



## Legislation Details (With Text)

<b>File #:</b>	2023-4617	<b>Version:</b>	1	<b>Name:</b>	
<b>Type:</b>	Public Hearing - Land Use Item	<b>Status:</b>		Agenda Ready	
<b>File created:</b>	3/1/2023	<b>In control:</b>		Board of County Commissioners	
<b>On agenda:</b>	3/28/2023	<b>Final action:</b>			
<b>Title:</b>	TCP-22-04, Revisions to the Harborview DRI DO				
<b>Sponsors:</b>					
<b>Indexes:</b>					
<b>Code sections:</b>					
<b>Attachments:</b>	1. 1_BoardMemo, 2. 2_PowerPoint, 3. 3_Application, 4. DRAFT Ordinance. TCP-22-04. Harborview DRI DO Amendment				

Date	Ver.	Action By	Action	Result
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### Title

**TCP-22-04, Revisions to the Harborview DRI DO**

### Requested Motion/Action

### Department Making Request

### Community Development

Pursuant to Section 163.3184(3), Florida Statutes, transmit a Large Scale Plan Amendment to the Department of Economic Opportunity (DEO) and other State agencies for review and comment; this request is to revise Future Land Use (FLU) Appendix VI: Developments of Regional Impact by removing permitted "Public Marina" land use/developer right from the Harborview Development of Regional Impact (DRI), and increasing the total acreage of "Open Space, Preservation and Recreational Uses" to 169± acres for this DRI; Petition No. TCP-22-04; Applicants: RDL Associates, LLC; Peace River Associates, LLC; Peace River East II, LLC; Post Falls Management Associates, LLC; providing an effective date. The Harborview DRI is located within Commission District I.

### Legislative

### Agenda Item Type

Public Hearing

### Budgeted Action:

Pursuant to Section 163.3184(3), Florida Statutes, transmit a Large Scale Plan Amendment to the Department of Economic Opportunity (DEO) and other State agencies for review and comment; this request is to revise Future Land Use (FLU) Appendix VI: Developments of Regional Impact by removing permitted "Public Marina" land use/developer right from the Harborview Development of Regional Impact (DRI), and increasing the total acreage of "Open Space, Preservation and Recreational Uses" to 169± acres for this DRI; Petition No. TCP-22-04; Applicants: RDL Associates, LLC; Peace River Associates, LLC; Peace River East II, LLC; Post Falls Management Associates, LLC; providing an effective date. The Harborview DRI is located within Commission District I.

### Background (Why is this Action Necessary, and What Action will be accomplished)

**Background:**

The applicants and property owners, Centennial Bank, RDL Associates, LLC, Peace River Associates, LLC, and Peace River East II, LLC, are requesting a text amendment to amend the County's Comprehensive Plan, Future Land Use (FLU) Appendix VI: Developments of Regional Impact, to:

- Remove permitted "Public Marina" land use/developer right from the Harborview Development of Regional Impact (DRI).
- Increase the total acreage of "Open Space, Preservation and Recreational Uses" from 136± acres to 169± acres.

It is staff's professional opinion that the proposed text amendment does not create any negative impacts on the County's infrastructure such as roadways and utilities, nor surrounding existing residential and future residential neighborhoods. Furthermore, the proposed development will potentially increase the acreage for "Open Space, Preservation and Recreational Uses" from 136± acres to 169± acres. Therefore, the proposal is generally consistent with goals, objectives, and policies set forth in the County's Comprehensive Plan.

**What Action will be accomplished?**

If the Board of County Commissioners approves this large scale plan amendment (text amendment), it will be transmitted to the Department of Economic Opportunity (DEO) and other State agencies for review and comment.