Excerpts from Charlotte 2050 Comprehensive Plan

FUTURE LAND USE - GOALS, OBJECTIVES AND POLICIES

FLU GOAL 1: 2050 FRAMEWORK

Implement a land use and development framework based upon Smart Growth Principles that will:

- Preserve and protect natural resources.
- Preserve and support agricultural uses.
- Protect and enhance residential neighborhoods.
- Promote a compact, efficient, and environmentally sensitive pattern of development.
- Promote economic development.
- Discourage urban sprawl pursuant to Section 163.3177 Florida Statutes (F.S.) (2015).
- Encourage and support energy efficient land use forms.
- Ensure adequate services and facilities to serve new and existing development.
- Protect private property rights.

FLU Objective 1.2: Future Land Use Map (FLUM)

To direct the timing, location, density, and intensity of development and redevelopment throughout Charlotte County consistent with the Planning Principles in the 2050 Framework Report and Concept Plan.

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 pursuant to Section 163.3177 F.S. (2015) 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: Watershed Overlay District
Map #5: Surface Water Protection Overlay District
Map #6: Prime Aquifer Recharge Area
Map #7: 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
This page from FLU Appendix II: Future Land Use Map Series
**FLU Objective 1.3: Protection of Historic Resources**

To ensure that natural, historic, archaeological and cultural resources are protected for the enjoyment of all citizens through provisions of the Charlotte County Code of Laws and Ordinances and this Plan.

**FLU Policy 1.3.1: Identification of Natural, Historic, Archaeological, and Cultural Resources**

The County shall create a Local Historic Register using information from the Survey of Historic Resources for Charlotte County developed in 2008, which will be updated periodically.

**FLU Policy 1.3.2: Protection of Historical and Archaeological Resources**

The County shall protect designated historic districts (SPAM Series Map #2), areas surrounding identified archaeological sites, and historic structures listed on the National Register of Historic Places, Florida Master Site File, or Local Historic Register by identifying these resources for additional review. The County will also manage publicly-owned lands in cooperation with various agencies or groups to ensure that historic and archaeological resources, including the County's historic cemeteries and burial places, are protected.

**FLU Policy 1.3.3: Archaeological Predictive Model**

The County shall determine the location of potential historic resources using the Archaeological Predictive Model (SPAM Series Map #3) prepared by Environmental Services, Inc. for the Phase II Survey of Historic Resources for Charlotte County in 2009. The model will be used to evaluate requests for any Future Land Use Map amendments and rezonings.
FLU GOAL 6: COMMUNITY CHARACTER

Promote and enhance community character, identity and livability through Neighborhood and Area-wide Planning Programs that establish special planning policies and standards to guide and direct the future of the unique communities and neighborhoods of Charlotte County.

FLU Objective 6.2: Burnt Store Area Overlay District (FLUM Series Map #8)

To implement the vision for the Burnt Store Area Plan (FLU Data and Analysis Appendix E) to create a fully serviced, integrated community.

FLU Policy 6.2.12: Archeological Resource Protection

The County shall require the preservation of any archeological resources.
RECREATION AND OPEN SPACE – GOALS, OBJECTIVES AND POLICIES

REC GOAL 3: LIBRARIES, HISTORY AND ART

Provide, maintain and support educational access to informational resources and opportunities.

REC Objective 3.3: Historical and Archaeological Resources

To protect and preserve the County’s historic and archaeological resources.

REC Policy 3.3.1: Resource Survey

The County shall maintain and update a comprehensive, county-wide Survey of Historical Resources as well as documentation of historical events, structures, and other resources with the aid of the historical and genealogical groups. An updated survey report will be published periodically.

REC Policy 3.3.2: Resource Database

The County shall maintain and update a GIS-based database of historic buildings, historic districts, archaeological sites and objects that are significant to local, State or national history and which have been placed on the Local Historic Register, listed in the Florida Master Site File or listed on the National Register of Historic Places.

REC Policy 3.3.3: Historic Preservation Ordinance

The County shall maintain a Historic Preservation Ordinance that will provide specific criteria designed to protect the County’s historic and archaeological resources.

REC Policy 3.3.4: Central Repository

The County shall maintain a central repository of historical and archaeological reports, archives and results of continuing work under various sponsorships which address the County’s historical and archaeological resources.
REC Objective 3.4: Historical Resources Awareness and Education

To participate in public education opportunities and provide programs and exhibits that promote public awareness of our heritage and the importance of preserving our historic, archaeological, architectural, and scenic resources.

REC Policy 3.4.1: Architectural and Scenic Resources

The County shall incorporate regulations in the Historic Preservation Ordinance by 2017 to preserve and protect architectural and scenic resources.

REC Policy 3.4.2: Education

The County shall develop permanent and changing exhibits and provide programs that educate children and adults about the County’s local history and heritage.

REC Policy 3.4.3: Historical Marker Program

The County shall use the local Historical Marker program to recognize significant local historic and archaeological sites.

REC Policy 3.4.4: Preservation Programs

The County shall participate in national and statewide preservation and historic recognition programs and ceremonies, and encourage residents to take part in local historic preservation programs in conjunction with national and State observances.
HOUSING – GOALS, OBJECTIVES AND POLICIES

HSG GOAL 5: THE CONSERVATION, REHABILITATION OR DEMOLITION OF HOUSING, INCLUDING HISTORIC STRUCTURES

Preserve the County’s heritage by assuring that historically-significant structures are reviewed and considered for their historic significance and possible preservation prior to demolition. Promote projects that provide both affordable housing and historic preservation.

HSG Objective 5.1: Historic Preservation

To conserve and rehabilitate identified historic residences.

HSG Policy 5.1.1: Identification

The County shall use Historical Resource staff, approved County housing providers and community resources to identify historical resources in areas targeted for rehabilitation.

HSG Policy 5.1.2: State and Federal Resources

The County shall support and use State and Federal programs focused on the acquisition and preservation of historic structures and shall actively seek grant monies to aid in the overall County historic preservation program.

HSG Policy 5.1.3: Internal Identification of Historical Structures

The County shall identify historic residences in danger of demolition and investigate alternatives to demolition.

HSG Policy 5.1.4: Transfer of Density Units

The County shall use the Transfer of Density Units program (TDU) to aid in the improvement of historically significant housing.
CST GOAL 1: COASTAL RESOURCE PROTECTION

Protect, conserve, maintain and improve remaining barrier islands, beaches, coastal wetlands, coastal surface and ground water quality, wildlife habitats and living marine resources within the Coastal Planning Area (CPA) (FLUM Series Map #13) and promote appropriate access to marine resources.

CST Objective 1.7: Archeological Resources

To protect, preserve or sensitively reuse historic and archaeological resources within the coastal planning area of Charlotte County.

CST Policy 1.7.1: Resource Survey

The County shall maintain and update a comprehensive County-wide Survey of Historical Resources along with the Archaeological Predictive Model for use in analyzing future development to ensure the preservation or sensitive reuse of identified historical and archaeological sites.

CST Policy 1.7.2: Historic Preservation Ordinance

The County shall evaluate potential development in the CPA and encourage sensitive reuse of historic and archaeological resources using the standards identified in the Historic Preservation Ordinance and the U.S. Secretary of the Interior's Standards for Rehabilitation.