Legislation Details (With Text)

File #:	2025-6923 **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:	PAL-24-04, Harbor Village Large Scale Map Amendments		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	1. 1_StaffReport, 2. 2_PowerPoint, 3. 3_Application, 4. TR-4196A Storm Surge Information, 5. DRAFT Ordinance. Petition PAL-24-04.pdf, 6. Harbor Village NIM Presentation (AVC)		

Date	Ver.	Action By	Action	Result

Title
PAL-24-04, Harbor Village Large Scale Map Amendments
Requested Motion/Action
Department Making Request
Community Development
Pursuant to Section 163.3184(3), Florida Statutes, transmit a Large-scale Plan Amendment to the Florida Department of Commerce and other State agencies for review and comment; the amendment request is to 1) amend Charlotte County FLUM Series Map #1: 2030 Future Land Use from Compact Growth Mixed Use (CGMU) (1,081.75± acres) and Preservation (PR) (92.39± acres) to CGMU (1,010.69± acres) and PR (163.45± acres) in order to allow for a mixture of residential uses up to 3,475 units (a reduction of 485 units), commercial, and light industrial uses up to 1,400,000 square feet (a reduction of 109,807 square feet); increasing the base density from 1,631 units to 1,790 units with an approved PD ordinance, restricting development on Area A as identified under Section 1 of FLU Appendix VII: Compact Growth Mixed Use Master Development Plan to low impact recreational uses/passive recreational uses to 3,475 units; 2) amend Charlotte County FLUM Series Map #2: 2050 Framework, from Agricultural/Rural to Emerging Neighborhood for 28.01± acres of properties and 99.13± acres of properties from Emerging Neighborhood to Agricultural/Rural; and 3) amend Charlotte County FLUM Series Map #3: 2030 Service Area Delineation, to extend the Urban Service Area boundary to include 28.01± acres of properties and to concurrently remove 99.13± acres of properties from the Urban Service Area; for properties generally located southeast of McCall Road (SR 776) and southwest of the Myakka River, in the West County area, containing 1,174.14± acres; Petition No. PAL-24-04; 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 the following:

- A Large-scale Plan Amendment to amend the entire subject property's Future Land Use Map (FLUM) designations from Compact Growth Mixed Use (CGMU) (1,081.75± acres) and Preservation (PR) (92.39± acres) to CGMU (1,010.69± acres) and PR (163.45± acres);
- To amend both the Charlotte County FLUM Series Map #2 (2050 Framework) and Map #3 (2030 Service Area Delineation) from Agricultural/Rural to Emerging Neighborhood;
- To extend the Urban Service Area (USA) boundary to add 28.01± acres; and
- To amend the Framework designations for 99.13± acres from Emerging Neighborhood to Agricultural/Rural and removing them from the USA.

The stated purpose of this application is to implement the newly created Master Land Use Plan/Pattern Book as part of a Large-scale Plan Amendment (Text Amendment) (TCP-24-03), which is subject to the Board of County Commissioners' review under the public hearings.

The applicant is also requesting a rezoning for approximately 840.30 acres of the subject property from Planned Development (PD) (408.39± acres, which includes 0.7 acres of Cattle Dock Point Road), Residential Single-family 2 (RSF-2) (428.20± acres), and Residential Multi-family 5 (RMF-5) (4.41± acres) to PD; 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 providing for a transfer of 886 density units to reach the maximum of 2,000 units.
The subject property is generally located north of Delamere Boulevard, southeast of McCall Road (SR 776), east of Gasparilla Road (CR 771), and west of Butterford Waterway, in the West County area within Commission District IV.

The proposed changes are generally supported by the County's Comprehensive Plan specifically related to the mixed-use development, the development within the coastal High hazard area and the vision of Compact Growth Mixed Use Future Land Use Map designation. Therefore, it is staff's professional opinion that this proposed Large Scale Plan Amendment is generally consistent with the County's Comprehensive Plan, Section 163.3177, F.S., and it should not create any detrimental impacts on the surrounding residential properties.
What Action will be accomplished?
If the Board of County Commissioners approves this large-scale plan amendment, it will be transmitted to the Florida Department of Commerce and other State agencies for review and comment.