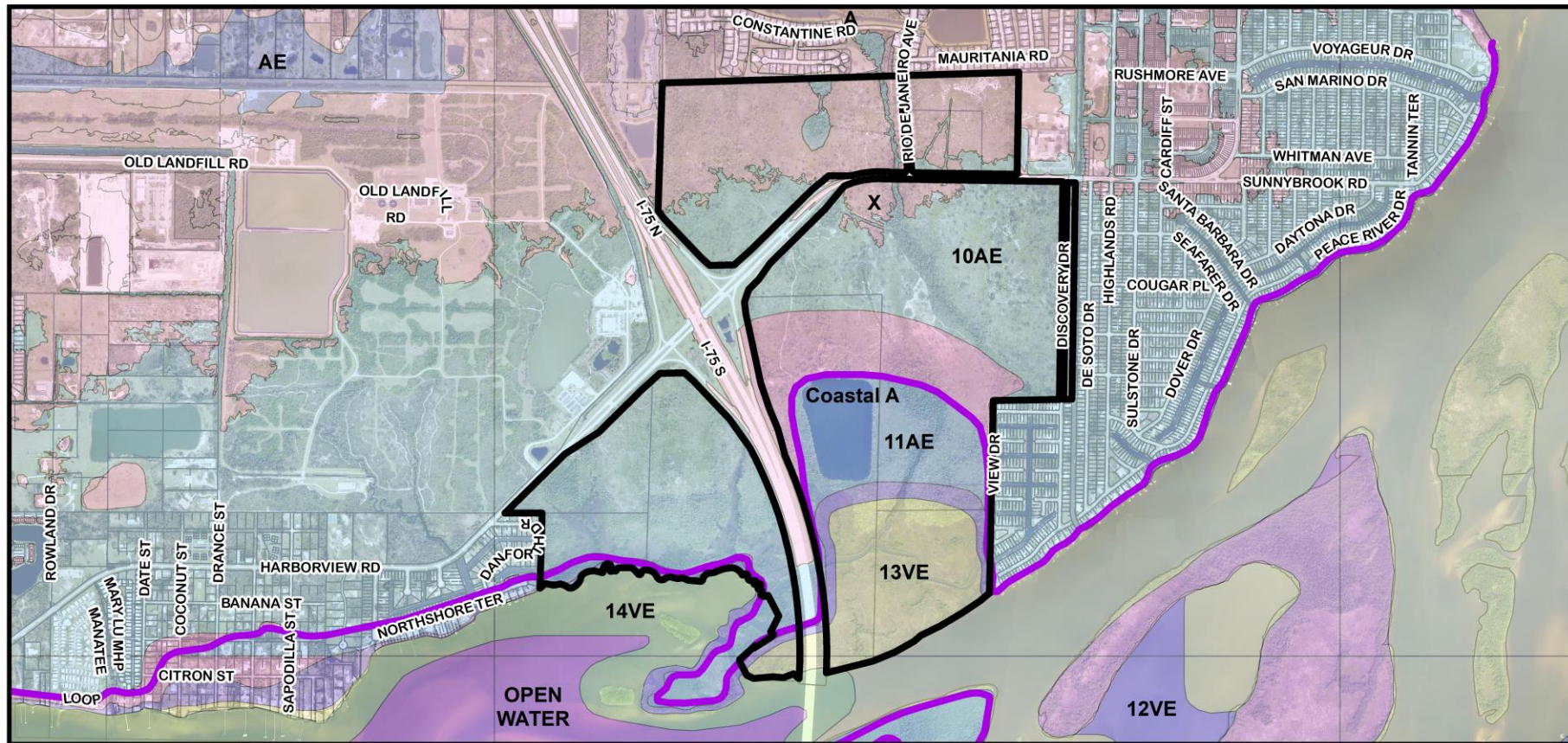


17 LAD-25-02 and PD-25-03 (Original Applications 22LAD-00000-00007 and PD-22-00015) Area Image





18 LAD-25-02 and PD-25-03 (Original Applications 22LAD-00000-00007 and PD-22-00015)  
Coastal High Hazard Area



**19 LAD-25-02 and PD-25-03 (Original Applications 22LAD-00000-00007 and PD-22-00015)  
Flood Zones (Subject Property - 10AE, 11AE, and 13 VE Zones)**

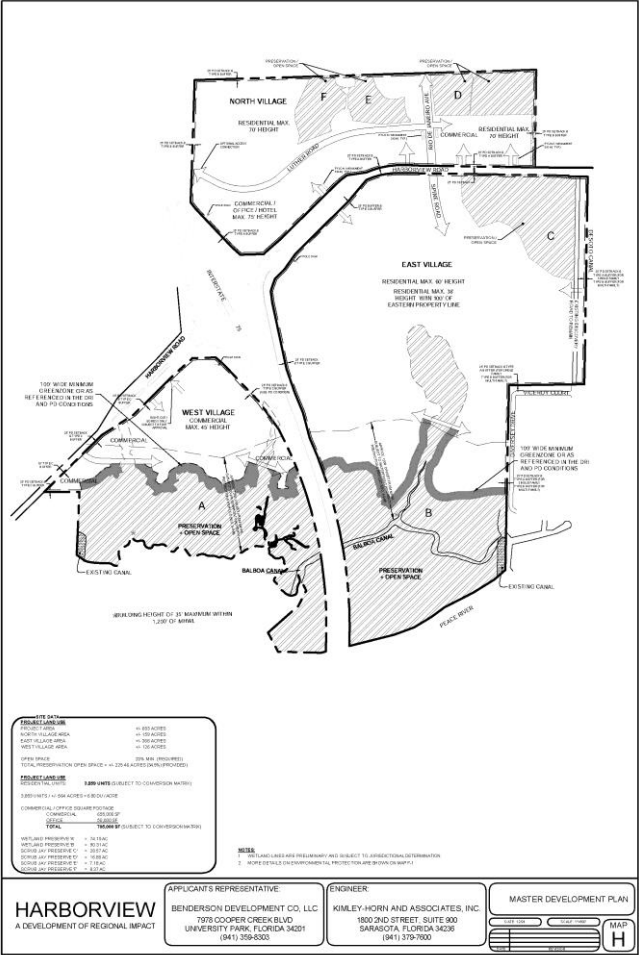


# Proposed Major Changes

- Updating the “Land Use” Condition, Revising Map H as Exhibit “A”, Updating Exhibit “B”, and Exhibit “I”: Bicycle and Pedestrian System Map.
  - *To remove the approved marina uses (260 wet boat slips and 192 dry boat slips).*
  - *To add a new Land Use Equivalency Matrix.*



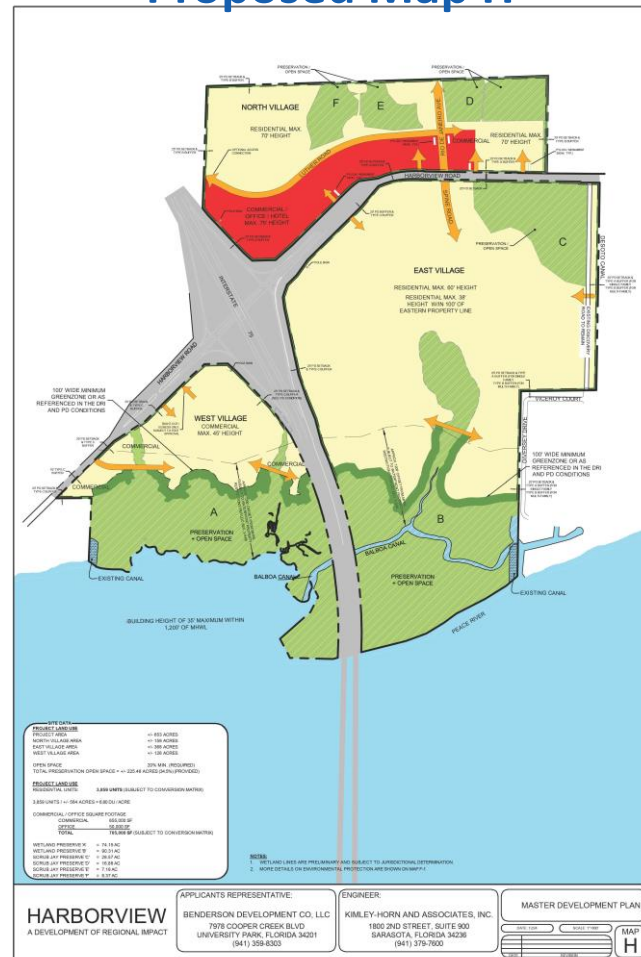
Exhibit “A”



# Adopted Map H



# Proposed Map H



# Exhibit “B”

Land Use Equivalency Matrix

					TO							
					Single-Family Detached Housing (DU)	Single-Family Attached Housing (DU)	Multifamily Housing (Low-Rise) (DU)	Multifamily Housing (Mid-Rise) (DU)	Hotel (Room)	Office (1,000 SF)	Commercial (1,000 SF)	Buc-ee's (1 VFP)
FROM	Trip Generated By	ITE Code	PM Peak Hour Trip Rate									
	1 DU Single-Family Detached	210	0.94	is equal to	1.00	1.65	1.84	2.41	1.59	0.65	0.28	0.09
	1 DU Single-Family Attached Housing	215	0.57	is equal to	0.61	1.00	1.12	1.46	0.97	0.40	0.17	0.06
	1 DU Multifamily Housing (Low-Rise)	220	0.51	is equal to	0.54	0.89	1.00	1.31	0.86	0.35	0.15	0.05
	1 DU Multifamily Housing (Mid-Rise)	221	0.39	is equal to	0.41	0.68	0.76	1.00	0.66	0.27	0.11	0.04
	1 Room Hotel	310	0.59	is equal to	0.63	1.04	1.16	1.51	1.00	0.41	0.17	0.06
	1,000 SF Office	710	1.44	is equal to	1.53	2.53	2.82	3.69	2.44	1.00	0.42	0.15
	1,000 SF Commercial	820	3.40	is equal to	3.62	5.96	6.67	8.72	5.76	2.36	1.00	0.34
	1 VFP Buc-ee's	NA	9.93	is equal to	10.56	17.42	19.47	25.46	16.83	6.90	2.92	1.00

Equivalency Matrix is based on trip rates published in the Institute of Transportation Engineer's (ITE) Trip Generation Manual, 11th Edition, with the exception of the Buc-ee's land use. The trip generation rate for Buc-ee's was based upon data collection from six surrogate sites of similar size and land uses.

DU = dwelling unit

SF = square feet

VFP = Vehicle Fuel Pump

Example (Convert Multifamily (Low-Rise) to Single-Family Detached): 100 DU Multifamily (Low-Rise) = 100 x 0.54 = 54 DU Single-Family Detached

Note: Residential land uses allowed per PD zoning district include but are not limited to the land uses provided in the Equivalency Matrix.



# Exhibit “I”



## Proposed Major Changes - Continued

- Revising this DO for internal and statutory consistency and to reflect updates to Florida Statutes.
- Amending some of the “Specific Conditions”, which are in the following slides.

# “Vegetation and Wildlife”

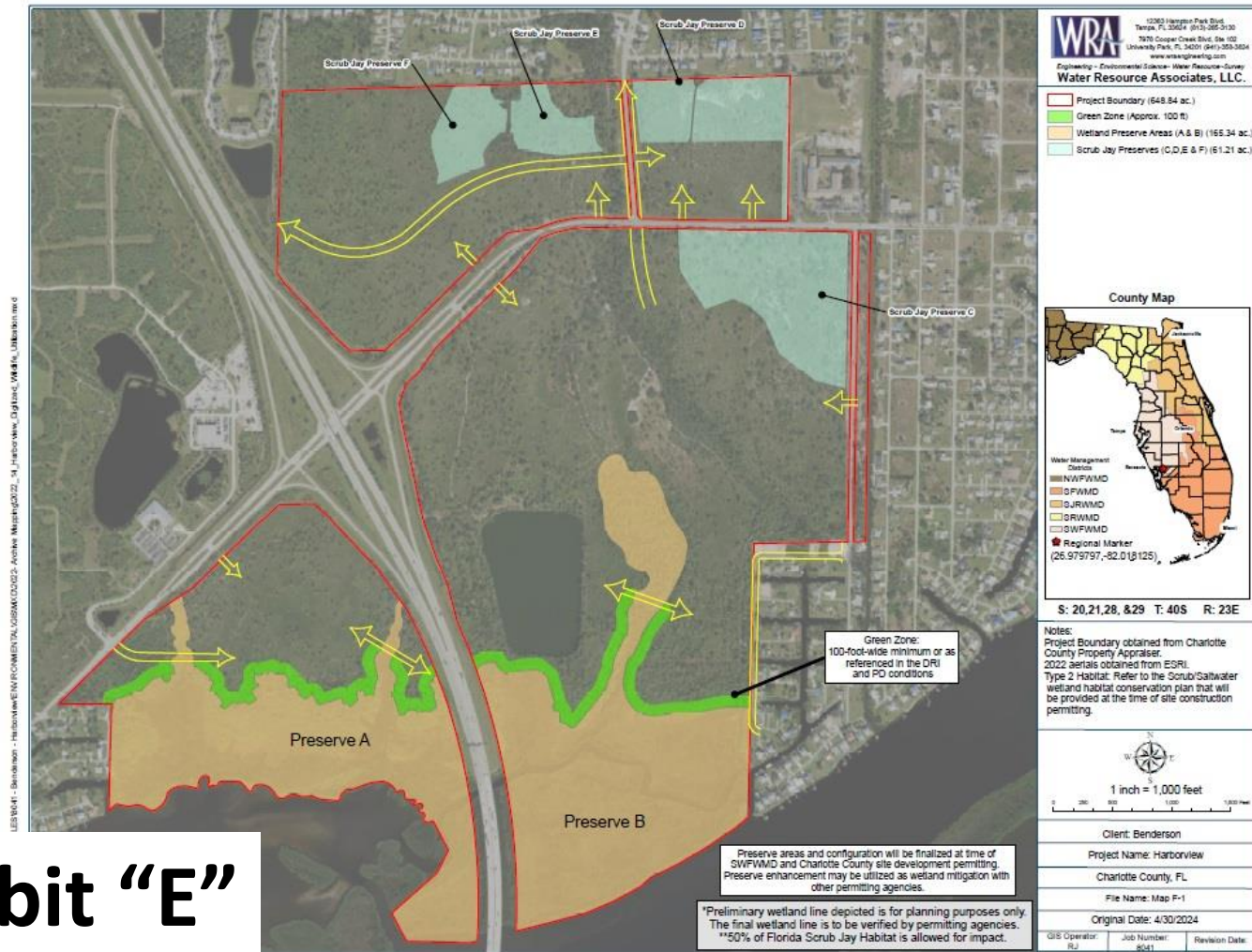
- To include the following new requirements:
  - Preserving approximately 61.21 acres of the Scrub Jay habitat.
  - Requiring an Eagle Management Plan.



# “Wetlands”

- To reclassify and clarify wetland preserve categories from three to five categories.
- To modify the 100-foot buffer (Green Zone) width requirement.
- To amend Exhibit “E”: Map F-1: Wetland Impact/Preservation and Wildlife Areas/Green Zone Map.

# Exhibit "E"



# “Wetlands” - Continued

- To add a new requirement to set the timeline for conveyance of the “Preservation Areas” to an entity acceptable to the County.
- To allow for the Cardinal Airplant and Giant Airplant to be preserved or relocated into the Preservation Areas.



# “Stormwater Management/Water Quality”

- To amend language related to state and federal agency standards and permitting requirements to conform with current state and federal requirements.

# “Transportation”

- To amend outdated requirements and establishing “significantly impacted” roadways beyond what is listed in the Development Order based on analysis.
- To require that the traffic study for the project’s phases will be cumulative and will include any previously evaluated phase to determine the extent of significantly impacted roadways.
- To ensure that Impact Fee Payments shall be subject to Charlotte County's Code and related rules and regulations.

# “Transportation” - Continued

- To require additional traffic studies if any roadway segments are significantly impacted beyond what is currently described in the Harborview DRI DO.
- To require that the Developer provide a supplemental analysis to the County if an initial analysis of the required referenced segments shows that the project is causing impacts to additional significantly impacted interstate segments.



# “Transportation” - Continued

- To update the options listed in the binding commitment by:
  - For the “Scheduling of Facility Improvements”:
    - Requiring that the schedule of facilities that are necessary to meet the adopted LOS shall be reflected in the CIP.
    - Removing the duplicative concurrency requirement.
    - Removing the duplicative requirement of the FDOT adopted Work Program for Florida Interstate Highway Strategic Intermodal System.

# “Transportation” - Continued

## - For the “Proportionate Share Payments”:

- Adding the following provision:

Charlotte County must agree to the proposed mitigation in writing and the writing shall become an exhibit to this DO if it is fully executed by the Developer and the County.

# “Transportation” - Continued

- To remove the requirement of relocation of Discovery Drive.
- To add the requirement that the transportation analysis for the first phase is submitted to the County prior to issuance of building permits for this project. This requirement is in addition to the existing requirements that the first required biennial transportation monitoring report is submitted and the DO is amended to contain a binding commitment to provide the needed roadway improvements for any proposed development identified in such monitoring report.



# “Police and Fire Protection” & “Education”

- To replace with the County’s Impact fee Code.
- To replace the provision with the new language which states that “the Developer shall comply with the Charlotte County regulations and the updated Interlocal Agreement for Coordinated Planning and School Concurrency dated May 2018, as may be amended.”

## “Dock Facilities”

- To remove all requirements, Exhibit “F” and Exhibit “H” which are associated with the marina land use.
- To retain only the ability to develop the 20 private docks along the DeSoto Canal.

# “Flood Plain/Hurricane Preparedness”

- To delete duplicative provisions that are Florida Building Code (FBC) requirements.
- To add the maximum residential dwelling units of 773 units in the CHHA within East Village.

## “Recreation and Open Space”

- To provide an option for a neighborhood park, which may be maintained by a validly created homeowners association or by a Community Development District or by Charlotte County, if accepted for maintenance by the County.
- To increase the acreage of the “Preservation and Open Sapce” from 187 acres to 225.46 acres.



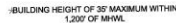
# Exhibit “D” Harborview DRI

## Land Management Plan

- Providing for Integrated Management Plan.
- Providing for more detailed protection of coastal wetlands and other species habitats and preserved lands.
- Providing for higher environmental standards for development.

# General Housekeeping

- Updating Buildout and Expiration Dates to December 31, 2035. There have been several Governor's Executive Orders, which allow the DO to be extended since January 2022 when this applicant was originally submitted.
- Miscellaneous clean-up.



## PLANNED DEVELOPMENT DISTRICT - ZONING CRITERIA

INTERNAL ROADWAYS CAN CONNECT TO AND SERVE A MIX OF USES INCLUDING COMMERCIAL AND RESIDENTIAL USES.

PARKING SHALL BE PROVIDED BY THE LAND DEVELOPER INCLUDING CONSIDERATION OF STREET PARKING, IN A PARKING LOT, IN AN ENCLOSED GARAGE, OR IN A GARAGE, UNDERGROUND OR ABOVEGROUND, AND IN A PORCHES INCLUDED WITH THE PLAN. PARKING MAY BE COVERED OR OPEN.

PARKING WILL BE PROVIDED AS SHOWN ON THE ATTACHED PROJECT DEVELOPMENT STANDARDS, UNLESS THE DEVELOPER REQUESTS A DIFFERENT PAVING OR JUSTIFYING A DIFFERENT PARKING RATIO.

THE DEVELOPER SHALL PROVIDE ADEQUATE LOCATIONS AS SHOWN ON THE PO CONCEPT PLAN WILL NOT EXCEED 20 FEET IN HEIGHT. THE PYLONMONUMENT SIGNS SHALL BE 10 FEET IN HEIGHT.

THE OVERALL THEME OF THE DEVELOPMENT WEST VILLAGE IS PERMITTED ONE (1) INTERSTATE PLOE SIGN NOT TO EXCEED 20 FEET IN HEIGHT.

THE DEVELOPER SHALL USE THE SIGNAGE AND LIGHTING PROVIDED WITHIN THE GREEN ZONE AND OUTSIDE THE WETLAND AREAS AS DEPICTED ON MAP F.1 OF THE CONCEPT PLAN.

THE SIGNAGE AND LIGHTING PROVIDED WITHIN THE GREEN ZONE AND OUTSIDE THE WETLAND AREAS AS DEPICTED ON MAP F.1 OF THE CONCEPT PLAN.

PRACTICES FOR THE GREEN ZONE ARE CONTAINED IN THE LAND MANAGEMENT PLAN, F.1 OF THE CONCEPT PLAN.

PRACTICES WILL BE PROVIDED AS DESCRIBED IN THE HARBORVIEW PO CONDITION F.1 OF THE CONCEPT PLAN.

## PROJECT LAND USE

PROJECT AREA	+/- 653 ACRES
NORTH VILLAGE AREA	+/- 159 ACRES
EAST VILLAGE AREA	+/- 368 ACRES
WEST VILLAGE AREA	+/- 126 ACRES

OPEN SPACE 20% MIN. (REQUIRED)  
TOTAL PRESERVATION OPEN SPACE = +/- 225.46 ACRES (34.5%) (PROVIDED)

RESIDENTIAL UNITS: **3,859 UNITS** (SUBJECT TO CONVERSION MATRIX)

3,859 UNITS / +/- 564 ACRES = 6.80 DU / ACRE

COMMERCIAL	655,000 SF
OFFICE	50,000 SF
<b>TOTAL</b>	<b>705,000 SF</b> (SUBJECT TO CONVERSION MATRIX)

WETLAND PRESERVE 'A'	= 74.15 AC
WETLAND PRESERVE 'B'	= 90.31 AC
SCRUB JAY PRESERVE 'C'	= 28.57 AC
SCRUB JAY PRESERVE 'D'	= 16.88 AC
SCRUB JAY PRESERVE 'E'	= 7.18 AC
SCRUB JAY PRESERVE 'F'	= 8.37 AC