

TCP-24-03 (Legislative)

PAL-24-04 (Legislative)

PD-24-14 (Quasi-Judicial)

(Transmittal Hearing BCC Land Use Meeting 03-25-2025 for
TCP-24-03 and PAL-24-04

Adoption Hearing BCC Land Use Meeting 07-22-2025
for TCP-24-03, PAL-24-04, and PD-24-14)

Maronda Homes, LLC of Florida



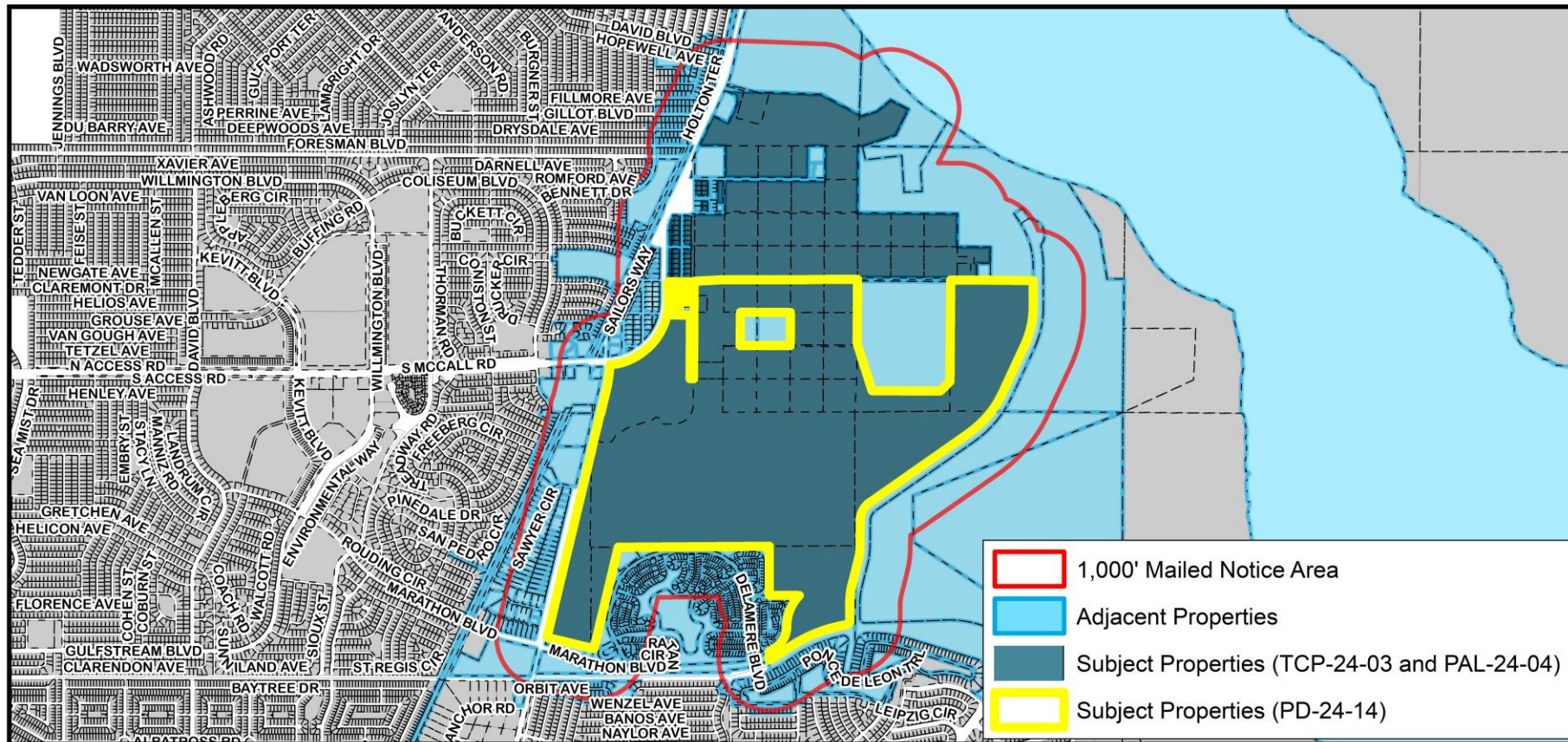
CHARLOTTE COUNTY
FLORIDA

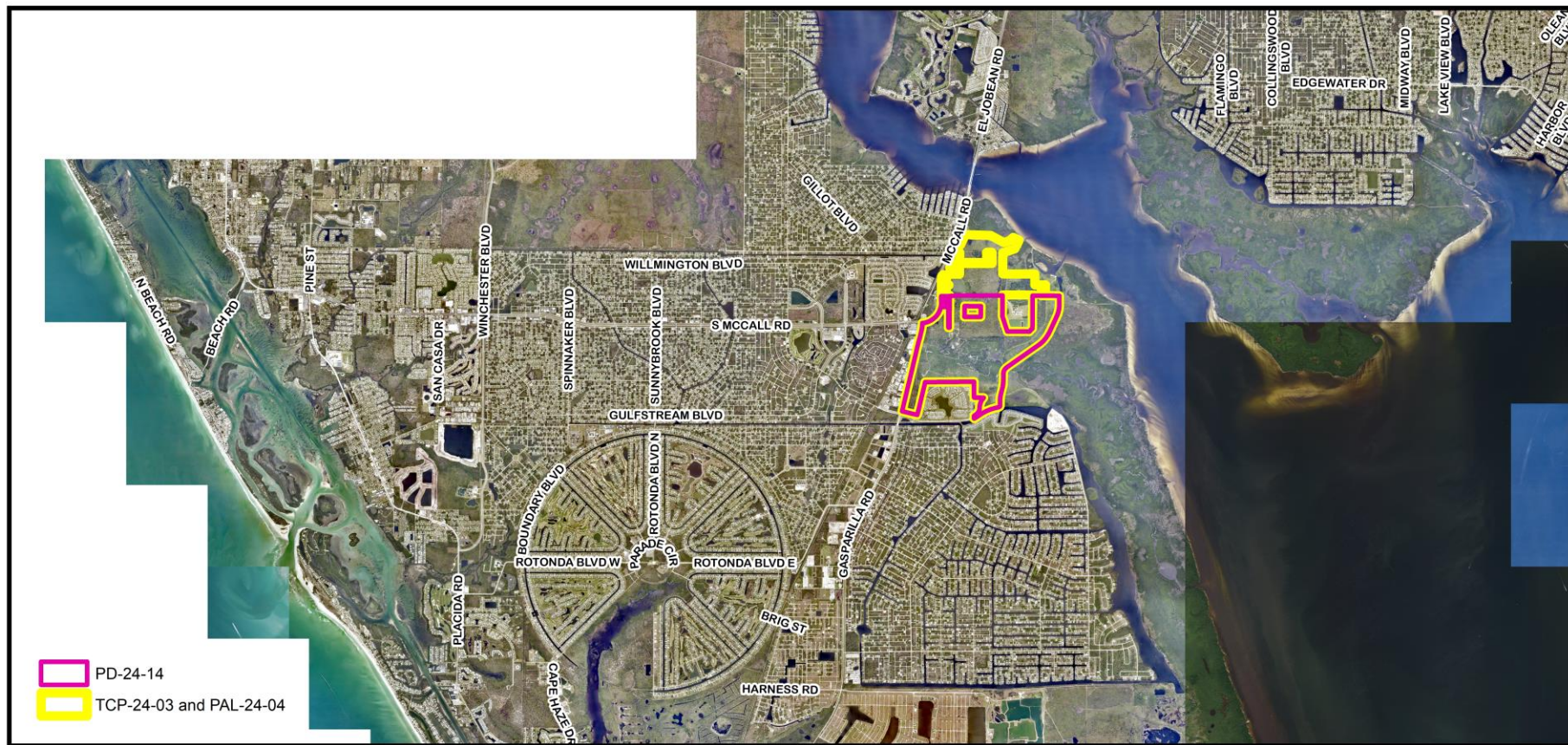
Proposed Changes

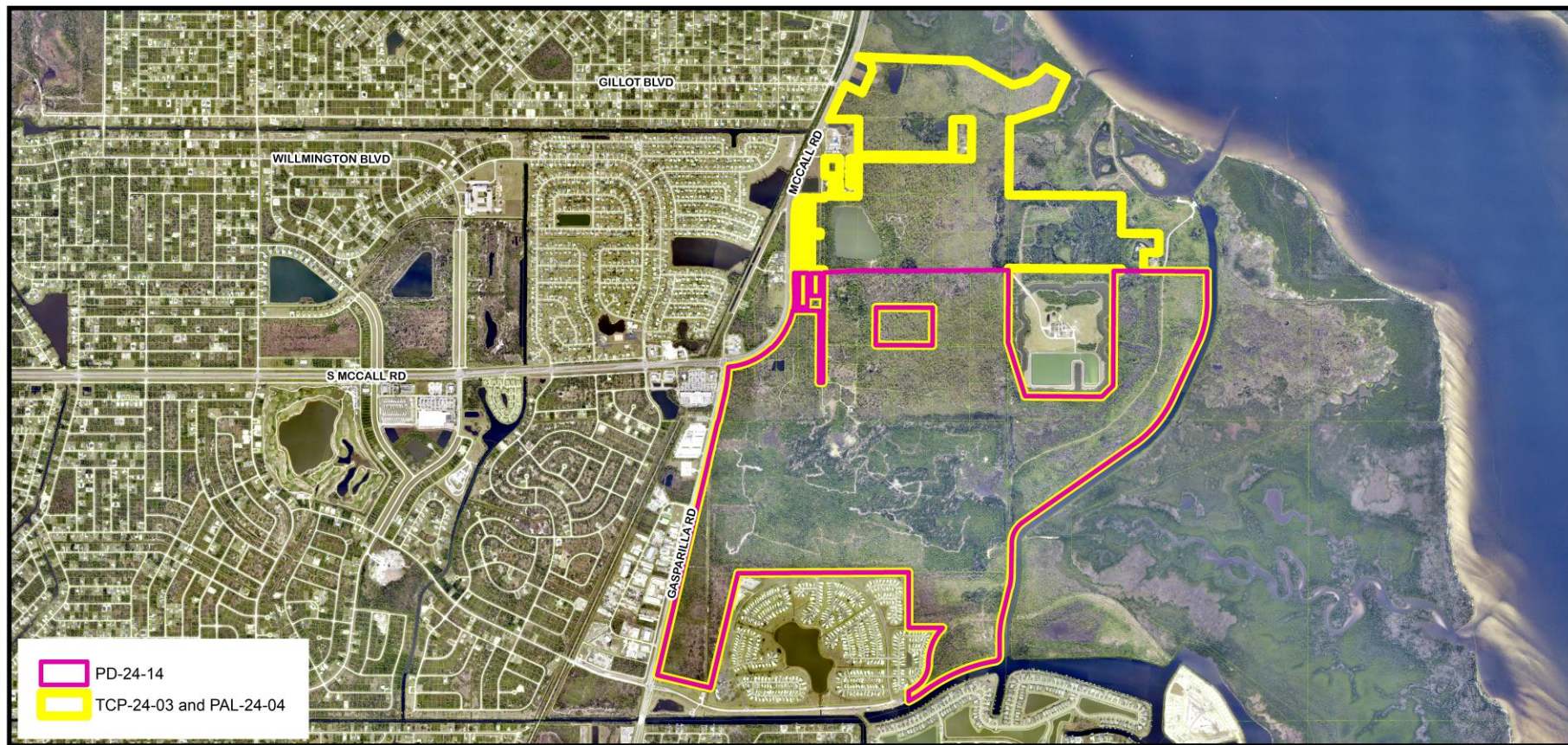
- A Large-scale Plan Amendment (Text Amendment) (TCP-24-03) to amend FLU Appendix VII: Compact Growth Mixed Use Master Development Plan, Section 1
- A Large-scale Plan Amendment (Map Amendment) (PAL-24-04) to:
 - Amend 2030 Future Land Use Map, 2050 Framework Map, and 2030 Service Area Delineation Map

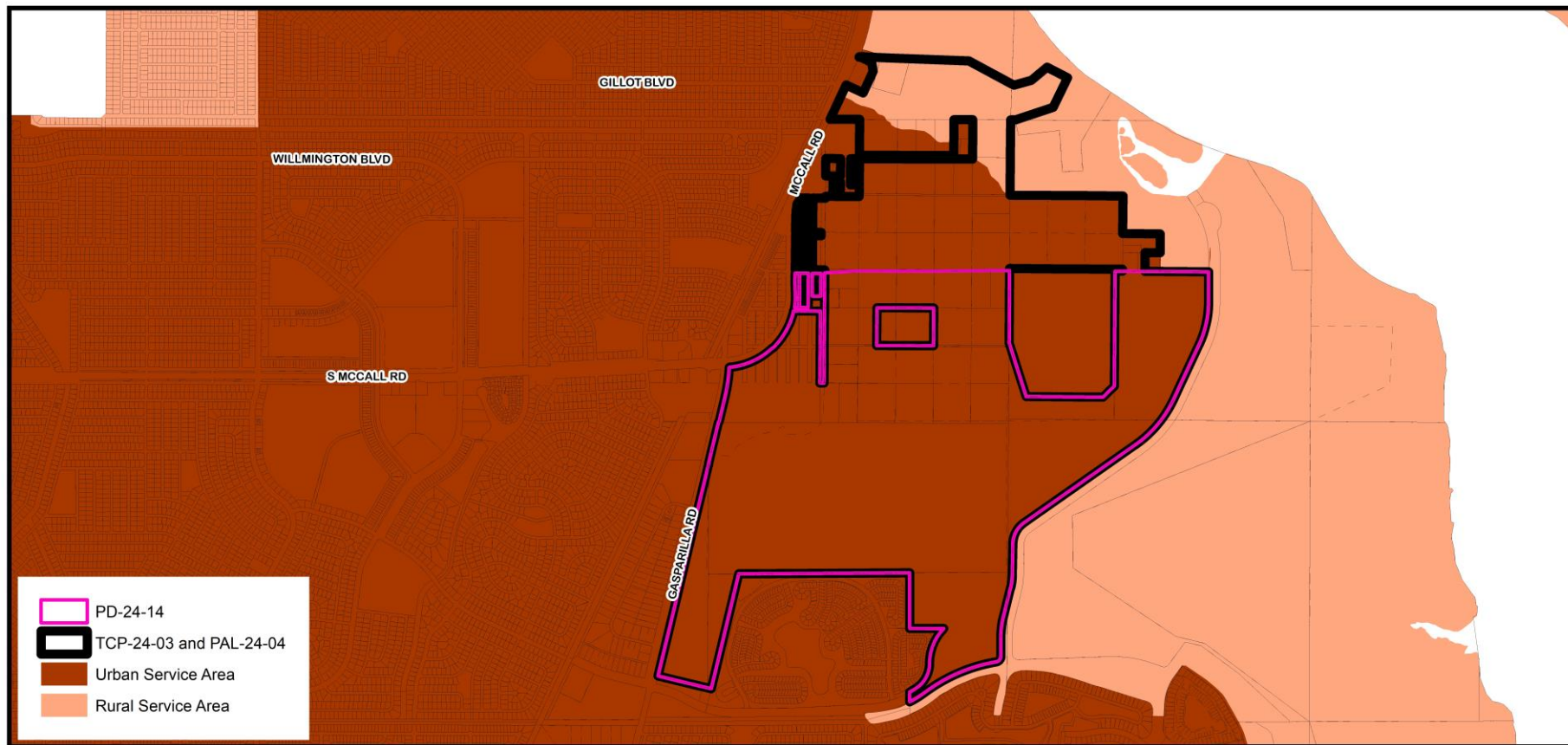
Proposed Changes

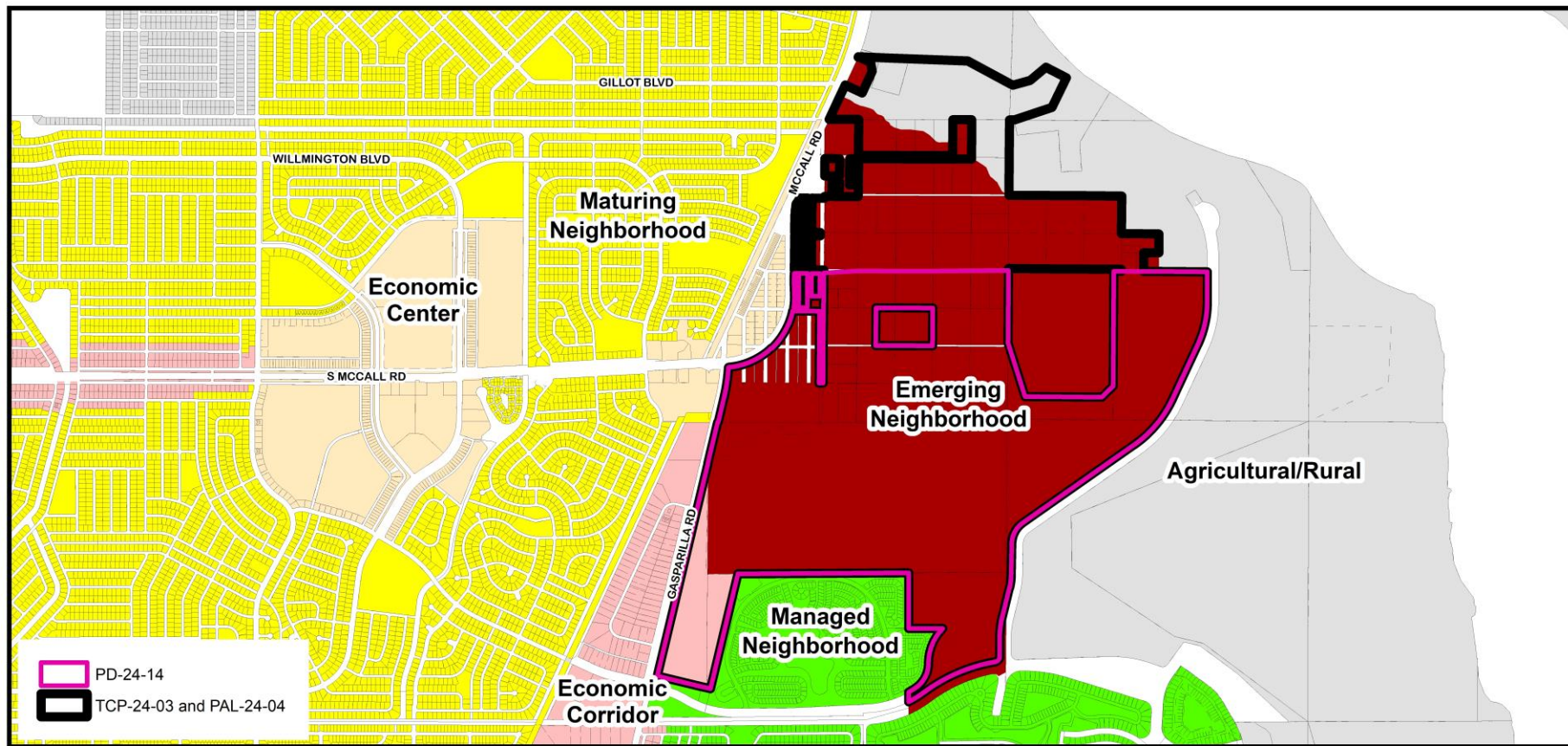
- A rezoning from PD (408.39± acres, including 0.7 acres of Cattle Dock Point Road), RSF-2 (428.20± acres), and RMF-5 (4.41± acres) to PD, and adopting its associated General PD Concept Plan to have a mixture of residential and commercial development; increasing the base density from 1,114 units to 2,000 units, and requiring a transfer of 886 units to reach the maximum of 2,000 units
- Property located in Commission District IV

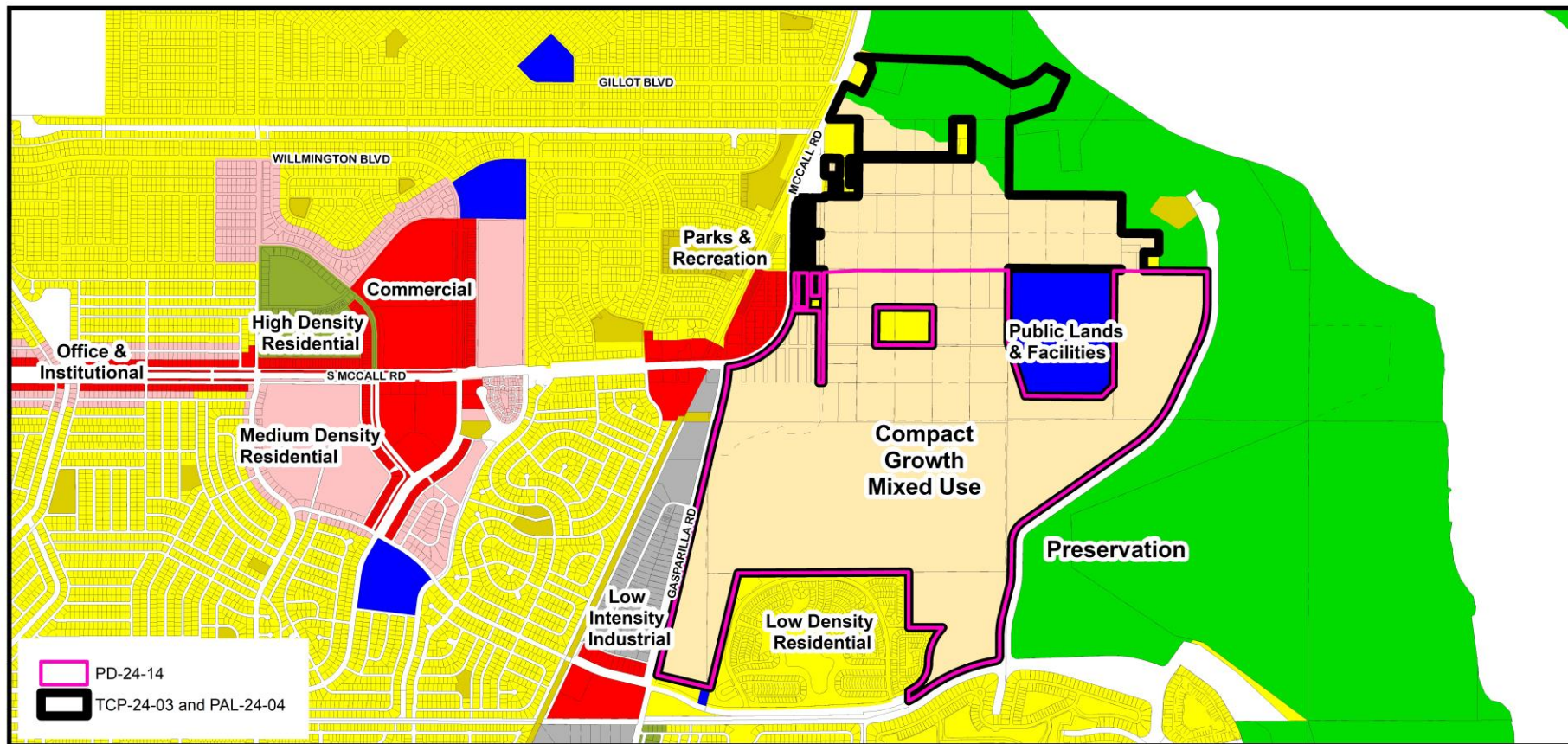




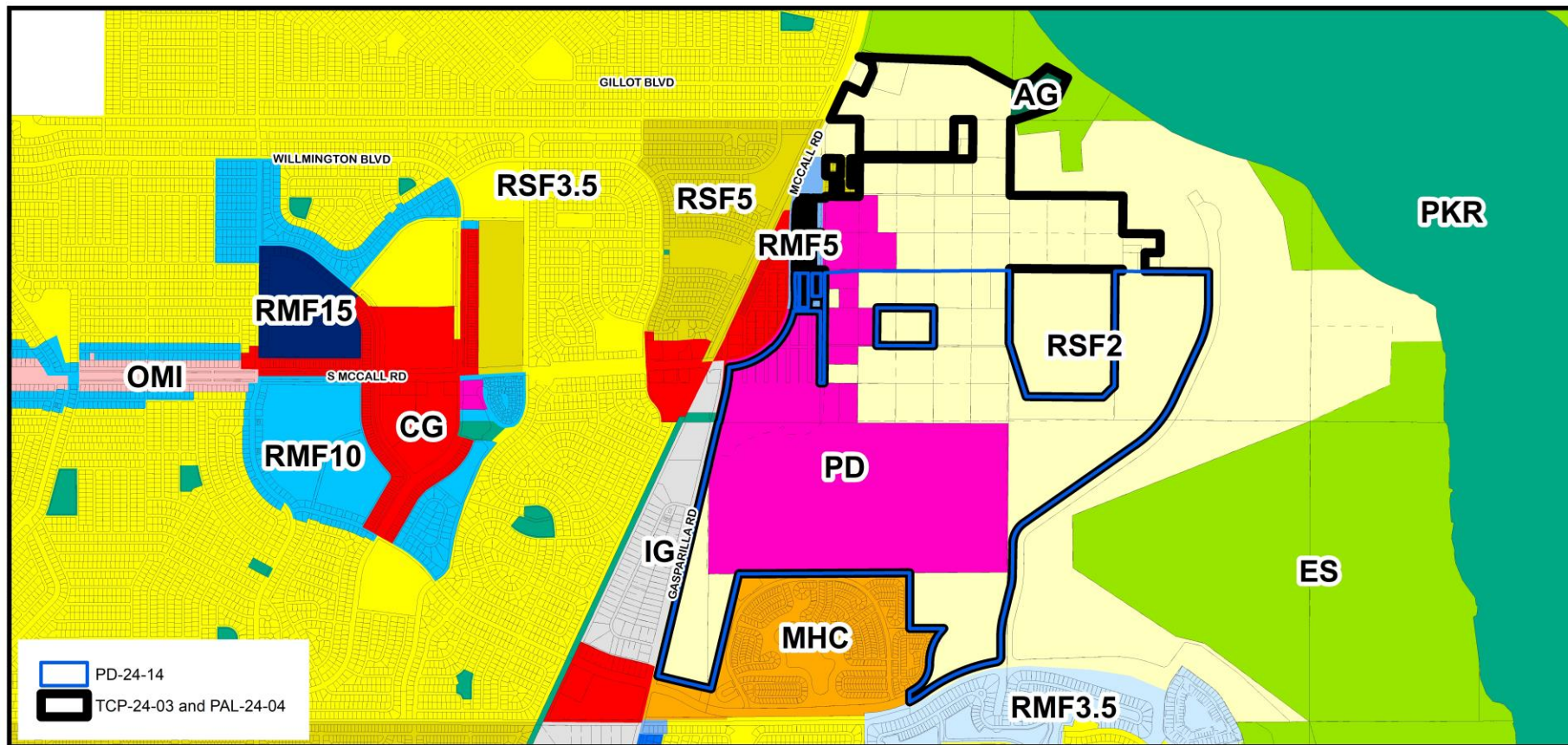


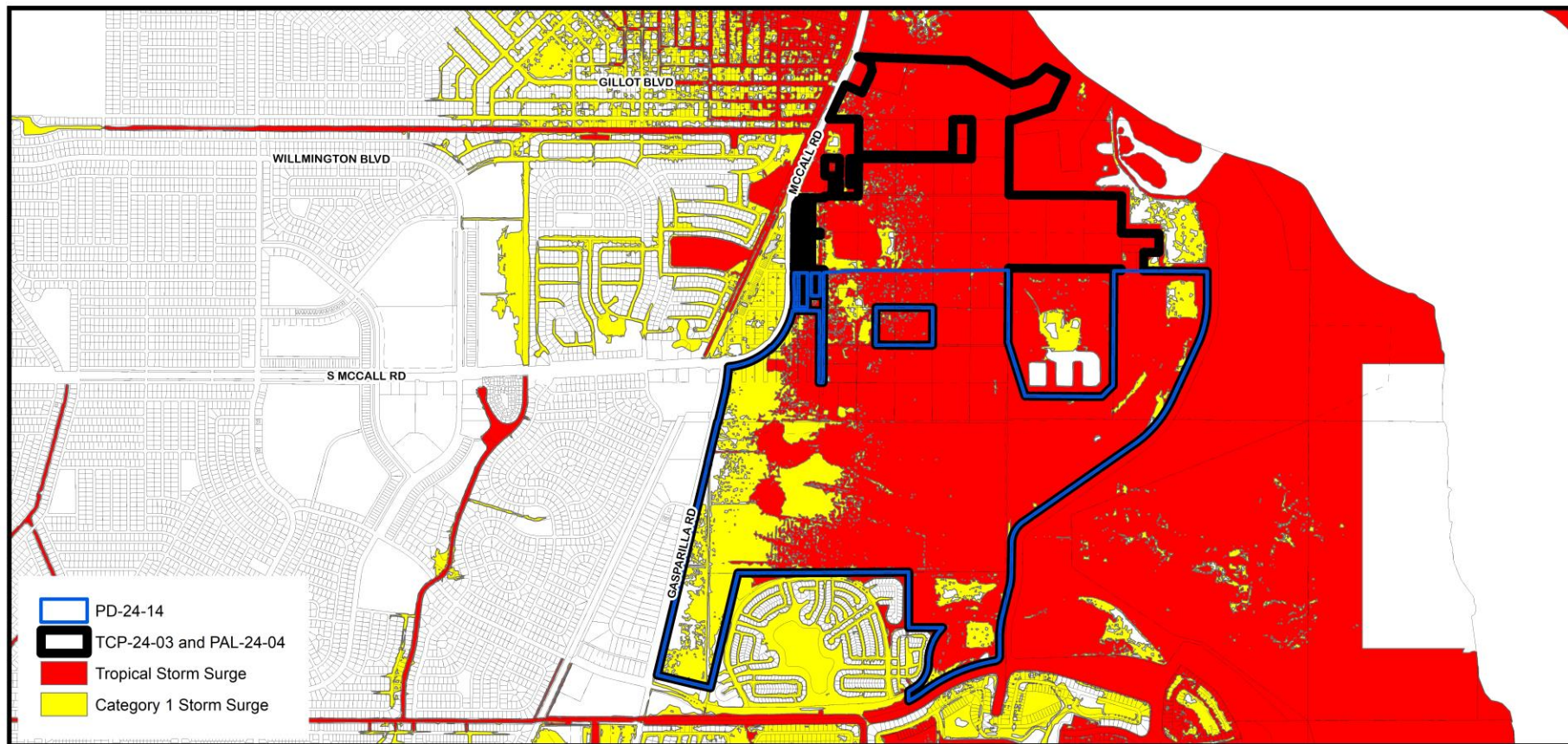




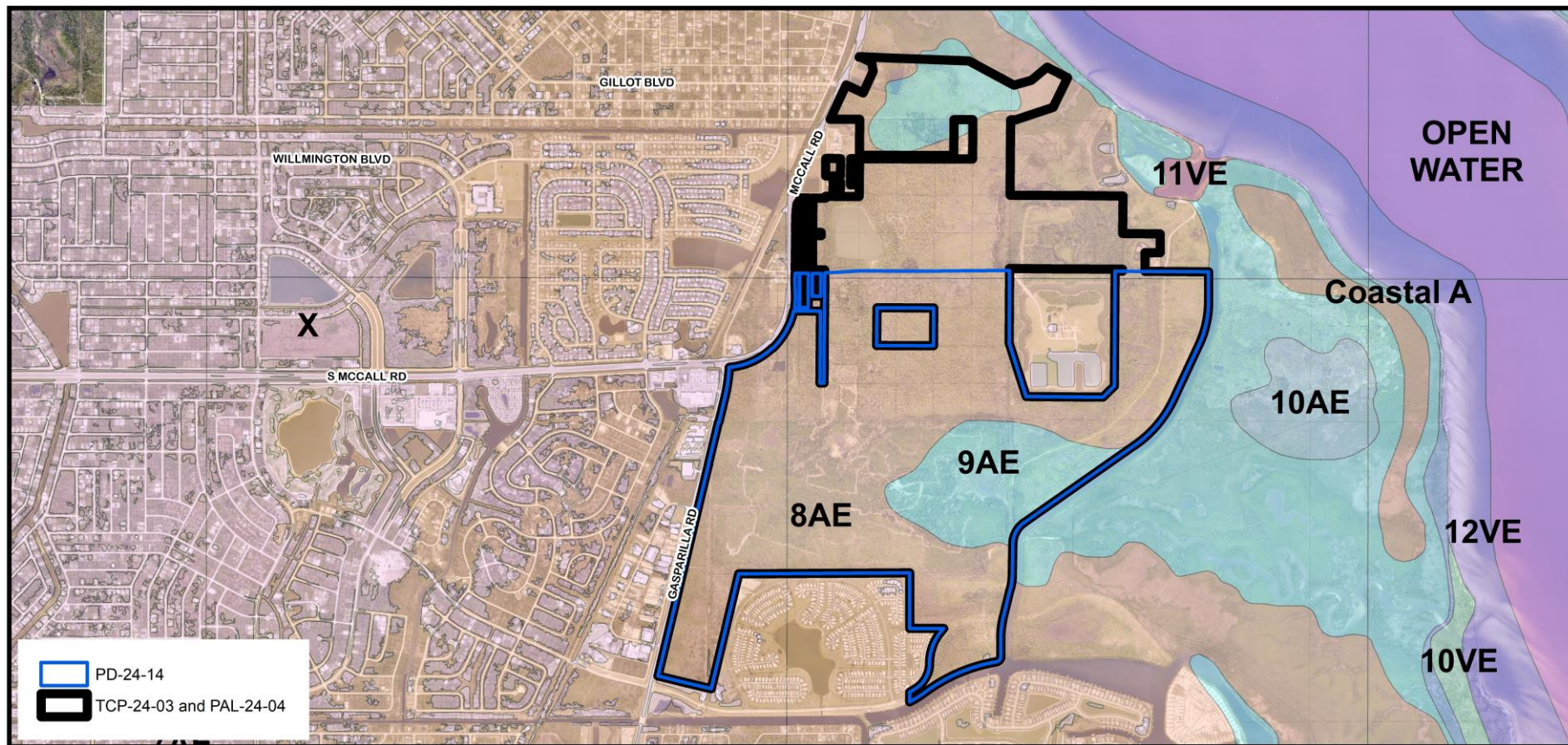


10 TCP-24-03, PAL-24-04 and PD-24-14 Existing FLUM Designations





TCP-24-03, PAL-24-04 and PD-24-14 Coastal High Hazard Areas



TCP-24-03, PAL-24-04 and PD-24-14 Flood Zones (Subject Property - 8AE and 9AE Zones)

Proposed Detailed Changes (TCP-24-03)

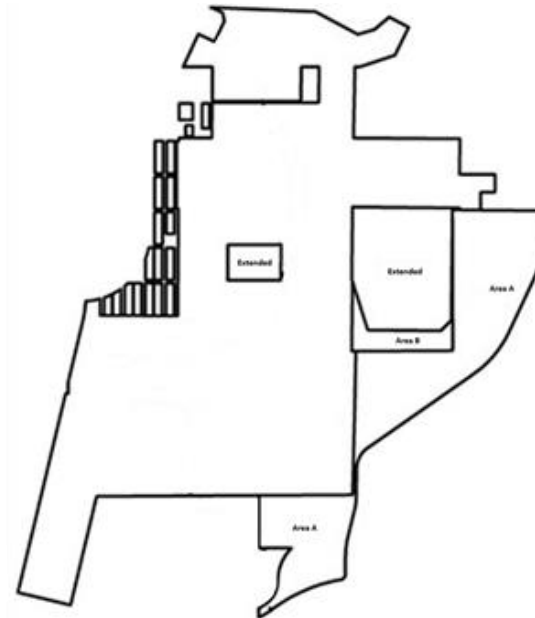
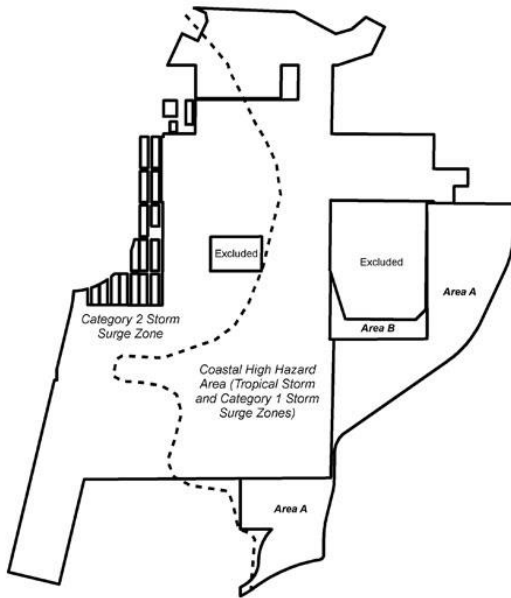
- ***Name Change and Project Acreage***

- The project name is changed from “West County Town Center” to “Harbor Village”.
- The project contains approximately 1,174.14 acres.

Proposed Detailed Changes (TCP-24-03)

- **1.A. Base Residential Density**

- The base density is now 1,790 units instead of 1,831 units. 1,727 base density units are located in the CHHA. Figure 1-A below has been updated.



Proposed Detailed Changes (TCP-24-03)

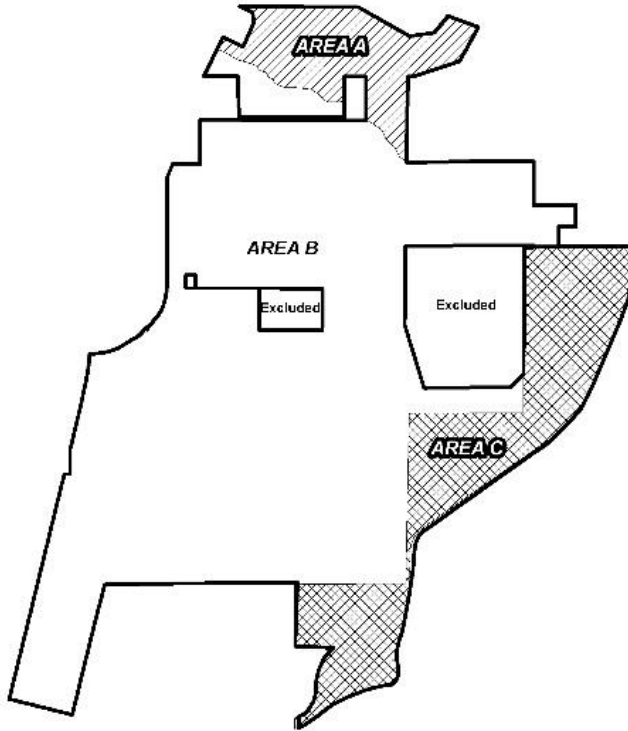
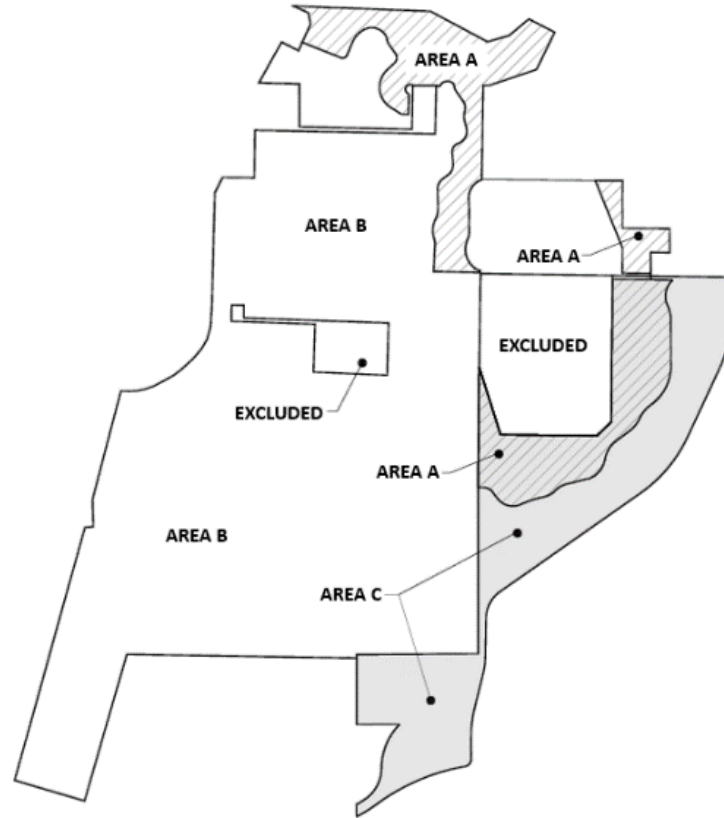


Figure 1-B



New Figure 1-C

Proposed Detailed Changes (TCP-24-03)

- ***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 of 1,000,000 square feet of commercial uses and 400,000 square feet of light industrial uses.

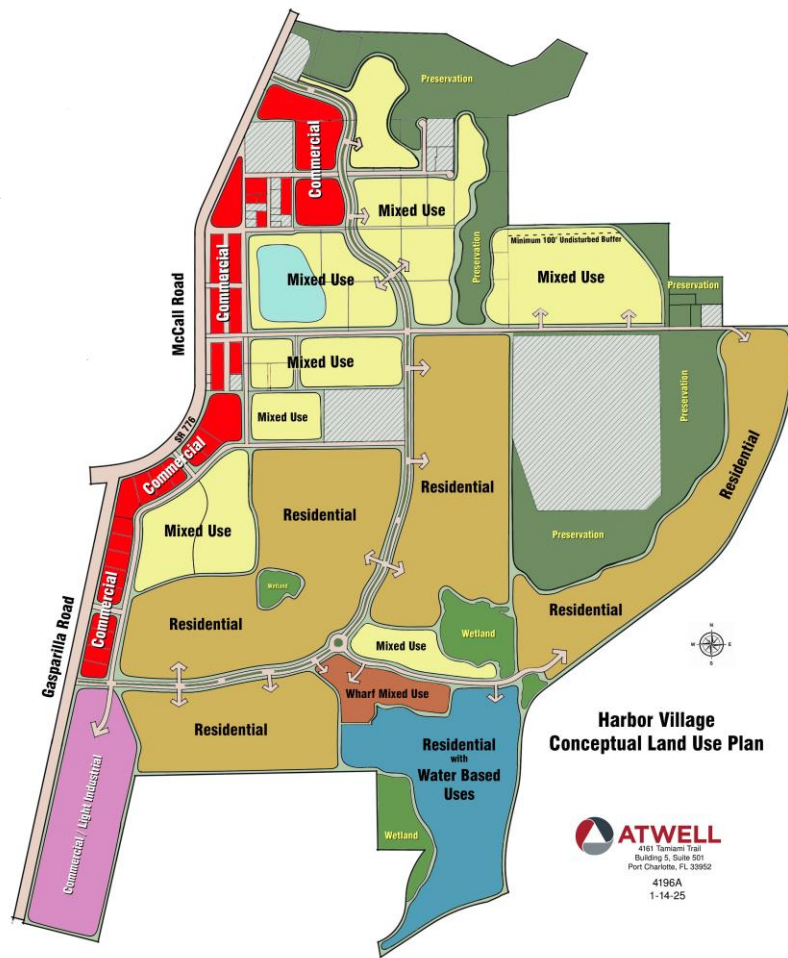
Proposed Detailed Changes (TCP-24-03)

- **1.D: ~~Perpetual Conservation Easement Uses Permitted~~ Uses Within Area A As Shown on Figure 1-C above**
 - To remove the required Perpetual Conservation Easement and replace this easement requirement with a Wetland and Natural Resource Management Plan to protect and preserve onsite wetlands and natural resources in perpetuity
 - To define “passive recreational activities and uses”

Proposed Detailed Changes (TCP-24-03)

- ***1.E: Master Development Plan***

- A “*Conceptual Land Use Plan*” is proposed to illustrate locations for residential, commercial, mixed use, and wetland preservation areas.
- A “*Pattern Book*” is proposed to establish the vision of this mixed-use development, and development and preservation principals.



Harbor Village Conceptual Land Use Plan

ATWELL
 4161 Tamiami Trail
 Building 5, Suite 501
 Port Charlotte, FL 33952
 4196A
 1-14-25

Proposed Detailed Changes (TCP-24-03)

- ***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.

Proposed Detailed Changes (TCP-24-03)

- ***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.



Proposed Detailed Changes (TCP-24-03)

- ***1.H: Slip Count Approval***

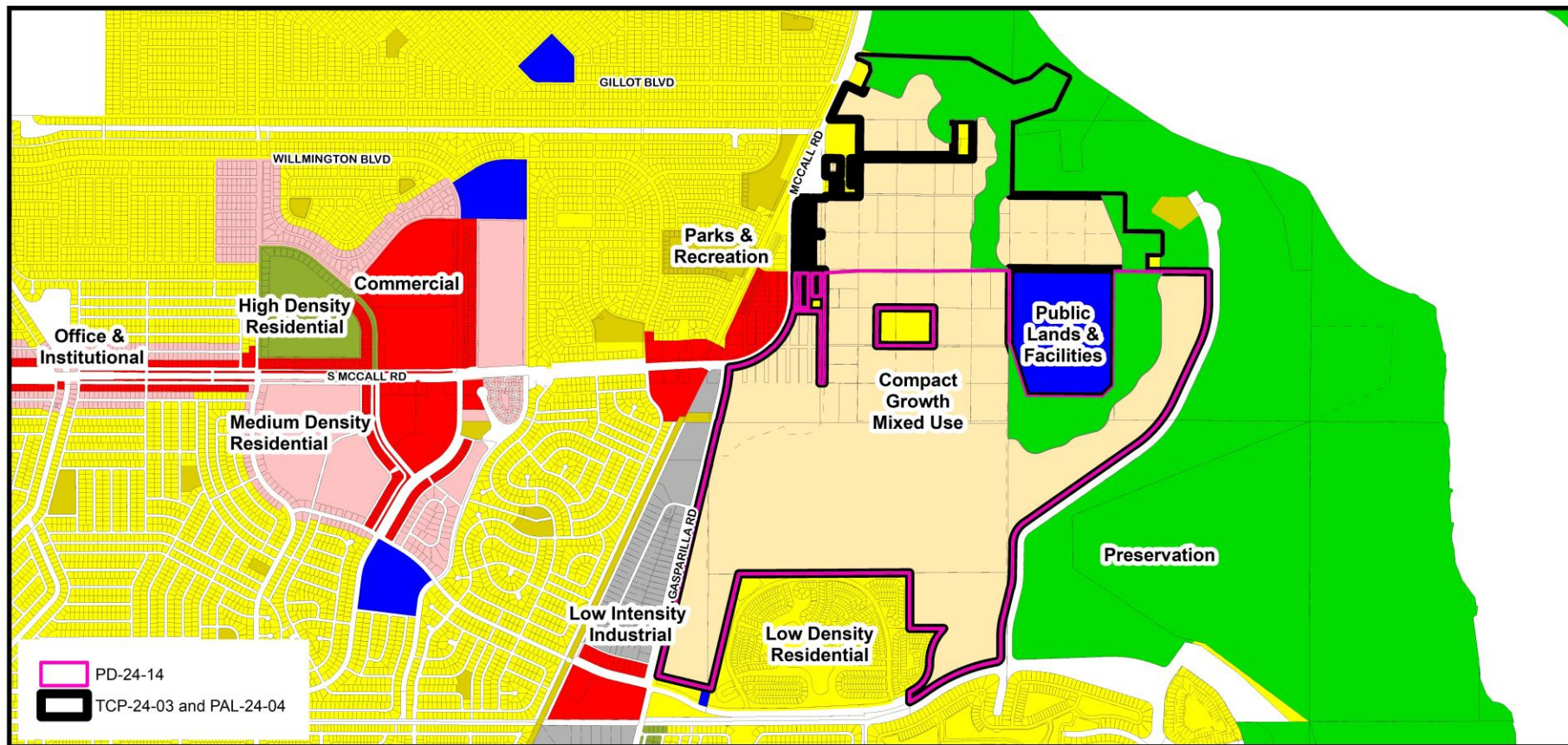
- The final slip count for the project will be determined based on review by State and Federal Agencies. Currently, the project will need approval from the Southwest Florida Water Management District Florida Department of Environmental Protection and the US Army Corps of Engineers.
- At the time of permitting, 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.



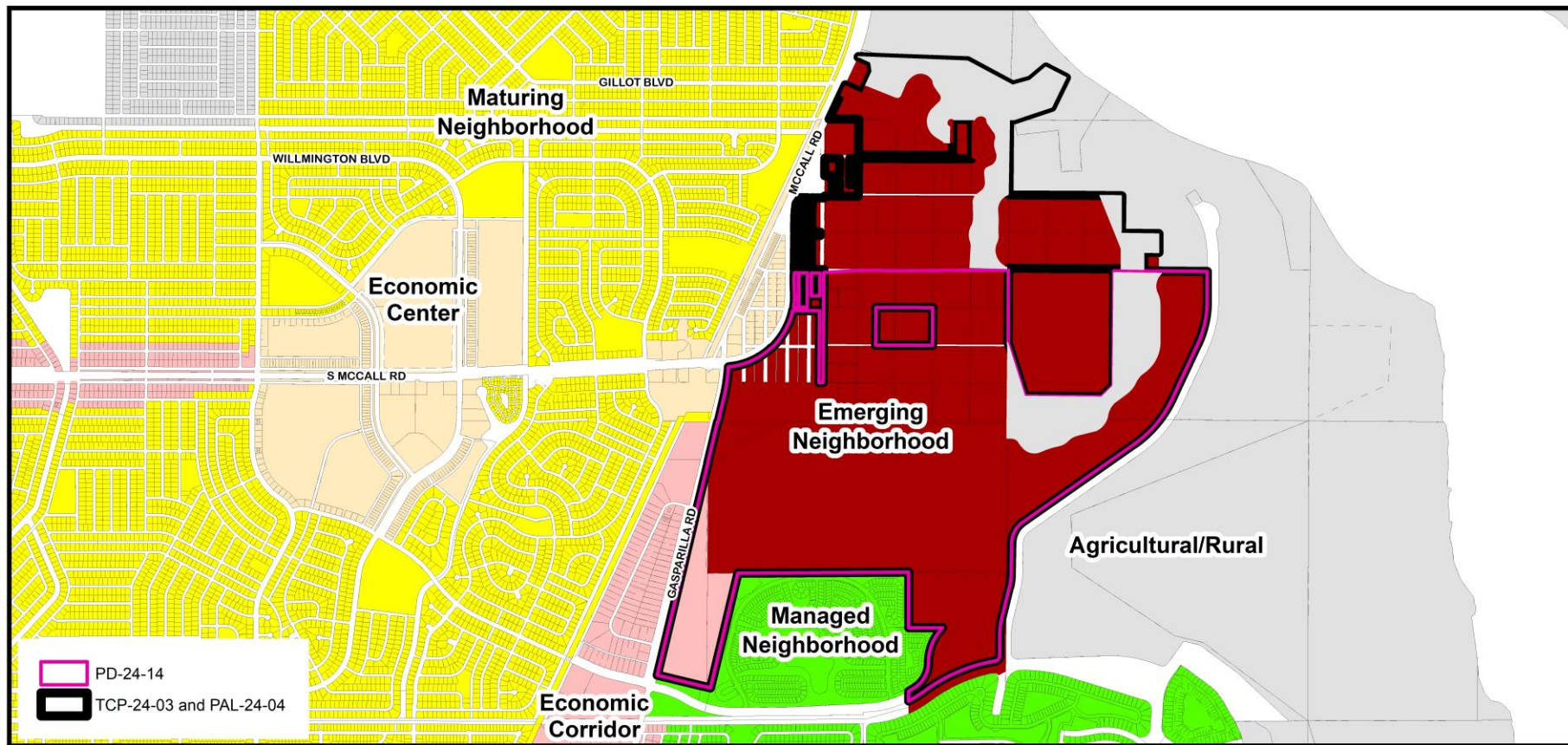
Proposed Detailed Changes (PAL-24-04)

- A Large Scale Plan Amendment to:
 - Amend 2030 Future Land Use Map from CGMU (1,081.75± acres) and PR (92.39± acres) to CGMU (1,010.69± acres) and PR (163.45± acres)
 - Amend 2050 Framework Map from Agricultural/Rural to Emerging Neighborhood for 28.01± acres of properties and 99.13± acres of properties from Emerging Neighborhood to Agricultural/Rural
 - Amend 2030 Service Area Delineation Map to extend the USA boundary to include 28.01± acres of properties and to concurrently remove 99.13± acres of properties from the USA

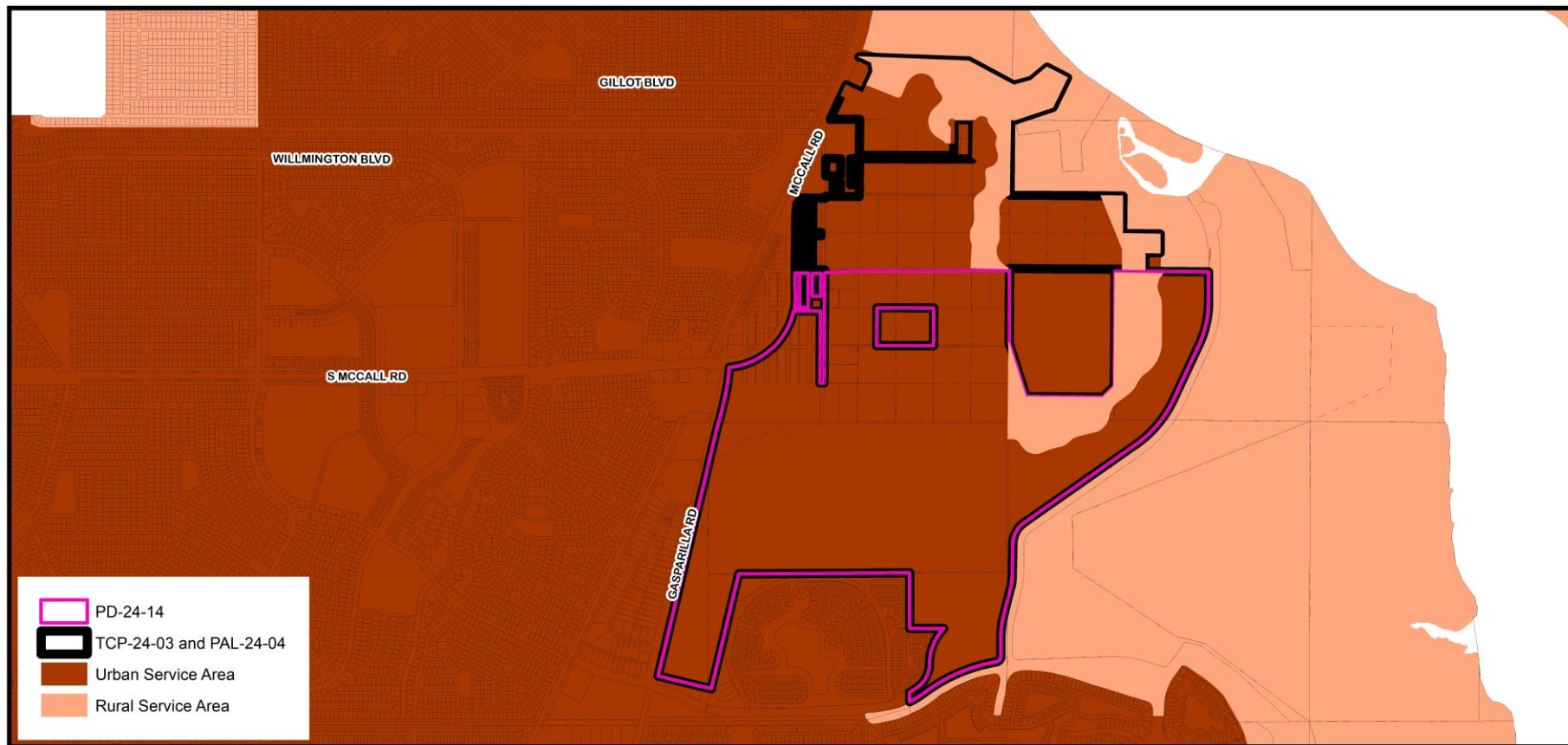




25 TCP-24-03, PAL-24-04 and PD-24-14 Proposed FLUM Designations



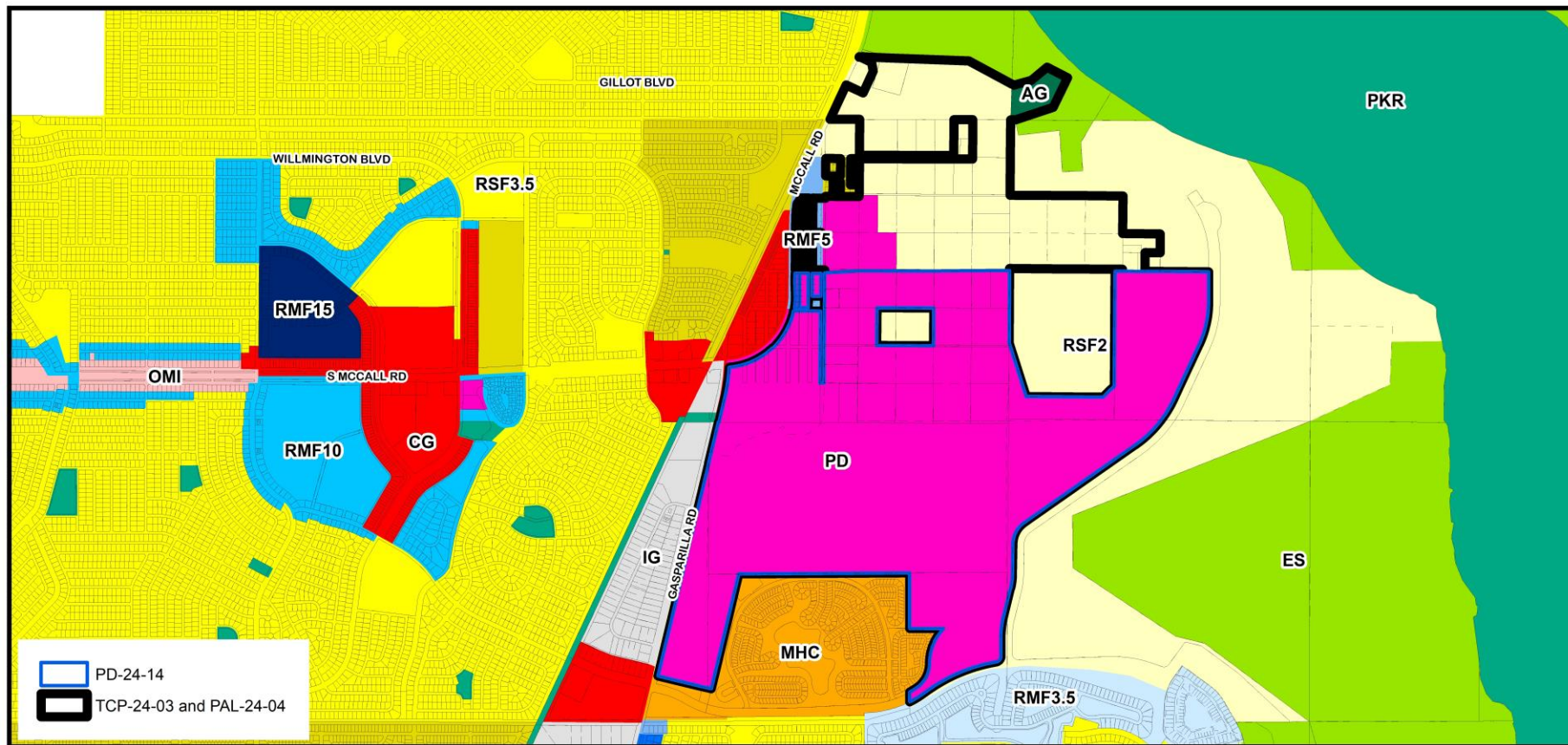
TCP-24-03, PAL-24-04 and PD-24-14 Proposed Framework



TCP-24-03, PAL-24-04 and PD-24-14 Proposed Service Area Delineation

Proposed Detailed Changes (PD-24-14)

- A rezoning from PD (408.39± acres, which includes 0.7 acres of Cattle Dock Point Road), RSF-2 (428.20± acres), and RMF-5 (4.41± acres) to PD, and adopting its associated General PD Concept Plan in order to have a mixture of residential, commercial and light industrial development; increasing the base density from 1,114 units to 2,000 units, and requiring a transfer of 886 density units to reach the maximum of 2,000 units



**TCP-24-03, PAL-24-04 and PD-24-14
Proposed Zoning Designations**



