

DRAFT

ORDINANCE NUMBER 2025 –

1
2
3
4 AN ORDINANCE OF THE BOARD OF COUNTY
5 COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA,
6 PURSUANT TO SECTION 163.3184(3), FLORIDA STATUTES,
7 AMENDING THE COUNTY'S COMPREHENSIVE PLAN TO
8 REVISE FUTURE LAND USE (FLU) APPENDIX VII: COMPACT
9 GROWTH MIXED USE MASTER DEVELOPMENT PLAN BY
10 REVISING SECTION 1: WEST COUNTY TOWN CENTER,
11 SPECIFICALLY BY: (1) CHANGING THE NAME OF SECTION 1
12 FROM "WEST COUNTY TOWN CENTER" TO "HARBOR
13 VILLAGE"; (2) AMENDING THE TOTAL ACREAGE OF THIS
14 PROJECT FROM 1,187± ACRES TO 1,174.14± ACRES; AND (3)
15 AMENDING (A) 1.A: BASE RESIDENTIAL DENSITY TO
16 DECREASE THE BASE DENSITY FROM 1,831 UNITS TO 1,790
17 UNITS; (B) 1.B: MAXIMUM RESIDENTIAL DENSITY TO
18 REDUCE THE RESIDENTIAL DEVELOPMENT RIGHTS FROM
19 3,960 UNITS TO 3,475 UNITS; (C): 1.C: RENAMING AND
20 AMENDING "MAXIMUM FLOOR AREA RATIO" TO "MAXIMUM
21 COMMERCIAL AND LIGHT INDUSTRIAL INTENSITY"; (D) 1.D:
22 REMOVING "PERPETUAL CONSERVATION EASEMENT" AND
23 REPLACING WITH "USES PERMITTED WITHIN AREA A AS
24 SHOWN ON FIGURE 1-C ABOVE"; AND (E) 1.E: MASTER
25 DEVELOPMENT PLAN TO ADOPT A NEW MASTER LAND USE
26 PLAN/PATTERN BOOK; FOR PROPERTIES GENERALLY
27 LOCATED SOUTHEAST OF MCCALL ROAD (SR 776) AND
28 SOUTHWEST OF THE MYAKKA RIVER, IN THE WEST
29 COUNTY AREA; COMMISSION DISTRICT IV; PETITION TCP-
30 24-03; APPLICANT: MARONDA HOMES, LLC OF FLORIDA;
31 PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE
32 DATE; AND PROVIDING FOR TRANSMITTAL OF ADOPTED
33 ORDINANCE.
34
35

RECITALS

36
37
38 WHEREAS, applicant, Maronda Homes, LLC of Florida ("Applicant"), has
39 applied for an amendment to the County's Comprehensive Plan, Future Land Use (FLU)
40 Appendix VII: Compact Growth Mixed Use Master Development Plan via Petition Number
41 TCP-24-03; and

42 WHEREAS, the amendment requested under Petition Number TCP-24-03 is
43 to revise Section 1: West County Town Center, specifically by: (1) changing the name of
44 Section 1 from "West County Town Center" to "Harbor Village"; (2) amending the total
45 acreage of this project from 1,187± acres to 1,174.14± acres; and (3) amending (a) 1.A:
46 Base Residential Density to decrease the base density from 1,831 units to 1,790 units; (b)
47 1.B: Maximum Residential Density to reduce the residential development rights from 3,960
48 units to 3,475 units; (c) 1.C: renaming and amending "Maximum Floor Area Ratio" to
49 "Maximum Commercial and Light Industrial Intensity"; (d) 1.D: removing "Perpetual
50 Conservation Easement" and replacing with "Uses Permitted Within Area A As Shown on
51 Figure 1-C Above"; and (e) 1.E: Master Development Plan to adopt a new Master Land Use
52 Plan/Pattern Book; for properties generally located southeast of McCall Road (SR 776) and
53 southwest of the Myakka River, in the West County area; all as provided in Exhibit "A"
54 attached hereto; and

55 WHEREAS, on February 10, 2025, Petition TCP-24-03 was heard before the
56 Charlotte County Planning and Zoning Board ("P&Z Board") and, based on the findings and
57 analysis provided by County Staff and the evidence presented to the P&Z Board, Petition
58 TCP-24-03 was found to be consistent with the County's Comprehensive Plan and the P&Z
59 Board recommended approval for transmittal of Petition TCP-24-03 to the Florida
60 Department of Commerce and other state agencies for review and comment; and

61 WHEREAS, in a public hearing held on Tuesday, March 25, 2025, the Board
62 of County Commissioners of Charlotte County, Florida ("Board") reviewed plan amendment
63 Petition TCP-24-03 and, based on the findings and analysis provided by County Staff
64 regarding the amendment and the evidence presented to it, the Board approved transmittal

65 of Petition TCP-24-03 to the Florida Department of Commerce and other state agencies for
66 review and comment; and

67 WHEREAS, Petition TCP-24-03 was transmitted to the Florida Department of
68 Commerce and other state agencies for review and comment; and

69 WHEREAS, any comments received from the reviewing agencies have been
70 considered, addressed, and incorporated into the findings and analysis provided by County
71 Staff; and

72 WHEREAS, after due consideration regarding Petition TCP-24-03 in a public
73 hearing held on _____, 2025, and based on the findings and analysis
74 presented to it, the Board finds that approval of Petition TCP-24-03 is consistent with the
75 County's Comprehensive Plan, and that it is in the best interests of the County.

76 NOW, THEREFORE, BE IT ORDAINED by the Board of County
77 Commissioners of Charlotte County, Florida:

78 Section 1. Approval. Petition TCP-24-03 requesting to amend the County's
79 Comprehensive Plan by revising FLU Appendix VII: Compact Growth Mixed Use Master
80 Development Plan, as provided in Exhibit "A" attached hereto, is hereby approved.

81 Section 2. Severability. If any section, subsection, clause, phrase, or
82 provision of this Ordinance is for any reason held invalid or unconstitutional by any court or
83 body of competent jurisdiction, such holding shall not be construed to render the remaining
84 provisions of this Ordinance invalid or unconstitutional.

85 Section 3. Effective date. The effective date of this plan amendment, if the
86 amendment is not timely challenged, shall be 31 days after the state land planning agency
87 notifies the local government that the plan amendment package is complete. If timely

88 challenged, this amendment shall become effective on the date the state land planning
89 agency or the Administration Commission enters a final order determining this adopted
90 amendment to be in compliance. No development orders, development permits, or land
91 uses dependent on this amendment may be issued or commence before it has become
92 effective.

93 Section 4. Transmittal. County Staff is hereby directed to forward a copy of
94 this Ordinance and its attachments to the Florida Department of Commerce, 107 East
95 Madison Street, Tallahassee, FL 32399-4120, and to the Executive Director, Southwest
96 Florida Regional Planning Council, 1400 Colonial Boulevard, Suite 1, Fort Myers, FL
97 33907.

98

99

100

101

[SIGNATURE PAGE FOLLOWS]

102

103

104

105

106

107

108

109

110

111
112
113
114
115
116
117
118
119
120
121
122
123
124
125
126
127
128
129
130
131
132
133
134
135
136
137
138
139
140
141
142
143
144
145
146
147
148
149
150
151
152
153
154
155
156

PASSED AND DULY ADOPTED this ____ day of _____, 2025.

BOARD OF COUNTY COMMISSIONERS
OF CHARLOTTE COUNTY, FLORIDA

DRAFT

By: _____
Joseph M. Tiseo, Chairman

ATTEST:
Roger D. Eaton, Clerk of the Circuit Court
and Ex-Officio Clerk of the
Board of County Commissioners

DRAFT

By: _____
Deputy Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

DRAFT

By: _____
Janette S. Knowlton, County Attorney
LR2024-0557

FLU APPENDIX VII: COMPACT GROWTH MIXED USE MASTER DEVELOPMENT PLAN

Section 1: West County Town Center Harbor Village

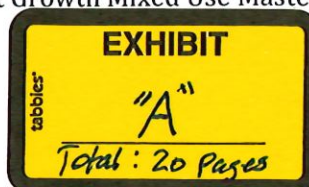
1. Site-specific standards for the subject site of PA-08-05-29-LS and revised pursuant to PAL-24-04; 1,487.1, 174.14± acres located east of South McCall Road (SR 776) and Gasparilla Road (CR 771), north of Delamere Boulevard and Marathon Boulevard, west of Butterford Waterway, and south of the Myakka River.

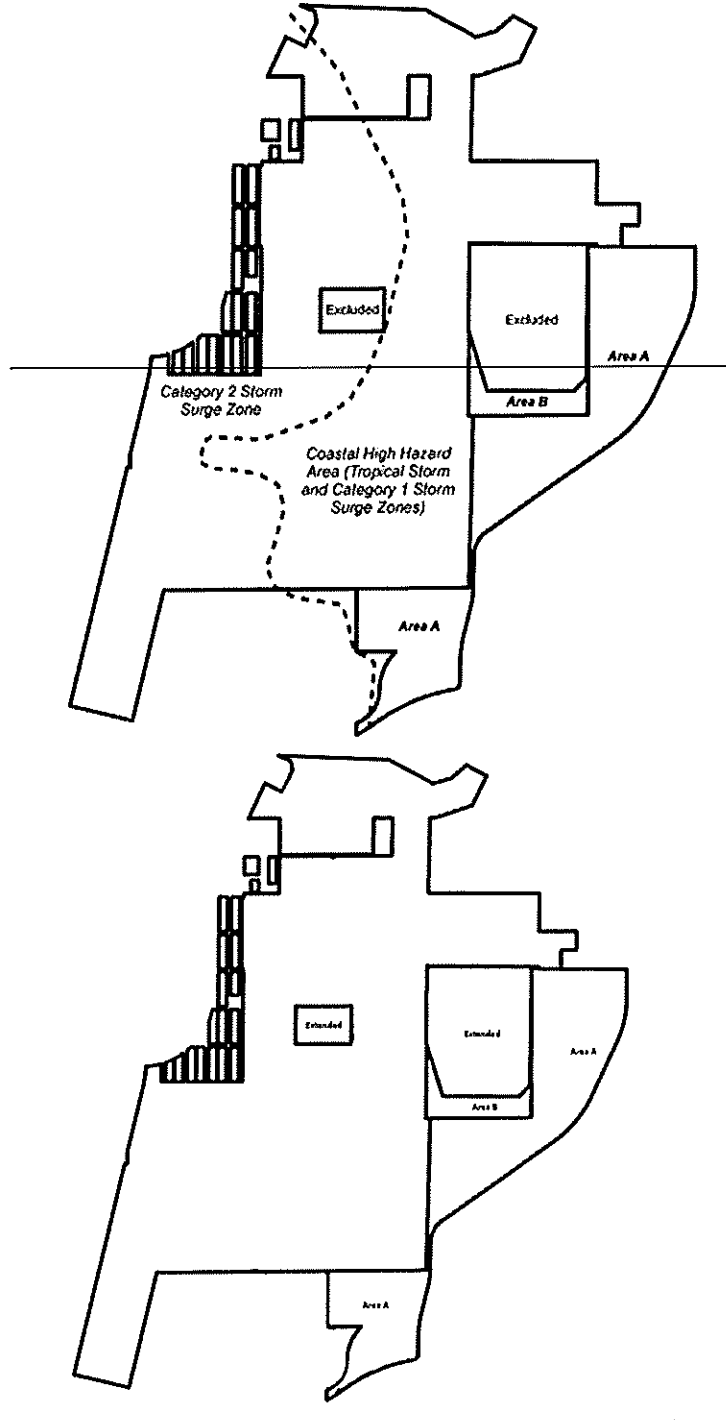
1.A: Base Residential Density

The site retains a base residential density of 1,834-1,790 units, of which 977-1,727 units are located in the Coastal High Hazard Area. Any increase to this base density shall require a transfer of density units as established in the Charlotte County Transfer of Density Units (TDU) ordinance. Additionally, the areas specified in the table below and outlined on the accompanying Figure 1-A, below, have their densities limited to those shown in the table until such time that density units from property outside the subject site is transferred to them in accordance with the TDU ordinance. Figure 1-A, below represents the property at the time of the original CGMU application.

	Acreage	Density Units Permitted
Area A	214.09	5
Area B	20.80	0

Figure 1-A





As shown on Figure 1-B, below, the density from Area A which was removed from the Urban Service Area via the adoption process for Application PA-08-05-29-LS of the site was removed

and transferred to Area B of the site. Subsequently, Area A has been amended via PAL-24-04 to increase from 92.39± acres to 163.45± acres, and Area B and Area C have been decreased as shown on Figure 1-C. Therefore, the base density for the site may be increased to 1,790 units only if Area A is rezoned to Planned Development (PD) allowing no development except that it may allow some low impact recreational uses/passive recreational uses. No development permits, as that term is defined by Chapter 163.3164, Florida Statutes, shall be issued for any residential development over 1,631 units until either: 1) a PD ordinance restricting development on Area A to low impact recreational uses/passive recreational uses only, in which case, 159 units will be added to the base density, increasing the base density to 1,790 units; or 2) a transfer of density units in accordance with the County's Land Development Regulation, Section 3-9-150, Transfer of Density Units (TDU) is approved by the Board of County Commissioners.

Figure 1-B

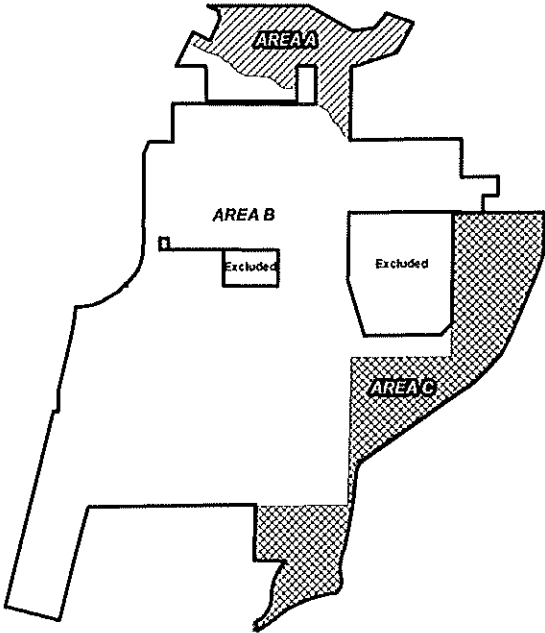
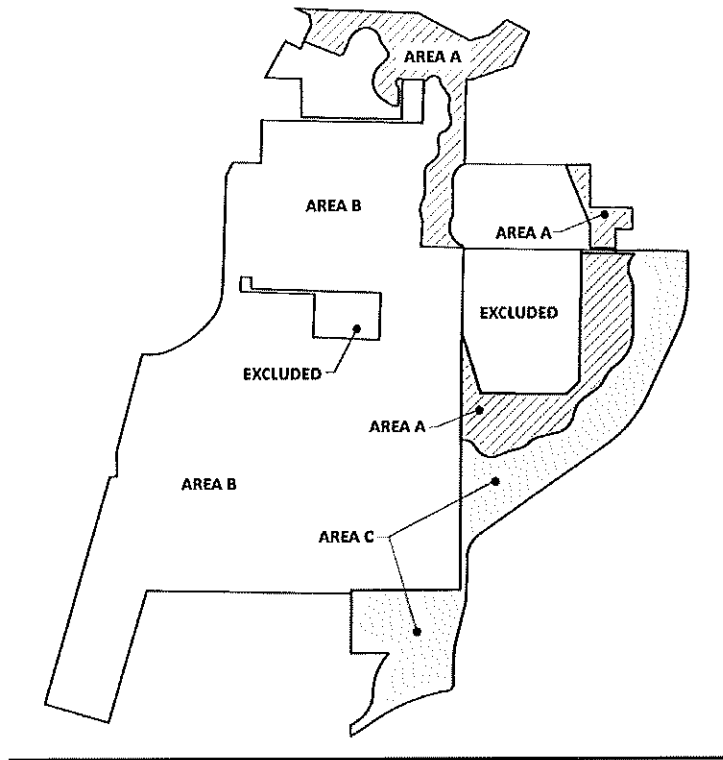


Figure 1-C



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 ~~Floor Area Ratio (FAR)~~ of 0.0292 of 1,000,000 square feet of commercial uses and 400,000 square feet of light industrial uses. Non-residential land uses approved by a Planned Development (PD) rezoning may be increased in one land use category and concurrently reduced in another land use category via approved Land Use Equivalency Matrix which is adopted as part of the PD rezoning Ordinance. Notwithstanding the foregoing, the maximum square footage for light industrial shall not increase above the approved square footage for light industrial within the PD Ordinance.

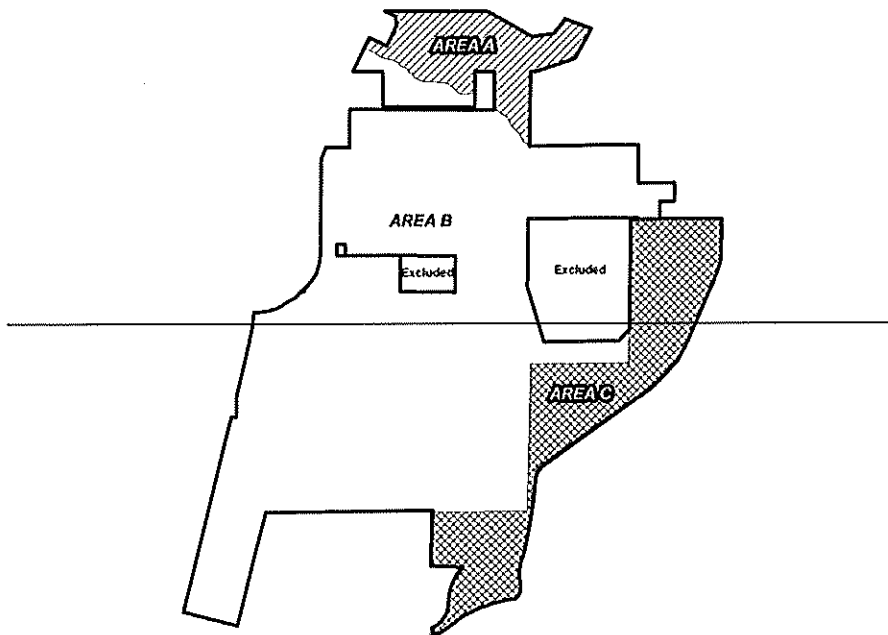
1.D: ~~Perpetual Conservation Easement~~ Uses Permitted Within Area A As Shown on Figure 1-C above

Area A must be designated as Preservation in perpetuity and a Wetland and Natural Resource Management Plan is required to protect and preserve onsite wetlands and natural resources in perpetuity. The base density for the site was 1,672 units. As shown on Figure 1-B, below, the density from Area A which was removed from the Urban Service Area via the adoption process

for Application PA-08-05-29-LS of the site was removed and transferred to Area B of the site. Therefore, the base density for the site could be increased to 1,831 units only if Area A be placed under a perpetual conservation easement, allowing no development except that it may allow some low impact recreational uses. No development permits, as that term is defined by Chapter 163.3164, Florida Statutes, shall be issued for any residential development over 1,672 units until either: 1) the recordation of a perpetual conservation easement restricting development on Area A to low impact recreational uses only, in which case, 159 units will be added to the base density, increasing the base density to 1,831 units; or 2) a transfer of units in accordance with the County's Land Development Regulation, Section 3-9-150, Transfer of Density Units (TDU).

Passive recreational activities and uses are permitted as part of PD rezoning. Passive recreational activities and uses are characterized by a natural resource emphasis and non-motorized activities. These activities or uses are deemed to have minimal negative impacts on natural resources; or are consistent with preservation, enhancement, restoration and maintenance goals for the purpose of habitat conservation. Examples of passive recreational activities and uses include, but are not limited to, bird watching and nature study, picnicking, hiking, fishing and hunting, where appropriate.

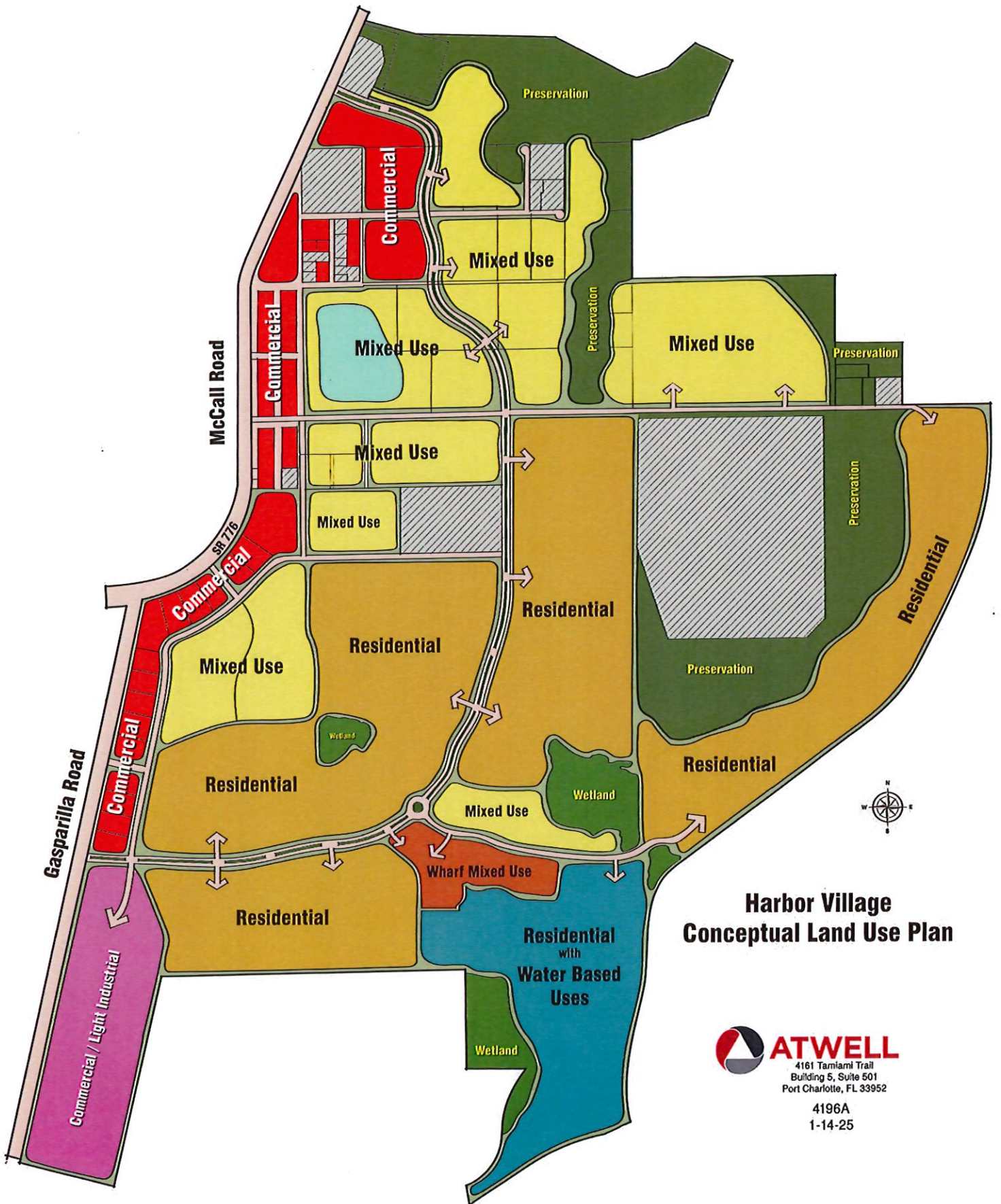
Figure 1-B



1.E: Master Development Plan

The ~~West County Town Center conceptual plan and development guide~~, Harbor Village Master Land Use Plan/Pattern Book dated ~~07/11/08~~ January 2025, is hereby adopted as Exhibit 1 into this Plan.

Exhibit 1



Harbor Village Conceptual Land Use Plan



4161 Tamiami Trail
Building 5, Suite 501
Port Charlotte, FL 33952

4196A
1-14-25

CLIENT:
Maronda Homes

JANUARY 2025

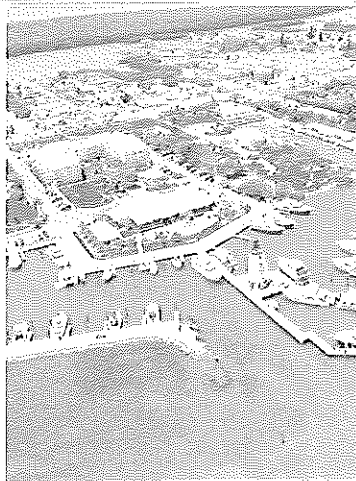
DESIGNER:
RVI Planning & Landscape Architecture

HARBOR VILLAGE

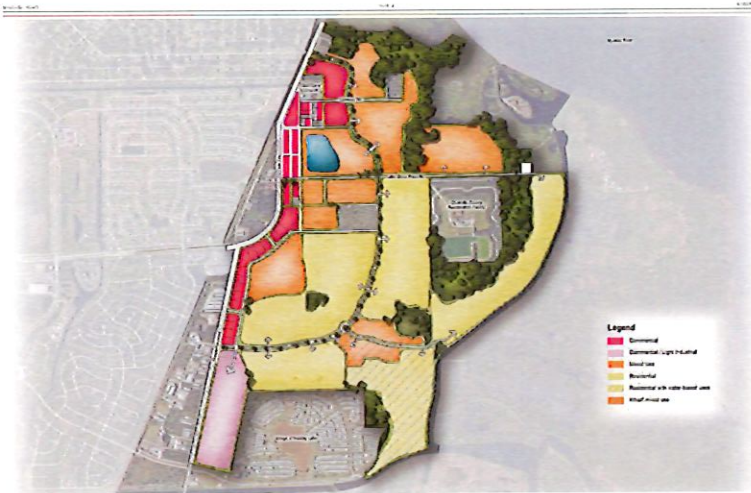


HARBOR VILLAGE
"the pinnacle of coastal elegance
and modernity"

Embrace a lifestyle where the waterfront isn't mere scenery, it's an integral part of daily life—a playground for water enthusiasts and fishing aficionados alike. However, Harbor Village transcends mere residential offerings, it's a meticulously crafted ecosystem where retail, commercial services, and communal spaces seamlessly intertwine, fostering a vibrant, walkable community. From sun-drenched promenades to bustling commercial hubs, every facet of Harbor Village is meticulously designed to enrich lives. It's not just a place to reside, it's a home where the serene melody of the ocean harmonizes with the lively pulse of a thriving local community.



Site/Concept Plan	01
Community Plan	02
Residential (Over 5000 sq ft)	03
Residential (Under 5000 sq ft)	04
Residential Planning	05
Commercial Planning	06
Marina Planning	07
Public Works	08
Public Works Construction	09



01

Illustrative Concept Plan

COMMERCIAL
 Discover a community where convenience is paramount. With sleek office spaces favoring creativity and collaboration of its core, and elite retail boutiques just steps away, residents enjoy unparalleled access to personal services and daily essentials. Imagine the ease of having your favorite shops just a short stroll from your front door, ensuring that every errand is effortlessly completed within the vibrant pulse of your neighborhood.

COMMERCIAL/LIGHT INDUSTRIAL
 Discover a community where convenience reigns supreme. With modern office spaces and elite retail boutiques just steps away, residents enjoy unparalleled access to local goods, services, and entertainment opportunities. Our commercial-to-residential areas with the plan enhance the balance of land uses and reduce Vehicle Miles Traveled (VMT), aligning perfectly with the benefits of mixed-use projects.

WHARF MIXED USE
 Experience the dynamic lifestyle at the Wharf Mixed Use tract, located on the southern limit of the project. Integrating public marine facilities with up to 300 waterfront residential units, the Wharf Mixed Use Plan, this area will feature highly ornamented civic spaces, commercial retail, restaurants, and premium residential uses. Designed to create a true destination resort within the concept, residents of the project and Southern Charlotte alike will enjoy waterfront living at its finest.

RESIDENTIAL
 A place where the West End lifestyle seamlessly intertwines with the modern comforts of luxury living. This residential community provides a gateway to the artistry of design with a place to explore, thrive, and connect.

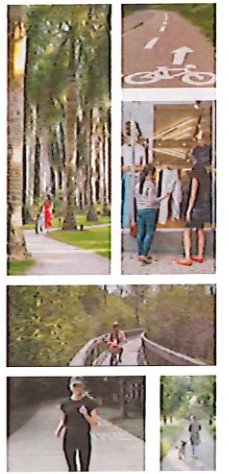
RESIDENTIAL WITH WATER BASED USES
 Anchored by some of the area's best beaches and surrounded by alluring pedestrian amenities, this space offers more than just a place to reside; it presents an inspiring lifestyle possibility. A place of seamless integration of waterfront living and community connection.

MIXED USE
 Experience the allure of living on the pulse of activity. From the seamless blend of live-work life to the vibrant array of nearby retail and dining venues, each mixed-use development is the essence of contemporary living. Place yourself steps away from fine dining and premier shopping destinations, where every indulgence is within reach, enriching your daily life with effortless luxury and convenience.



02

Connection Plan





03

Recreation | Open Space Plan

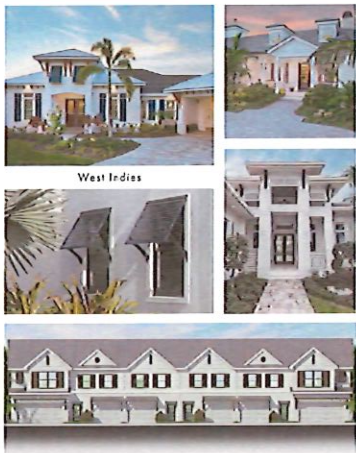
Amidst the sprawling parks and tranquil greenways, lies an invitation to embrace the outdoors. This network of greenways and recreation space not only offers residents a sanctuary of natural beauty but also serves as the connective tissue binding together the diverse threads of the greater community. This recreation plan embeds the transformative power of nature, where every open space serves as a gateway to a life lived in harmony with the world around us.



04

Preserve | Open Space Plan

From the tranquil shores of freshwater lakes to the untamed beauty of native habitats, each preserve serves as a refuge where native species thrive and where visitors can explore and appreciate unspoiled nature.

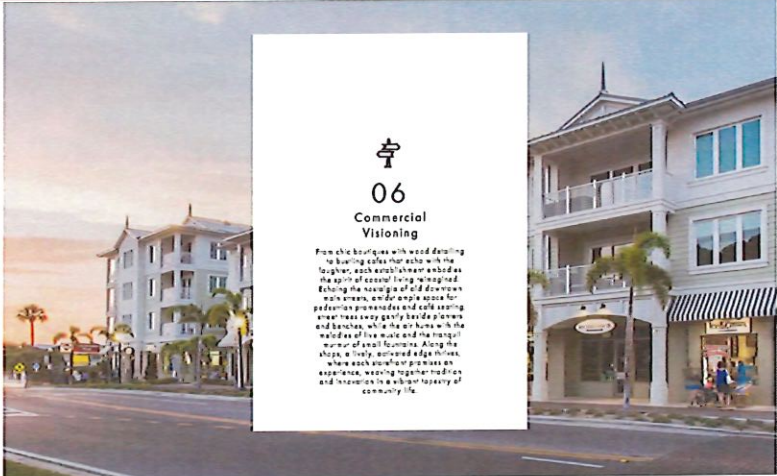
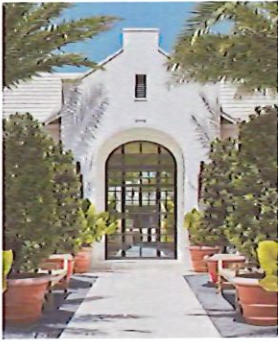
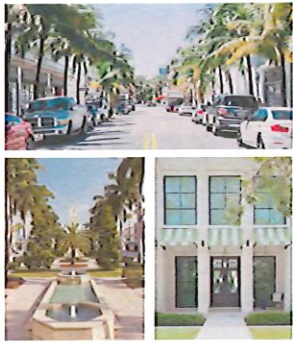


05

Residential Visioning
Vernacular

Characterized by its graceful lines, light colors, and airy spaces, this architectural style encapsulates the essence of island life. From the iconic railing detailing to the living porches, modern roof components, and colorful shutters, each element works in harmony to create a sense of place. These ideas embrace the lines of the air and water and create living connections between home and nature.





06
**Commercial
 Visioning**

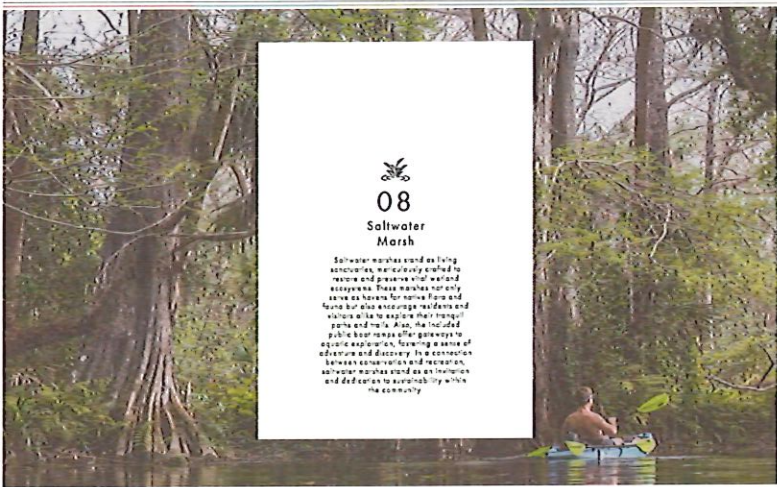
From chic boutiques with wood detailing
 to barling cafes that echo with the
 laughter, each establishment embeds
 the spirit of coastal living, reimagined.
 Echoing the messages of old downtown
 with green, outdoor ample space for
 performative performances and coffee sipping
 street-side, away gaily, barbeque platters
 and benches, which are all housed in the
 melodies of live music and the rhythmic
 murmur of small fountains. Along the
 shops, in truly, curved edges, where
 where each storefront possesses an
 essence, weaving together traditions
 and traditions in a vibrant tapestry of
 community life.

07
Mixed Use
Visioning



Historic Village boasts pedestrian-friendly areas, interconnected networks and multiple access routes tailored for pedestrians, bikers, and e-scooter as well, ensuring seamless connectivity and accessibility for all. Nestled within this dynamic setting are mixed-use opportunities that extend beyond commercial ventures, including charming shops infused with local flair and serene boat docks and more.

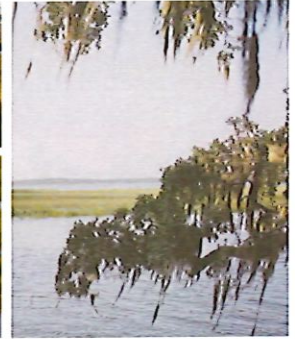
Residences are seamlessly integrated into this vibrant ecosystem, offering a lifestyle where sleeping outside means morning awakes in the heart of downtown, embracing the allure of Southeast Florida, and discovering boundless possibilities.

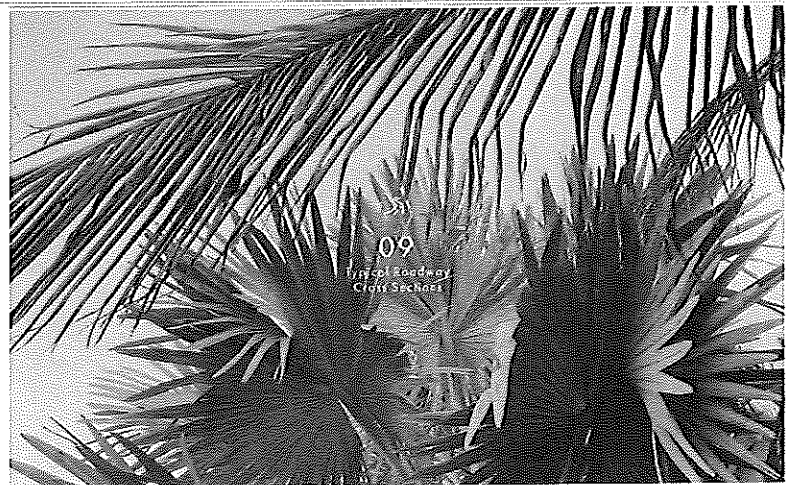


08

Saltwater Marsh

Saltwater marshes stand as living structures, meticulously crafted to receive and process vital wetland ecosystems. These marshes not only serve as havens for native flora and fauna but also encourage residents and visitors alike to explore their tranquil paths and trails. Also, the included public boat ramps offer gateways to aquatic exploration, fostering a sense of adventure and discovery. In a connection between education and recreation, saltwater marshes stand as invitations and dedication to sustainability within the community.





Conclusion

Harbor Village perfectly captures the essence of coastal living. Blending West Indies architecture with modern design, its extensive marina is a standout feature, providing direct access to the water and fostering a deep connection to nature. The inviting streets and vibrant public spaces are designed to complement the waterfront setting, offering a haven for water enthusiasts and nature lovers. Here, every element harmonizes to create an unparalleled, integrated lifestyle experience, where the allure of the marina and the natural surroundings set it apart from other communities in Southwest Florida.

CLIENT:
Maronda Homes

JANUARY 2025

DESIGNER:
RVI Planning & Landscape Architecture

