

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



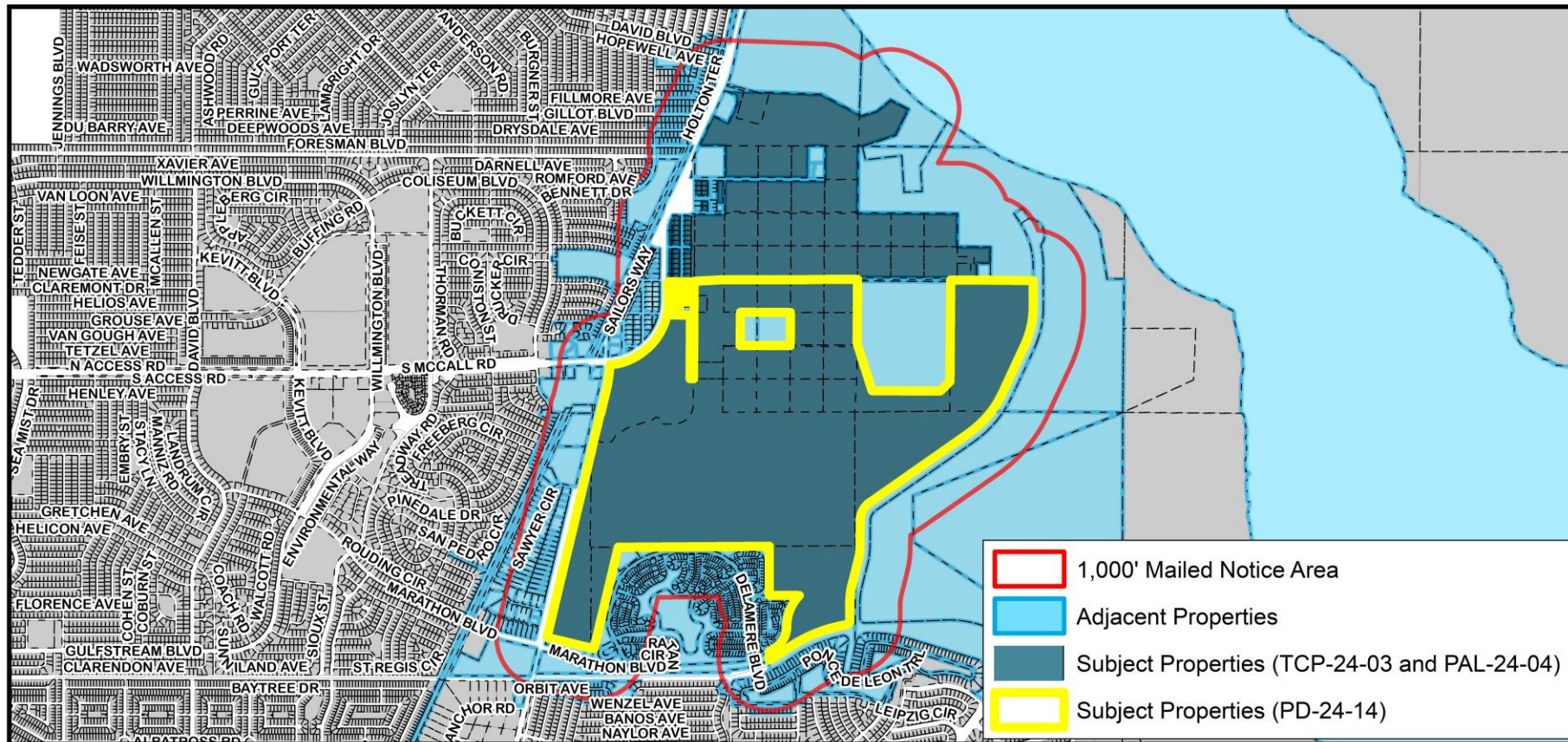
CHARLOTTE COUNTY
FLORIDA

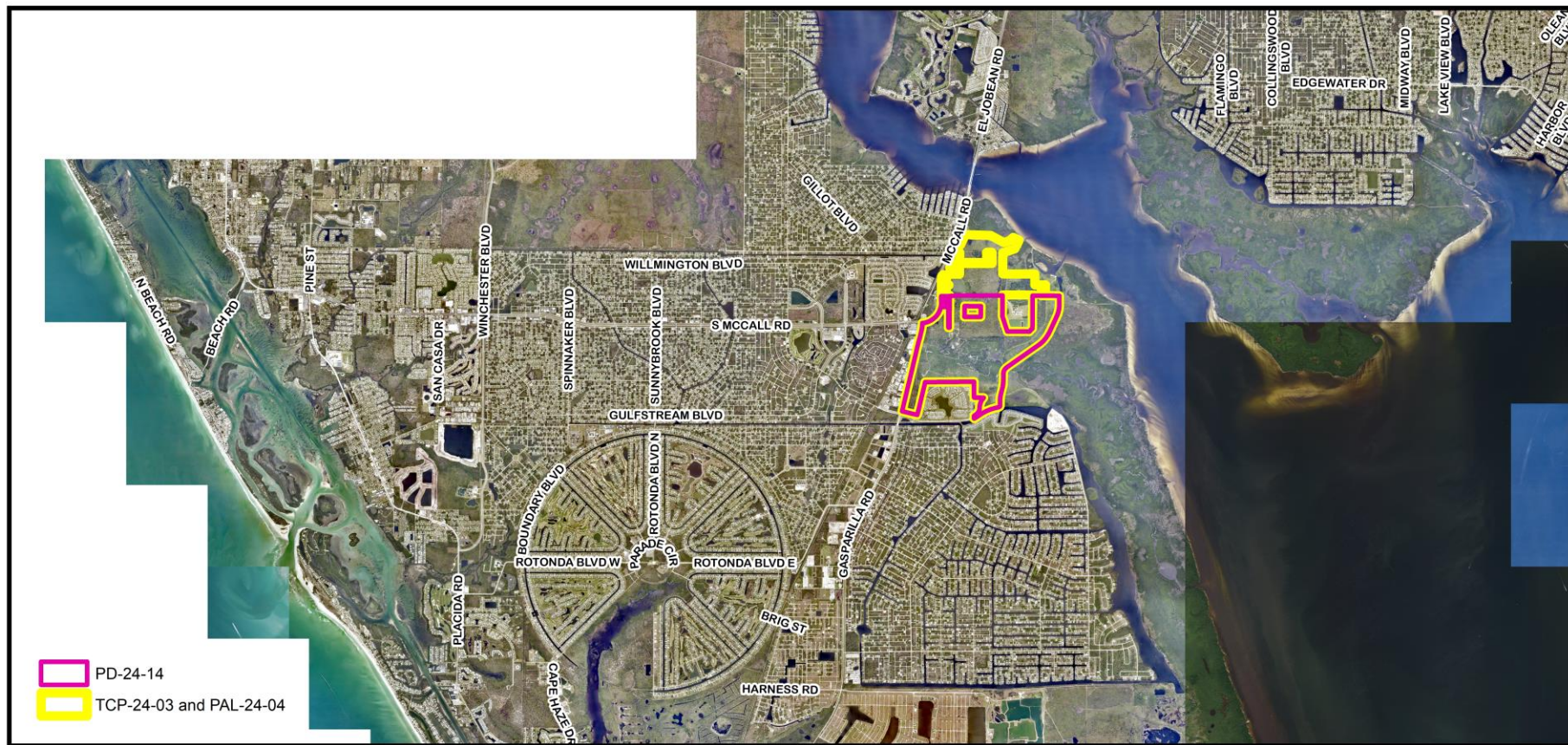
Proposed Changes

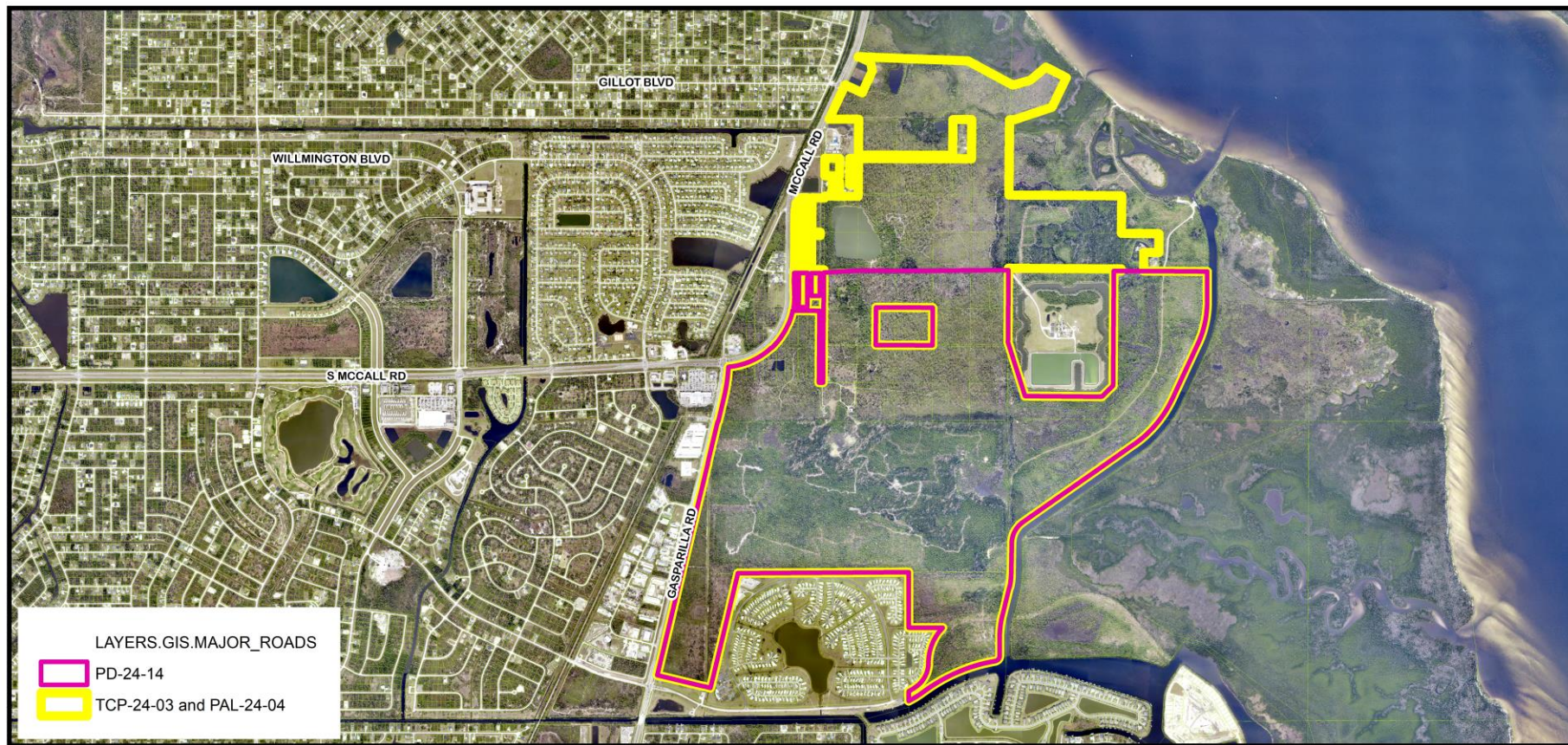
- A Large-scale Plan Amendment (Text Amendment) (TCP-24-03) to amend FLU Appendix VII: Compact Growth Mixed Use Master Development Plan, Section 1
- A Large-scale Plan Amendment (Map Amendment) (PAL-24-04) to:
 - Amend 2030 Future Land Use Map, 2050 Framework Map, and 2030 Service Area Delineation Map

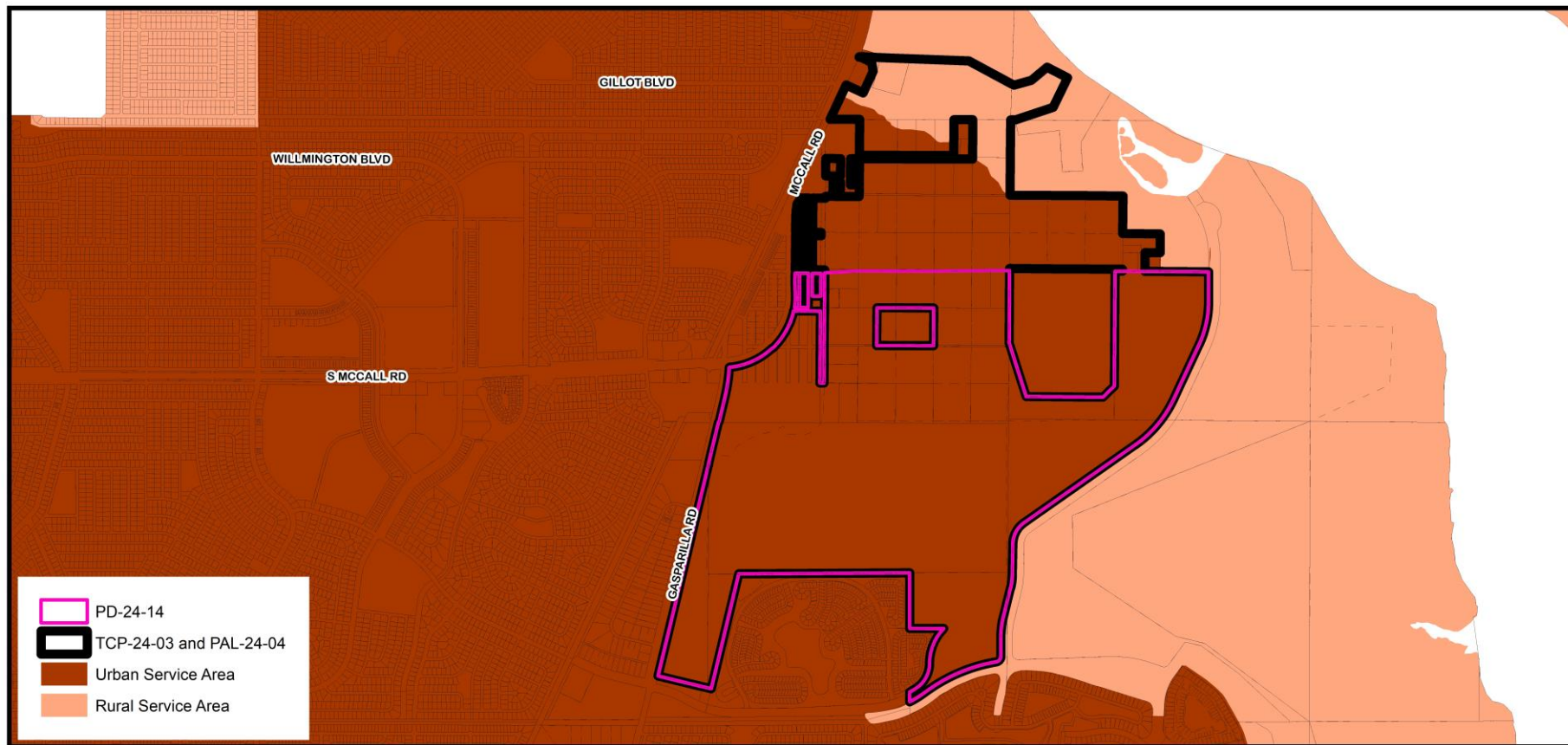
Proposed Changes

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

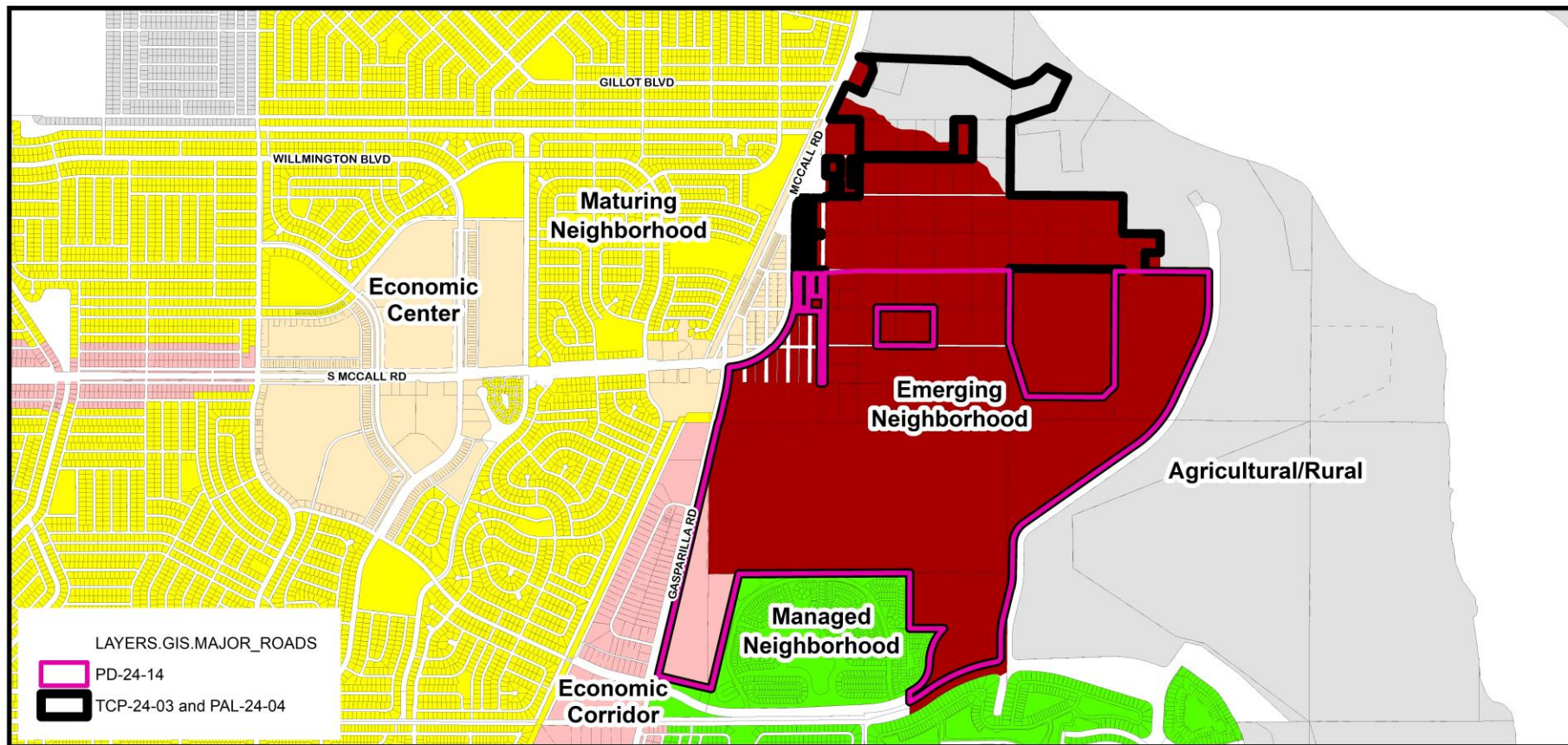


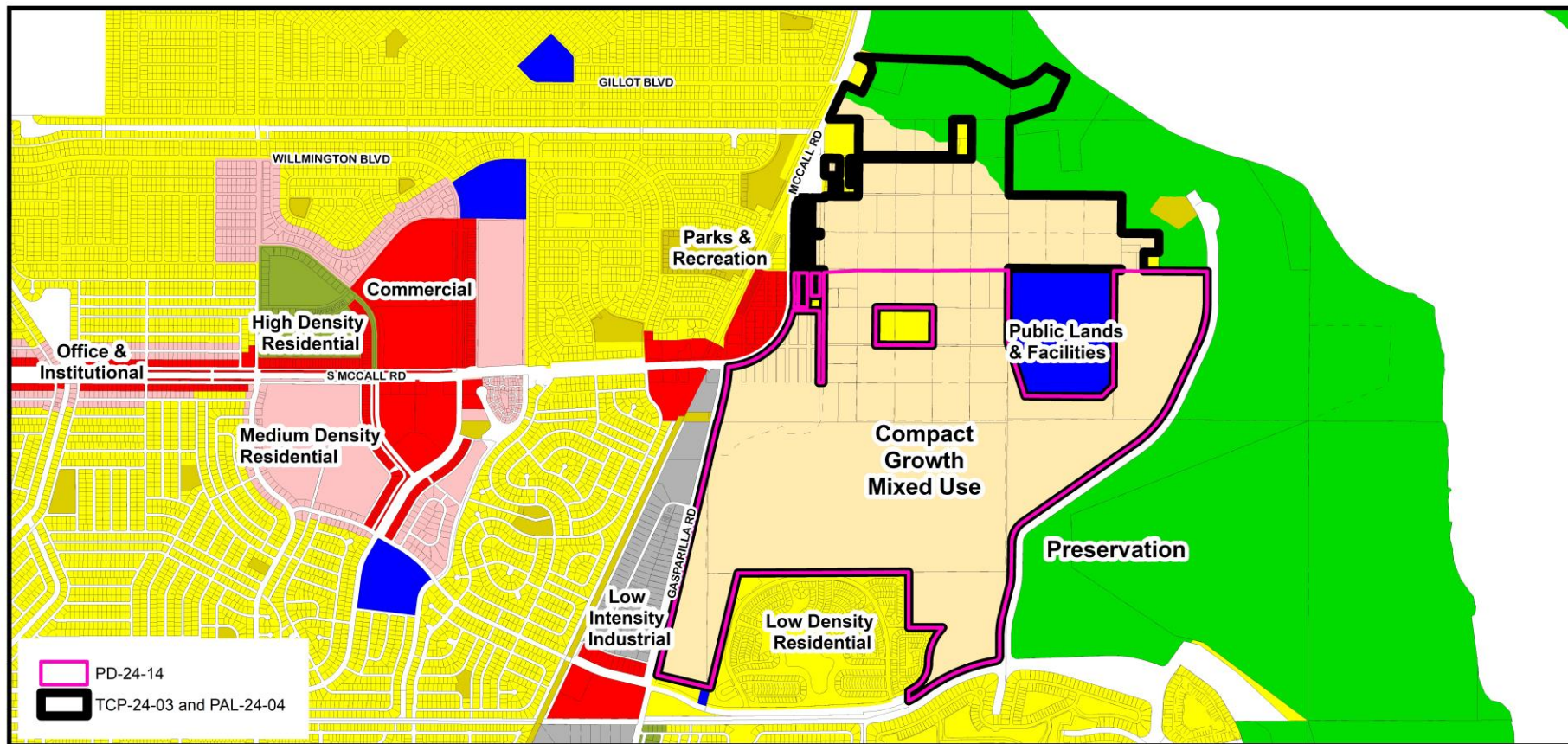




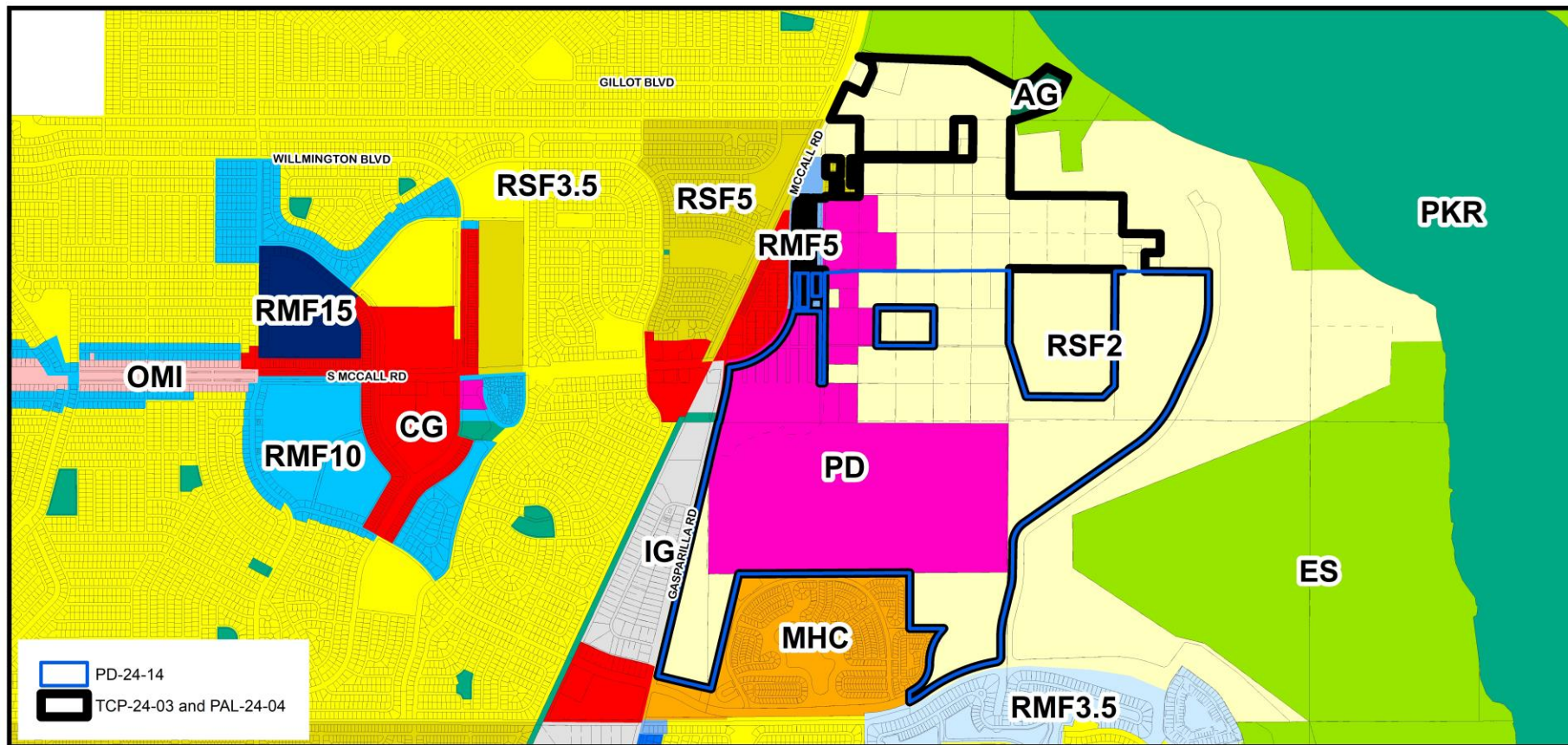


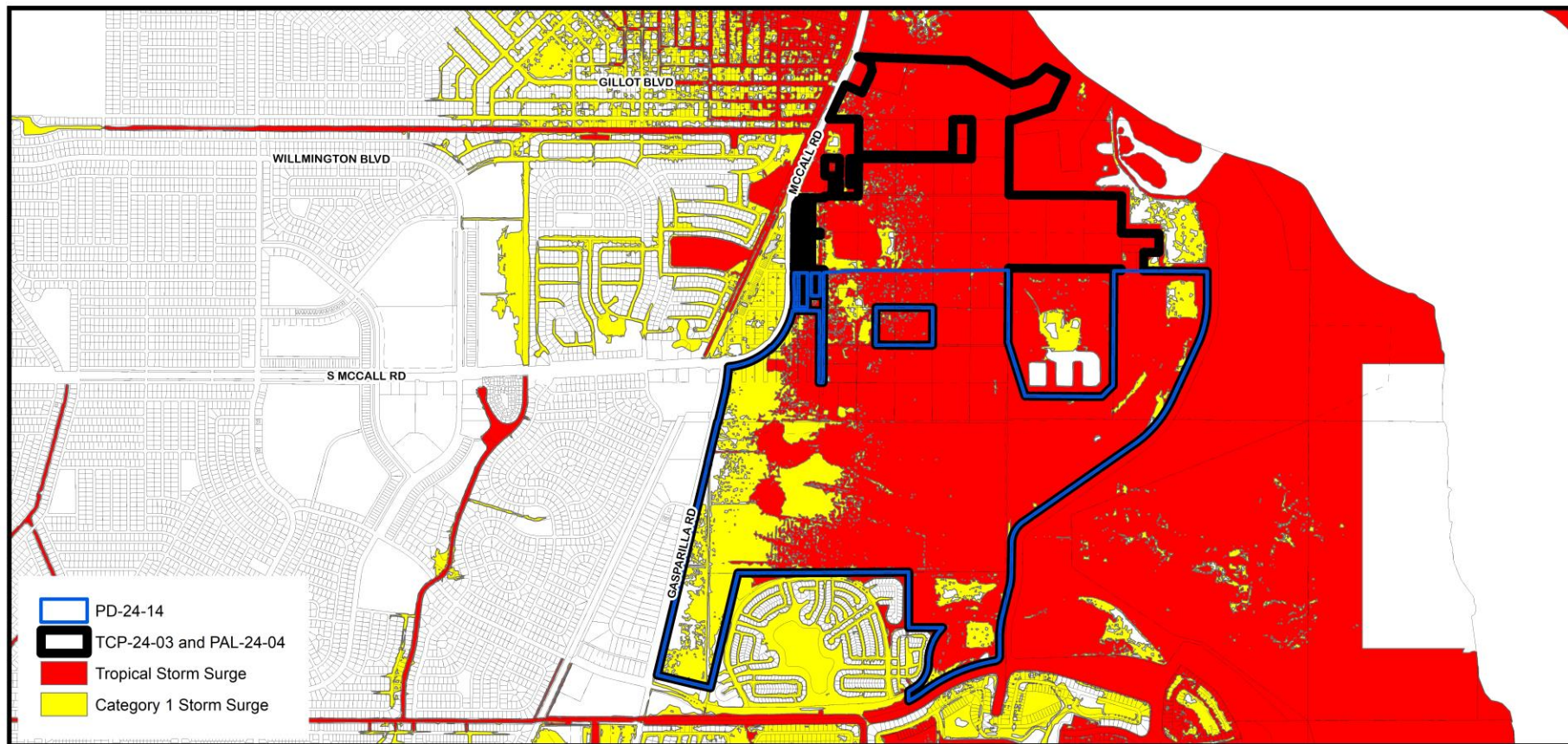
TCP-24-03, PAL-24-04 and PD-24-14 Existing Service Delineation Area



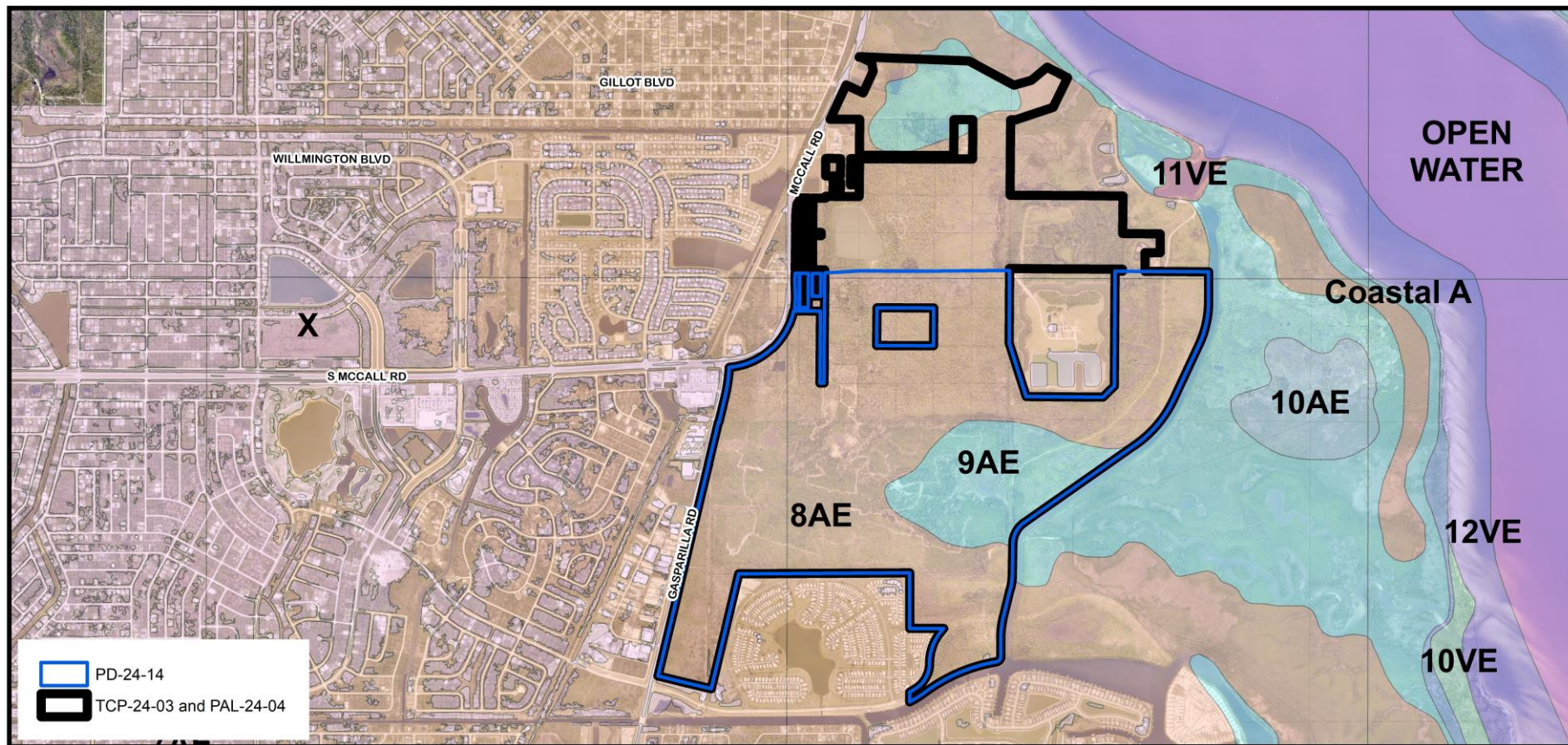


10 TCP-24-03, PAL-24-04 and PD-24-14 Existing FLUM Designations





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)

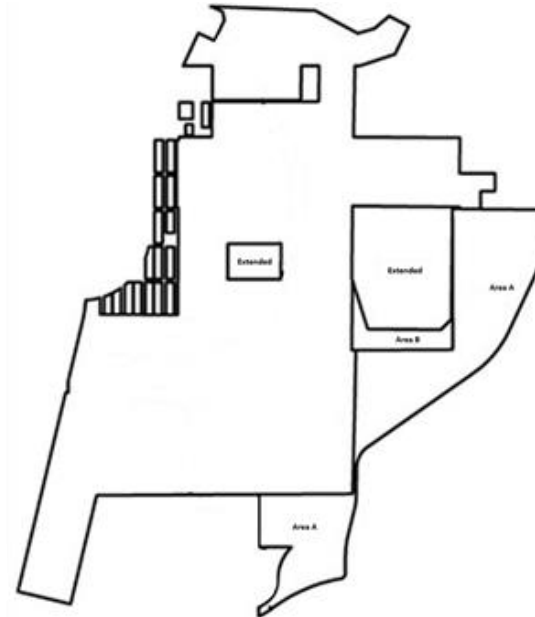
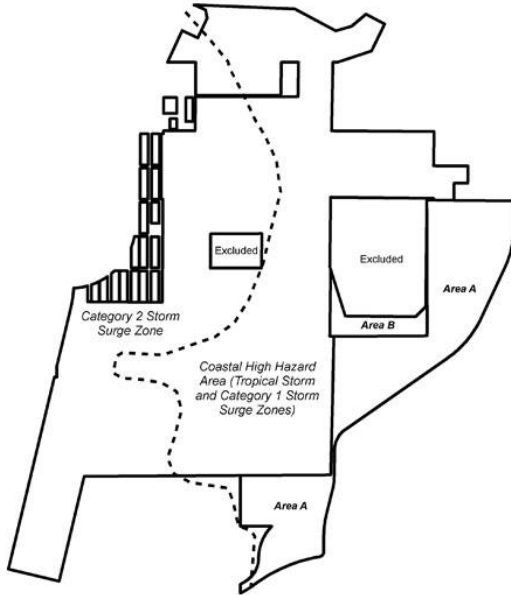
- ***Name Change and Project Acreage***

- 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)

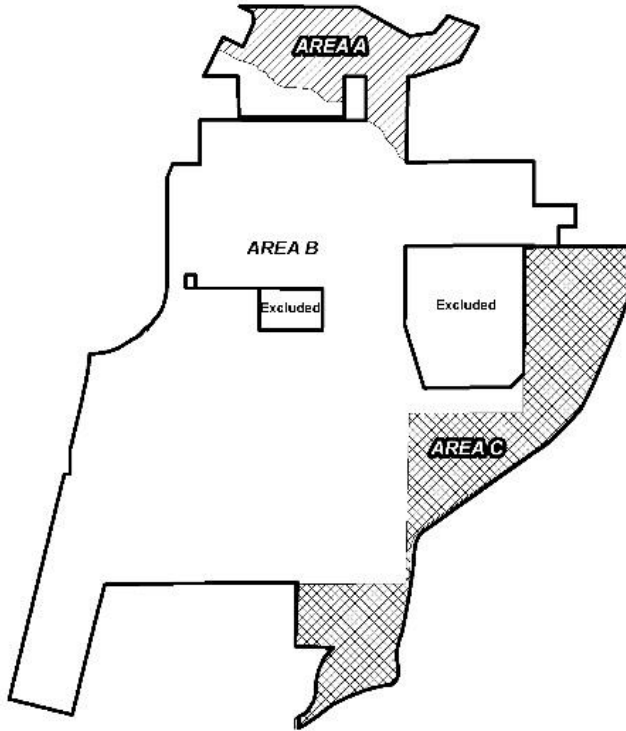
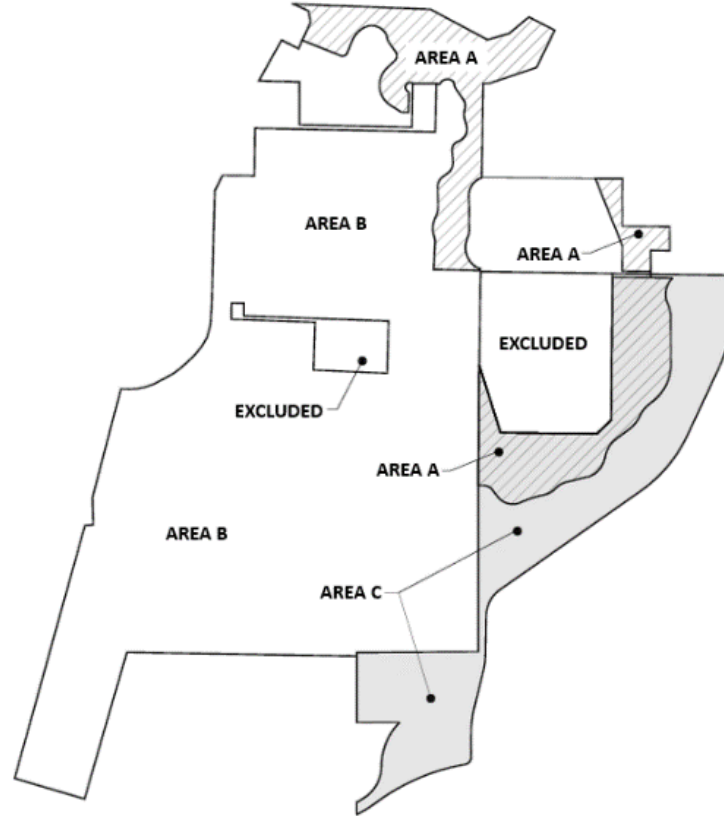


Figure 1-B



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.

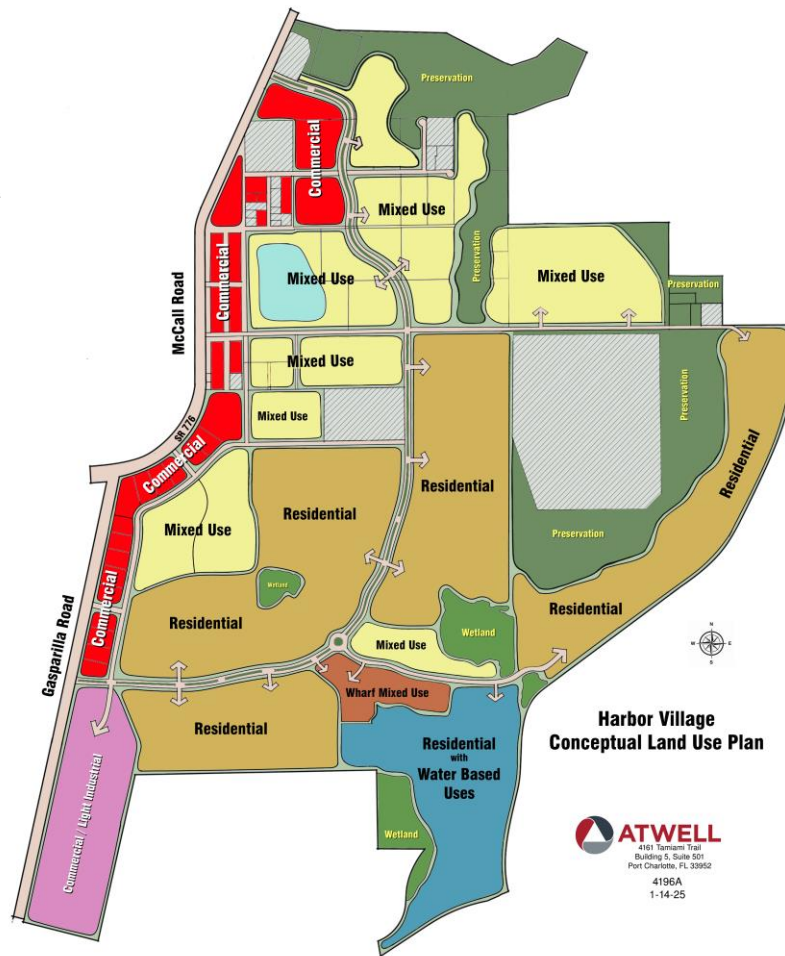
Proposed Detailed Changes (TCP-24-03)

- **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.



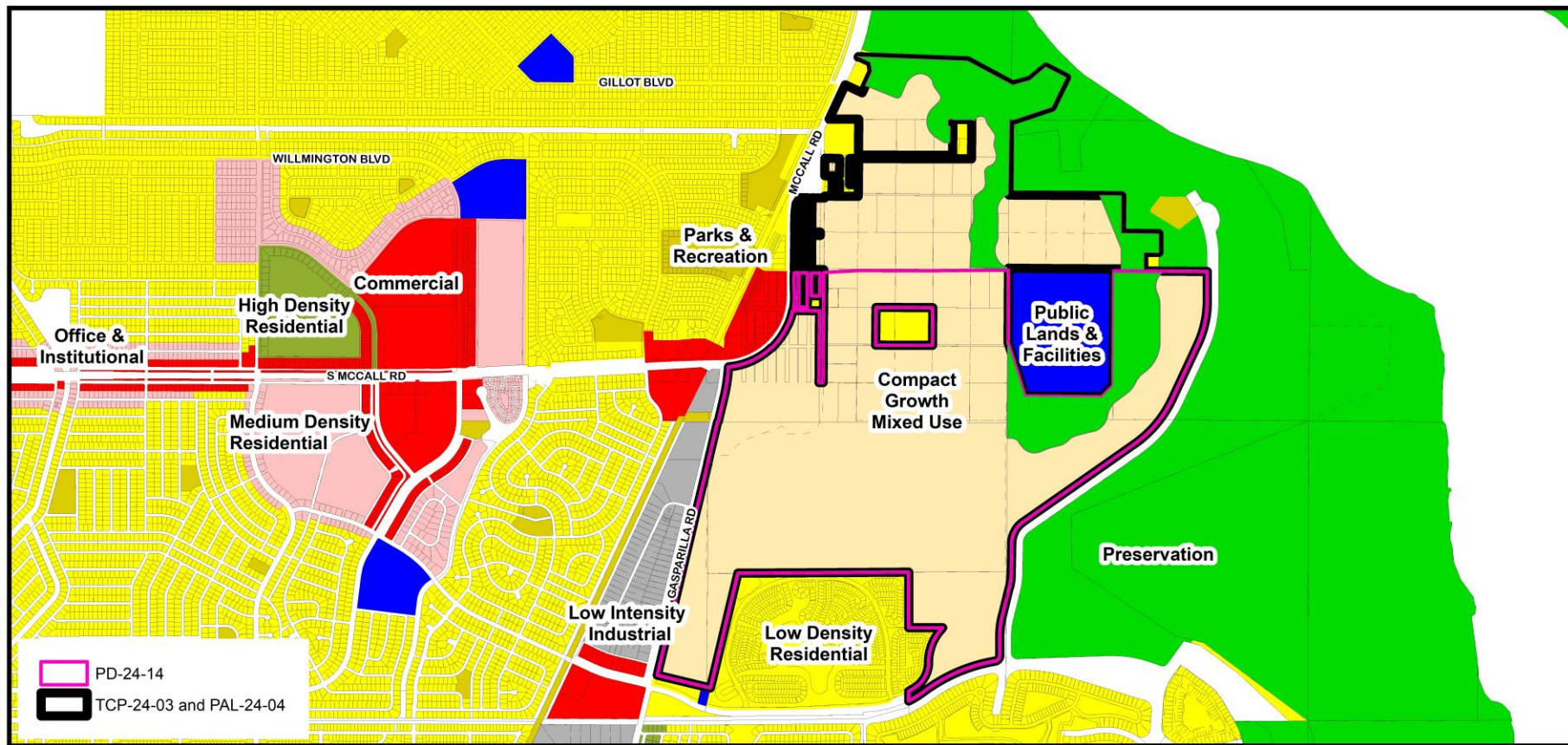
**Harbor Village
Conceptual Land Use Plan**

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

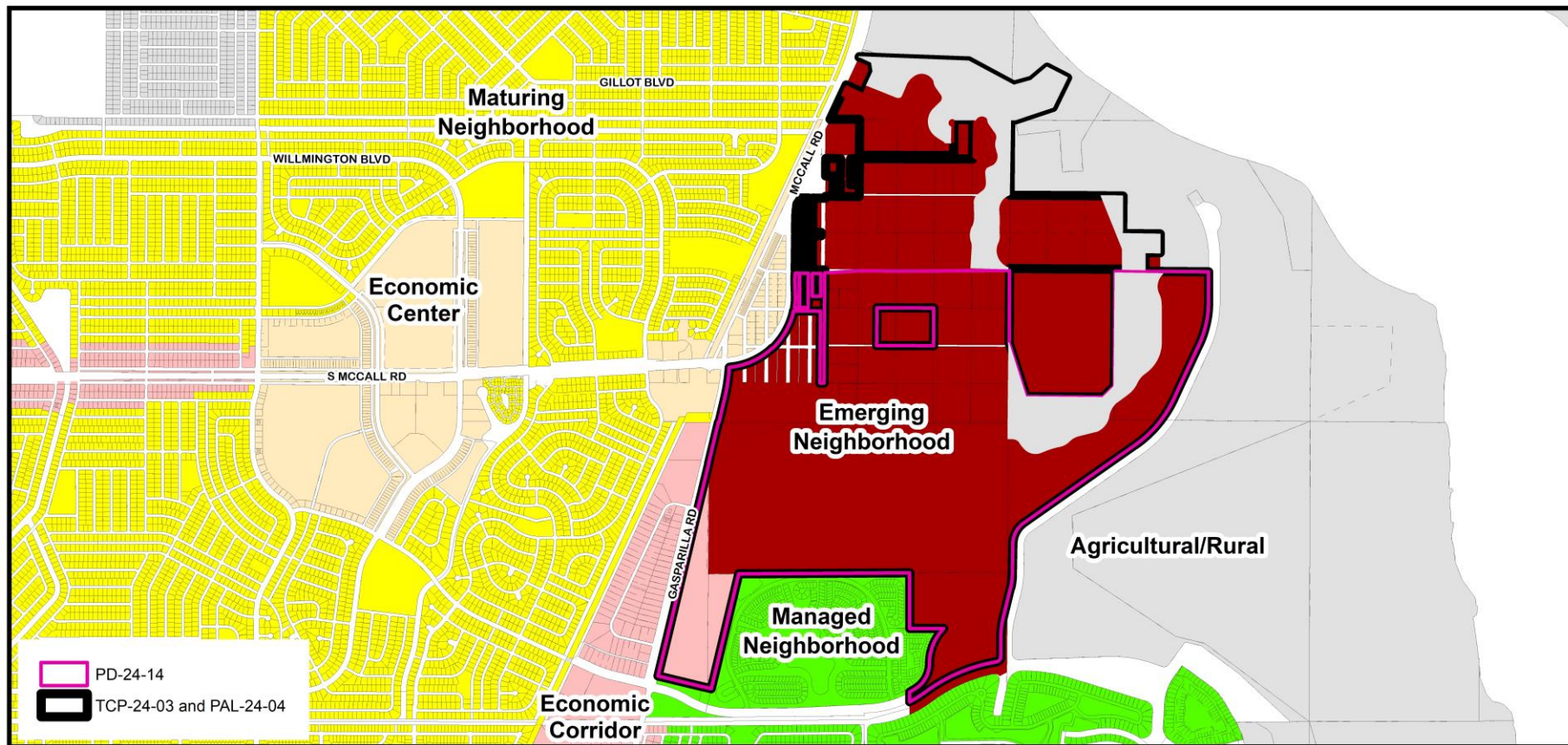
Proposed Detailed Changes (PAL-24-04)

- 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

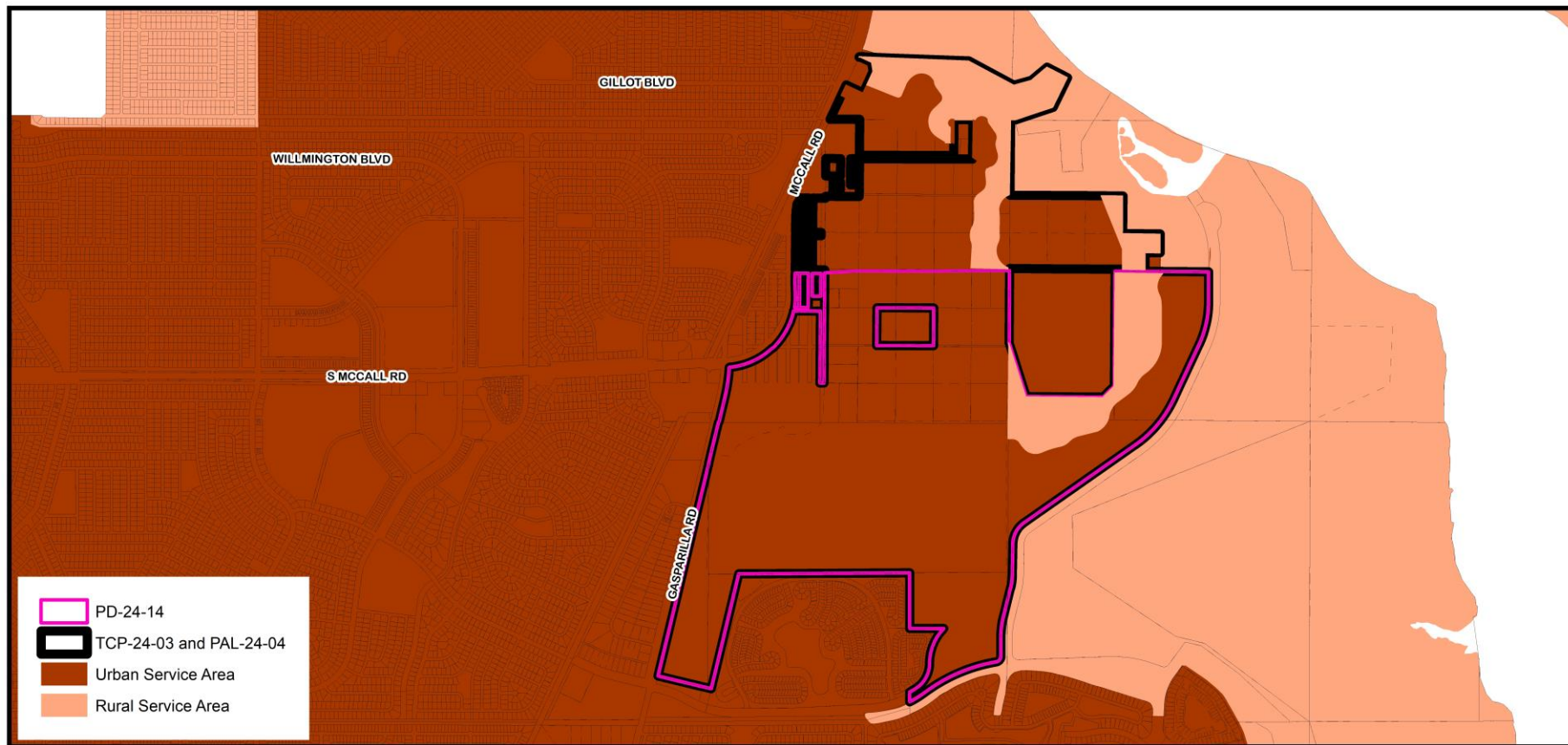




22 TCP-24-03, PAL-24-04 and PD-24-14 Proposed FLUM Designations



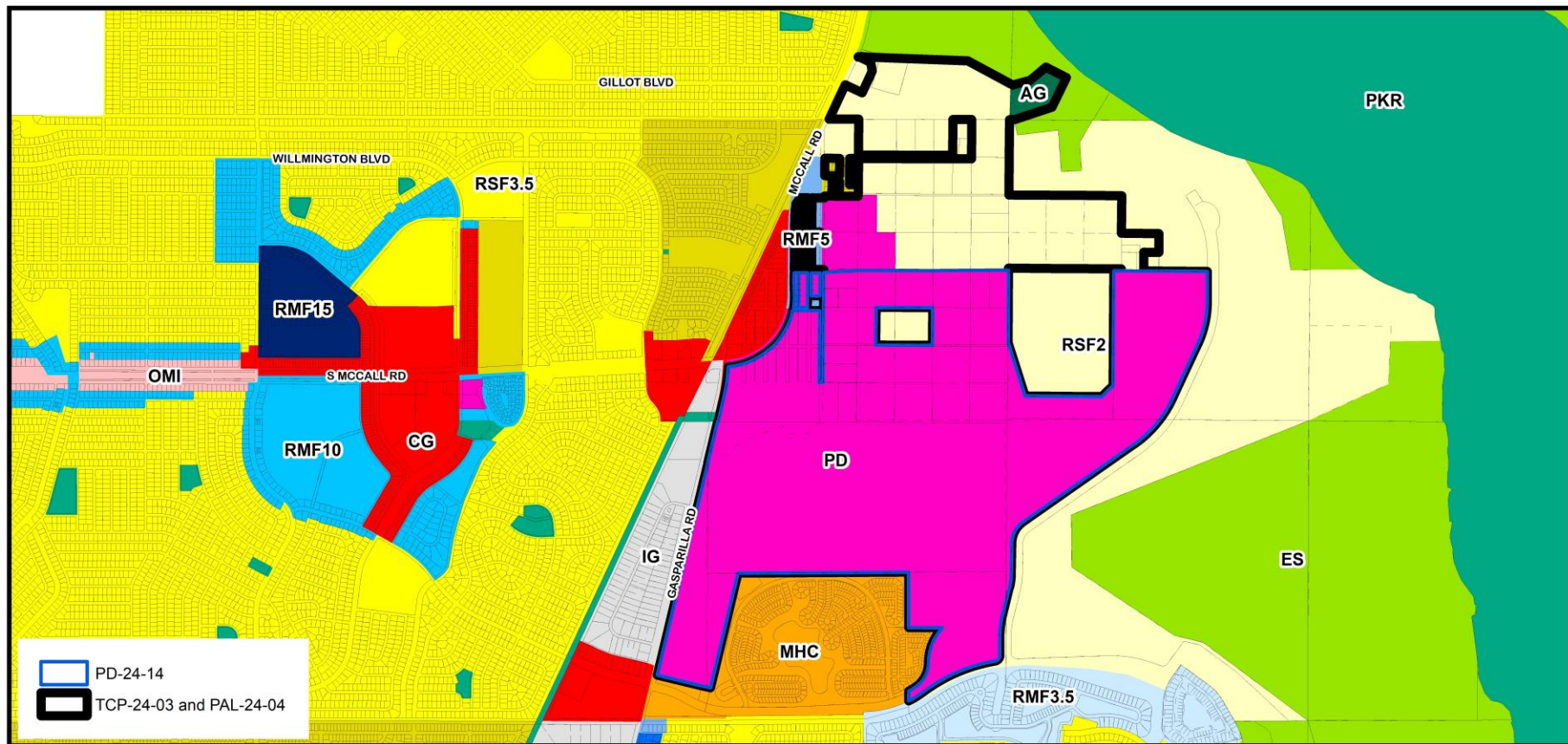
TCP-24-03, PAL-24-04 and PD-24-14 Proposed Framework



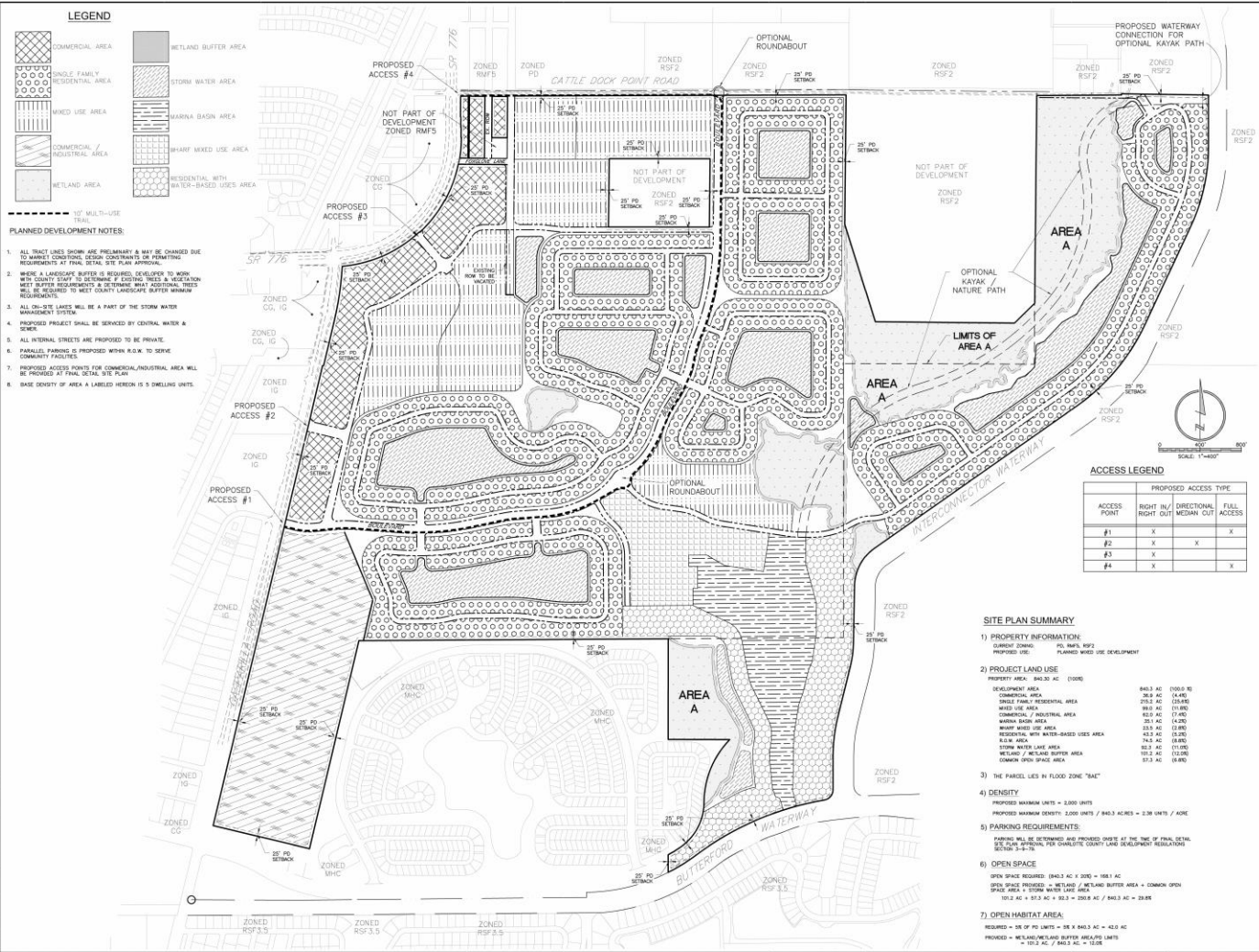
TCP-24-03, PAL-24-04 and PD-24-14 Proposed Service Area Delineation

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

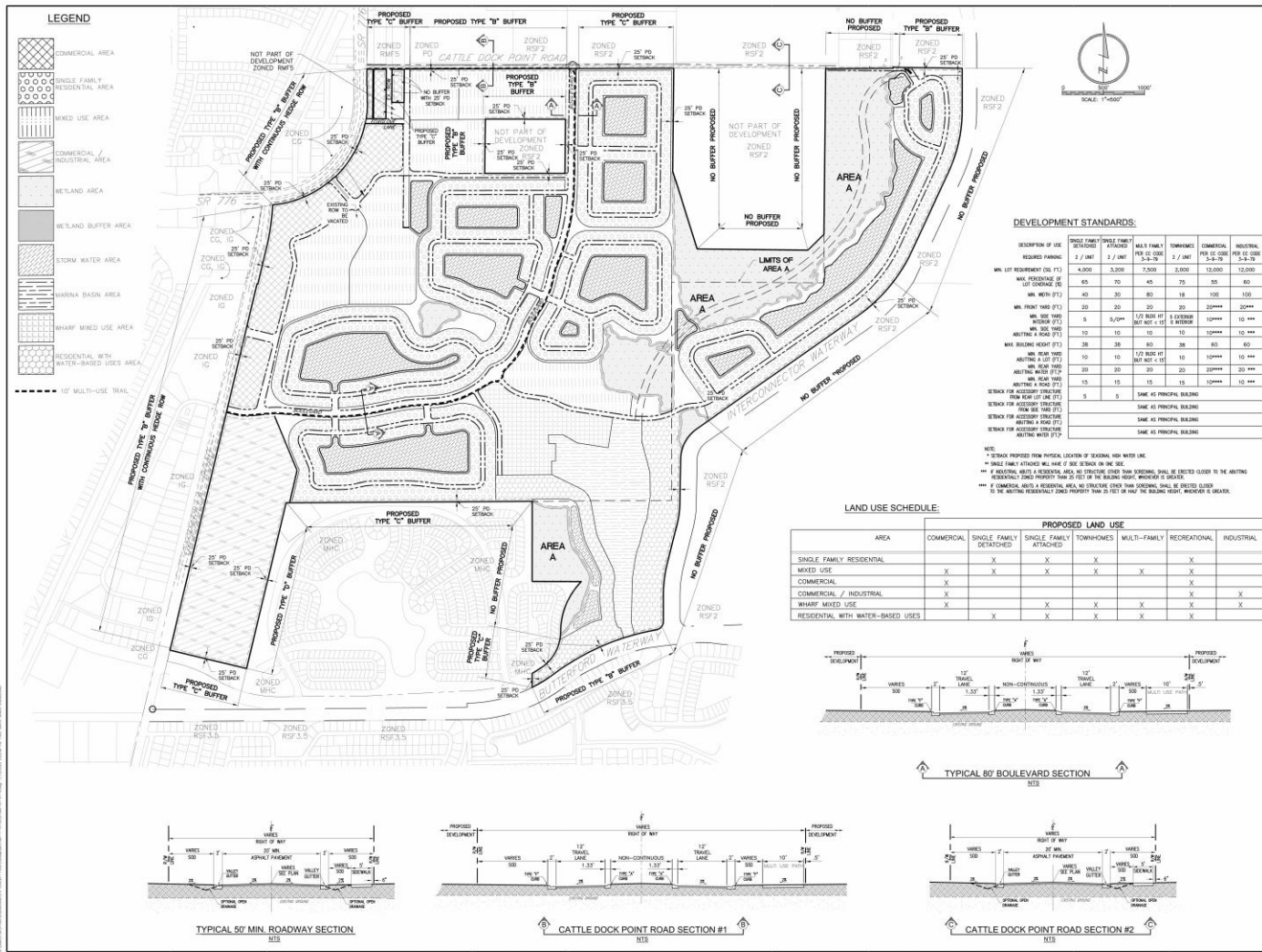
PORT CHARLOTTE, FLORIDA

MARONDA HOMES LLC OF FLORIDA



NOT RELEASED FOR CONSTRUCTION

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	10/15/2024	ISSUED FOR PERMIT	ATWELL
2	10/15/2024	ISSUED FOR PERMIT	ATWELL
3	10/15/2024	ISSUED FOR PERMIT	ATWELL
4	10/15/2024	ISSUED FOR PERMIT	ATWELL
5	10/15/2024	ISSUED FOR PERMIT	ATWELL
6	10/15/2024	ISSUED FOR PERMIT	ATWELL
7	10/15/2024	ISSUED FOR PERMIT	ATWELL
8	10/15/2024	ISSUED FOR PERMIT	ATWELL
9	10/15/2024	ISSUED FOR PERMIT	ATWELL
10	10/15/2024	ISSUED FOR PERMIT	ATWELL



PD CONCEPT PLAN DETAILS & BUFFERS
HARBOR VILLAGE NORTH
 PORT CHARLOTTE, FLORIDA
 MARONDA HOMES LLC OF FLORIDA

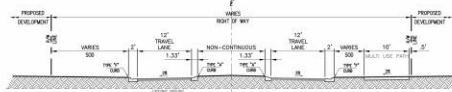
DEVELOPMENT STANDARDS:

DESCRIPTION OF USE	SINGLE FAMILY DETACHED	SINGLE FAMILY ATTACHED	SMALL 3 FAMILY	TOWNHOMES	COMMERCIAL PER LOT CODE 2.5-3.5	INDUSTRIAL PER LOT CODE 2.5-3.5
REQUIRED FRONT SETBACK (FEET)	2 / 10 FT	2 / 10 FT	2 / 10 FT	2 / 10 FT	2 / 10 FT	2 / 10 FT
MIN. LOT REQUIREMENT (SQ. FT.)	4,000	3,000	7,000	3,000	10,000	10,000
MIN. FRONT YARD SETBACK (FEET)	60	70	45	75	55	60
MIN. SIDE YARD SETBACK (FEET)	40	30	80	18	100	100
MIN. FRONT YARD SETBACK (FEET)	20	20	20	20	20**	20**
MIN. SIDE YARD SETBACK (FEET)	5	5/10**	5/10**	5	10***	10***
MIN. REAR YARD SETBACK (FEET)	10	10	10	10	10***	10***
MIN. BUILDING HEIGHT (FEET)	28	38	60	38	60	60
MIN. REAR YARD SETBACK (FEET)	10	10	10	10	10***	10***
MIN. REAR YARD SETBACK (FEET)	20	20	20	20	20***	20***
MIN. REAR YARD SETBACK (FEET)	15	15	15	15	10***	10***
SETBACK FOR ACCESSORY STRUCTURE FROM REAR LOT LINE (FEET)	5	5	5	5	SAME AS PRINCIPAL BUILDING	SAME AS PRINCIPAL BUILDING
SETBACK FOR ACCESSORY STRUCTURE FROM SIDE LOT LINE (FEET)					SAME AS PRINCIPAL BUILDING	SAME AS PRINCIPAL BUILDING
SETBACK FOR ACCESSORY STRUCTURE FROM REAR LOT LINE (FEET)					SAME AS PRINCIPAL BUILDING	SAME AS PRINCIPAL BUILDING

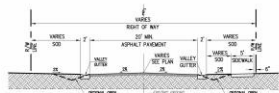
NOTES:
 * SETBACK PROPOSED FROM PHYSICAL LOCATION OF SEAWALL HIGH WATER LINE.
 ** SINCE FRONT SETBACK WILL HAVE 5 FEET SETBACK ON THE SIDE.
 *** IF INDUSTRIAL, RESIDENTIAL OR RECREATIONAL AREA, NO STRUCTURE CLOSER THAN 10 FEET TO THE ADJACENT RECREATIONAL ZONE. PROPOSED THAN 10 FEET ON THE REAR YARD. PROPOSED 10 FEET ON THE REAR YARD.
 **** IF COMMERCIAL, RESIDENTIAL OR RECREATIONAL AREA, NO STRUCTURE CLOSER THAN 10 FEET TO THE ADJACENT RECREATIONAL ZONE. PROPOSED THAN 10 FEET ON THE REAR YARD. PROPOSED 10 FEET ON THE REAR YARD.

LAND USE SCHEDULE:

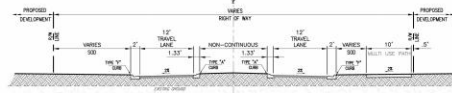
AREA	PROPOSED LAND USE					
	COMMERCIAL	SINGLE FAMILY DETACHED	SINGLE FAMILY ATTACHED	TOWNHOMES	MULTI-FAMILY	RECREATIONAL / INDUSTRIAL
SINGLE FAMILY RESIDENTIAL		X	X	X	X	X
MIXED USE	X	X	X	X	X	X
COMMERCIAL / INDUSTRIAL	X					X
WHARF / MIXED USE	X	X	X	X	X	X
RESIDENTIAL WITH WATER-BASED USES	X	X	X	X	X	X



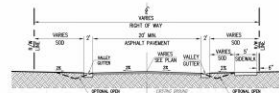
TYPICAL 80' BOULEVARD SECTION



TYPICAL 50' MIN. ROADWAY SECTION



CATTLE DOCK POINT ROAD SECTION #1



CATTLE DOCK POINT ROAD SECTION #2



NOT RELEASED FOR CONSTRUCTION

PROJECT NUMBER	4158	DATE	01/15/2015
PROJECT OWNER	ATWELL	DESIGNED BY	ATWELL
BOOK AND PAGE	BOOK 1	DESIGNED BY	ATWELL
	PAGE 1	DESIGNED BY	ATWELL