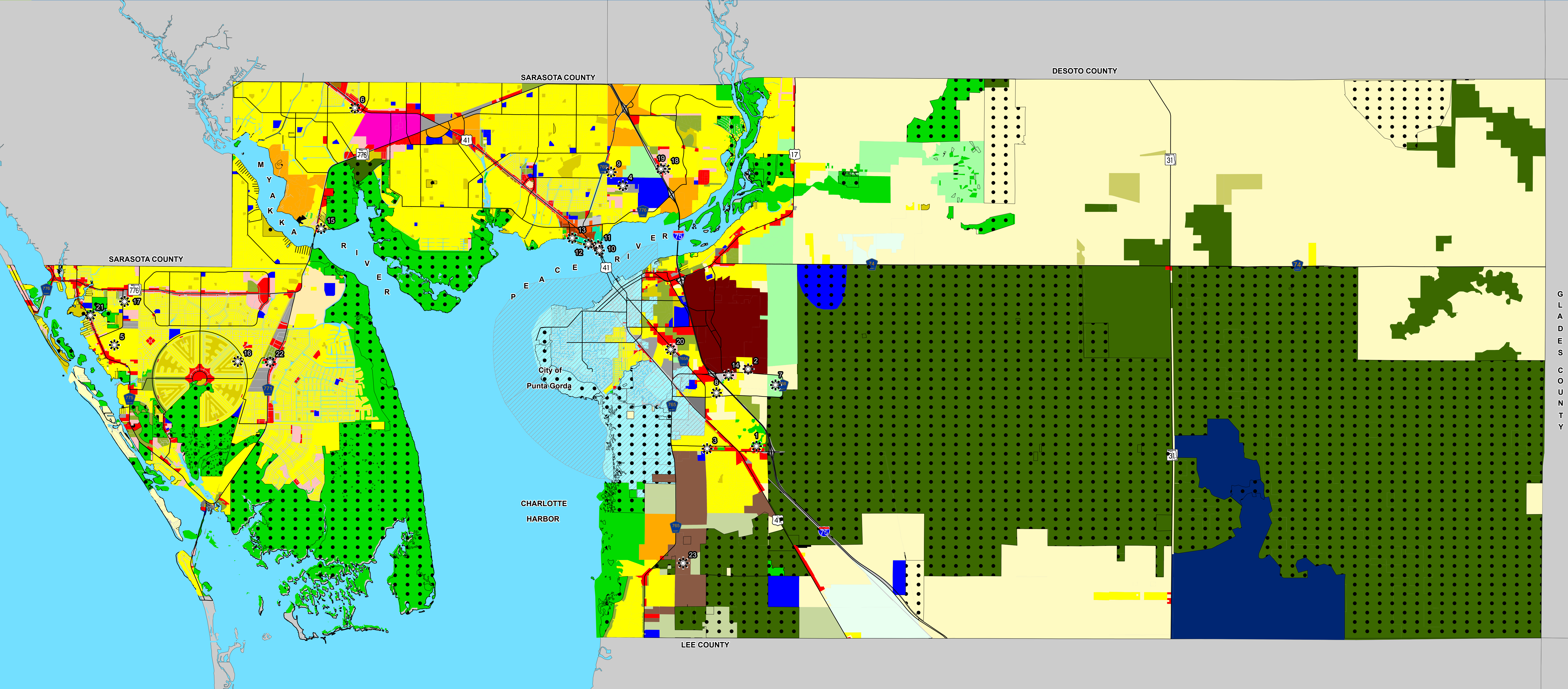


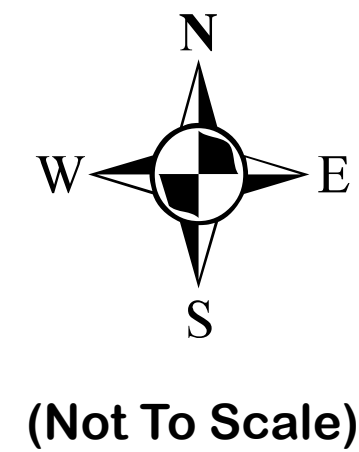
# CHARLOTTE COUNTY

## Future Land Use



Stateplane Projection  
Datum: NAD83  
Units: Feet  
  
Source: Community Development  
  
Metadata available upon request

- |                                 |                                   |                           |                                      |  |
|---------------------------------|-----------------------------------|---------------------------|--------------------------------------|--|
| Conservation Overlay            | Office & Residential              | High Intensity Industrial | Resource Conservation                | Charlotte Harbor Neighborhood Business/Residential |
| Agriculture                     | Enterprise Charlotte Airport Park | Murdock Village Mixed Use | Rural Community Mixed Use            | Charlotte Harbor Industrial (inactive)             |
| Babcock Mixed Use               | Mineral Resource Extraction       | DRI Mixed Use             | US 41 Mixed Use                      | Recreational Vehicle Park (inactive)               |
| Burnt Store Limited Development | Low Density Residential           | Compact Growth Mixed Use  | Charlotte Harbor Coastal Residential | Coastal Residential (inactive)                     |
| Burnt Store Village Residential | Medium Density Residential        | Parks & Recreation        | Charlotte Harbor Tourist             | Rural Estate Residential (inactive)                |
| City                            | High Density Residential          | Preservation              | Charlotte Harbor Mixed Use           | See Related Map Appendix for Conditions            |
| Commercial                      | Low Intensity Industrial          | Public Lands & Facilities | Charlotte Harbor Commercial          |  |







## **Future Land Use Map Appendix**

### **Annotations:**

- 1.** The 36.34 acre portion of the Essex Cape Cod, LLC development, as depicted on Exhibit A of Ordinance 2008-016, which carries the commercial center designation on the FLU map, shall permit a maximum of 508,000 sq. ft. of commercial retail development consistent with the commercial center land use designation.
- 2.** The 40.55-acre site, which carries the Enterprise Charlotte Airport Park (FLUM) designation and is described in Exhibit A of Ordinance 2008-017, may develop all uses permitted in the Enterprise Charlotte Airport Park FLUM designation. However, development shall be limited to a maximum FAR of 0.5, except that, if any commercial retail development is proposed on the site, then in that case a maximum FAR of 0.4 shall apply to all uses via Ordinance Number 2008-017.
- 3.** The 70.77 acre site, which carries the Commercial (previously designated as Commercial Center) FLUM designation and is described in Ordinance 2008-072, development shall be limited to 444,000 square feet.
- 4.** Limiting commercial & industrial intensity of the subject site to 525,000 sq ft & requiring the property to be rezoned as a PD via Ordinance Number 2008-064.
- 5.** The 170 acres +/- of property that is the subject of Petition PA-05-11-76-LS and Ordinance 2008-089, which carries the Low Density Residential designation on the FLUM, shall maintain a maximum of 400 units of density, and the portion of the property that is located within the Coastal High Hazard Area shall be limited to 3.5 units per acre.
- 6.** Limiting commercial intensity of the subject site, containing 12.24± acres, to 135,254 sq ft. via Ordinance Number 2008-070.



7. Limiting the base density to 1 unit per 10 acres as part of the Comprehensive Plan rewrite.
8. Limiting residential density to two units per acre for the subject property, containing 42.59± acres, via Ordinance Number 2011-022.
9. Limiting a maximum of 234 residential dwelling units on the subject property, containing 50± acres, via Ordinance Number 2014-016.

**Annotations 10 – 13, Limiting development rights for properties located with the Charlotte Harbor Community Redevelopment Area via Ordinance Number 2015-032, Specifically:**

10. Limiting the base density to 0 units per acre unless density is transferred to the site.
11. Limiting the base density to 15 units per acre unless density is transferred to the site.
12. Limiting the base density to 3.5 units per acre unless density is transferred to the site.
13. Limiting the base density to 10 units per acre unless density is transferred to the site.
14. Limiting the base density to two units for the subject property, containing 40.26± acres, and the use of the subject site for a recreational vehicle park will be limited to 195 units and will not require a transfer of density, via Ordinance Number 2015-058.
15. Limiting the maximum density to eight dwelling units for the subject property, containing 0.92± acres, via Ordinance Number 2017-010.
16. Limiting the total residential density to 17 units for the subject property, containing 6.79± acres, via Ordinance Number 2020-015.
17. Limiting the overall density of the subject property to five units, containing 19.9± acres, via Ordinance Number 2020-033.



- 18.** Limiting the maximum density up to 24 units on the subject property, containing 2.577± acres, via Ordinance Number 2021-026.
- 19.** Limiting the maximum density up to 14 units on the subject property, containing 2.57± acres, via Ordinance Number 2021-017.
- 20.** Limiting the base density to 0 units and the use of the subject site for a recreational vehicle park will be limited to five units per acre and will not require a transfer of density, for the subject property, containing 8.91± acres, via Ordinance Number 2021-039.
- 21.** Limiting commercial intensity of the subject property to parking only via Ordinance Number 2022-002.
- 22.** Limiting that the base density of the site is 114 units, and vehicle resort will be limited to 170 vehicle vehicles and will not require a transfer of density, and the base density of the portion of the property designated as Preservation is 0 units; and removing an annotation limiting the commercial intensity of the portion of the subject property site (34.12± acres) to 110,000 square feet, via Ordinance Number 2022-006.
- 23.** Limiting the overall maximum density up to 1,000 units for the subject property, containing 315± acres, via Ordinance Number 2022-012.