

ORDINANCE  
NUMBER 2025 -

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, AMENDING THE CHARLOTTE COUNTY ZONING ATLAS FROM PLANNED DEVELOPMENT (PD) (408.39± ACRES, INCLUDING 0.7± ACRES OF CATTLE DOCK POINT ROAD), RESIDENTIAL SINGLE-FAMILY 2 (RSF-2) (428.20± ACRES), AND RESIDENTIAL MULTI-FAMILY 5 (RMF-5) (4.41± ACRES) TO PLANNED DEVELOPMENT (PD), AND ADOPTING ITS ASSOCIATED GENERAL PD CONCEPT PLAN IN ORDER 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 DENSITY UNITS TO REACH THE MAXIMUM OF 2,000 UNITS; FOR PROPERTY GENERALLY LOCATED NORTH OF DELAMERE BOULEVARD, SOUTHEAST OF MCCALL ROAD (SR 776), EAST OF GASPARILLA ROAD (CR 771), AND WEST OF BUTTERFORD WATERWAY, IN THE WEST COUNTY AREA, CONTAINING 840.30± ACRES; CHARLOTTE COUNTY, FLORIDA; COMMISSION DISTRICT IV; PETITION PD-24-14; APPLICANT: MARONDA HOMES, LLC OF FLORIDA; PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, in a public hearing held on Tuesday, July 22, 2025, the Board of County Commissioners of Charlotte County, Florida ("Board") reviewed Petition PD-24-14, submitted by applicant, Maronda Homes, LLC of Florida ("Applicant"), which requested a rezoning for approximately 840.30 acres of the subject property from Planned Development (PD) to Planned Development (PD) (408.39± acres, which includes 0.7± acres of Cattle Dock Point Road), Residential Single-family 2 (RSF-2) (428.20± acres), and Residential Multi-family 5 (RMF-5) (4.41± acres) to PD; 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

37 providing for a transfer of 886 density units to reach the maximum of 2,000 units;  
38 for property generally located north of Delamere Boulevard, southeast of McCall  
39 Road (SR 776), east of Gasparilla Road (CR 771), and west of Butterford  
40 Waterway, in the West County area, containing 840.30± acres; and more  
41 particularly described in Exhibit "A" which is attached hereto and by this  
42 reference provided herein ("Property"); and

43 WHEREAS, at its July 22, 2025 meeting, the Board also considered  
44 the associated request submitted by the Applicant for a large scale plan  
45 amendment for the Property under Petition PAL-24-04 and a large scale plan  
46 amendment (Text Amendment) under Petition TCP-24-03; and

47 WHEREAS, the Applicant seeks to rezone the Property from  
48 Planned Development (PD) (408.39± acres, including 0.7± acres of Cattle Dock  
49 Point Road), Residential Single-family 2 (RSF-2) (428.20± acres), and  
50 Residential Multi-family 5 (RMF-5) (4.41± acres) to PD, and adopting its  
51 associated General PD Concept Plan, in order to have a mixture of residential,  
52 commercial and light industrial development; increasing the base density from  
53 1,114 units to 2,000 units; and providing for a transfer of 886 density units to  
54 reach the maximum of 2,000 units; and

55 WHEREAS, Petition PD-24-14 was heard by the Charlotte County  
56 Planning and Zoning Board ("P&Z Board") and, based on the findings and  
57 analysis provided by County Staff and the evidence presented to the P&Z Board,  
58 the P&Z Board recommended approval on February 10, 2025; and

59 WHEREAS, after due consideration, based on the findings and  
60 analysis provided by County Staff and the evidence presented to it, the Board  
61 finds that approval of Petition PD-24-14 is consistent with the County's  
62 Comprehensive Plan and meets the requirements for rezoning and adopting the  
63 associated General PD Concept Plan; and

64 WHEREAS, the Board finds that approval of Petition PD-24-14 to  
65 rezone the Property from PD, RSF-2, and RMF-5 to PD is in the best interests of  
66 the County.

67 NOW, THEREFORE, BE IT ORDAINED by the Board of County  
68 Commissioners of Charlotte County, Florida:

69 SECTION 1. The following petition, made by applicant, Maronda  
70 Homes, LLC of Florida ("Applicant"), for an amendment to the Charlotte County  
71 Zoning Atlas is hereby approved subject to the General PD Concept Plan and  
72 conditions contained in the attached Exhibit "B":

73 Petition PD-24-14 requesting a rezoning from  
74 Planned Development (PD) (408.39± acres, including  
75 0.7± acres of Cattle Dock Point Road), Residential  
76 Single-family 2 (RSF-2) (428.20± acres), and  
77 Residential Multi-family 5 (RMF-5) (4.41± acres) to  
78 PD and adopting its associated General PD Concept  
79 Plan in order to have a mixture of residential and  
80 commercial development; increasing the base density  
81 from 1,114 units to 2,000 units, and requiring a  
82 transfer of 886 density units to reach the maximum of  
83 2,000 units; for property generally located north of  
84 Delamere Boulevard, southeast of McCall Road  
85 (SR 776), east of Gasparilla Road (CR 771), and west  
86 of Butterford Waterway, in the West County area,  
87 containing 840.30± acres; Charlotte County, Florida,  
88 Commission District IV, and more particularly  
89 described in Exhibit "A" which is attached hereto and  
90 by this reference provided herein.  
91

92           SECTION 2. That the zoning and General PD Concept Plan for this  
93 property shall run with the property and shall apply to any subsequent owners,  
94 heirs and assigns.

95           SECTION 3. This Ordinance's effective date shall be upon filing in  
96 the Office of the Secretary of State, State of Florida; however, this Ordinance  
97 shall not be effective until after the companion plan amendments, PAL-24-04 and  
98 TCP-24-03, to this rezoning, become effective. The effective date of PAL-24-04  
99 and TCP-24-03, if not timely challenged, shall be 31 days after adoption. If  
100 challenged within 31 days after adoption, PAL-24-04 and TCP-24-03 may not  
101 become effective until the state land planning agency or the Administration  
102 Commission, respectively, issues a final order determining that PAL-24-04 and  
103 TCP-24-03 are in compliance.

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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  
LR2024-0838

*Knowlton*







# PD Conditions for PD-24-14

This proposed development shall comply with all applicable requirements as set forth in Charlotte County's Code of Laws and Ordinances. In addition, the following shall apply:

- a. Development of the subject property shall occur as generally illustrated on the General PD Concept Plan (Attachment 1: PD Concept Plan Harbor Village) submitted by the applicant, prepared by ATWELL, LLC, dated July 17, 2024, revised June 30, 2025, except such modifications as may be required to meet the conditions of the PD zoning district. The open space area shall be no less than 250.8± acres. The General PD Concept Plan includes 101.2± acres of wetland/wetland buffer area and 57.3± acres of common open space area which shall not include any stormwater areas. In addition, the General PD Concept Plan Site Plan Review (Petition No. DRC-24-139) is subject to the comments and conditions contained in the letter dated December 20, 2024, and signed by Shaun Cullinan, Charlotte County Planning and Zoning Official. The General PD Concept Plan shall be valid until a Final Detail Site Plan is approved per Code Section 3-9-45.
- b. The base density for the subject property is 1,114 units which was calculated based on the existing Residential Single-family 2 (RSF-2) and Residential Multi-family 5 (RMF-5), and Low Density Residential designation on the County's Future Land Use Map set forth in the County's 1997-2010 Comprehensive Plan prior to adoption of Application PA-08-05-29-LS. The proposal is to develop a total of 2,000 units. Any residential development above 1,114 units shall require transferred density units and any residential development above five units in Area A as shown on the General PD Concept Plan shall require transfer density units. The transfer of density units must be approved by the Board of County Commissioners subject to the County's Land Development Regulations 3-9-150: Transfer of Density Units, as may be amended, prior to Final Detail Site Plan or Preliminary Plat approval for each applicable phase, whichever occurs first.
- c. The maximum commercial and light industrial uses:
  - i. 376,600 square feet of commercial/shopping center.
  - ii. 150,000 square feet of mini warehouse (approximately 6,600 square feet of commercial/shopping center) by using the Land Use Equivalency Matrix.
  - iii. 200,000 square feet of office (approximately 85,000 square feet of commercial/shopping center) by using the Land Use Equivalency Matrix.
  - iv. 400,000 square feet of light industrial.
  - v. 200 hotel rooms (approximately 35,000 square feet of commercial/shopping center) by using the Land Use Equivalency Matrix.
- d. Permitted uses and structures:
  - i. There shall be no outside storage of items in the commercial areas except as specifically allowed by Section 3-9-61, Accessory outdoor retail sales, display, and storage, of the Charlotte County Code.
  - ii. All boat docks shall be located within the marina boat basin. Boat docks are prohibited along the Interconnector Waterway and Butterford Waterway.
  - iii. For tracts identified as Single Family Residential:



- 1) Accessory uses and structures which are customarily accessory and clearly incidental to permitted uses and structures are permitted in this area.
  - 2) Amenities such as clubhouse, community pool, tennis course or other similar non-commercial.
  - 3) Community garden.
  - 4) Park, public or not-for-profit.
  - 5) Residential single-family detached.
  - 6) Residential single-family attached.
  - 7) Recreational uses and structures.
  - 8) Townhouses.
- iv. For the tract identified as Residential with Water-based Uses:
- 1) Accessory uses and structures which are customarily accessory and clearly incidental to permitted uses and structures are permitted in this area.
  - 2) Amenities such as docks/wet slips, clubhouse, community pool, tennis course or other similar non-commercial recreational uses and structures.
  - 3) Community garden.
  - 4) Multi-Family, including duplexes and townhouses.
  - 5) Park, public or not-for-profit.
  - 6) Residential single-family detached.
  - 7) Residential single-family attached.
- v. For the tract identified as Wharf Mixed Use:
- 1) Accessory uses and structures which are customarily accessory and clearly incidental to permitted uses and structures are permitted in this tract.
  - 2) Active and passive parks and playgrounds.
  - 3) Art, dance, music, photo studio or gallery.
  - 4) Auditorium, convention center, performing arts center.
  - 5) Bar, cocktail lounge, nightclub, tavern.
  - 6) Boat sales.
  - 7) Clubhouse, community center.
  - 8) Emergency services.
  - 9) Essential services.
  - 10) General offices.
  - 11) General retail sales and services.
  - 12) Government uses and facilities.
  - 13) Hotel, motel, inn.
  - 14) Leisure vehicle rental.
  - 15) Marina including wet and dry boat slips.
  - 16) Multi-Family, including duplexes and townhouse.
  - 17) Noncommercial vehicle rental.
  - 18) Outdoor market or exhibition space.
  - 19) Park, public or not-for-profit.
  - 20) Personal services.
  - 21) Private club.



- 22) Recreation, indoor.
  - 23) Recreation, outdoor.
  - 24) Restaurant.
  - 25) Uses and structures which are constantly accessory and clearly incidental to permitted uses and structures in this tract.
  - 26) Residential single-family attached.
- vi. For tracts identified as Mixed Use:
- 1) Accessory uses and structures which are customarily accessory and clearly incidental to permitted uses and structures are permitted in this area.
  - 2) Amenities such as clubhouse, community pool, tennis course or other similar non-commercial recreational uses and structures.
  - 3) Animal hospital, boarding facility.
  - 4) Art, dance, music, photo studio or gallery.
  - 5) Assisted living facility or day care center.
  - 6) Auditorium, convention center, performing arts center.
  - 7) Bank, financial services.
  - 8) Bar, cocktail lounge, nightclub, tavern.
  - 9) Boat, travel trailer and motor vehicle sales, including recreational vehicles and campers.
  - 10) Business services.
  - 11) Car wash.
  - 12) Clubhouse, community center.
  - 13) Community garden.
  - 14) Essential services.
  - 15) Gas station.
  - 16) General offices.
  - 17) General retail sales and services.
  - 18) Government uses and facilities.
  - 19) Hotel, motel, inn.
  - 20) Laundromat.
  - 21) Leisure vehicle rental.
  - 22) Liquor, package store.
  - 23) Medical or dental office, clinic.
  - 24) Multi-family, including duplexes and townhouse.
  - 25) Outdoor market or exhibition space.
  - 26) Paid or public parking lot, garage
  - 27) Park, public or not-for-profit.
  - 28) Personal services.
  - 29) Place of worship.
  - 30) Post office.
  - 31) Park, public or not-for-profit.
  - 32) Printing facilities.
  - 33) Private club.

- 34) Professional services.
  - 35) Recreation, indoor.
  - 36) Recreation, outdoor.
  - 37) Residential single-family detached.
  - 38) Residential single-family attached.
- vii. For tracts identified as Commercial:
- 1) Animal hospital, boarding facility.
  - 2) Art, dance, music, photo studio or gallery.
  - 3) Auditorium, convention center, performing arts center.
  - 4) Assisted living facility (ALF) or day care center, nursing home. For ALF or nursing home, the following requirements shall apply:
    - a) The facility shall have a direct access to McCall Road (SR 776) or Gasparilla Road (CR 771).
    - b) The proposed building will be constructed to provide for either shuttering or shatterproof glass in all windows.
    - c) The facility will include an independent emergency power supply.
    - d) The facility will provide a written emergency plan under State of Florida rules with the plan being submitted to and approved by the Charlotte County Emergency Management Director.
  - 5) Bank, financial services.
  - 6) Bar, cocktail lounge, nightclub, tavern.
  - 7) Boat, travel trailer and motor vehicle sales, including recreational vehicles and campers.
  - 8) Business services.
  - 9) Clubhouse, community center.
  - 10) Commercial vehicle rental.
  - 11) Day care center, child.
  - 12) Drug store, pharmacy.
  - 13) Dry cleaner.
  - 14) Car wash.
  - 15) Emergency services.
  - 16) Essential services.
  - 17) Funeral homes, crematoria.
  - 18) Gas station.
  - 19) General offices.
  - 20) General retail sales and services.
  - 21) Government uses and facilities.
  - 22) Hotel, motel, inn.
  - 23) Laundromat.
  - 24) Leisure vehicle rental.
  - 25) Liquor, package store.
  - 26) Medical or dental office, clinic.
  - 27) Noncommercial vehicle rental.

- 28) Outdoor market or exhibition space.
- 29) Park, public or not-for-profit.
- 30) Personal services.
- 31) Place of worship.
- 32) Post office.
- 33) Private club.
- 34) Printing facilities.
- 35) Private club.
- 36) Professional services.
- 37) Recreation, indoor.
- 38) Recreation, outdoor.
- 39) Restaurant.
- 40) Telecommunications facility.
- 41) Vehicle sales, service and rental subject to item (c)(8) under Section 3-9-69.
- 42) Vocational trade, trade, or business school.
- 43) Uses and structures which are constantly accessory and clearly incidental to permitted uses and structures in these areas.
- viii. For the Tract identified as Commercial/Light Industrial:
  - 1) All uses permitted under item d.vi.
  - 2) Building trades contractor's office.
  - 3) Laboratories, class 1, 2, 3.
  - 4) Light manufacturing and assembly.
  - 5) Mini-warehouses or storage facilities.
  - 6) Storage of boat, travel trailer and motor vehicle, including recreational vehicles and campers.
  - 7) Wholesale sales.
- ix. Kayak/nature path may be permitted within the proposed preservation areas.
- e. The platted density of new development shall not exceed 3.5 units per acre.
- f. Non-Residential Land Use Equivalency Matrix:

### Exhibit C Land Use Equivalency Matrix

					TO				
FROM	Trip Generated By	ITE Code	PM Peak Hour Trip Rate		General Light Industrial (KSF)	Hotel (ROOM)	Shopping Center (KSF)	Mini-Warehouse (KSF)	General Office Building (KSF)
	1 KSF General Light Industrial	110	0.65	Is equal to	1.00	1.10	0.19	4.33	0.45
	1 ROOM Hotel	310	0.59	Is equal to	0.91	1.00	0.17	3.93	0.41
	1 KSF Shopping Center	620	3.40	Is equal to	5.23	5.76	1.00	22.67	2.36
	1 KSF Mini Warehouse	151	0.15	Is equal to	0.23	0.25	0.04	1.00	0.10
	1 KSF General Office Building	710	1.44	Is equal to	2.22	2.44	0.42	9.60	1.00

Equivalency Matrix is based on trip rates published in the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition.

KSF = 1,000 square feet

Example (Convert Hotel to General Office Building): 100 ROOM Hotel = 100 x 0.41 = 41 KSF General Office Building

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

Approved commercial and light industrial entitlements may be increased in one land use category and concurrently reduced in another land use category to achieve the final development entitlements according to the Non-Residential Land Use Equivalency Matrix. All applications for Final Detail Site Plan Approval shall include calculations supporting any proposed exchanges using the Equivalency Matrix, together with a running total of remaining entitlements.

g. Heights:

- i. The maximum building heights for all non-residential and multi-family is 60 feet in addition to five feet of resilient freeboard.
- ii. The maximum building heights for all accessory structures is 38 feet.
- iii. The maximum building heights for single-family homes and townhouse is 38 feet in addition to five feet of resilient freeboard.
- iv. All structure within this PD must be constructed with a minimum finished floor elevation of 10.7 feet (NAVD) per the storm surge elevation study provided by the applicant.

h. Residential development must comply with the approved pattern book.

- i. The site must be served by a central potable water and sanitary sewer system. No Certificate of Occupancy shall be issued for any building not served with potable water and sanitary sewer. Common areas shall be irrigated with non-potable water.
- j. The 25-foot PD setback except for 30-foot PD setback along Gasparilla Road is required as shown on the PD Concept Plan. Sidewalks, roads, stormwater facilities may be located within the PD setback.

k. Landscaping and Buffers:

- i. At a minimum, planting equivalent to type B buffer shall be required along the property boundary except for wetlands as shown on the PD Concept Plan.
- ii. For all non-residential development which is immediately adjacent to any single-family homes and townhouse, at a minimum, planting equivalent to type C buffer for accent trees and canopy trees shall be required, additionally, a perimeter hedge row shall be required, which must be a minimum 36 inches in height upon planting (with a minimum



- maintained height of 48 inches) to form a continuous, solid visual screen within one (1) year of planting .
- iii. For all non-residential development which is immediately adjacent to any multi-family development, at a minimum, planting equivalent to type B buffer for accent trees and canopy trees shall be required, additionally, a perimeter hedge row shall be required, which must be a minimum 36 inches in height upon planting (with a minimum maintained height of 48 inches) to form a continuous, solid visual screen within one (1) year of planting.
  - iv. For the commercial/industrial area abutting the existing single-family homes (Village of Holiday Lake community to the east and southeast), at a minimum, a 30-foot-wide natural buffer shall be required with supplemental planting if required to maintain standards consistent with type D buffer requirements, and a 6-foot opaque fence or wall to be installed on the project side of the buffer.
  - v. For the residential area abutting the existing single-family homes (Village of Holiday Lake community to the south and southwest), at a minimum, a 30-foot-wide natural buffer shall be required with supplemental planting if required to maintain standards consistent with type C buffer requirements, and a 6-foot opaque fence or wall to be installed on the project side of the buffer.
  - vi. If Conditions k.i. through k.v., regarding the location and type of buffers, creates any perceived ambiguity or confusion, the General PD Concept Plan (Attachment 1) shall control.
  - vii. For "boat, travel trailer and motor vehicle sales, including recreational vehicles and campers", "car wash" and "gas station" adjacent to any residential uses:
    - 1) At a minimum, a 25-foot setback from the property line shall be required with an architecturally designed eight-foot-high masonry wall or opaque fence, and landscaped with a minimum of five canopy or understory trees and 18 shrubs per 100 linear feet; or
    - 2) A 30-foot wide Type D buffer with planting equivalent to Type D buffer for accent trees and canopy trees shall be required, additionally, a perimeter hedge row shall be required, which must be a minimum 36 inches in height upon planting (with a minimum maintained height of 48 inches) to form a continuous, solid visual screen within one (1) year of planting shall be required.
  - l. Habitat management plan (Attachment 2: Native Habitat Management Plan) shall be implemented to make sure that the onsite wetland identified on the General PD Concept Plan shall be restored and preserved in perpetuity. At a minimum, a 25-foot buffer is required along all wetlands. Within the project boundary, per County Code, all exotics shall be removed and any shoreline exposed as a result of the exotic removal shall be stabilized with appropriate native plantings.
  - m. All common areas within each development area shall be developed with a unified landscaping theme for at least each neighborhood, town square or mixed-use areas.
  - n. When non-canopy native trees are planted in landscape buffers, they must be planted in groups of three or more.

- o. Best Management Practices (BMP) and Low Impact Development (LID) techniques for stormwater management may be used within the development if applicable. Examples for BMPs and LID techniques include one or more of the following techniques:
  - i. Use of pervious paving surfaces on portions of select parking areas where weight loads will allow.
  - ii. Use of pervious construction materials for trails, walkways and other non-vehicular travel ways.
  - iii. Use of pervious construction materials for parking spaces for recreation areas.
- p. Stormwater ponds may be designed to include Low Impact Development (LID) techniques, such as the following:
  - i. Rain gardens.
  - ii. Littoral zones planted with native vegetation.
  - iii. Entrapment systems.
  - iv. Extended hydraulic retention times and increased flow paths in storm water design.
- q. Pursuant to the County's laws, rules and regulations, Florida and federal laws, rules and regulations, project access and roadway improvements:
  - i. There are two proposed primary vehicle entrances located on Gasparilla Road, one entrance proposed on McCall Road (SR 776), and two entrances on Cattle Dock Point Road subject to Charlotte County and the Florida Department of Transportation approval. Each of these entrance points shall be allowed a maximum of one monument sign with the name of the development. Lighting shall be from an external source. There is one optional roundabout located on Cattle Dock Point Road.
  - ii. The developer shall be responsible, at his own cost, for the improvements to Cattle Dock Point Road up to the project limits as shown on the General PD Concept Plan (Attachment 1). The improvements shall include the roadway and the required right of way.
  - iii. The developer will be responsible, at his own cost, for Intersection control improvements at the developments access points on Gasparilla Road, Cattle Dock Point Road and SR 776.
  - iv. One or more proportionate fair share agreements may be required by the County and/or FDOT.
  - v. As part of preliminary site plans and Final Detail Site Plan applications, a detailed access plan and revised cumulative TIS shall be submitted for approval. At each submittal, a detailed study including intersection operational analysis, signal warrant analysis, and turn lane analysis shall be required.
  - vi. Each residential neighborhood shall have at least two vehicle entrances.
  - vii. 20 feet of property within the required 30-foot PD setback along Gasparilla Road may be used as part of future right-of-way for the widening project for this roadway and will be dedicated to the County at such time if needed for the roadways' widening project. Entrances, paved driveways, landscaping and sod are allowed within the 20 feet set aside for future road widening but structures or berms are prohibited in this area. This dedication/conveyance may be eligible for compensation or impact fee credits to be determined at the time dedication/conveyance. If property is acquired for road right-of-way, the total number of permitted residential, commercial, and light industrial uses as

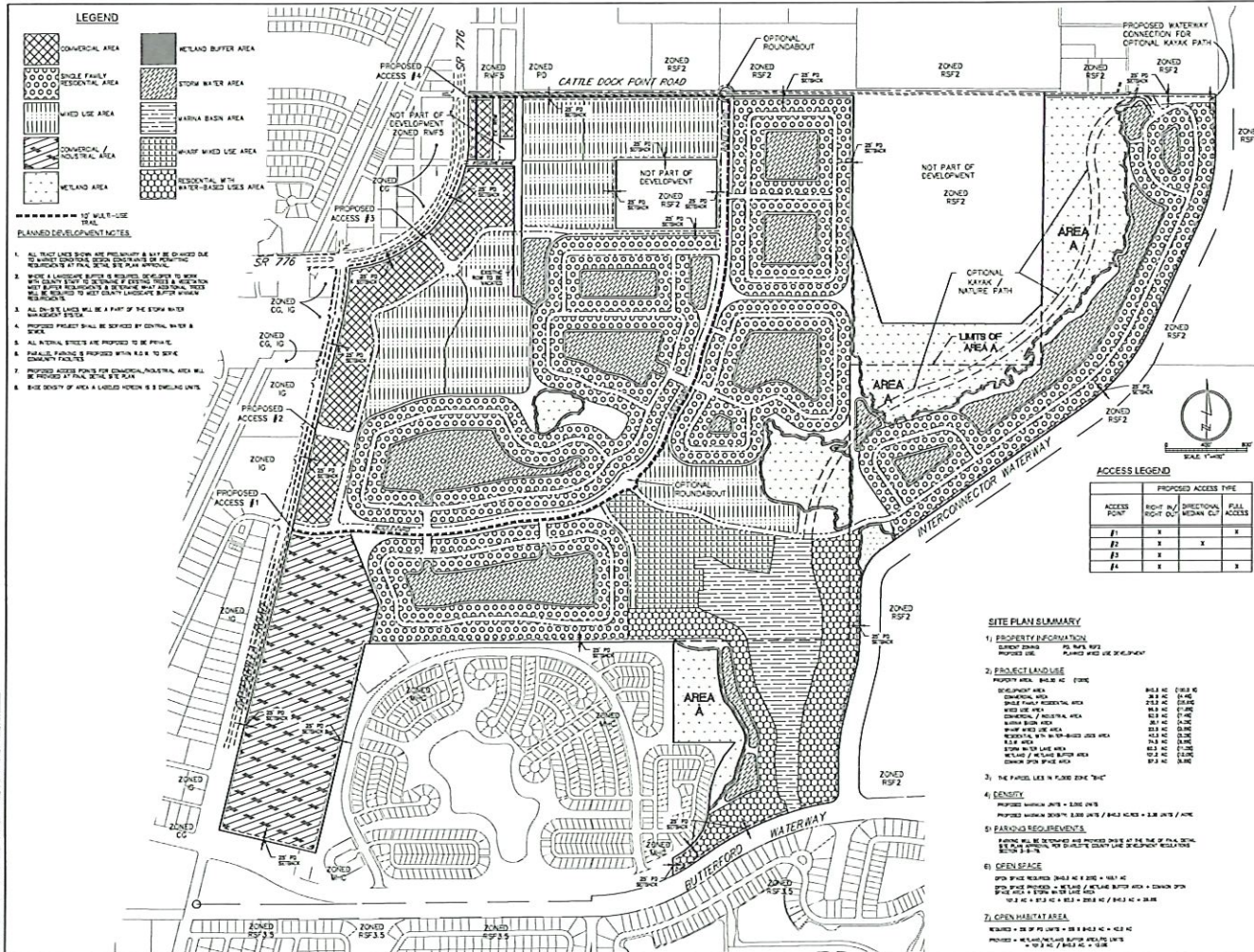
well as associated accessory uses will be considered legal-conforming and a reduction in the total number of residential units and non-residential square footage will not be required.


- viii. A traffic signal will be installed by the developer at its own expense at the proposed Access #1 on Gasparilla Road as shown on the General PD Concept Plan (Attachment 1: PD Concept Plan Harbor Village) prior to issuance of the 300<sup>th</sup> residential single-family CO.
- r. In order to provide connectivity to adjacent vacant property, the proposed development shall include rights-of-way that extend to undeveloped land that is adjacent to the PD site.
- s. A sidewalk/pedestrian path shall be placed throughout the entire development, with a minimum width of five feet along at least one side of all internal roadways. A multi-modal path with a minimum width of 10 feet for use by non-automotive traffic, such as bicycles, golf carts, pedestrians, and skaters, is required along the proposed boulevard and as shown on the PD Concept Plan.
- t. Off-street parking shall comply with Section 3-9-79, Off-street Parking and Loading Facilities, as may be amended. Shared parking is strongly encouraged for all commercial development areas. On-street parking is permitted; it may be landscaped, but shall not be subject to Section 3-9-79.
- u. All primary free-standing signs shall be monument signs. All free-standing signs facing internal rights-of-way shall be no more than ten feet.
- v. Commercial development is subject to the provisions of Chapter 3-5, Article XXIV, Commercial Design Standards, of the Charlotte County Code.
- w. For the school concurrency issues:
  - i. If the school concurrency process is still required under a valid interlocal agreement, prior to Final Detail Site Plan or Final Plat approval for any residential development for any Phases, the applicant/property owner must obtain a School Concurrency Availability Determination Letter (SCADL) from Charlotte County Public Schools (CCPS) indicating that sufficient capacity exists, or has been accounted for through a binding and enforceable agreement with CCPS to address school concurrency.
  - ii. If an agreement is required, the terms of such agreement shall be incorporated into the Planned Development Final Detail Site Plan approval and shall not constitute a major modification.
- x. No development in any phase shall occur prior to Final Detail Site Plan approval of that phase.
- y. In order to satisfy Special Provisions Item 2. Mix of land uses, sub-item b and Item. 4 which is set forth in the Compact Growth Mixed Use (CGMU) FLUM designation, at a minimum, for every 100 residential Certificates of Occupancy (CO), there will be 5,000 square feet of non-residential development within this development, from the uses under conditions d.iii through d.viii. above.
- z. The multi-modal path system must be completed at the time of 500 residential CO within this development. For purpose of this condition, multi-family dwelling units in a building shall count toward the number of CO in this condition.
- aa. Per Special Provisions Item 8. Shelter Requirement set forth in the CGMU FLUM designation, the developer/property owner is required to pay \$132.50 per residential dwelling unit

contained within the Final Detail Site Plan, as a monetary contribution to meet the Shelter Requirement, concurrently with submission of Final Detail Site Plan application.



# **Attachment 1: PD Concept Plan Harbor Village**






**ATWELL**  
ARCHITECTS & PLANNERS  
1101 TAMMAM DRIVE, SUITE 100, PORT CHARLOTTE, FL 34101  
(813) 947-1111

**PD CONCEPT PLAN**  
**HARBOR VILLAGE NORTH**  
PORT CHARLOTTE, FLORIDA

MARIONDA HOMES LLC OF FLORIDA



811  
Call before you dig

NOT RELEASED FOR CONSTRUCTION

REVISIONS			
DATE	BY	REASON	APPROVED BY
08/07/2017	ATWELL	PRELIMINARY	
08/07/2017	ATWELL	REVISIONS	
08/07/2017	ATWELL	REVISIONS	
08/07/2017	ATWELL	REVISIONS	
08/07/2017	ATWELL	REVISIONS	

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**ACCESS LEGEND**

ACCESS TYPE	PROPOSED ACCESS TYPE	PROPOSED ACCESS TYPE	PROPOSED ACCESS TYPE
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ACCESS TYPE	PROPOSED ACCESS TYPE	PROPOSED ACCESS TYPE	PROPOSED ACCESS TYPE
ACCESS TYPE	PROPOSED ACCESS TYPE	PROPOSED ACCESS TYPE	PROPOSED ACCESS TYPE

**SITE PLAN SUMMARY**

1. **PROPERTY INFORMATION**  
 SUBJECT: HARBOR VILLAGE NORTH  
 PROJECT: HARBOR VILLAGE NORTH

2. **PROJECT LAND USE**  
 PROPERTY AREA: 100.00 AC (TYP)  
 DEVELOPMENT AREA: 100.00 AC (TYP)  
 OPEN SPACE: 100.00 AC (TYP)  
 WETLANDS: 100.00 AC (TYP)  
 WATER BODIES: 100.00 AC (TYP)  
 ROADWAY: 100.00 AC (TYP)  
 UTILITIES: 100.00 AC (TYP)  
 OTHER: 100.00 AC (TYP)

3. **THE PARCEL LIES IN PLANNED ZONE "H"**

4. **DENSITY**  
 PROPOSED DENSITY: 100.00 UNITS / AC (TYP)

5. **PARKING REQUIREMENTS**  
 PARKING: 100.00 SPACES (TYP)

6. **OPEN SPACE**  
 OPEN SPACE: 100.00 AC (TYP)

7. **OPEN SPACE AREA**  
 OPEN SPACE: 100.00 AC (TYP)





## **Attachment 2: Native Habitat Management Plan**



# **NATIVE HABITAT MANAGEMENT PLAN**

## **WEST COUNTY TOWN CENTER Charlotte County, Florida**

**June 2020**

**Prepared by:**



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## **INTRODUCTION**

The following Native Habitat Management Plan has been prepared to address the long-term management of the wetland and upland preservation areas for the proposed development.

The subject property (Charlotte County Parcel ID#s 412109100001, 412104355001, 412104376001, 412104377003, 412104377001, 412104329004, 412104400005, 412104328001, 412104329003, and 412104329001.) is located in Sections 4 & 9, Township 41S, Range 21E within Charlotte County, Florida.

## **NATIVE HABITAT PRESERVATION AREA MANAGEMENT PLAN**

An aggressive maintenance plan shall be implemented to ensure that the preserve areas remains relatively free (<5% aerial coverage) of exotic and nuisance vegetative species, and maintain a minimum 80% aerial coverage of desirable native vegetative species. The maintenance plan will consist of an initial exotic/nuisance vegetation treatment and removal event, with scheduled maintenance events to ensure that regrowth of exotic and nuisance vegetation is limited. All maintenance activities will be conducted via a combination of hand removal and in-place treatment in conjunction with spray application of approved aquatic herbicides which can be used to selectively treat undesirable vegetation. No herbicide treatment of desirable native species is permitted.

### **Prohibited Activities**

Filling, excavating, alteration, trimming or removal of native vegetation within the preservation area will be prohibited. Except as provided in the next paragraph, only activities necessary to implement the maintenance plan described above will be allowed within the preservation areas.

### **Measures to Protect Wildlife and Integrity of the Native Habitat**

Entrance to the preservation area will be limited to the homeowners and guests of the homeowners for purposes of viewing the area or performing maintenance activities, and contractors hired to perform maintenance activities required or permitted by this plan. Public access to the preservation area will not be permitted. In the case of any entrance to the preservation area, care shall be taken to protect wildlife and the integrity of the habitat. Habitat for wildlife, as well as overall increase in the ecological value of the preservation areas will be ensured through implementation of the maintenance plan.

### **Monitoring Plan**

To ensure that the preservation areas meet the success criteria described above, a Time Zero Monitoring Event will be conducted within 45 days of the initial exotic removal event. Subsequent monitoring events will be conducted annually for a period of no less than 3 years. If, at the end of three years, the preserve areas have met or exceeded the success criteria described above, monitoring requirements for the preserve areas shall be suspended. However, additional monitoring may be required if the success criteria of native or invasive/nuisance plant coverage has not been achieved.

If assessment of the preserve areas demonstrates that the success criteria have been achieved, the responsible party shall provide written certification by an Environmental Scientist, Biologist, or registered Engineer, or Landscape Architect that the maintenance efforts have met applicable success criteria. If certification of success is not submitted or is not approved by the County, then annual monitoring shall continue until the criteria has been met and deemed successful. The monitoring program and any corrective actions to maintain the preserve areas shall be at the sole expense of the property owner(s) or developer.

The results of these monitoring events will be compiled in monitoring reports which will include:

- Qualitative overview of vegetative species present
- Percent coverage by exotic/nuisance vegetation
- Wildlife observations
- Permanent fixed-point photo stations
- Discussion of ongoing maintenance activities
- Identification of insufficiencies and recommendations for future remediation

Such monitoring report must be provided to the County within 45 days of monitoring inspection event, unless an extension by the County is granted.