

# HARBOR VILLAGE COMMUNITY MEETING

Charlotte County, FL

**Christopher Stephens** – Maronda Homes

**Rob Berntsson**, Esq – Big W Law

**Tom Sacharski**, AICP & **Alexis Crespo**,  
AICP – RVi Planning + Landscape  
Architecture

**Todd Rebol**, P.E. – Atwell Engineering

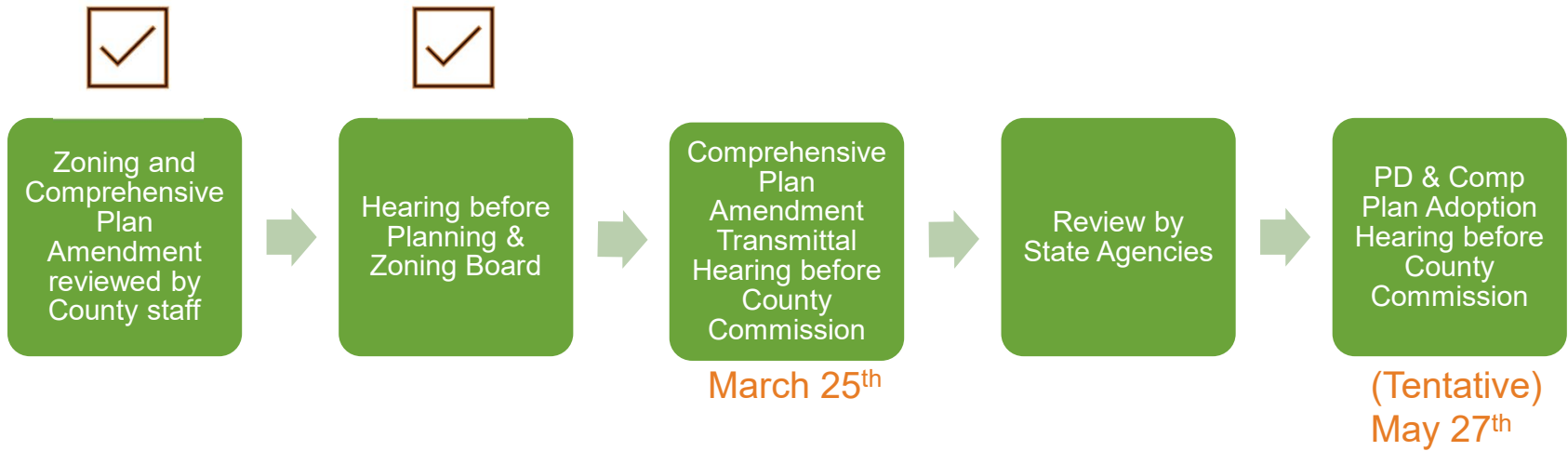
**Becca Bond**, P.E. – Kimley-Horn

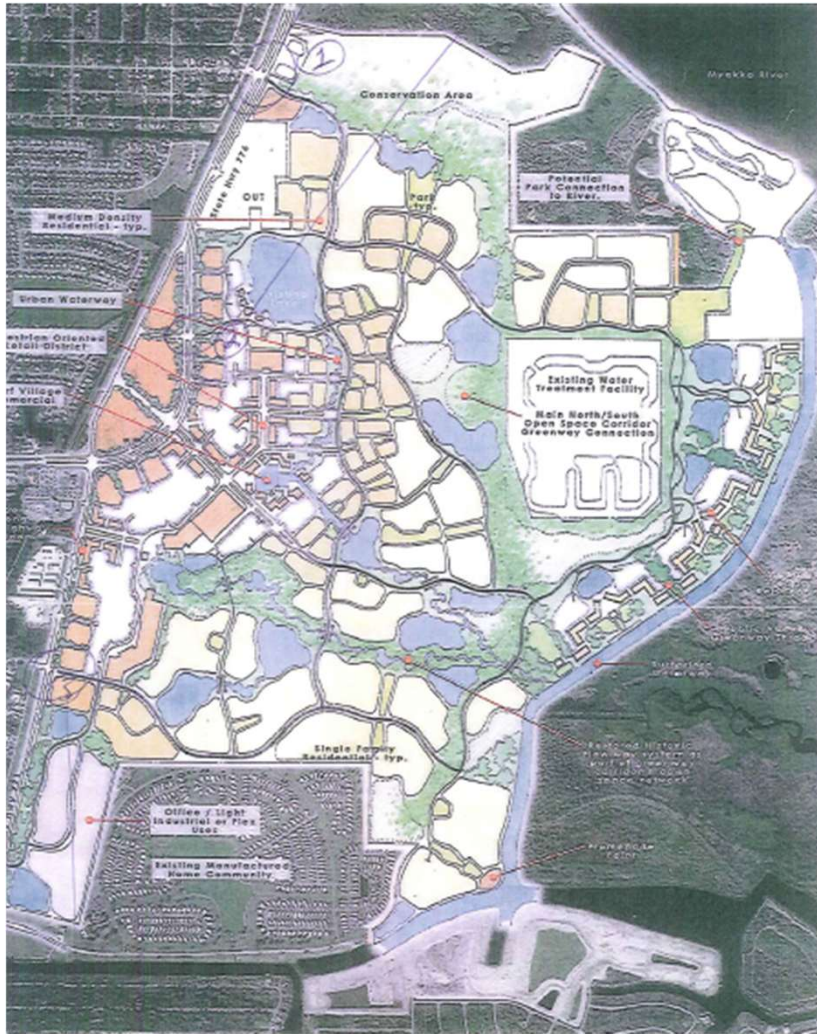
**Tim Hall & Arielle Poulos**, Biologist –  
Turrell, Hall, & Associates, Inc.



LOCATION

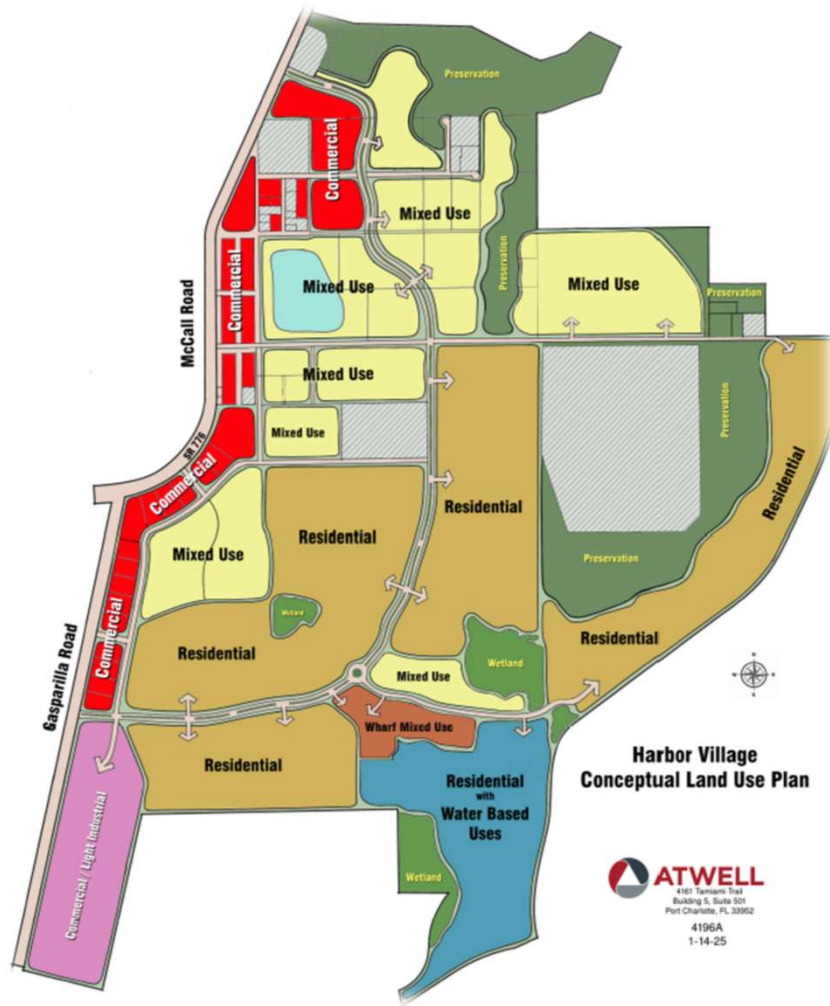
# PROCESS





## EXISTING COMP PLAN APPROVAL

- Residential: 3,960 dwelling units
- Commercial/Light Industrial: 1,509,807 sq ft
- Preservation area: ± 92 acres



## PROPOSED COMP PLAN AMENDMENT

- Residential: 3,475 dwelling units
- Commercial/Light Industrial: 1,400,00 sq ft
- Preservation: ± 163 acres

# OPEN SPACE/PRESERVE



# CONNECTION PLAN





# CURRENT APPROVAL COMPARISON

- ✓ **Reduction of 485 dwelling units**
- ✓ **Reduction of 109,807 sq ft of commercial/light industrial**
- ✓ **Increase in preservation area by 71 acres (77% increase)**
- ✓ **Updated Pattern Plan with greater detail**

# DESIGN STANDARDS



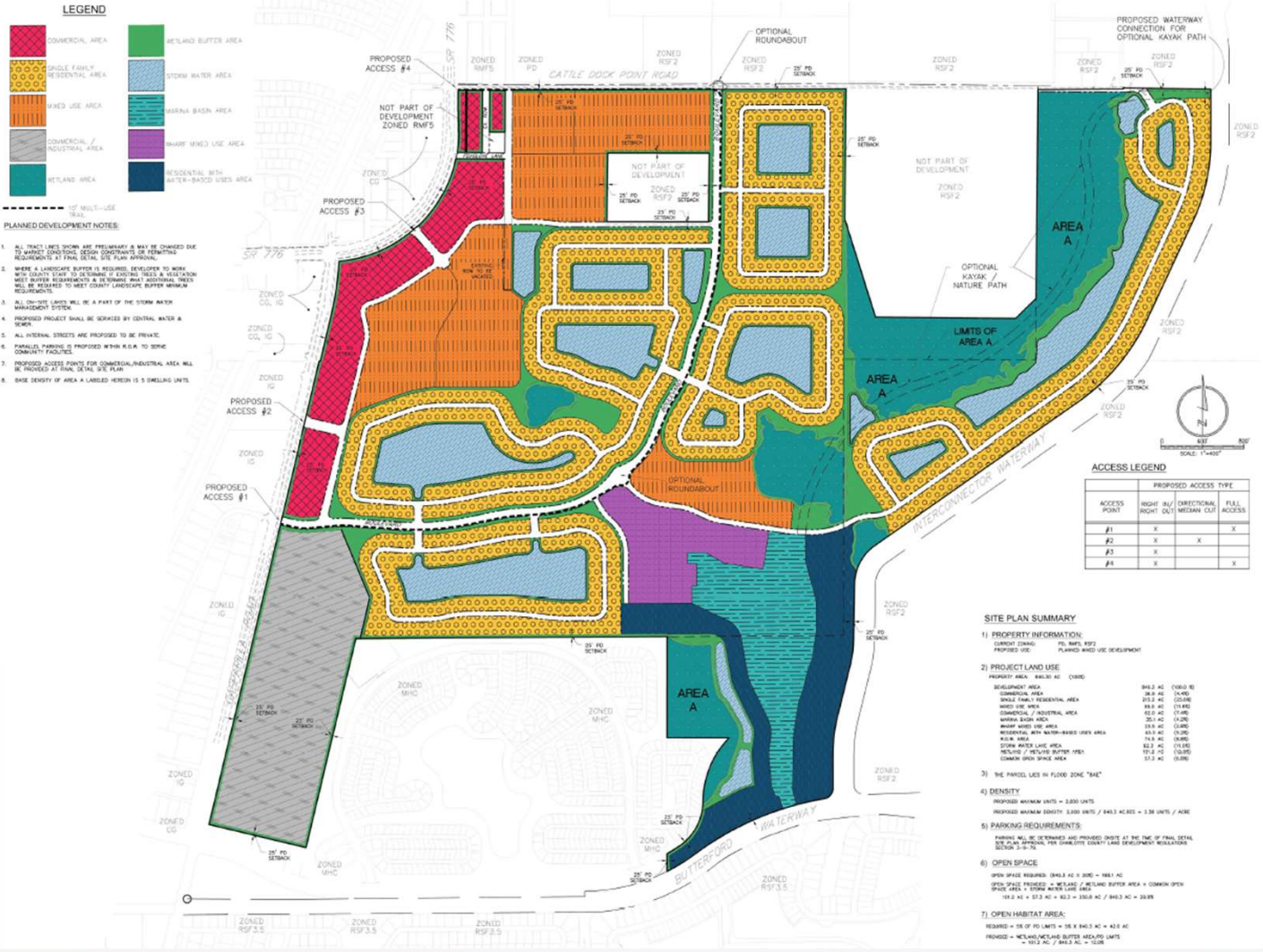
West Indies













Modern Coastal

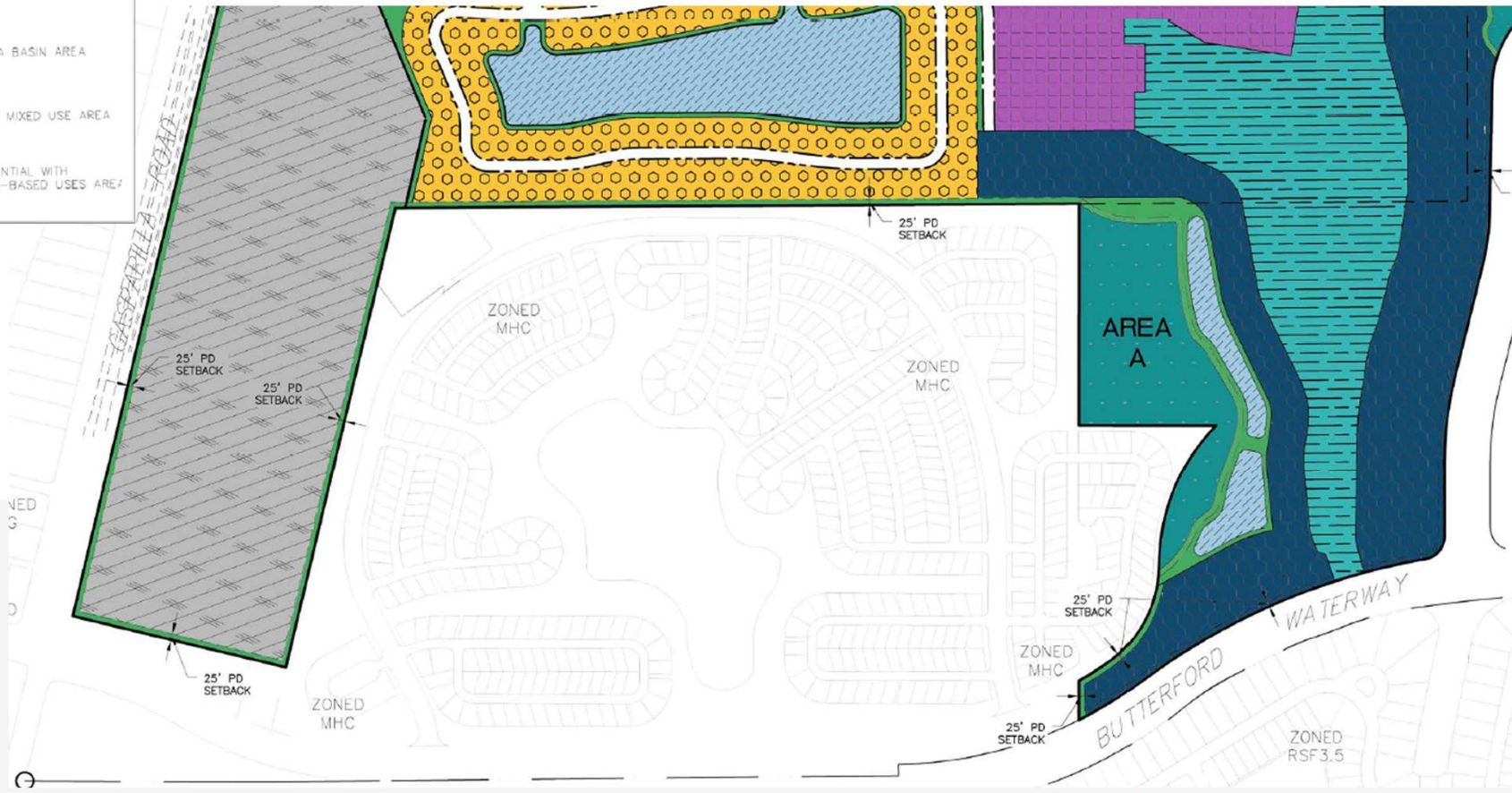






**LEGEND**

	COMMERCIAL AREA		WETLAND BUFFER AREA
	SINGLE FAMILY RESIDENTIAL AREA		STORM WATER AREA
	MIXED USE AREA		MARINA BASIN AREA
	COMMERCIAL / INDUSTRIAL AREA		WHARF MIXED USE AREA
	WETLAND AREA		RESIDENTIAL WITH WATER-BASED USES AREA





# Questions?

# APPROVED PD CONCEPT PLAN

