

## FUTURE LAND USE - GOALS, OBJECTIVES AND POLICIES

### Revisions under Goal 1, Objective 1.2

#### **FLU Policy 1.2.1: Adopted Future Land Use Map Series (FLUM Series) and Planning Horizon**

The FLUM Series embodies strategies designed to build long-term community value, discourage urban sprawl and ensure that public facilities and services are provided in the most cost-effective and efficient manner. Charlotte County provides appropriate goals, objectives, policies, data and analysis for a future land use, long-range planning horizon through the year 2030, but provides for a vision horizon through the year 2050. The County adopts the FLUM Series as depicted in FLU Appendix II: Future Land Use Map Series, and listed below, and uses the Future Land Use Categories as defined and adopted in FLU Appendix I: Land Use Guide:

- Map #1: 2030 Future Land Use
  - [Map #1A: Detail Map of Charlotte Harbor 2030 FLU](#)
- Map #2: 2050 Framework
- Map #3: 2030 Service Area Delineation
- Map #4: [Planning Overlay Districts](#)~~Watershed Overlay District~~
- ~~Map #5: Surface Water Protection Overlay District~~
  - [Map #4A: Watershed Planning Overlay District](#)
  - [Map #4B: Surface Water Protection Planning Overlay District](#)
  - [Map #4C: Barrier Island Planning Overlay District](#)
  - [Map #4D: U.S. 41 Planning Overlay District](#)
  - [Map #4E: Waterfront Planning Overlay District](#)
- [Map #5: Community Planning Areas](#)
- [Map #6: Revitalizing Neighborhood Planning Areas](#)
  - [Map #6A: Charlotte Harbor Community Revitalization Area](#)
- [Map #7: Emerging Neighborhood Planning Areas](#)
- [Map #8: Economic Sector Planning Areas](#)
- [Map #9: Community Redevelopment Areas](#)
- Map #610: Prime Aquifer Recharge Area
- Map #711: Public Water System Wellhead Protection Areas
- ~~Map #8: Special Area Overlay Districts~~
- ~~Map #9: Barrier Island Overlay District~~
- ~~Map #10: Community Planning Areas~~
- ~~Map #11: Special Area Plans~~

- Map #12: Historic Sites
- Map #13: Coastal Planning Area
- Map #14: Coastal High Hazard Areas and Evacuation Routes
- Map #15: Sea Level Rise
- Map #16: Rivers and Lakes
- Map #17: Floodplains
- Map #18: Wetlands
- Map #19: Soils
- Map #20: Topography
- Map #21: Transfer of Density Waivers
- Map #22: Critical Wildlife Corridors
- Map #23: Rural Community Potential Locations
- Map #24: MRE Prohibited Areas
- Map #25: Developments of Regional Impact

#### **Revisions under Goal 4, Objective 4.2**

##### **FLU Policy 4.2.4: Charlotte Harbor Community Revitalization Plan (CHCRP)**

The County shall support the revitalization of the Charlotte Harbor Community through the implementation of the CHCRP, adopted within FLU Appendix IV. The Objectives and Policies of the CHCRP are linked to distinct sub-districts illustrated within FLUM Series Map #6A: Charlotte Harbor Community Revitalization Area. The County shall also continue to utilize unique Future Land Use Map categories, found in FLU Appendix I: Land Use Guide, and unique Zoning districts and other land development regulations to implement the Charlotte Harbor CRA Redevelopment Plan and the Charlotte Harbor Community Revitalization Plan.

##### **FLU Policy 4.2.5: Community Redevelopment Areas**

The County shall support the concept and ideas expressed in the approved Community Redevelopment Plans for the following Revitalization Neighborhoods:

1. *Charlotte Harbor Community Redevelopment Area (CHCRA):* The County shall continue to implement the Charlotte Harbor CRA Redevelopment Plan (as modified January 24, 2006) to eliminate the conditions of blight that were identified in the Findings of Necessity (Resolution No. 92-951).

2. Parkside Community Redevelopment Area (PCRA): The County shall continue to implement the Parkside Community Redevelopment Plan, approved by the Board of County Commissioners on August 16, 2011, to eliminate the conditions of blight that were identified in the Findings of Necessity (Resolution No. 2010-082).

### **Revisions under Goal 5, Objective 5.3**

#### **~~FLU Policy 5.3.2: Community Redevelopment Areas~~**

~~The County shall support the concept and ideas expressed in the adopted Community Redevelopment Plans for the following priority redevelopment areas:~~

- ~~1. Charlotte Harbor Community Redevelopment Area (CHCRA): The County shall continue to implement the Charlotte Harbor Community Redevelopment Plan (as modified January 24, 2006) to eliminate the conditions of blight that were identified in the Findings of Necessity (Resolution No. 92-951).~~
- ~~2. Murdock Village Community Redevelopment Area (MVCRA): The County shall continue to implement the Murdock Village Community Redevelopment Plan (as modified September 12, 2005) to eliminate the conditions of blight that were identified in the Findings of Necessity (Resolution No. 2003-081).~~

#### **~~FLU Policy 5.3.3: Charlotte Harbor Rezoning Petition Review~~**

~~The Charlotte Harbor Community Redevelopment Agency Advisory Committee (CHCRAAC) shall review proposed comprehensive plan amendments and rezoning petitions for consistency with this Plan, the Charlotte Harbor Community Development Code, and Charlotte County Code of Laws and Ordinances, and will issue a recommendation to the local planning agency and Board of County Commissioners.~~

#### **~~FLU Policy 5.3.4: Charlotte Harbor Prohibited Land Use~~**

~~In order to protect the public safety, the County prohibits new mobile homes to be installed within the CHCRA, which is located within the Coastal High Hazard Area.~~

#### **~~FLU Policy 5.3.5: Charlotte Harbor Density Calculation~~**

~~Within the CHCRA, where single-family residential lots are platted at greater than three and one-half dwelling units per acre, residential densities may be~~

~~developed at one single-family dwelling unit per platted lot. In cases where the fraction of the maximum number of developable dwelling units is greater than 50 percent, the landowner is permitted to build one additional dwelling unit if permitted within the applicable zoning district.~~

~~**FLU Policy 5.3.6: Charlotte Harbor Land Acquisition**~~

~~The County shall develop any land acquisition sites within the CHCRA as parks or use them to implement redevelopment projects as identified in the Charlotte Harbor Community Redevelopment Plan.~~

~~**FLU Policy 5.3.7: Leveraging Funds within Charlotte Harbor**~~

~~The County shall continue to seek additional funding sources in order to leverage tax increment revenues to complete identified infrastructure needs within the CHCRA.~~