SV-23-03-01 (Legislative)

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

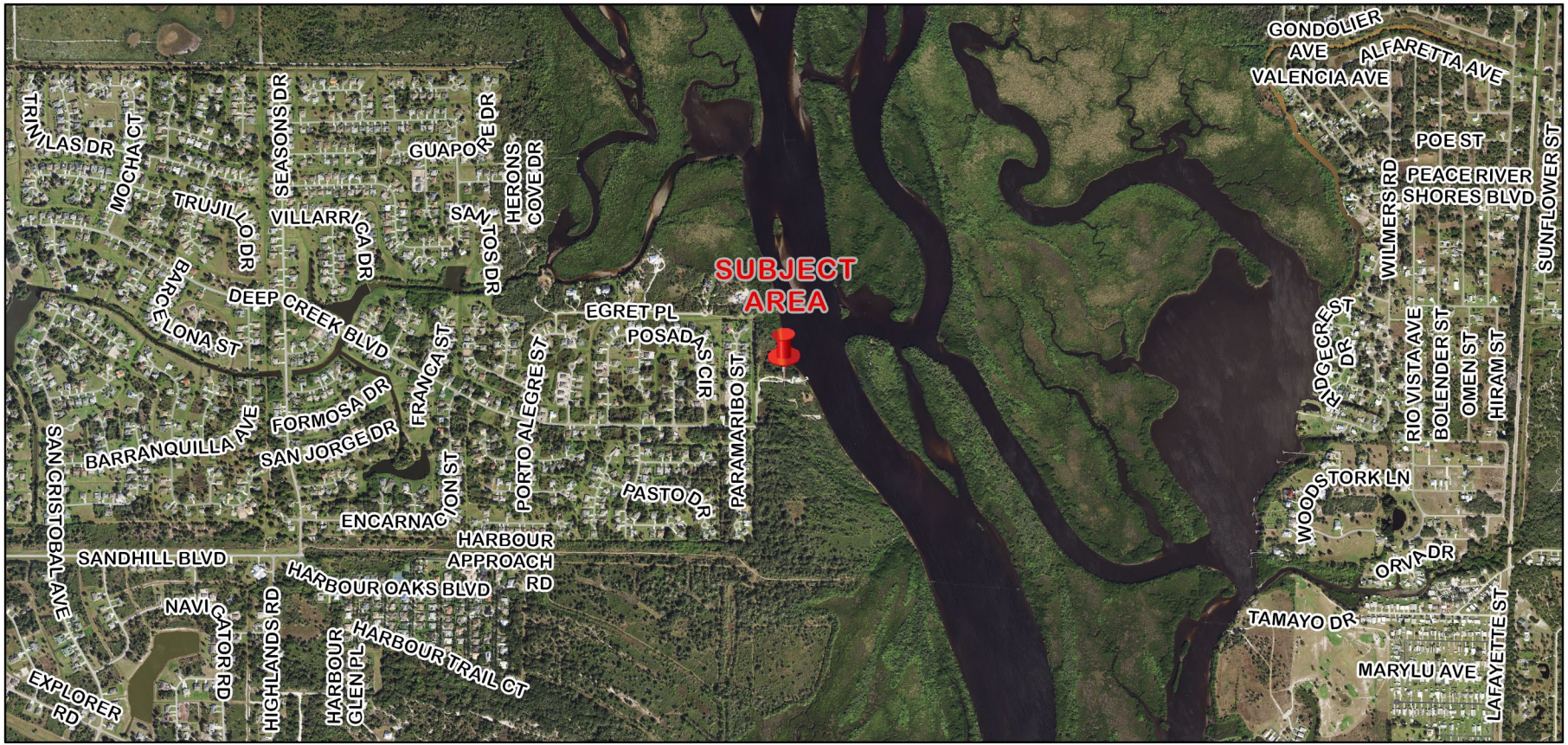
George R. Roland

CHARLOTTE COUNTY
FLORIDA

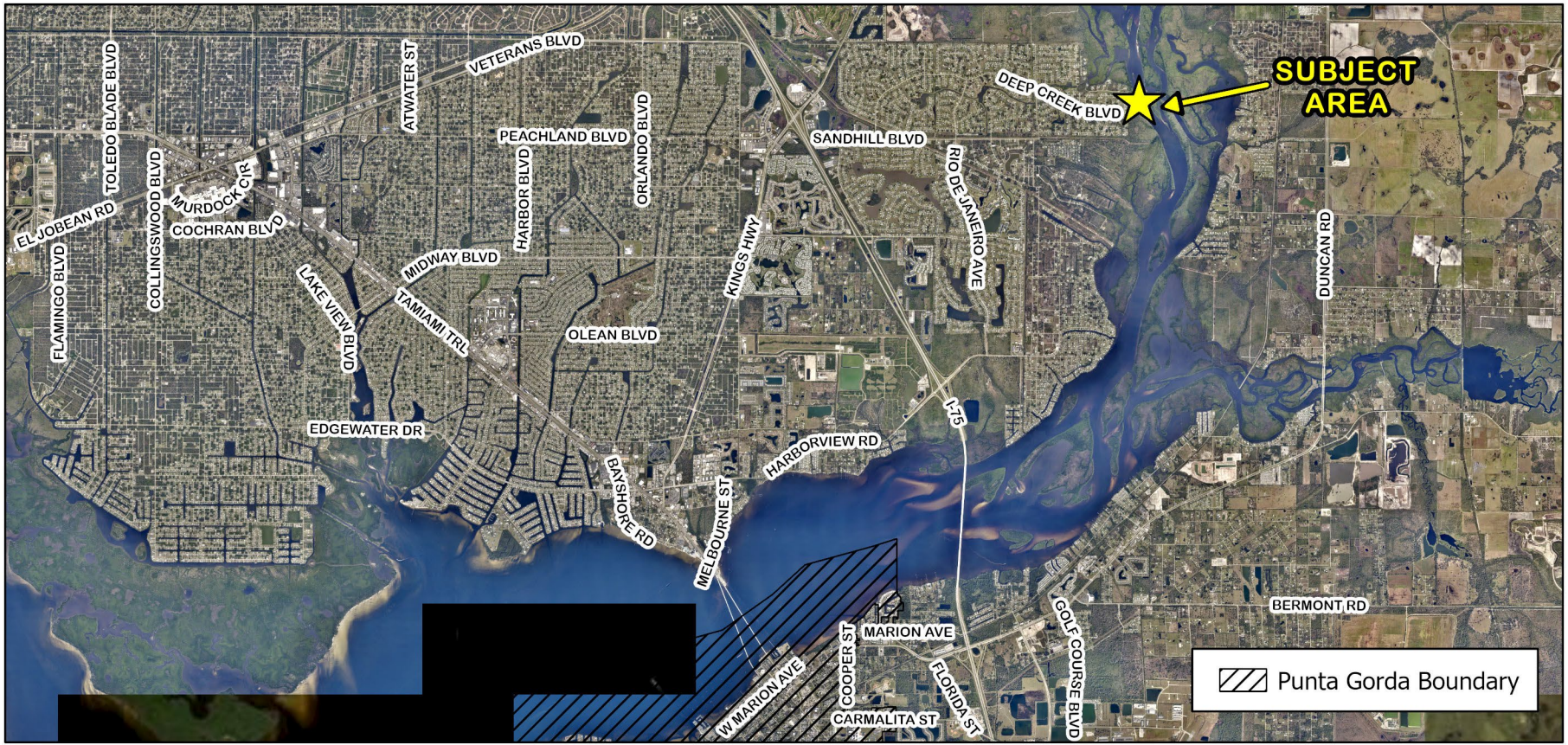
SV-23-03-01

- 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

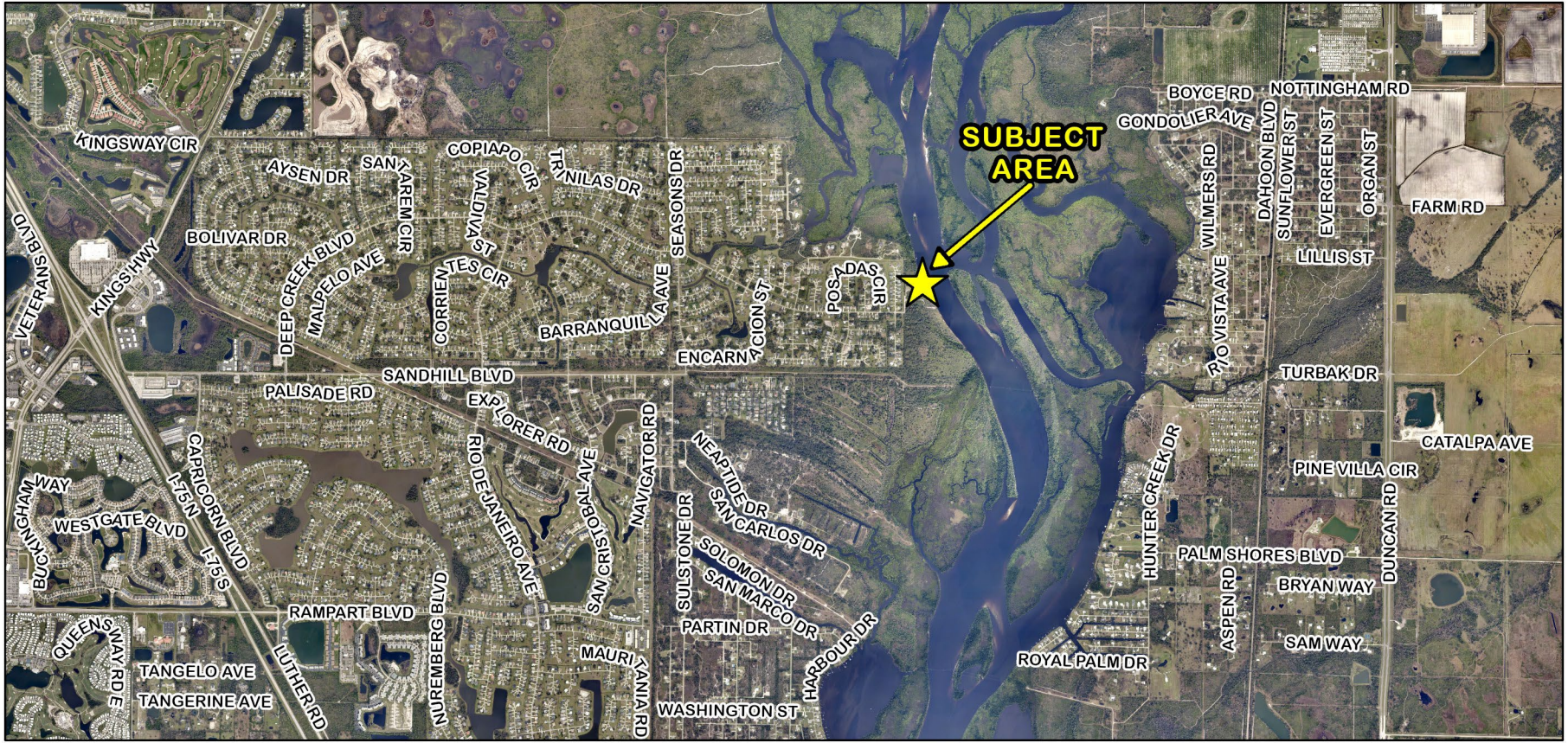
CHARLOTTE COUNTY FLORIDA



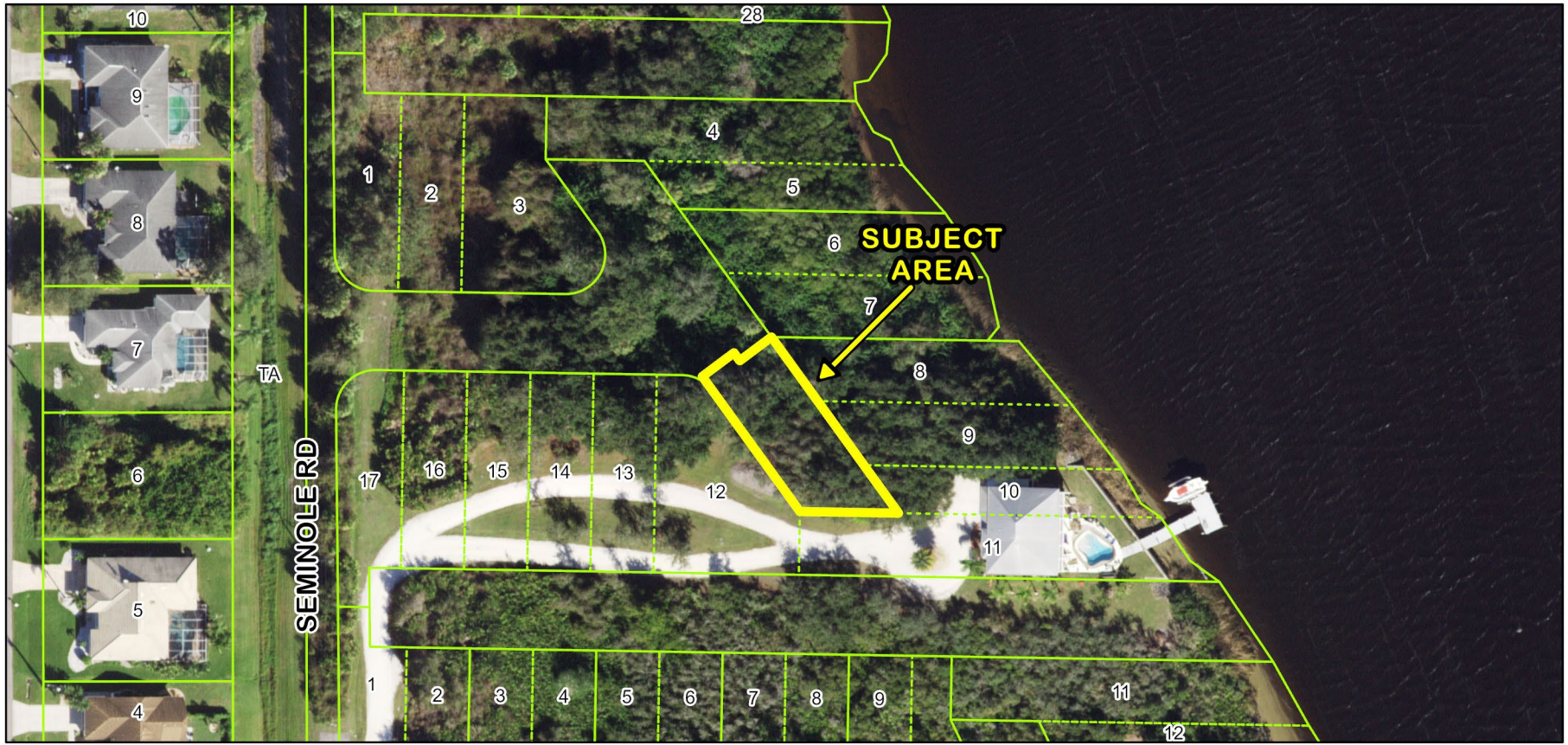
SV-23-03-01 Location Map



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

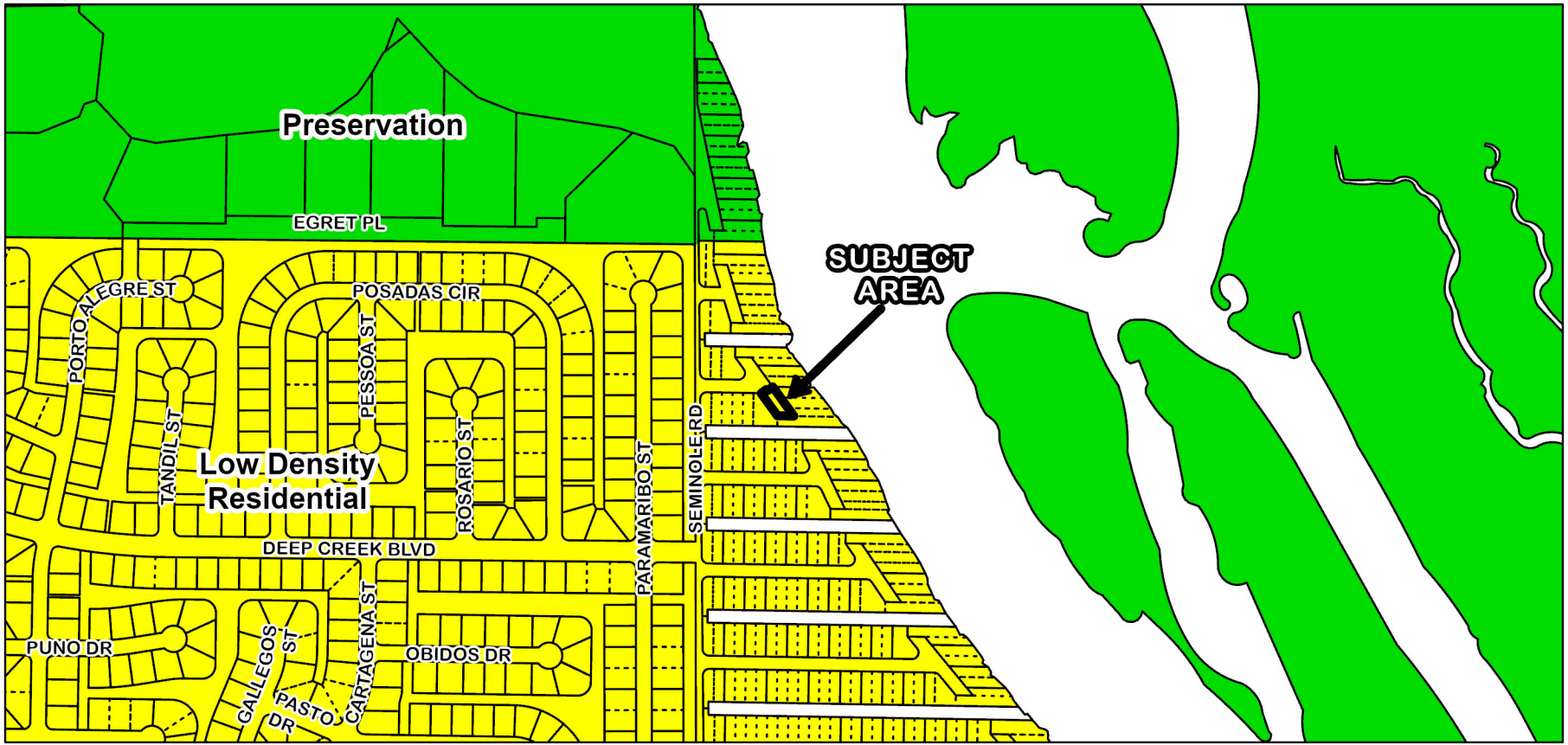


SV-23-03-01 2024 Aerial Location Map (Mid-Range)

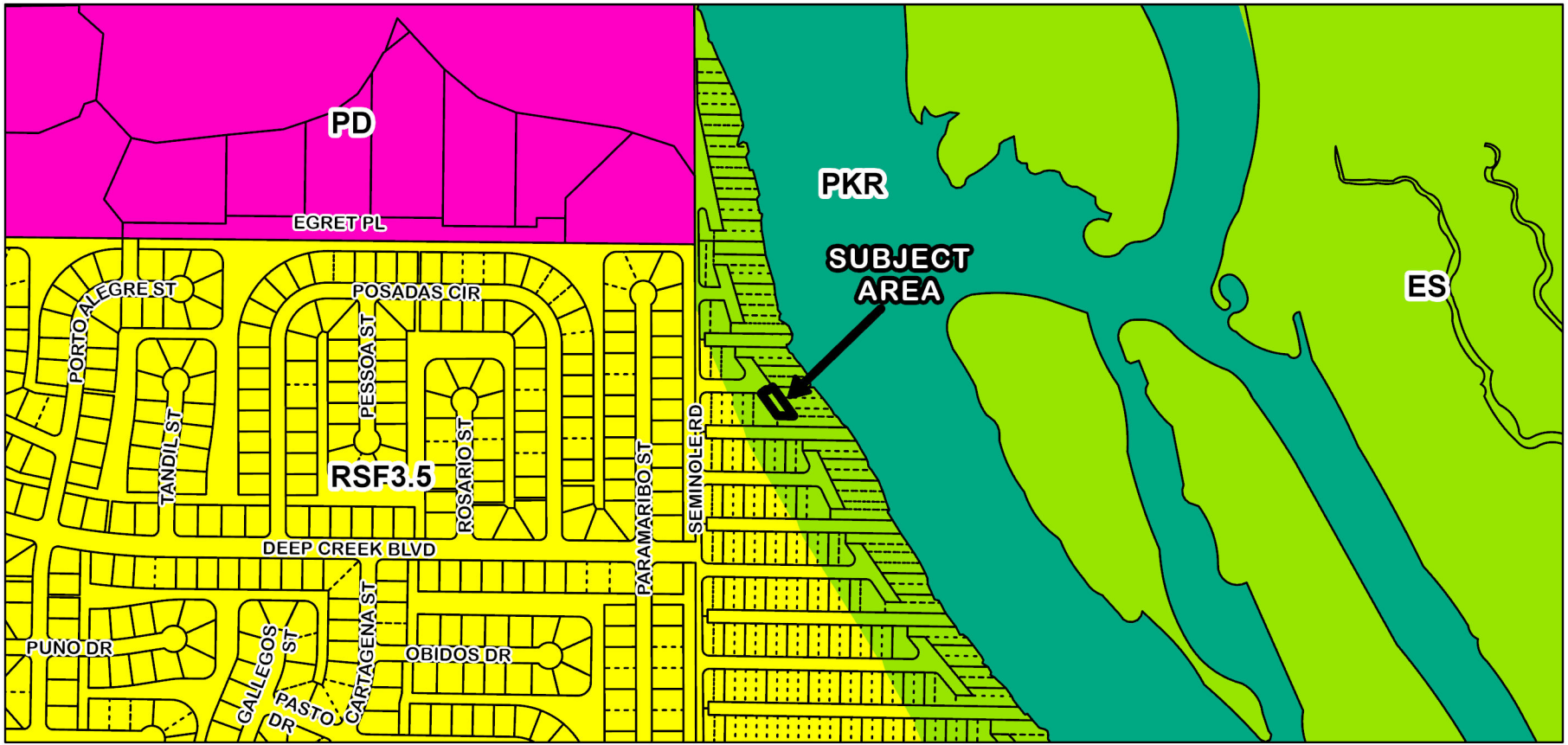


SV-23-03-01 Aerial Location Map

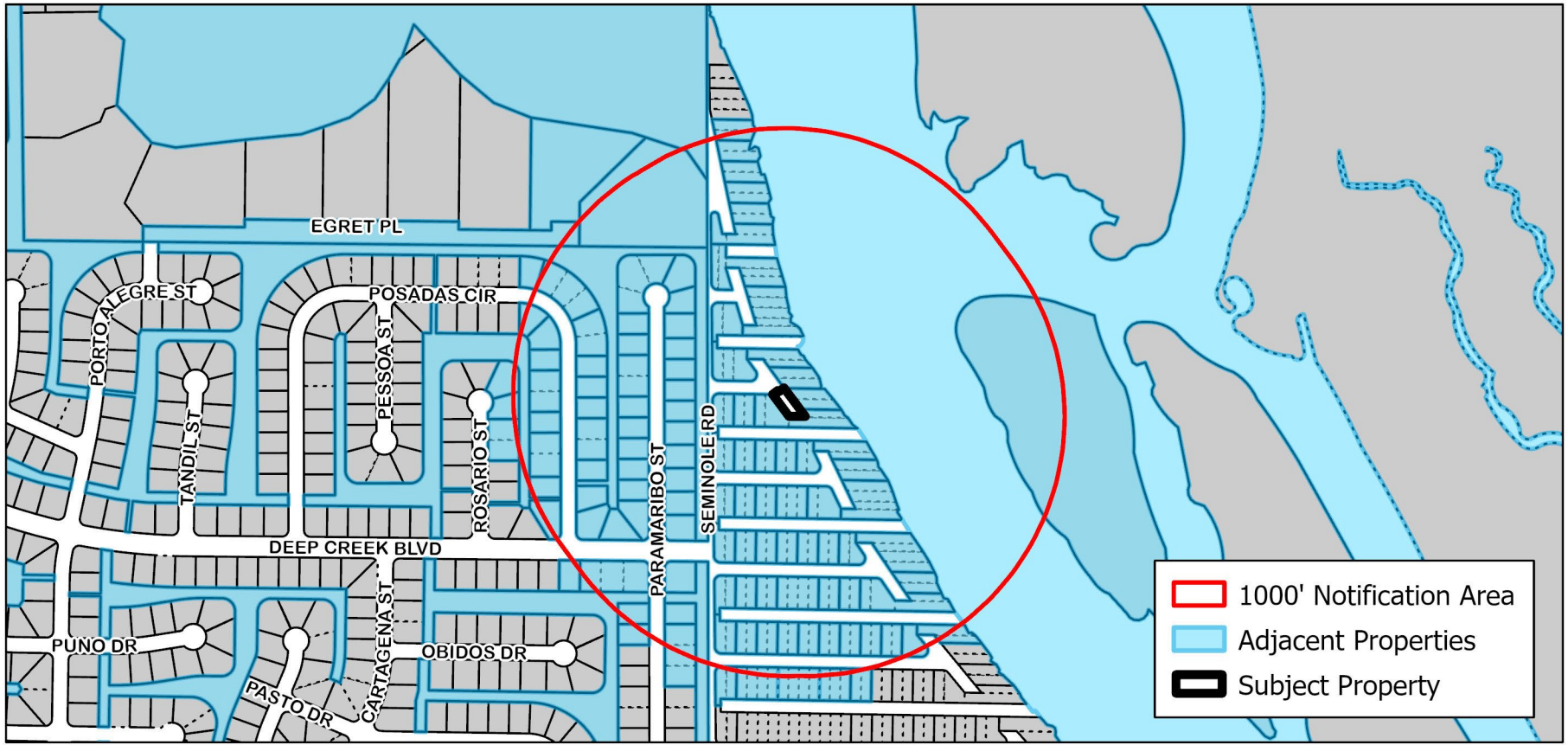
SV-23-03-01 2024 Eagle View Image



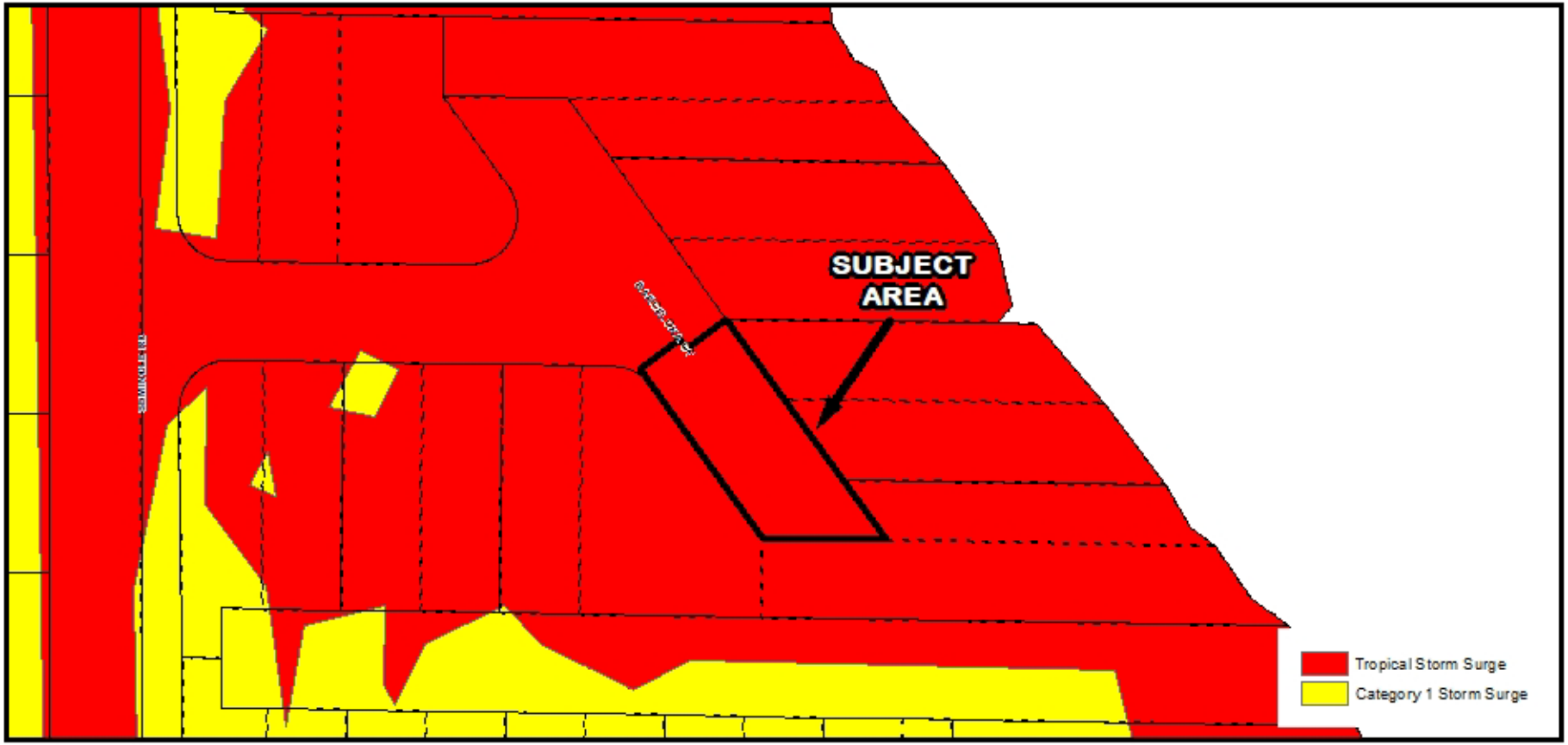
SV-23-03-01 FLUM Designations



SV-23-03-01 Zoning Designations

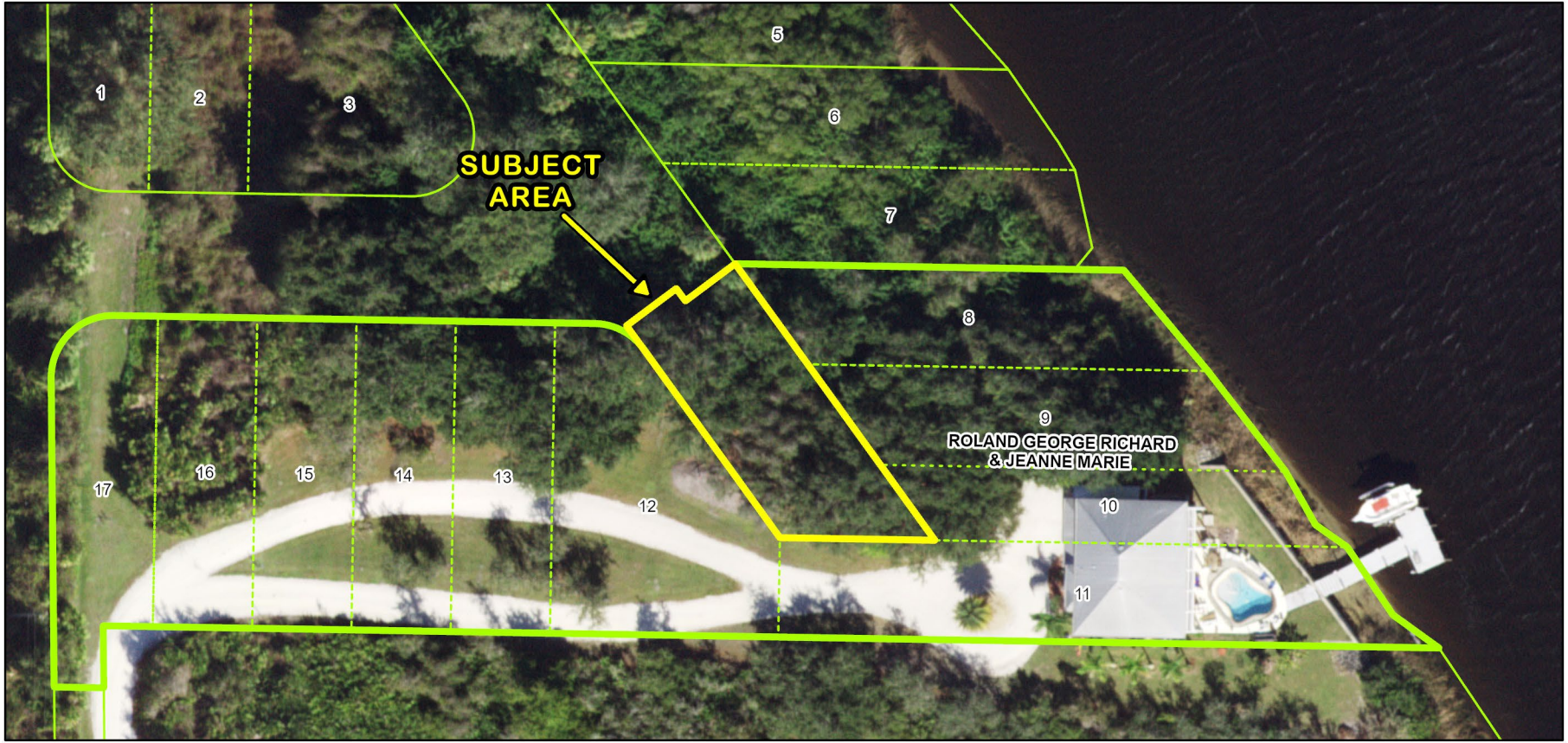


SV-23-03-01 1000' Notification Area Map

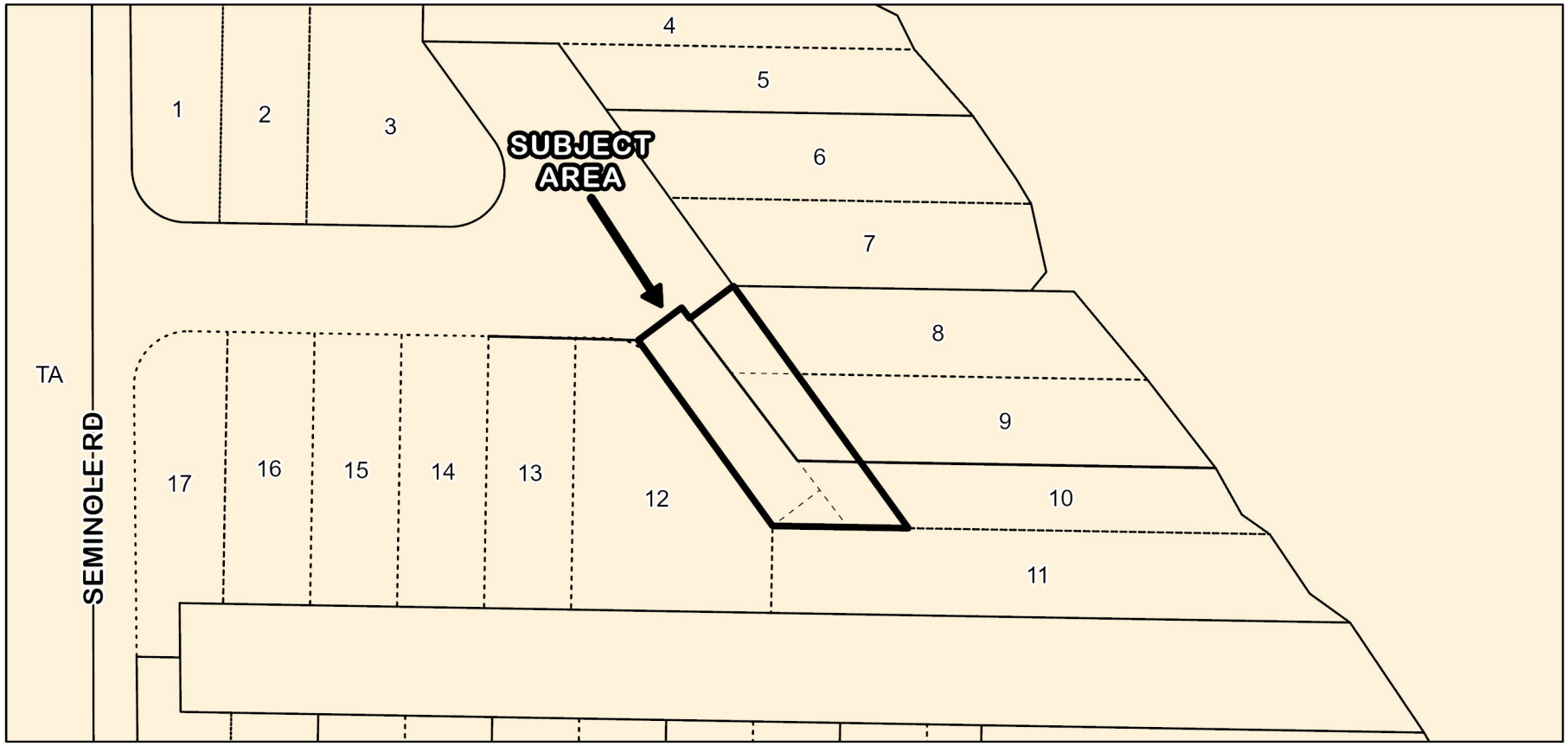


SV-23-03-01 Coastal High Hazard Area

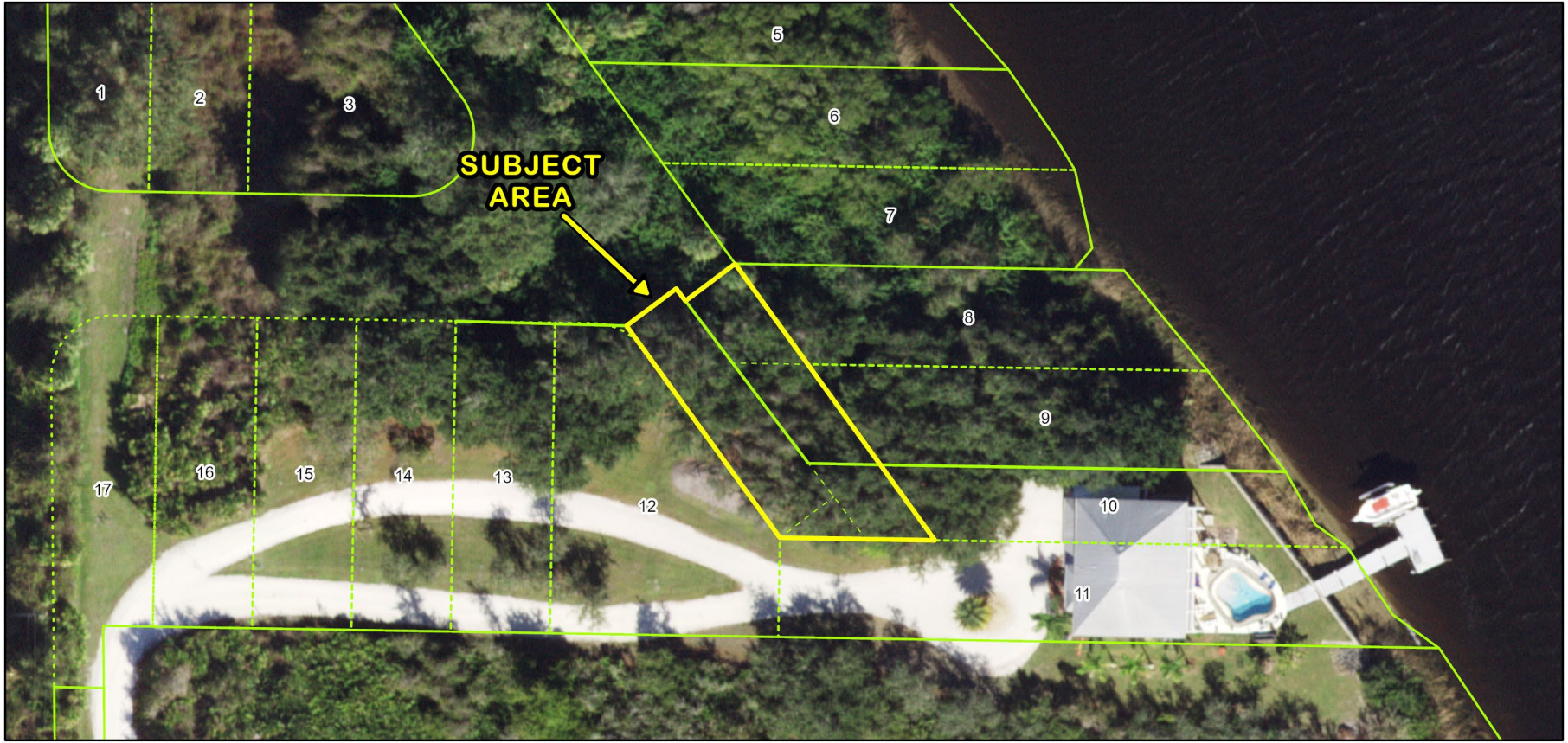
SV-23-03-01 Flood Zones (Subject Property - 10AE Zone)



SV-23-03-01 Property Ownership



SV-23-03-01 Proposed Changes



SV-23-03-01 Proposed Changes (Aerial)

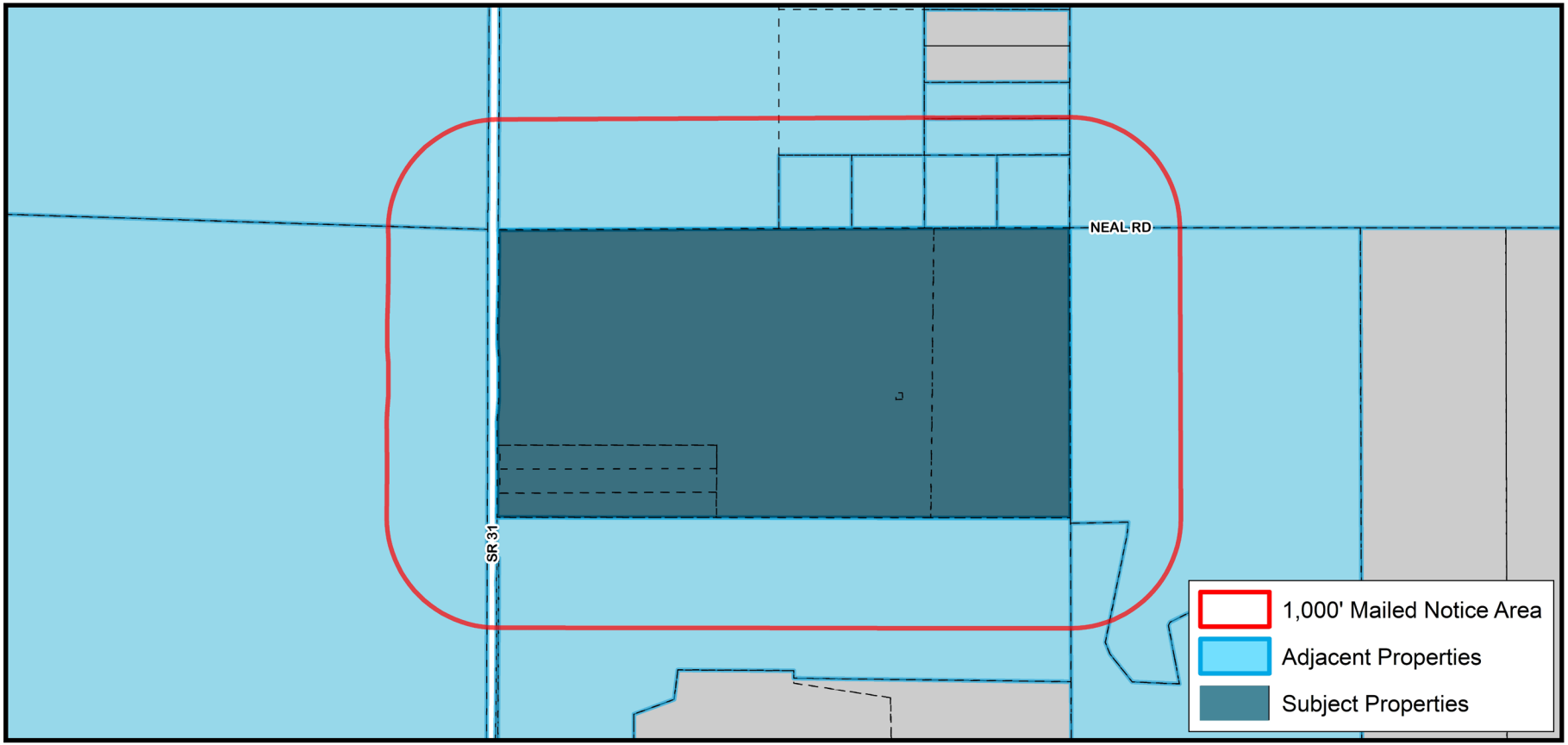
PAL-24-07 (Legislative)
Z-24-18 (Quasi-Judicial)

(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

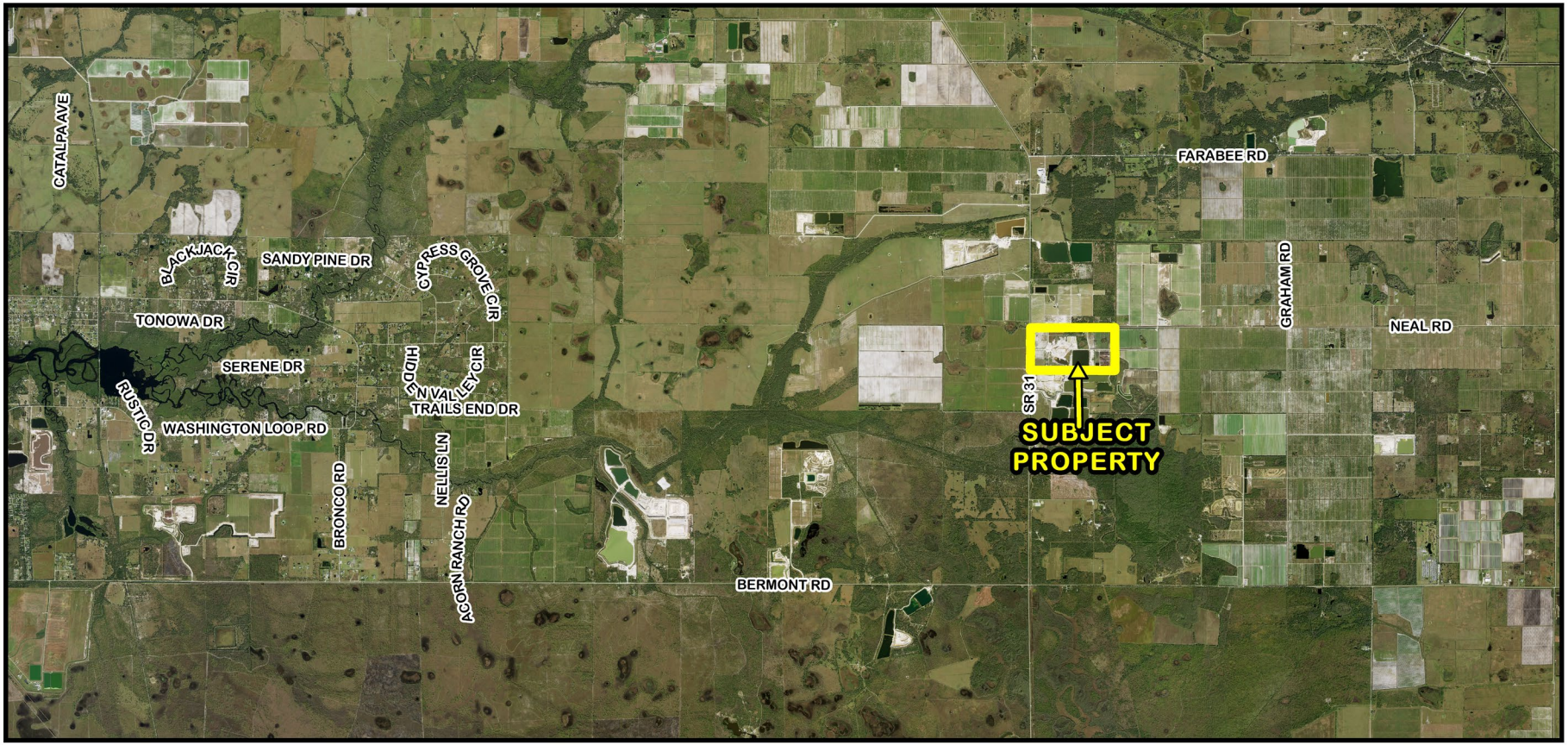
Proposed Changes

- 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.

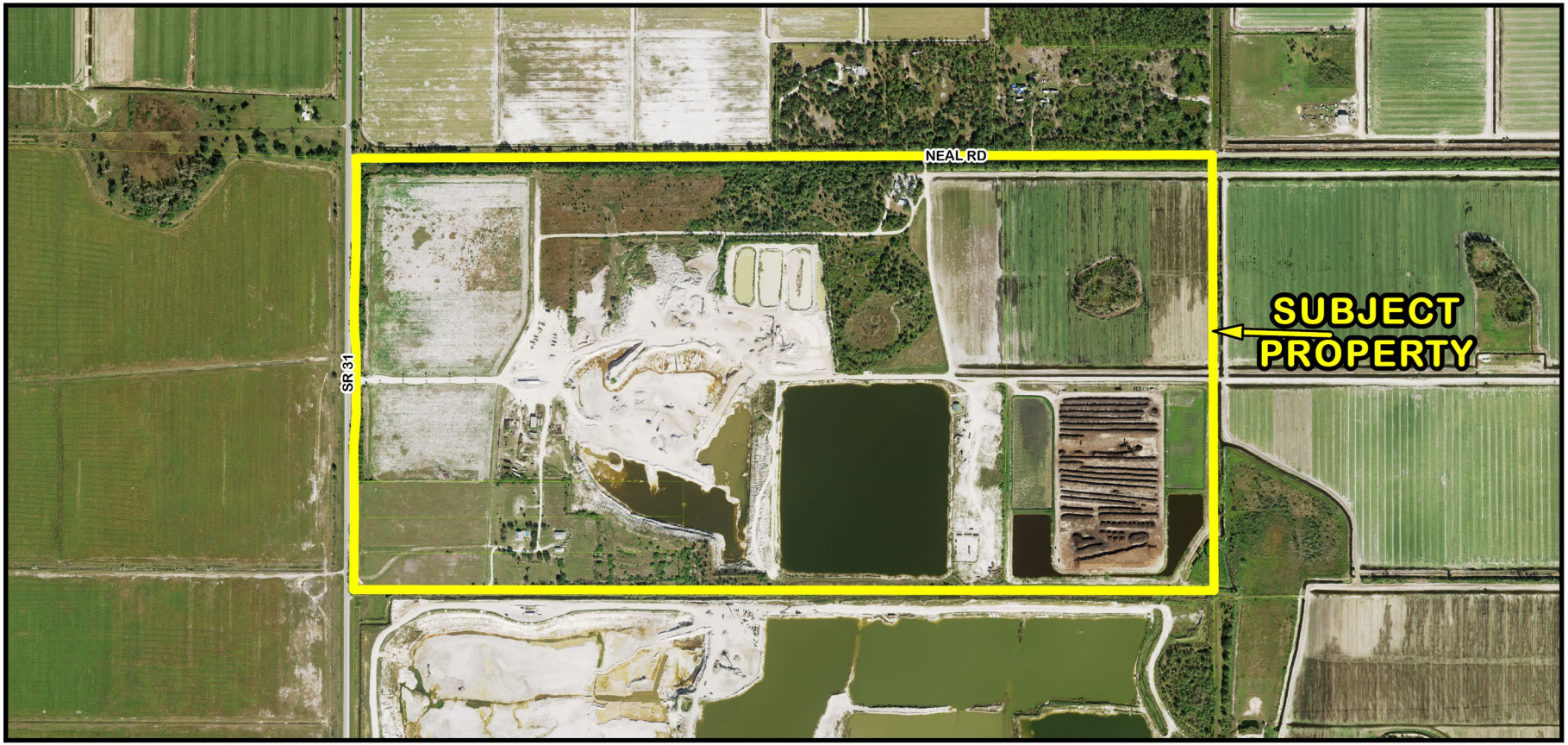


PAL-24-07 and Z-24-18 1,000' Mailed Notice Map

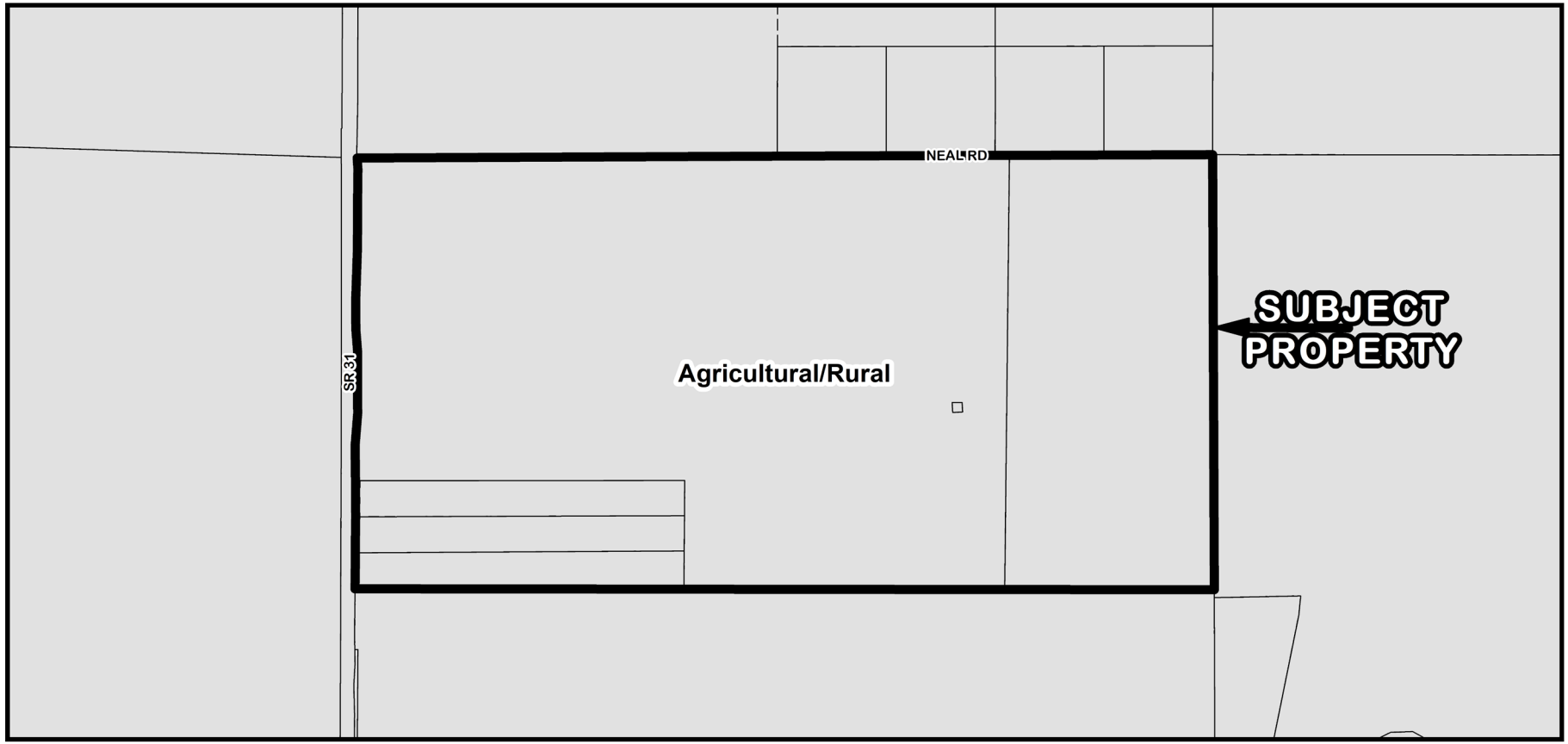
PAL-24-07 and Z-24-18 Location Map



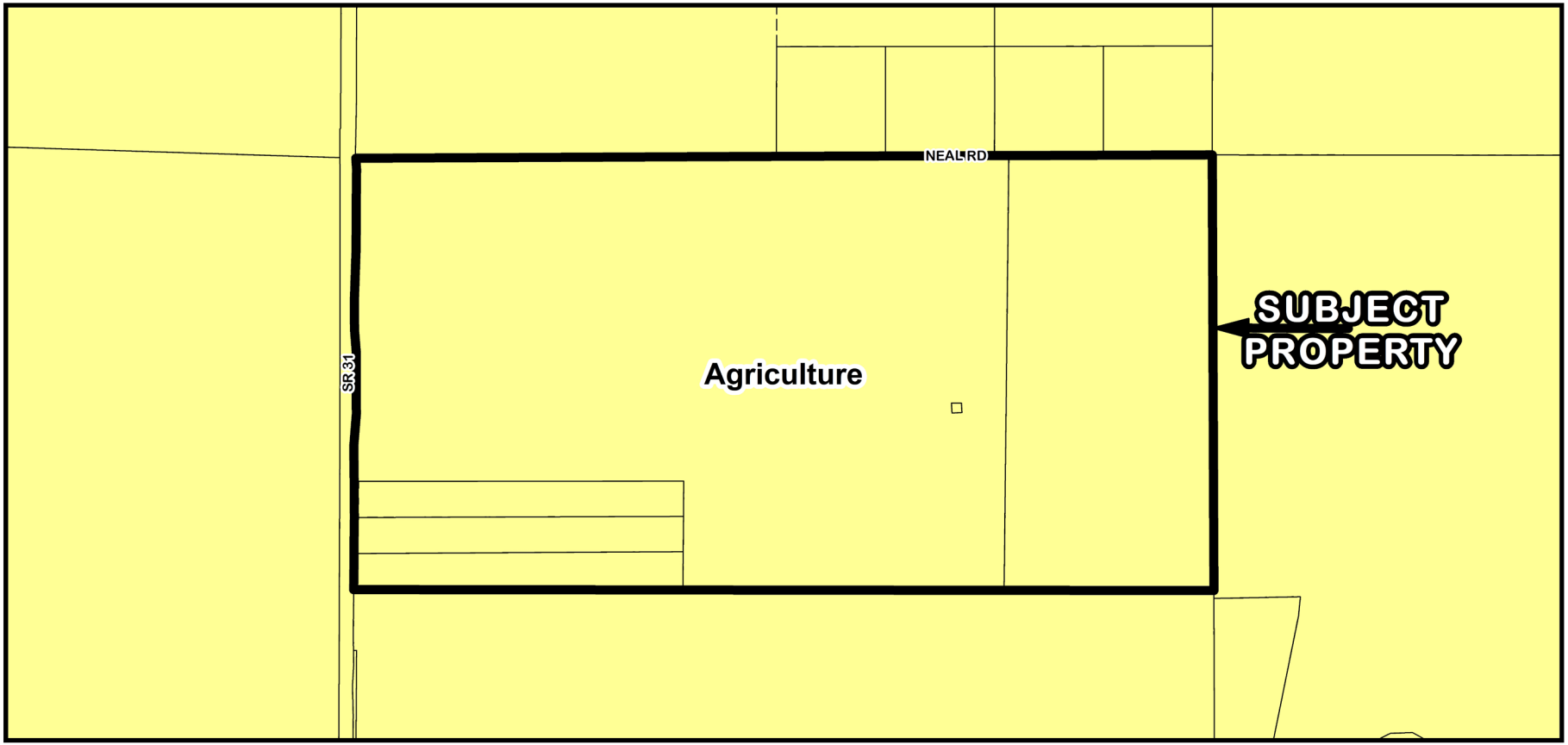
PAL-24-07 and Z-24-18 Area Image (Mid-Range)



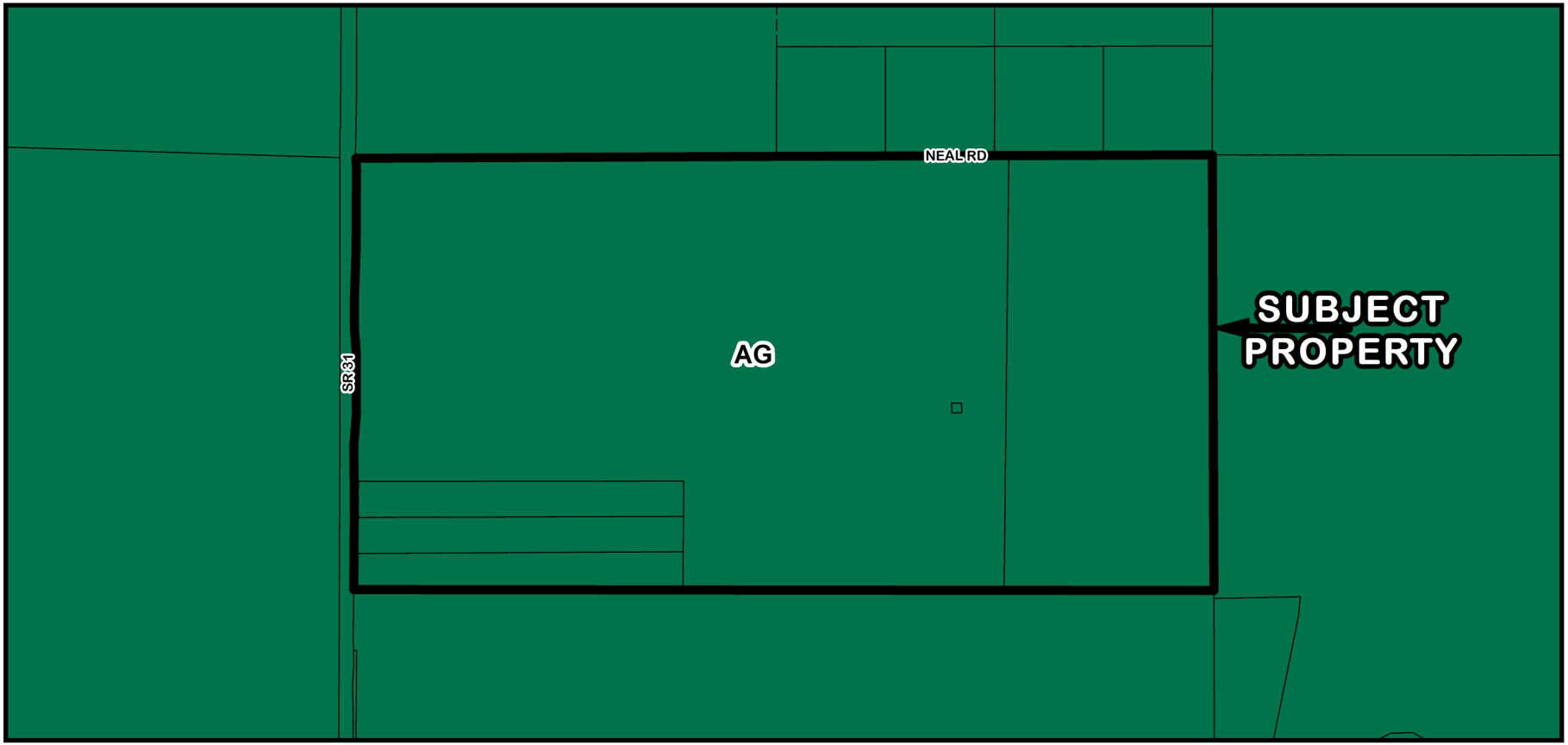
PAL-24-07 and Z-24-18 Area Image



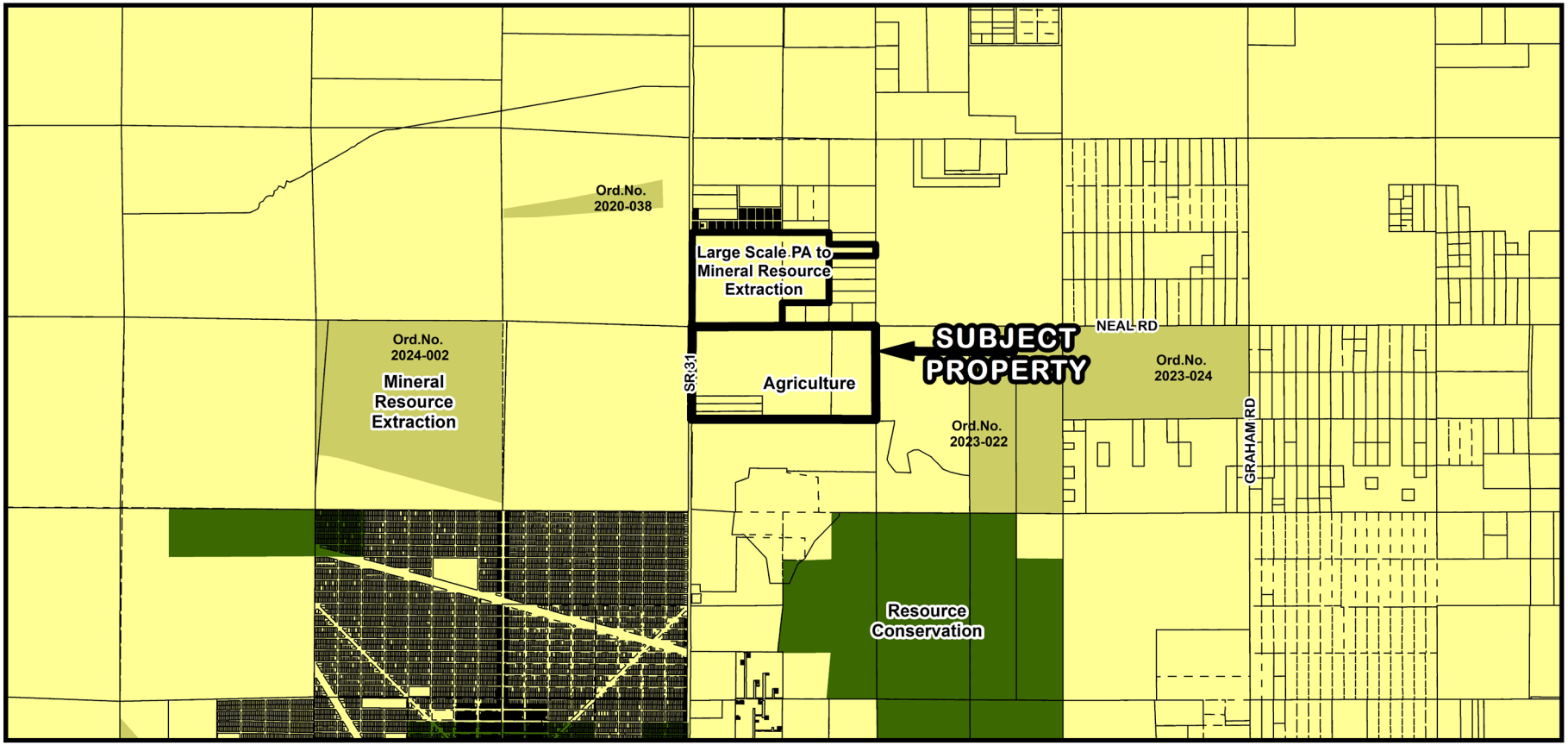
PAL-24-07 and Z-24-18 Framework



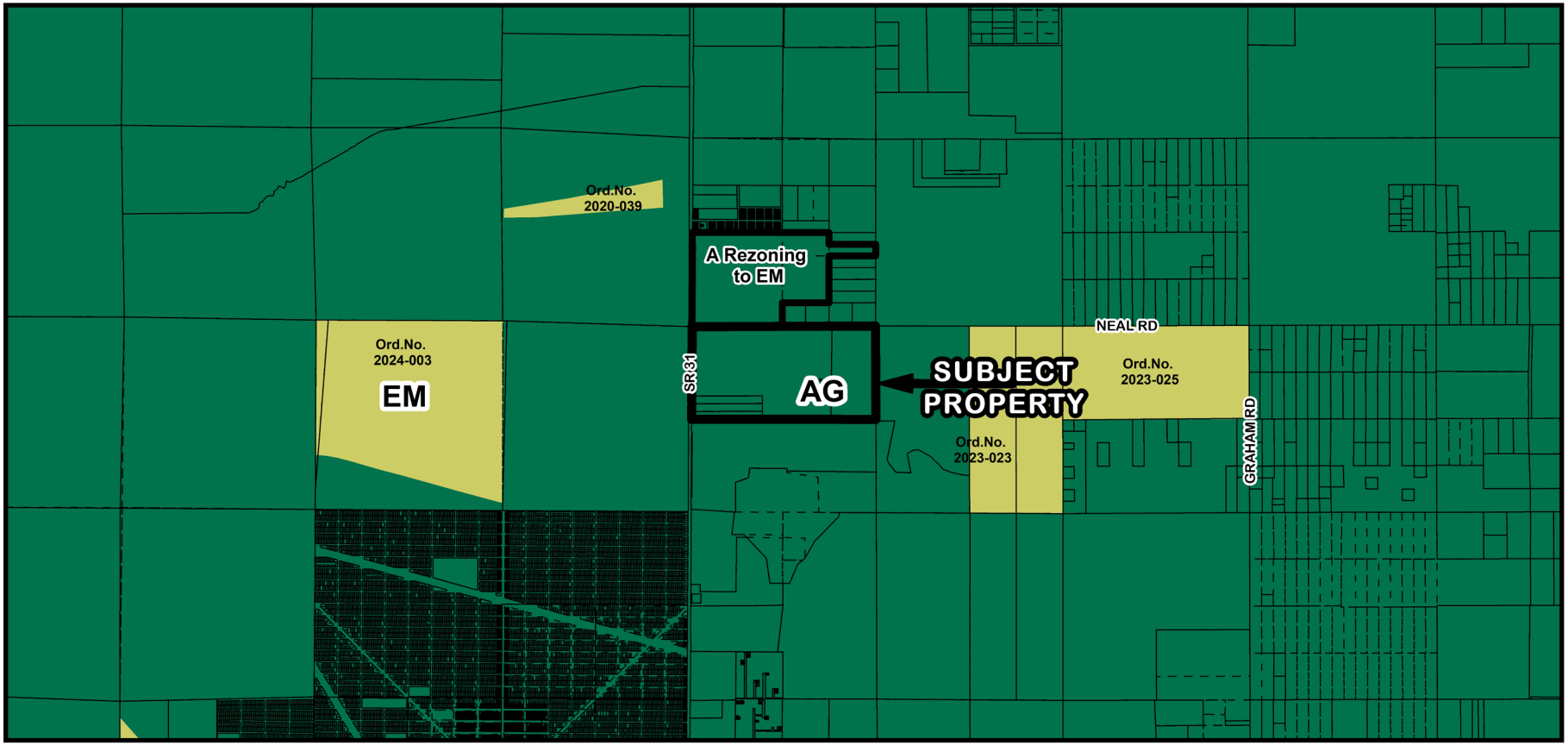
PAL-24-07 and Z-24-18 Existing FLUM Designations



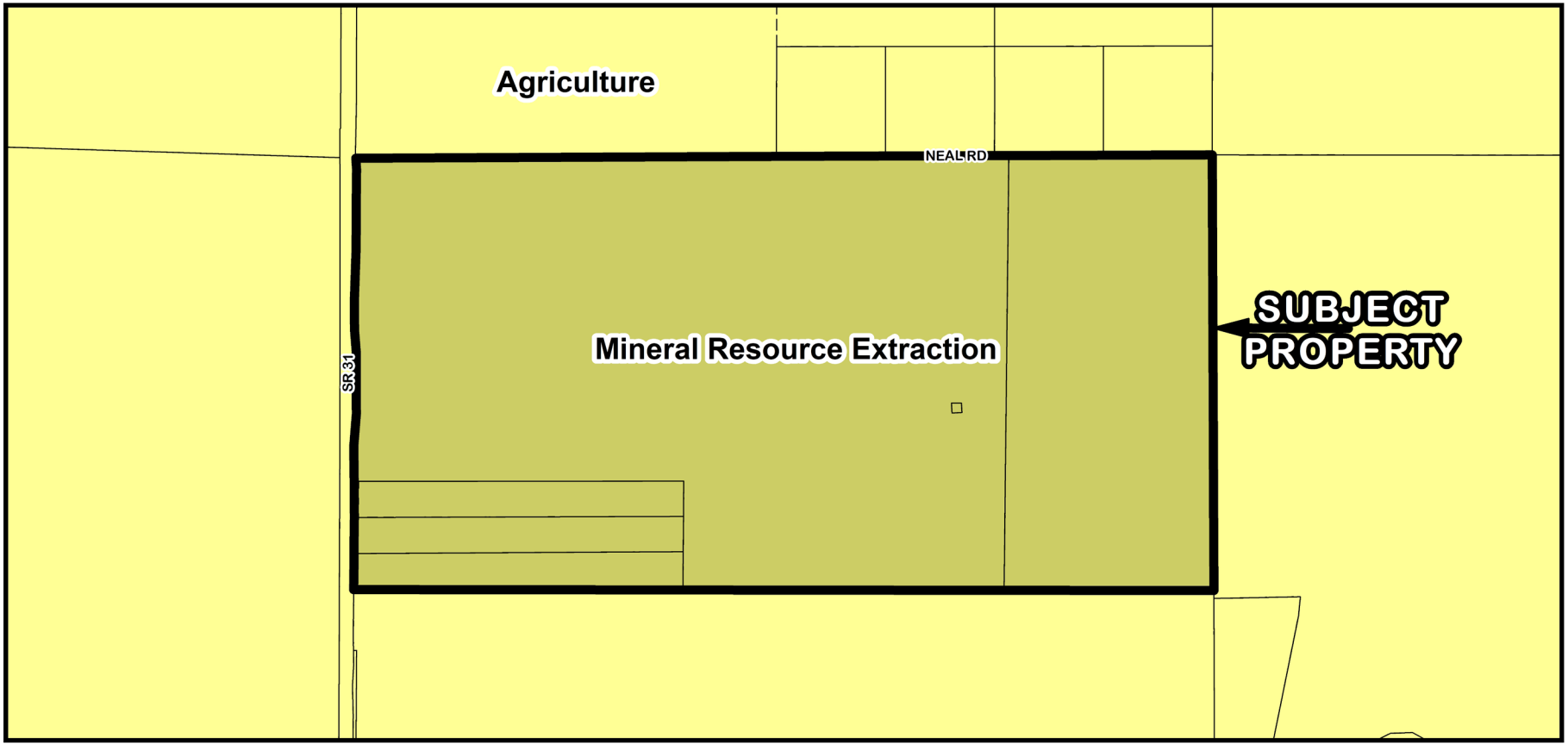
PAL-24-07 and Z-24-18 Existing Zoning Designations



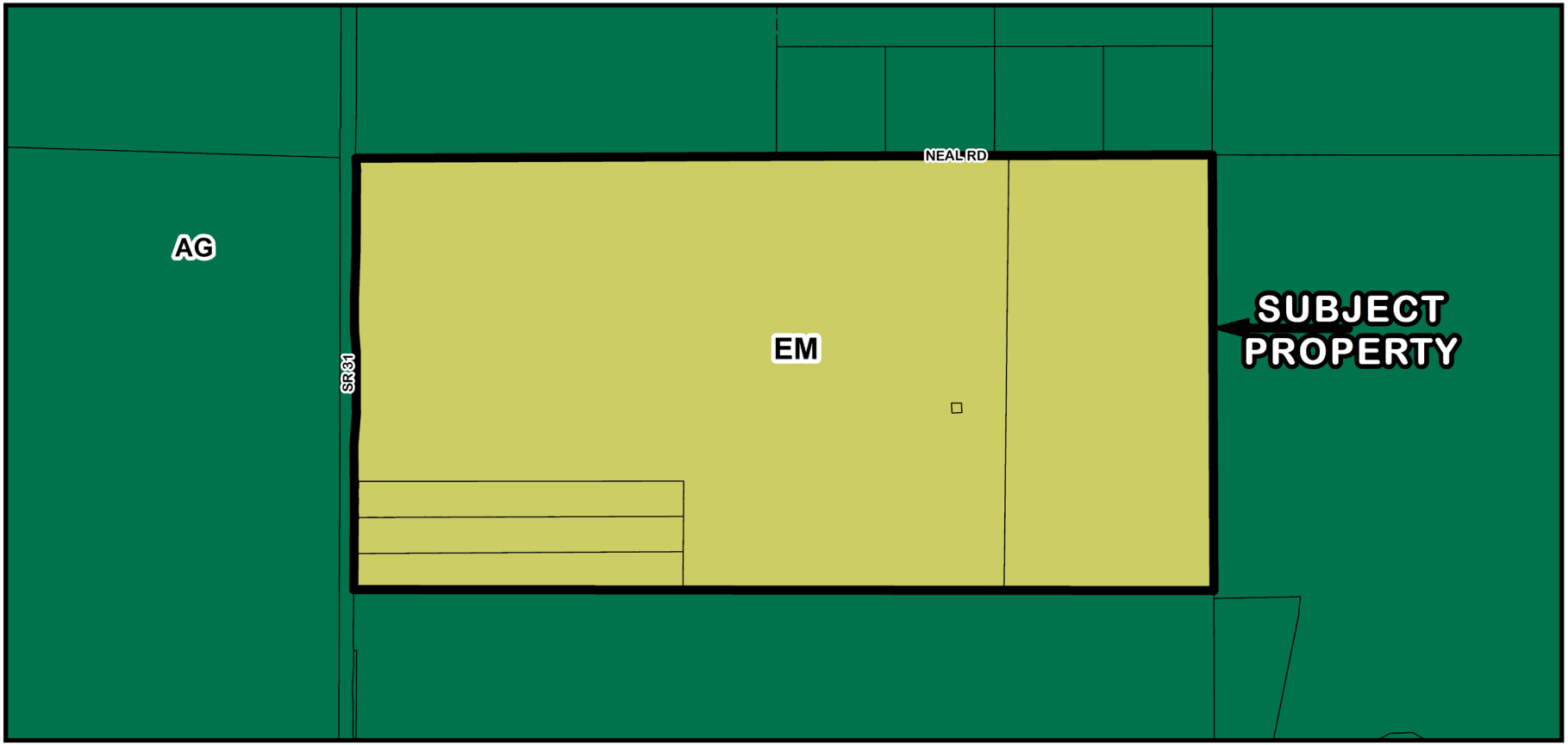
PAL-24-07 and Z-24-18 Surrounding Existing FLUM Designations



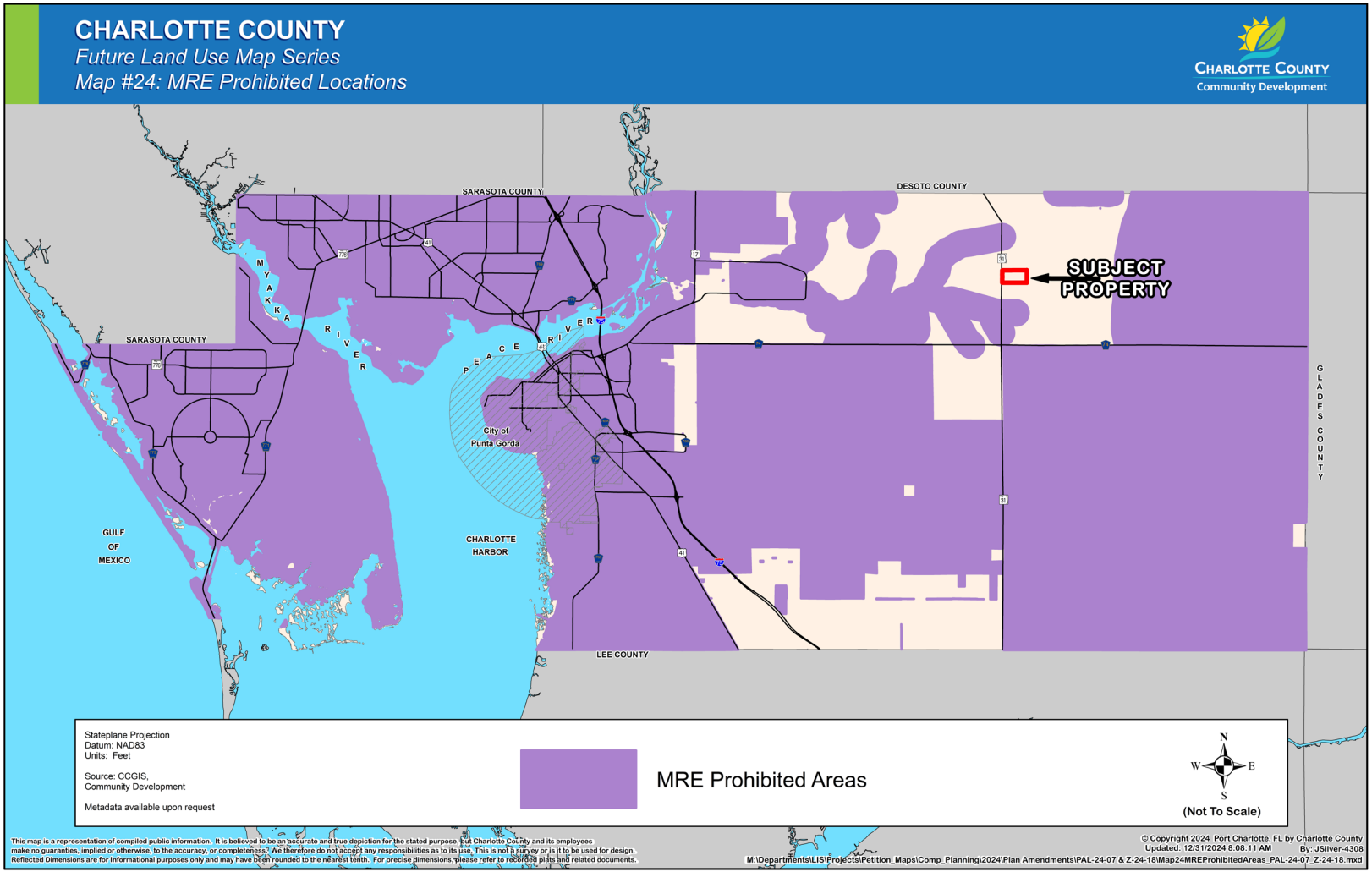
PAL-24-07 and Z-24-18 Surrounding Existing Zoning Designations



PAL-24-07 and Z-24-18 Proposed FLUM Designations



PAL-24-07 and Z-24-18 Proposed Zoning Designations


CHARLOTTE COUNTY
Future Land Use Map Series
Map #24: MRE Prohibited Locations
CHARLOTTE COUNTY
Community Development
SARASOTA COUNTY
DESOTO COUNTY
SUBJECT PROPERTY
SARASOTA COUNTY
MYAKKA RIVER
PEACE RIVER
City of Punta Gorda
GLADES COUNTY
GULF OF MEXICO
CHARLOTTE HARBOR
LEE COUNTY
Stateplane Projection
Datum: NAD83
Units: Feet
Source: CCGIS, Community Development
Metadata available upon request
MRE Prohibited Areas
N
W
E
S
(Not To Scale)
This map is a representation of compiled public information. It is believed to be an accurate and true depiction for the stated purpose, but Charlotte County and its employees make no guaranties, implied or otherwise, to the accuracy, or completeness. We therefore do not accept any responsibilities as to its use. This is not a survey or is it to be used for design. Reflected Dimensions are for Informational purposes only and may have been rounded to the nearest tenth. For precise dimensions, please refer to recorded plats and related documents.
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Updated: 12/31/2024 8:08:11 AM By: JSilver-4308
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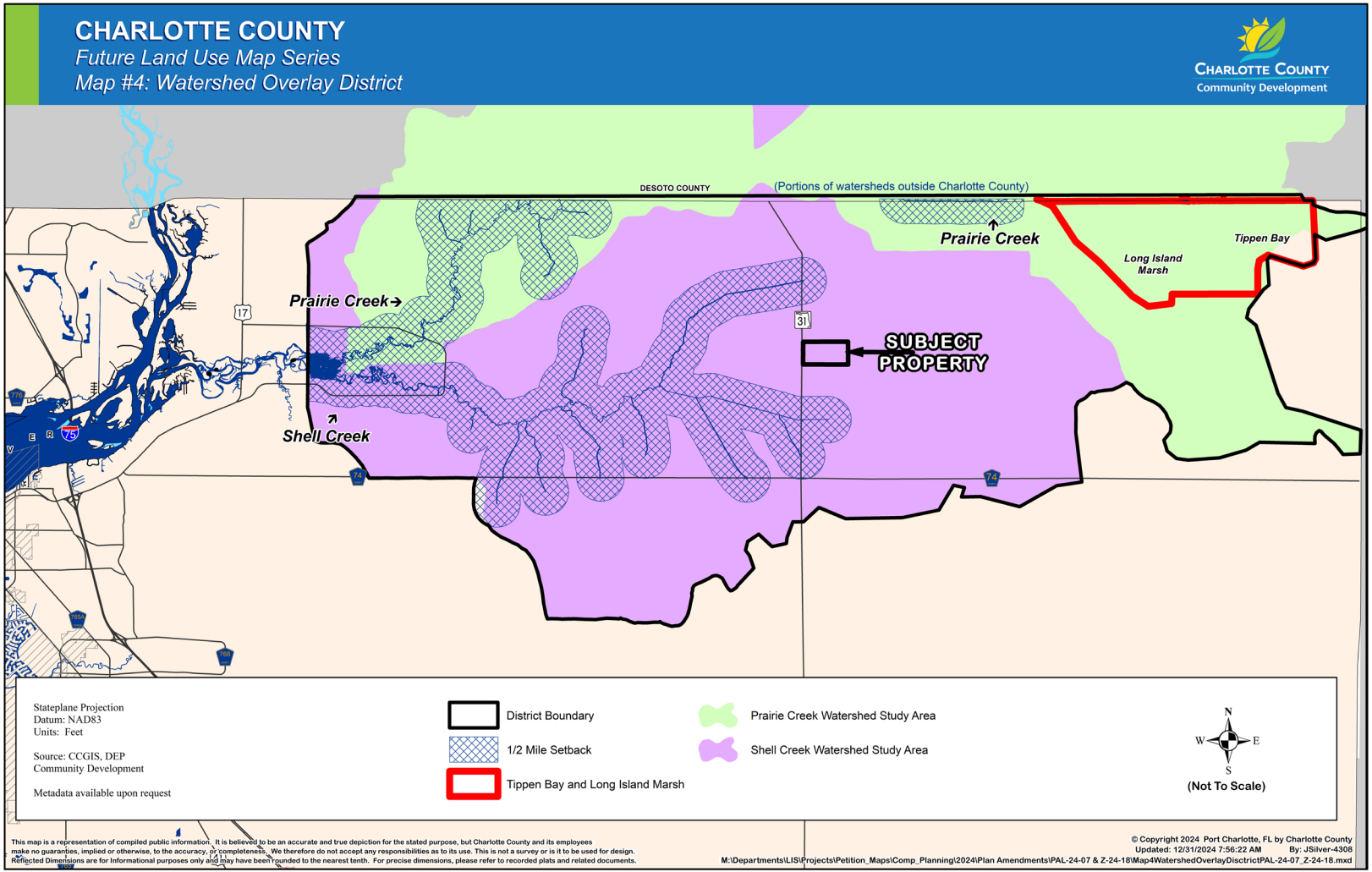
CHARLOTTE COUNTY
Future Land Use Map Series
Map #4: Watershed Overlay District
CHARLOTTE COUNTY
Community Development
DESOTO COUNTY
(Portions of watersheds outside Charlotte County)
Prairie Creek
Tippen Bay
Long Island Marsh
Prairie Creek
SUBJECT PROPERTY
Shell Creek
17
31
75
74
Stateplane Projection
Datum: NAD83
Units: Feet
Source: CCGIS, DEP
Community Development
Metadata available upon request
District Boundary
1/2 Mile Setback
Tippen Bay and Long Island Marsh
Prairie Creek Watershed Study Area
Shell Creek Watershed Study Area
N
W
E
S
(Not To Scale)
This map is a representation of compiled public information. It is believed to be an accurate and true depiction for the stated purpose, but Charlotte County and its employees make no guaranties, implied or otherwise, to the accuracy, or completeness. We therefore do not accept any responsibilities as to its use. This is not a survey or is it to be used for design. Reflected Dimensions are for Informational purposes only and may have been rounded to the nearest tenth. For precise dimensions, please refer to recorded plats and related documents.
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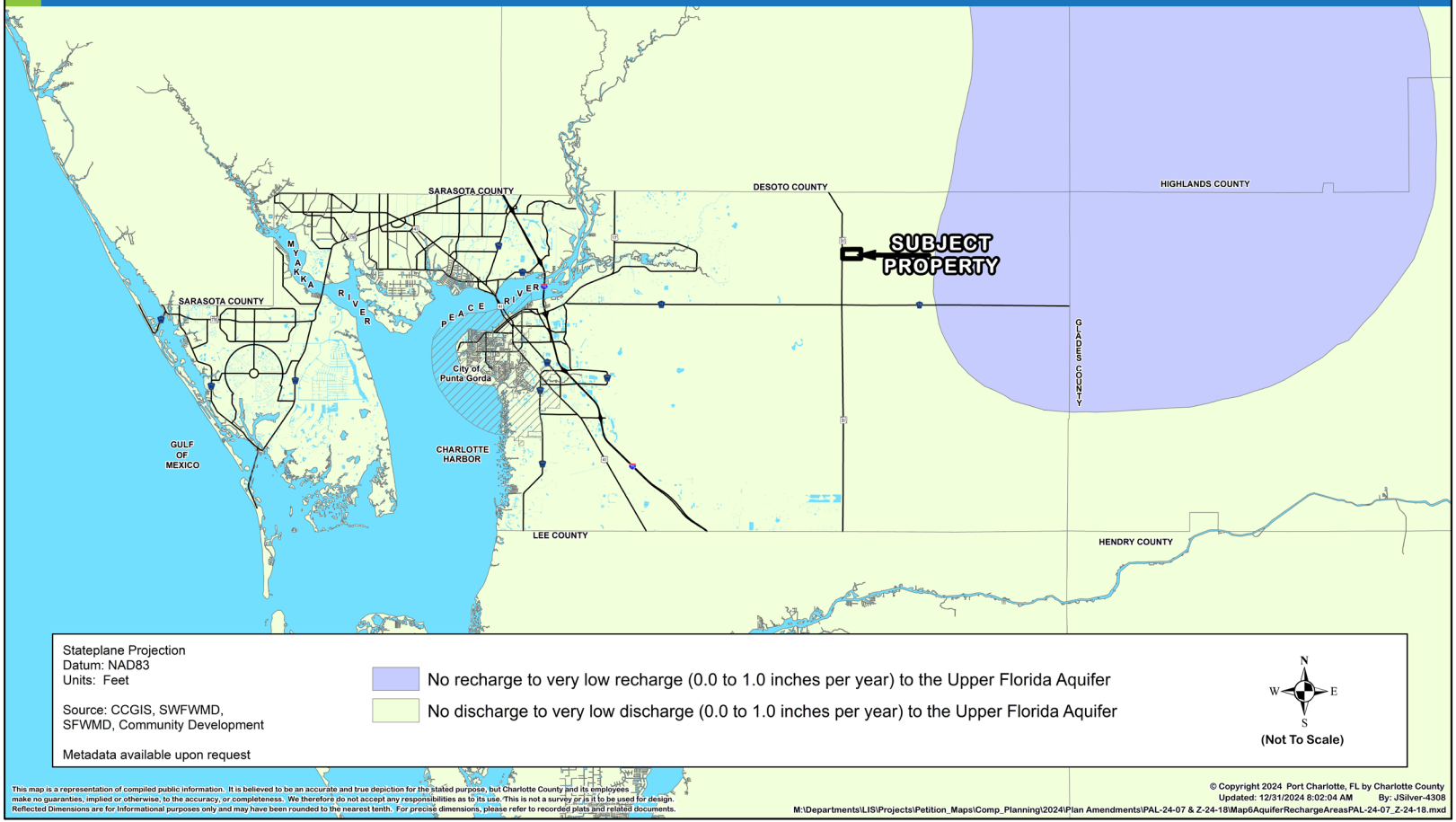
CHARLOTTE COUNTY

Future Land Use Map Series

Map #6: Prime Aquifer Recharge Areas

CHARLOTTE COUNTY
Community Development



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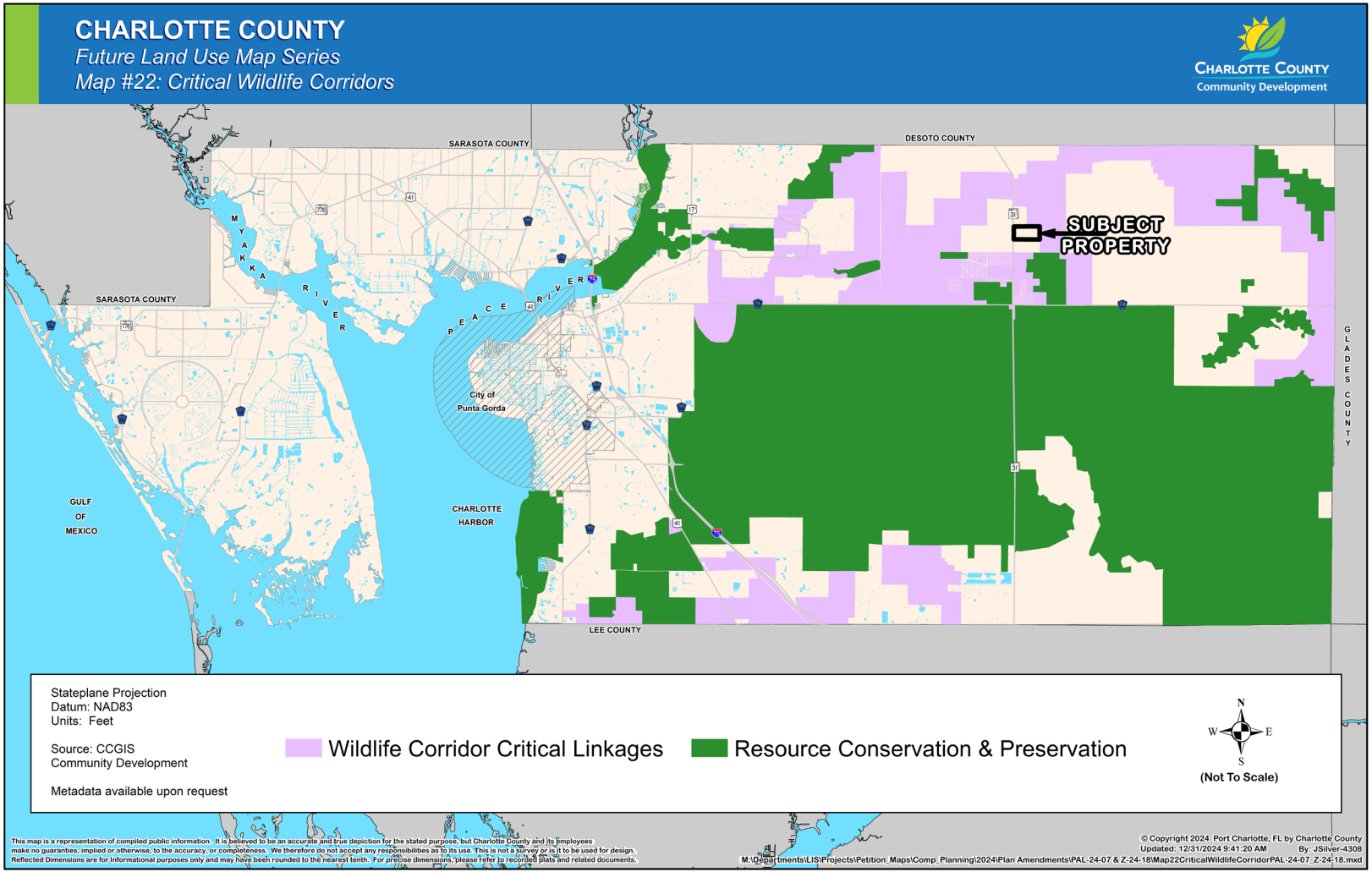
CHARLOTTE COUNTY
Future Land Use Map Series
Map #22: Critical Wildlife Corridors
CHARLOTTE COUNTY
Community Development
SARASOTA COUNTY
DESOTO COUNTY
SUBJECT PROPERTY
SARASOTA COUNTY
MYAKKA RIVER
PEACE RIVER
City of Punta Gorda
GULF OF MEXICO
CHARLOTTE HARBOR
LEE COUNTY
GLADES COUNTY
Stateplane Projection
Datum: NAD83
Units: Feet
Source: CCGIS
Community Development
Metadata available upon request
Wildlife Corridor Critical Linkages
Resource Conservation & Preservation
N
W
E
S
(Not To Scale)
This map is a representation of compiled public information. It is believed to be an accurate and true depiction for the stated purpose, but Charlotte County and its employees make no guaranties, implied or otherwise, to the accuracy, or completeness. We therefore do not accept any responsibilities as to its use. This is not a survey or is it to be used for design. Reflected Dimensions are for Informational purposes only and may have been rounded to the nearest tenth. For precise dimensions, please refer to recorded plats and related documents.
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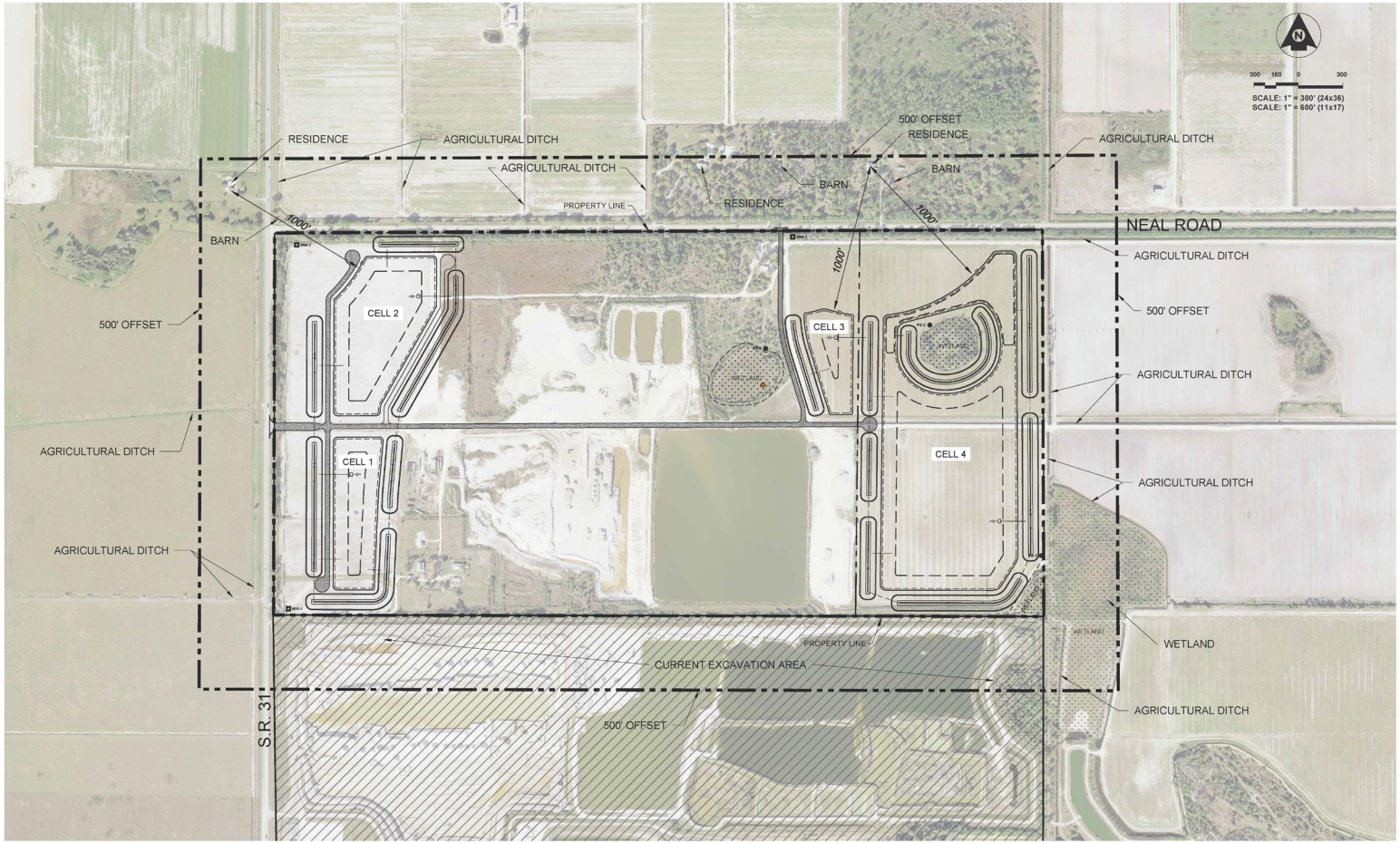


1/7/2025 10:54:57 AM - P:\23-0630 - WILLIAMS FDEP & EXCAVATION EXPANSION\DESIGN\CAD\PLAN SET - REZONE\06_500 FT FEATURES PLAN.DWG - STEVEN WAYNARD

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

REV.	DATE	BY	CK'D	DESCRIPTION

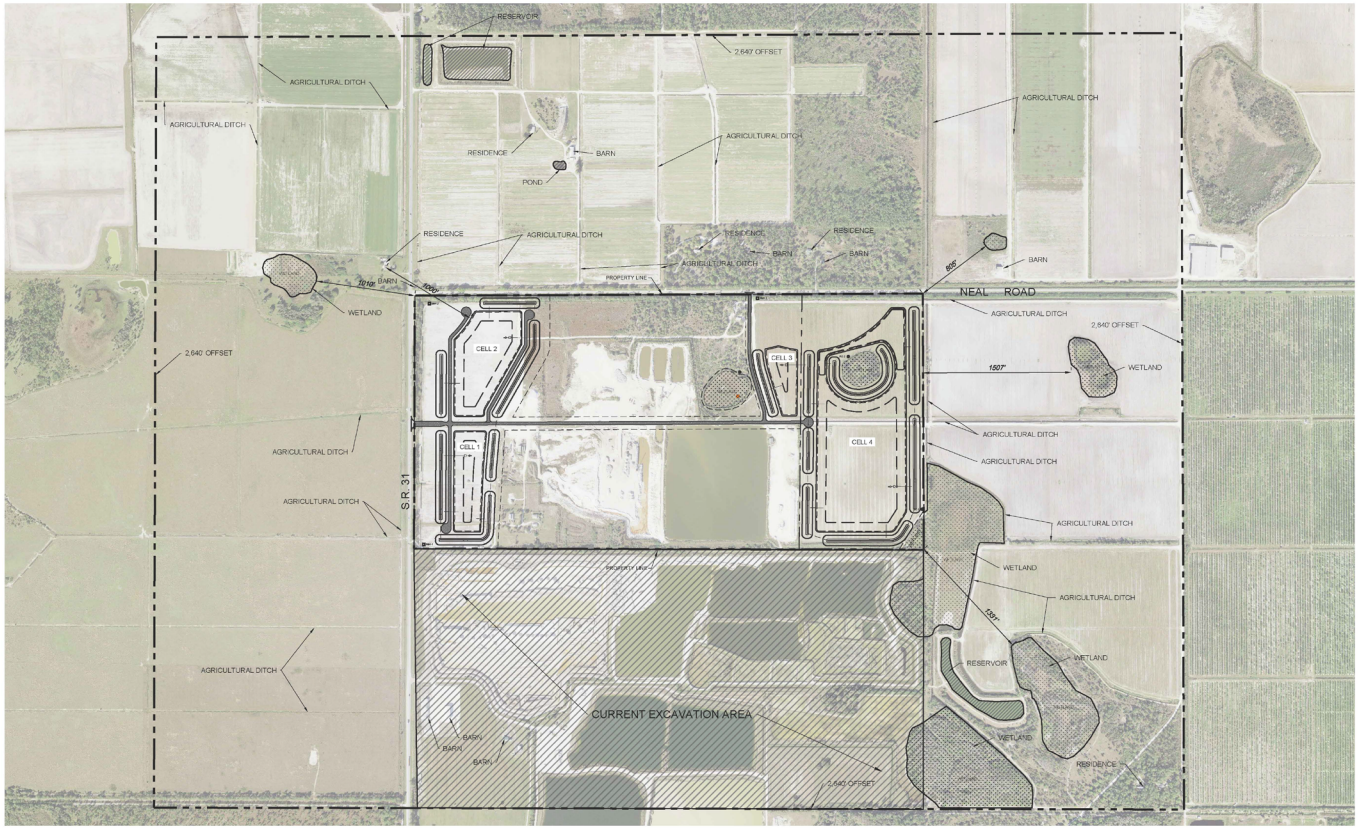
Project No.:	23-0630
Project Manager:	D H B
Project Engineer:	-
Project Designer:	-
Checked By:	-
Approved By:	D H B

REZONE FOR WILLIAMS EXCAVATION
500 F00T FEATURES EXHIBIT

PUNTA GORDA — SECTION 19, TOWNSHIP 40 SOUTH, RANGE 26 EAST — FLORIDA

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

DATE: JUNE 2024 | DATUM: NAVD 88
SHEET 6 of 7
PROJECT No.: 23-0630



300 150 0 300

SCALE: 1" = 300' (24x36)
SCALE: 1" = 600' (11x17)

Set Measures 1 Inch

SED Southwest Engineering & Design

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Punta Gorda, Florida 33950
Tel. (941) 637-9655 | Fax (941) 637-1149
www.sedfl.com
Certificate of Authorization No. 26551

REV.	DATE	BY	CK'D	DESCRIPTION

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

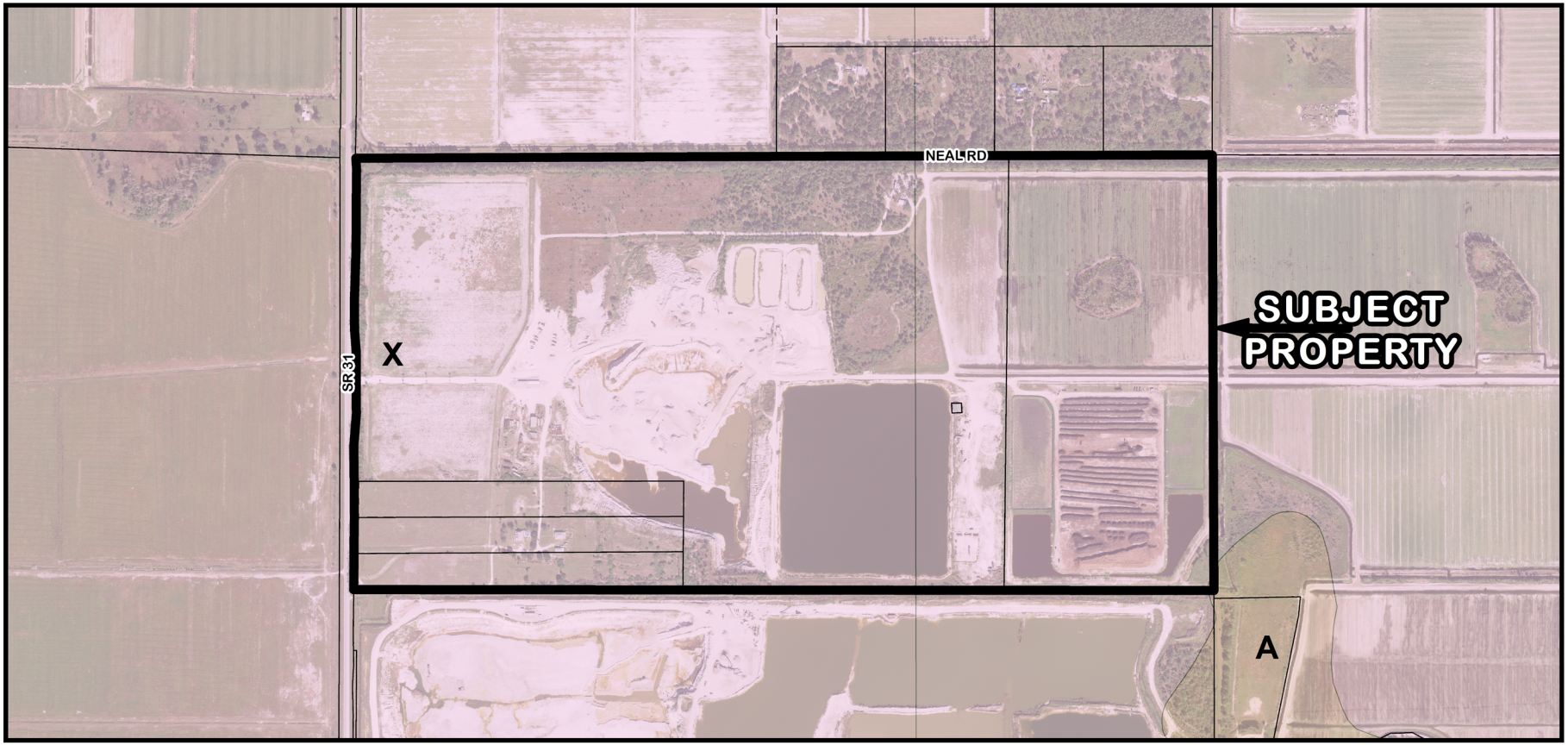
REZONE FOR WILLIAMS EXCAVATION
1/2 MILE FEATURES EXHIBIT

PUNTA GORDA — SECTION 19, TOWNSHIP 40 SOUTH, RANGE 26 EAST — FLORIDA

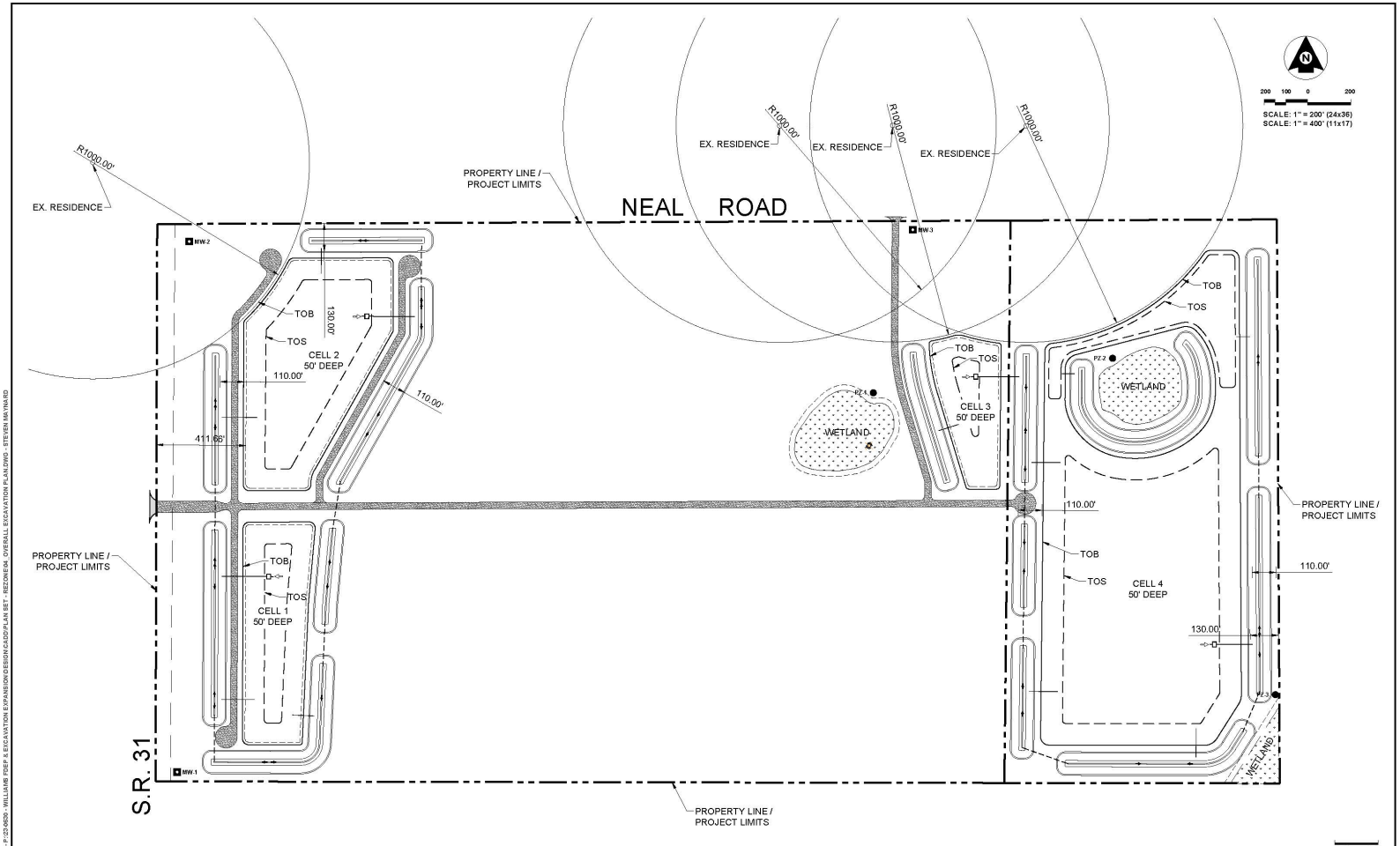
GARY W. BAYNE, P.E.
FLORIDA REG No. 62474

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

1/7/2025 10:59:07 AM - P:\23-0630 - WILLIAMS FDSP & EXCAVATION EXPANSION\DESIGN\CADD\PLAN SET - REZONE\07_HALF MILE FEATURES PLAN.DWG - STEVEN WAYNARD



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



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Punta Gorda, Florida 33950
Tel. (941) 637-9686 I Fax (941) 637-1149
www.sedfl.com
Certificate of Authorization No. 26551

REV.	DATE	BY	CK'D	DESCRIPTION

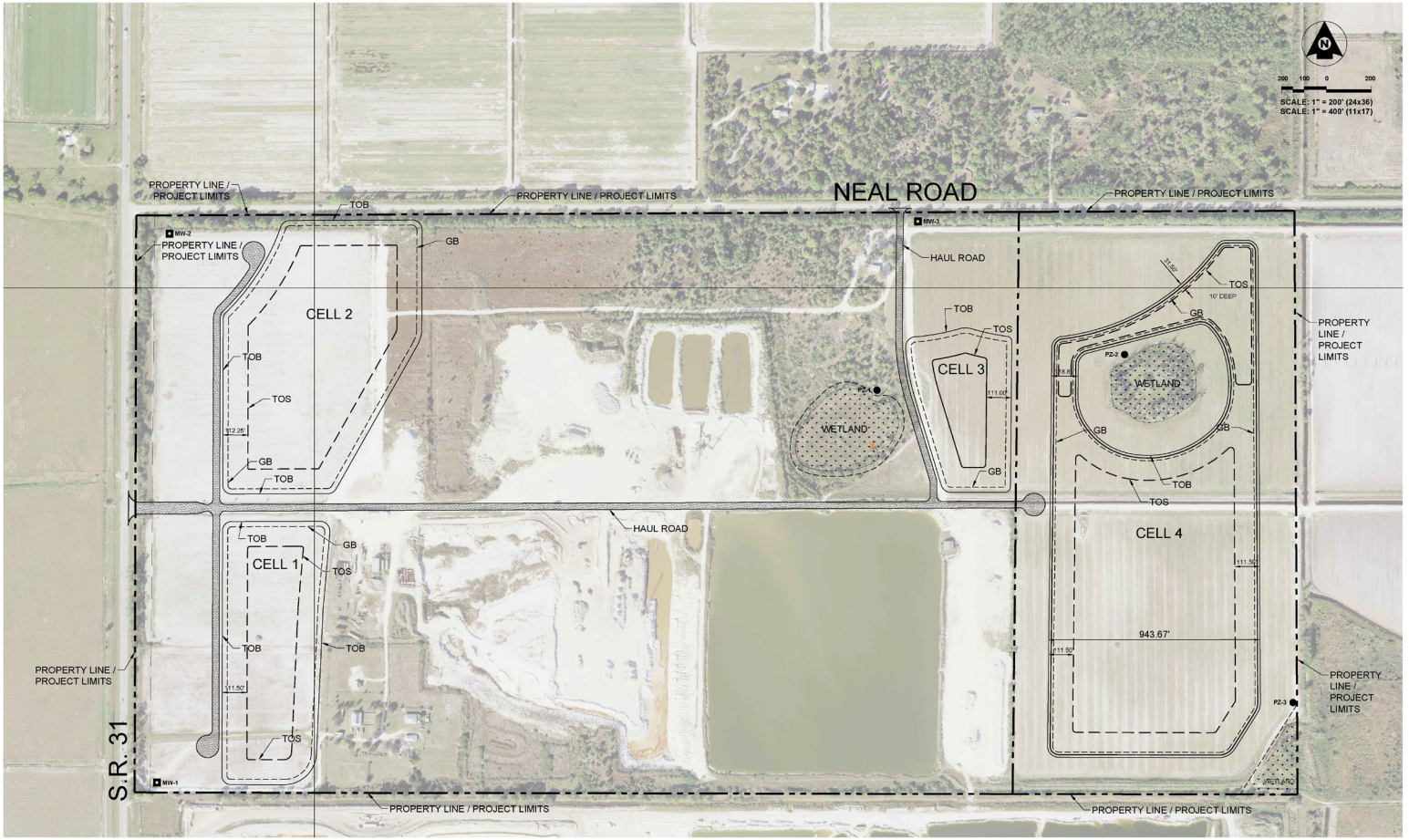
Project No.:	23-0630
Project Manager:	D H B
Project Engineer:	-
Project Designer:	-
Checked By:	-
Approved By:	D H B

REZONE FOR WILLIAMS EXCAVATION
OVERALL EXCAVATION PLAN

PUNTA GORDA — SECTION 19, TOWNSHIP 40 SOUTH, RANGE 26 EAST — FLORIDA

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

DATE: JUNE 2024 | DATUM: NAVD 88
SHEET 4 of 7
PROJECT No.: 23-0630



SED Southwest Engineering & Design
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Punta Gorda, Florida 33950
Tel. (941) 637-9655 | Fax (941) 637-1149
www.sedfl.com
Certificate of Authorization No. 26551

REV.	DATE	BY	CK'D	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
POST RECLAMATION PLAN

PUNTA GORDA — SECTION 19, TOWNSHIP 40 SOUTH, RANGE 26 EAST — FLORIDA

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

DATE: JUNE 2024 | DATUM: NAVD 88
SHEET 5 of 7
PROJECT No.: 23-0630

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

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

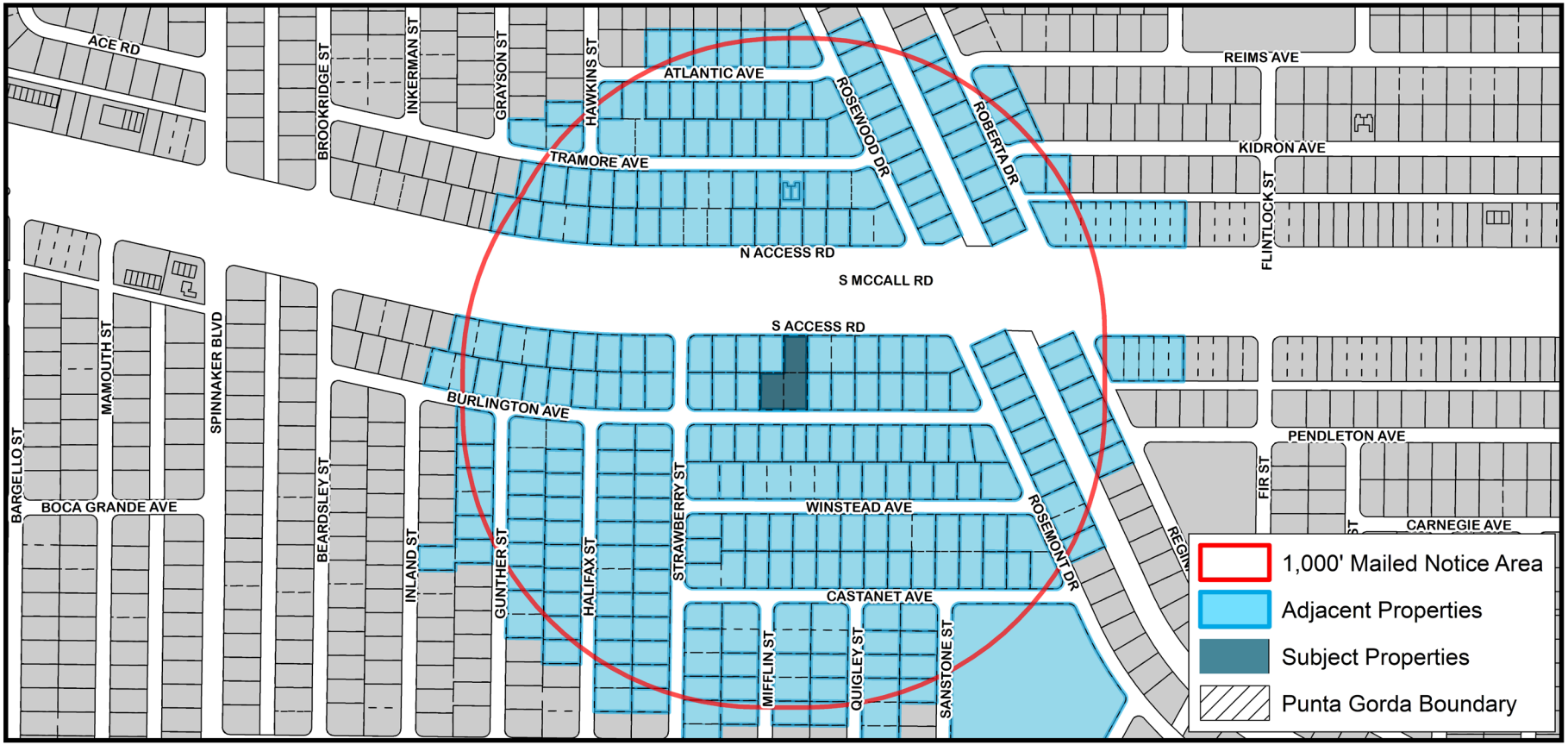
Truex Preferred Construction LLC

CHARLOTTE COUNTY
FLORIDA

Proposed Changes

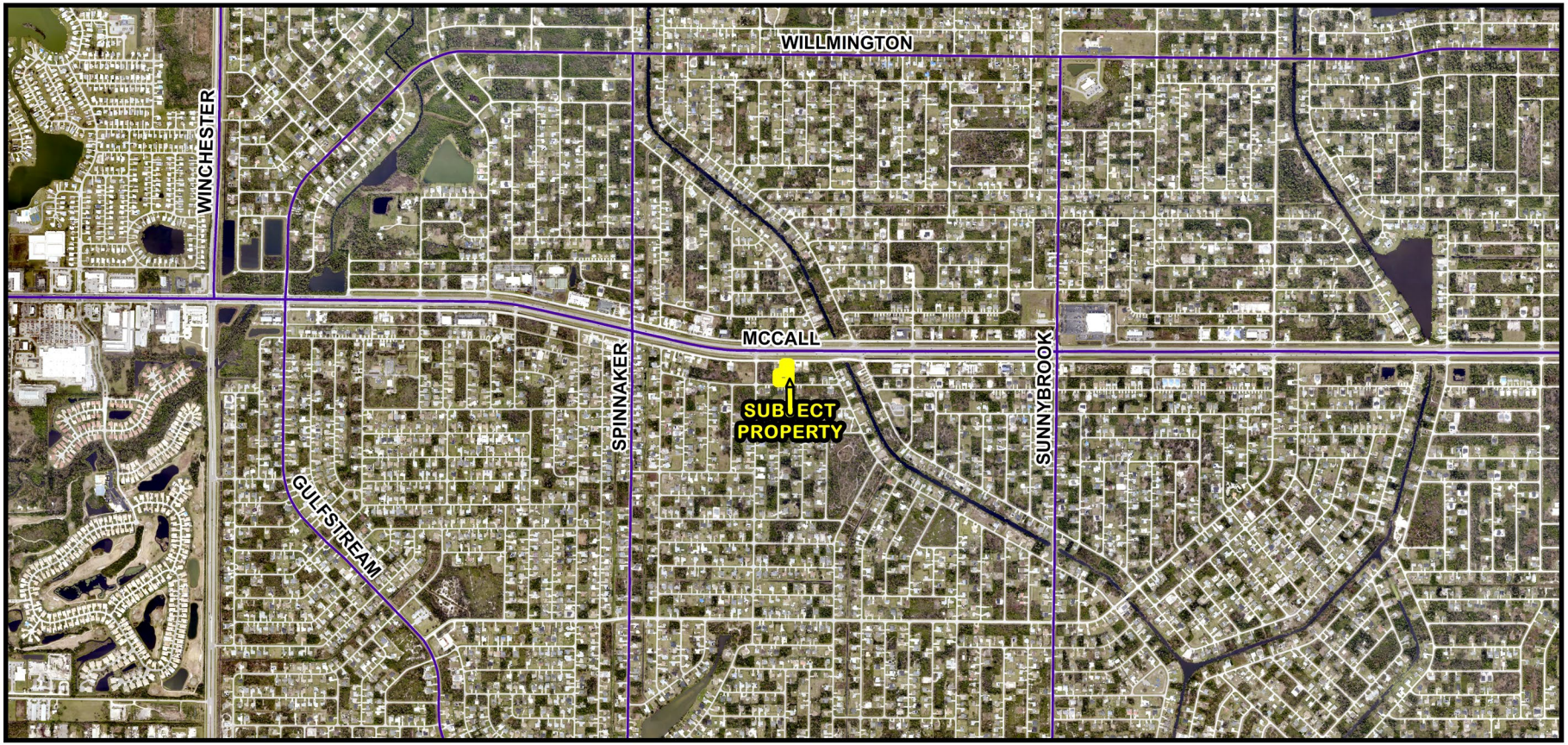
- A small scale plan amendment from Medium Density Residential (MDR) to Commercial (COM); for Lots 19 and 20, in Block 3571 , Port Charlotte Subdivision, Section 64, containing 0.45± acres
- A rezoning from Commercial General (CG) (0.229± acres) and Residential Multi-family (RMF-10) (0.45± acres) to 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.

CHARLOTTE COUNTY FLORIDA

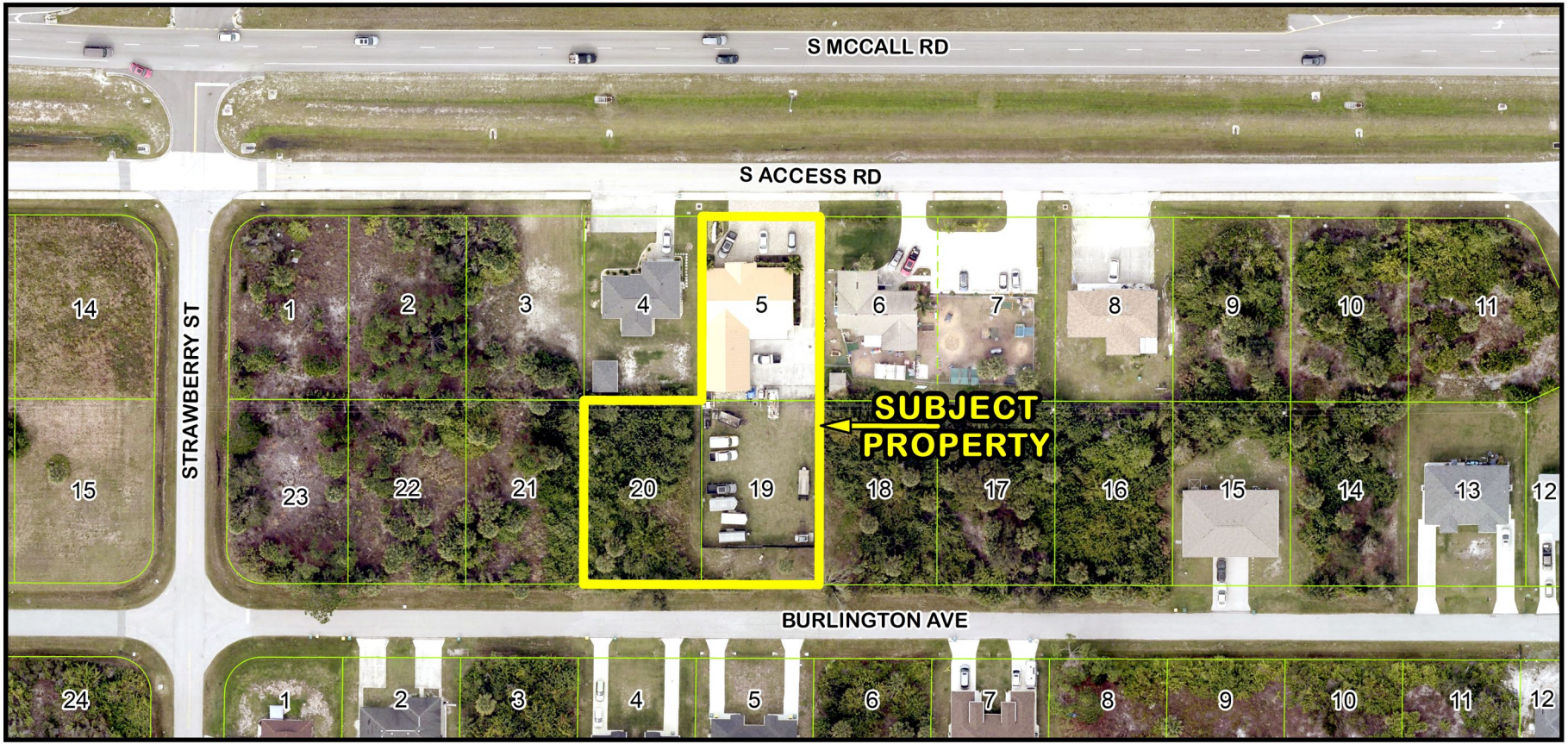


PAS-25-01 and PD-25-06 1,000' Mailed Notice Map

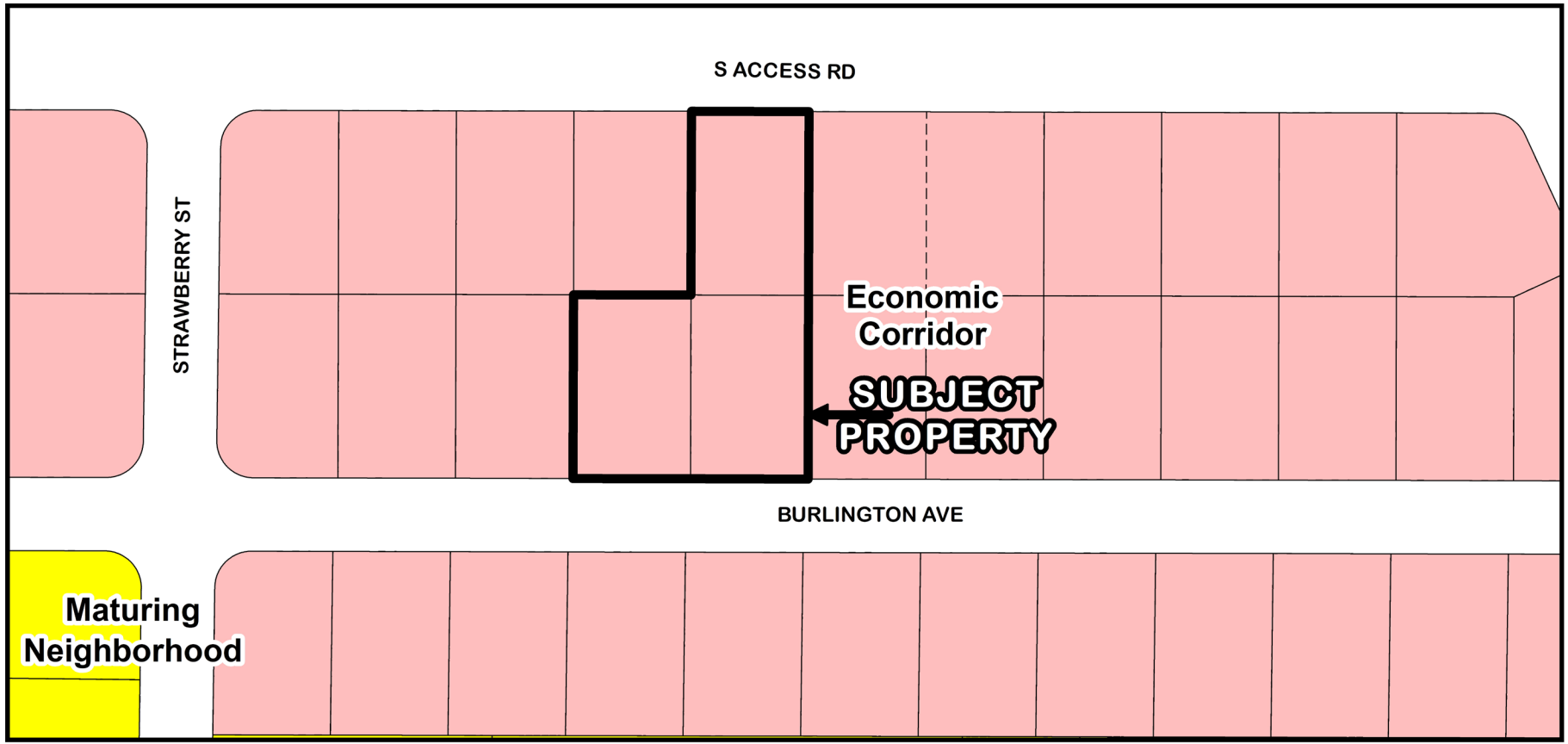
PAS-25-01 and PD-25-06 Location Map



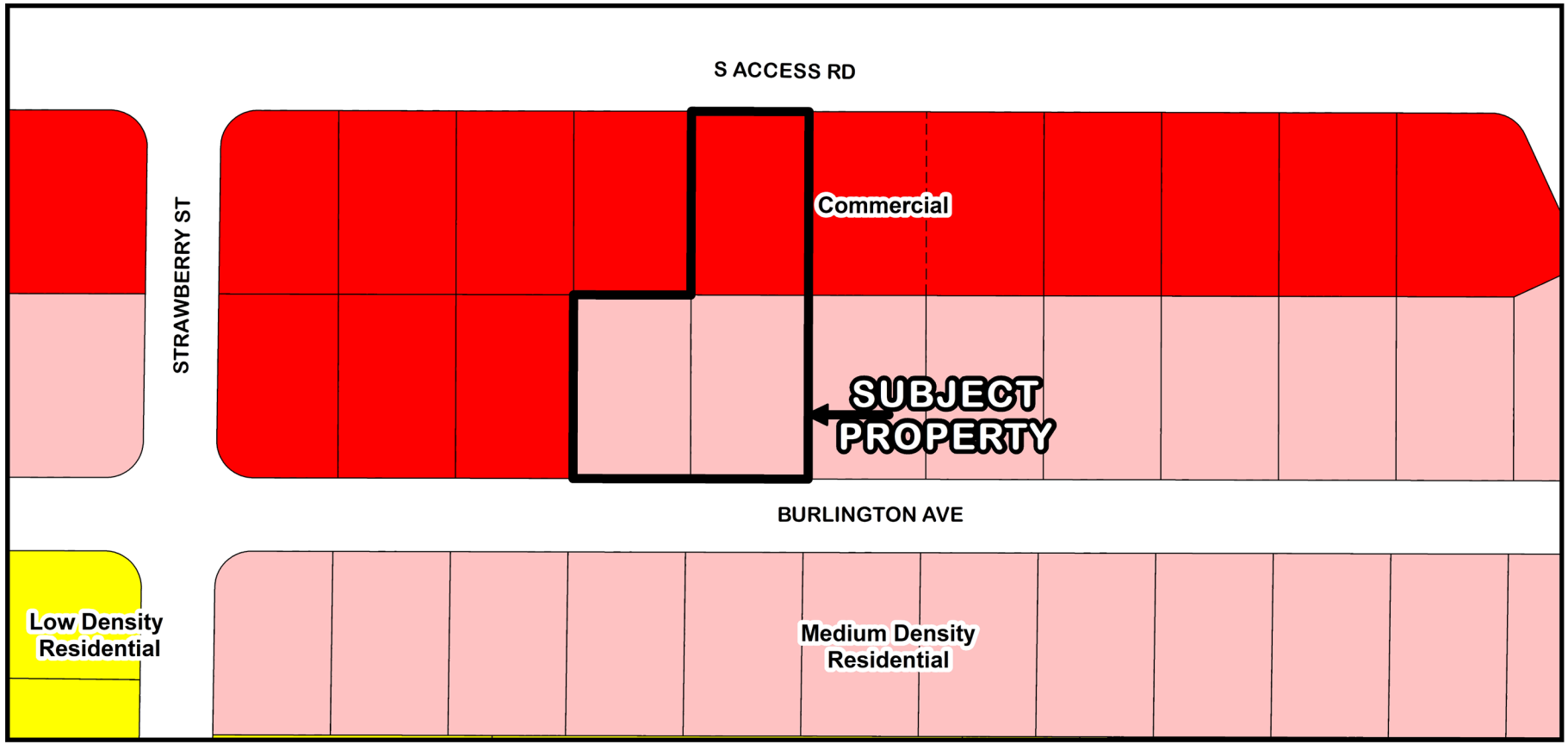
PAS-25-01 and PD-25-06 Area Image (Mid-Range)



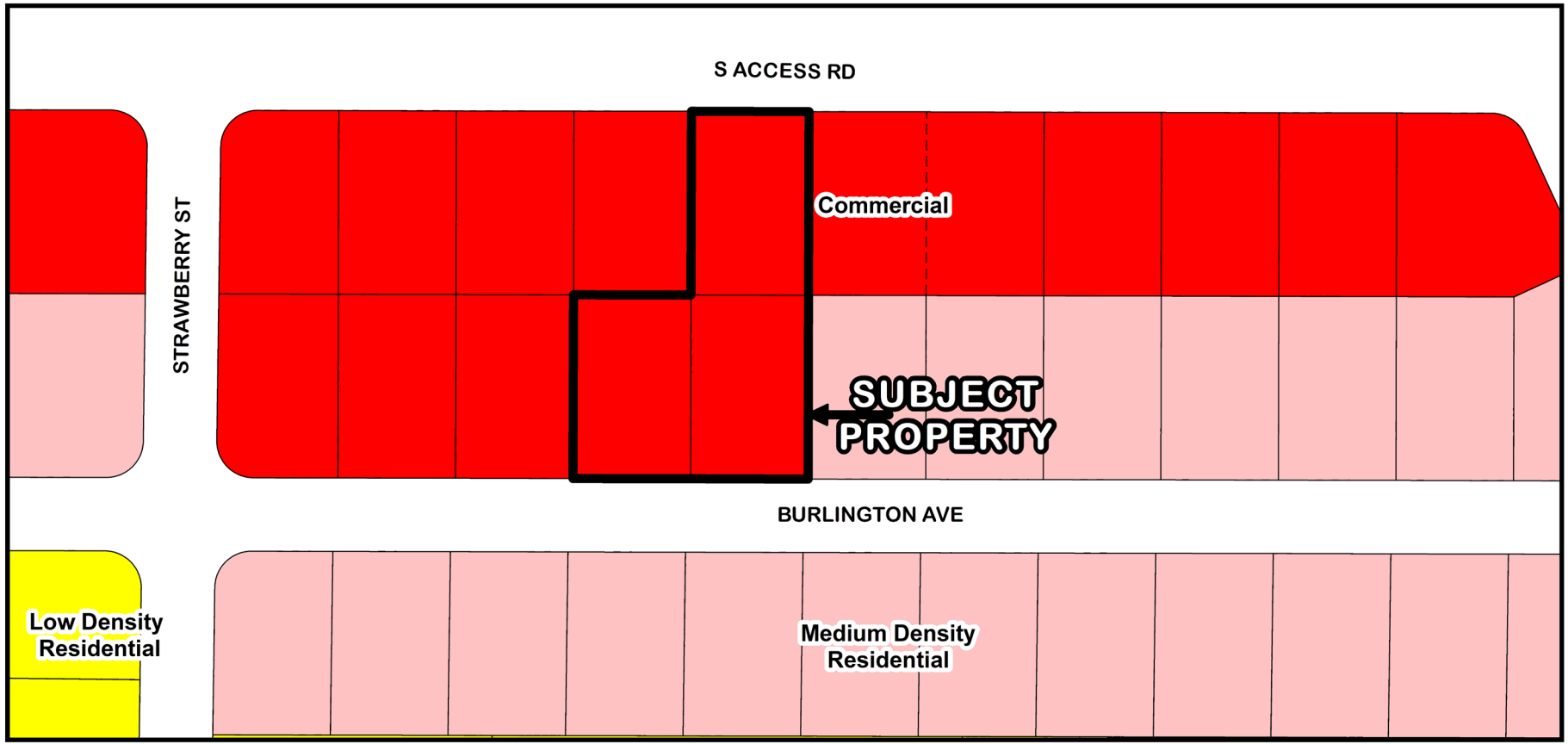
PAS-25-01 and PD-25-06 Area Image



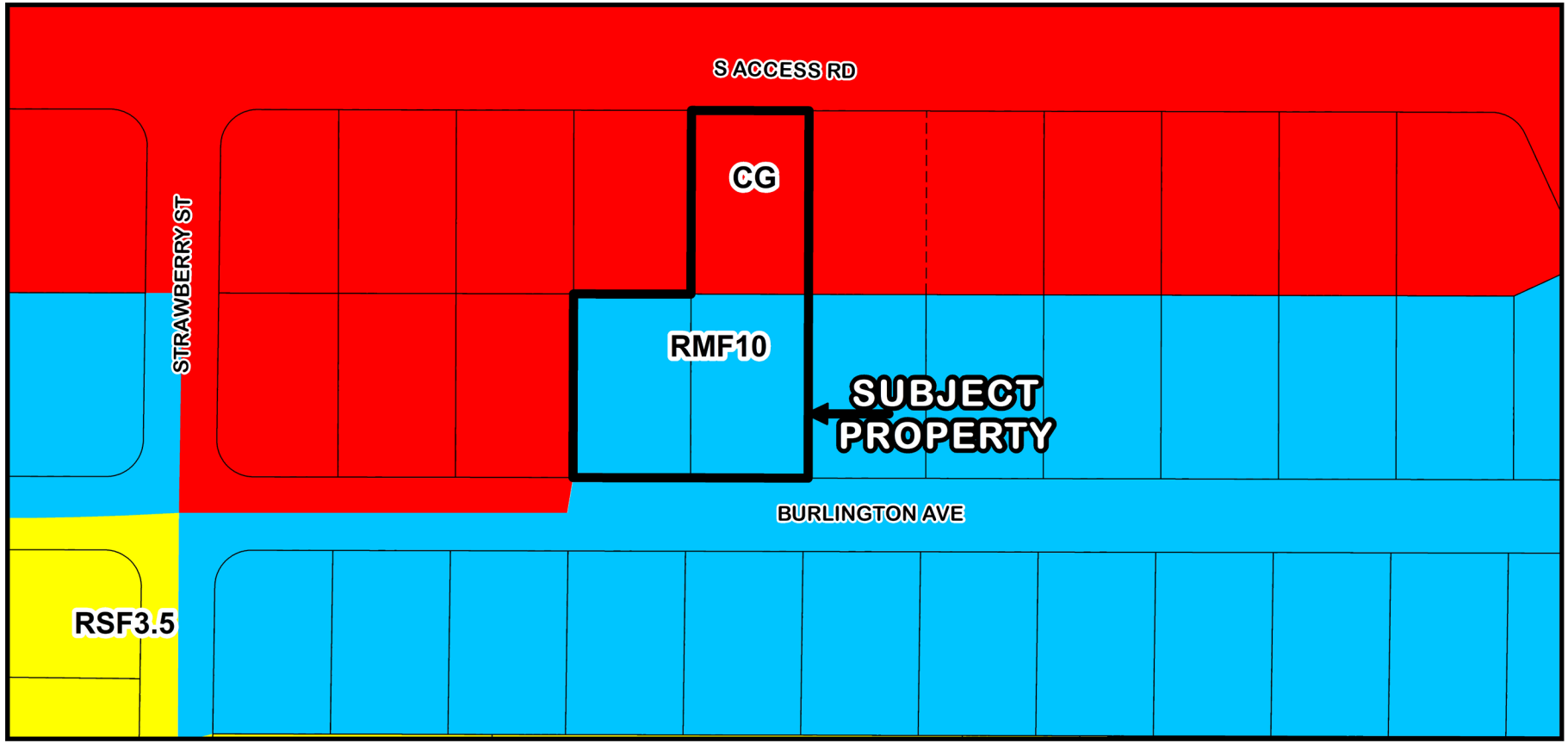
PAS-25-01 and PD-25-06 Framework



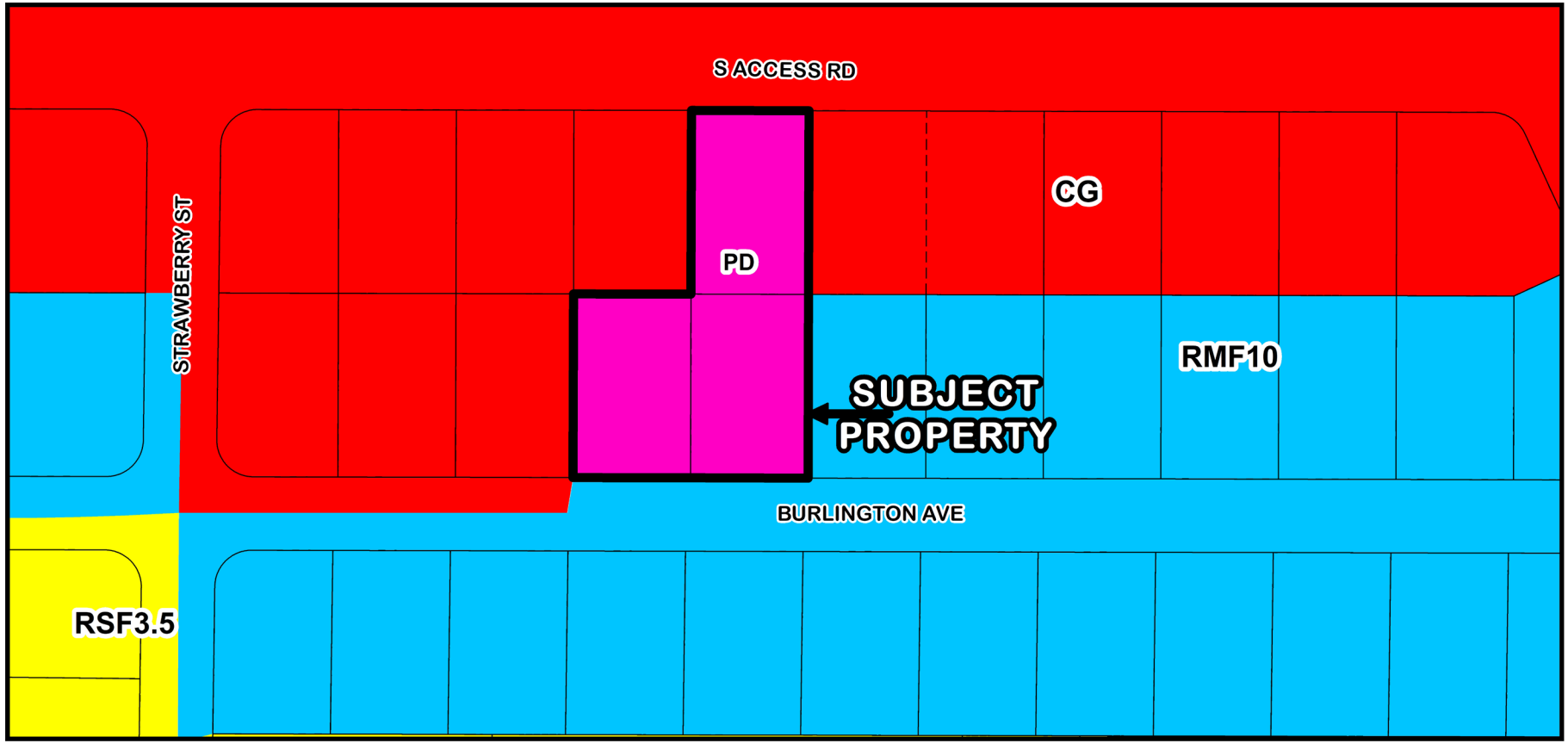
PAS-25-01 and PD-25-06 Exisitng FLUM Designations



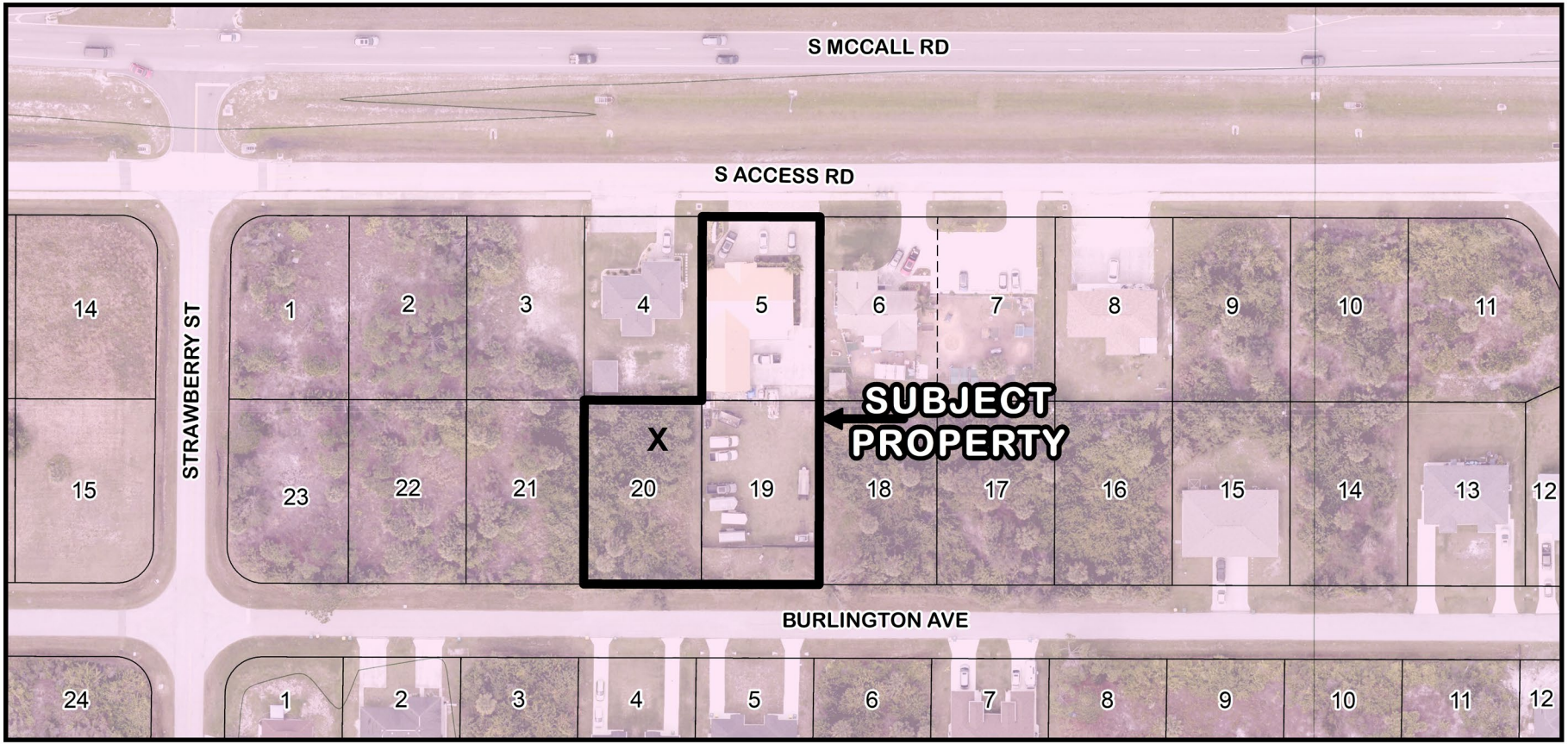
PAS-25-01 and PD-25-06 Proposed FLUM Designations



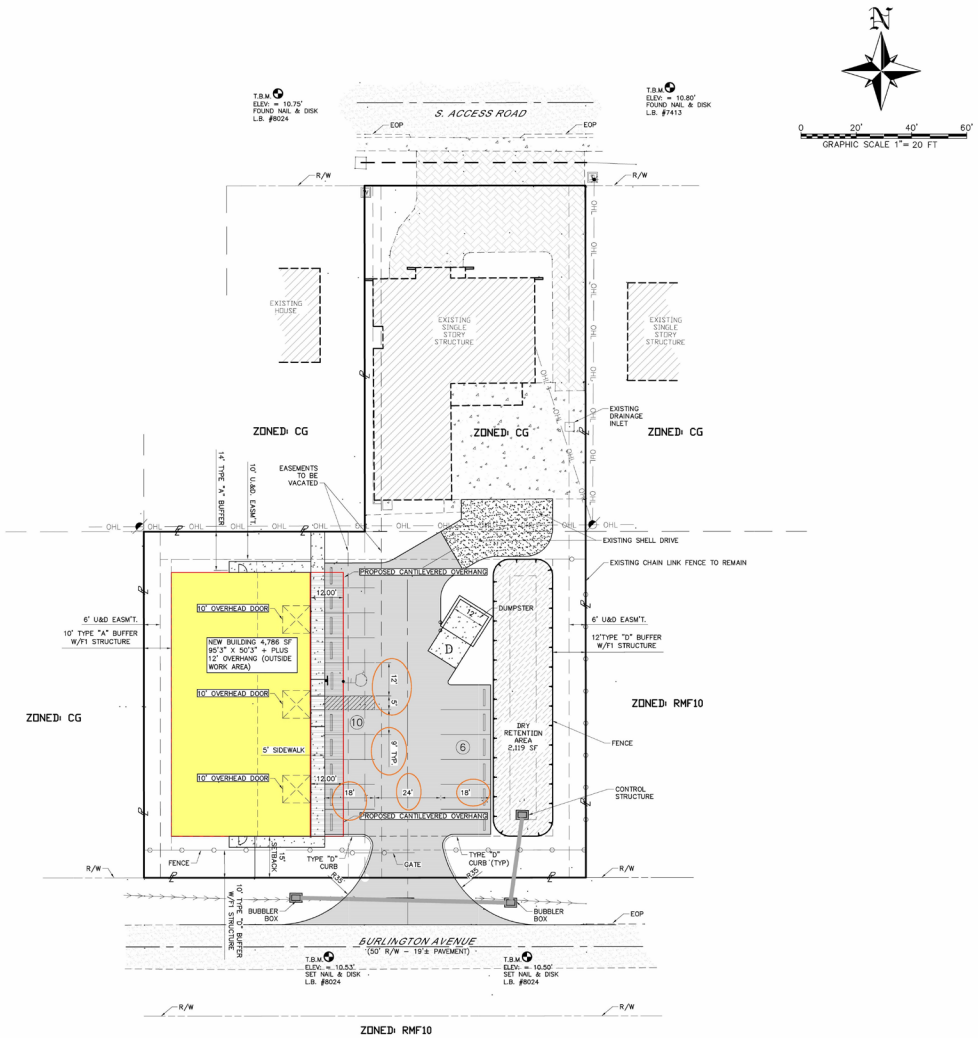
PAS-25-01 and PD-25-06 Existing Zoning Designations



PAS-25-01 and PD-25-06 Proposed Zoning Designations



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


N
0
20'
40'
60'
GRAPHIC SCALE 1" = 20 FT
S. ACCESS ROAD
EOP
EOP
T.B.M.
ELEV. = 10.75'
FOUND NAIL & DISK
L.B. #8024
T.B.M.
ELEV. = 10.80'
FOUND NAIL & DISK
L.B. #7413
R/W
R/W
EXISTING HOUSE
EXISTING SINGLE STORY STRUCTURE
EXISTING SINGLE STORY STRUCTURE
OHL
EXISTING DRAINAGE INLET
ZONED: CG
ZONED: CG
ZONED: CG
14' TYPE "A" BUFFER
10' U&O EASM'T.
EASEMENTS TO BE VACATED
EXISTING SHELL DRIVE
EXISTING CHAIN LINK FENCE TO REMAIN
PROPOSED CANTILEVERED OVERHANG
12.00'
10' OVERHEAD DOOR
6' U&O EASM'T.
10' TYPE "A" BUFFER W/F1 STRUCTURE
NEW BUILDING 4,786 SF
95'3" X 50'3" + PLUS 12' OVERHANG (OUTSIDE WORK AREA)
10' OVERHEAD DOOR
ZONED: CG
5' SIDEWALK
10' OVERHEAD DOOR
12.00'
DUMPSTER
6' U&O EASM'T.
12'TYPE "D" BUFFER W/F1 STRUCTURE
ZONED: RMF10
DRY RETENTION AREA 2,119 SF
FENCE
CONTROL STRUCTURE
18'
24'
18'
PROPOSED CANTILEVERED OVERHANG
FENCE
TYPE "D" CURB
GATE
TYPE "D" CURB (TYP)
R/W
R/W
10' TYPE "D" BUFFER W/F1 STRUCTURE
BUBBLER BOX
BUBBLER BOX
EOP
BURLINGTON AVENUE
(50' R/W - 19'± PAVEMENT)
T.B.M.
ELEV. = 10.53'
SET NAIL & DISK
L.B. #8024
T.B.M.
ELEV. = 10.50'
SET NAIL & DISK
L.B. #8024
R/W
R/W
ZONED: RMF10

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

Proposed Changes

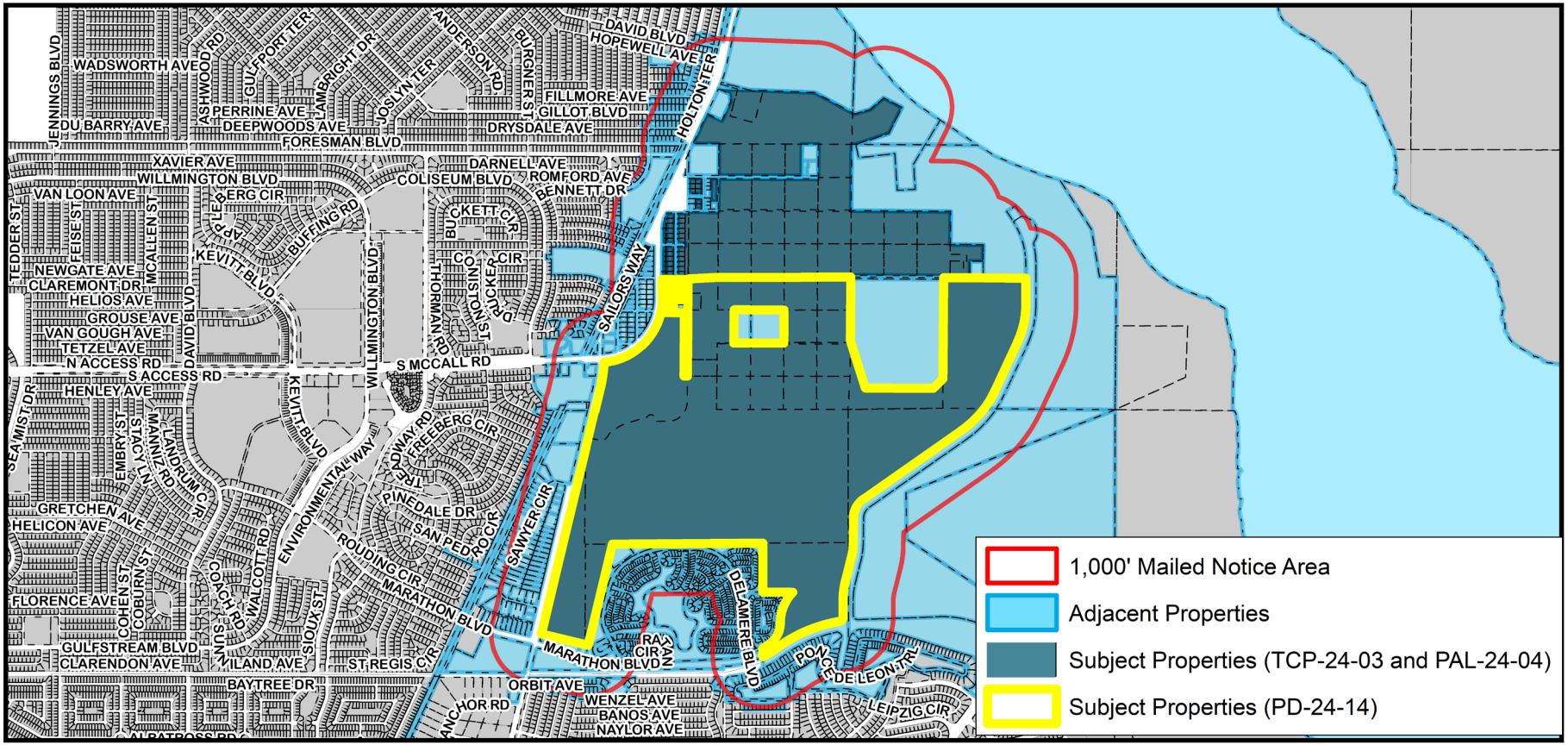
- A Large-scale Plan Amendment (Text Amendment) (TCP-24-03) to amend FLU Appendix VII: Compact Growth Mixed Use Master Development Plan, Section 1
- A Large-scale Plan Amendment (Map Amendment) (PAL-24-04) to:
  - Amend 2030 Future Land Use Map, 2050 Framework Map, and 2030 Service Area Delineation Map

CHARLOTTE COUNTY FLORIDA

Proposed Changes

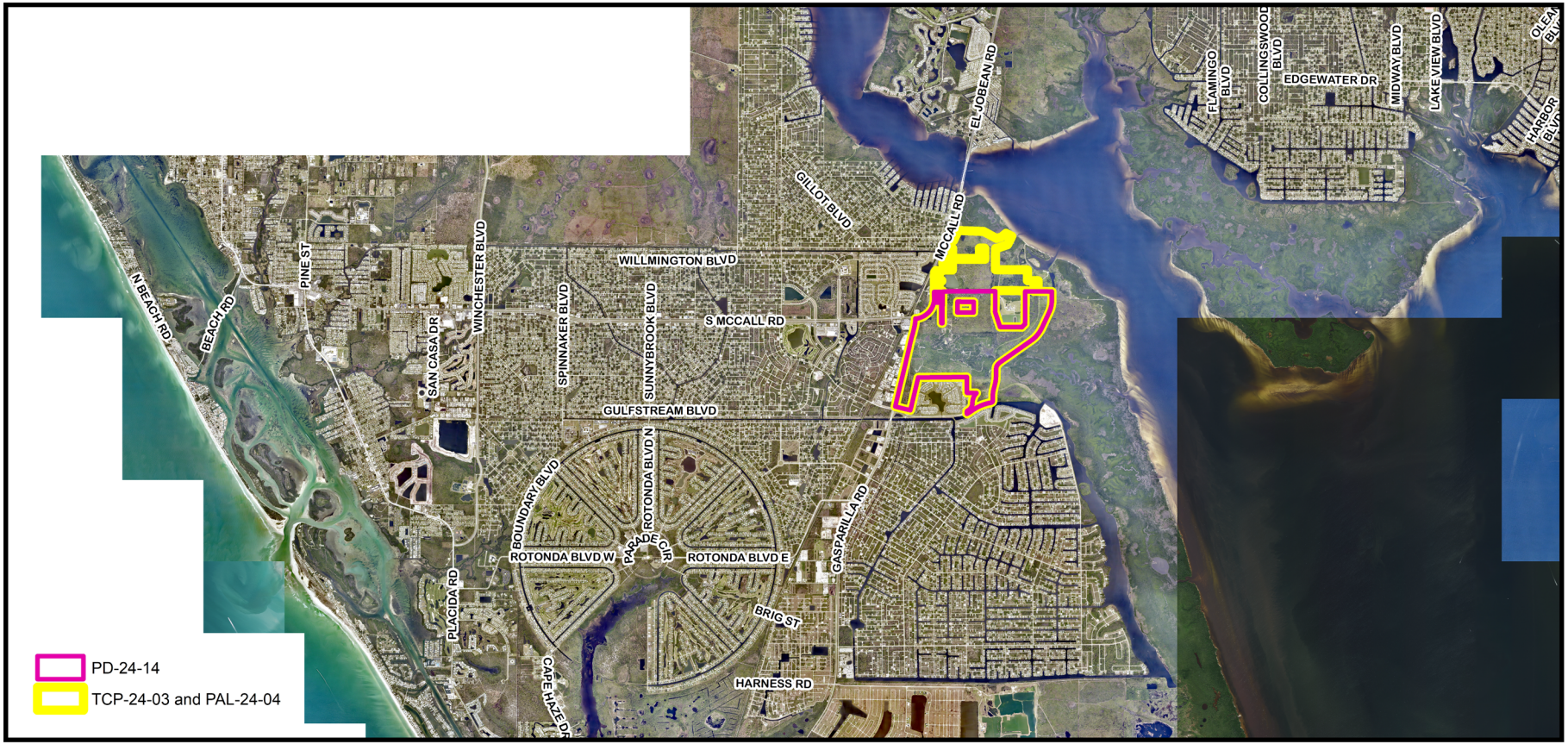
- A rezoning from PD (408.39± acres, including 0.7 acres of Cattle Dock Point Road), RSF-2 (428.20± acres), and RMF-5 (4.41± acres) to PD, and adopting its associated General PD Concept Plan to have a mixture of residential and commercial development; increasing the base density from 1,114 units to 2,000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

CHARLOTTE COUNTY FLORIDA

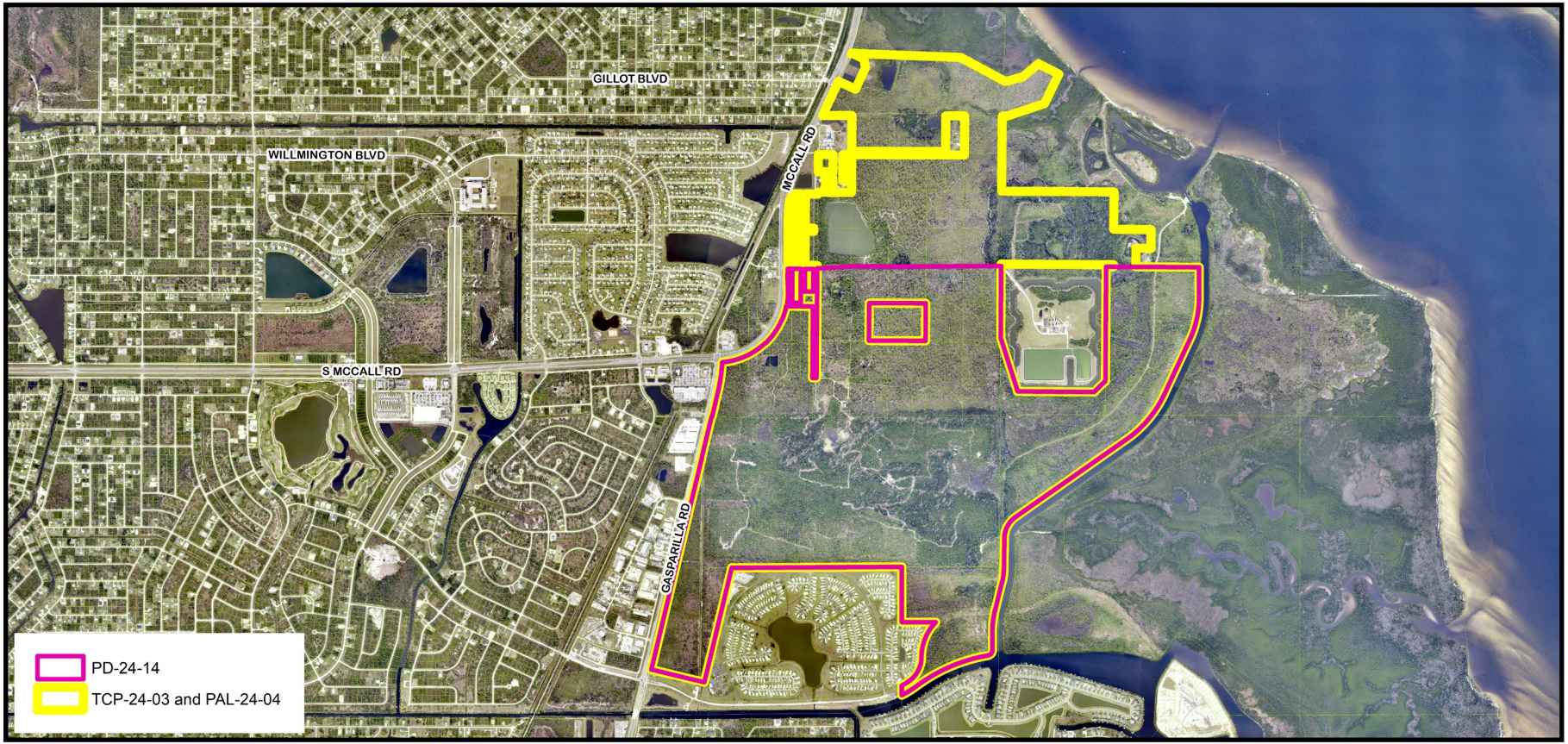


TCP-24-03, PAL-24-04 and PD-24-14 1,000' Mailed Notice Map

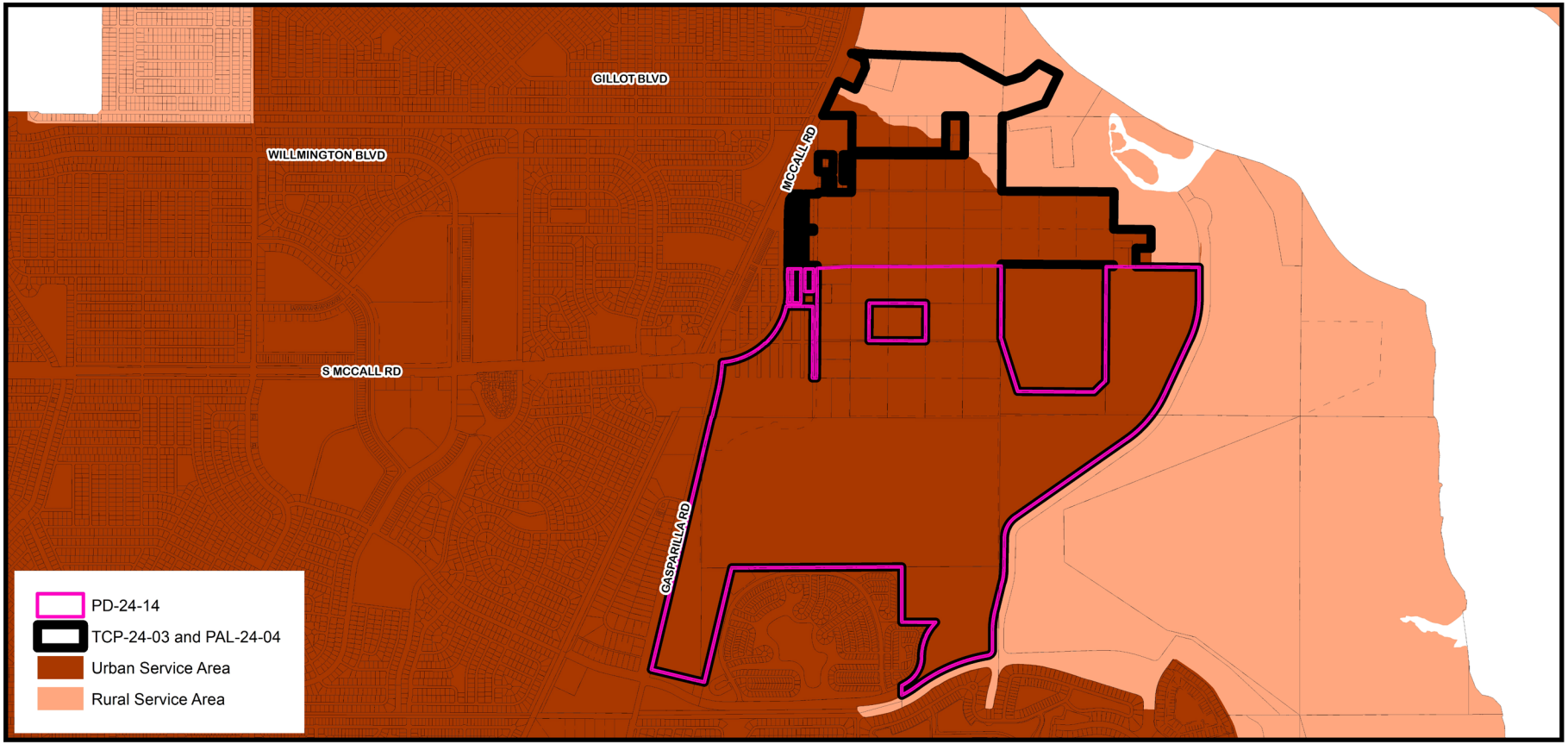
TCP-24-03, PAL-24-04 and PD-24-14 Location Map



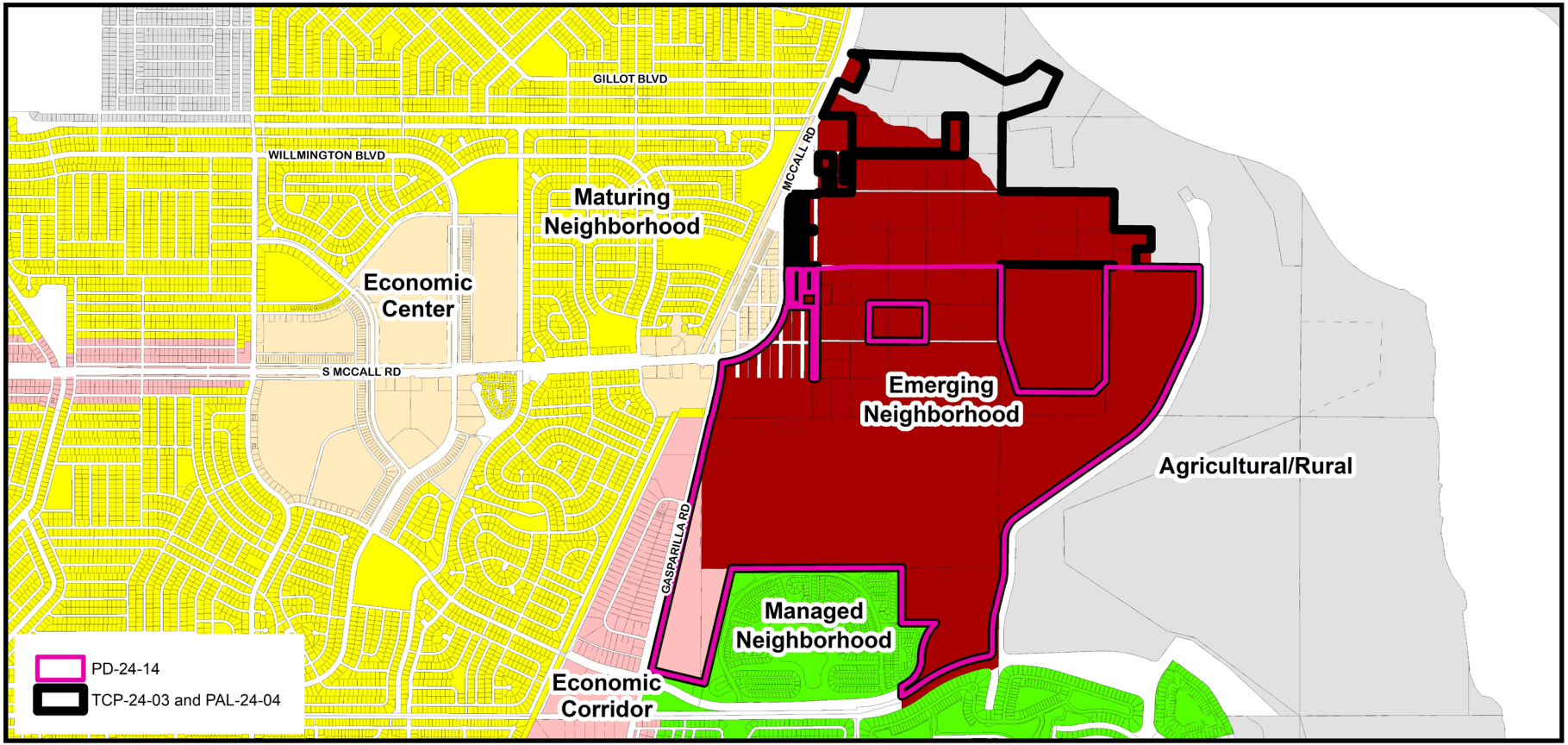
TCP-24-03, PAL-24-04 and PD-24-14 Area Image (Mid-Range)



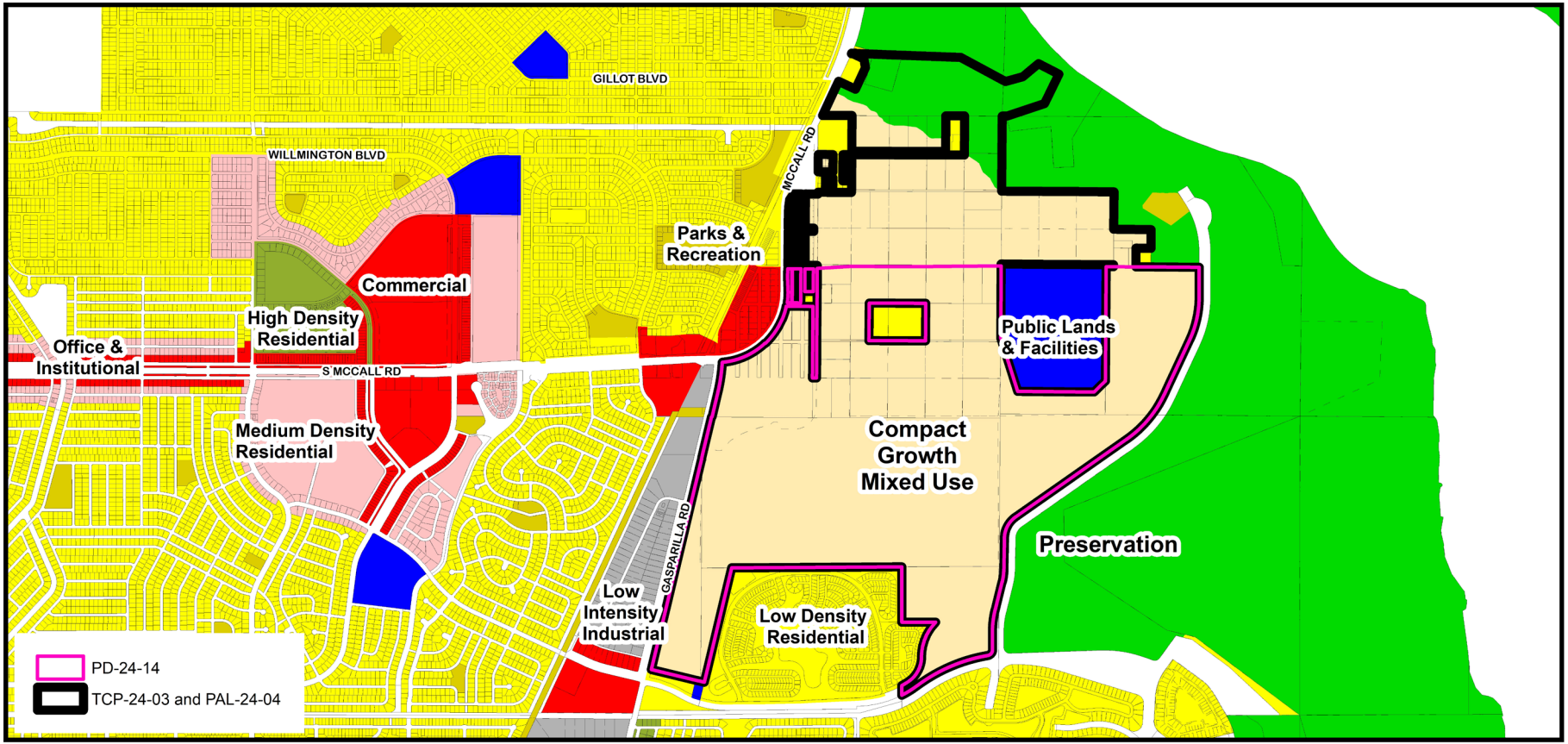
TCP-24-03, PAL-24-04 and PD-24-14 Area Image



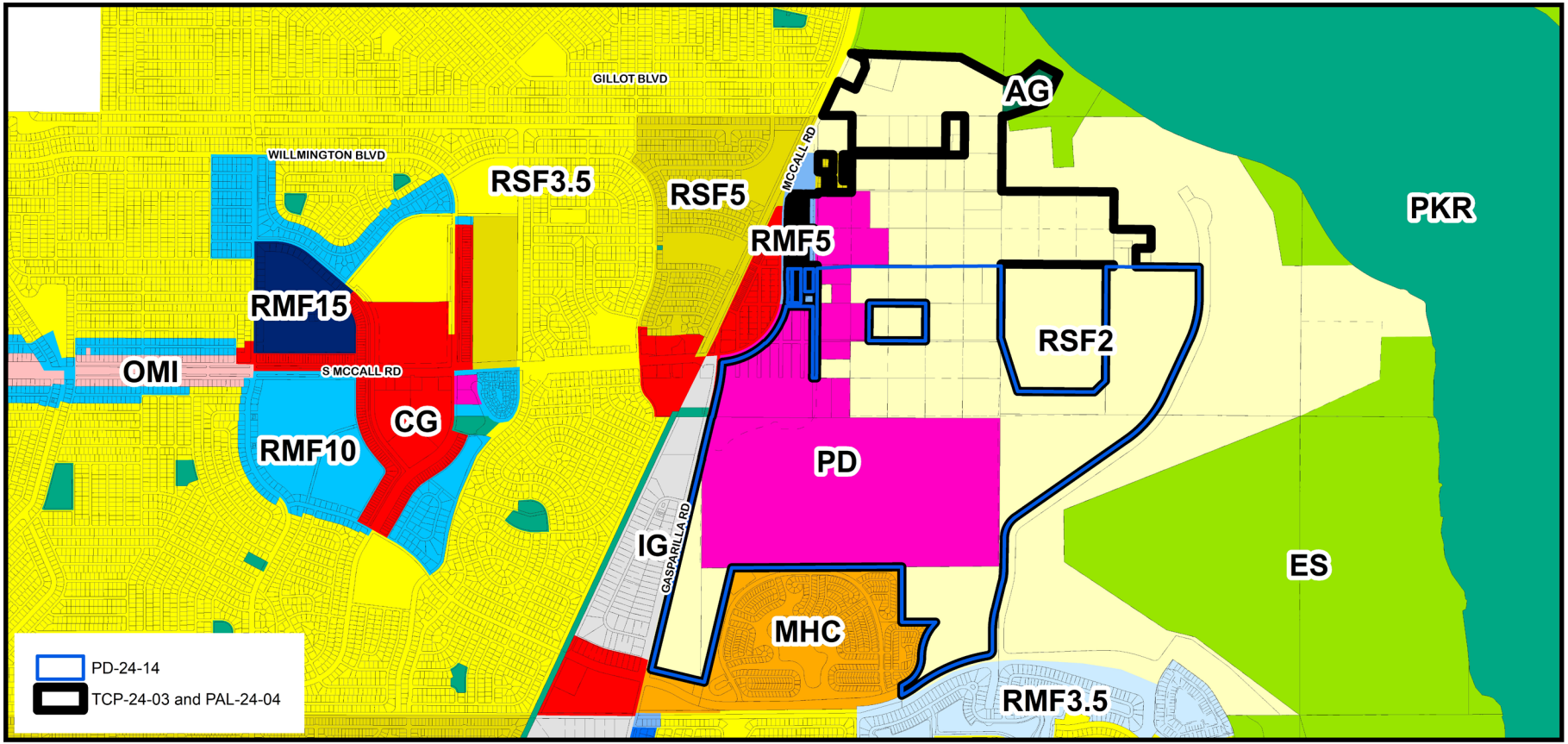
TCP-24-03, PAL-24-04 and PD-24-14
Existing Service Delineation Area



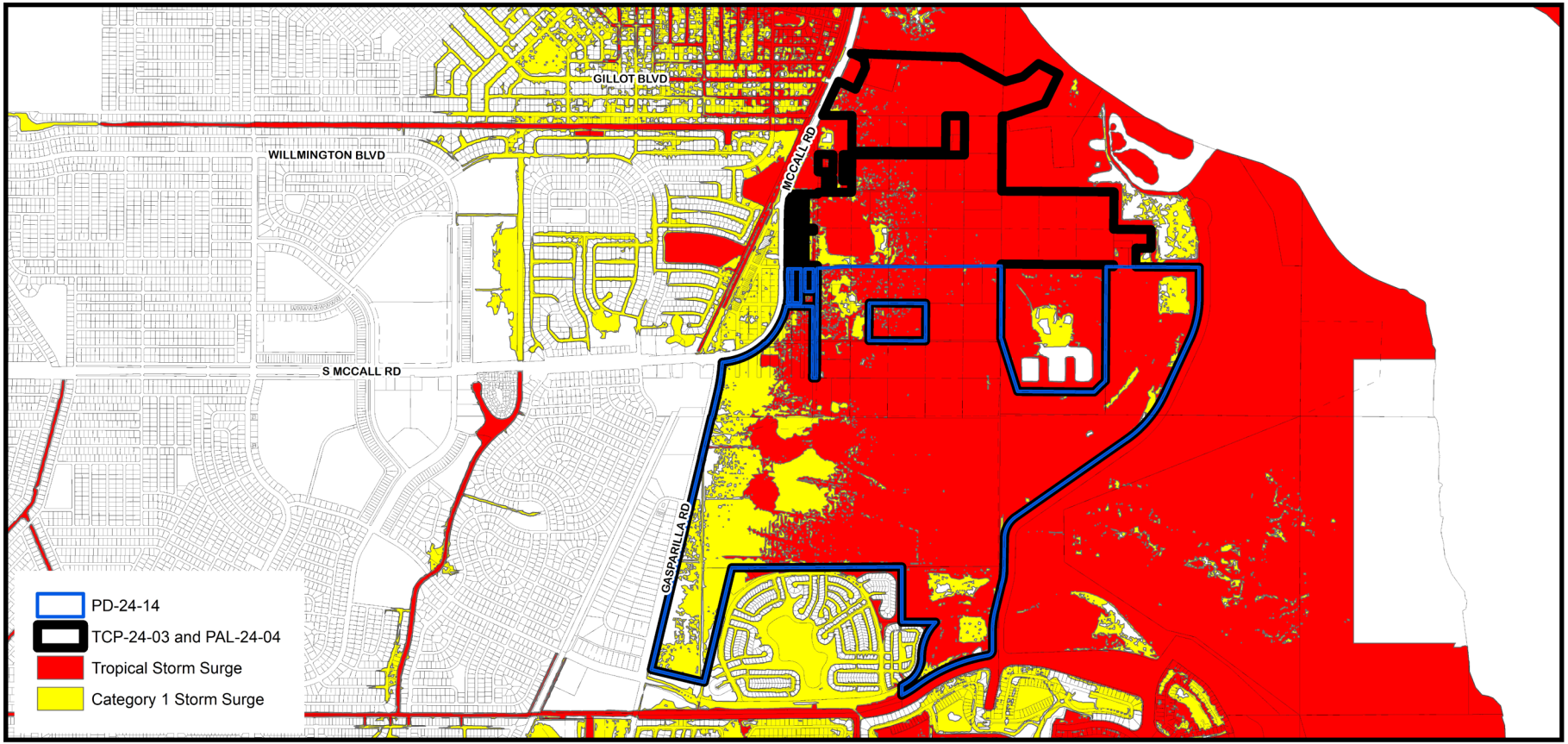
TCP-24-03, PAL-24-04 and PD-24-14 Existing Framework



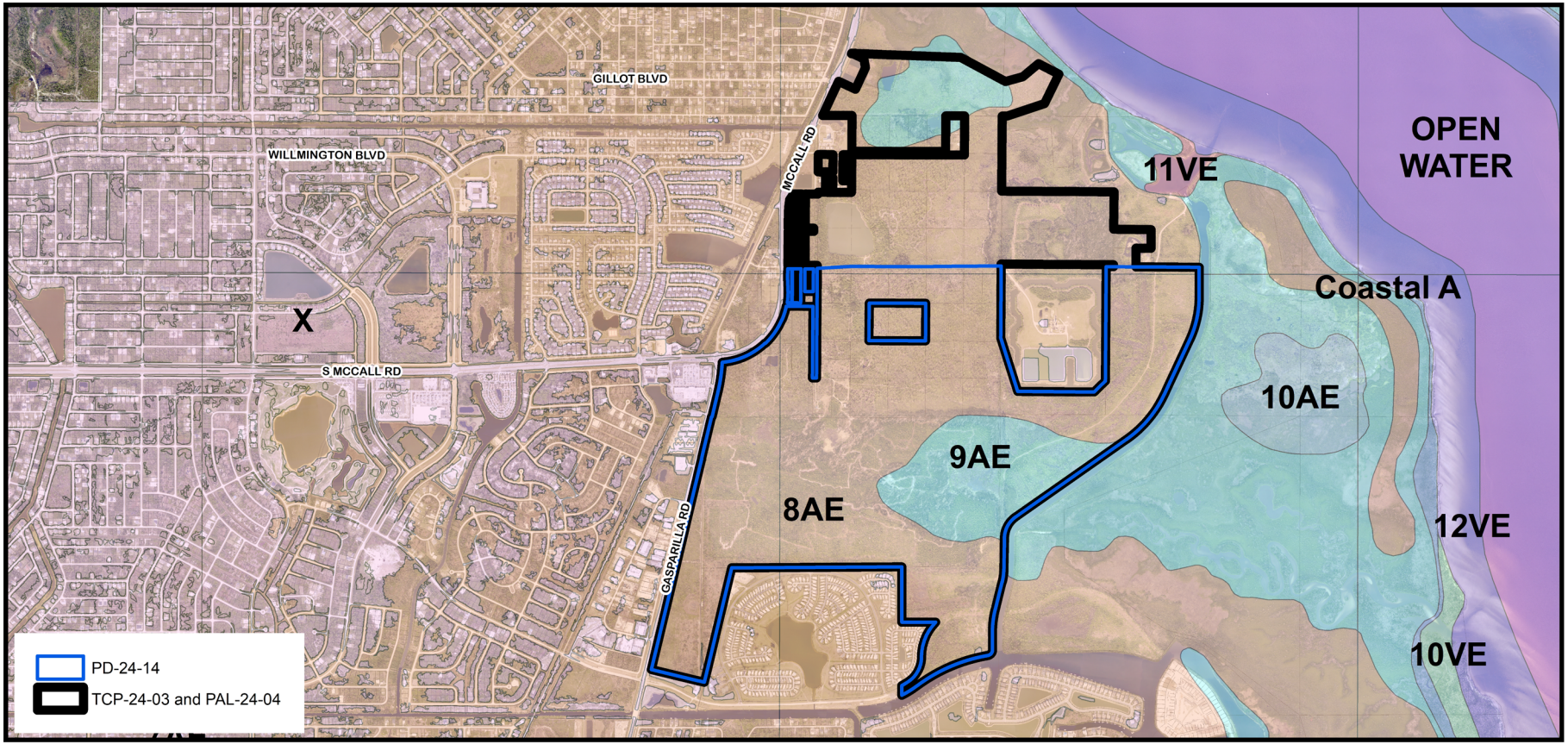
TCP-24-03, PAL-24-04 and PD-24-14 Existing FLUM Designations



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



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)

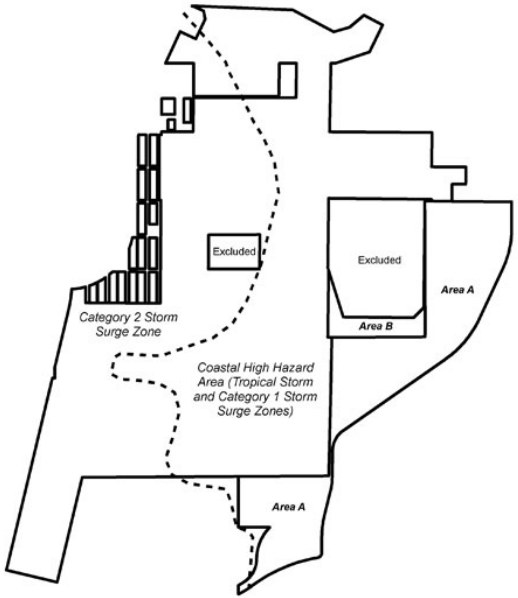
Proposed Detailed Changes (TCP-24-03)

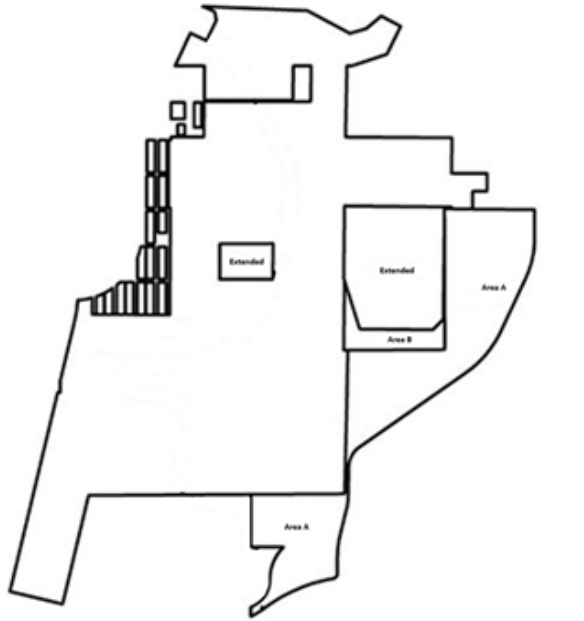
- ***Name Change and Project Acreage***
  - –The project name is changed from “West County Town Center” to “Harbor Village”.
  - –The project contains approximately 1,174.14 acres.

CHARLOTTE COUNTY FLORIDA

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.





CHARLOTTE COUNTY FLORIDA

Proposed Detailed Changes (TCP-24-03)

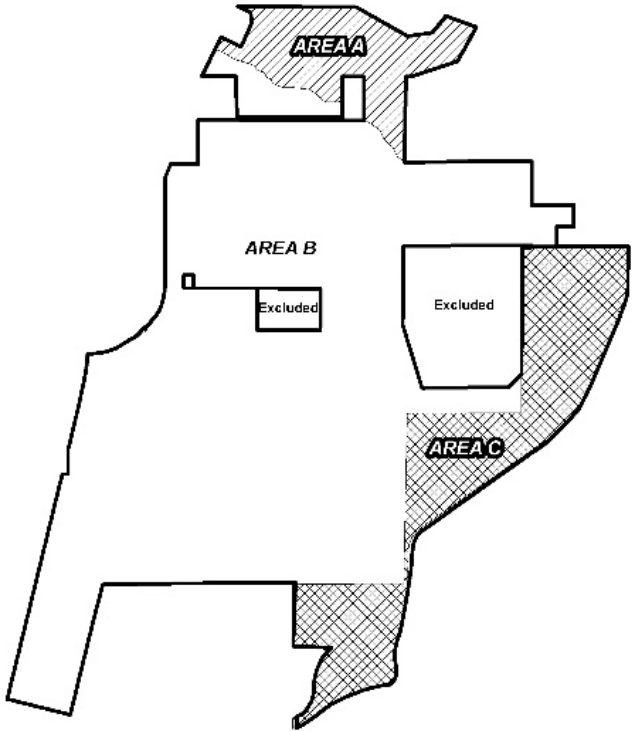
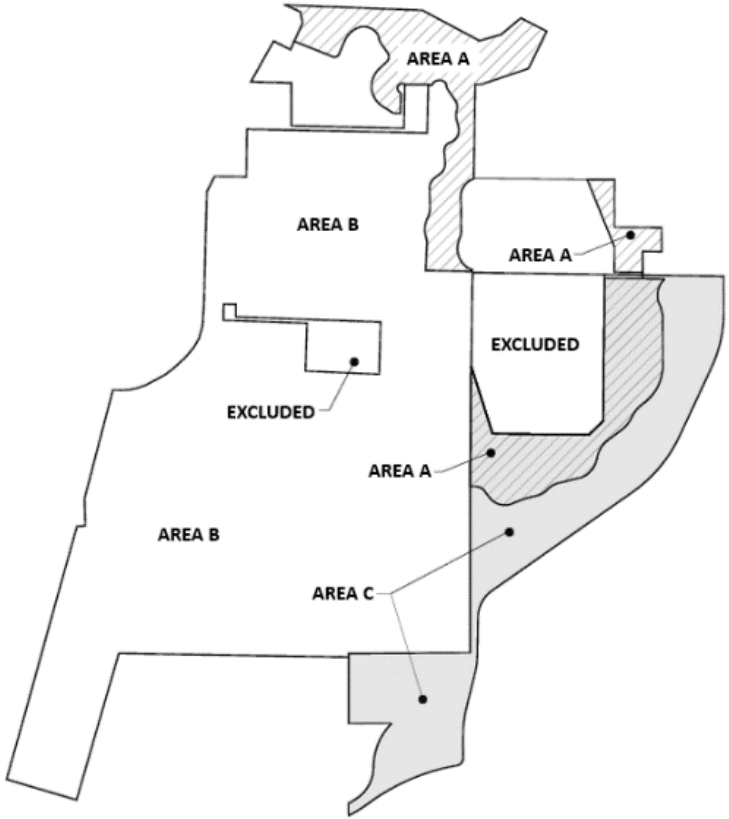


Figure 1-B



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.

CHARLOTTE COUNTY FLORIDA

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”

CHARLOTTE COUNTY FLORIDA

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.

CHARLOTTE COUNTY FLORIDA

Preservation
Commercial
Mixed Use
Commercial
Mixed Use
Preservation
Mixed Use
Preservation
McCall Road
Mixed Use
Mixed Use
SR 776
Commercial
Residential
Residential
Preservation
Residential
Mixed Use
Preservation
Wetland
Residential
Wetland
Commercial
Mixed Use
Gasparilla Road
Wharf Mixed Use
Residential
Residential
with
Water Based
Uses
Wetland
Commercial / Light Industrial
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 (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.

CHARLOTTE COUNTY FLORIDA

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.

CHARLOTTE COUNTY FLORIDA

Proposed Detailed Changes (TCP-24-03)

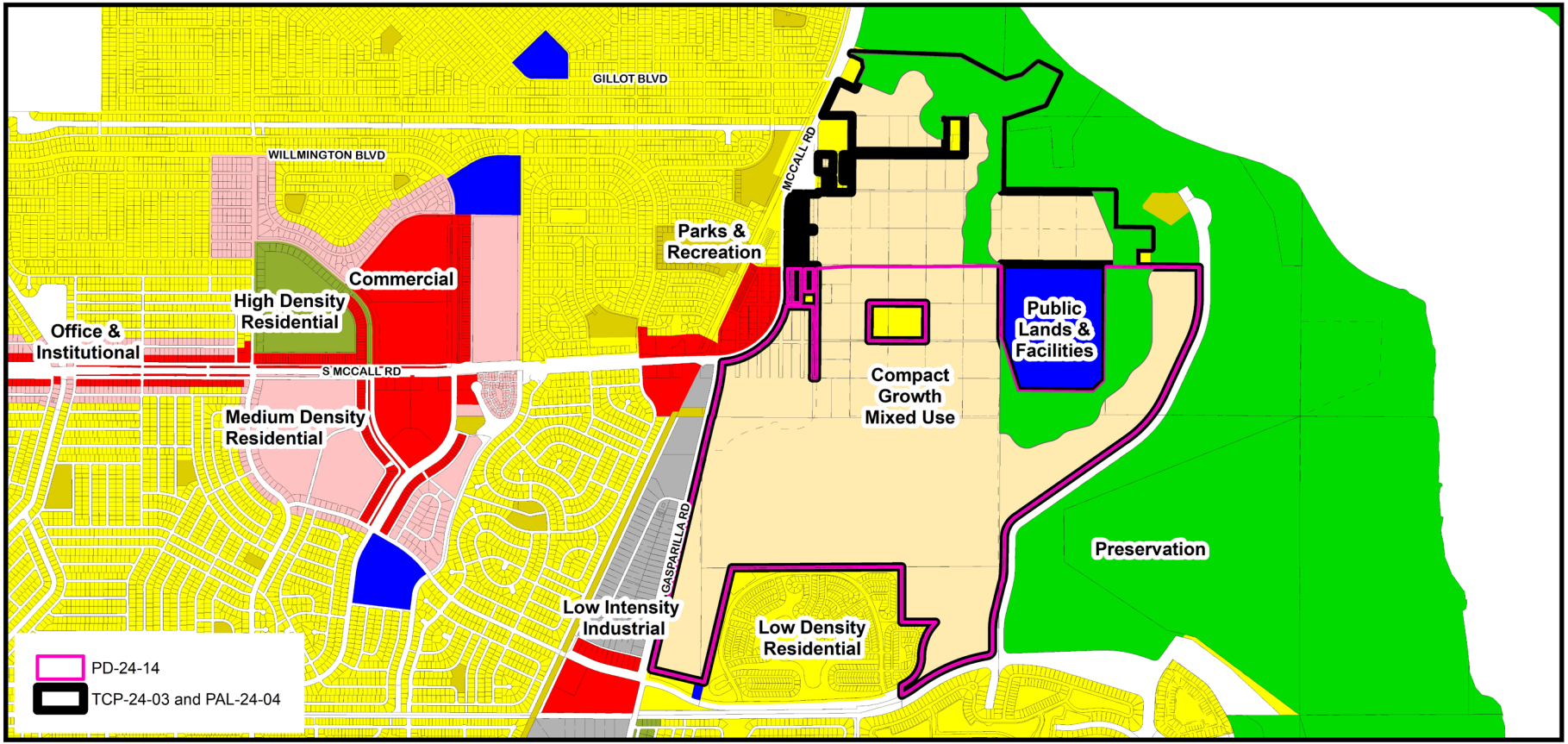
- ***1.H: Slip Count Approval***

- 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.

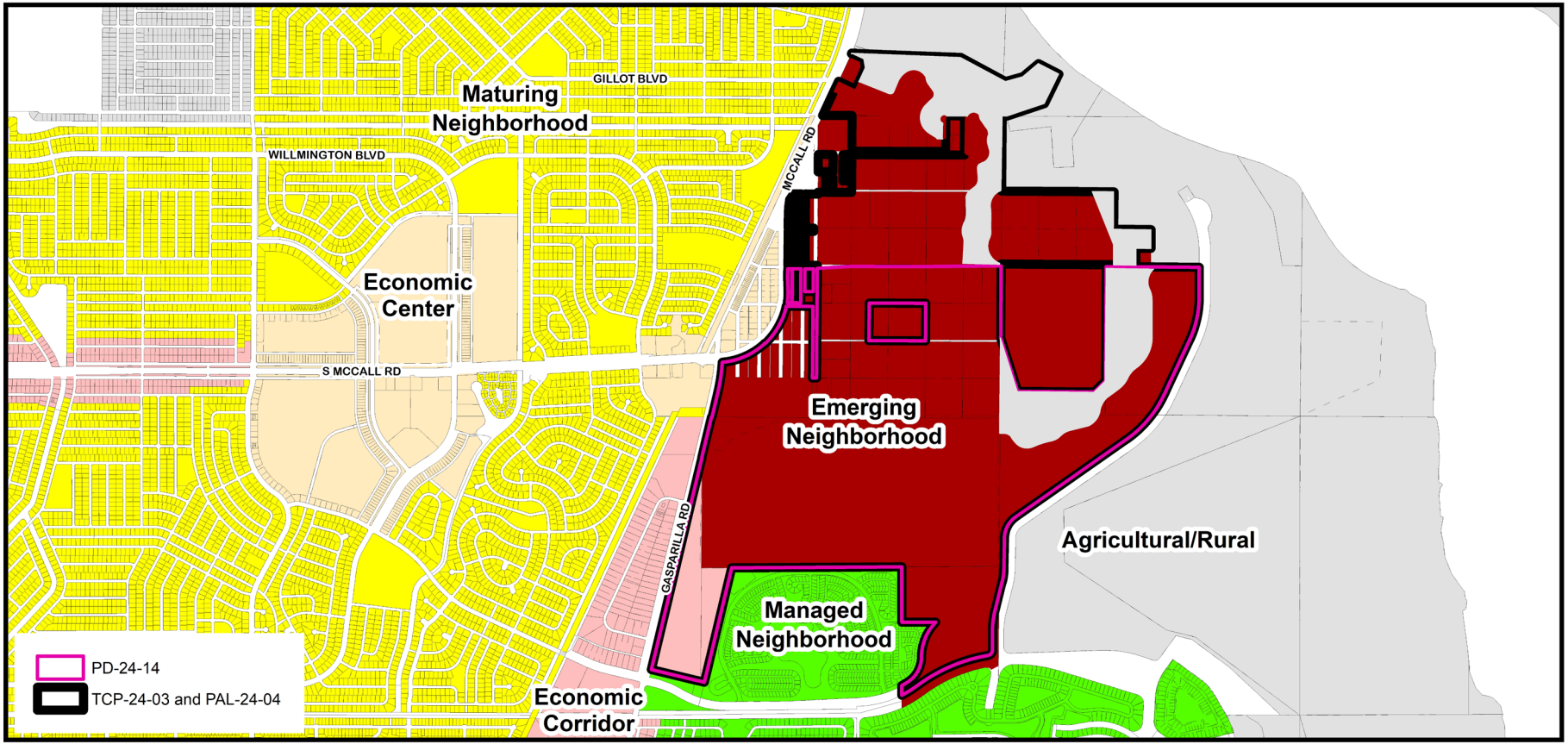
CHARLOTTE COUNTY FLORIDA

Proposed Detailed Changes (PAL-24-04)

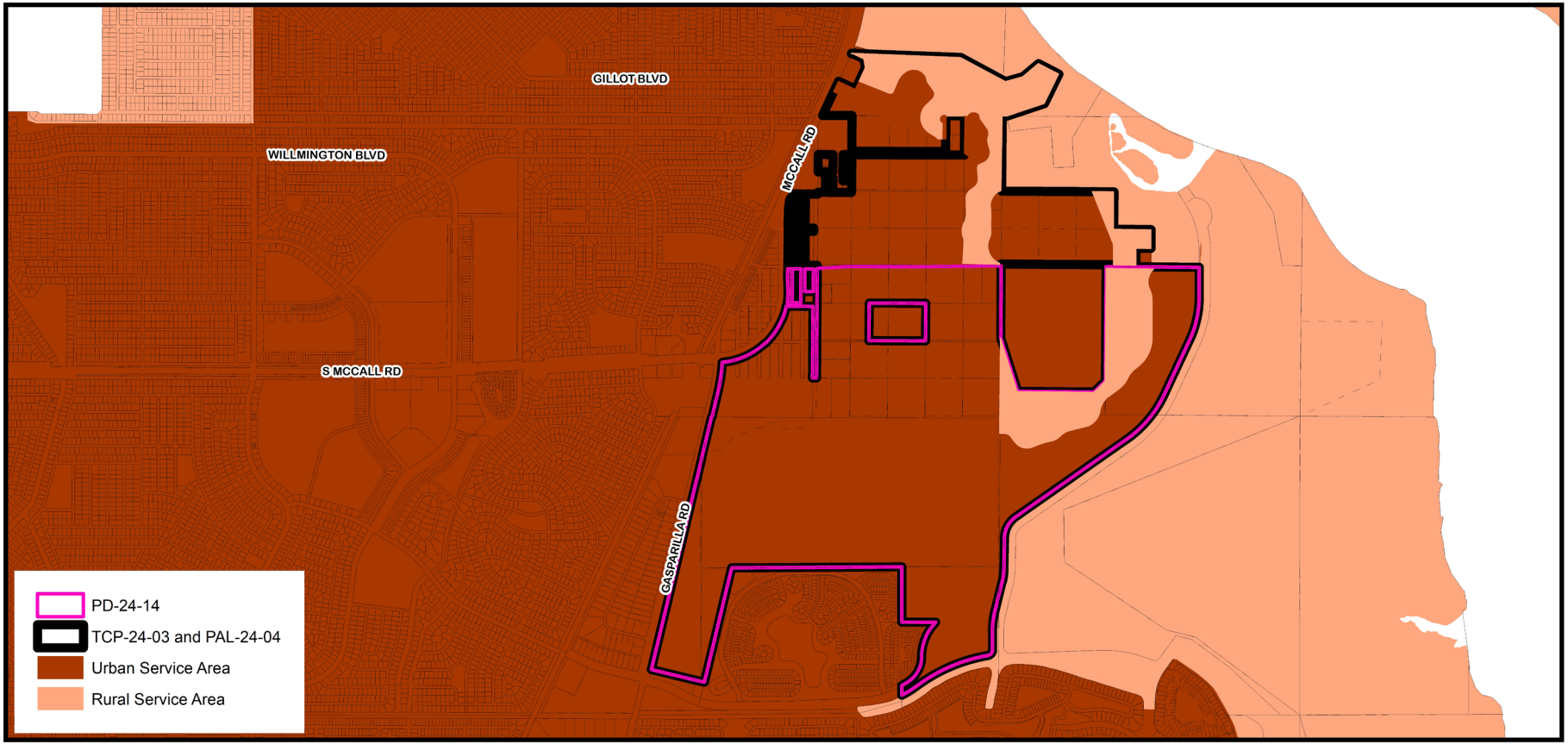
- A Large Scale Plan Amendment to:
  - Amend 2030 Future Land Use Map from CGMU (1,081.75± acres) and PR (92.39± acres) to CGMU (1,010.69± acres) and PR (163.45± acres)
  - Amend 2050 Framework Map from Agricultural/Rural to Emerging Neighborhood for 28.01± acres of properties and 99.13± acres of properties 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



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

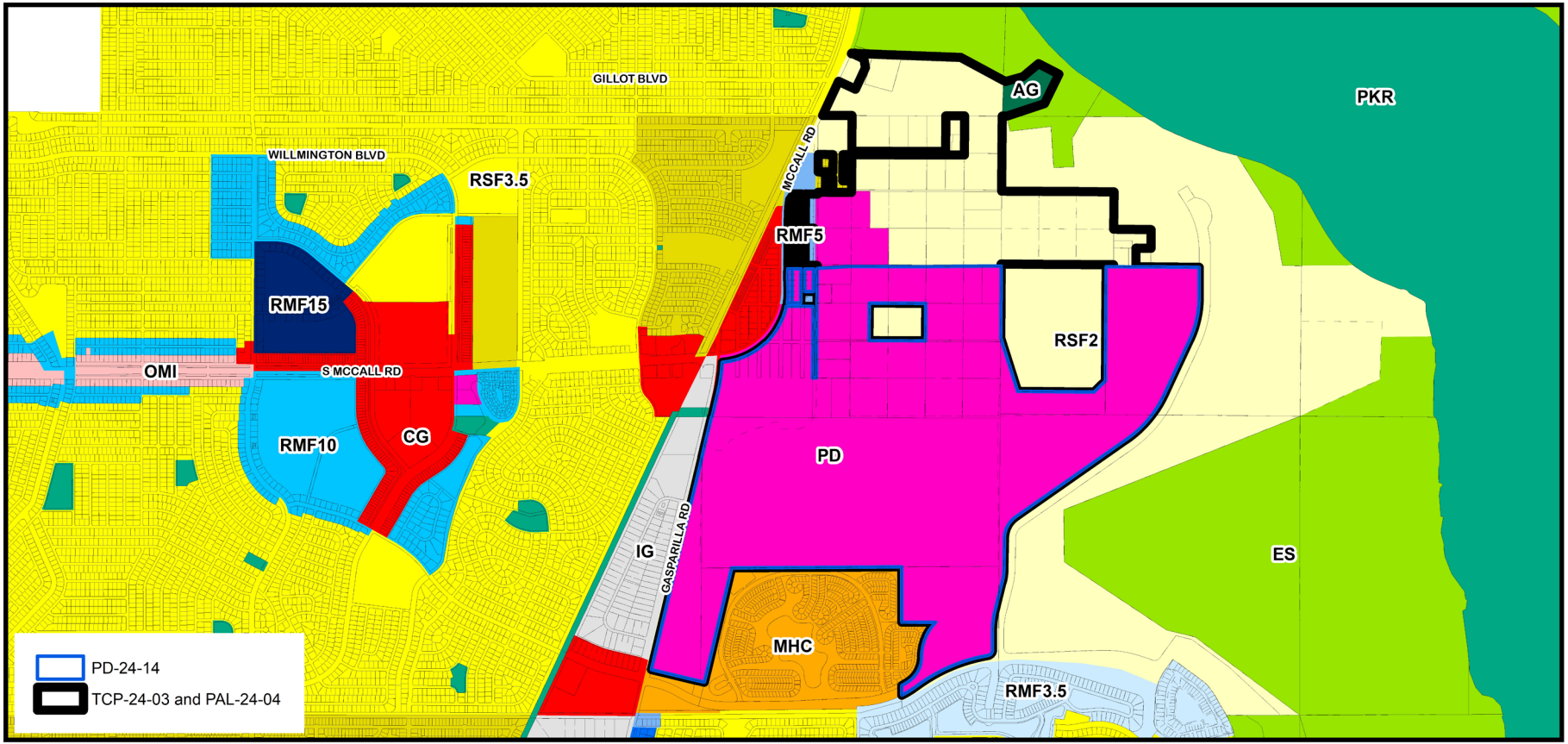


TCP-24-03, PAL-24-04 and PD-24-14
Proposed Service Area Delineation

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

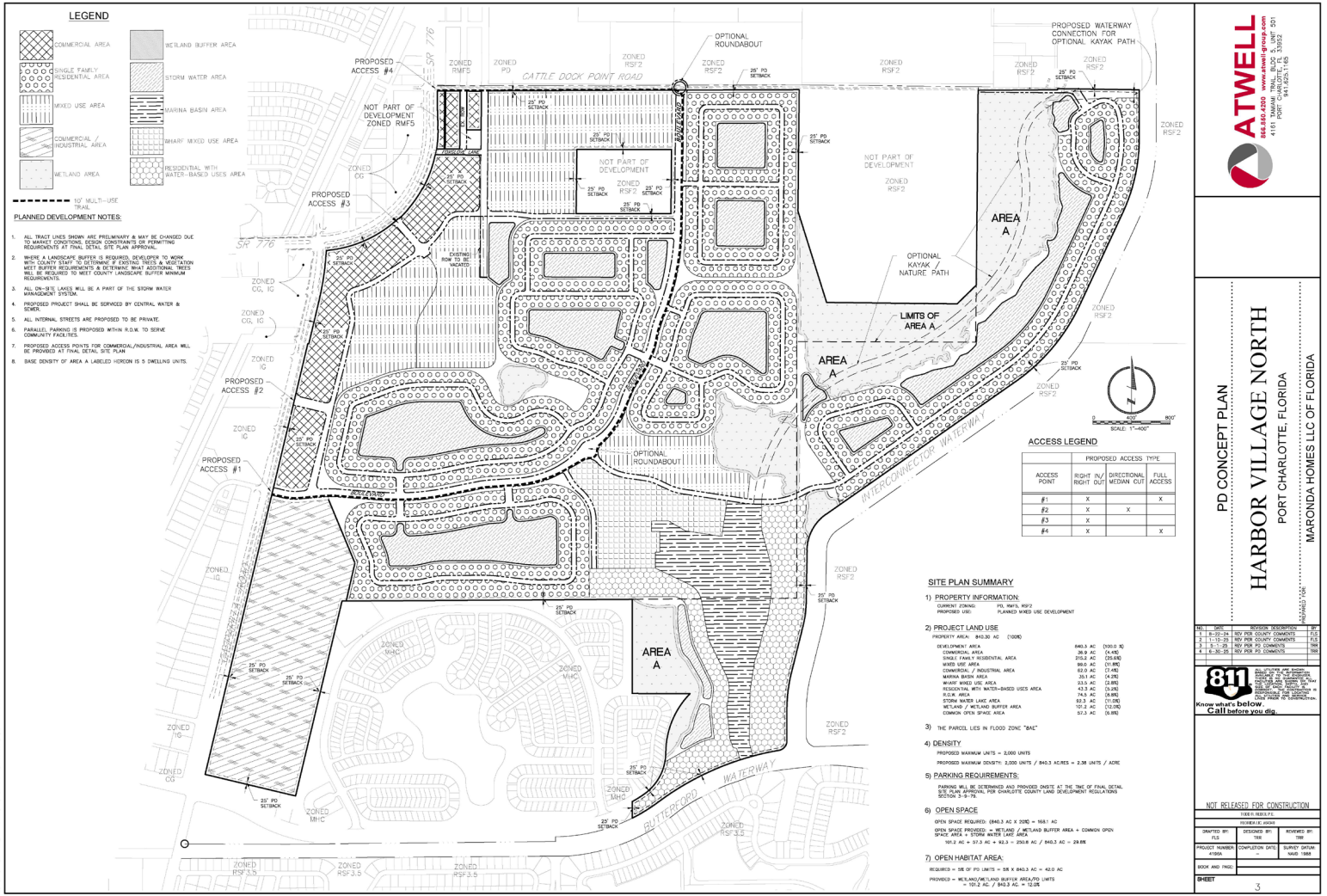
CHARLOTTE COUNTY FLORIDA



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



SITE PLAN SUMMARY

1) PROPERTY INFORMATION:
CURRENT ZONING: PD, RMF5, RSF2
PROPOSED USE: PLANNED MIXED USE DEVELOPMENT

2) PROJECT LAND USE
PROPERTY AREA: 840.30 AC (100%)

DEVELOPMENT AREA	840.3 AC	(100.0 %)
COMMERCIAL AREA	36.9 AC	(4.4%)
SINGLE FAMILY RESIDENTIAL AREA	315.2 AC	(35.6%)
MIXED USE AREA	99.0 AC	(11.8%)
COMMERCIAL / INDUSTRIAL AREA	62.0 AC	(7.4%)
MARINA BASIN AREA	35.1 AC	(4.2%)
WHARF MIXED USE AREA	23.5 AC	(2.8%)
RESIDENTIAL WITH WATER-BASED USES AREA	43.3 AC	(5.2%)
R.O.W. AREA	74.5 AC	(8.9%)
STORM WATER LAKE AREA	93.3 AC	(11.0%)
WETLAND / WETLAND BUFFER AREA	101.2 AC	(12.0%)
COMMON OPEN SPACE AREA	51.0 AC	(6.1%)

3) THE PARCEL LIES IN FLOOD ZONE "BAE"

4) DENSITY
PROPOSED MAXIMUM UNITS = 2,000 UNITS
PROPOSED MAXIMUM DENSITY: 2,000 UNITS / 840.3 ACRES = 2.38 UNITS / ACRE

5) PARKING REQUIREMENTS:
PARKING WILL BE DETERMINED AND PROVIDED ONSITE AT THE TIME OF FINAL DETAIL SITE PLAN APPROVAL PER CHARLOTTE COUNTY LAND DEVELOPMENT REGULATIONS SECTION 3-9-70.

6) OPEN SPACE
OPEN SPACE REQUIRED: (840.3 AC X 20%) = 168.1 AC
OPEN SPACE PROVIDED = WETLAND / WETLAND BUFFER AREA + COMMON OPEN SPACE AREA + STORM WATER LAKE AREA
101.2 AC + 51.0 AC + 93.3 = 250.8 AC / 840.3 AC = 29.8%

7) OPEN HABITAT AREA:
REQUIRED = 5% OF PD LIMITS = 5% X 840.3 AC = 42.0 AC
PROVIDED = WETLAND/WETLAND BUFFER AREA/PD LIMITS = 101.2 AC / 840.3 AC. = 12.0%

ATWELL
239.337.4260 www.atwell-group.com
4110 Metro Parkway, Suite 221
Fort Myers, FL 33916
PORT CHARLOTTE, FL 33952
941.623.7185

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

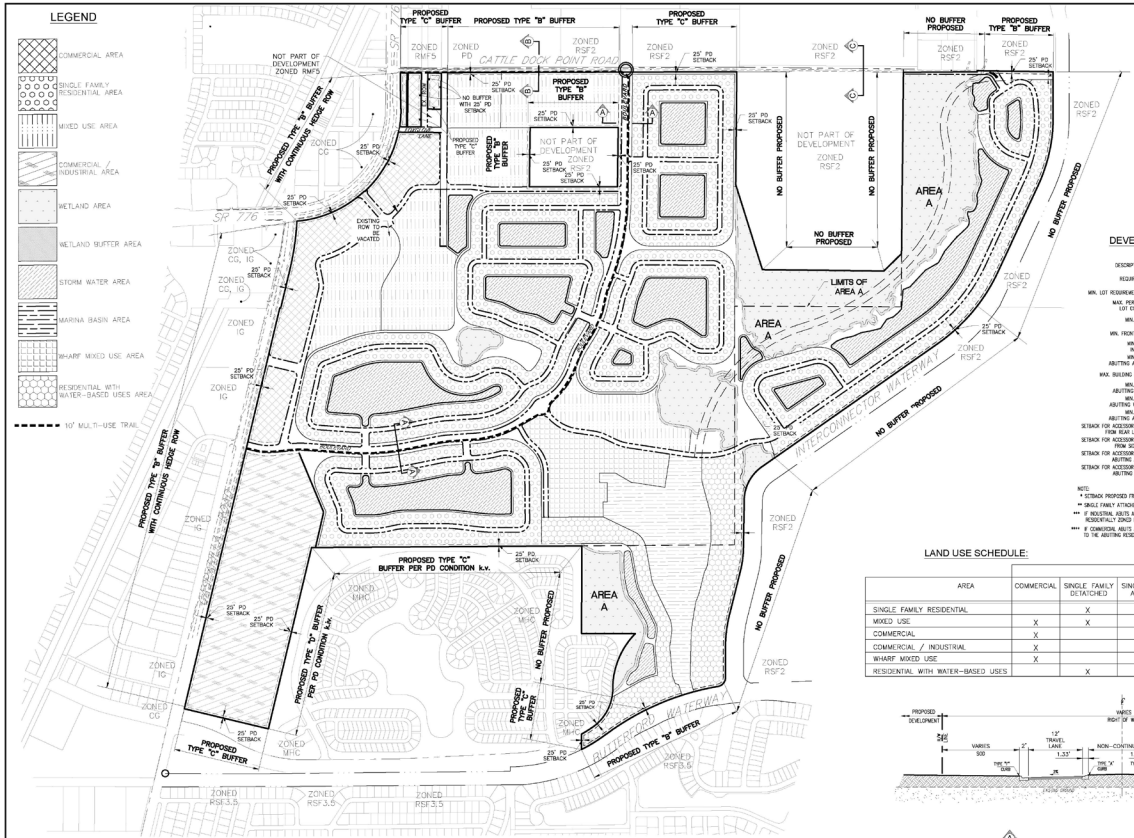
NO.	DATE	REVISION DESCRIPTION	BY
1	9-12-24	REV PER COUNTY COMMENTS	FLS
2	1-10-25	REV PER COUNTY COMMENTS	FLS
3	5-1-25	REV PER PD COMMENTS	TBB
4	6-30-25	REV PER PD COMMENTS	TBB

811 Know what's below. Call before you dig.
ALL UTILITIES ARE SHOWN BASED ON THE INFORMATION AVAILABLE TO US AND ARE NOT GUARANTEED TO BE EXACT OR COMPLETE. IT IS YOUR RESPONSIBILITY TO CONTACT THE APPROPRIATE AUTHORITIES IN THE AREA PRIOR TO ANY DESIGN, EXCAVATION OR CONSTRUCTION.

NOT RELEASED FOR CONSTRUCTION

DRAFTED BY: FLS	DESIGNED BY: TBB	REVIEWED BY: TBB
PROJECT NUMBER: 41999	COMPLETION DATE: --	SURVEY DATUM: NAVD 1988
BOOK AND PAGE:		
SHEET		

3



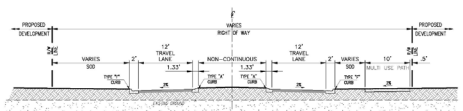
DEVELOPMENT STANDARDS:

DESCRIPTION OF USE	SINGLE FAMILY DETACHED	SINGLE FAMILY ATTACHED	MULTI FAMILY PER CC CODE 3-5-79	TOWNHOMES	COMMERCIAL PER CC CODE 3-5-79	INDUSTRIAL PER CC CODE 3-5-79
REQUIRED PARKING	2 / UNIT	2 / UNIT	1.5 / UNIT	2 / UNIT	1 / 300	1 / 500
MIN. LOT REQUIREMENT (SQ. FT.)	4,000	3,200	7,500	2,000	12,000	12,000
MAX. PERCENTAGE OF LOT COVERAGE (%)	65	70	45	75	55	60
MIN. WIDTH (FT.)	40	30	80	18	100	100
MIN. FRONT YARD (FT.)	20	20	20	20	20****	20****
MIN. SIDE YARD INTERIOR (FT.)	5	5/0**	1/2 BLDG HT BUT NOT < 15'	5 EXTERIOR 3 INTERIOR	10****	10 ***
MIN. SIDE YARD ABUTTING A ROAD (FT.)	10	10	15	10	10****	10 ***
MAX. BUILDING HEIGHT (FT.)	38	38	60	38	60	60
MIN. REAR YARD ABUTTING A LOT (FT.)	10	10	1/2 BLDG HT BUT NOT < 15'	10	10****	10 ***
MIN. REAR YARD ABUTTING WATER (FT.)*	20	20	20	20	20****	20 ***
MIN. REAR YARD ABUTTING A ROAD (FT.)	15	15	15	15	10****	10 ***
SETBACK FOR ACCESSORY STRUCTURE FROM REAR LOT LINE (FT.)	5	5	SAME AS PRINCIPAL BUILDING			
SETBACK FOR ACCESSORY STRUCTURE FROM SIDE YARD (FT.)	SAME AS PRINCIPAL BUILDING					
SETBACK FOR ACCESSORY STRUCTURE ABUTTING A ROAD (FT.)	SAME AS PRINCIPAL BUILDING					
SETBACK FOR ACCESSORY STRUCTURE ABUTTING WATER (FT.)*	SAME AS PRINCIPAL BUILDING					

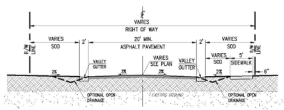
NOTE:
* SETBACK PROPOSED FROM PHYSICAL LOCATION OF SEASONAL HIGH WATER LINE.
** SINGLE FAMILY ATTACHED WILL HAVE 0' SIDE SETBACK ON ONE SIDE.
*** IF INDUSTRIAL ABUTS A RESIDENTIAL AREA, NO STRUCTURE OTHER THAN SCREENING, SHALL BE ERECTED CLOSER TO THE ABUTTING RESIDENTIALLY ZONED PROPERTY THAN 25 FEET OR THE BUILDING HEIGHT, WHICHEVER IS GREATER.
**** IF COMMERCIAL ABUTS A RESIDENTIAL AREA, NO STRUCTURE OTHER THAN SCREENING, SHALL BE ERECTED CLOSER TO THE ABUTTING RESIDENTIALLY ZONED PROPERTY THAN 25 FEET OR HALF THE BUILDING HEIGHT, WHICHEVER IS GREATER.

LAND USE SCHEDULE:

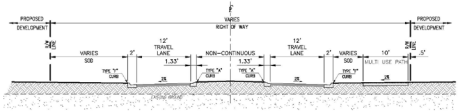
AREA	PROPOSED LAND USE: COMMERCIAL	SINGLE FAMILY DETACHED	SINGLE FAMILY ATTACHED	TOWNHOMES	MULTI-FAMILY	RECREATIONAL	INDUSTRIAL
SINGLE FAMILY RESIDENTIAL		X	X	X		X	
MIXED USE	X	X	X	X	X	X	
COMMERCIAL	X					X	
COMMERCIAL / INDUSTRIAL	X					X	X
WHARF MIXED USE	X		X	X	X	X	X
RESIDENTIAL WITH WATER-BASED USES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



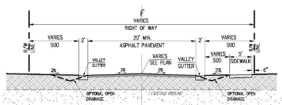
A TYPICAL 80' BOULEVARD SECTION A
NTS



TYPICAL 50' MIN. ROADWAY SECTION
NTS



B CATTLE DOCK POINT ROAD SECTION #1 B
NTS



C CATTLE DOCK POINT ROAD SECTION #2 C
NTS

ATWELL
845.855.4500 www.atwell-group.com
4141 PARKLAKE AVENUE, SUITE 221
PORT CHARLOTTE, FL 33952
941.623.1185

PD CONCEPT PLAN DETAILS & BUFFERS

HARBOR VILLAGE NORTH

PORT CHARLOTTE, FLORIDA

MARONDA HOMES LLC OF FLORIDA

PREPARED FOR:

NO.	DATE	REVISION DESCRIPTION	BY
1	11-22-24	REV PER COUNTY COMMENTS	FLS
2	1-10-25	REV PER COUNTY COMMENTS	FLS
3	5-1-25	REV PER PD COMMENTS	TBR
4	6-30-25	REV PER PD COMMENTS	TBR

811 Know what's below. Call before you dig.

NOT RELEASED FOR CONSTRUCTION

TIMOTHY B. REED, P.E.
FLORIDA LIC. #65436

DRAFTED BY:	DESIGNED BY:	REVIEWED BY:
FLS	TBR	TBR
PROJECT NUMBER: 41999A	COMPLETION DATE: --	SURVEY DATUM: NAVD 1988
BOOK AND PAGE:		

SHEET 4