

FLU APPENDIX I: LAND USE GUIDE

SECTION 3: THE OFFICIAL FUTURE LAND USE MAP

GENERAL APPLICATION

The Charlotte County Future Land Use Element Appendix II contains the official Future Land Use Map. The map depicts a land use classification system that this appendix defines by location and range of permitted uses in each classification, the range of permitted densities and intensities of use, and other data necessary to comply with minimum State planning requirements.

These official Future Land Use Map (FLUM) categories are summarized in FLU Table A-1.

FLU Table A-1: Future Land Use Designations		
*Future Land Use Map Category	Abbrev.	Location Permitted
Resource Protection Land Uses		
Preservation	PR	County-wide
Resource Conservation	RC	County-wide
Parks & Recreation	PKR	County-wide
Rural Land Uses		
Agriculture	AG	Rural Service Area
Burnt Store Limited Development	BSLD	Burnt Store Emerging Neighborhood Planning Area Overlay District (BSOD) Urban or Rural Service Area
Mineral Resource Extraction	MRE	Rural Service Area
Rural Community Mixed Use (to review description, see Mixed Use Land Use Categories)	RCMU	Rural Service Area
Urban Residential Land Uses		
Low Density Residential	LDR	Urban Service Area
Medium Density Residential	MDR	Urban Service Area
High Density Residential	HDR	Urban Service Area
Charlotte Harbor Coastal Residential	CHCR	Charlotte Harbor Community Redevelopment Area (CHCRA)
Non-Residential Land Uses		
Commercial	COM	Urban Service Area
Office and Institutional	OI	Urban Service Area
Charlotte Harbor Commercial	CHC	CHCRA
Enterprise Charlotte Airport Park	ECAP	Enterprise Charlotte Airport Park Overlay District Punta Gorda Interstate Airport Park Economic Sector Planning Area

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FLU Table A-1: Future Land Use Designations		
*Future Land Use Map Category	Abbrev.	Location Permitted
Low Intensity Industrial	LII	Urban Service Area
High Intensity Industrial	HII	Urban Service Area
Mixed Use Land Uses		
Compact Growth Mixed Use	CGMU	Urban Service Area
DRI Mixed Use	DRI	Urban Service Area
Burnt Store Village Residential	BSVR	<u>Emerging Neighborhood Planning Area</u> BSOD Urban Service Area
Rural Community Mixed Use	RCMU	Rural Service Area
U.S. 41 Mixed Use	41MU	Urban Service Area
Charlotte Harbor Tourist	CHT	CHCRA
Charlotte Harbor Mixed Use	CHMU	CHCRA
Charlotte Harbor Neighborhood Business/Residential	CHNBR	CHCRA
Murdock Village Mixed Use	MVMU	Murdock Village <u>Economic Sector Planning Area</u> <u>Community Redevelopment Area</u>
Babcock Mixed Use	BMU	Babcock Ranch Overlay District
Other		
Public Lands & Facilities	PL	County-wide
Inactive Land Uses		
Rural Estate Residential	RER	County-wide
Charlotte Harbor Industrial	CHI	CHCRA
RV Park	RVP	Urban Service Area
Coastal Residential	CR	Rural Service Area – Bridgeless Barrier Islands

*There are some lands in the Rural Service Area designated with Future Land Use Map categories that are shown as being permitted only within the Urban Service Area. These designations existed as such prior to the adoption of this Plan or were placed within the Rural Service Area as a result of the adoption of this Plan. These lands may develop in accordance with existing FLUM and Zoning; however, under no circumstances can property in the Rural Service Area be amended to an Urban Service Area category.

FLU APPENDIX I: LAND USE GUIDE**MIXED USE LAND USES**

Compact Growth Mixed Use

DRI Mixed Use

Burnt Store Village Residential

Rural Community Mixed Use

U.S. 41 Mixed Use

Charlotte Harbor Tourist

Charlotte Harbor Mixed Use

Charlotte Harbor Business/Residential

Murdock Village Mixed Use

CHARLOTTE HARBOR TOURIST (CHT)

The Charlotte Harbor Tourist category allows for tourist accommodations and services, as well as recreational activities. These areas are located adjacent to or near an attractor of tourism, such as Charlotte Harbor frontage with its recreational and scenic resources.

General Range of Uses

Residential and commercial uses; commercial uses allowed within Charlotte Harbor Tourist lands include motels, restaurants, general retail stores, and professional services and public services and facilities.

Maximum Density/Intensity

Density: Maximum density is 15 dwelling units per acre.

Intensity: Maximum FAR is 2.5.

Special Provision

Multi-use developments on the same site must be compatible with the surrounding land uses and may be developed only as part of a Planned Development (PD).

CHARLOTTE HARBOR MIXED USE (CHMU)

The Charlotte Harbor Mixed Use category is intended for activities located within the Charlotte Harbor CRA and allows for a combination of single- and multi-family residential, commercial, and professional office uses, within the CHCRA and essential and emergency services. ~~Neither commercial uses nor residential uses shall exceed 80 percent of the total area designated as Charlotte Harbor Mixed Use.~~ Properties are not required to ~~be~~ developed with more than one use.

Permitted Uses

Single- and multi-family residential; personal and business services; commercial uses; tourism establishments; and public services and facilities.

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Maximum Density/Intensity

Density: Maximum density is 24 dwelling units per acre in the Riverwalk Sub-District and 15 dwelling units per acre in other Planning Sub-Districts (FLUM Series Map #6A: Charlotte Harbor Community Revitalization Area).

Intensity: Maximum FAR is 2.5.

Consistent Zoning Districts:

Charlotte Harbor Riverwalk, Charlotte Harbor Mixed Use, Charlotte Harbor Neighbor Business Residential, Planned Development

Special Provisions

- ~~1. Multi-Use Developments: Multi-use developments must be compatible with the surrounding land uses and may be developed only as part of a Planned Development (PD);~~
- ~~2. Commercial Intensive Uses: Commercial intensive uses, such as automobile and heavy machinery sales and repairs, are prohibited from Mixed Use areas;~~
- ~~3. Residential Development: Residential development shall comply with the following:

 - ~~a. Development may be either single or multi-family residential;~~
 - ~~b. Single-family residential may be developed up to three and one-half dwelling units per acre, or one dwelling unit per platted lot for existing subdivisions if platted at a density greater than three and one-half units per acre;~~
 - ~~c. Multi-family residential may be developed up to 15 dwelling units per acre; and~~~~
- ~~4. Low-intensity recreational activities are permitted as part of an approved Planned Development (PD).~~
- ~~5. Commercial and Professional Office Development: Development shall comply with the following:

 - ~~a. Development is limited to personal and business services, general retail and neighborhood stores, tourism establishments and restaurants.~~
 - ~~b. Maximum FAR is 2.5.~~~~
- ~~6. Mixed Development: Mixed development of Residential and Commercial/Professional Office uses shall comply with the following:

 - ~~a. Provide for a combination of residential and low intensity commercial or professional office uses on the same parcel site;~~
 - ~~b. Maximum residential density is 15 dwelling units per acre;~~
 - ~~c. Residential development must be located on a separate floor from commercial or office uses; and~~
 - ~~d. Maximum FAR is 2.5.~~~~

CHARLOTTE HARBOR NEIGHBORHOOD BUSINESS/RESIDENTIAL (CHNBR)

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~~The Charlotte Harbor Neighborhood Business/Residential category provides for daily convenience goods, professional, personal and business services, and allows for residential development.~~

General Range of Uses

~~Residential and commercial uses; commercial uses allowed within this category may include small restaurants, drug stores, specialty retail shops, professional offices and public services and facilities.~~

Maximum Density/Intensity

~~*Density:* Maximum density is ten dwelling units per acre.~~

~~*Intensity:* Maximum FAR is 2.5.~~

Special Provisions

- ~~1. For non-residential structures that exceed 3,000 square feet of gross leasable area, a mix of residential and commercial uses must be provided.~~
- ~~2. Developments planned for greater than 3,000 square feet of non-residential uses shall be approved through the Special Exception process and no one use (commercial or residential) shall exceed 80% of the total development.~~