



SV-23-03-01 (Legislative)

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

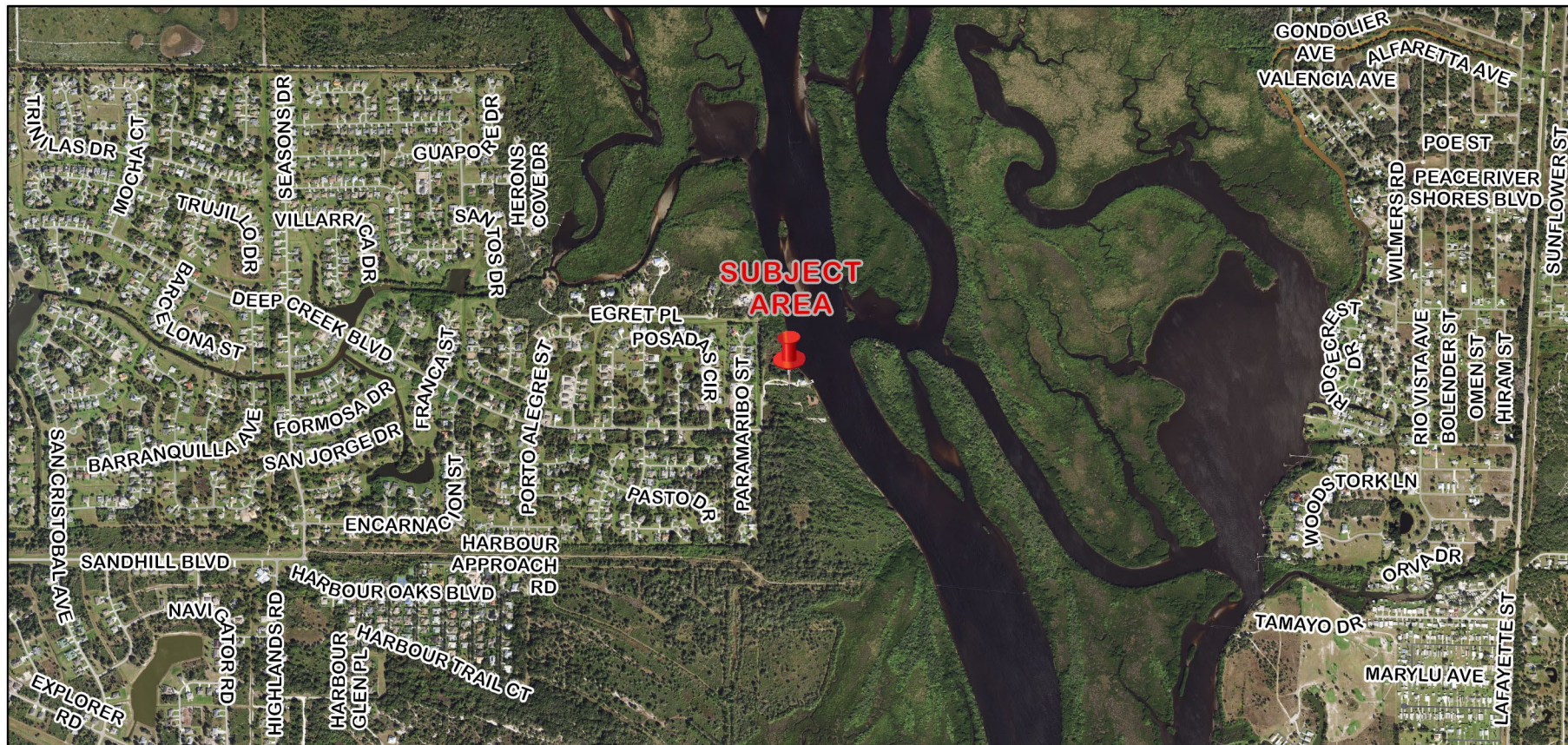
George R. Roland



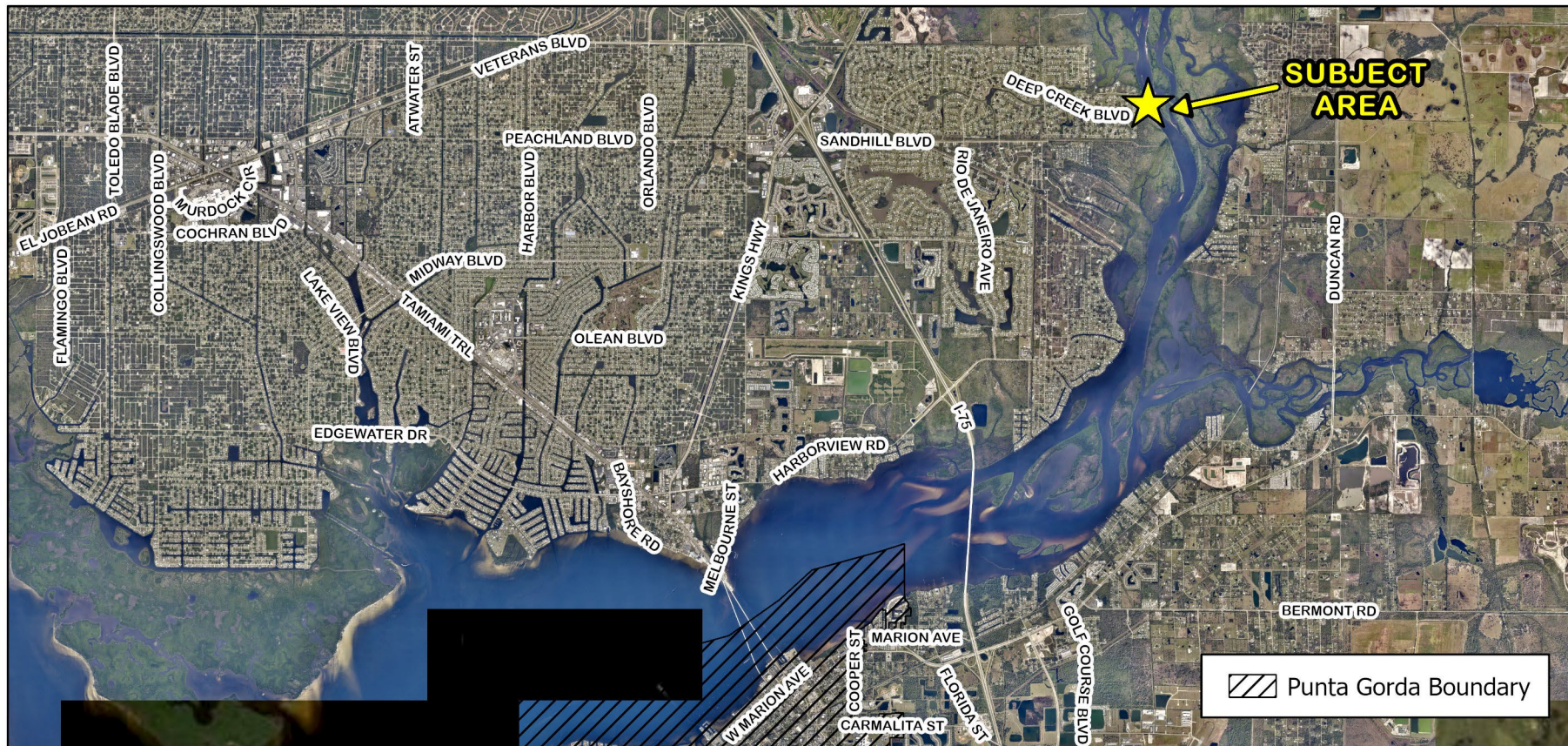
CHARLOTTE COUNTY
FLORIDA

SV-23-03-01

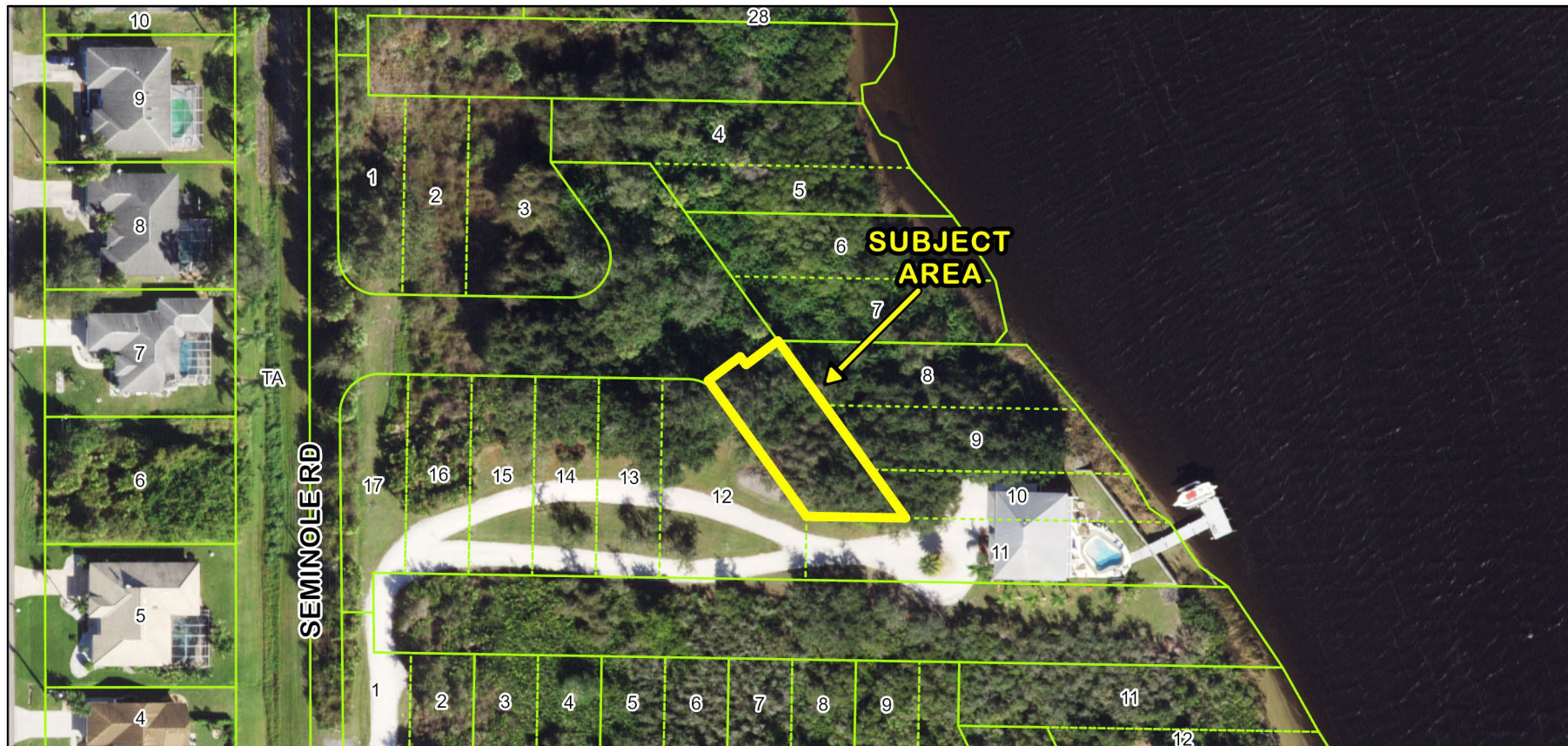
- The applicant, George R. Roland, is requesting to vacate a portion of Barcelona Court adjacent to 400 Seminole Road, being his property and described as Lots 8 through 17, Block 194, of Harbour Heights Section Thirteen, as shown on Plat Book 5, Pages 32A through 32B, of the Public Records of Charlotte County, Florida. The total area to be vacated contains 6,089± square feet or 0.14± acres and is generally located north of Deep Creek Boulevard, southwest of the Peace River, and east of Seminole Road, and within the Punta Gorda area.
- Located in Commission District I



SV-23-03-01 Location Map



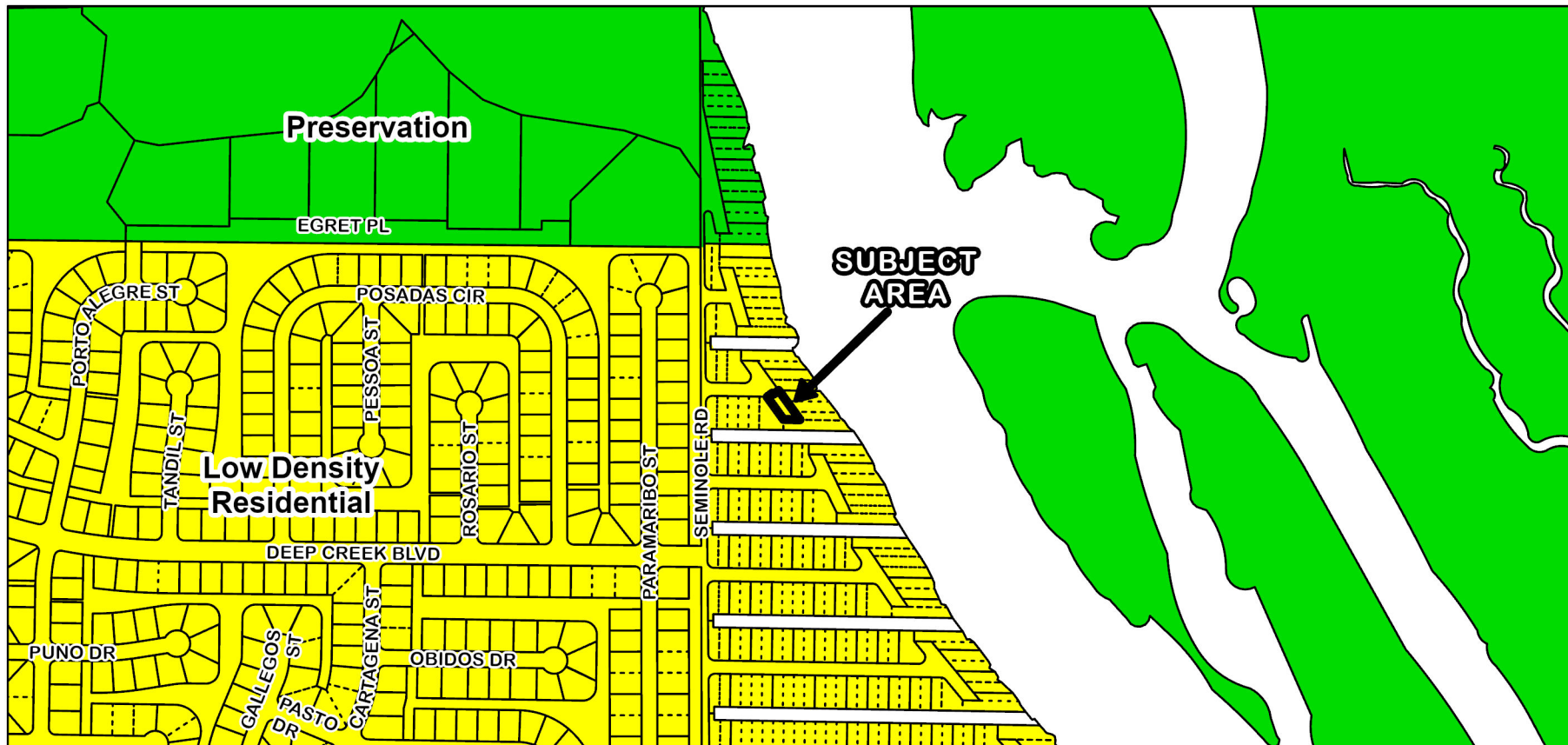
SV-23-03-01 2024 Aerial Location Map (Full Range)

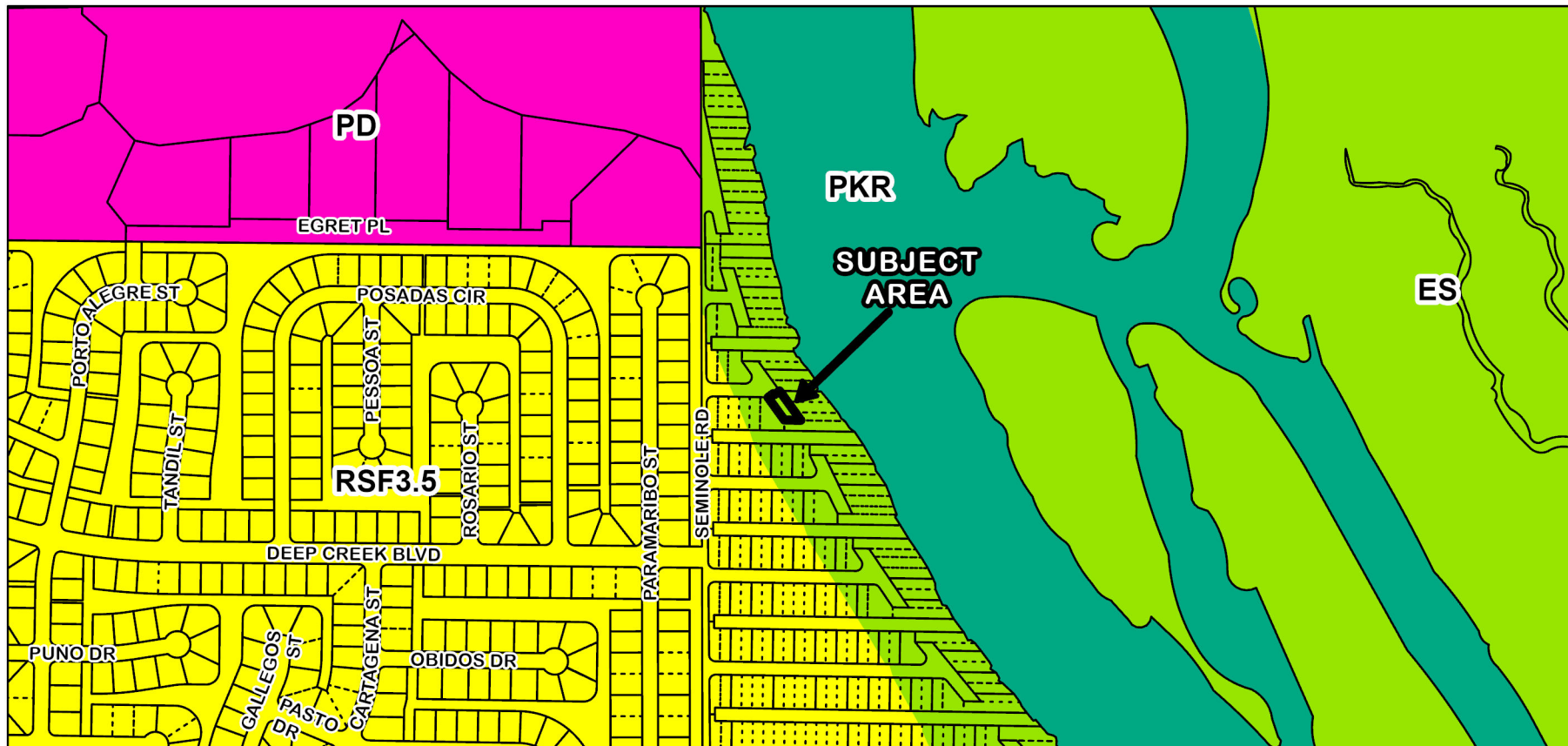


SV-23-03-01 Aerial Location Map

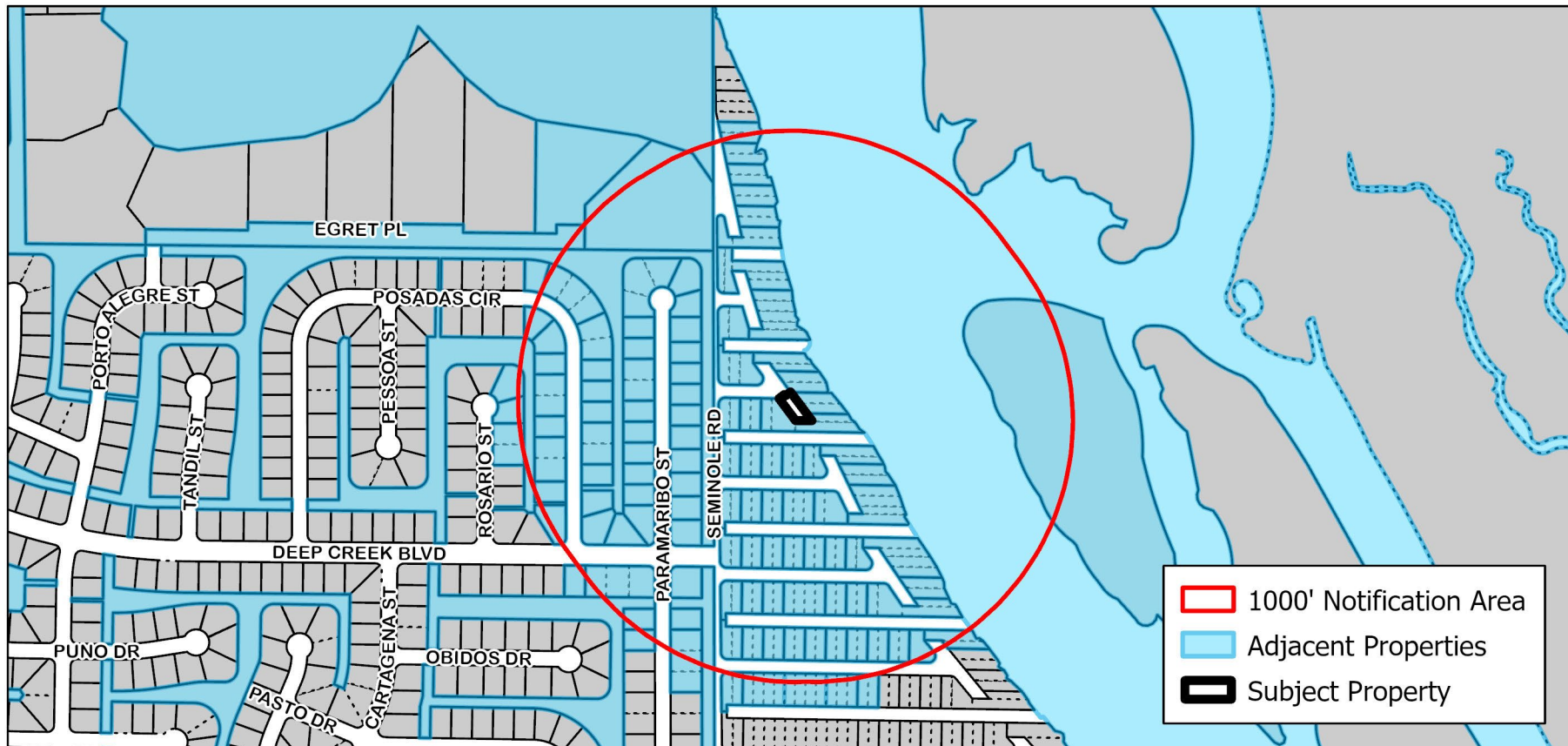


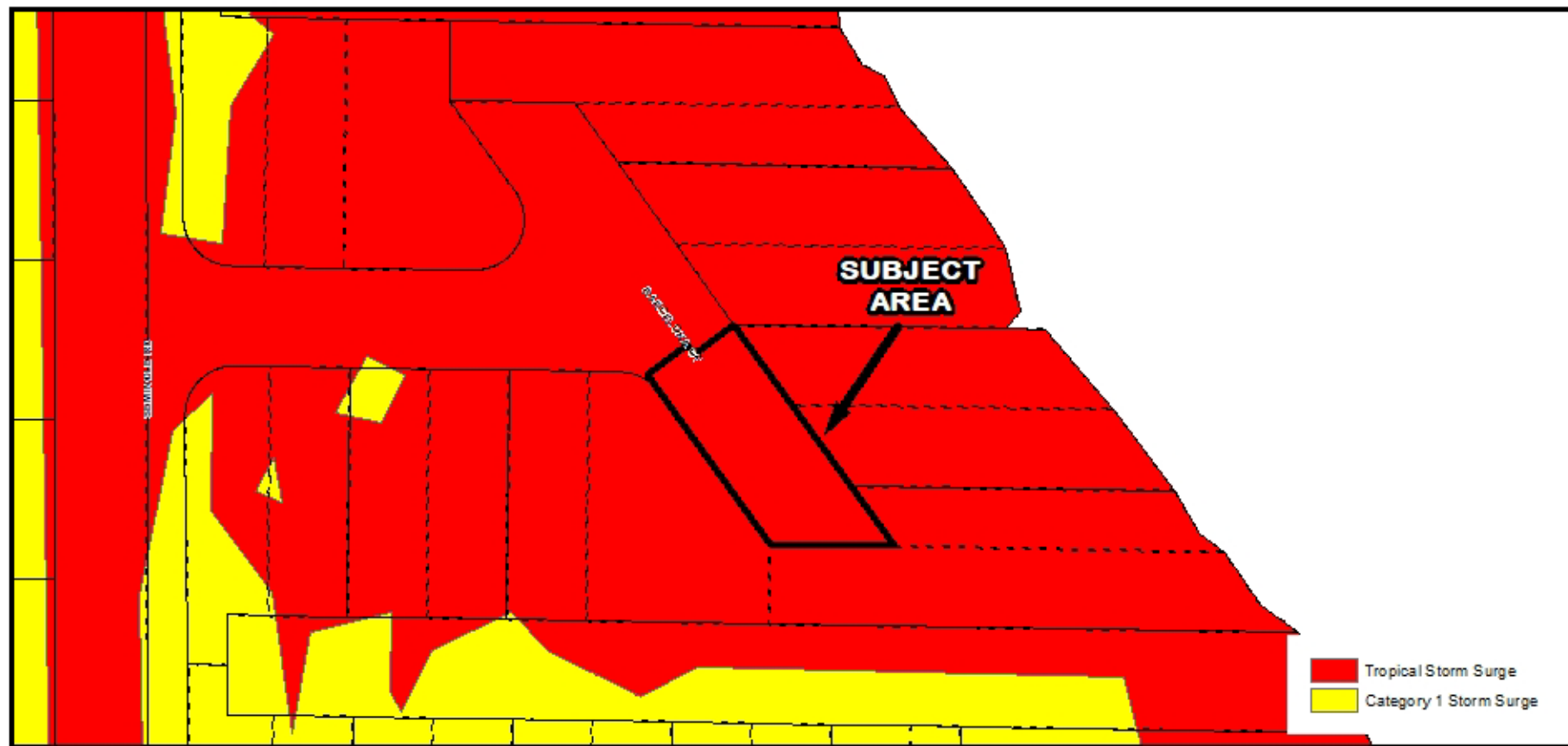
SV-23-03-01 2024 Eagle View Image





SV-23-03-01 Zoning Designations

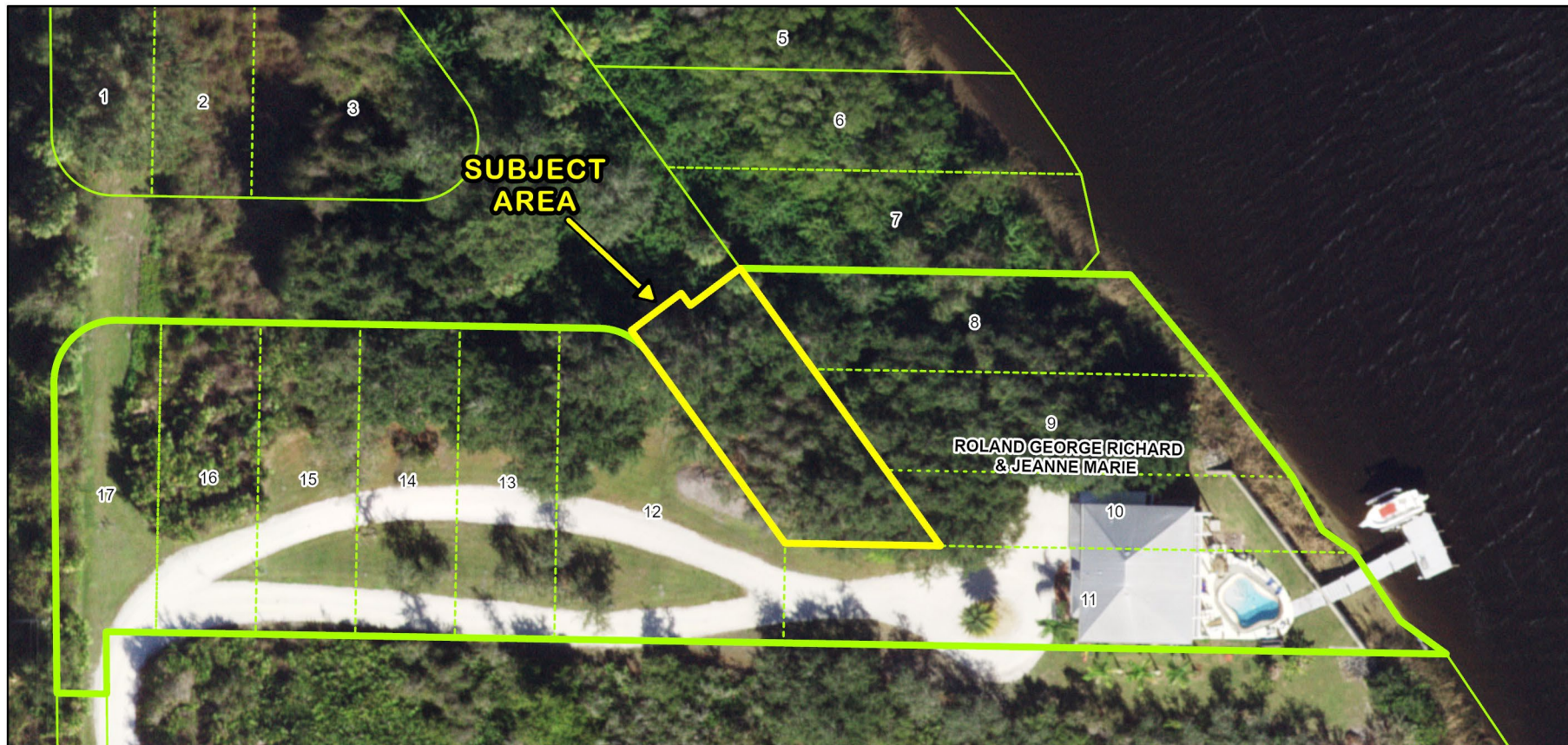


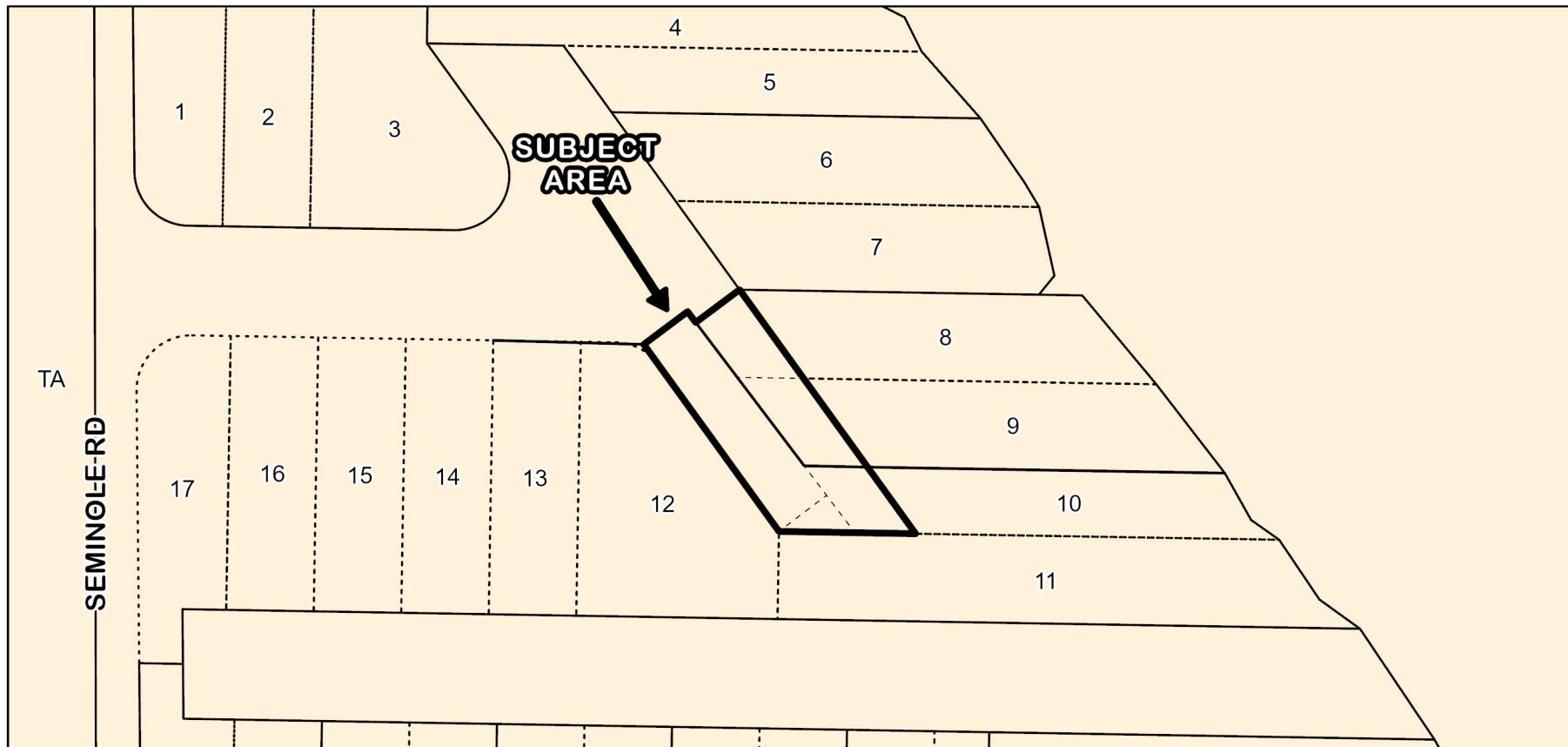


SV-23-03-01 Coastal High Hazard Area

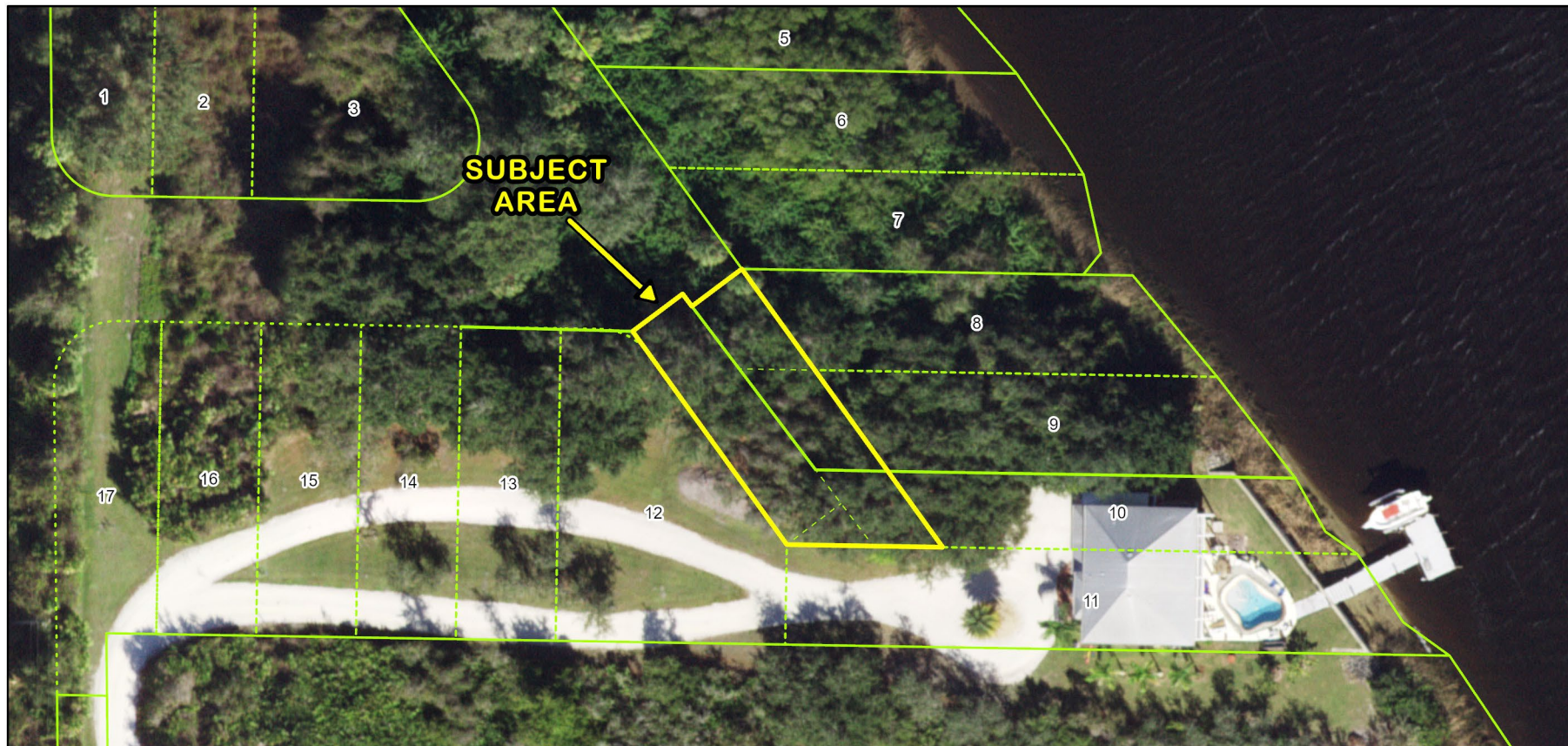


SV-23-03-01 Flood Zones (Subject Property - 10AE Zone)





SV-23-03-01 Proposed Changes



PAL-24-07 (Legislative)

Z-24-18 (Quasi-Judicial)

(Transmittal Hearing BCC Land Use Meeting 06-10-2025 for
PAL-24-07 Only

Adoption Hearing BCC Land Use Meeting 07-22-2025
for PAL-24-07 and Z-24-18)

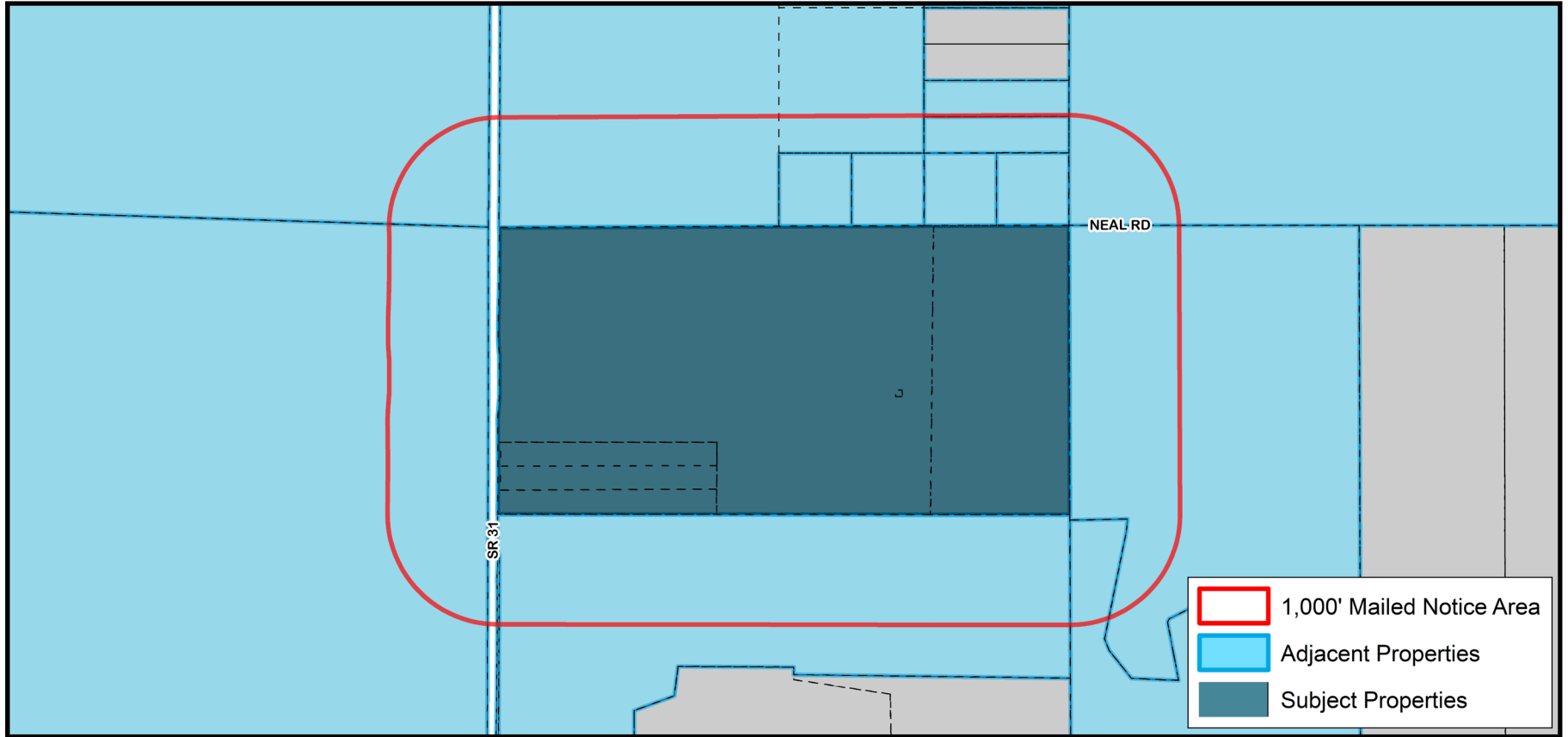
Bluegrass Land & Mine

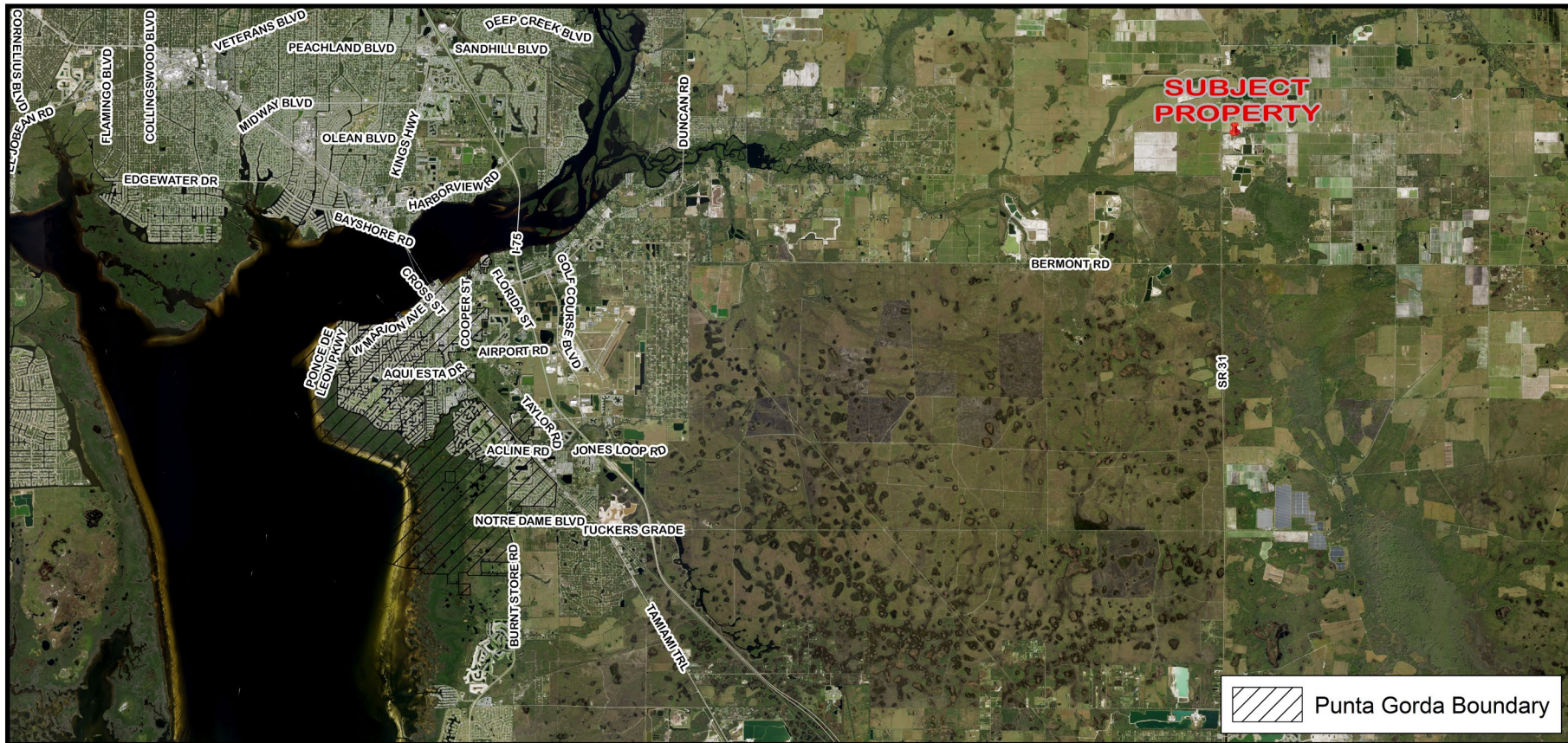


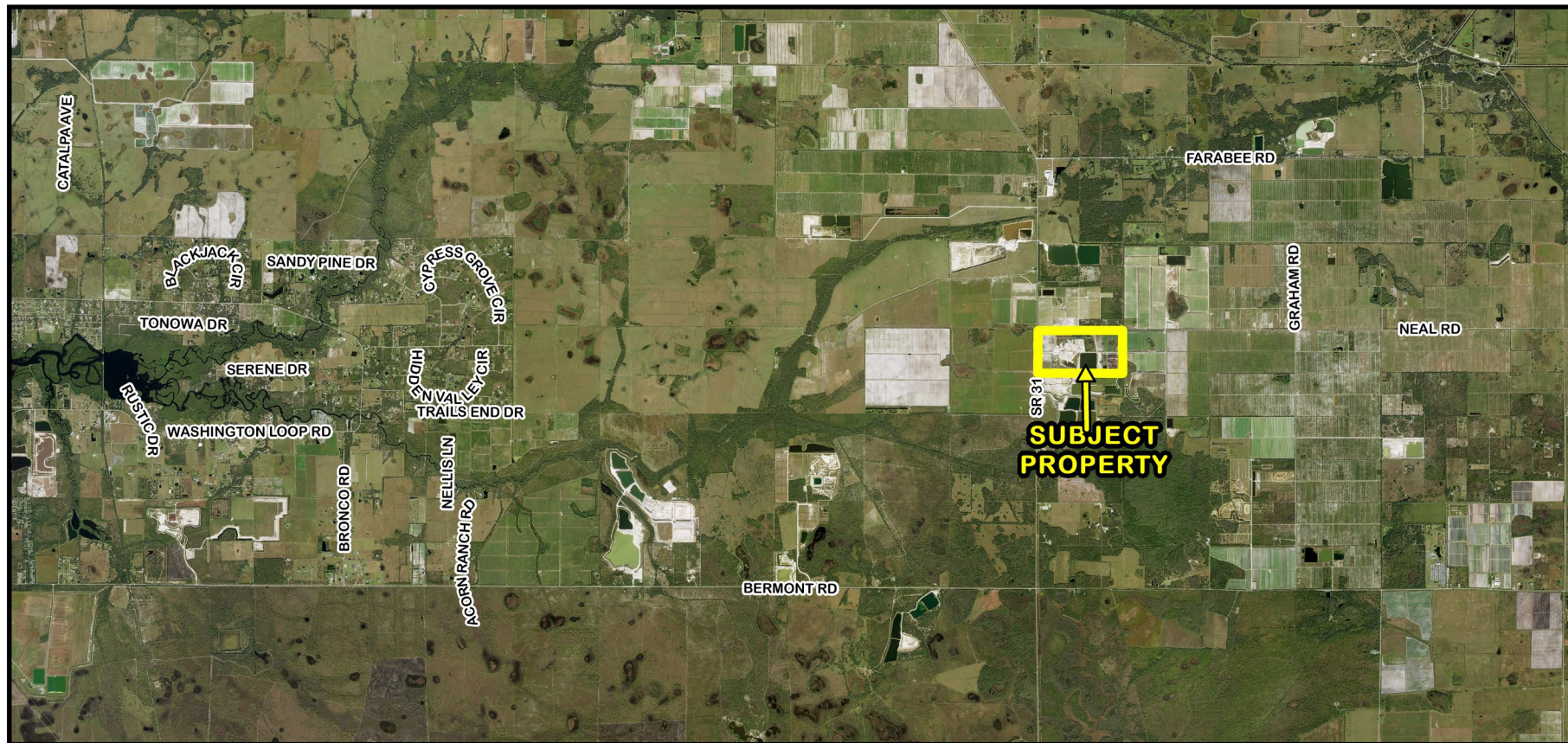
CHARLOTTE COUNTY
FLORIDA

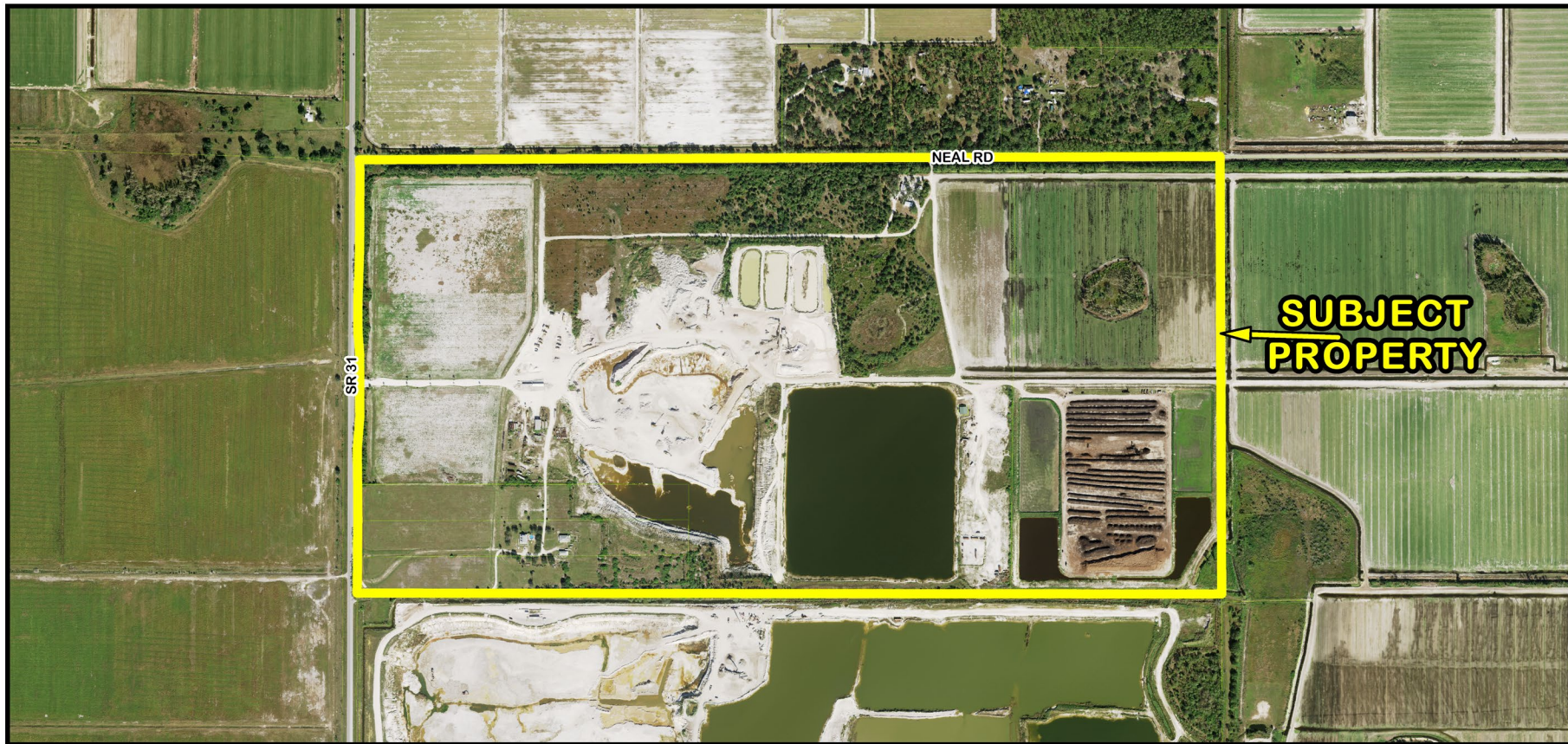
Proposed Changes

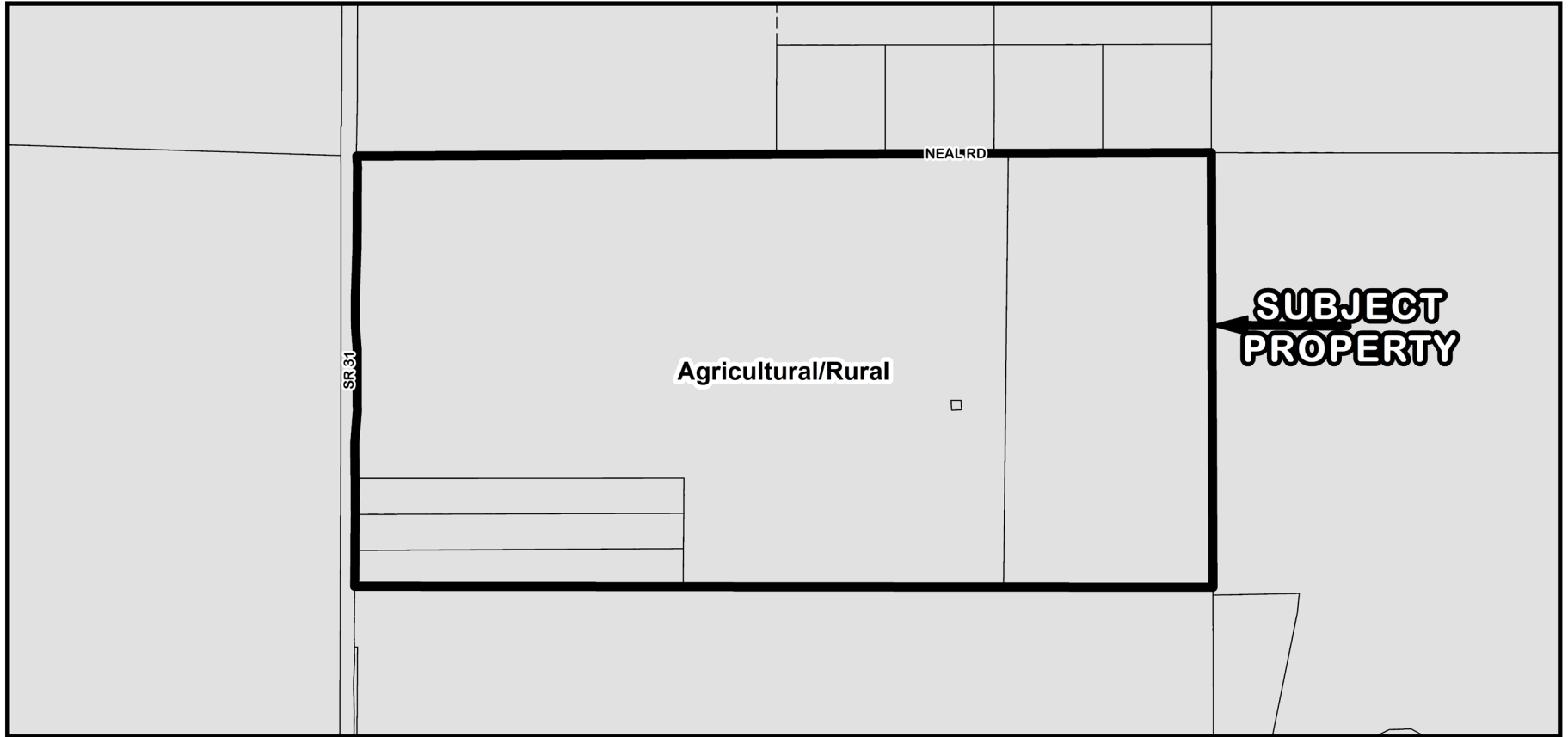
- A Large Scale Plan Amendment (PAL-24-08) from Agriculture (AG) to Mineral Resource Extraction (MRE).
- A rezoning (Application Number Z-24-18) from Agriculture (AG) to Excavation and Mining (EM).
- Property located in Commission District I.

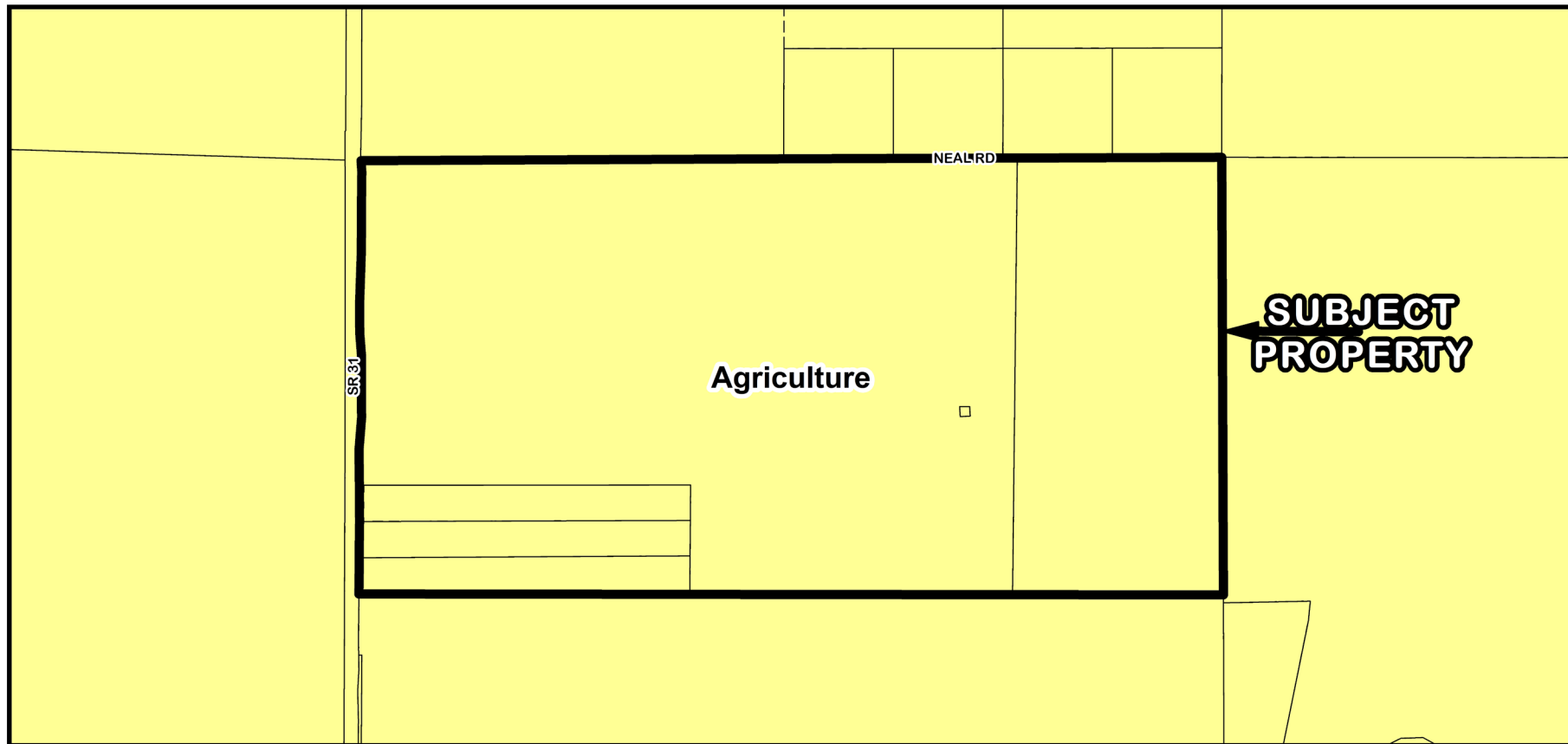


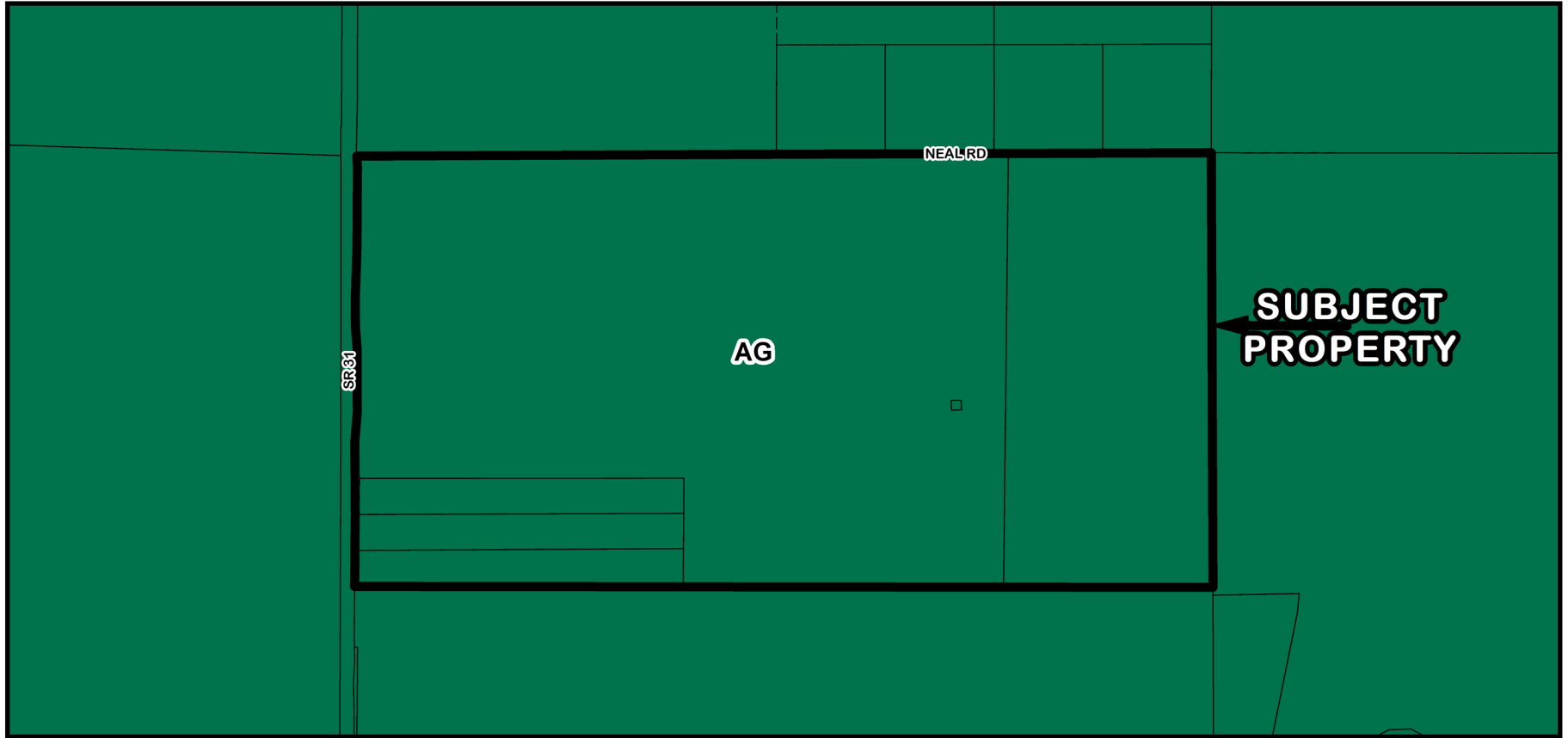


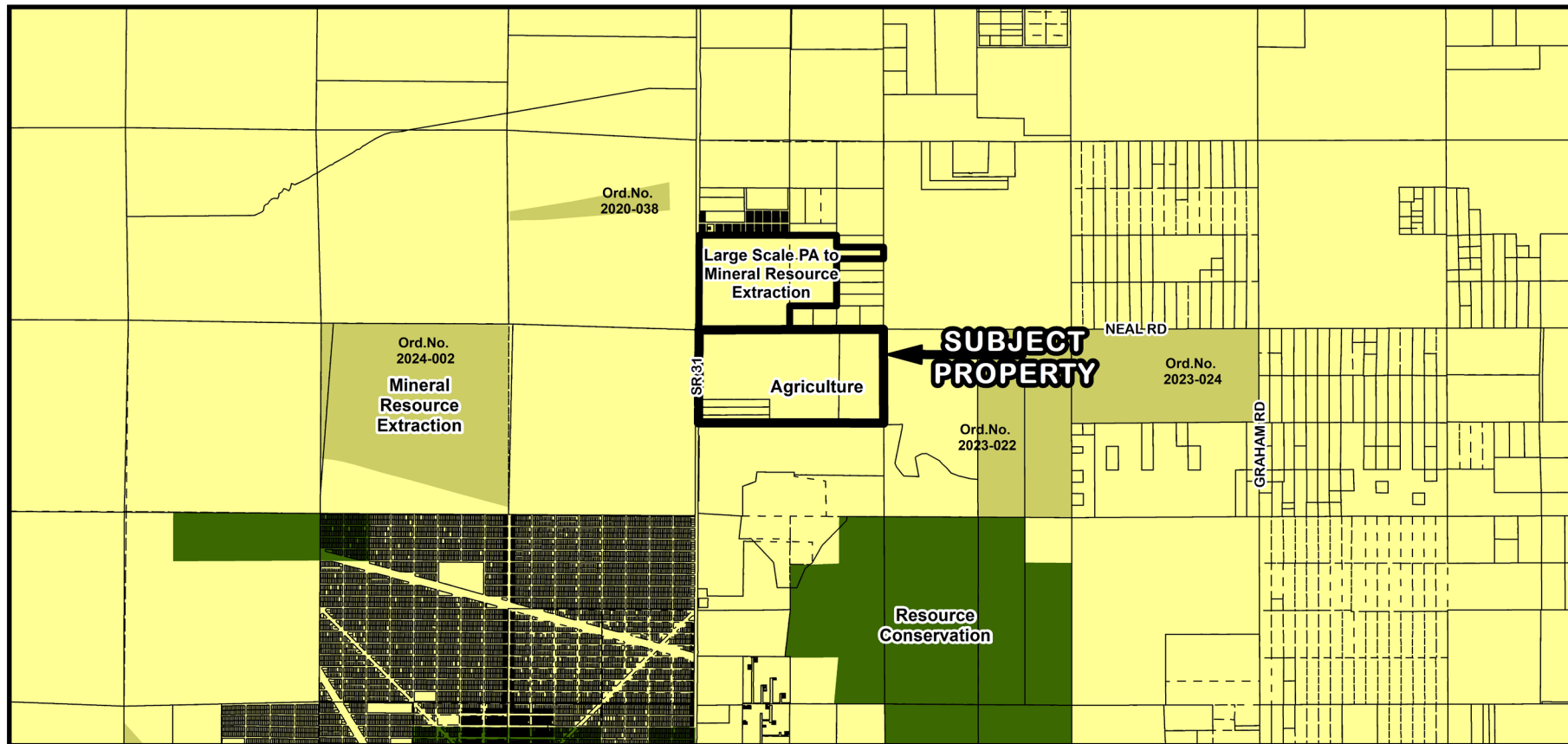




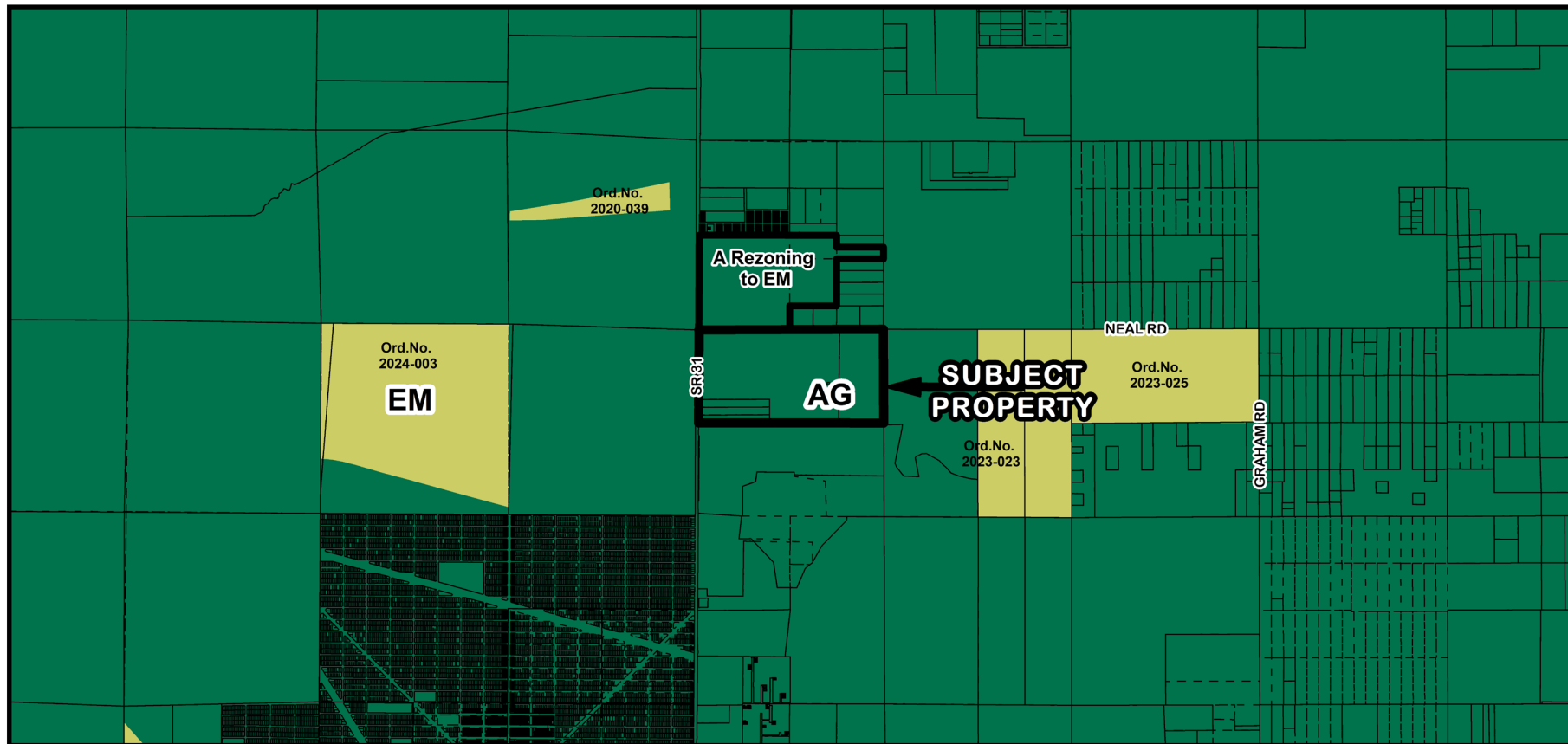




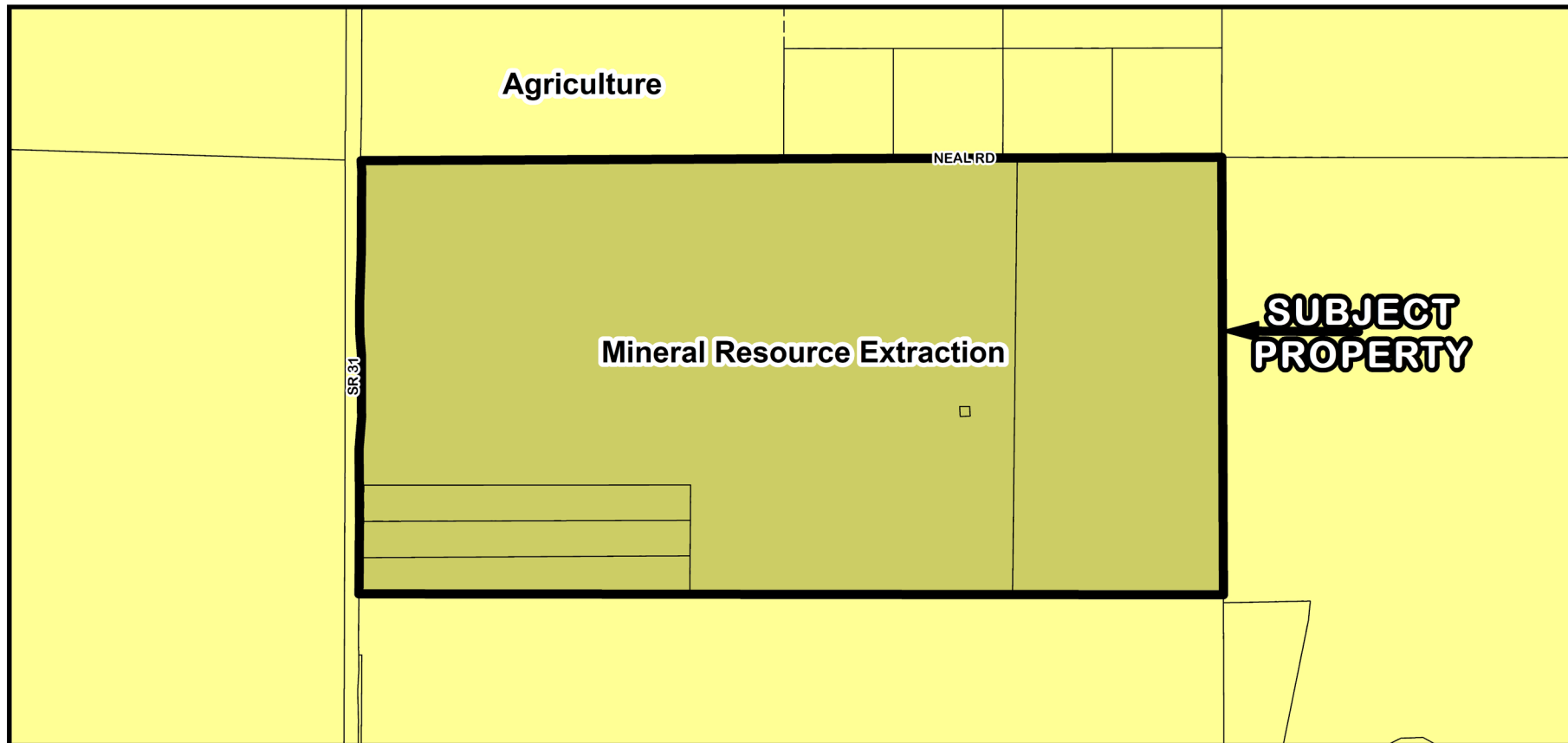


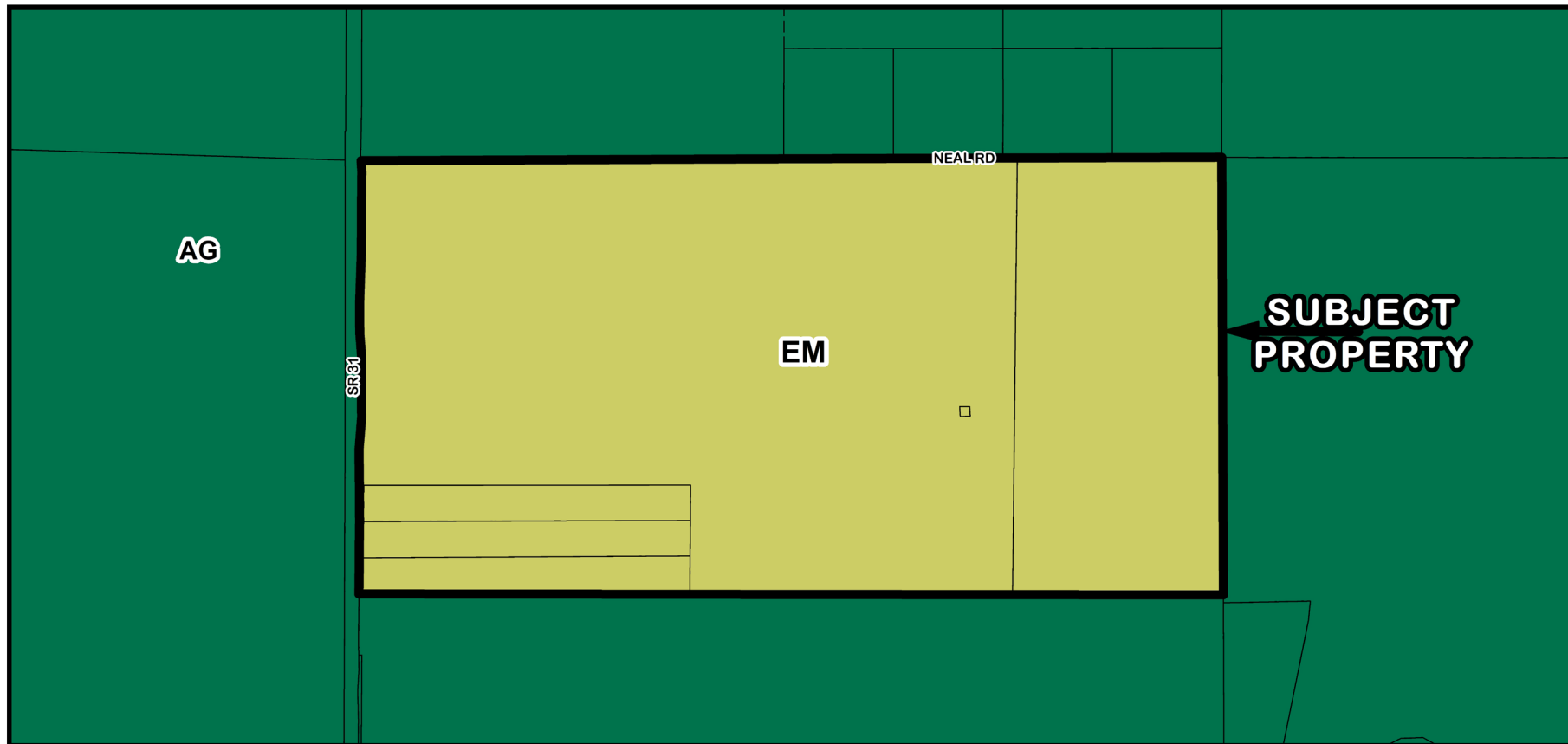


PAL-24-07 and Z-24-18 Surrounding Existing FLUM Designations



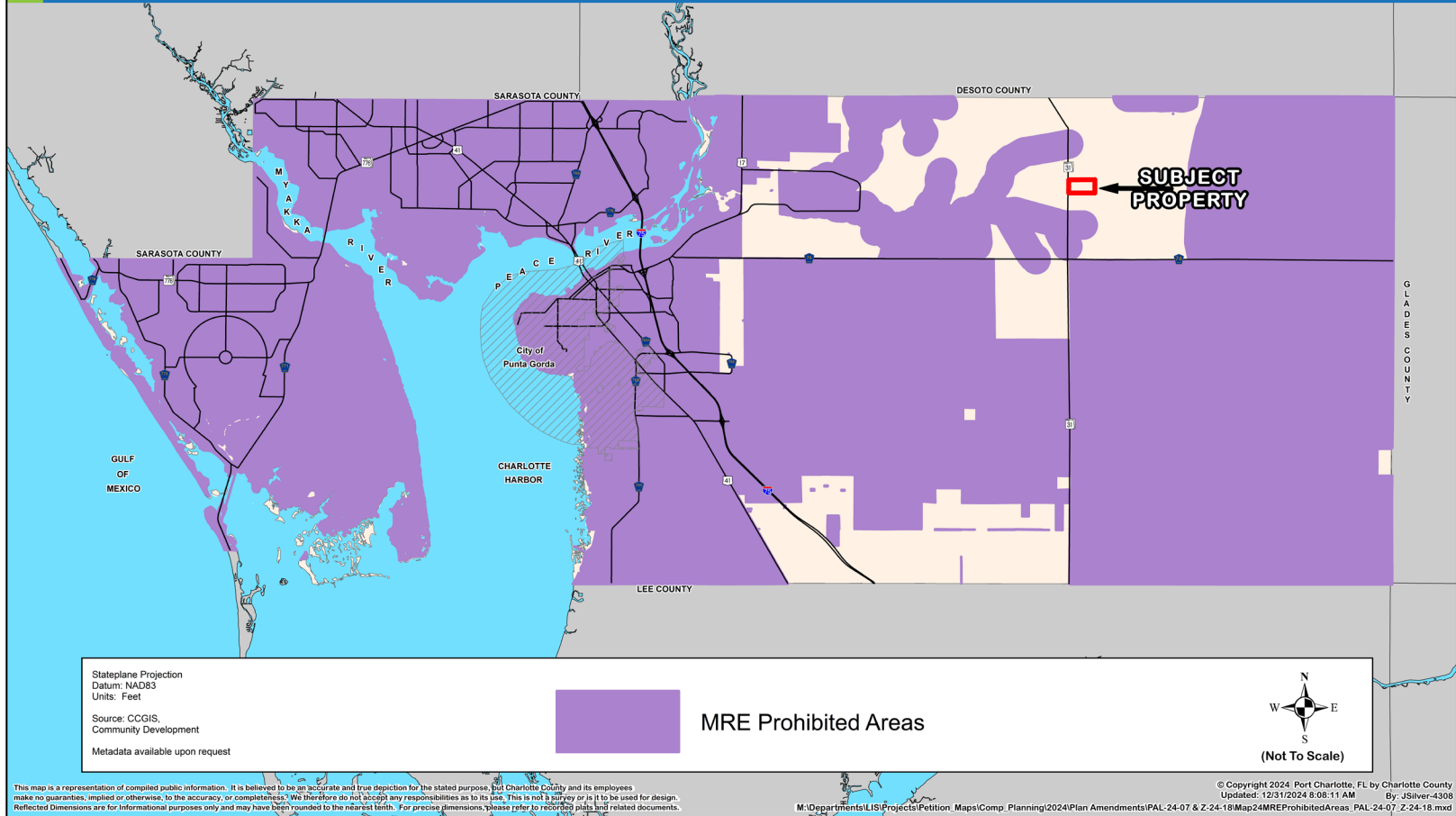
PAL-24-07 and Z-24-18 Surrounding Existing Zoning Designations





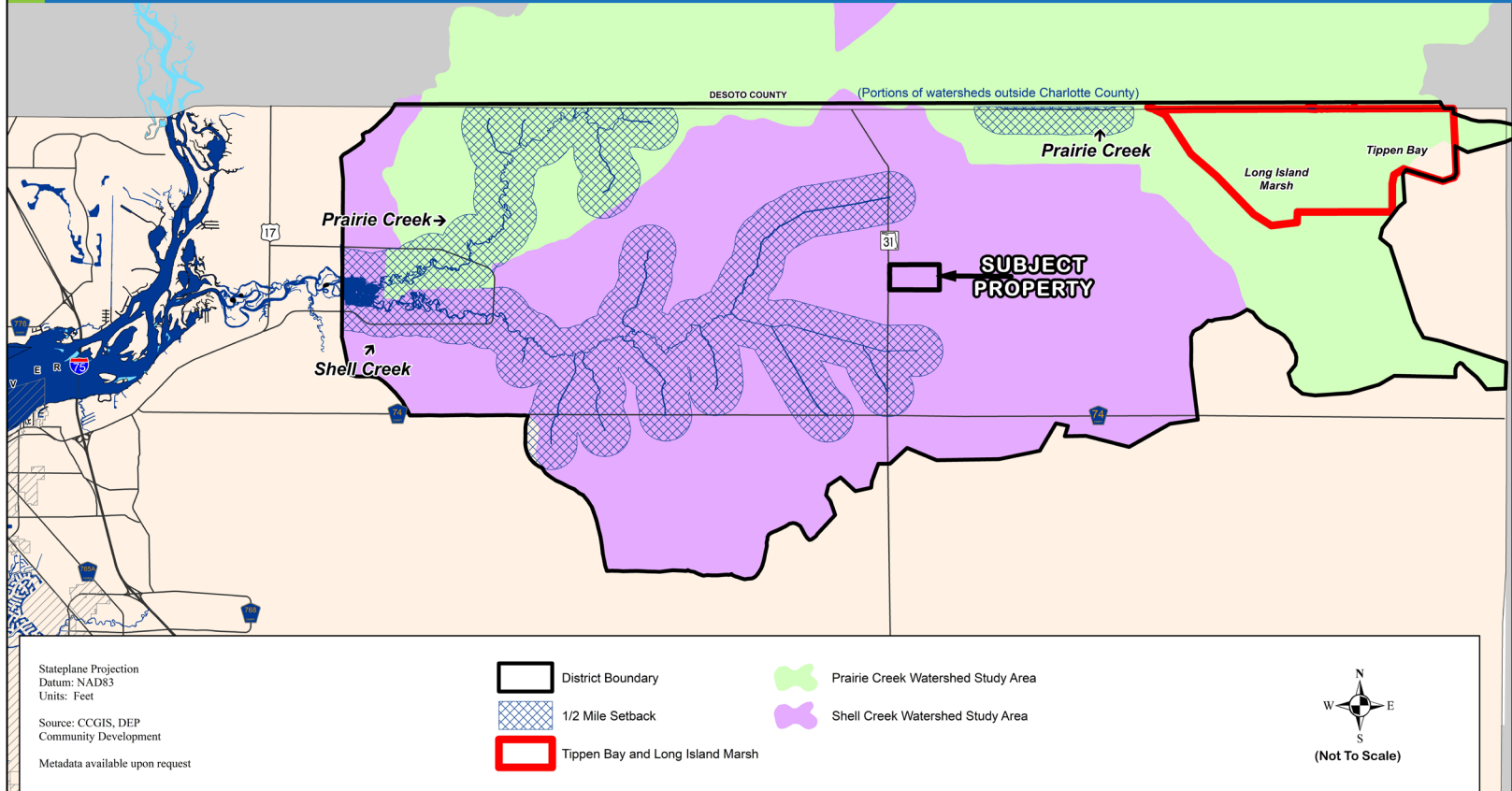
CHARLOTTE COUNTY

Future Land Use Map Series
Map #24: MRE Prohibited Locations



CHARLOTTE COUNTY

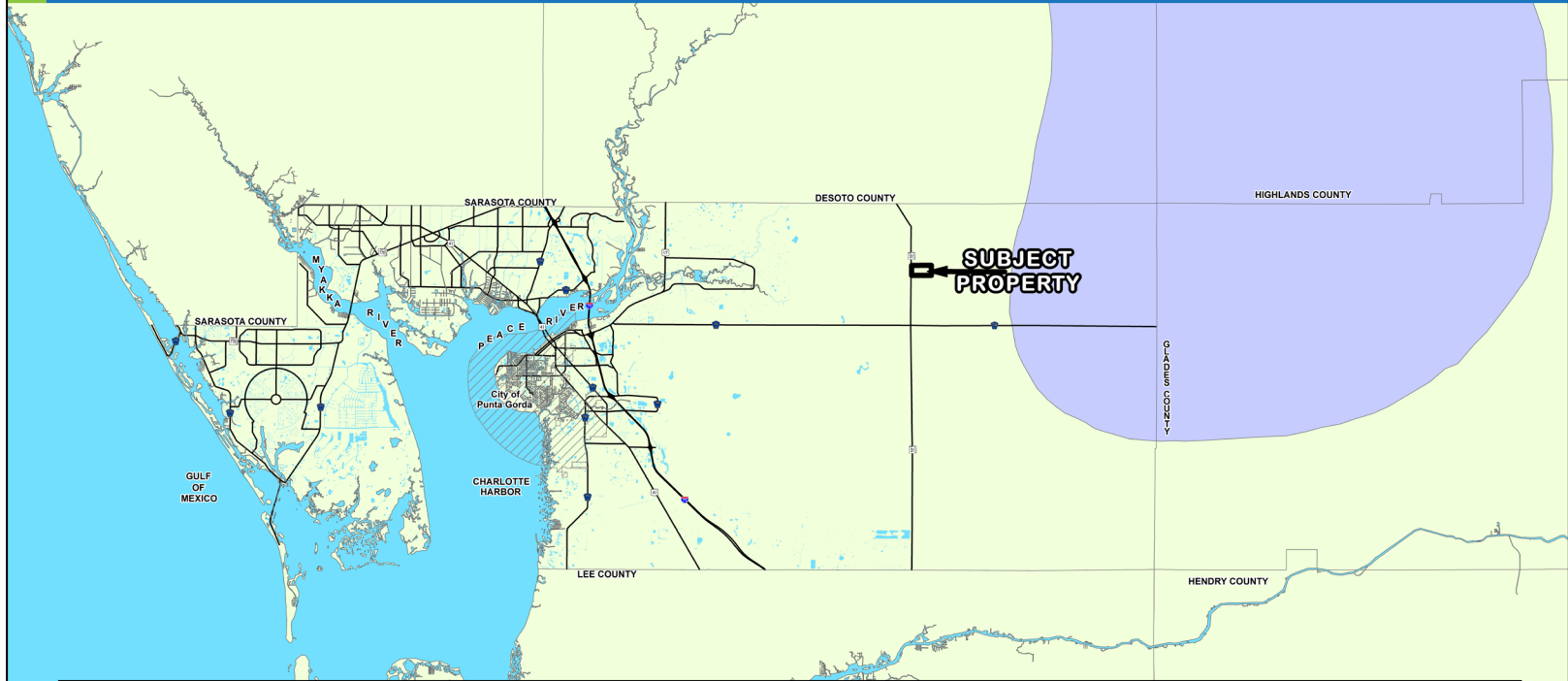
Future Land Use Map Series
Map #4: Watershed Overlay District



CHARLOTTE COUNTY

Future Land Use Map Series

Map #6: Prime Aquifer Recharge Areas



Stateplane Projection
Datum: NAD83
Units: Feet

Source: CCGIS, SWFWMD,
SWFWMD, Community Development

Metadata available upon request

-  No recharge to very low recharge (0.0 to 1.0 inches per year) to the Upper Florida Aquifer
-  No discharge to very low discharge (0.0 to 1.0 inches per year) to the Upper Florida Aquifer

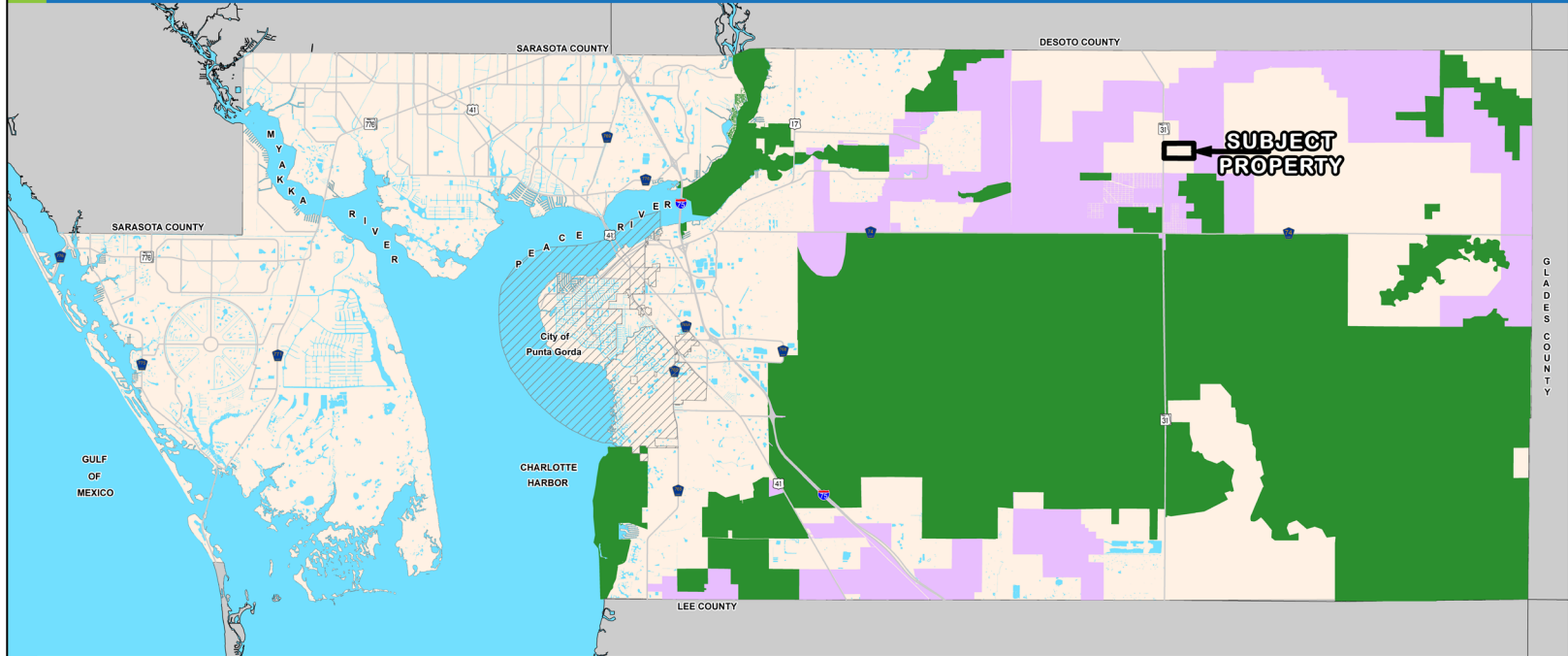


(Not To Scale)

CHARLOTTE COUNTY

Future Land Use Map Series

Map #22: Critical Wildlife Corridors



Stateplane Projection
Datum: NAD83
Units: Feet

Source: CCGIS
Community Development

Metadata available upon request



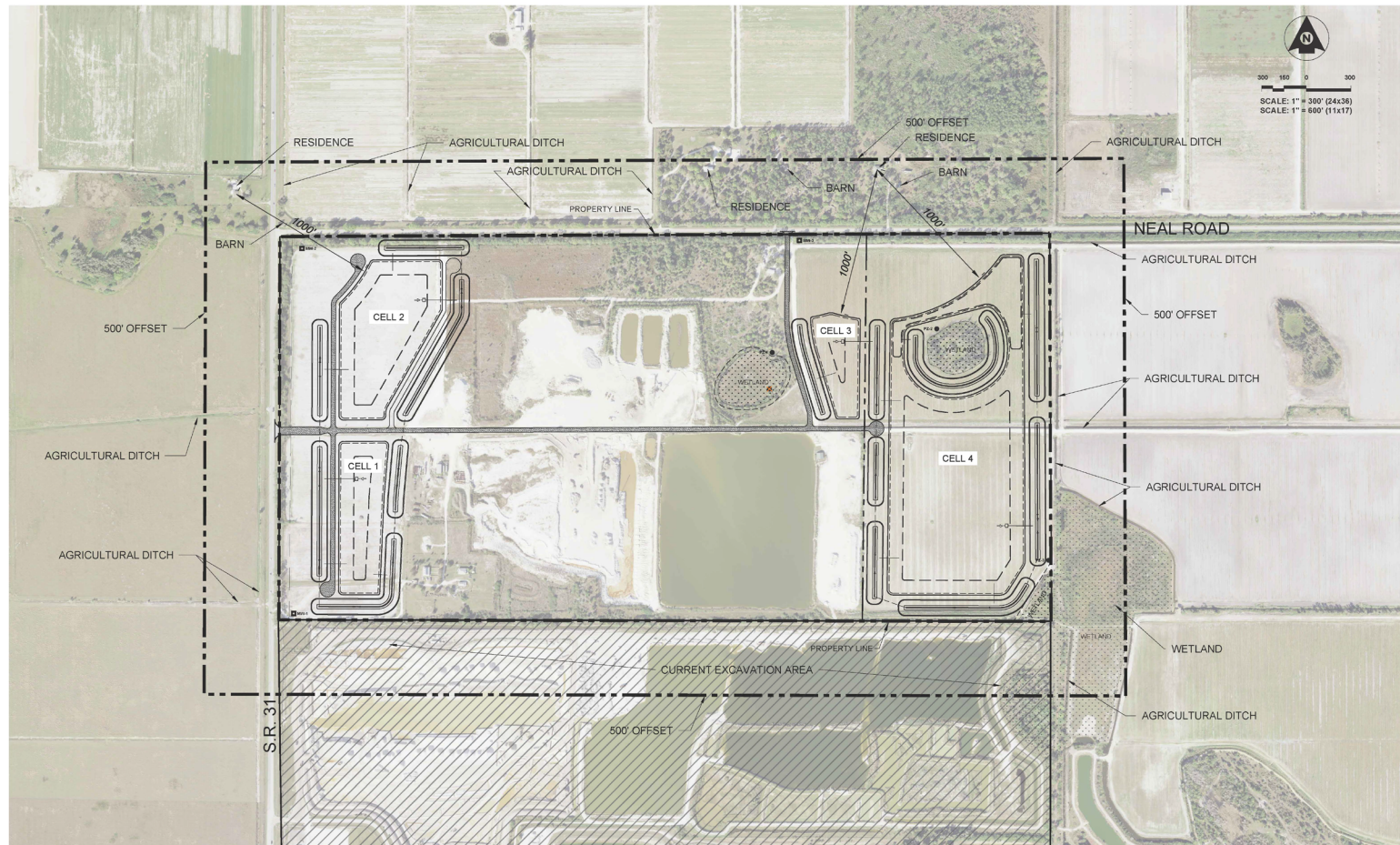
Wildlife Corridor Critical Linkages



Resource Conservation & Preservation



(Not To Scale)



25450 Airport Road, Suite B
Punta Gorda, Florida 33950
Tel. (941) 637-9655 | Fax (941) 637-1149
www.sedfi.com
Certificate of Authorization No. 26551

REV.	DATE	BY	CHKD	DESCRIPTION

Project No:	23-0630
Project Manager:	D H B
Project Engineer:	-
Project Designer:	-
Checked By:	-
Approved By:	D H B

PUNTA GORDA

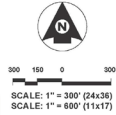
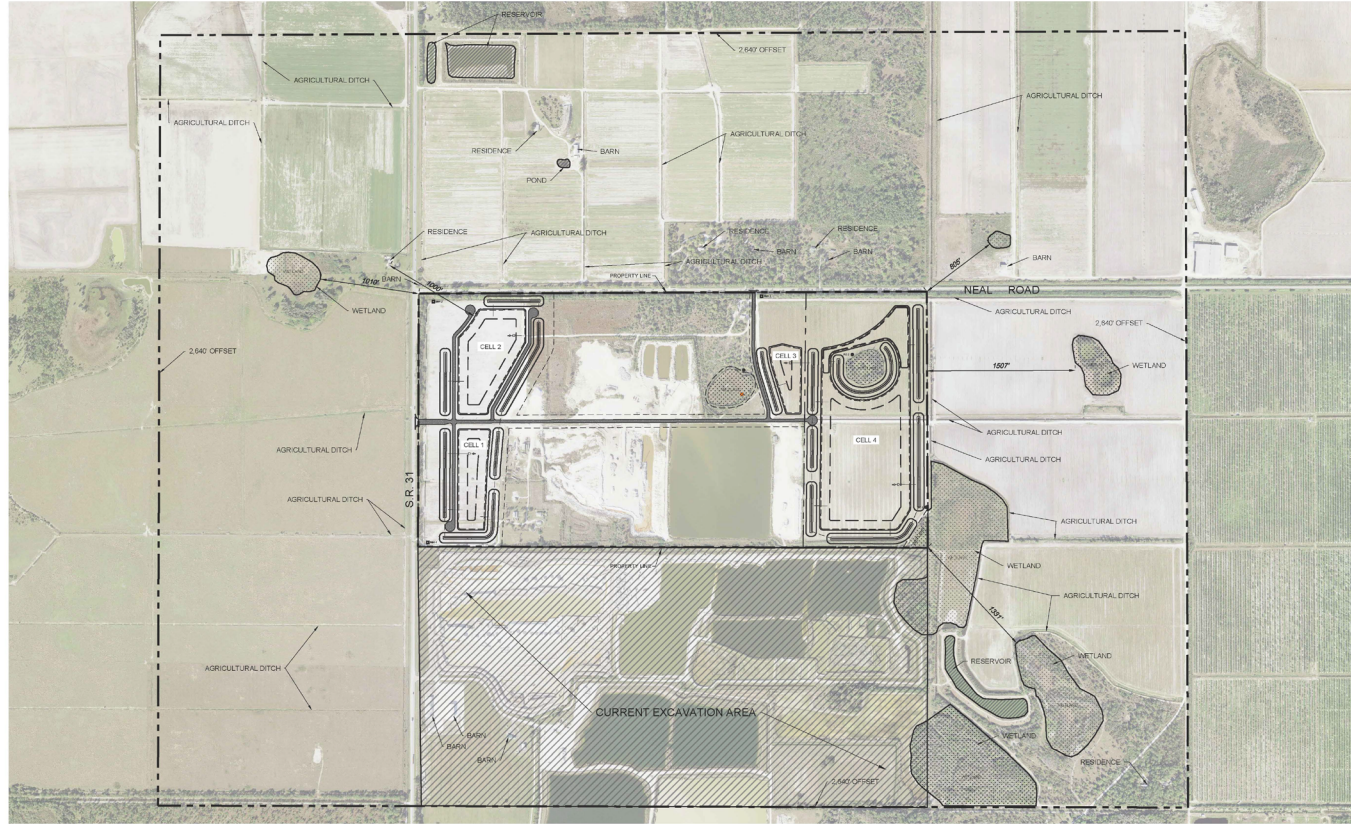
REZONE FOR WILLIAMS EXCAVATION 500 FOOT FEATURES EXHIBIT

SECTION 19, TOWNSHIP 48 SOUTH, RANGE 26 EAST

FLORIDA

GARY W. WAYNE, P.E.
FLORIDA REG. NO. 62474

DATE:	JUNE 2024	DRAWN:	NAVD 88
SHEET:	6 of 7	PROJECT NO.:	23-0630



26460 Airport Road, Suite B
Punta Gorda, Florida 33950
Tel. (941) 637-9666 | Fax (941) 637-1149
www.sedfi.com
Certificate of Authorization No. 26851

REV.	DATE	BY	CHKD	DESCRIPTION

Project No:	23-0630
Project Manager:	D H B
Project Engineer:	-
Project Designer:	-
Checked By:	-
Approved By:	D H B

REZONE FOR WILLIAMS EXCAVATION 1/2 MILE FEATURES EXHIBIT

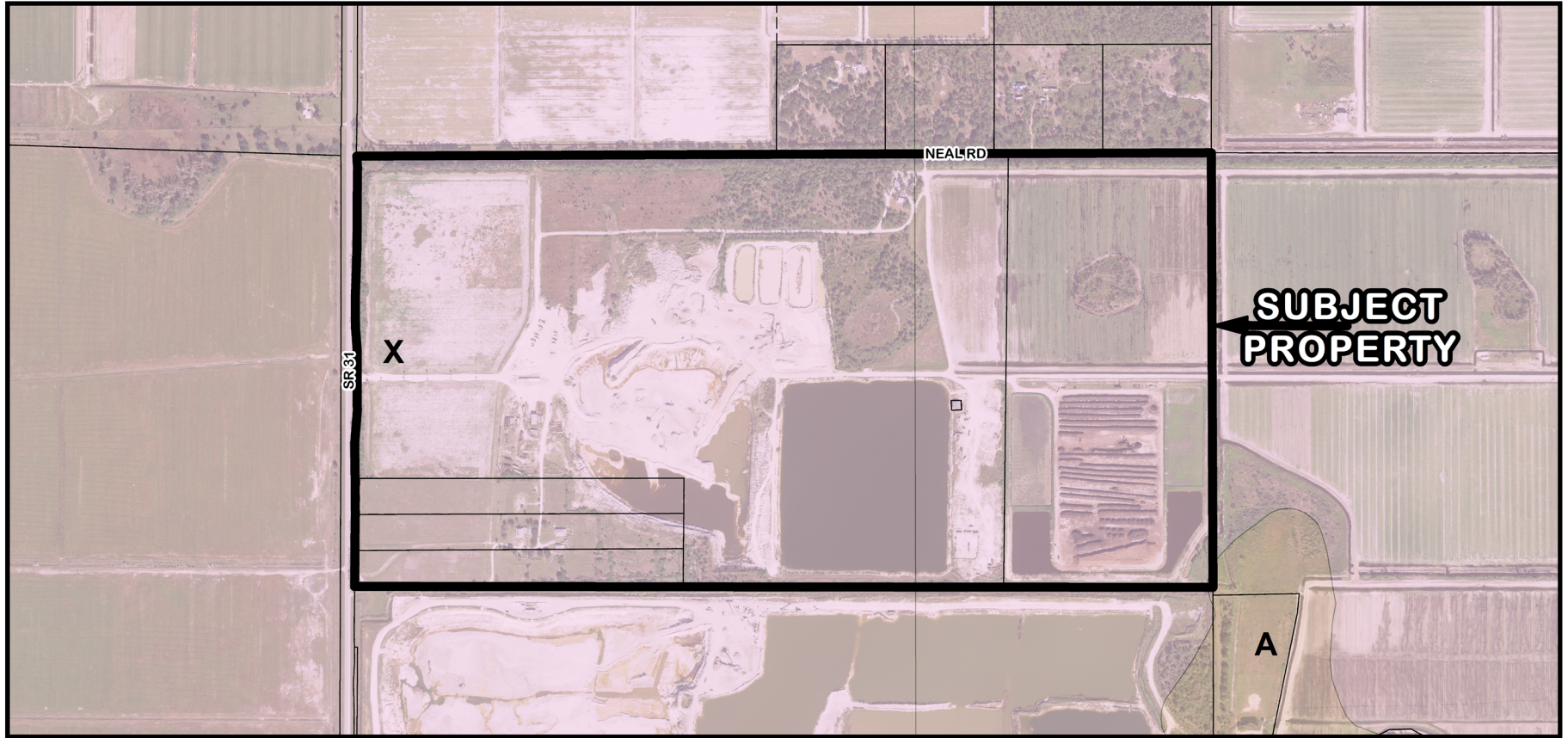
PUNTA GORDA

SECTION 19, TOWNSHIP 48 SOUTH, RANGE 26 EAST

FLORIDA

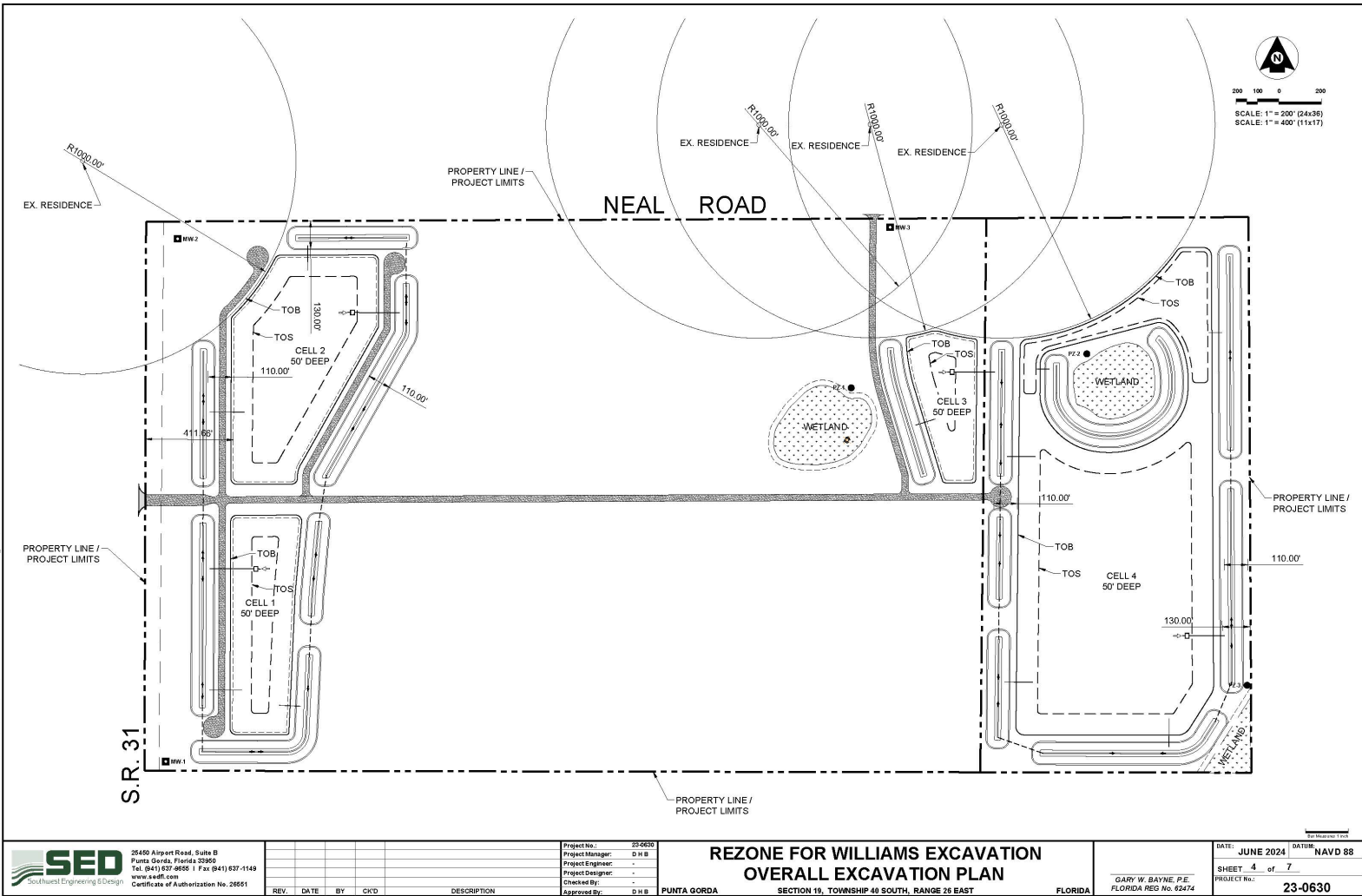
GARY W. WAYNE, P.E.
FLORIDA REG No. 62474

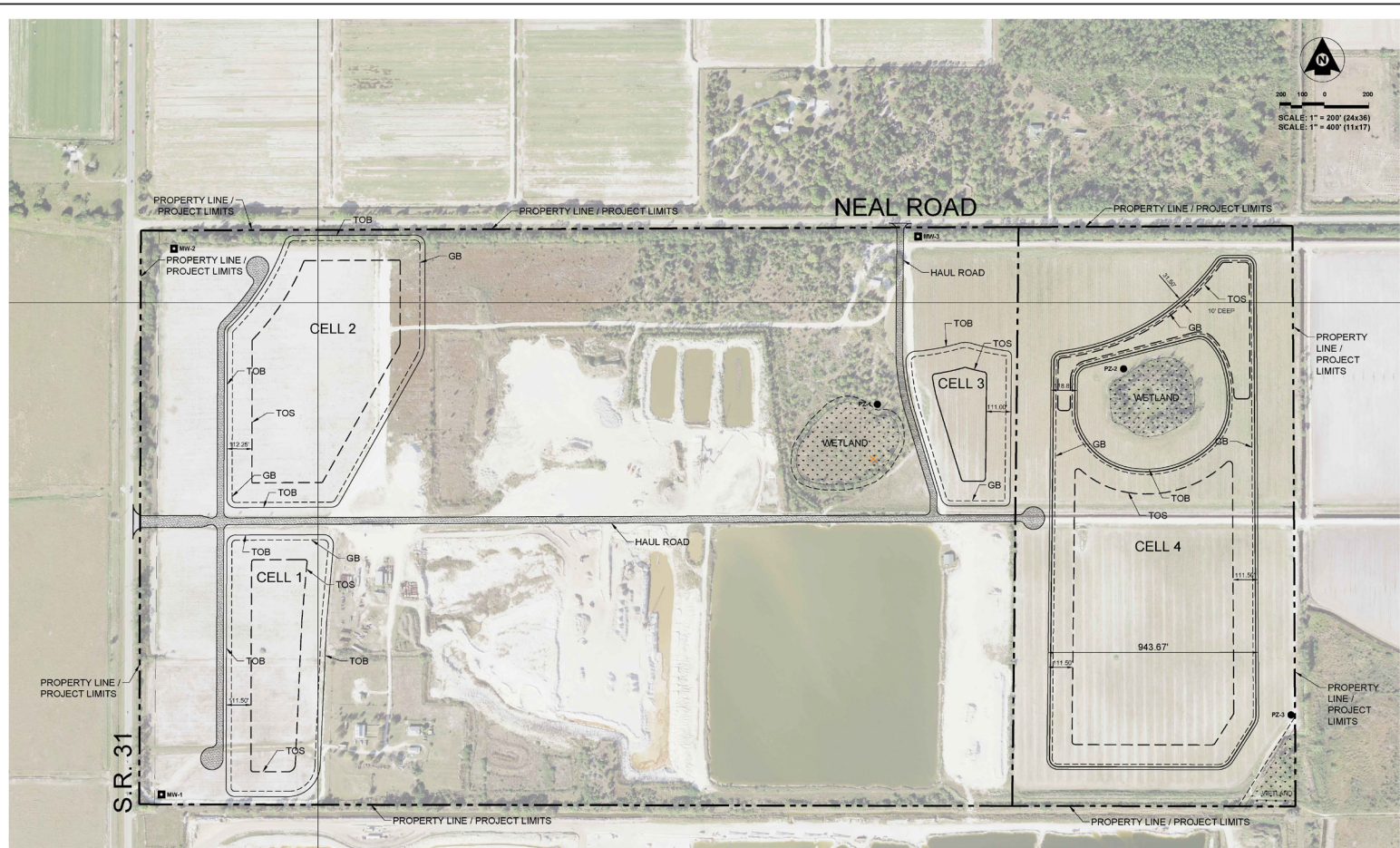
DATE:	JUNE 2024	DATE:	NAVD 88
SHEET	7	of	7
PROJECT No.:	23-0630		



35 **PAL-24-07 and Z-24-18 Flood Zones (Subject Property - X Zone)**

17/2025 10:56:42 AM P:22-0630 - WILLIAMS PREP & EXCAVATION EXPANSION DESIGN/PLAN SET - REZONE, OVERALL EXCAVATION PLAN.DWG - STEVEN MAYNARD





25450 Airport Road, Suite B
Punta Gorda, Florida 33960
Tel: (841) 637-6655 | Fax: (841) 637-1149
www.scedf.com
Certificate of Authorization No. 26951

REV.	DATE	BY	CHK'D	DESCRIPTION

Project No:	23-0630
Project Manager:	D H B
Project Engineer:	-
Project Designer:	-
Checked By:	-
Approved By:	D H B

PUNTA GORDA

REZONE FOR WILLIAMS EXCAVATION POST RECLAMATION PLAN

SECTION 19, TOWNSHIP 46 SOUTH, RANGE 26 EAST

FLORIDA

GARY W. BAYNE, P.E.
FLORIDA REG NO. 62474

DATE:	JUNE 2024	DRAWN:	NAVD 88
SHEET:	5 of 7	PROJECT NO.:	23-0630



PAS-25-01 (Legislative) PD-25-06 (Quasi-Judicial)

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

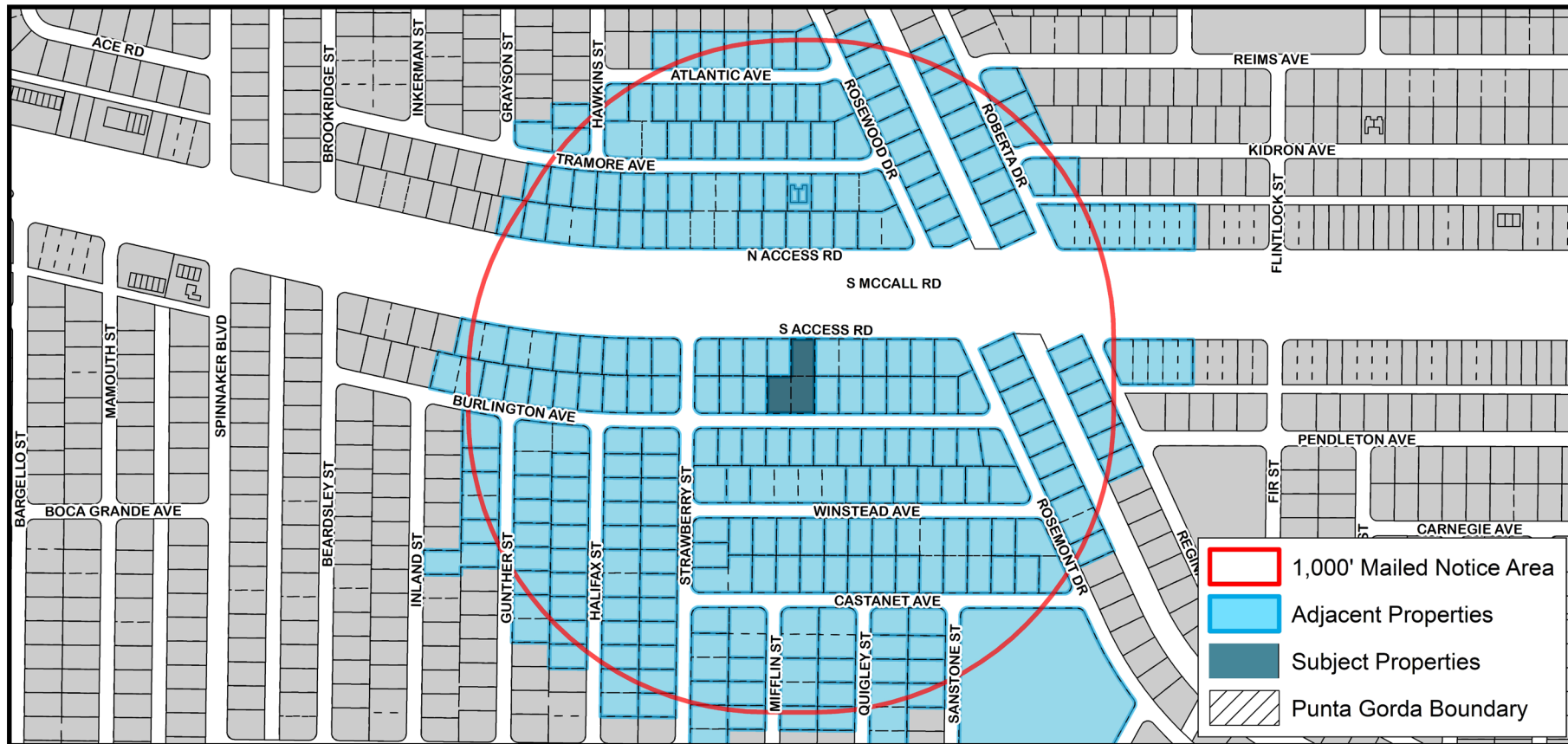
Truex Preferred Construction LLC

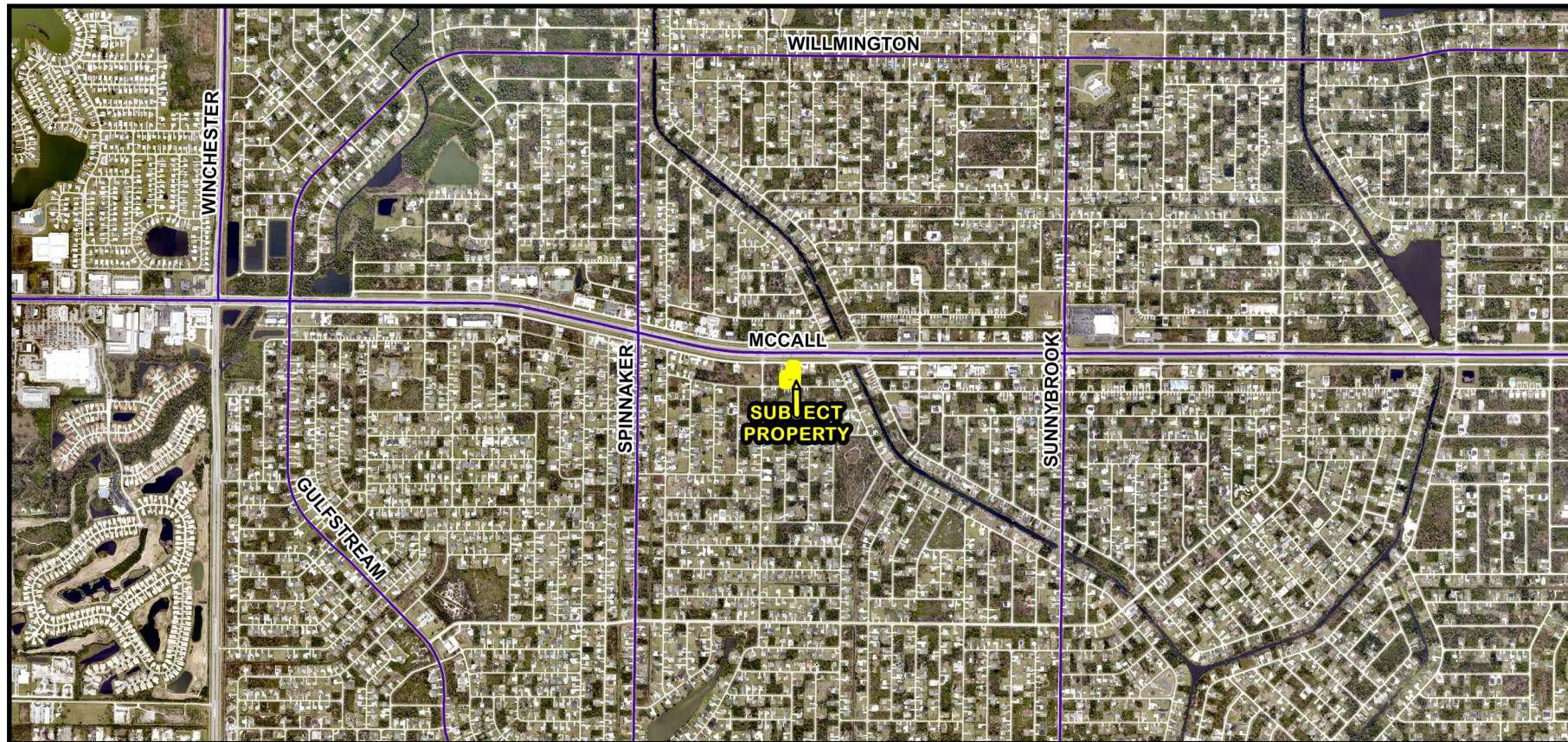


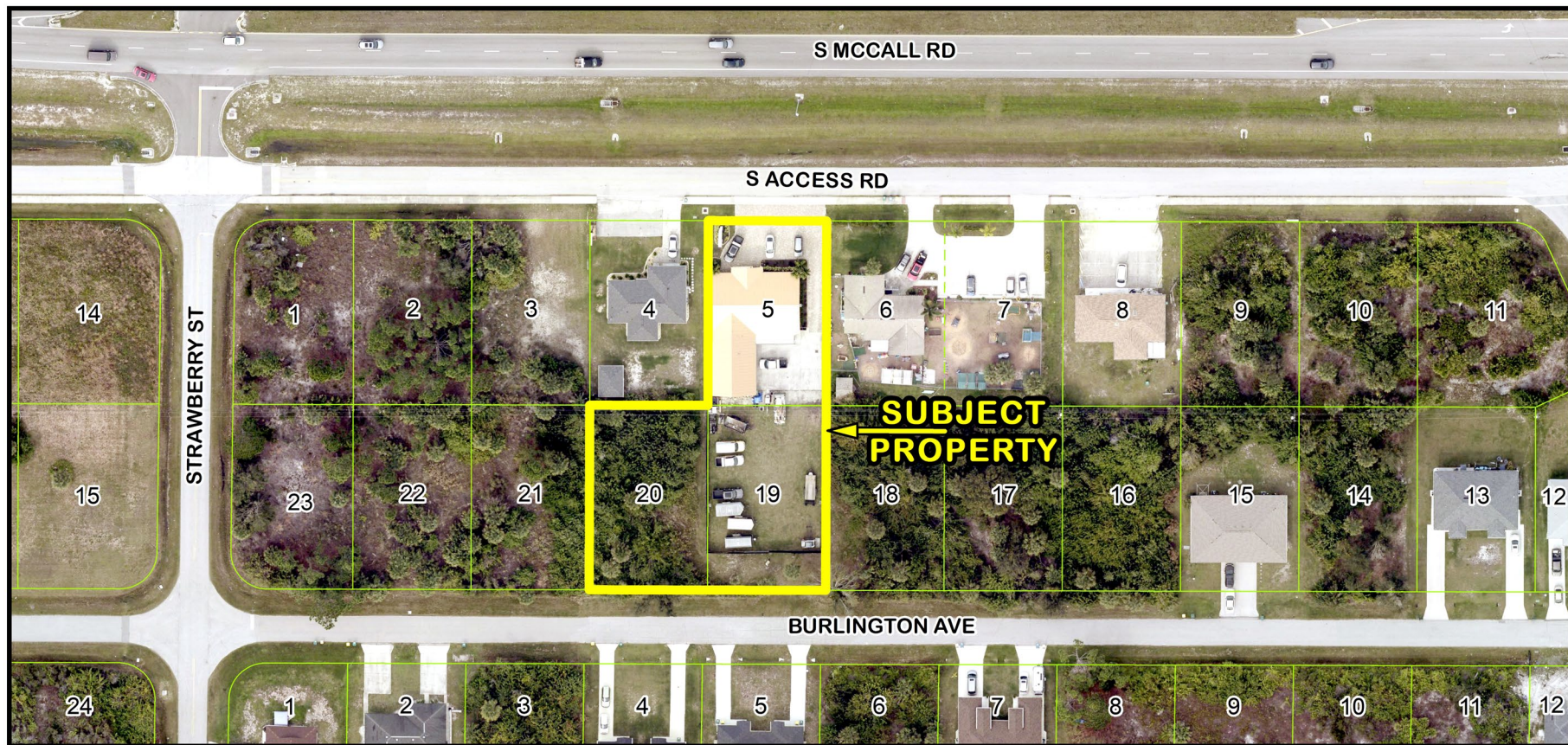
CHARLOTTE COUNTY
FLORIDA

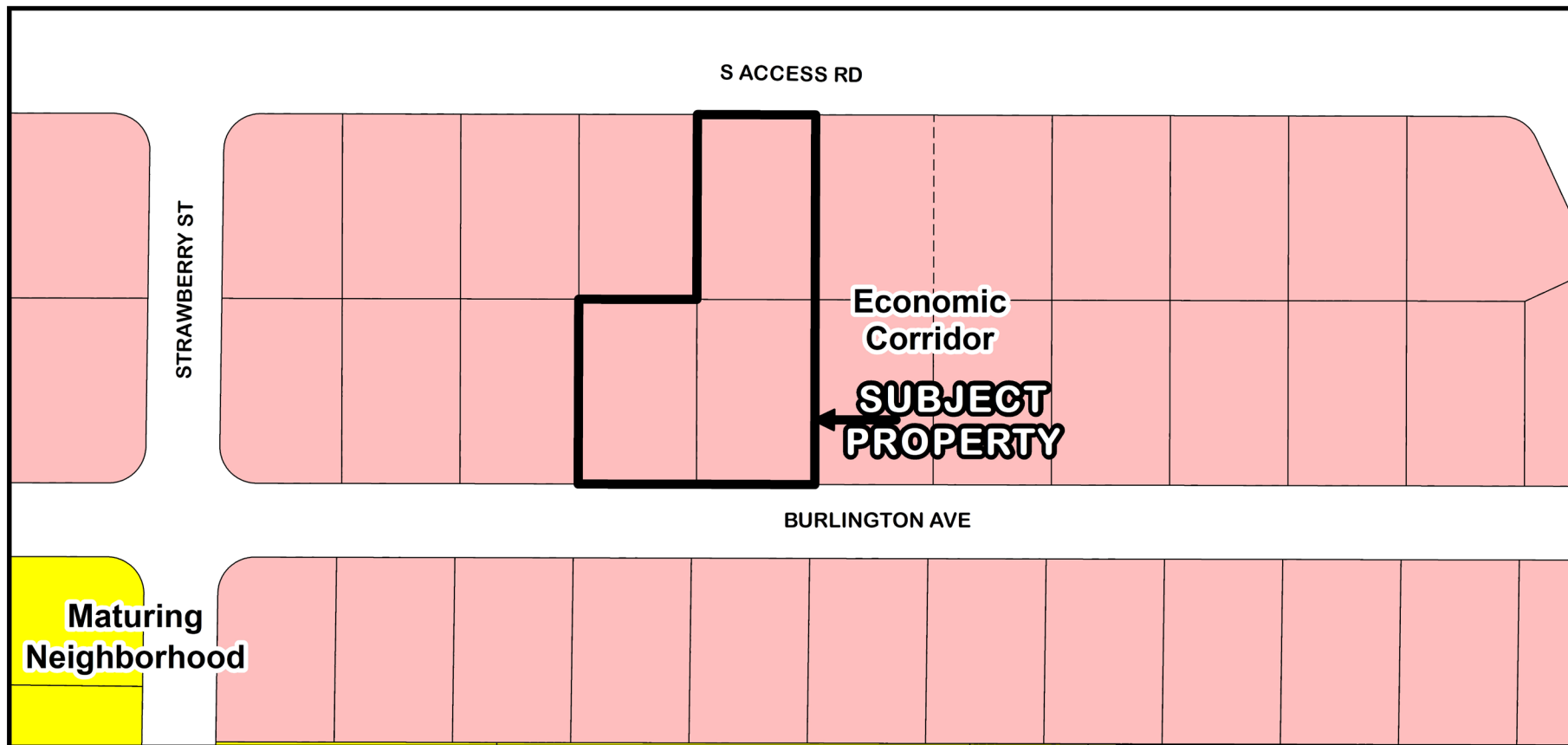
Proposed Changes

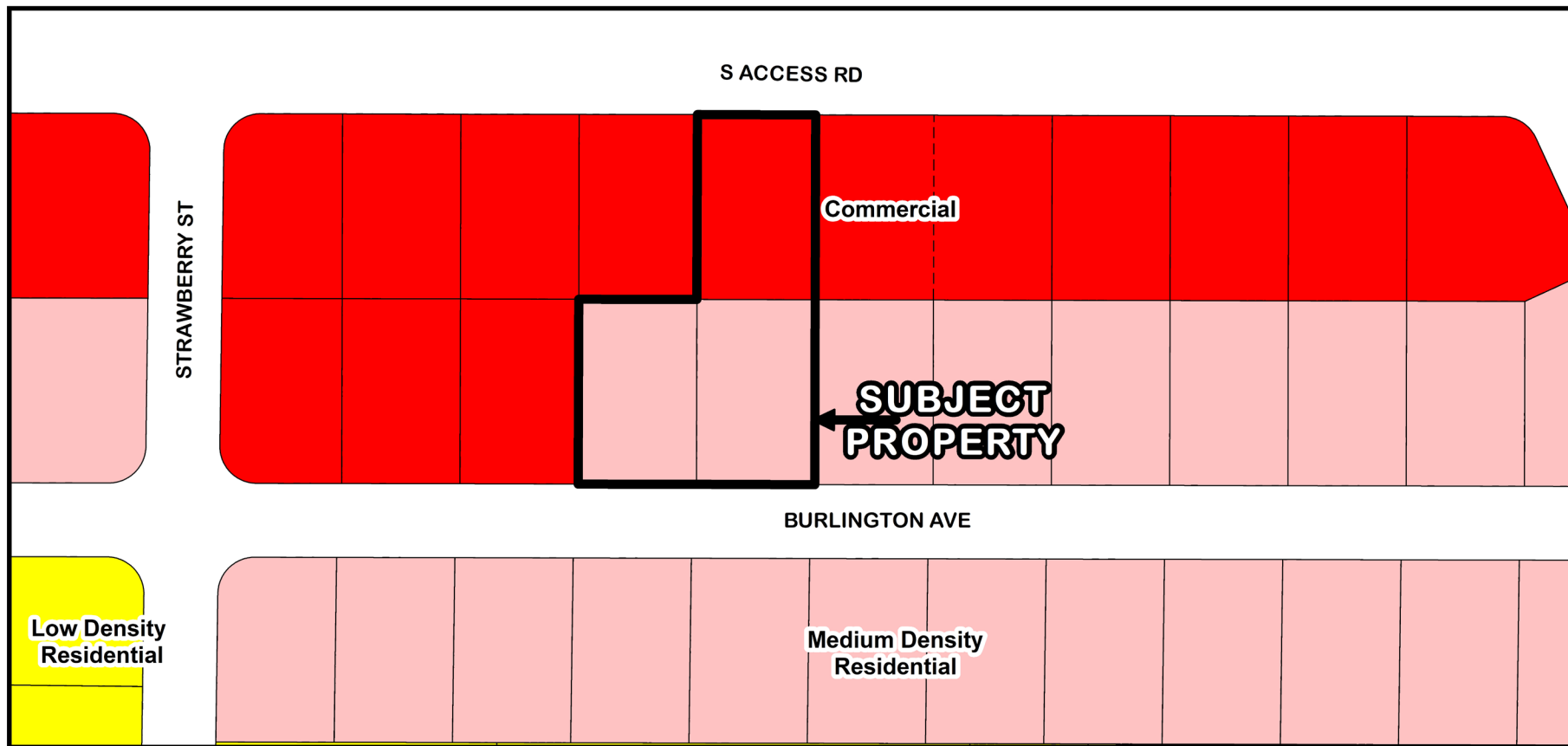
- A small scale plan amendment from Medium Density Residential (MDR) to Commercial (COM); for Lots 19 and 20, in Block 3571 , Port Charlotte Subdivision, Section 64, containing 0.45± acres
- A rezoning from Commercial General (CG) (0.229± acres) and Residential Multi-family (RMF-10) (0.45± acres) to Planned Development (PD) to allow for expansion of existing commercial uses for Lots 5, 19, and 20, in Block 3571, Port Charlotte Subdivision, Section 64, containing 0.679± acres
- Adopting a General PD Concept Plan
- Property is located in Commission District III.

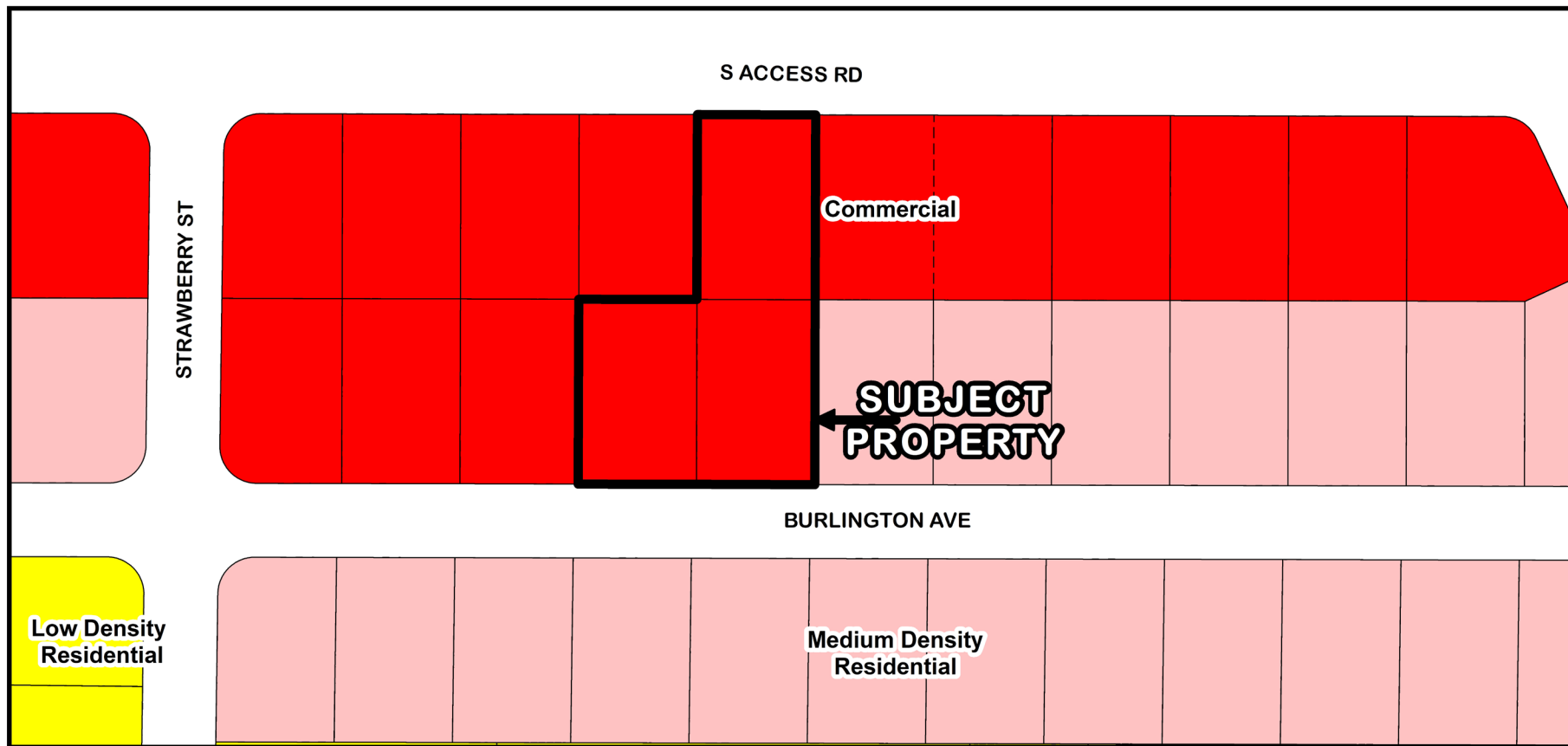


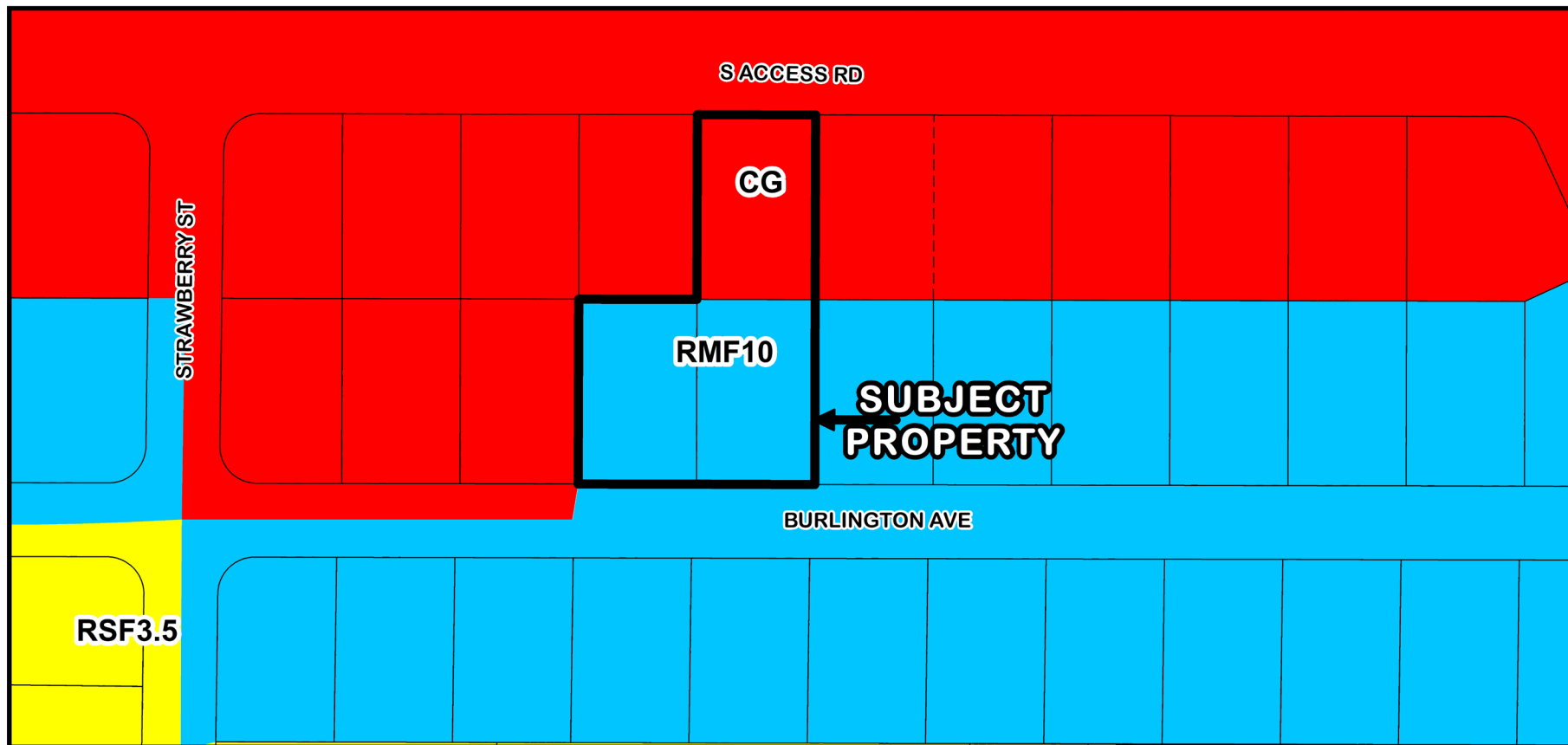


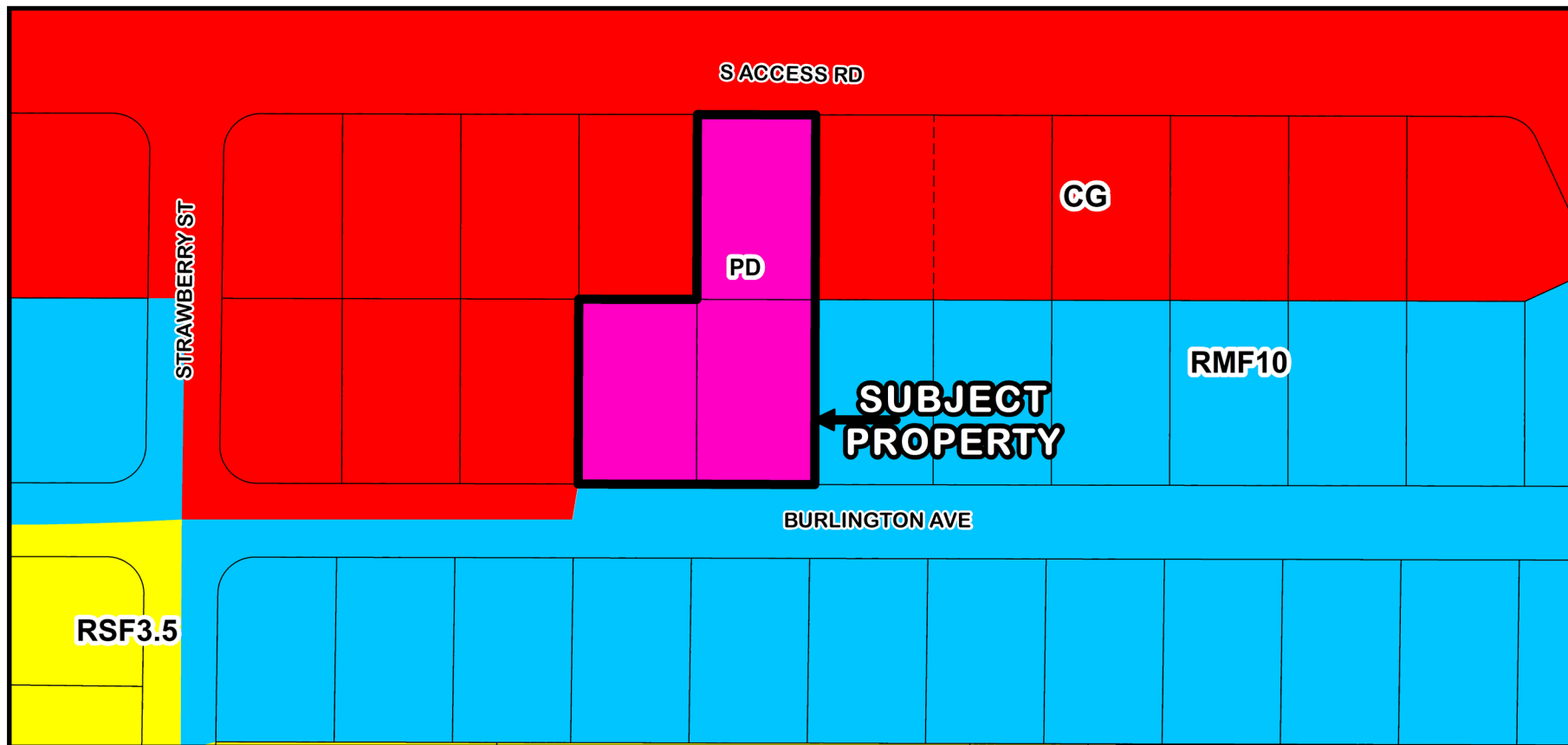


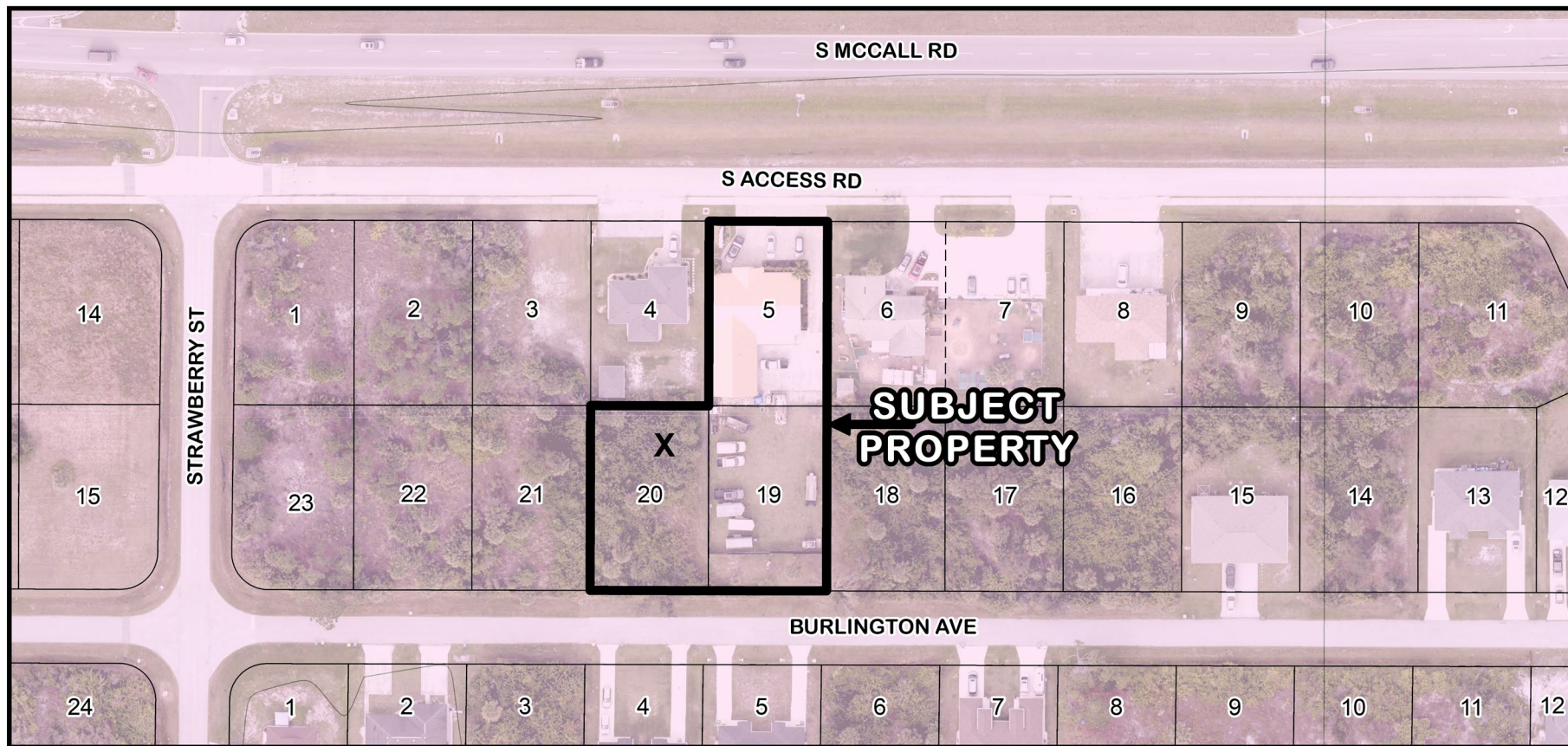












PAS-25-01 and PD-25-06 Flood Zones (Subject Property - X Zone)



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



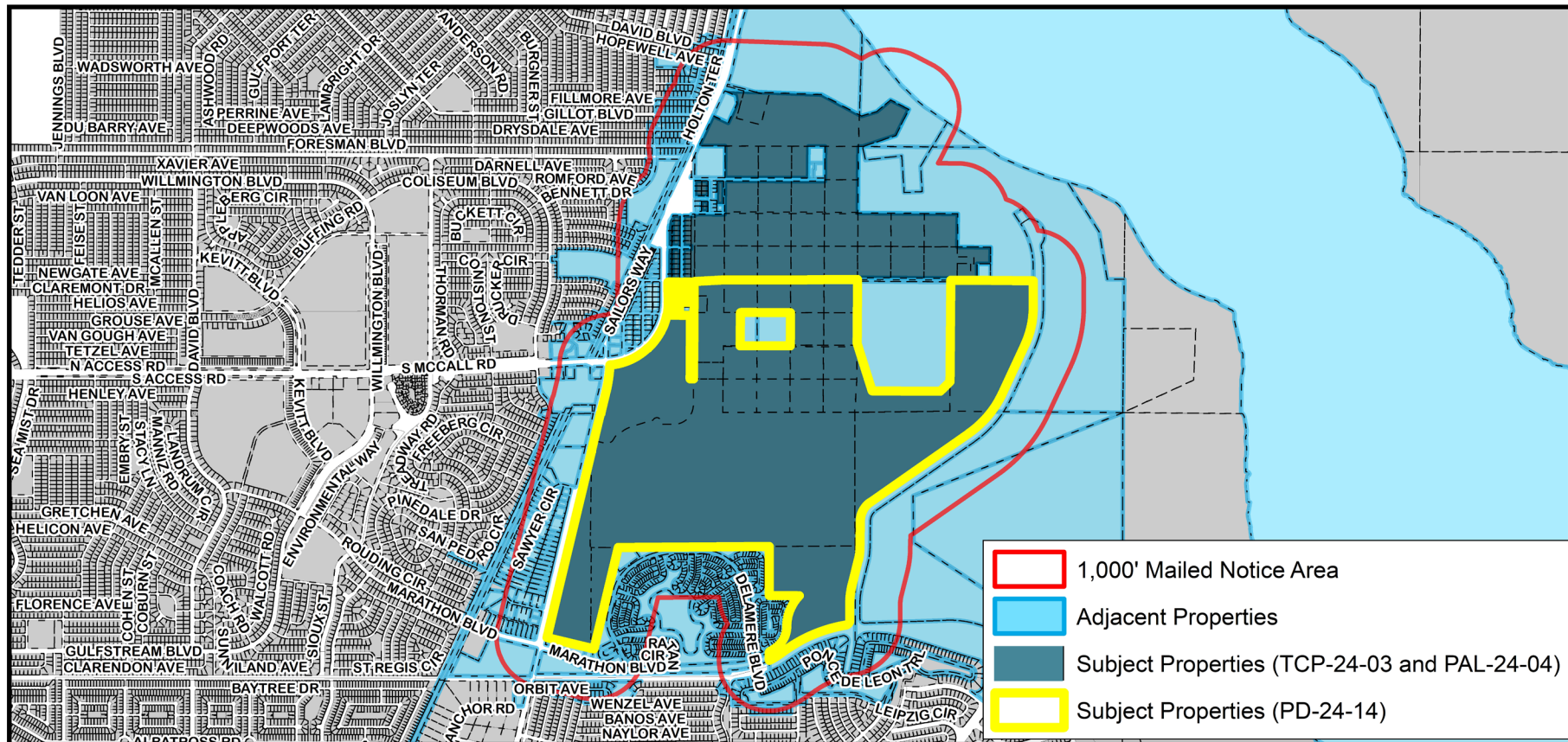
CHARLOTTE COUNTY
FLORIDA

Proposed Changes

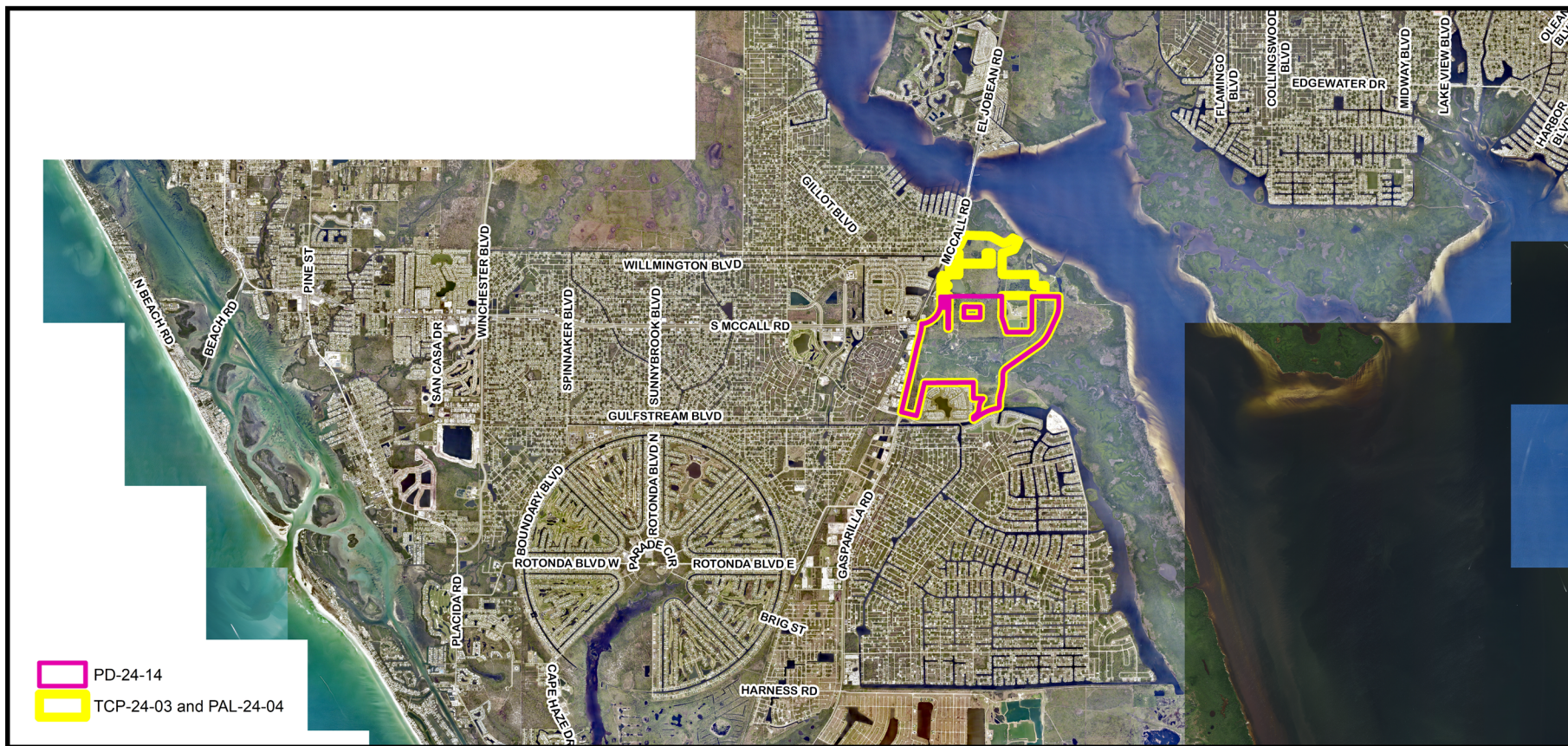
- A Large-scale Plan Amendment (Text Amendment) (TCP-24-03) to amend FLU Appendix VII: Compact Growth Mixed Use Master Development Plan, Section 1
- A Large-scale Plan Amendment (Map Amendment) (PAL-24-04) to:
 - Amend 2030 Future Land Use Map, 2050 Framework Map, and 2030 Service Area Delineation Map

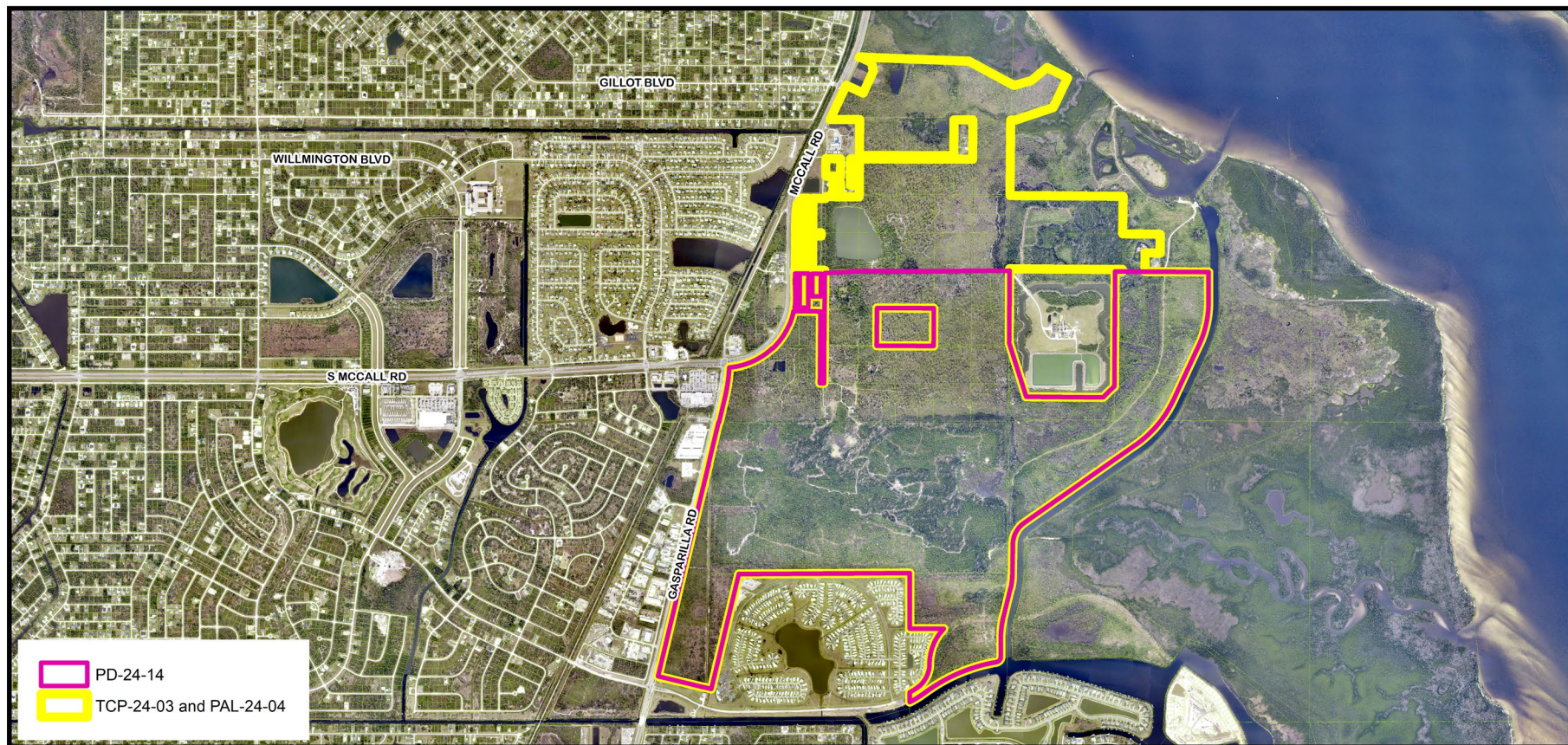
Proposed Changes

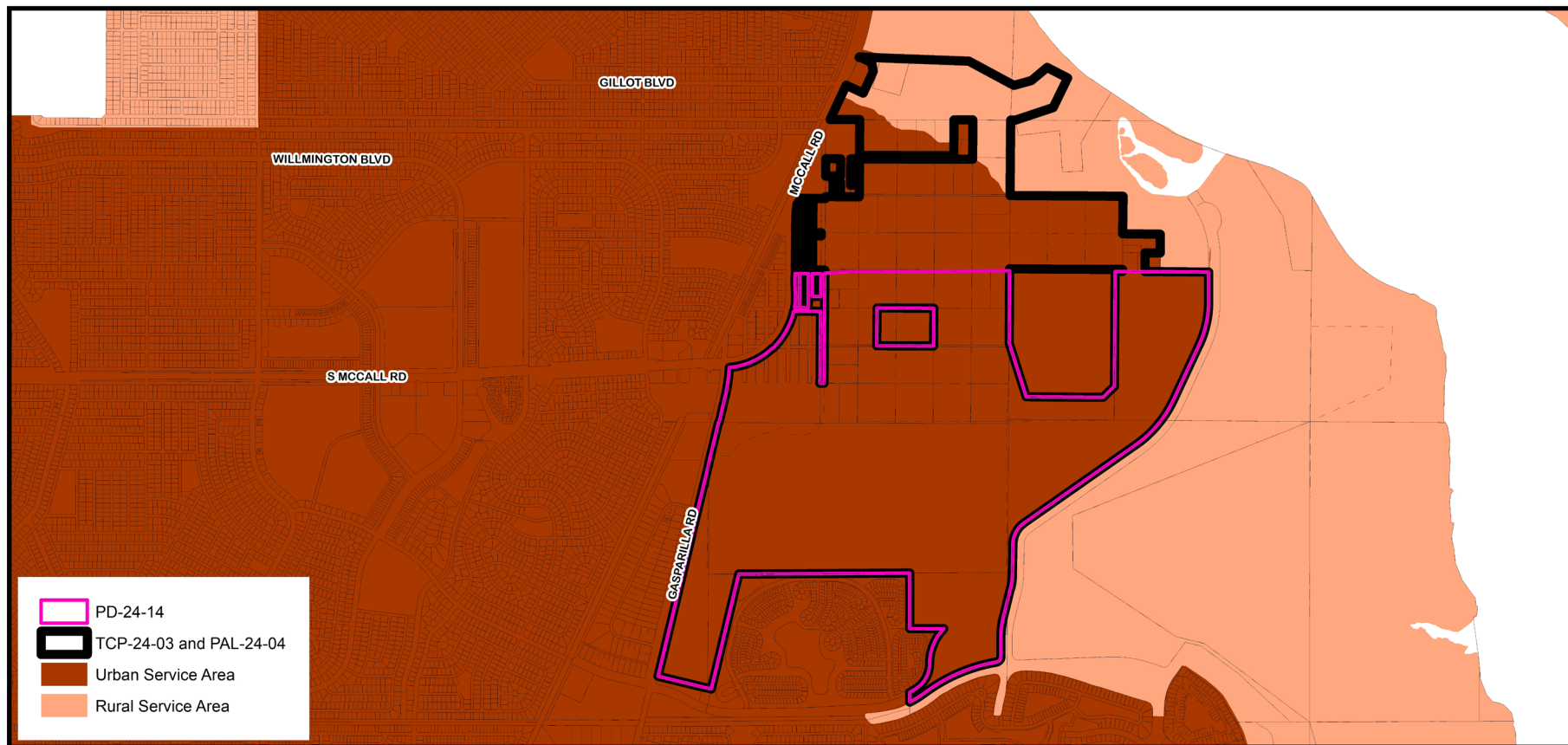
- A rezoning from PD (408.39± acres, including 0.7 acres of Cattle Dock Point Road), RSF-2 (428.20± acres), and RMF-5 (4.41± acres) to PD, and adopting its associated General PD Concept Plan to have a mixture of residential and commercial development; increasing the base density from 1,114 units to 2,000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



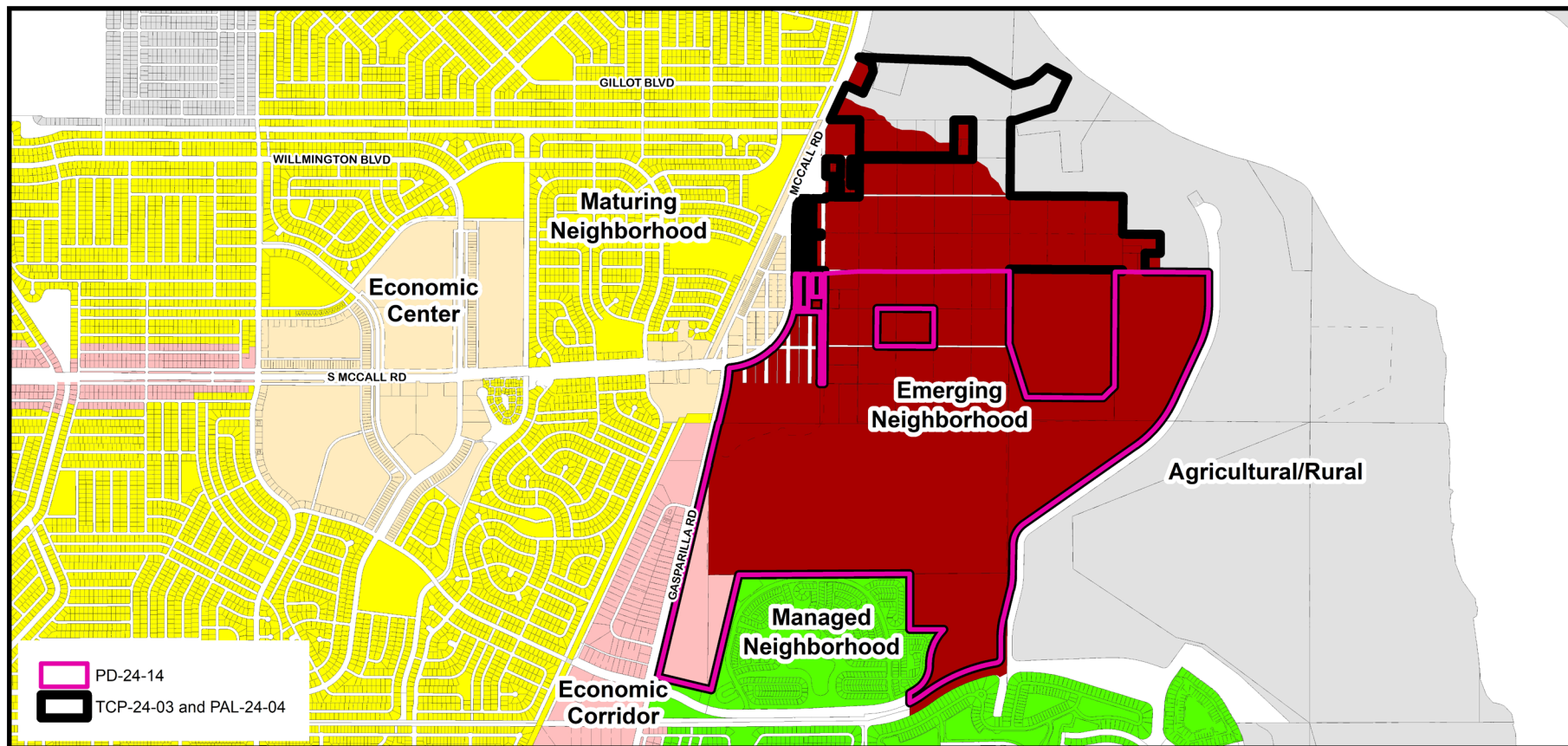


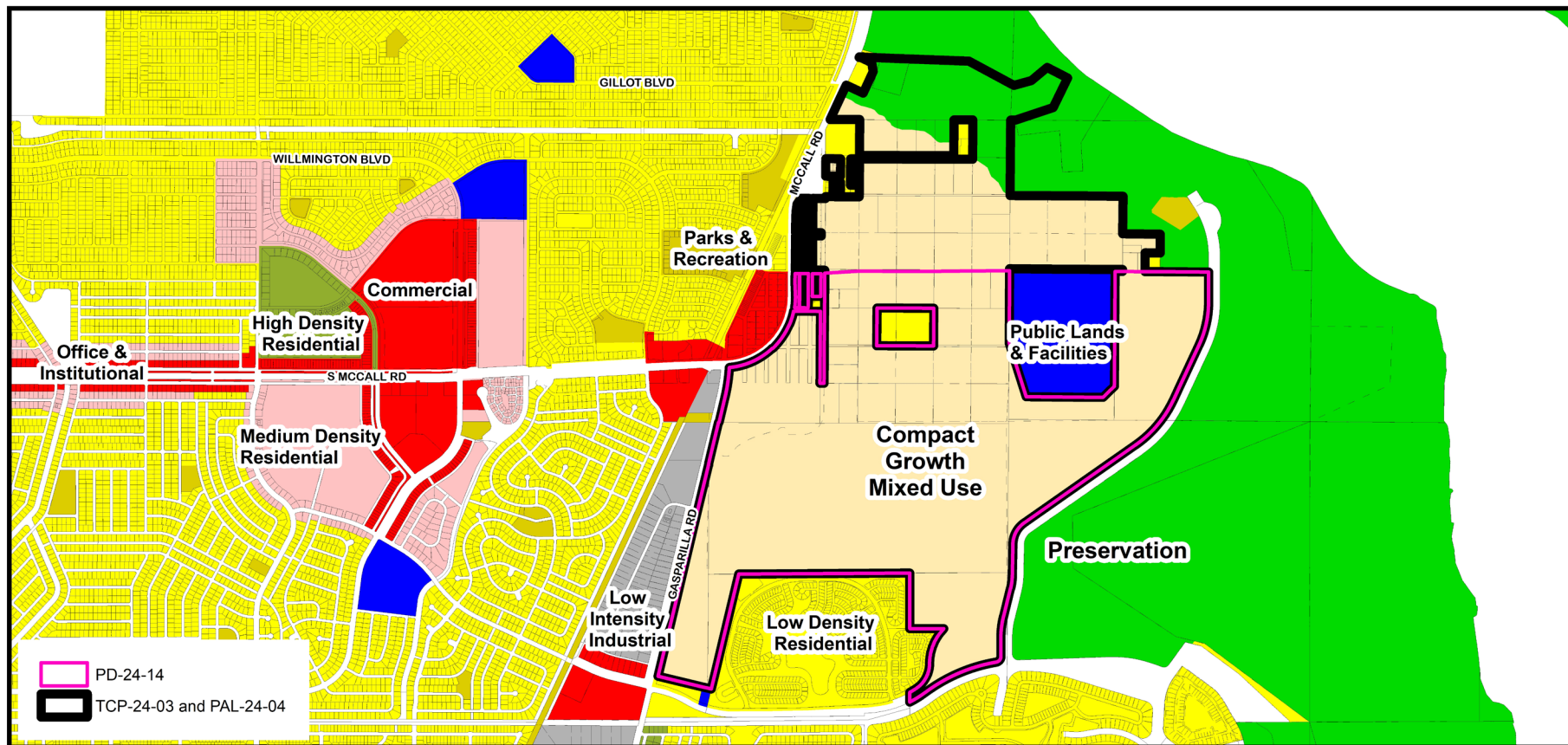


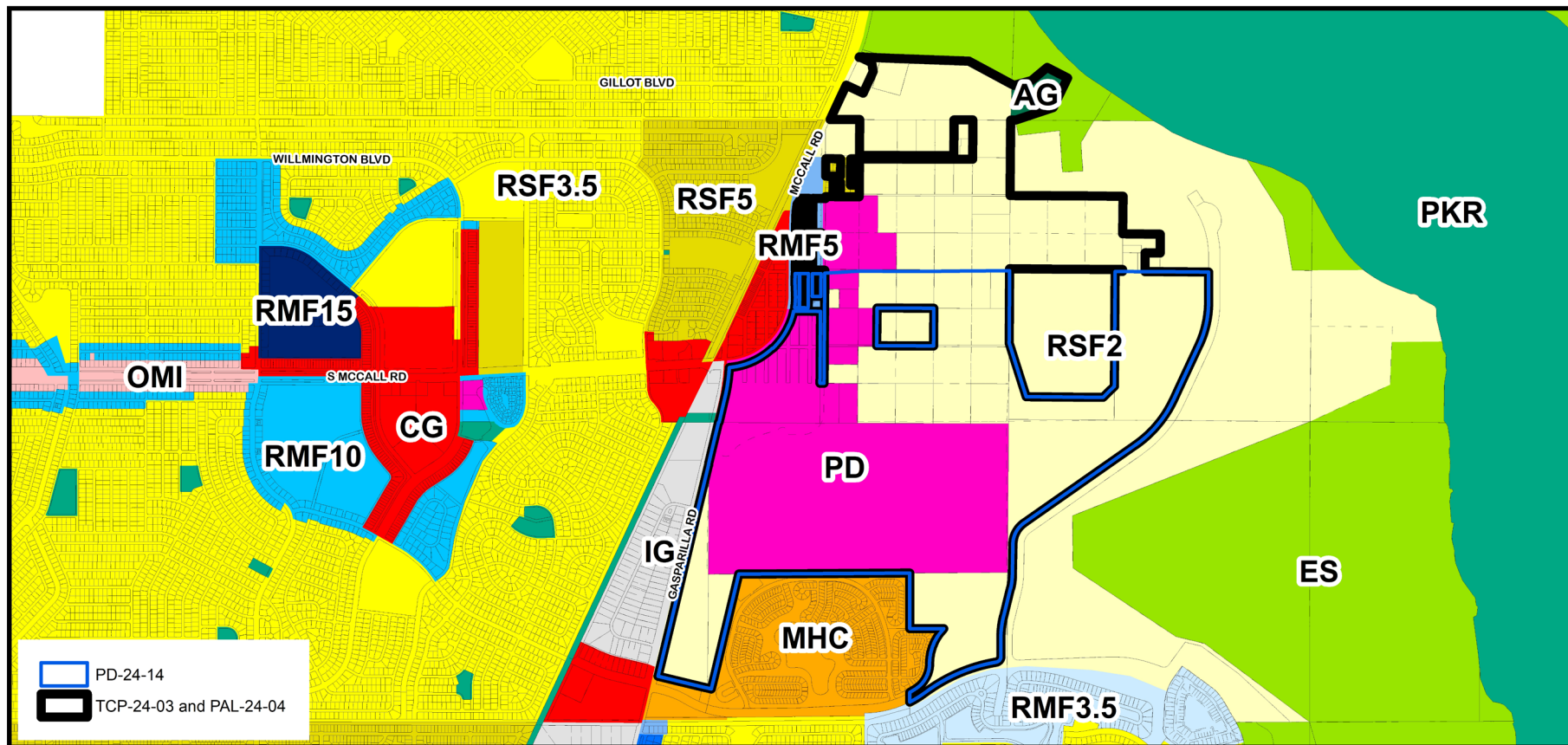


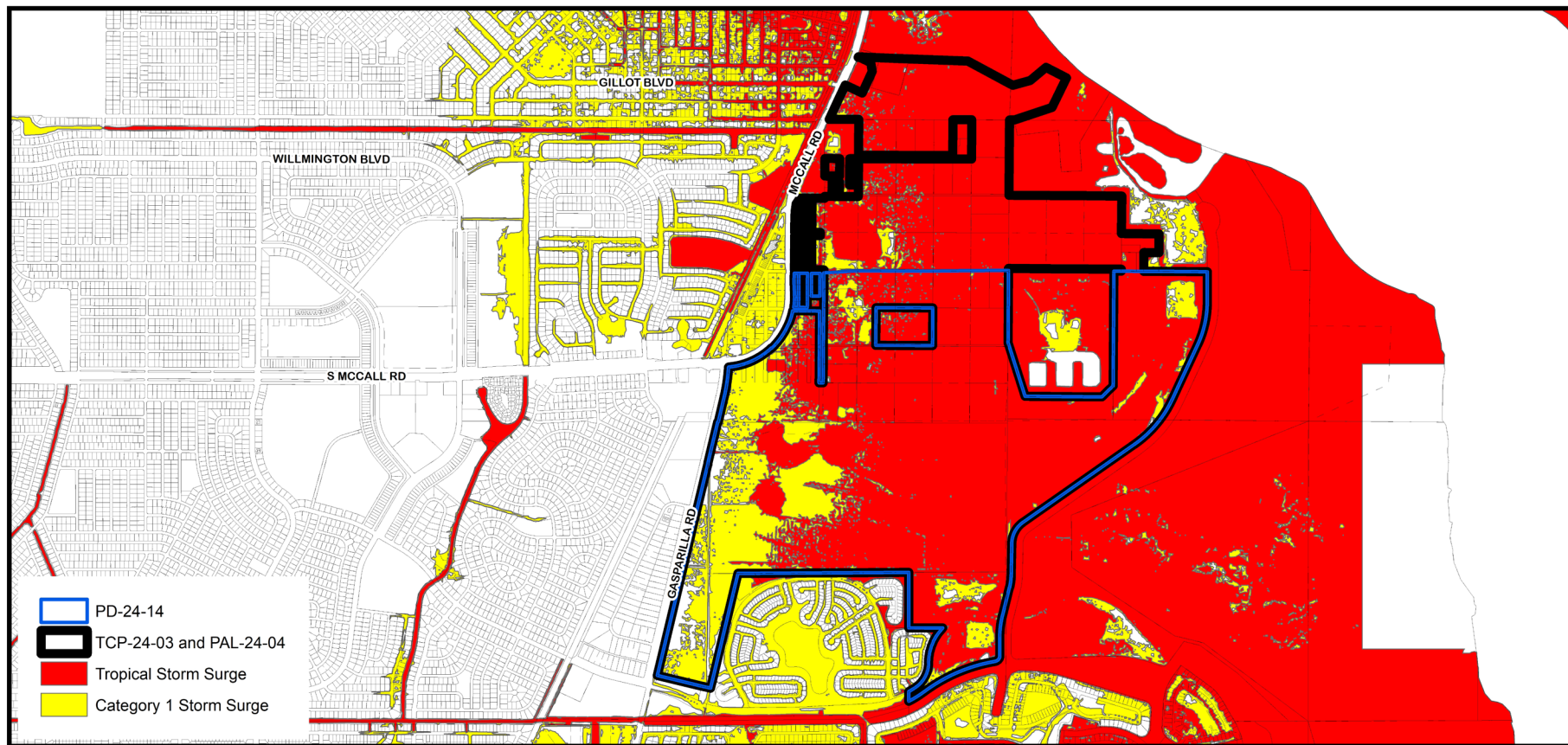


TCP-24-03, PAL-24-04 and PD-24-14 Existing Service Delineation Area

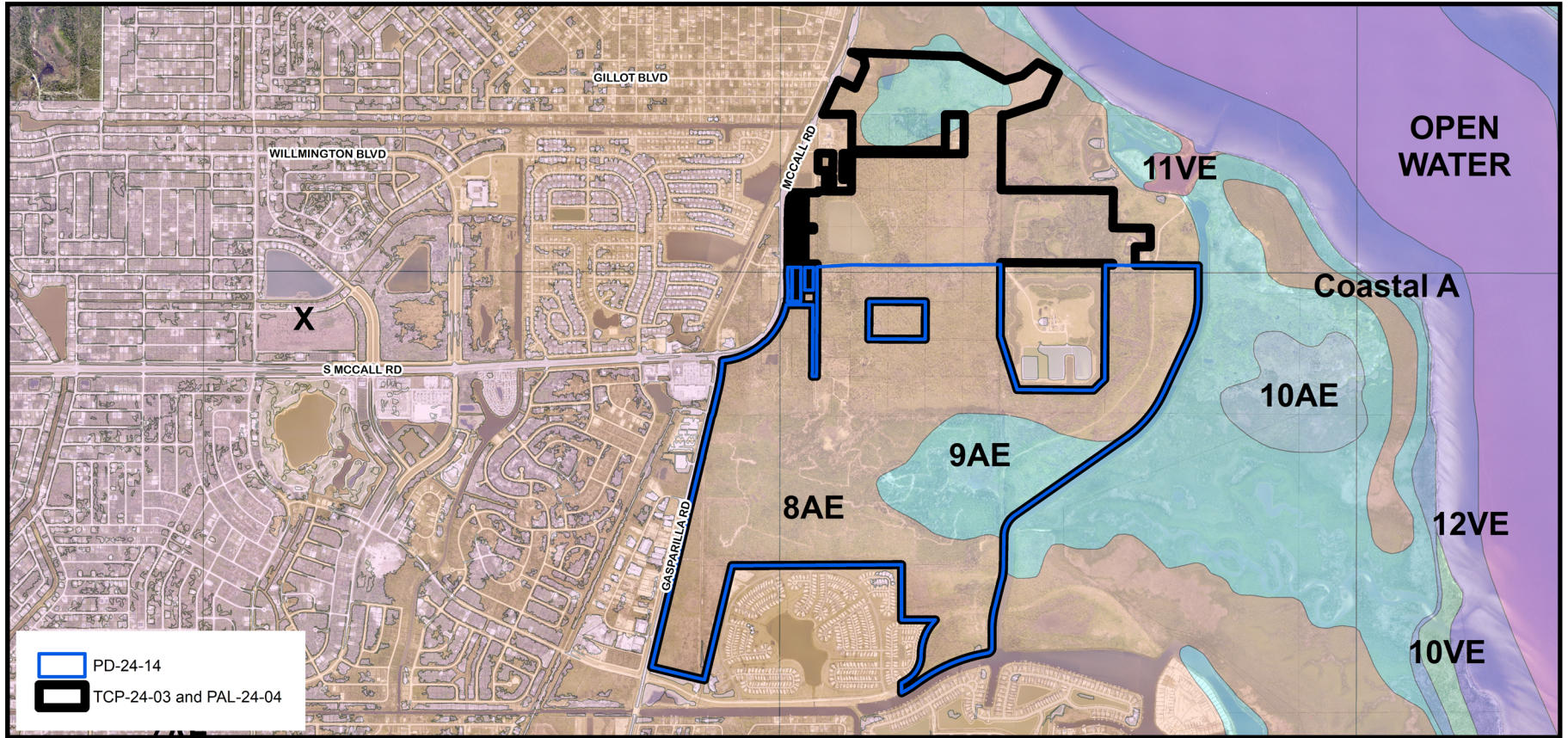








TCP-24-03, PAL-24-04 and PD-24-14 Coastal High Hazard Areas



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

Proposed Detailed Changes (TCP-24-03)

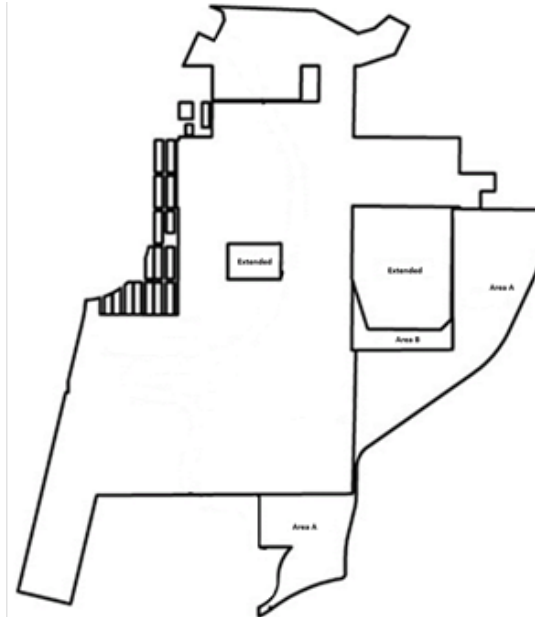
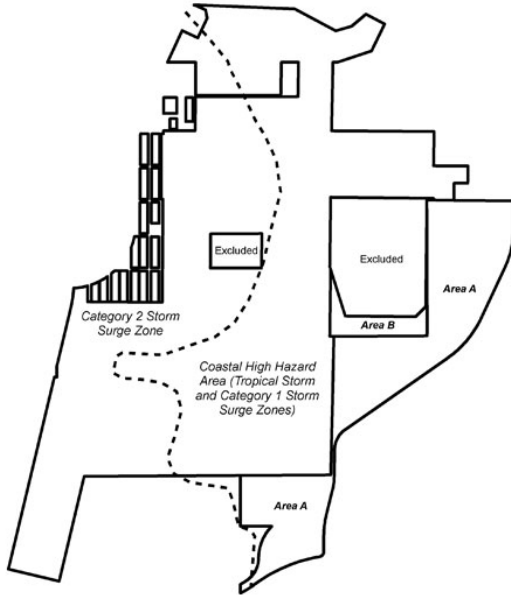
- ***Name Change and Project Acreage***

- 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)

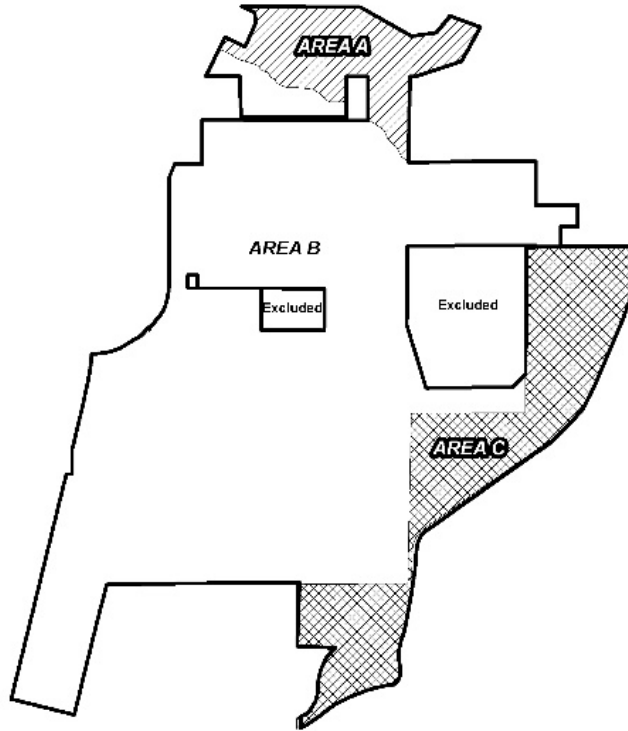
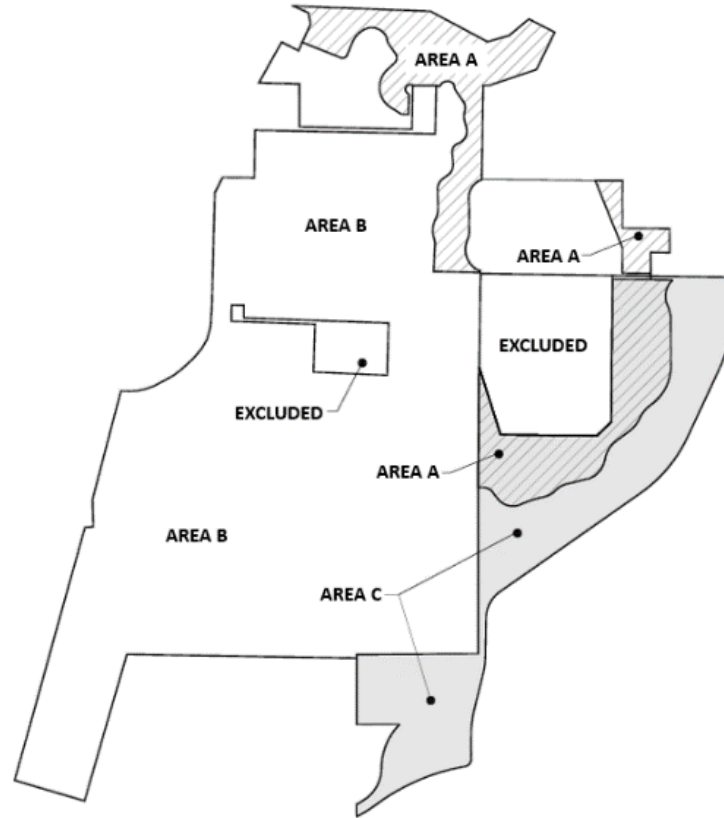


Figure 1-B



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.

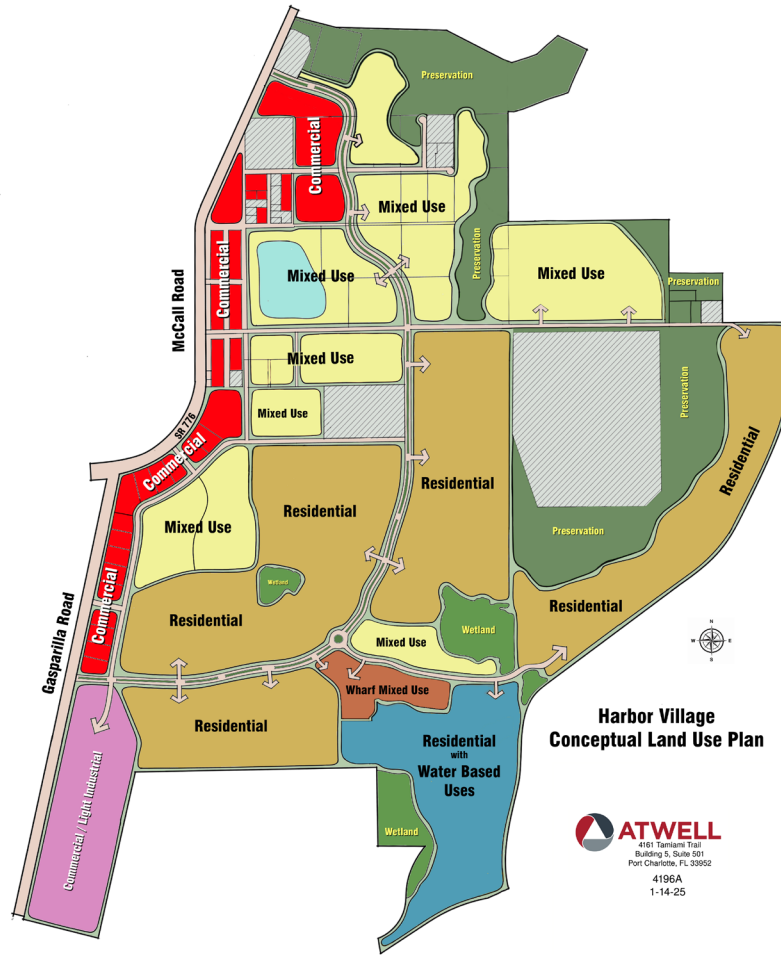
Proposed Detailed Changes (TCP-24-03)

- **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
 4181 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)

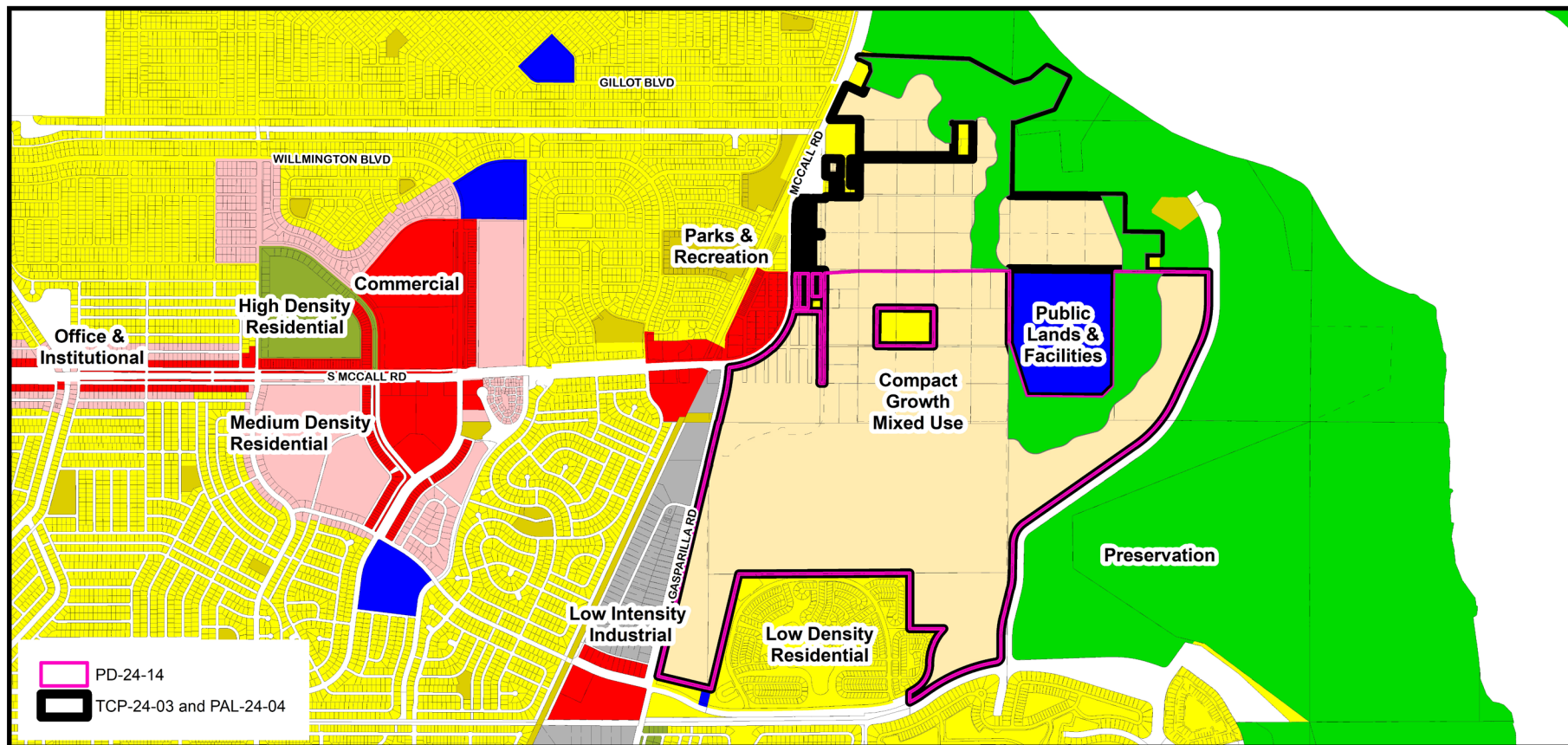
- ***1.H: Slip Count Approval***

- 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.

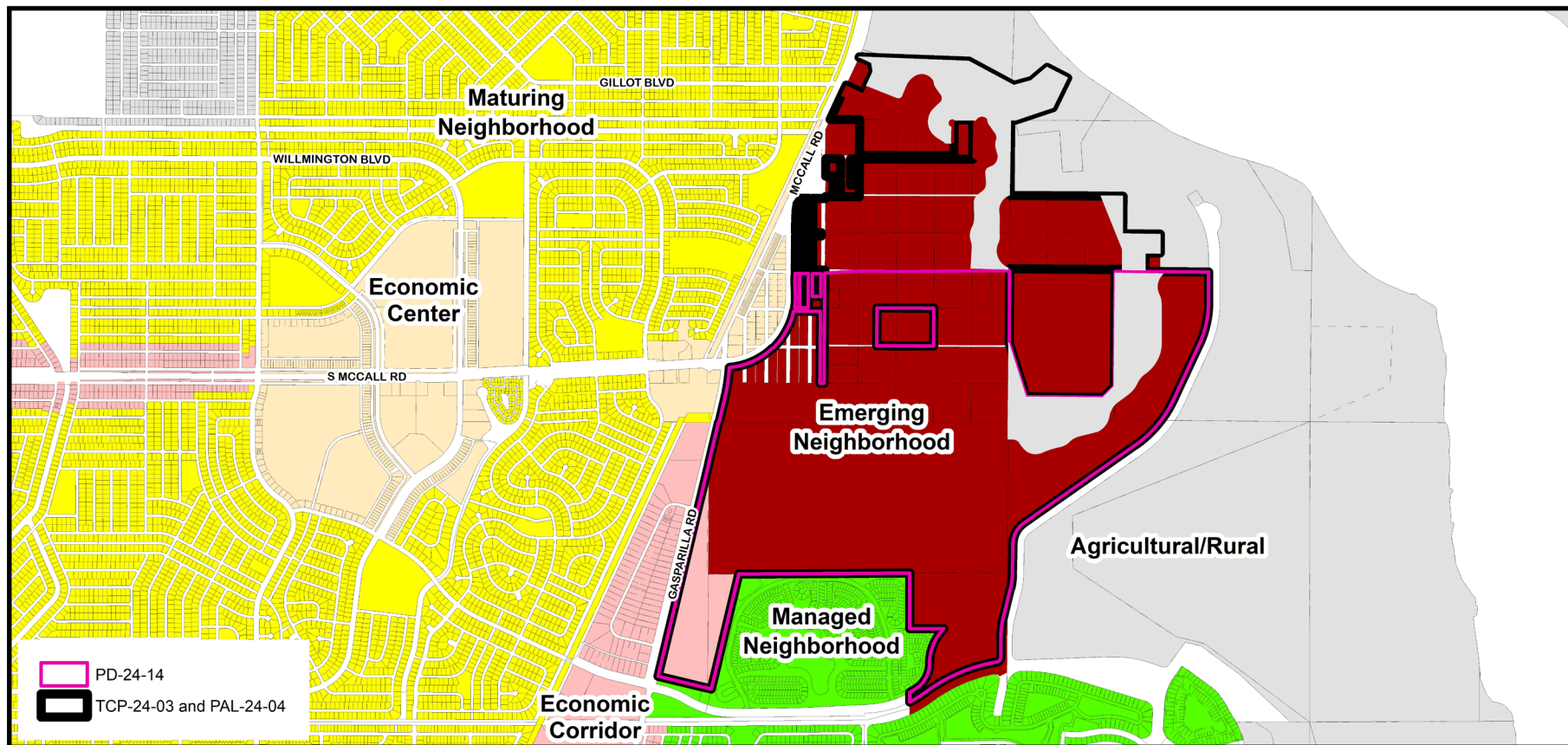
Proposed Detailed Changes (PAL-24-04)

- 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

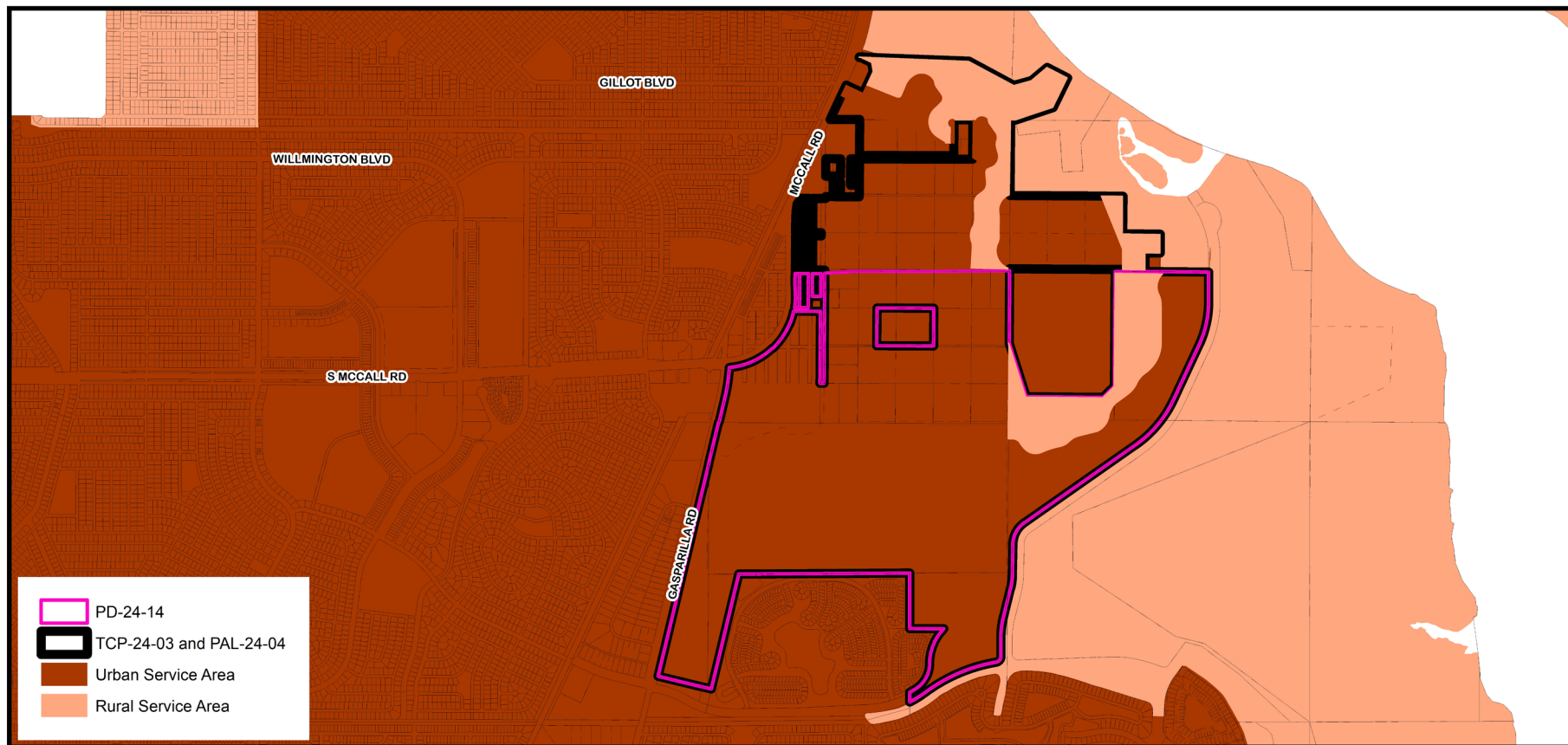




75 TCP-24-03, PAL-24-04 and PD-24-14 Proposed FLUM Designations



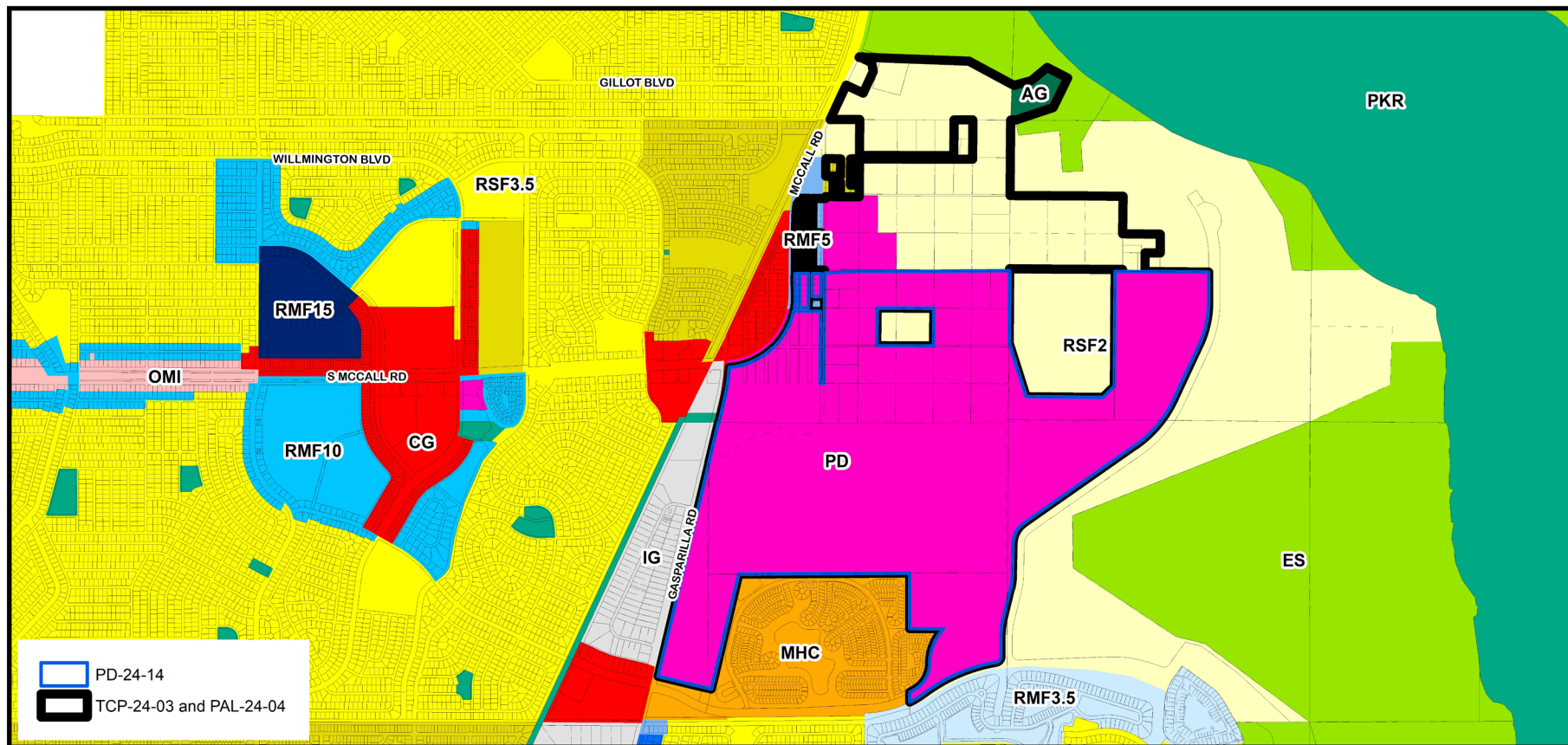
TCP-24-03, PAL-24-04 and PD-24-14 Proposed Framework



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

Proposed Detailed Changes (PD-24-14)

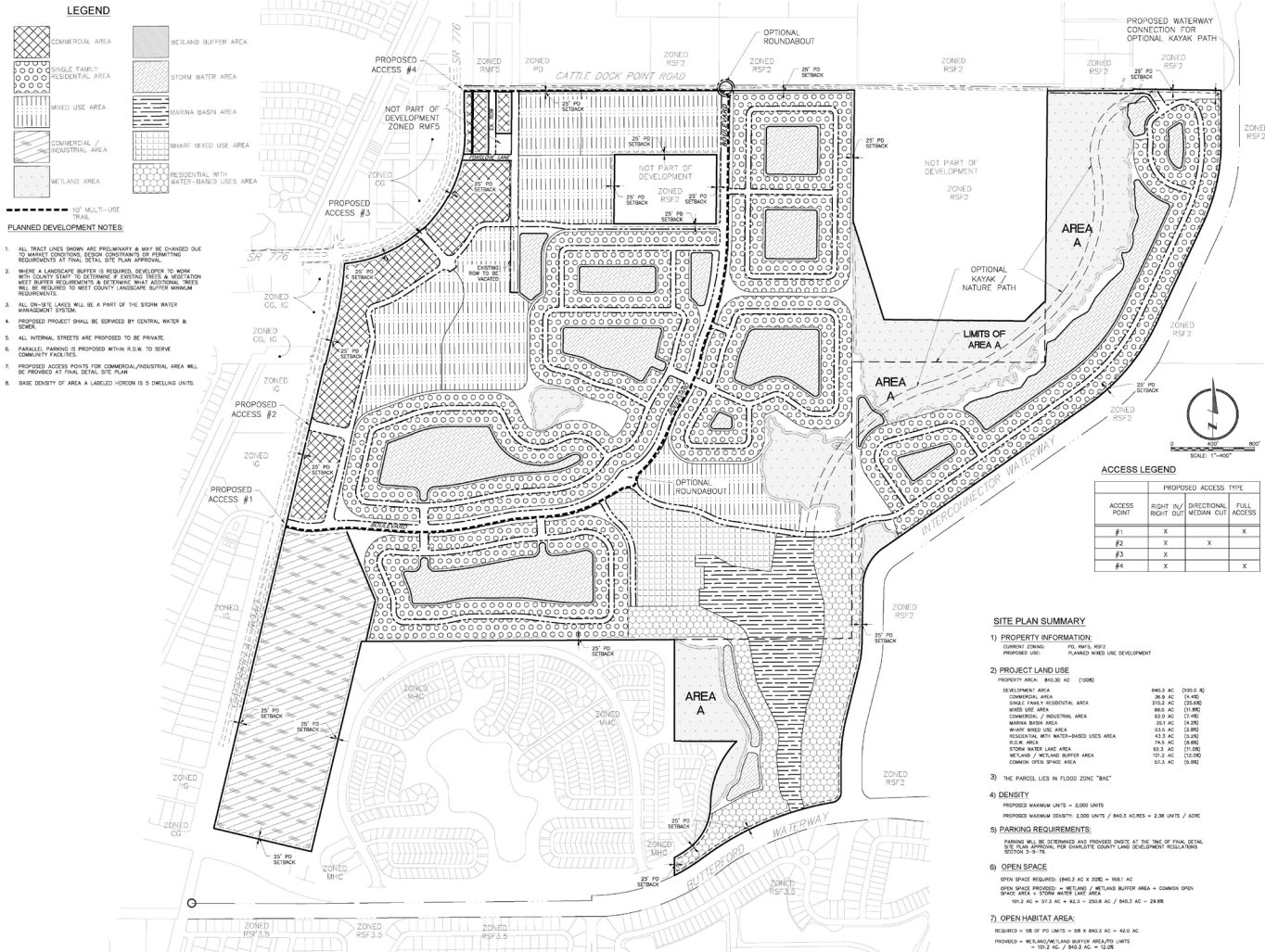
- A rezoning from PD (408.39± acres, which includes 0.7 acres of Cattle Dock Point Road), RSF-2 (428.20± acres), and RMF-5 (4.41± acres) to PD, and adopting its associated General PD Concept Plan in order to have a mixture of residential, commercial and light industrial development; increasing the base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

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



- LEGEND**
- COMMERCIAL AREA
 - SINGLE FAMILY RESIDENTIAL AREA
 - MIXED USE AREA
 - COMMERCIAL / INDUSTRIAL AREA
 - WETLAND AREA
 - WETLAND BUFFER AREA
 - STORM WATER AREA
 - MARINA BASIN AREA
 - SHAR' MIXED USE AREA
 - RESIDENTIAL WITH WATER-BASED USES AREA
 - NOT MULTI-USE TRAIL

- PLANNED DEVELOPMENT NOTES:**
- ALL TRACT LINES SHOWN ARE PRELIMINARY & MAY BE CHANGED DUE TO MARKET CONDITIONS, DESIGN CONSTRAINTS OR PERMITTING REQUIREMENTS AT FINAL DETAIL SITE PLAN APPROVAL.
 - WHERE A LANDSCAPE BUFFER IS REQUIRED, DEVELOPER TO WORK WITH COUNTY STAFF TO DETERMINE IF EXISTING TREES & VEGETATION MEET BUFFER REQUIREMENTS & DETERMINE IF NECESSARY. TREES WILL BE REQUIRED TO MEET COUNTY LANDSCAPE BUFFER MINIMUM REQUIREMENTS.
 - ALL ON-SET LOTS WILL BE A PART OF THE STORM WATER MANAGEMENT SYSTEM.
 - PROPOSED PROJECT SHALL BE SERVED BY CENTRAL WATER & SEWER.
 - ALL INTERNAL STREETS ARE PROPOSED TO BE PRIVATE.
 - PARALLEL PARKING IS PROPOSED WITHIN R.O.W. TO SERVE COMMUNITY FACILITIES.
 - PROPOSED ACCESS POINTS FOR COMMERCIAL/INDUSTRIAL AREA WILL BE PROVIDED AT FINAL DETAIL SITE PLAN.
 - BASE DENSITY OF AREA A LABELED HORIZON IS 5 DWELLING UNITS

ACCESS LEGEND

ACCESS POINT	PROPOSED ACCESS TYPE			
	RIGHT IN / RIGHT OUT	DIRECTIONAL MEDIAN CUT	FULL ACCESS	
#1	X		X	
#2	X	X	X	
#3	X			X
#4	X			X

SITE PLAN SUMMARY

- PROPERTY INFORMATION**
CURRENT ZONING: PLS, RSP2, RSP2
PROPOSED USE: PLANNED MIXED USE DEVELOPMENT
- PROJECT LAND USE**
PROPERTY AREA: 80.00 AC (TODD)
DEVELOPMENT AREA: 840.3 AC (200.0 AC)
COMMERCIAL AREA: 38.9 AC (14.4 AC)
SINGLE FAMILY RESIDENTIAL AREA: 215.2 AC (20.0 AC)
MIXED USE AREA: 80.2 AC (14.4 AC)
COMMERCIAL / INDUSTRIAL AREA: 63.0 AC (14.4 AC)
MARINA BASIN AREA: 25.1 AC (14.4 AC)
WATER BASED USES AREA: 23.3 AC (14.4 AC)
RESIDENTIAL WITH WATER-BASED USES AREA: 42.3 AC (14.4 AC)
STORM WATER LANE AREA: 62.3 AC (14.4 AC)
WETLAND / WETLAND BUFFER AREA: 102.3 AC (14.4 AC)
COMMON OPEN SPACE AREA: 67.3 AC (14.4 AC)
- THE PARCEL LIES IN FLOOD ZONE "BAY"
- DENSITY**
PROPOSED MINIMUM UNITS = 5,000 UNITS
PROPOSED MAXIMUM DENSITY: 5,000 UNITS / 840.3 AC = 5.96 UNITS / ACRE
- PARKING REQUIREMENTS:**
PARKING WILL BE DETERMINED AND PROVIDED ON-SITE AT THE TIME OF FINAL DETAIL SITE PLAN. FOR CHARLOTTE COUNTY LAND DEVELOPMENT REGULATIONS SECTIONS 5-9-70.
- OPEN SPACE**
OPEN SPACE REQUIRED: 18.0 AC X ZONE = 18.0 AC
OPEN SPACE PROVIDED: 18.0 AC WETLAND BUFFER AREA + COMMON OPEN SPACE AREA + STORM WATER LANE AREA
TOTAL AC = 18.0 AC + 18.0 AC + 20.0 AC / 840.3 AC = 24.0%
- OPEN HABITAT AREA:**
REQUIRED = 18.0 AC / 5.0 UNITS = 3.6 X 840.3 AC = 42.0 AC
PROVIDED = WETLAND/WETLAND BUFFER AREA, STORM WATER LANE
= 102.3 AC / 840.3 AC = 12.3%

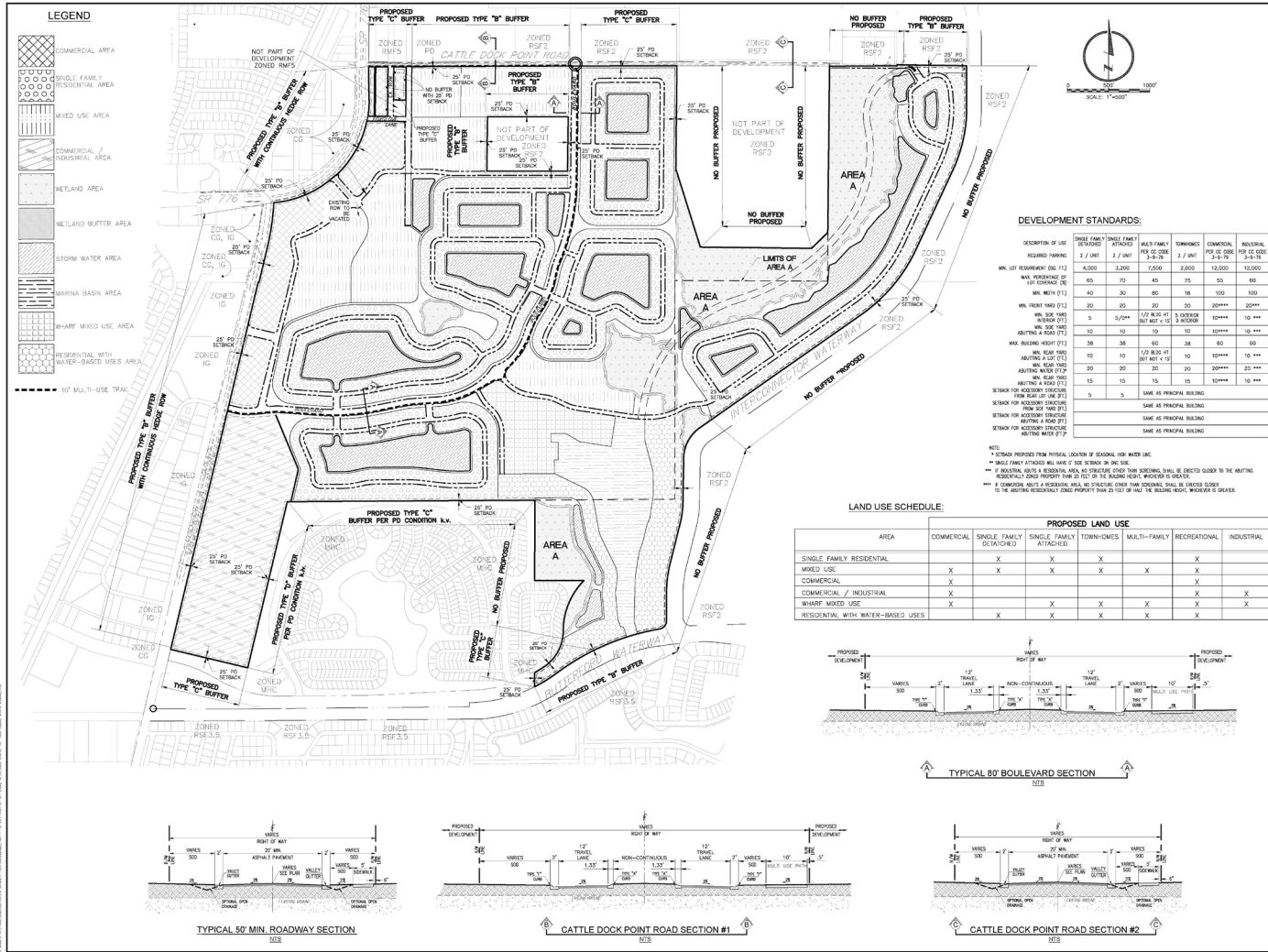


PD CONCEPT PLAN
HARBOR VILLAGE NORTH
PORT CHARLOTTE, FLORIDA
MARONDA HOMES LLC OF FLORIDA



NOT RELEASED FOR CONSTRUCTION

PROJECT INFORMATION			
DESIGNED BY:	PLS	DATE:	10/18/2023
PROJECT NUMBER:	10000	COMPLETION DATE:	10/18/2023
BOOK AND PAGE:	SHEET 3		



PD CONCEPT PLAN DETAILS & BUFFERS

HARBOR VILLAGE NORTH

PORT CHARLOTTE, FLORIDA

MARONDA HOMES LLC OF FLORIDA



Know what's below. Call before you dig.

NOT RELEASED FOR CONSTRUCTION

DESIGNED BY: ATWELL

PREPARED BY: ATWELL

PROJECT NUMBER: 1000000000

COMPLETION DATE: 10/1/2024

BOOK AND PAGE: 1000000000

SHEET: 4