Legislation Details (With Text)

File #:	2025-6922 **Version:** 1	**Name:**	
Type:	Public Hearing - Land Use Item	**Status:**	Agenda Ready
File created:	2/20/2025	**In control:**	Board of County Commissioners
On agenda:	3/25/2025	**Final action:**	
Title:	TCP-24-03, Harbor Village Comprehensive Plan Amendment		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	1. 1_BoardMemo, 2. 2_PowerPoint, 3. 3_ApplicationRevised, 4. DRAFT Ordinance. Petition TCP-24-03.pdf		

Date	Ver.	Action By	Action	Result

Title
TCP-24-03, Harbor Village Comprehensive Plan Amendment
Requested Motion/Action
Department Making Request
Community Development
Pursuant to Section 163.3184(3), Florida Statutes, an application to transmit a Large-scale Plan Amendment (Text Amendment) to the Department of Commerce and other State agencies for review and comment to amend Future Land Use (FLU) Appendix VII: Compact Growth Mixed Use Master Development Plan by revising Section 1: West County Town Center, specifically, 1) changing the name of Section 1 from “West County Town Center” to “Harbor Village”; 2) amending the total acreage of this project from 1,187± to 1,174.14± acres; and 3) amending a) 1.A: Base Residential Density to decrease the base density from 1,831 units to 1,790 units; b) 1.B: Maximum Residential Density to reduce the residential development rights from 3,960 units to 3,475 units; c) 1.C: to rename and amend “Maximum Floor Area Ratio” to “Maximum Commercial and Light Industrial Intensity”; d) 1.D: to remove “Perpetual Conservation Easement” and replace with “Uses Permitted Within Area A As Shown on Figure 1-C Above”; and e) 1.E: Master Development Plan to adopt a new Master Land Use Plan/Pattern Book; for properties generally located southeast of McCall Road (SR 776) and southwest of the Myakka River, in the West County area; Petition No. TCP-24-03; Applicant: Maronda Homes LLC, of Florida; providing an effective date. Located in Commission District IV.
Legislative
Agenda Item Type
Public Hearing
Budgeted Action:
No action needed.

Background (Why is this Action Necessary, and What Action will be accomplished)
Background:
The applicant, Maronda Homes LLC, of Florida, is requesting a large-scale plan amendment (Text

Amendment) to amend Future Land Use (FLU) Appendix VII: Compact Growth Mixed Use Master Development Plan by:

1) Changing the name of Section 1 from “West County Town Center” to “Harbor Village”.
2) Amending the total acreage of this project from 1,187± to 1,174.14± acres.
3) Amending:

a) 1.A: Base Residential Density to decrease the base density from 1,831 units to 1,790 units.
b) 1.B: Maximum Residential Density to reduce the residential development rights from 3,960 units to 3,475 units.
c) 1.C: to rename and amend “Maximum Floor Area Ratio” to “Maximum Commercial and Light Industrial Intensity”.
d) 1.D: to remove “Perpetual Conservation Easement” and replace with “Uses Permitted Within Area A As Shown on Figure 1-B”.
e) 1.E: Master Development Plan to adopt a new Master Land Use Plan/Pattern Book.

Staff reviewed this large-scale plan amendment based on the County’s Comprehensive Plan. It is staff’s professional opinion that the proposed change is consistent with 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 Florida Department of Commerce and other State agencies for review and comment.