

ECONOMIC BUSINESS IMPACT ESTIMATE

PURSUANT TO SECTION 163.3184(3), FLORIDA STATUTES, AN APPLICATION TO ADOPT A LARGE SCALE PLAN AMENDMENT (TEXT AMENDMENT) TO THE DEPARTMENT OF COMMERCE AND OTHER STATE AGENCIES FOR REVIEW AND COMMENT TO AMEND FUTURE LAND USE (FLU) APPENDIX VII: COMPACT GROWTH MIXED USE MASTER DEVELOPMENT PLAN BY REVISING SECTION 1: WEST COUNTY TOWN CENTER, SPECIFICALLY, 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± 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: TO RENAME AND AMEND "MAXIMUM FLOOR AREA RATIO" TO "MAXIMUM COMMERCIAL AND LIGHT INDUSTRIAL INTENSITY"; D) 1.D: TO REMOVE "PERPETUAL CONSERVATION EASEMENT" AND REPLACE 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; PETITION NO. TCP-24-03; APPLICANT: MARONDA HOMES LLC, OF FLORIDA; PROVIDING AN EFFECTIVE DATE.

PUBLIC PURPOSE: The proposed ordinance is to Pursuant to Section 163.3184(3), Florida Statutes, an application to adopt a Large Scale Plan Amendment (Text Amendment) to the Department of Commerce and other State agencies for review and comment to amend Future Land Use (FLU) Appendix VII: Compact Growth Mixed Use Master Development Plan by revising Section 1: West County Town Center, specifically, 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± 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: to rename and amend "Maximum Floor Area Ratio" to "Maximum Commercial and Light Industrial Intensity"; d) 1.D: to remove "Perpetual Conservation Easement" and replace 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; Petition No. TCP-24-03; Applicant: Maronda Homes LLC, of Florida; providing an effective date.

ECONOMIC IMPACT

(Part A):

Consider costs and benefits to everyone affected by the proposed ordinance. Identify specific groups that will be impacted and estimate costs and benefits. A. *Costs of Implementation*: There are no appreciable costs to the public or private sector.

A. Cost of Implementation of Ordinance:

There will be no cost for implementation of this ordinance.

B. *Source of Funds/Ultimate Burden of Costs*:

There will not be a burden of costs to the County to enforce this ordinance.

C. *Benefits on Implementation*: There will be no benefits.

D. Describe data/methods used to make above estimates:

The proposed changes have been reviewed based on goals, objectives, and policies as established in the County's Comprehensive Plan.