



Harbor Village (a.k.a. West County Town Center) Development Rights

(Adoption Hearing BCC Land Use Meeting 07-22-2025)

Maronda Homes LLC, of Florida



CHARLOTTE COUNTY
FLORIDA

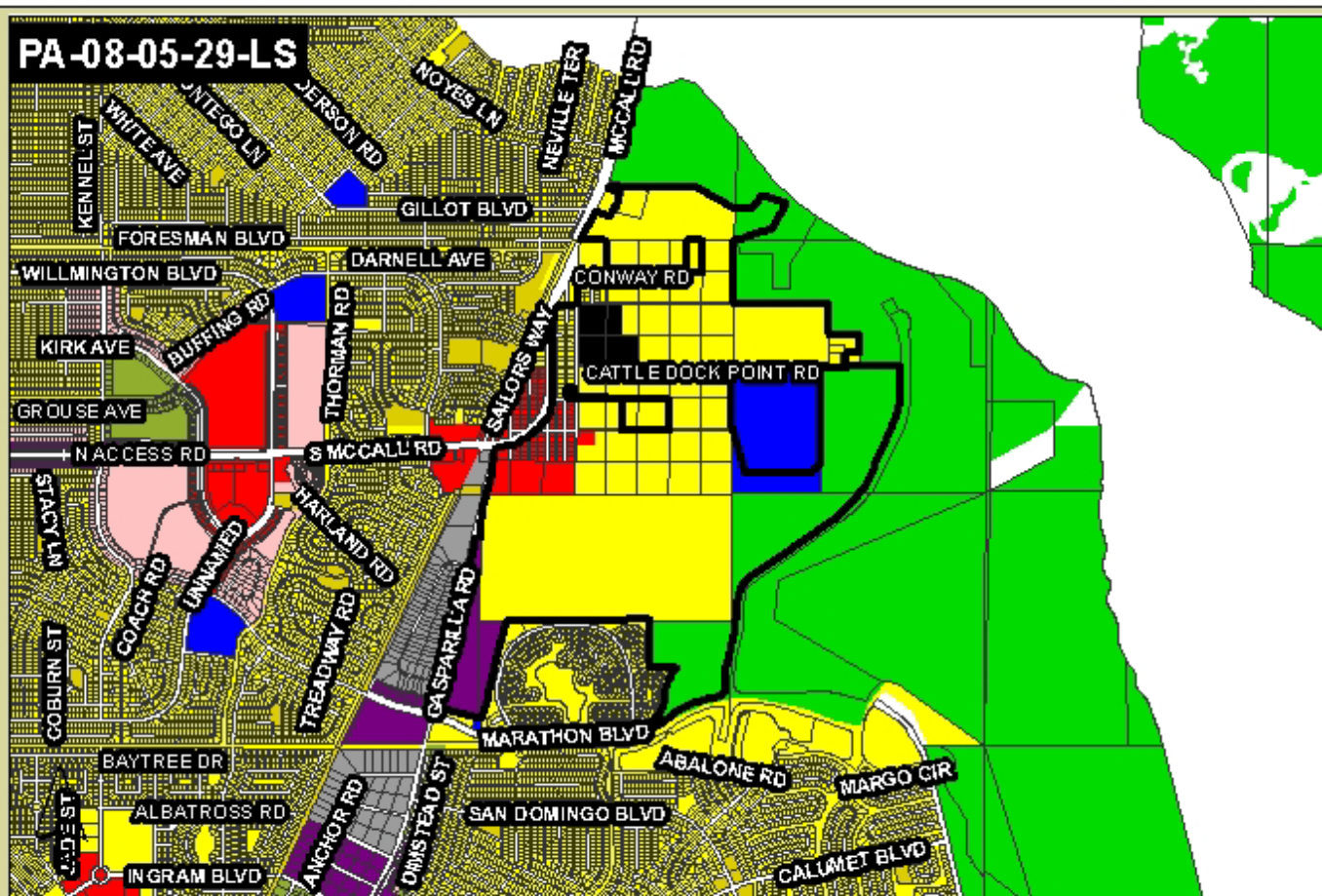
History

- On January 20, 2009, the Board approved the original West County Town Center project which allowed for commercial uses up to 1,509,807 square feet and residential development up to 3,960 units.

Approved and Proposed Development Rights

	Development Rights Prior to January 2009	Originally Approved Development Rights in January 2009	Proposed Development Rights
Commercial Uses	3,042,000 square feet	1,509,807 square feet	1,000,000 square feet
Residential	3,960 units	3,960 units	3,475 units
Light Industrial	N/A	N/A	400,000 square feet
Preservation FLUM Designation	226.79 acres	92.39 acres	163.45 acres

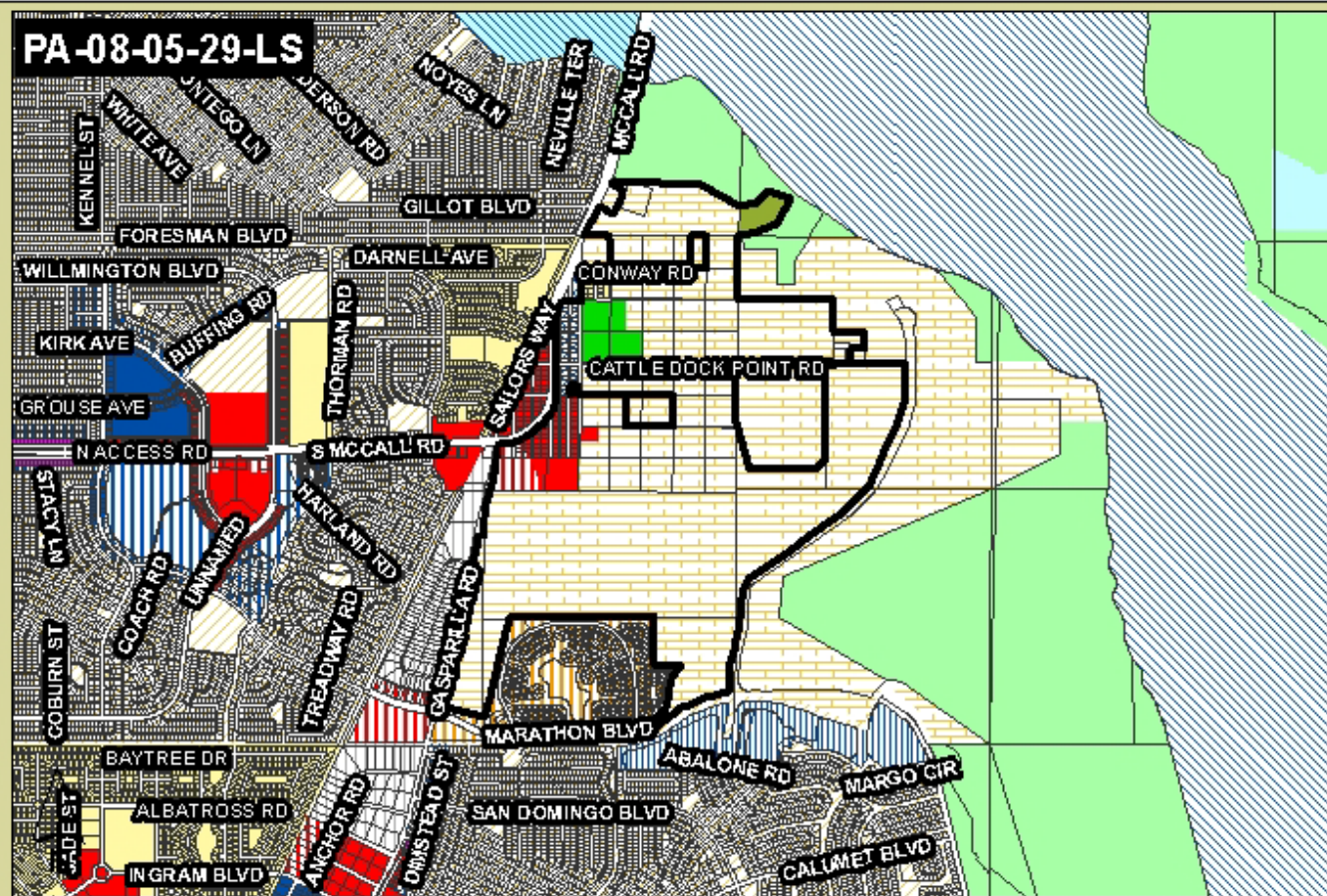
PA-08-05-29-LS



Future Land Use Designation

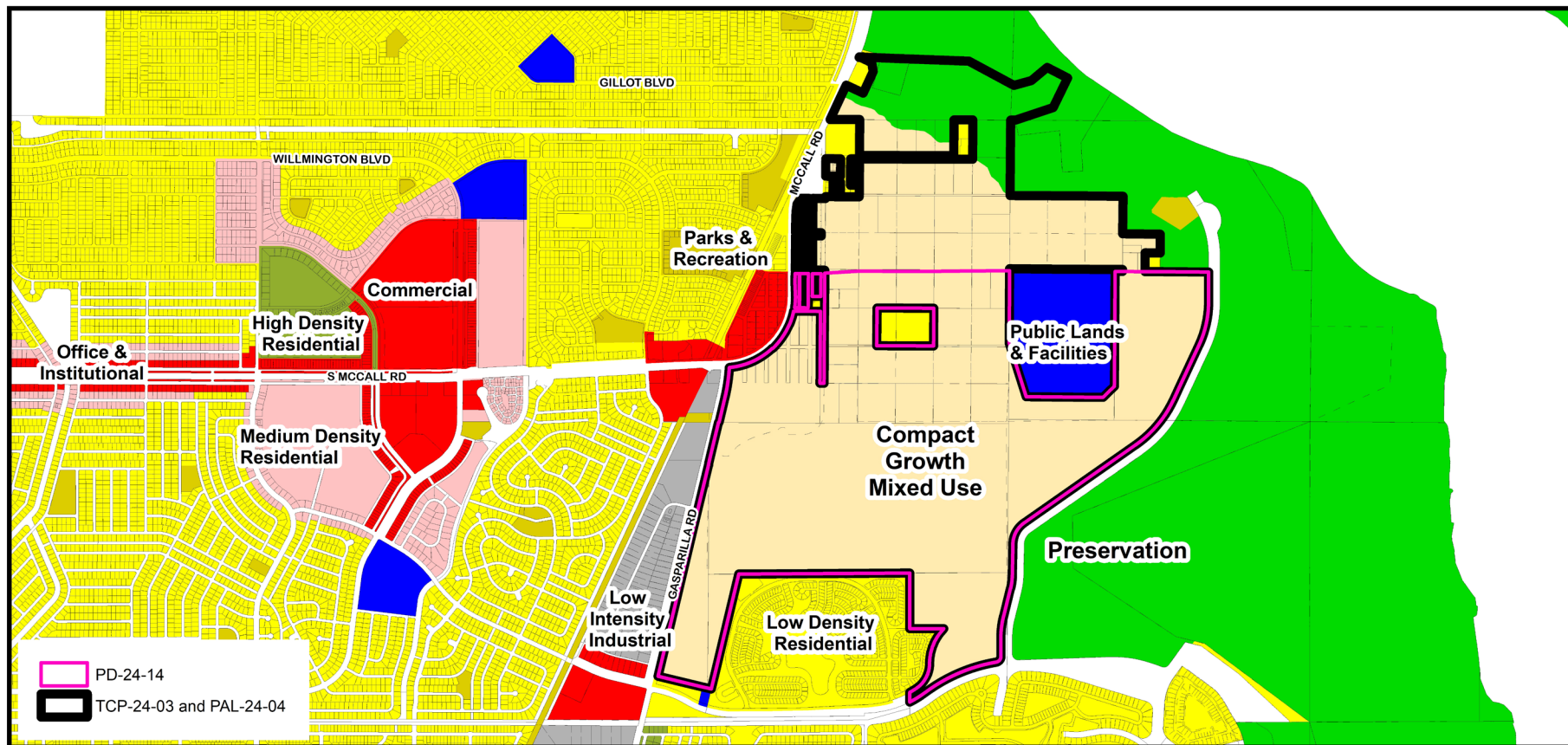
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|--------------------------|----------------------------|---------------------------|
| Commercial Center | Low Intensity Industrial | Public Lands & Facilities |
| Commercial Corridor | Medium Density Residential | Recreational Vehicle Park |
| High Density Residential | Parks & Recreation | |
| Low Density Residential | Preservation | |

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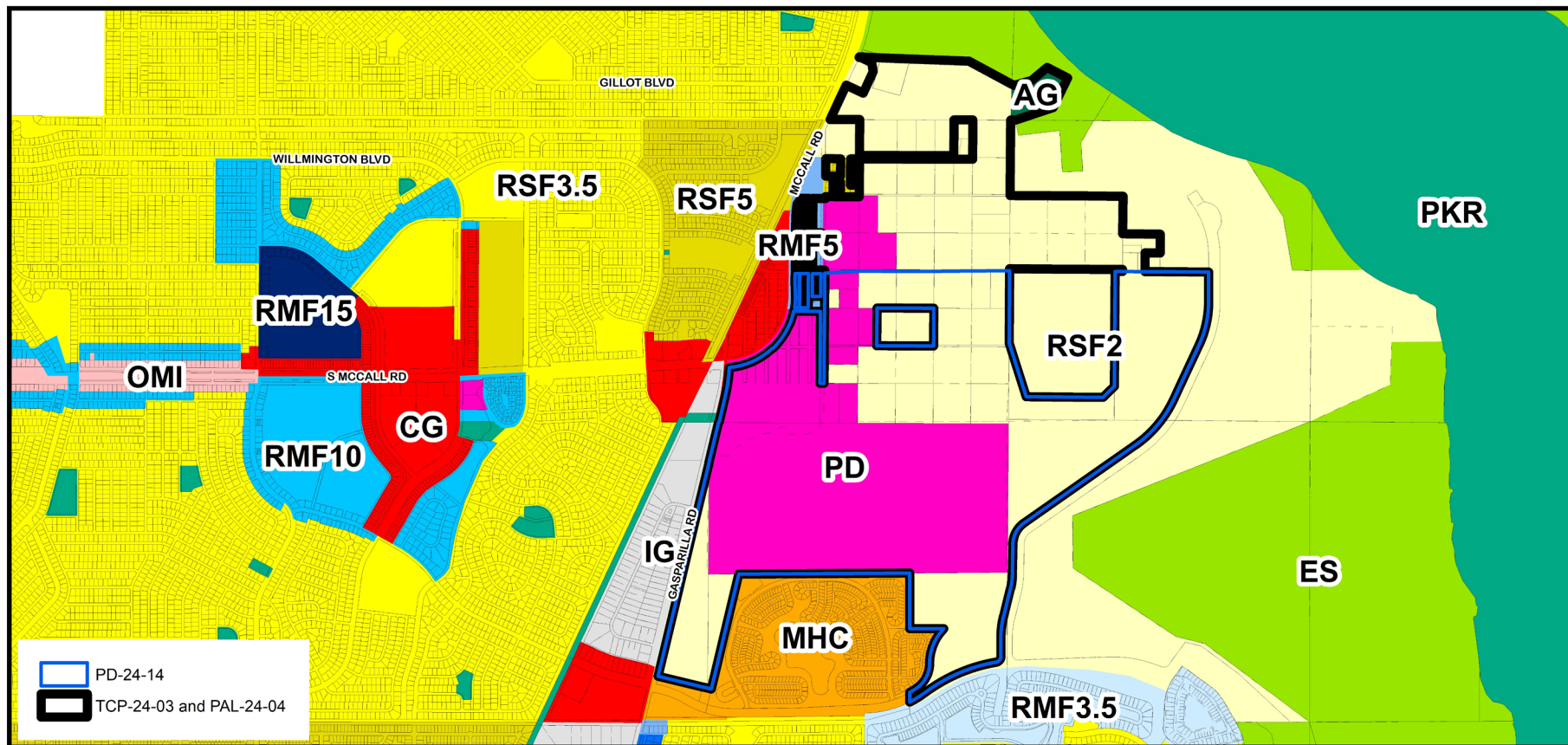


ZONING DISTRICTS

ES	RSF5	RMF10	OMI	AE	MP
RSF2	RMF3.5	RMF15	CI	MHS	PD
RSF3.5	RMF5	RMF12	CG	IL	



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



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

Approximately 210 Acres of Lands

- On December 16, 2003, the Board of Trustees approved a settlement agreement to resolve a quiet title action filed by South Florida Land Holdings, LLC and CSH. The settlement agreement resulted in approximately 210 acres of land owned jointly by the Board of Trustees and SWFWMD being conveyed to CSH. The 210-acres of property was created from upland spoil, leaving little native habitat and a large invasive plant infestation; thus, it was declared no longer needed for conservation purposes by the Board of Trustees.

Approximately 210 Acres of Lands

- The settlement agreement also required a perpetual restrictive covenant on the 210 acres limiting the residential development to 1.5 units per acre. The restrictive covenant did not limit CSH from developing any other improvement, including commercial and industrial, that complies with existing or future Charlotte County Zoning Code or that may be approved under a planned unit development.

Approximately 210 Acres of Lands

- On May 23, 2023, a revised restrictive covenant was approved, which requires that:

The development of the Property shall solely be limited to residential purposes with a maximum of 2.5 units per acre, that complies with the existing or future Charlotte County Zoning Code or that may be approved under a planned unit development. All other development is strictly prohibited.