

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 05-27-2025
for TCP-24-03, PAL-24-04, and PD-24-14)

Maronda Homes, LLC of Florida



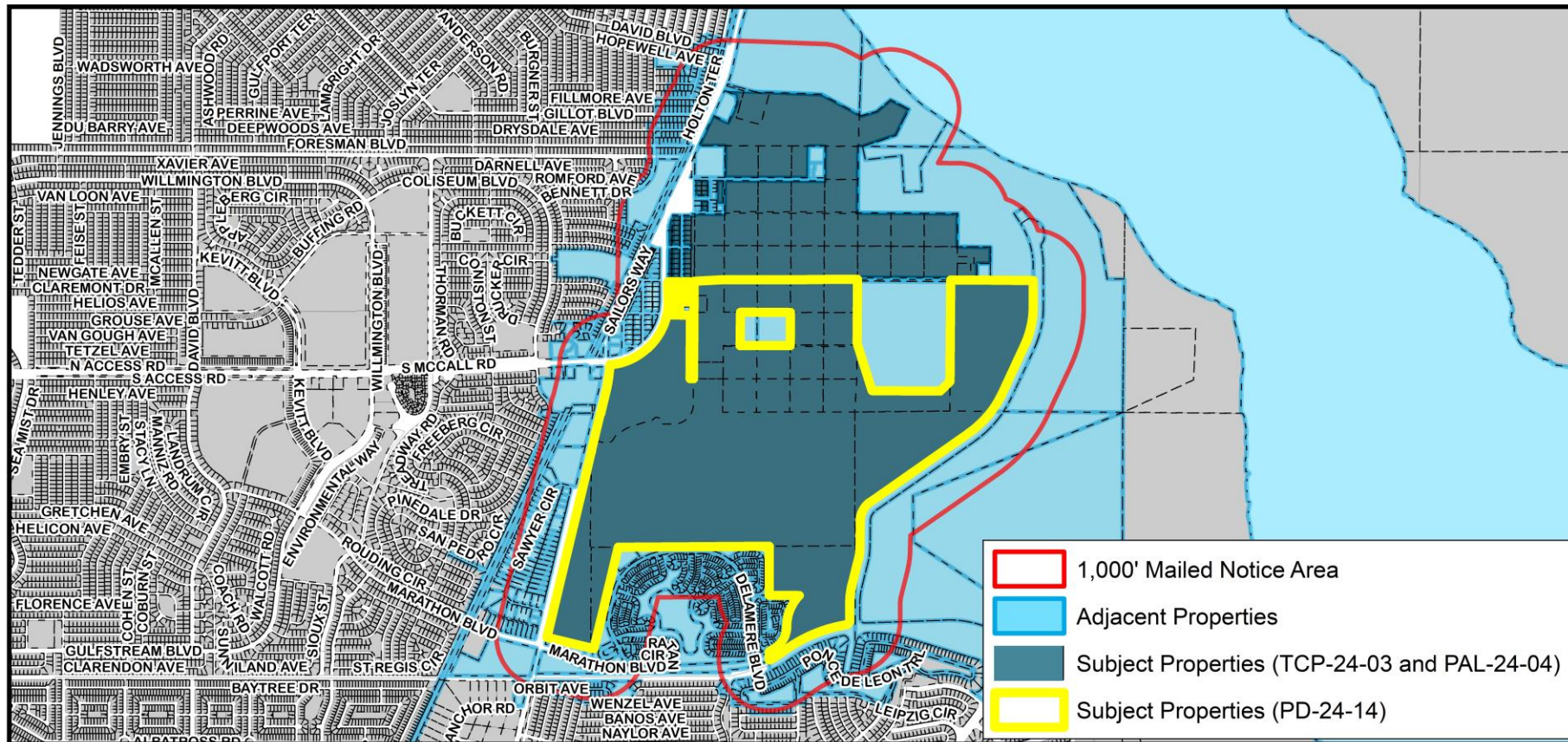
CHARLOTTE COUNTY
FLORIDA

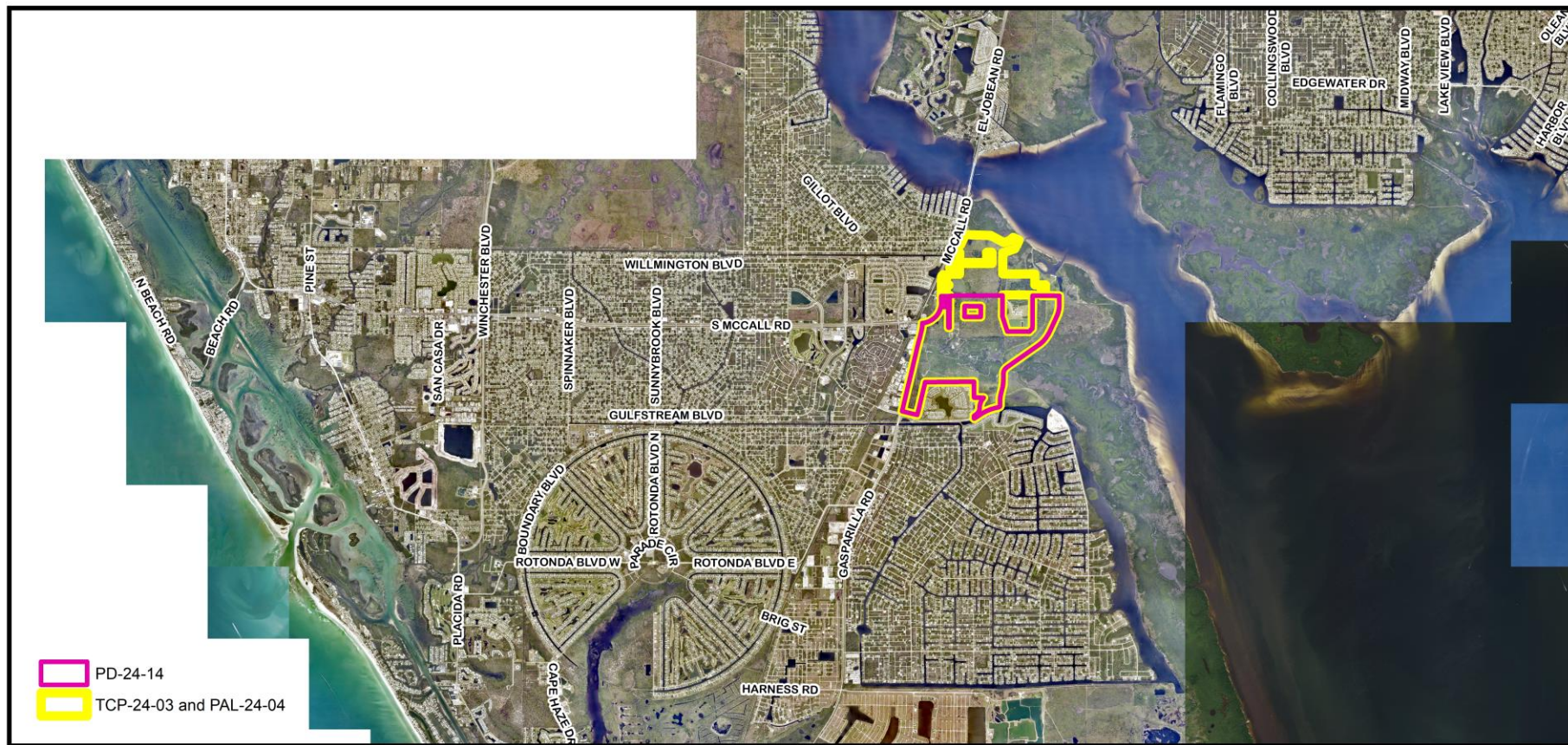
Proposed Changes

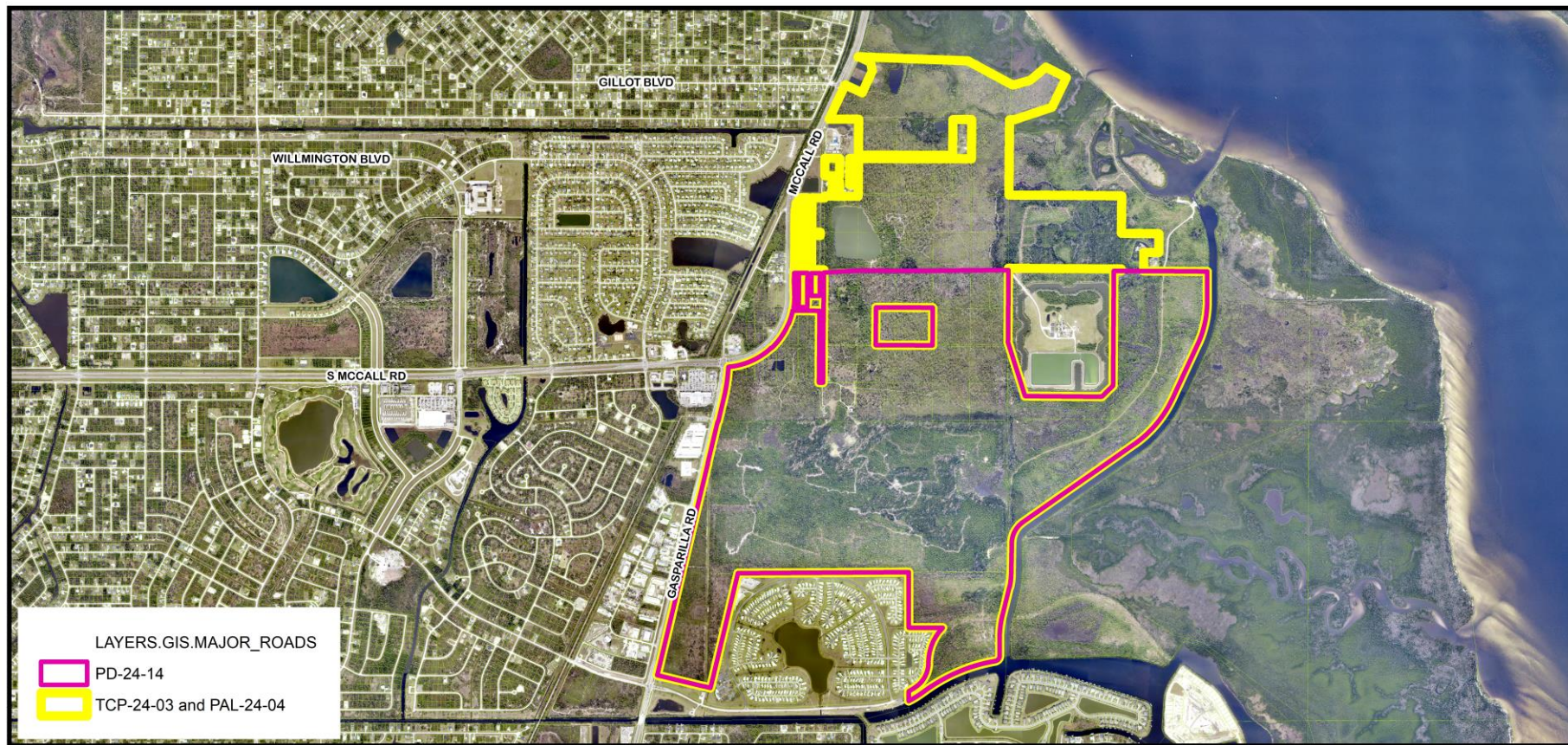
- A Large-scale Plan Amendment (Text Amendment) (TCP-24-03) to amend FLU Appendix VII: Compact Growth Mixed Use Master Development Plan, Section 1
- A Large-scale Plan Amendment (Map Amendment) (PAL-24-04) to:
 - Amend 2030 Future Land Use Map, 2050 Framework Map, and 2030 Service Area Delineation Map

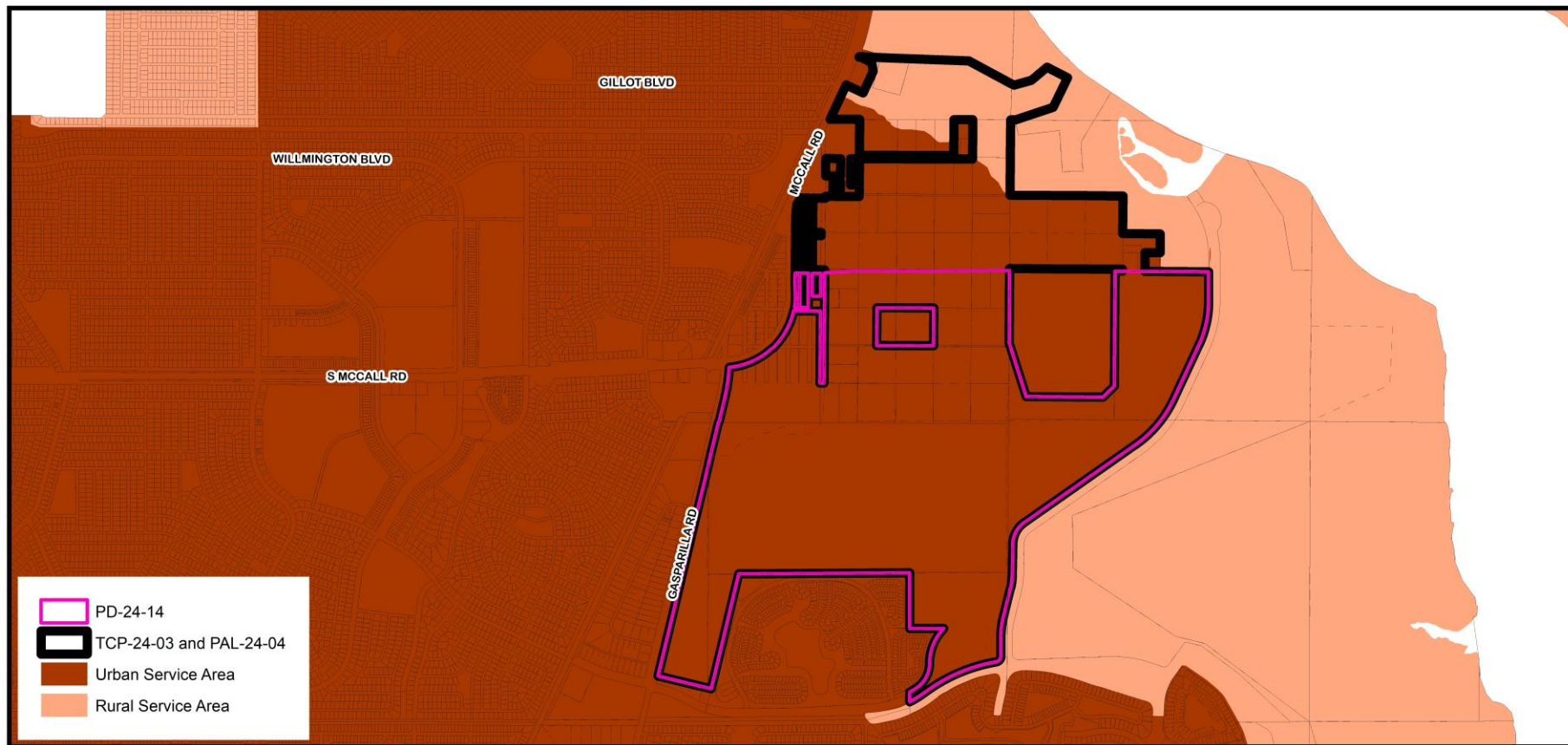
Proposed Changes

- A rezoning to PD, which will be presented to the Board of County Commissioners on May 27, 2025
- Property located in Commission District IV

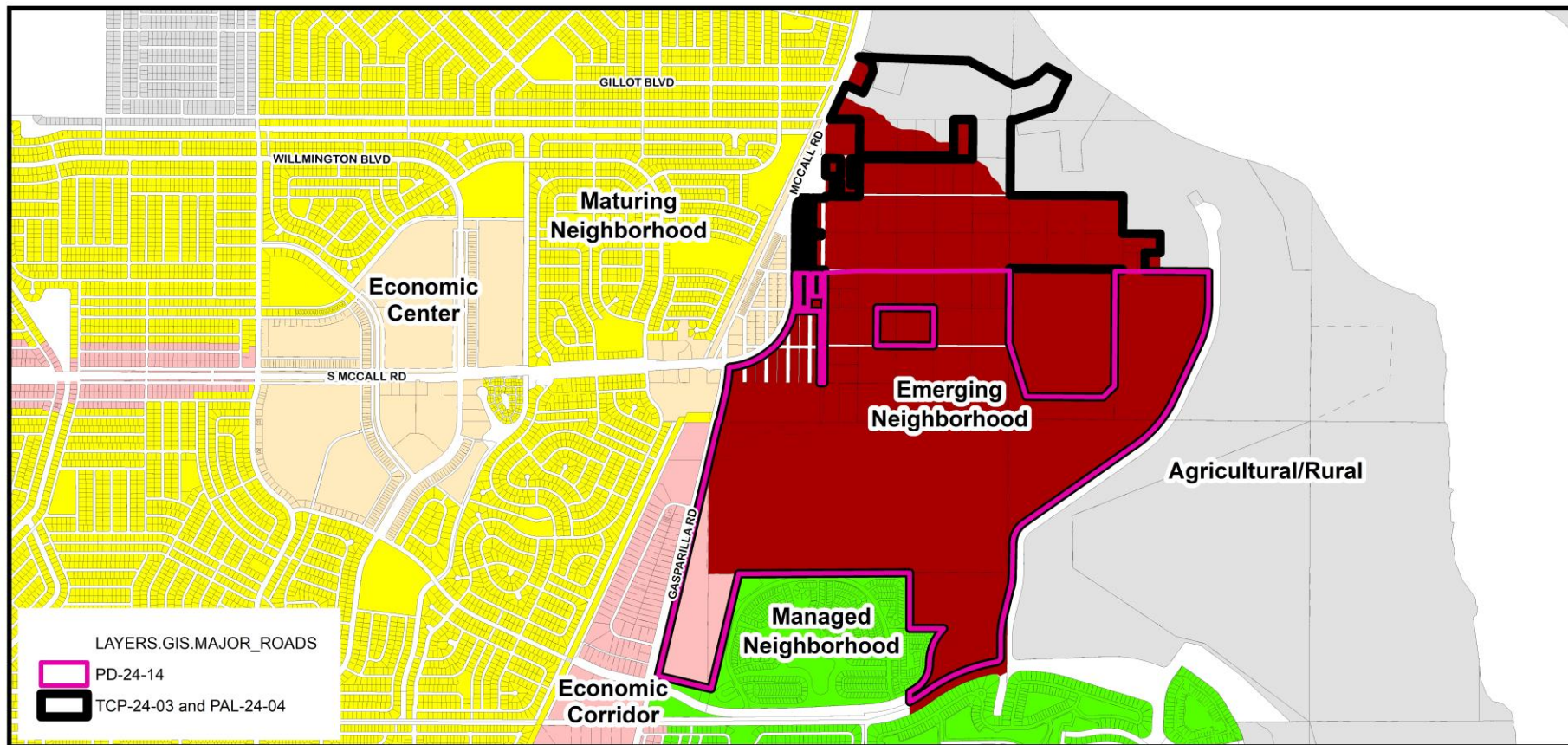


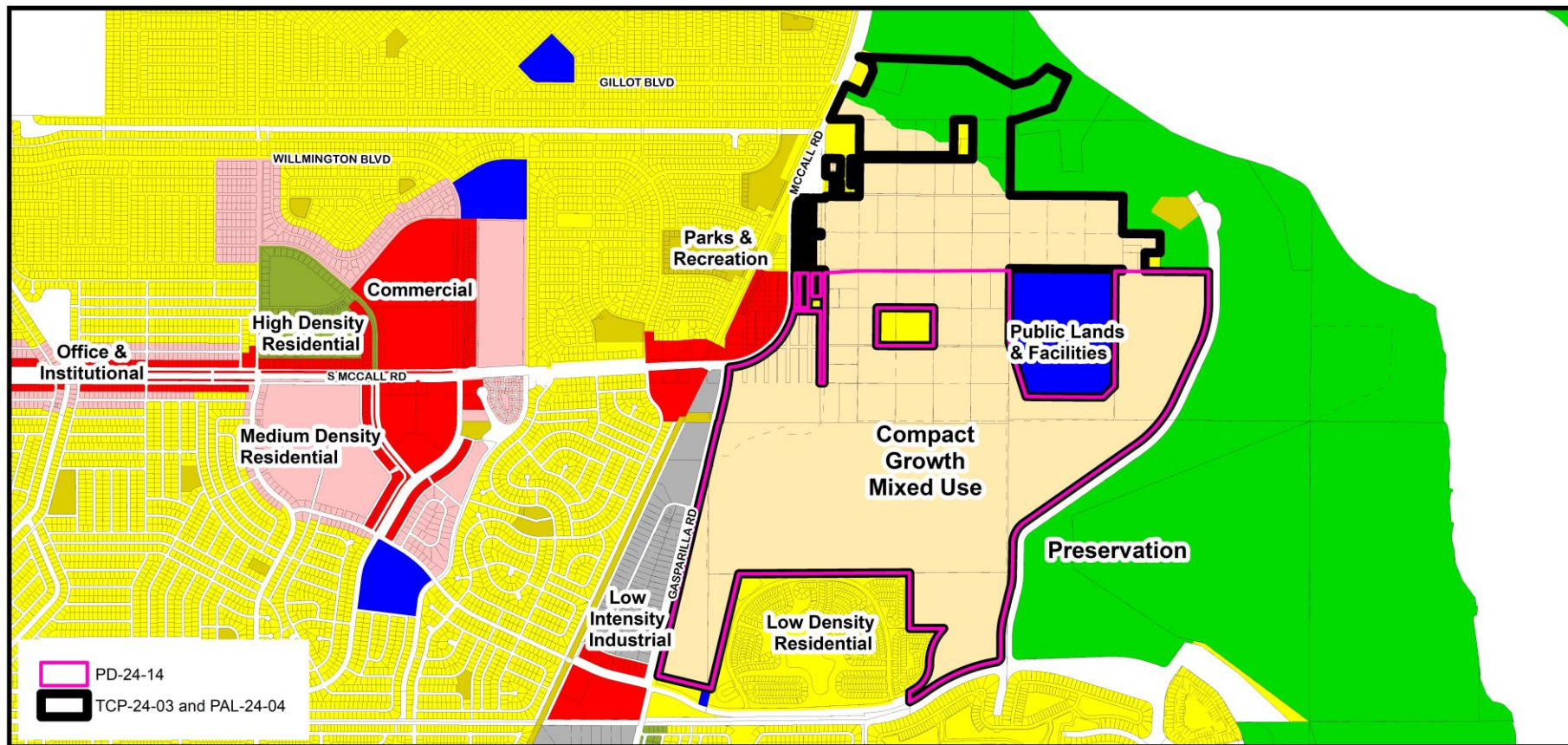




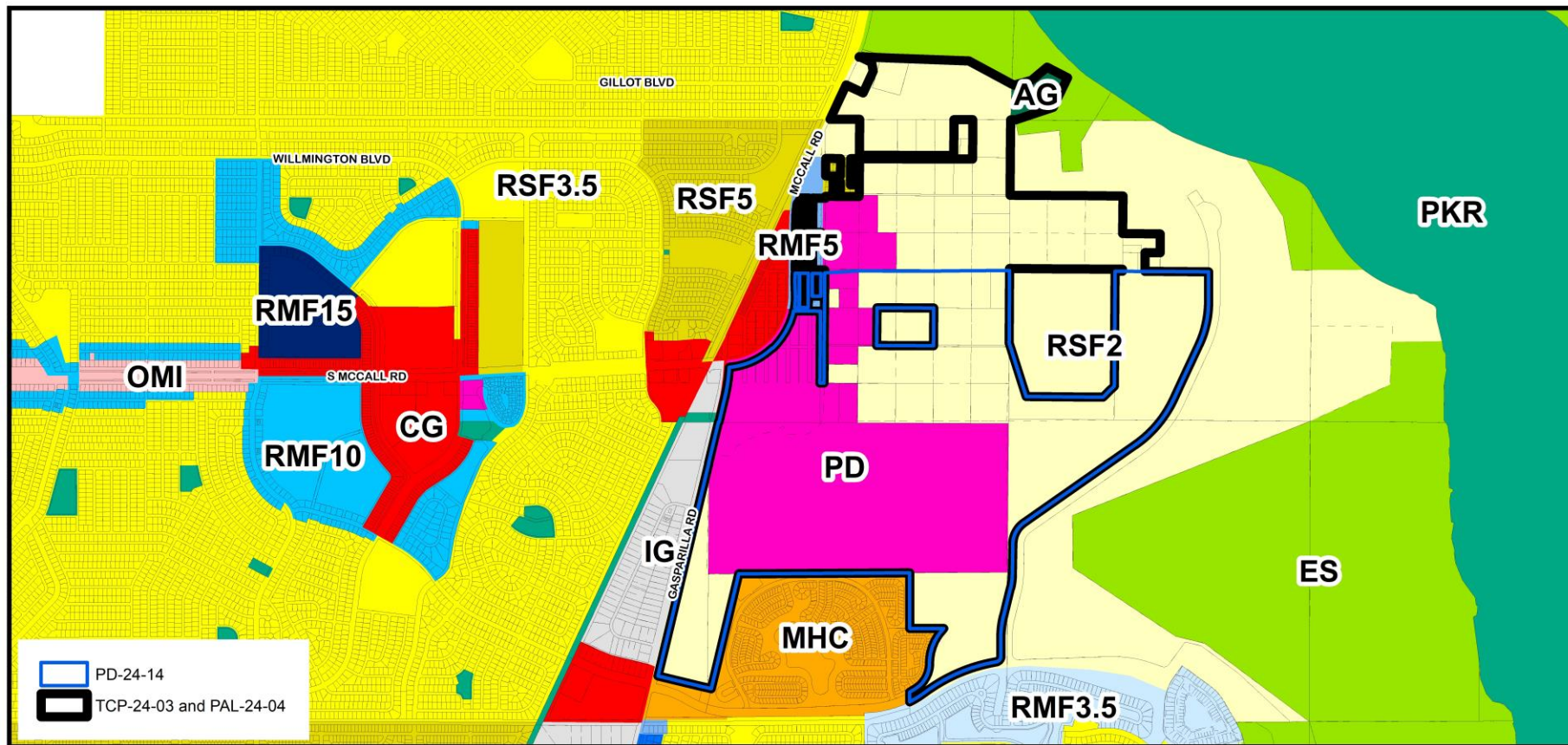


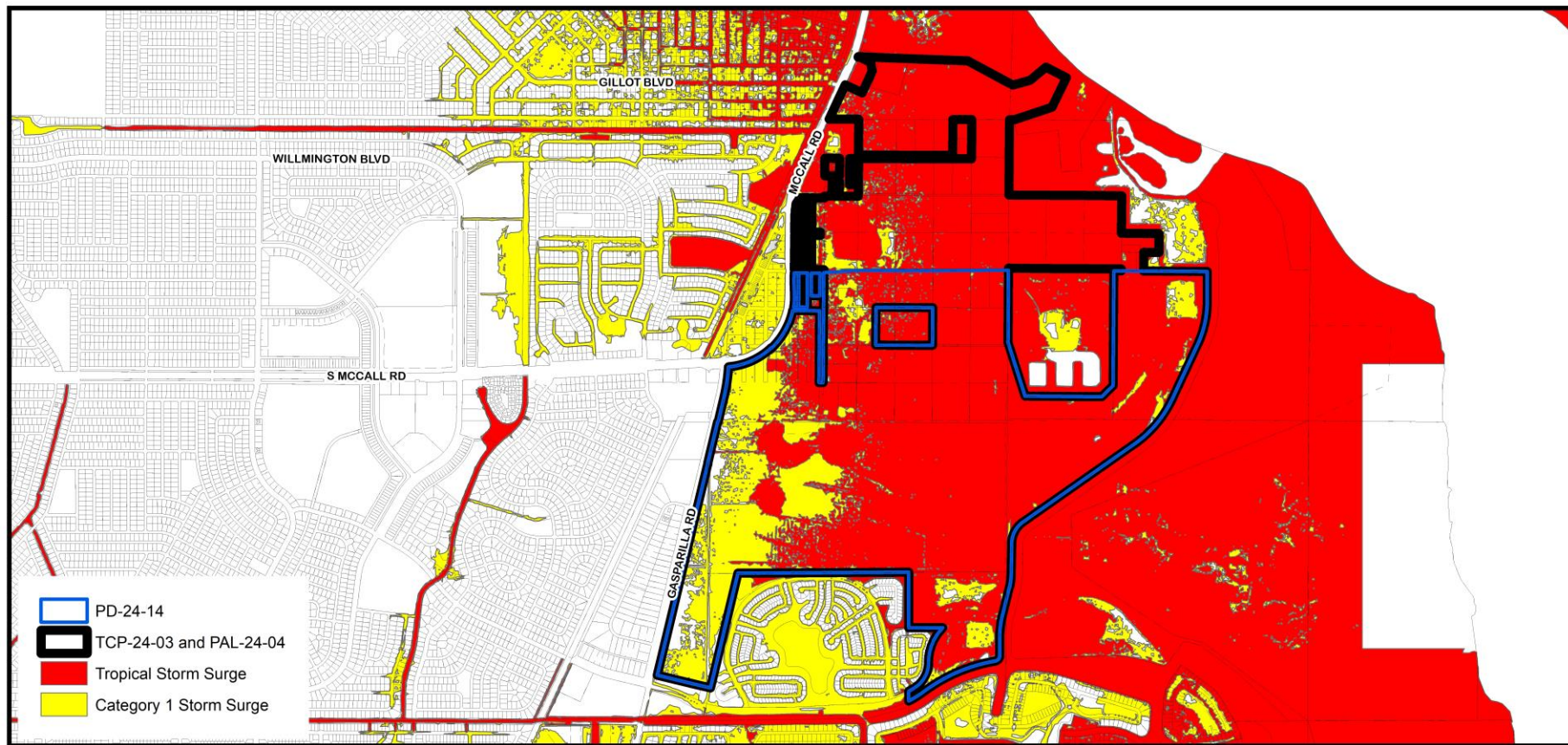
TCP-24-03, PAL-24-04 and PD-24-14 Existing Service Delineation Area



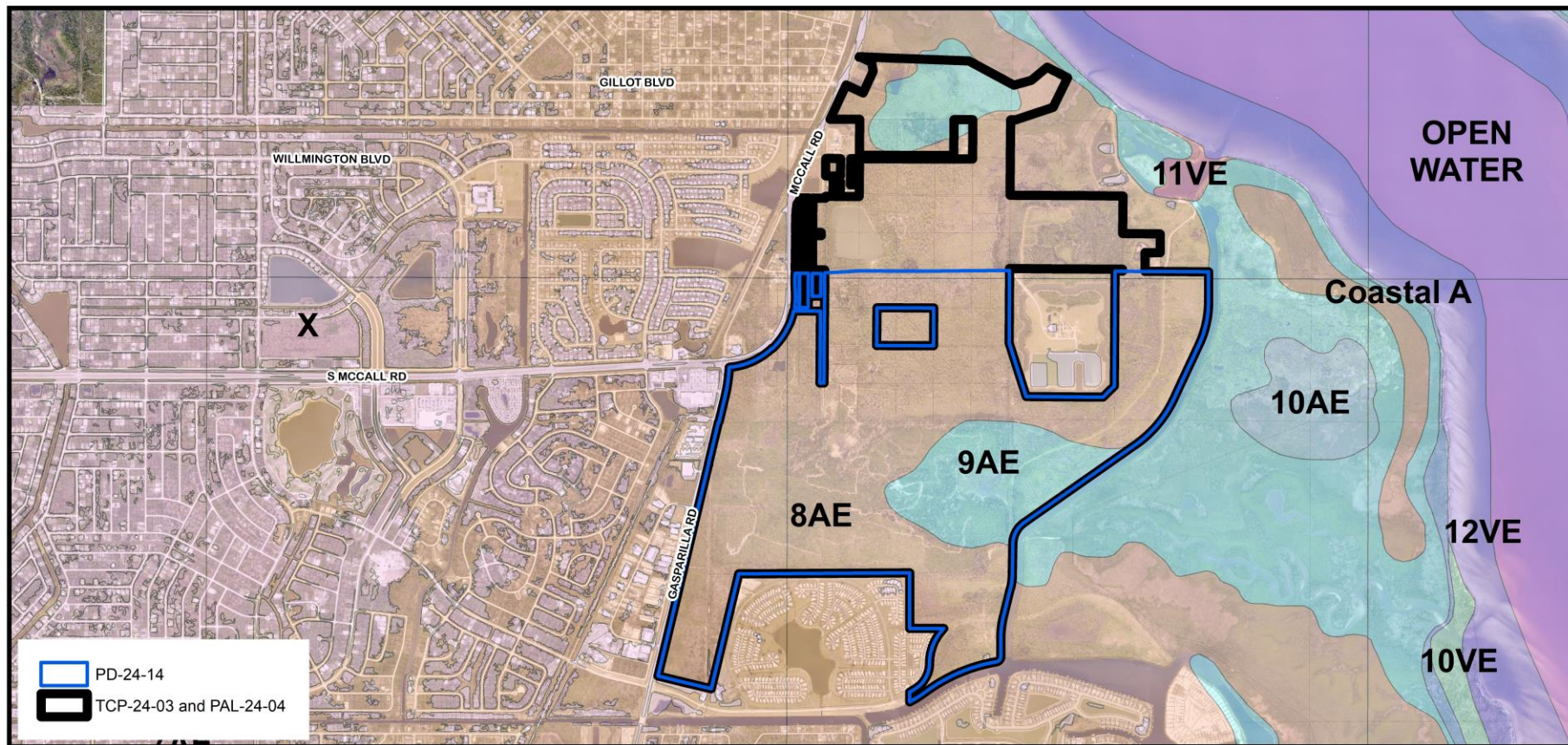


10 TCP-24-03, PAL-24-04 and PD-24-14 Existing FLUM Designations





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)

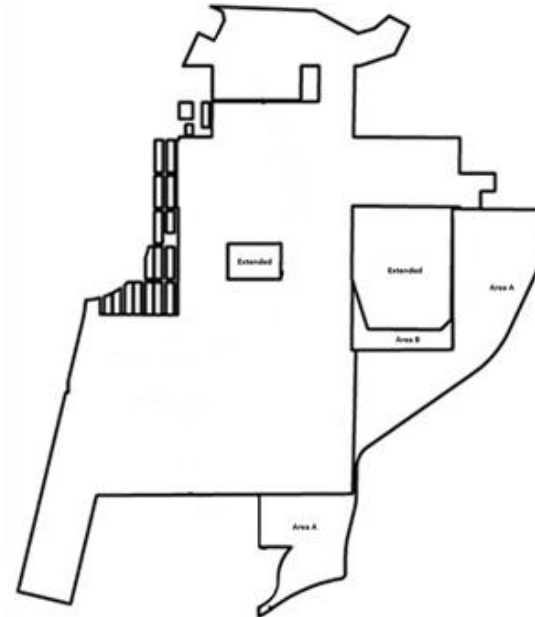
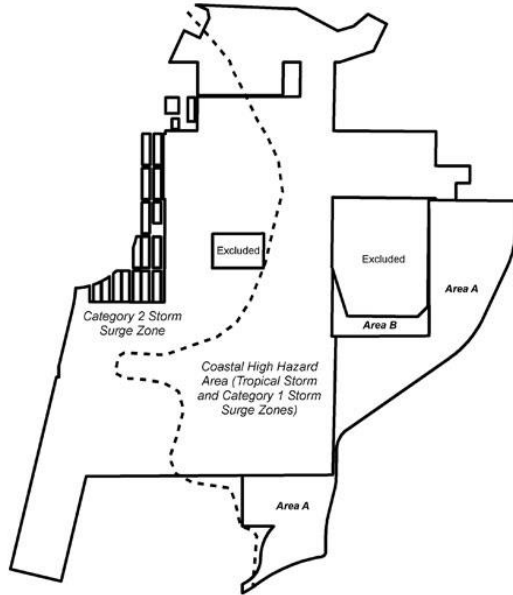
- ***Name Change and Project Acreage***

- 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)

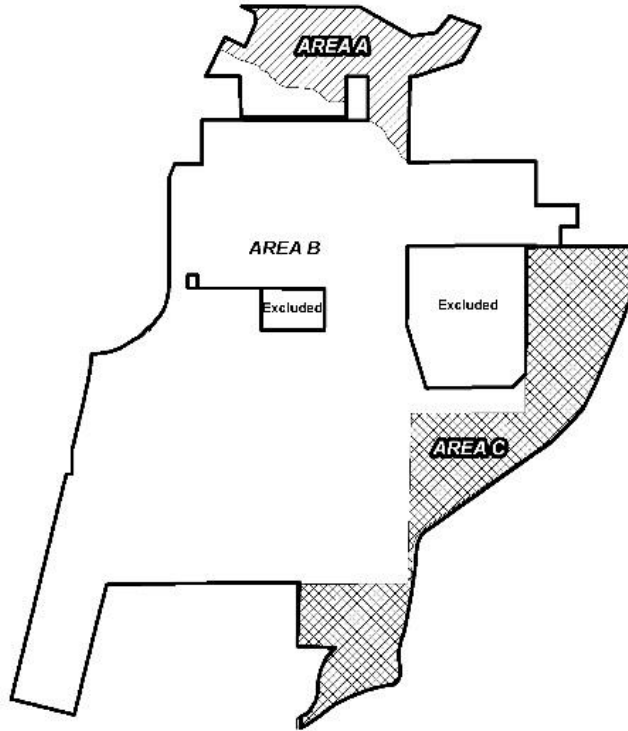
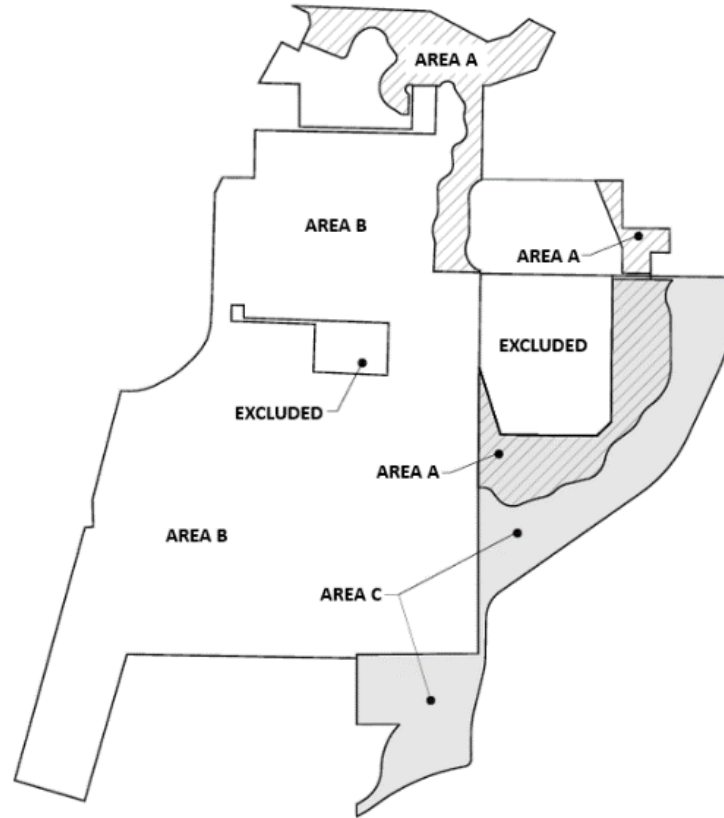


Figure 1-B



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.

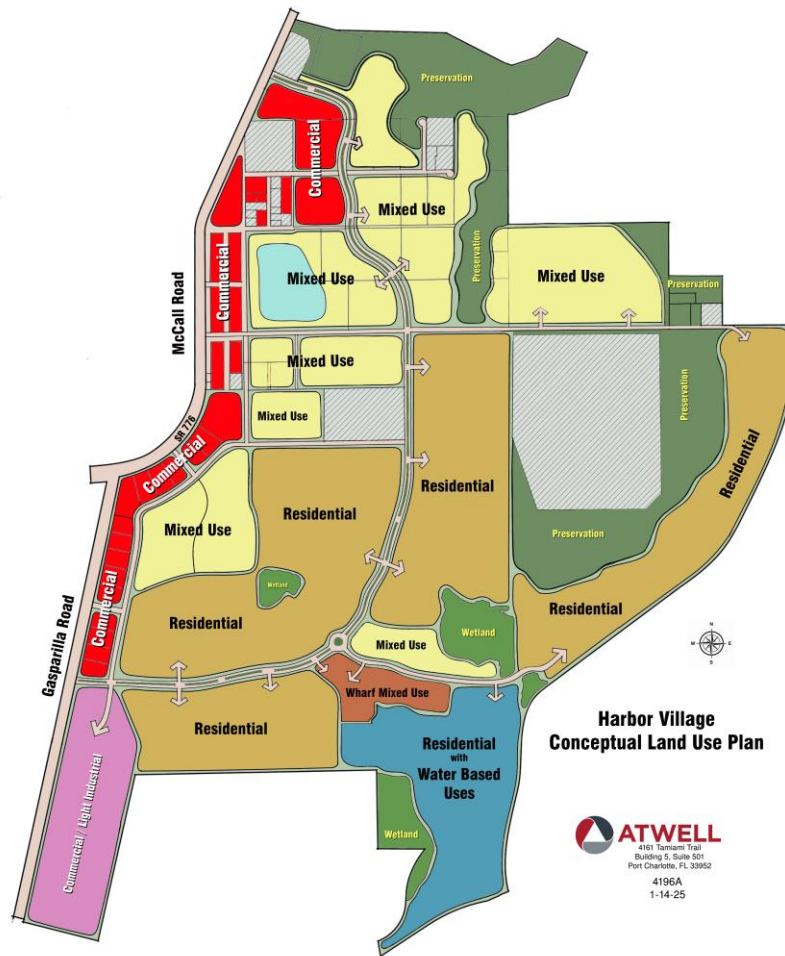
Proposed Detailed Changes (TCP-24-03)

- ***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.



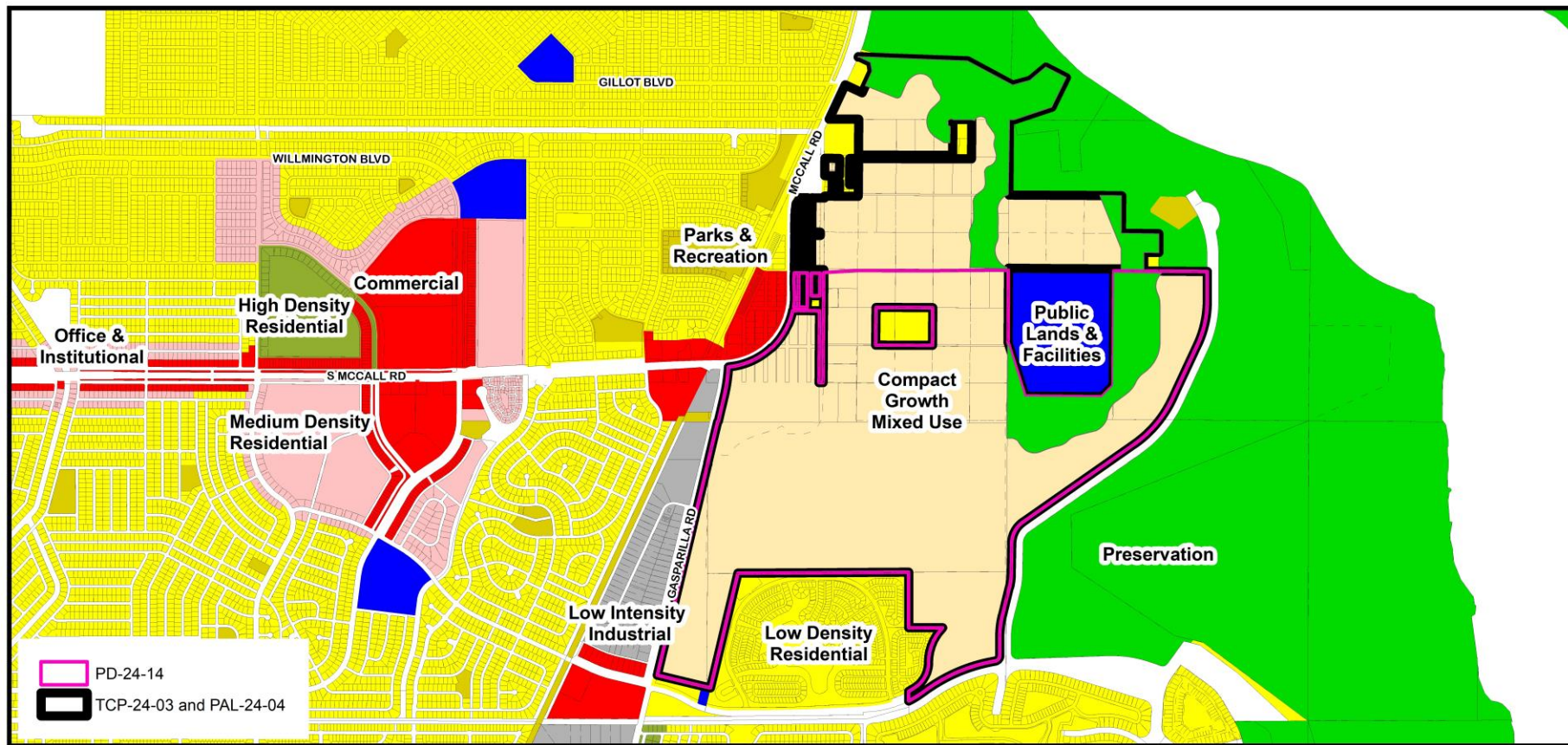
**Harbor Village
Conceptual Land Use Plan**


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

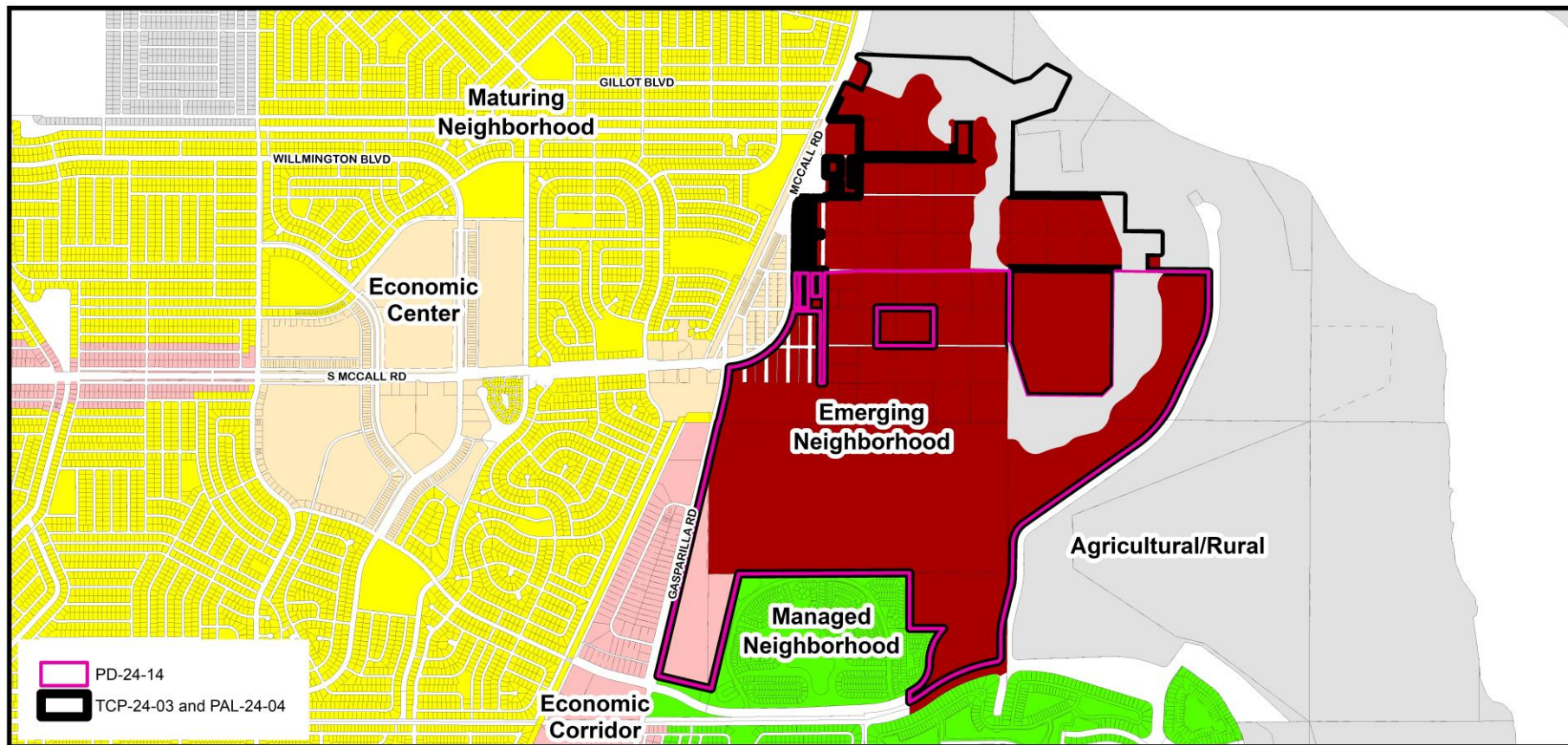
Proposed Detailed Changes (PAL-24-04)

- 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

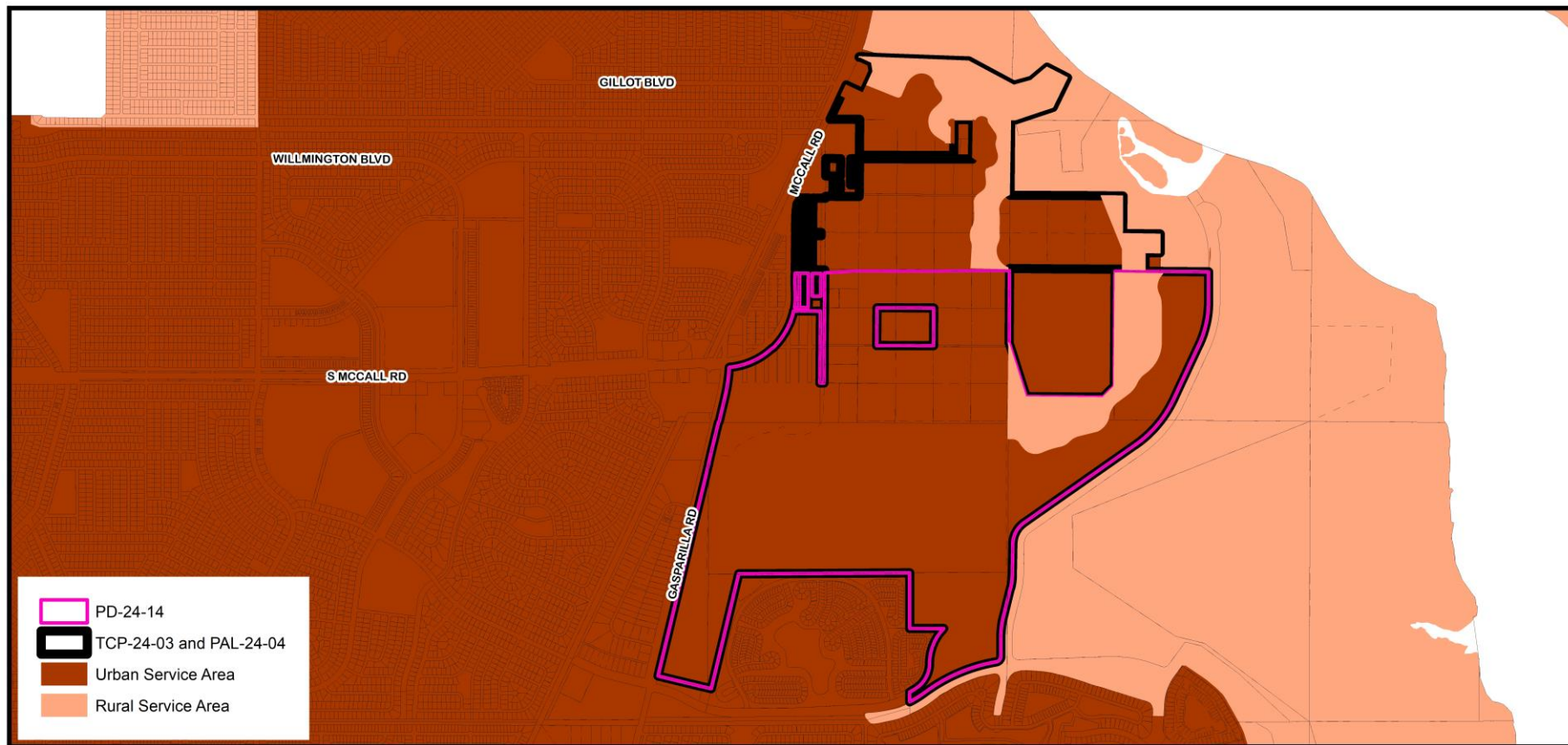




22 TCP-24-03, PAL-24-04 and PD-24-14 Proposed FLUM Designations



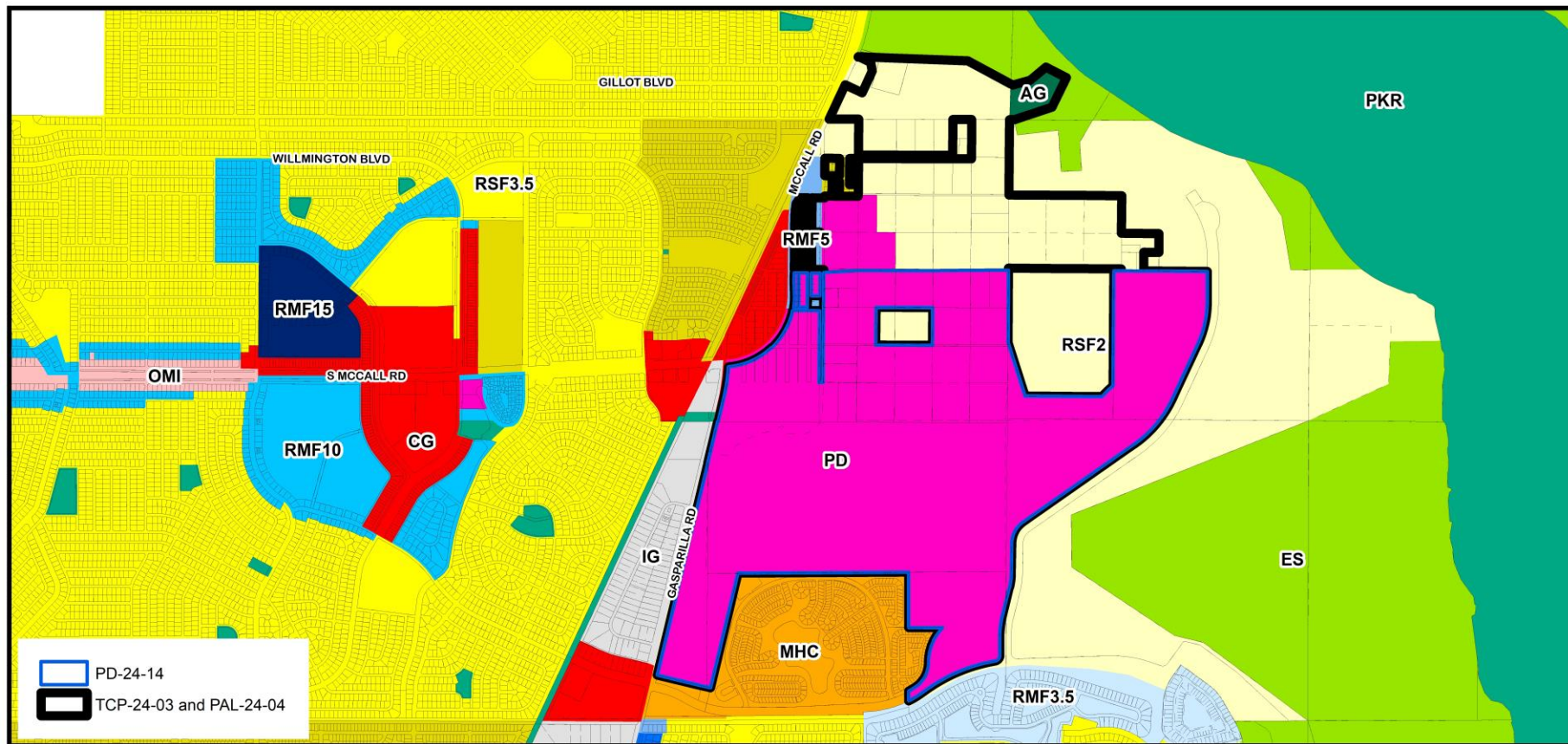
TCP-24-03, PAL-24-04 and PD-24-14 Proposed Framework



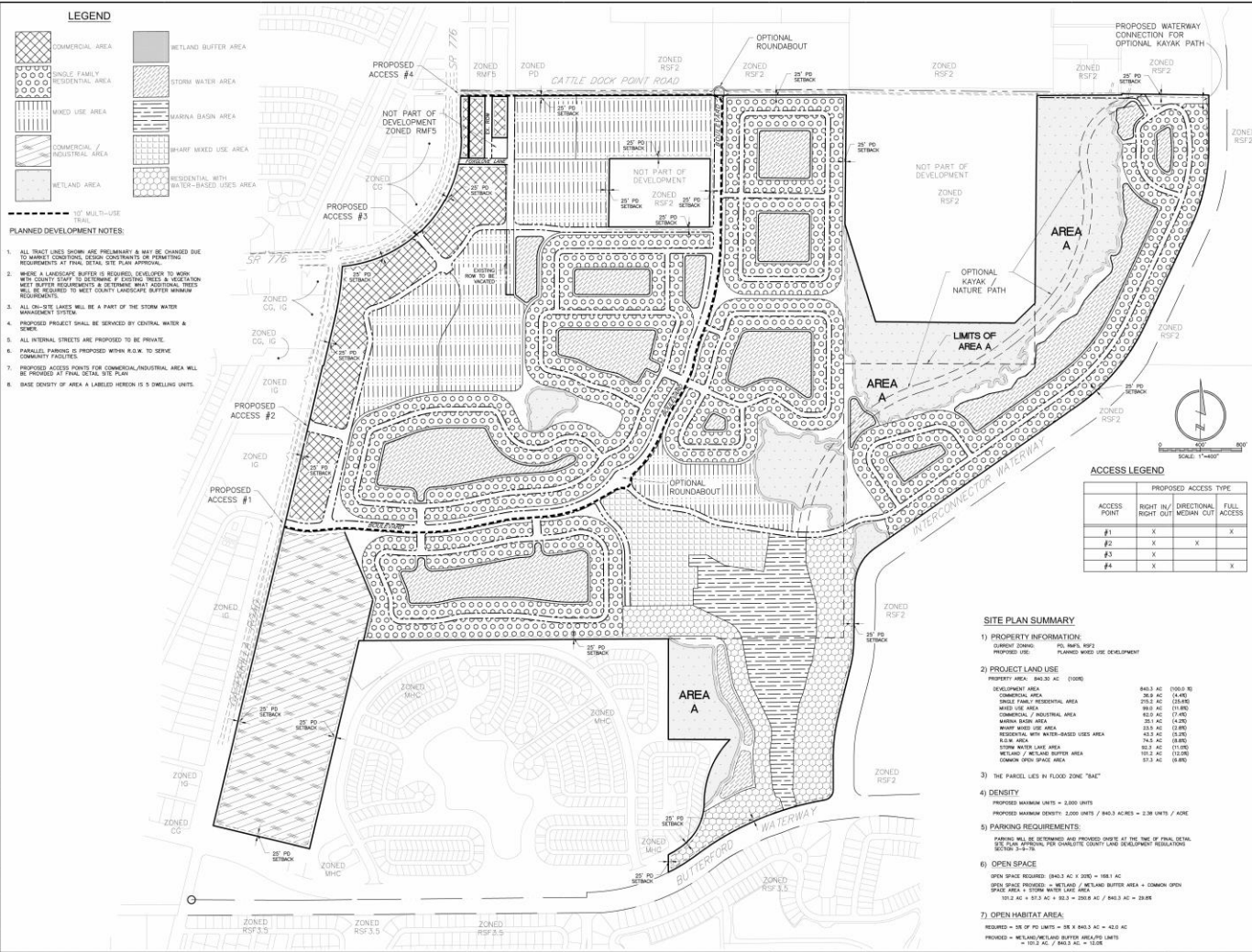
TCP-24-03, PAL-24-04 and PD-24-14 Proposed Service Area Delineation

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



PD CONCEPT PLAN **HARBOR VILLAGE NORTH** PORT CHARLOTTE, FLORIDA MARONDA HOMES LLC OF FLORIDA



Know what's below. Call before you dig.

NOT RELEASED FOR CONSTRUCTION

PROJECT INFORMATION			
PROJECT NUMBER	COMPLETION DATE	SURVEY DATE	DATE
11111	11/11/11	11/11/11	11/11/11
BOOK AND PAGE			
1111			

