

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

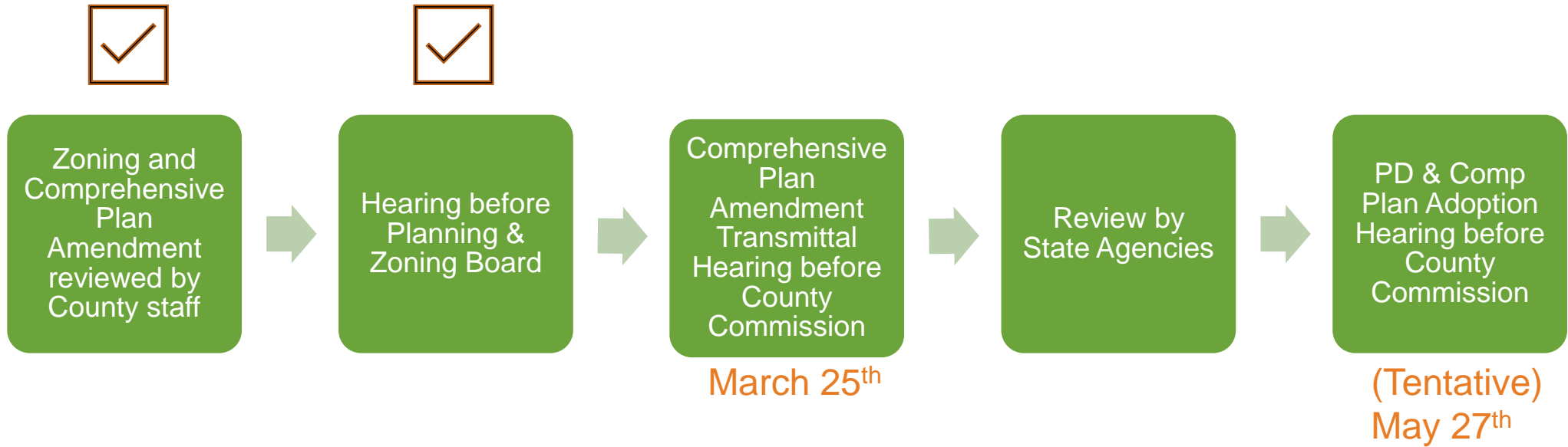
Becca Bond, P.E. – Kimley-Horn

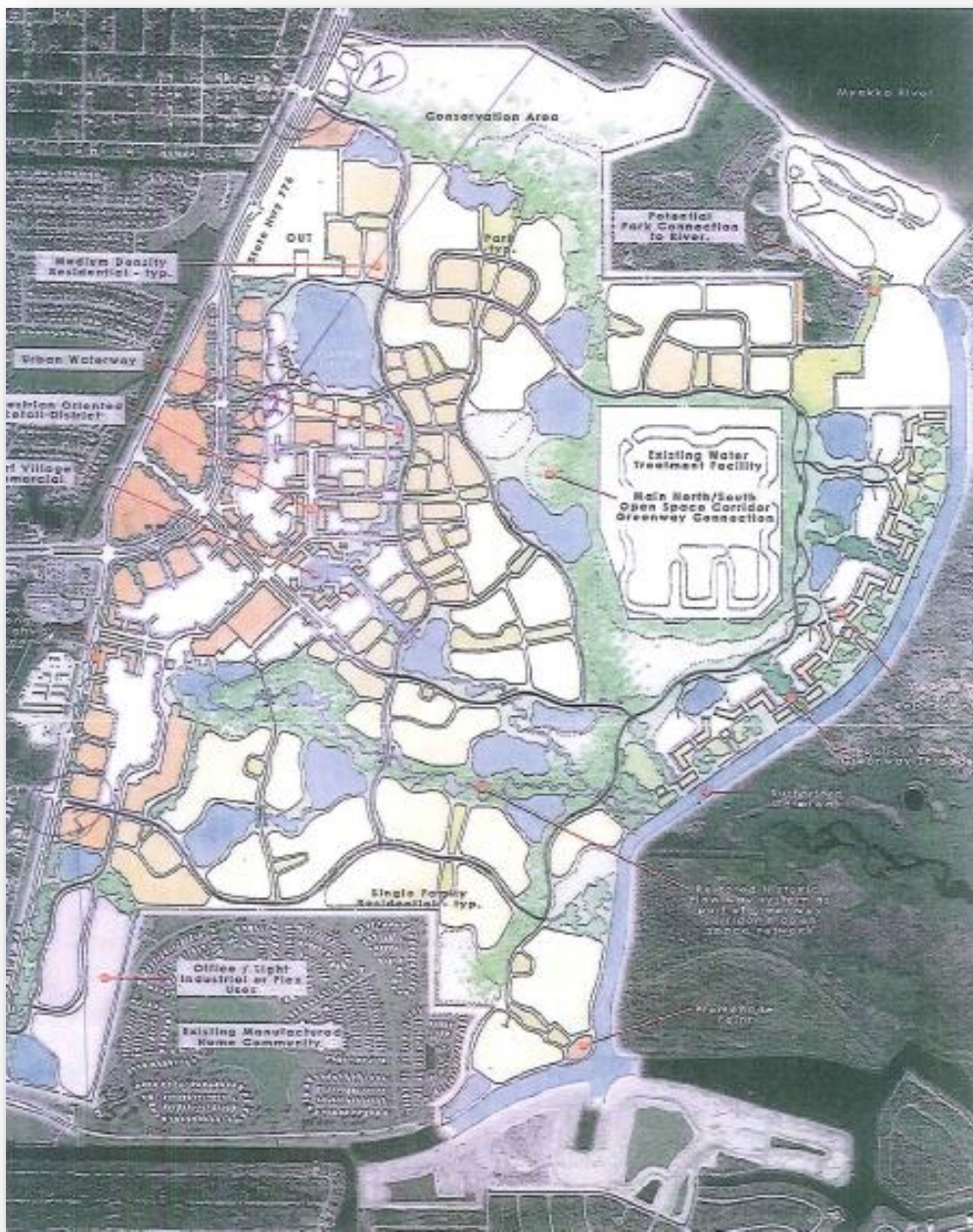
Tim Hall & Arielle Poulos, Biologist –
Turrell, Hall, & Associates, Inc.



LOCATION

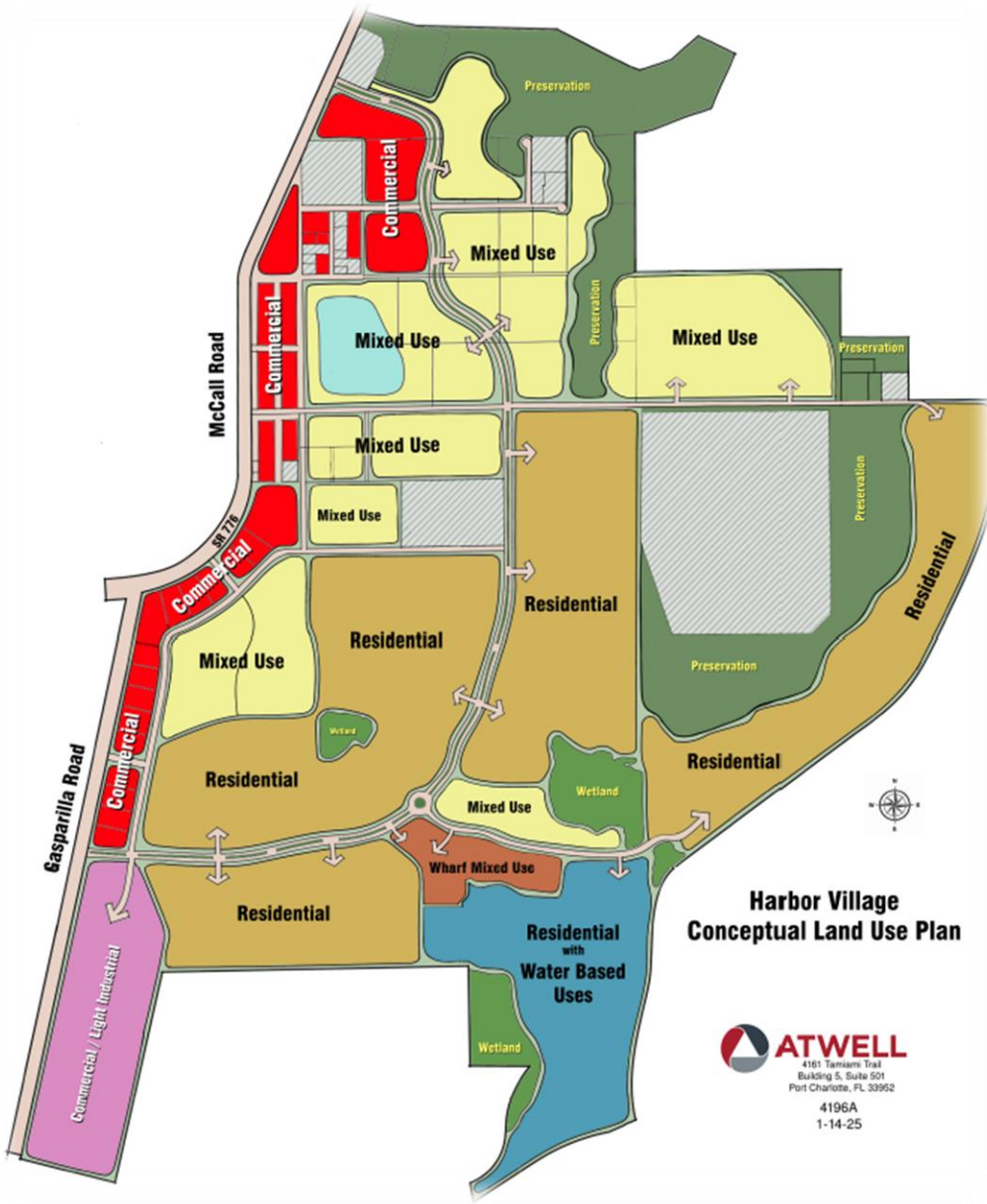
PROCESS





EXISTING COMP PLAN APPROVAL

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



**Harbor Village
Conceptual Land Use Plan**

ATWELL
 4161 Tamsam Trail
 Building 5, Suite 501
 Port Charlotte, FL 33952
 4196A
 1-14-25

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



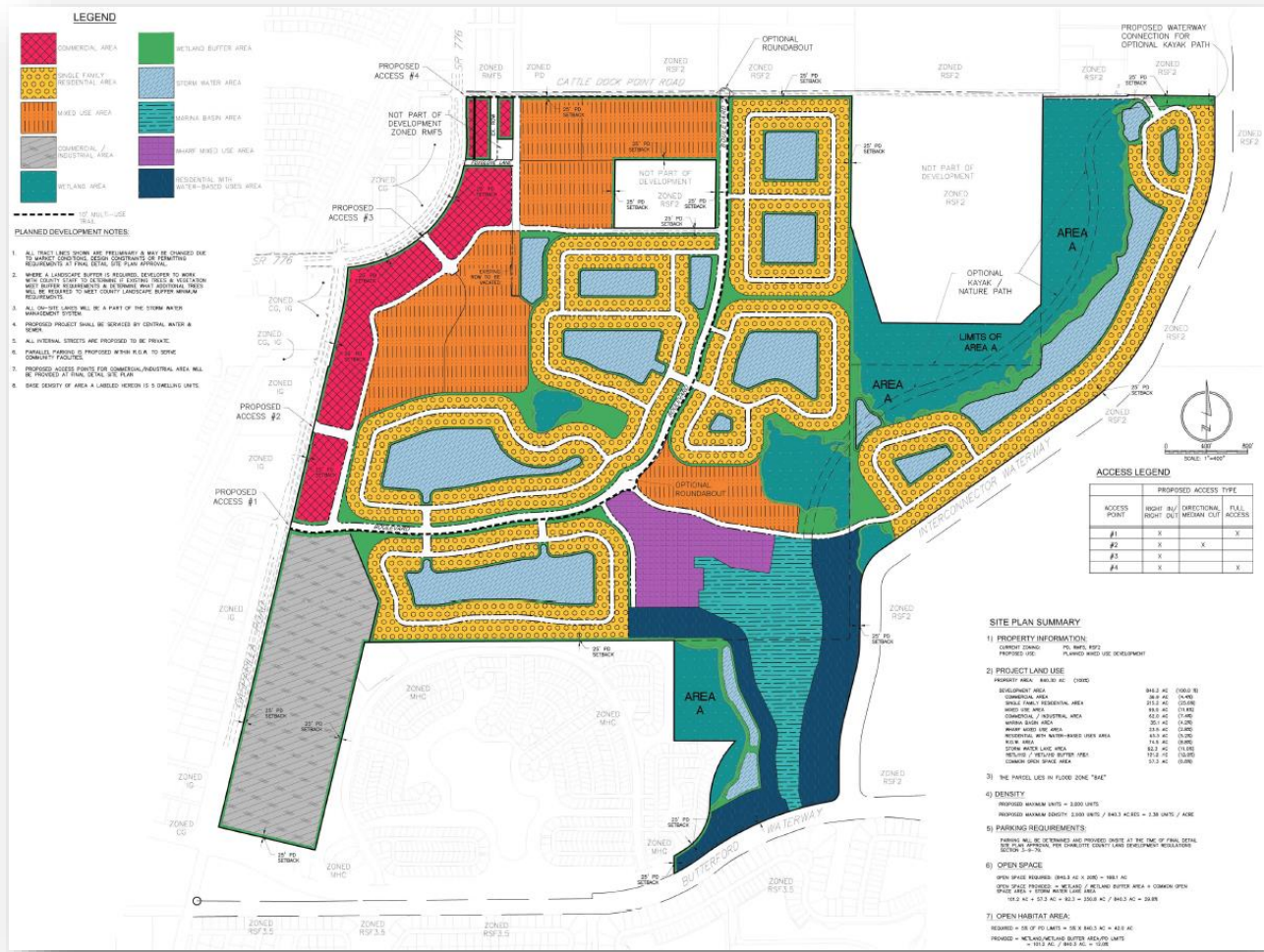
West Indies



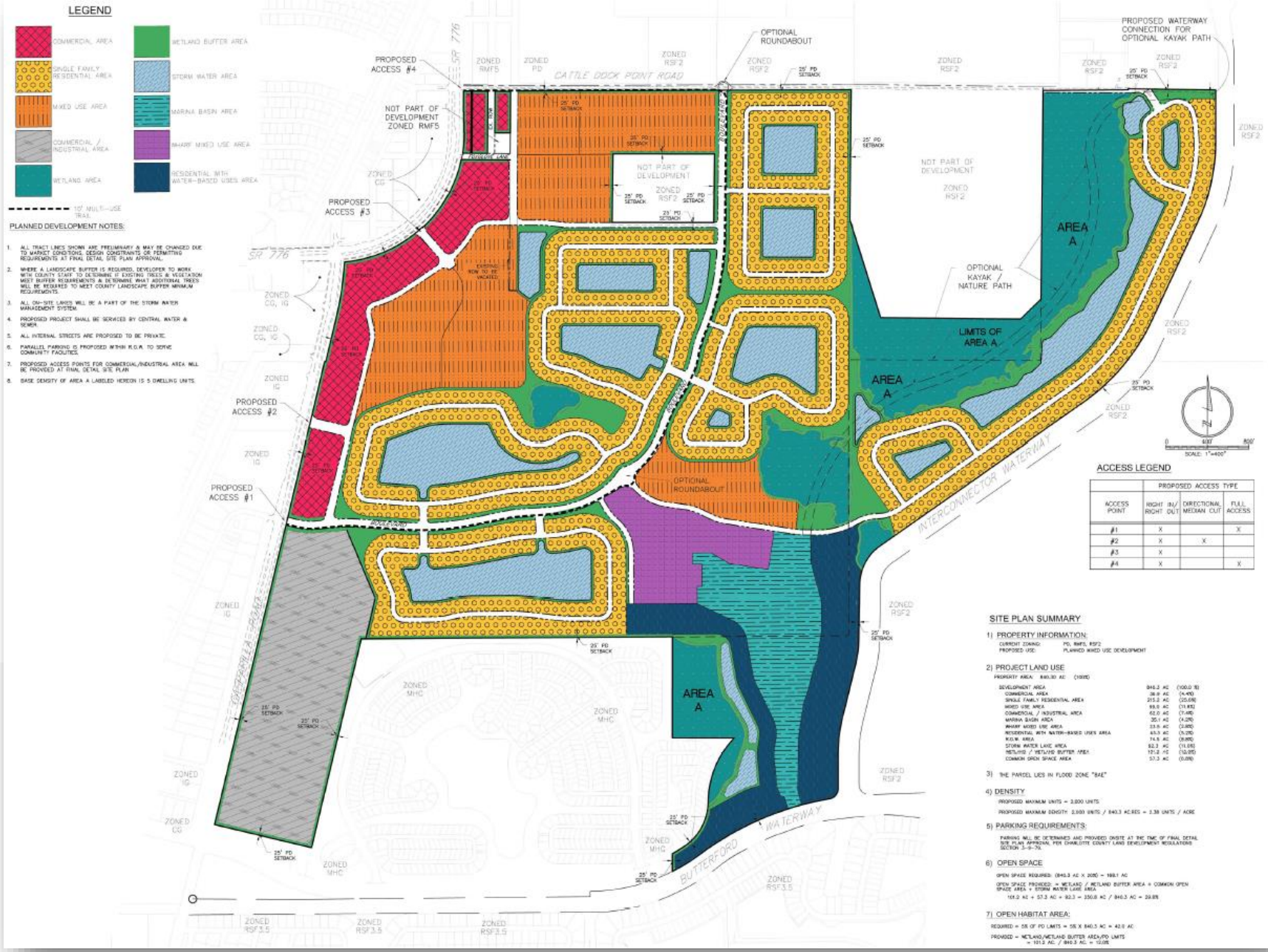
Modern Coastal



PROPOSED PLANNED DEVELOPMENT



- Residential: 2,000 dwelling units
- Commercial/Light Industrial: 1,000,000 sq ft
- 200 hotel rooms



LEGEND

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

--- 10' MULTI-USE TRAIL

PLANNED DEVELOPMENT NOTES:

1. ALL TRACT LINES SHOWN ARE PRELIMINARY & MAY BE CHANGED DUE TO MARKET LONG-TERM DESIGN CONSTRAINTS OR PERMITTING REQUIREMENTS AT FINAL DETAIL SITE PLAN APPROVAL.
2. WHERE A LANDSCAPE BUFFER IS REQUIRED, DEVELOPER TO WORK WITH COUNTY STAFF TO DETERMINE IF EXISTING TREES & VEGETATION MEET BUFFER REQUIREMENTS & DETERMINE WHAT ADDITIONAL TREES WILL BE REQUIRED TO MEET COUNTY LANDSCAPE BUFFER MINIMUM REQUIREMENTS.
3. ALL ON-SITE LANDS WILL BE A PART OF THE STORM WATER MANAGEMENT SYSTEM.
4. PROPOSED PROJECT SHALL BE SERVICED BY CENTRAL WATER & SEWER.
5. ALL INTERNAL STREETS ARE PROPOSED TO BE PRIVATE.
6. PARALLEL PARKING IS PROPOSED WITHIN R.O.A. TO SOME COMMUNITY FACILITIES.
7. PROPOSED ACCESS POINTS FOR COMMERCIAL/INDUSTRIAL AREA WILL BE PROVIDED AT FINAL DETAIL SITE PLAN.
8. BASE DENSITY OF AREA A LABELED HEREON IS 5 DWELLING UNITS.







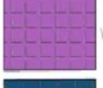


ACCESS LEGEND

ACCESS POINT	PROPOSED ACCESS TYPE		
	RIGHT OF WAY	DIRECTIONAL MEDIAN CUT	FULL ACCESS
#1	X		X
#2	X	X	
#3	X		
#4	X		X

SITE PLAN SUMMARY

- 1) PROPERTY INFORMATION:
CURRENT ZONING: PD, RMFS, RSP2
PROPOSED USE: PLANNED MIXED USE DEVELOPMENT
- 2) PROJECT LAND USE
PROPERTY AREA: 840.3 AC (100%)
DEVELOPMENT AREA: 840.3 AC (100%)
COMMERCIAL AREA: 28.0 AC (3.3%)
SINGLE FAMILY RESIDENTIAL AREA: 215.2 AC (25.6%)
MIXED USE AREA: 18.8 AC (2.2%)
COMMERCIAL / INDUSTRIAL AREA: 42.0 AC (5.0%)
MARINA BASIN AREA: 35.1 AC (4.2%)
MIXED USE SITE AREA: 23.8 AC (2.8%)
RESIDENTIAL WITH WATER-BASED USES AREA: 45.0 AC (5.3%)
W/L/W AREA: 74.8 AC (8.9%)
STORM WATER LANE AREA: 82.3 AC (9.8%)
WETLAND / WETLAND BUFFER AREA: 172.8 AC (20.6%)
COMMON OPEN SPACE AREA: 57.3 AC (6.8%)
- 3) THE PARCEL LIES IN FLOOD ZONE "B&C"
- 4) DENSITY
PROPOSED MAXIMUM UNITS = 2,800 UNITS
PROPOSED MAXIMUM DENSITY: 2,800 UNITS / 840.3 AC RES = 3.33 UNITS / ACRE
- 5) PARKING REQUIREMENTS
PARKING WILL BE DETERMINED AND PROVIDED ON-SITE AT THE TIME OF FINAL DETAIL SITE PLAN APPROVAL, PER CHARLOTTE COUNTY LAND DEVELOPMENT REGULATIONS SECTION 3.5-7.1.
- 6) OPEN SPACE
OPEN SPACE REQUIRED: (840.3 AC X 30%) = 252.1 AC
OPEN SPACE PROVIDED = WETLAND / WETLAND BUFFER AREA + COMMON OPEN SPACE AREA + STORM WATER LANE AREA
152.8 AC + 57.3 AC + 82.3 AC = 292.4 AC = 34.8%
- 7) OPEN HABITAT AREA:
REQUIRED = 05 OF PD LIMITS = 05 X 840.3 AC = 420.15 AC
PROVIDED = WETLAND/WETLAND BUFFER AREA/70 UNITS = 172.8 AC + 840.3 AC = 1013.15 AC

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

