FLU APPENDIX II: FUTURE LAND USE MAP SERIES, "FLUM Series"

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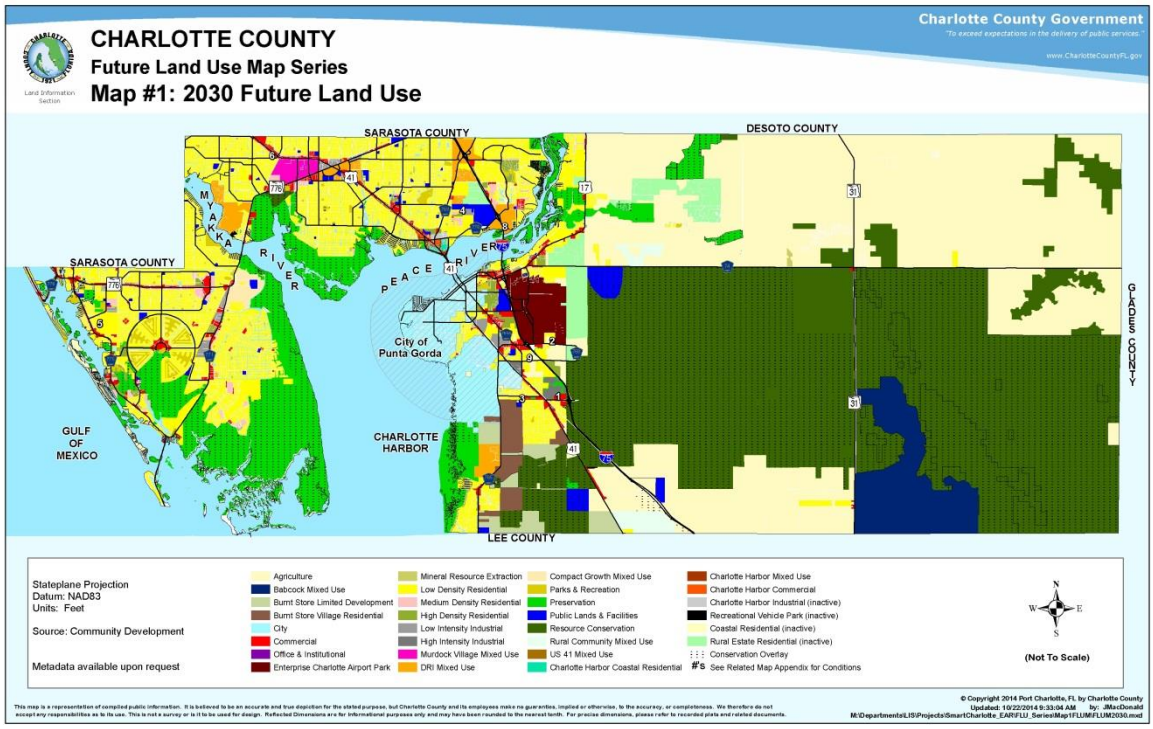
MAP 1: 2030 Future Land Use



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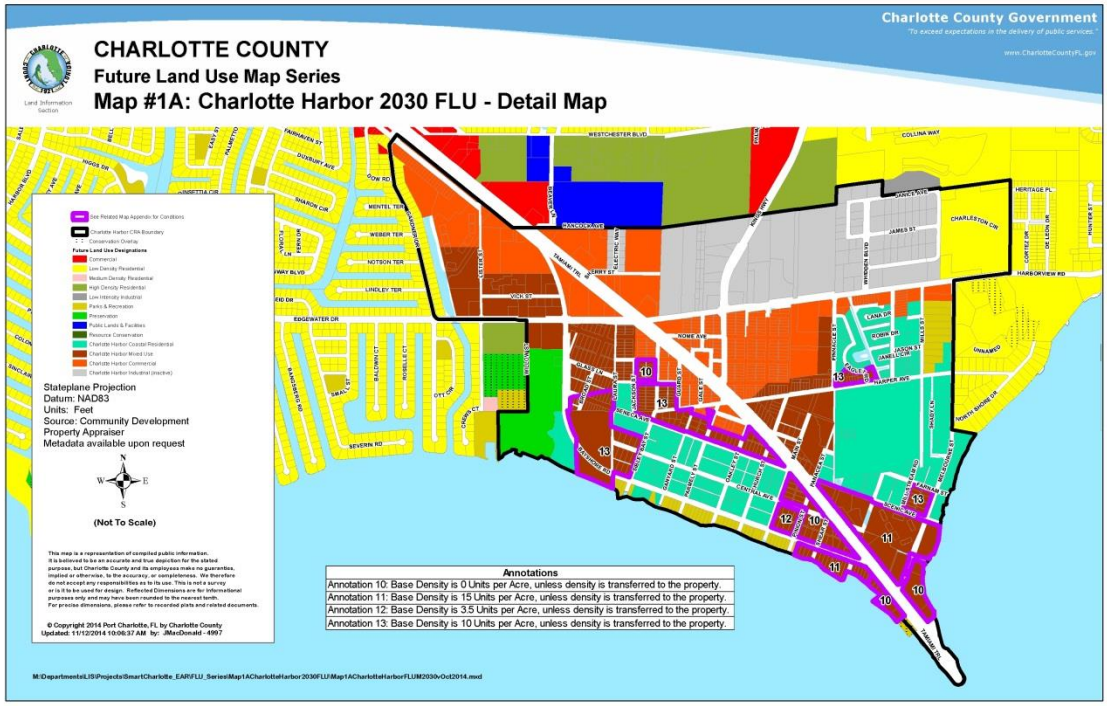
Parcel Based Future Land Use Map Annotations (Numbers visible on full sized map.)

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.
3. The 70.77 acre site, which carries the 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.
5. The 170 acres +/- of property that is the subject of Petition PA-05-11-76-LS and Ordinance 2007-026, 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. Limit commercial intensity of the subject site to 135,254 sq ft.
7. Limit the base density to 1 unit per 10 acres.
8. Development within the 65.8 acre Coastal High Hazard Area (“CHHA”) incorporated into the Harborview Development of Regional Impact (“DRI”) by Resolution 2006-093 and which carries the Mixed Use designation on the Future Land Use Map, shall allow a maximum of 157 residential dwelling units.
9. Limit the residential density to 2 units per acre which carries the Low Density Residential FLUM designation and is the subject of PA-10-11-32-LS, as described in Ordinance #2011-022.
10. Limit the base density to 0 units per acre unless density is transferred to the site.
11. Limit the base density to 15 units per acre unless density is transferred to the site.

12. Limit the base density to 3.5 units per acre unless density is transferred to the site.
13. Limit the base density to 10 units per acre unless density is transferred to the site.

MAP 1A: Charlotte Harbor 2030 FLUM – Detail Map



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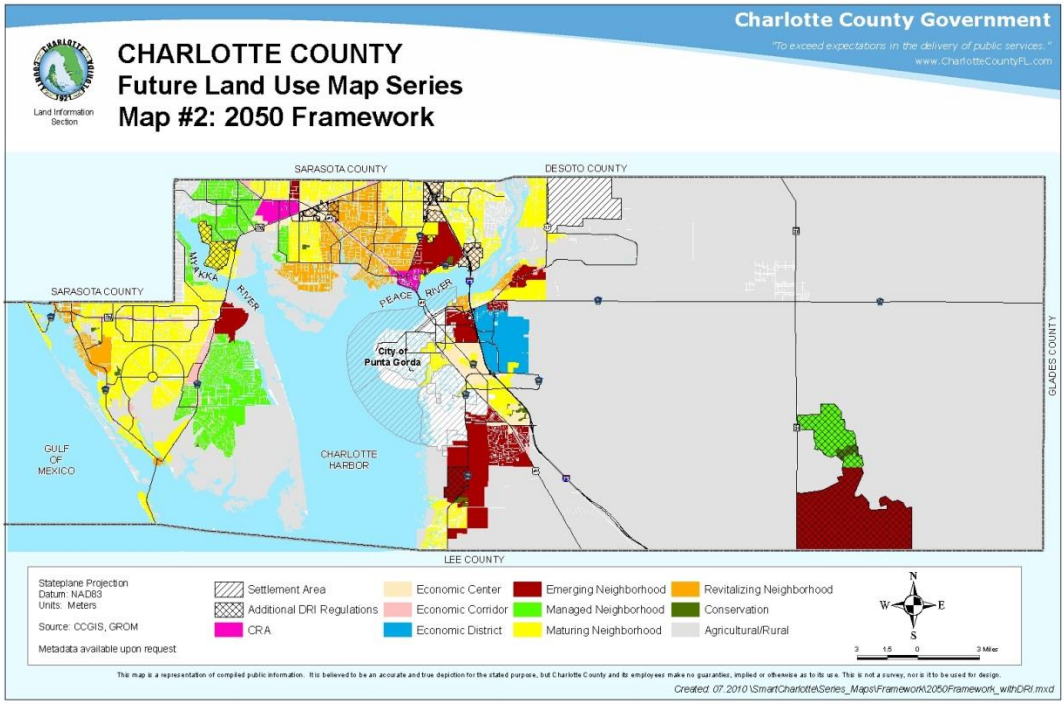
MAP 2: 2050 Framework



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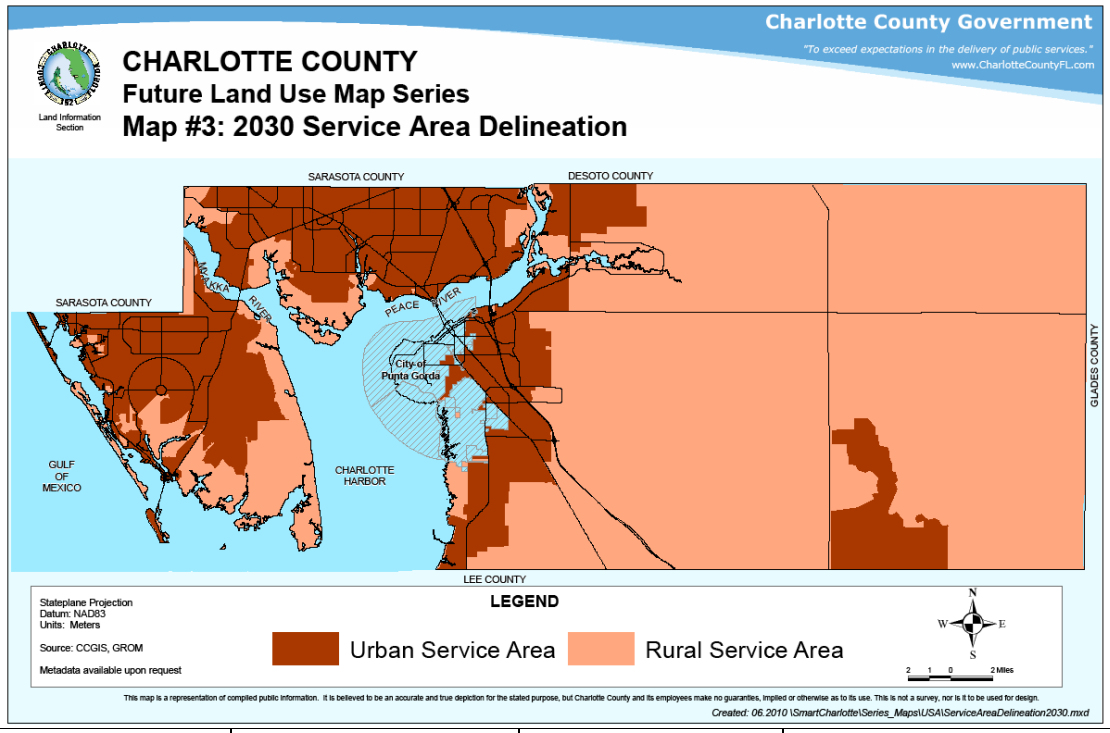
MAP 3: 2030 Service Area Delineation



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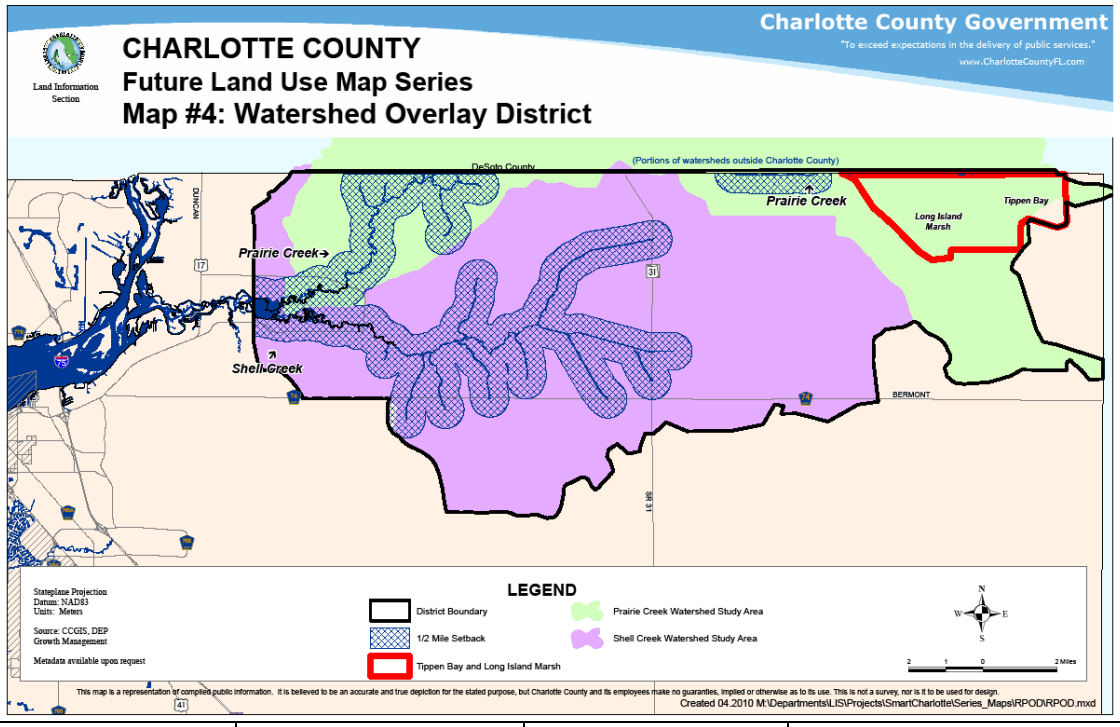
MAP 4: Watershed Overlay District



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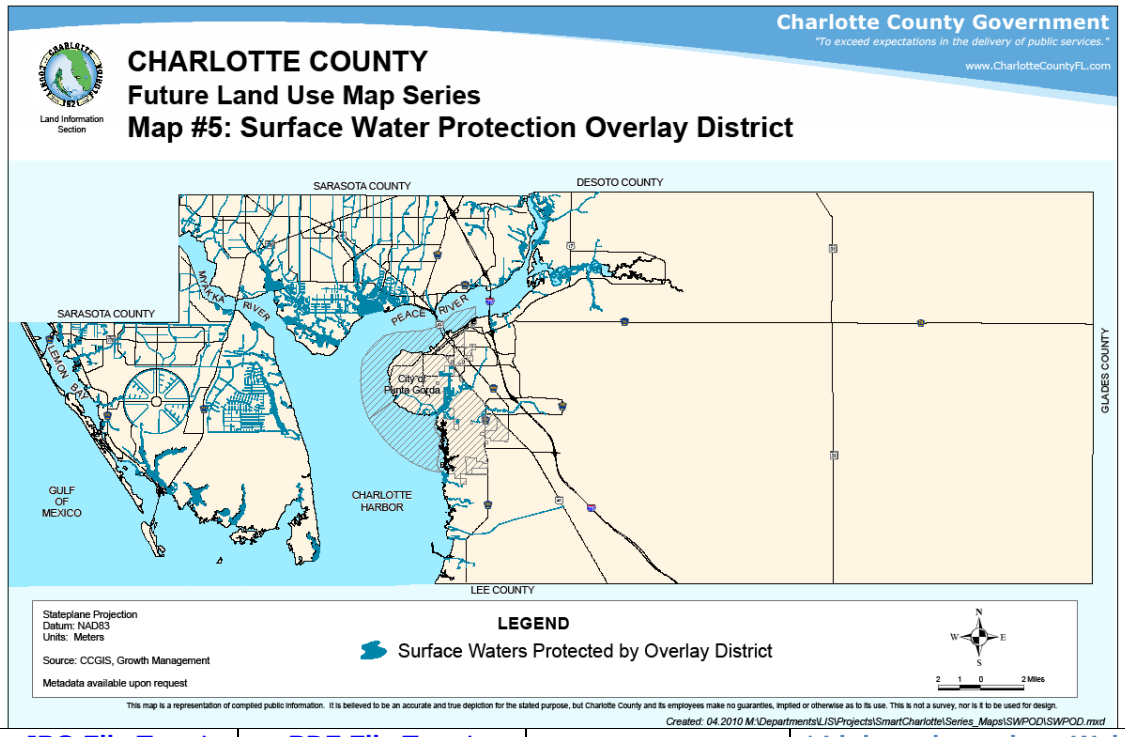
MAP 5: Surface Water Protection Overlay District



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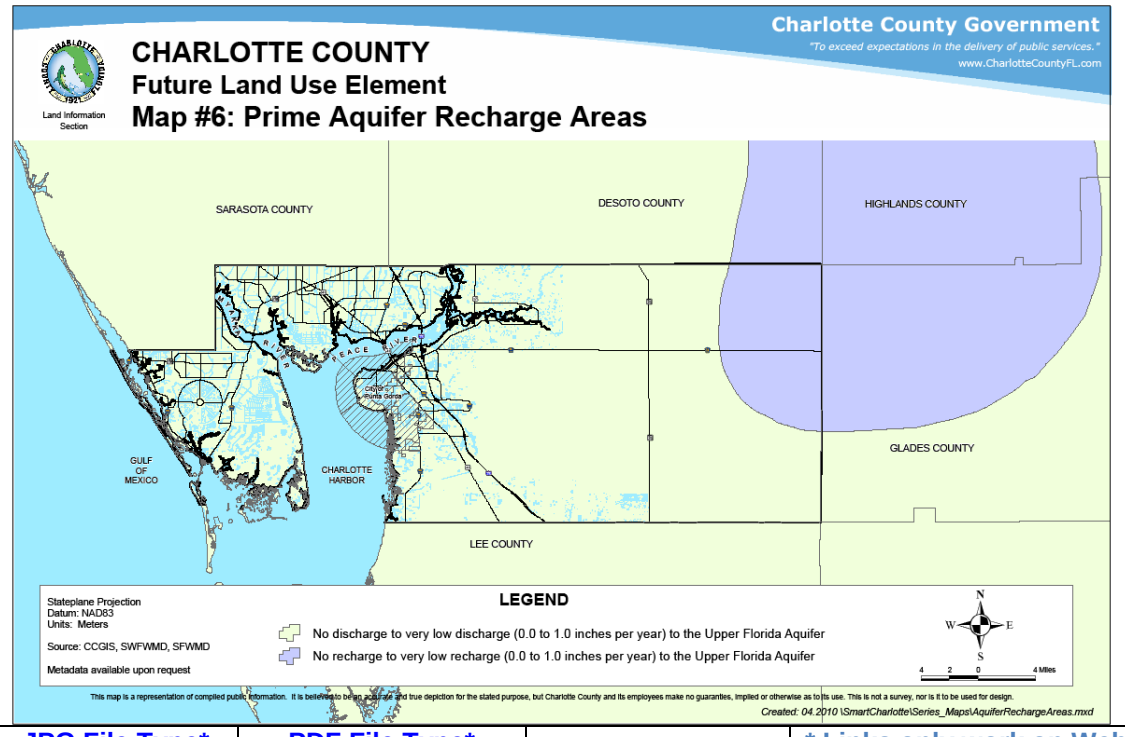
MAP 6: Prime Aquifer Recharge Area



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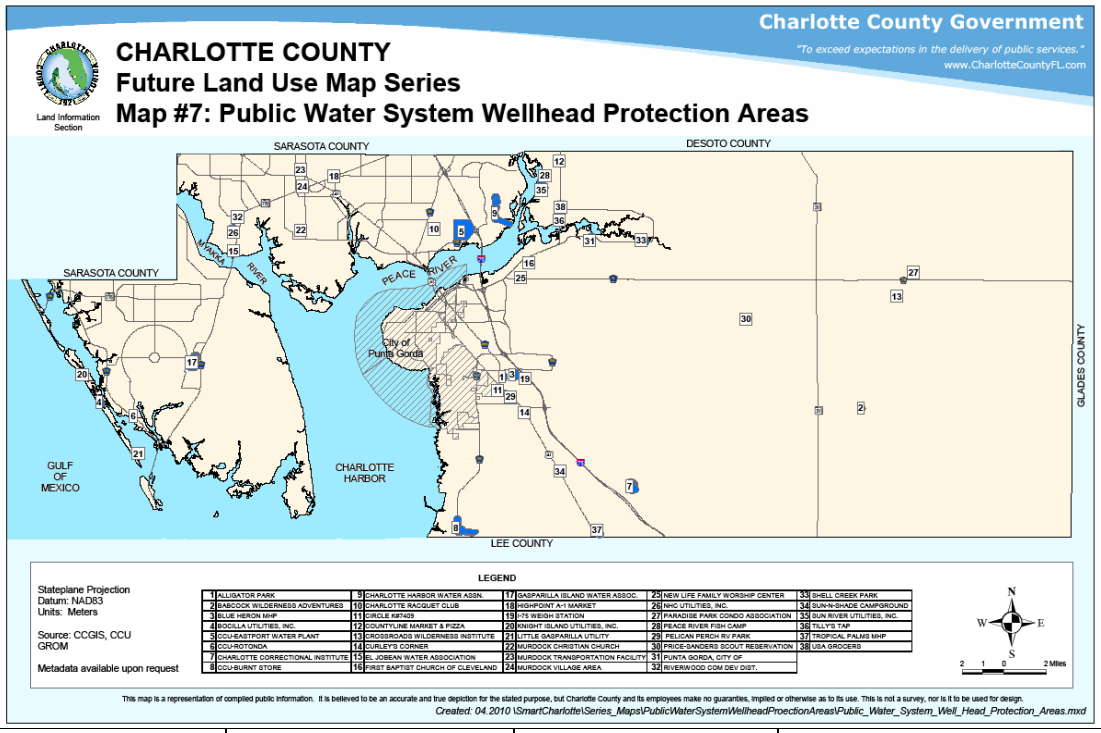
MAP 7: Public Water System Wellhead Protection Areas



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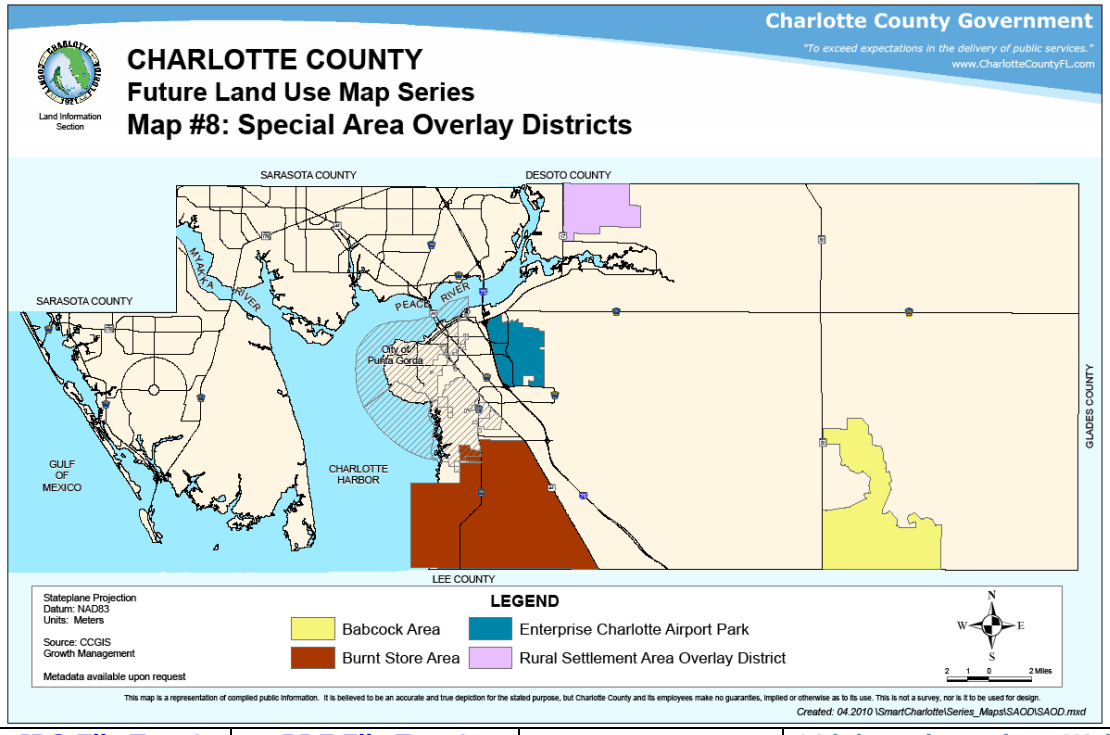
MAP 8: Special Area Overlay Districts



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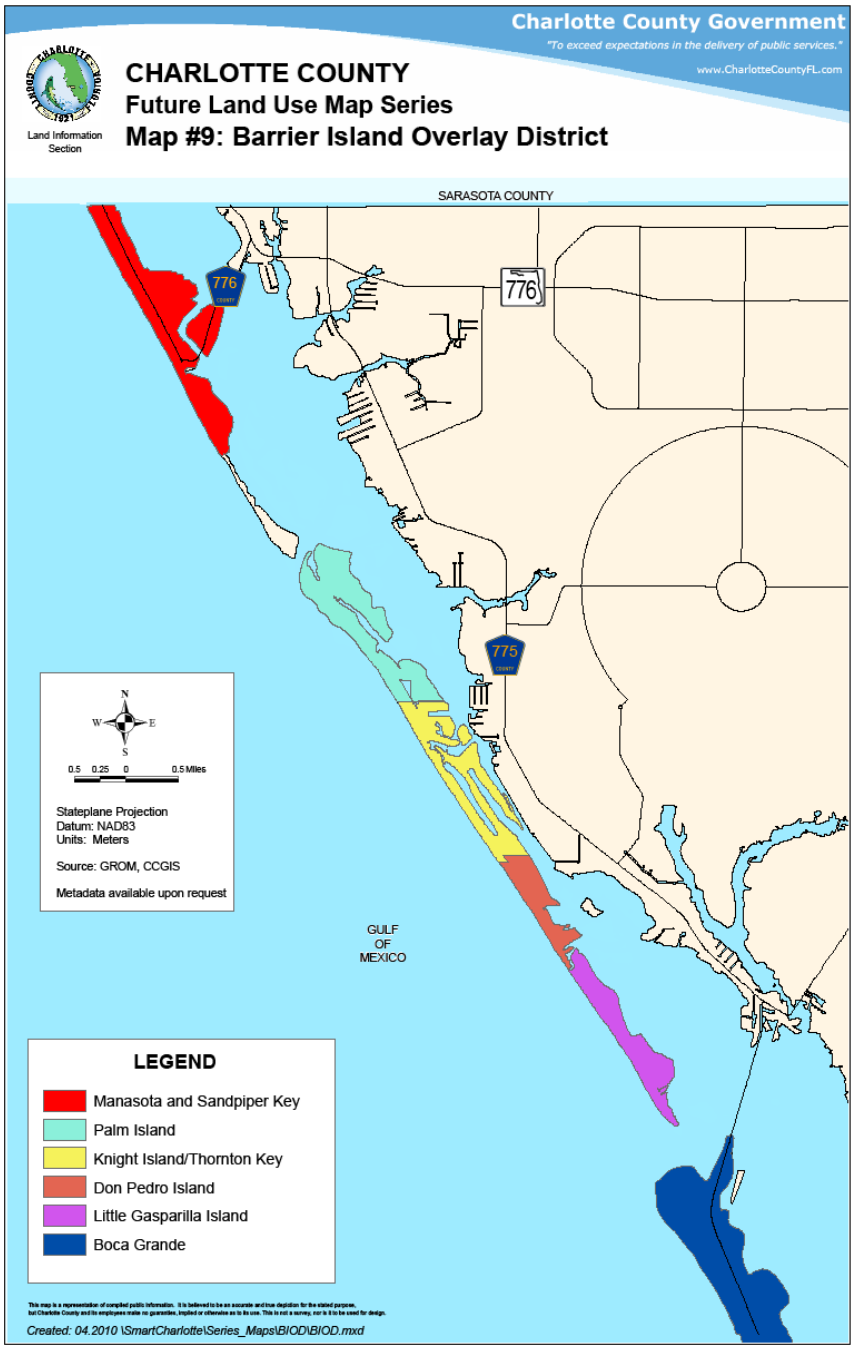
MAP 9: Barrier Island Overlay District



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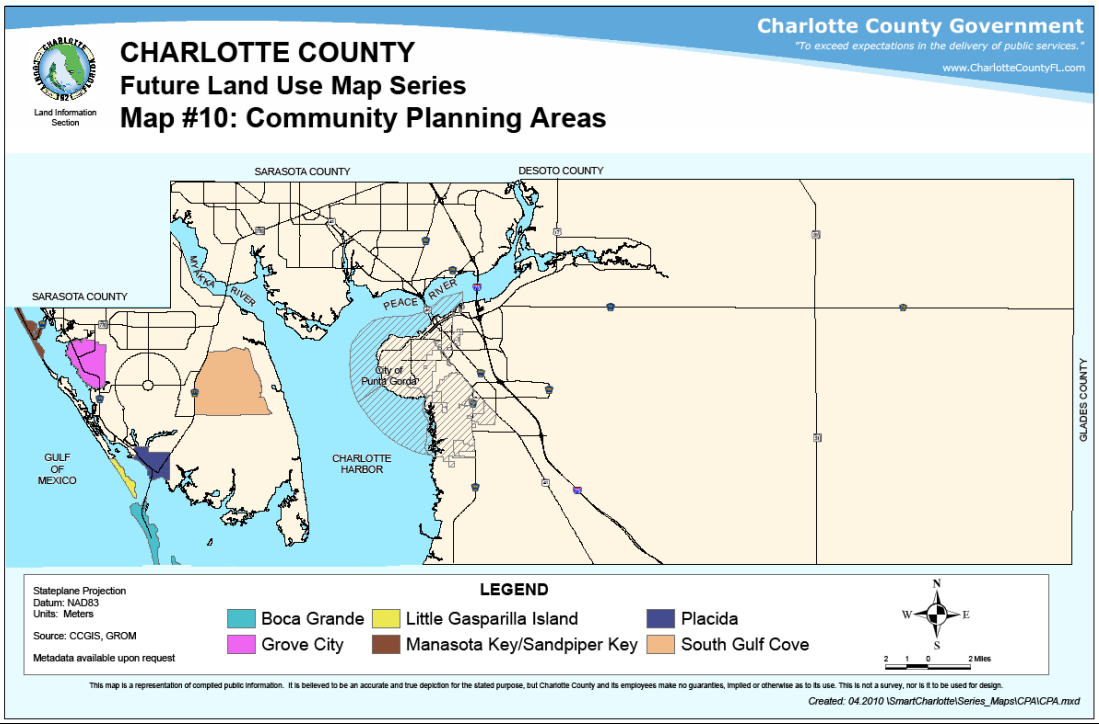
MAP 10: Community Planning Areas



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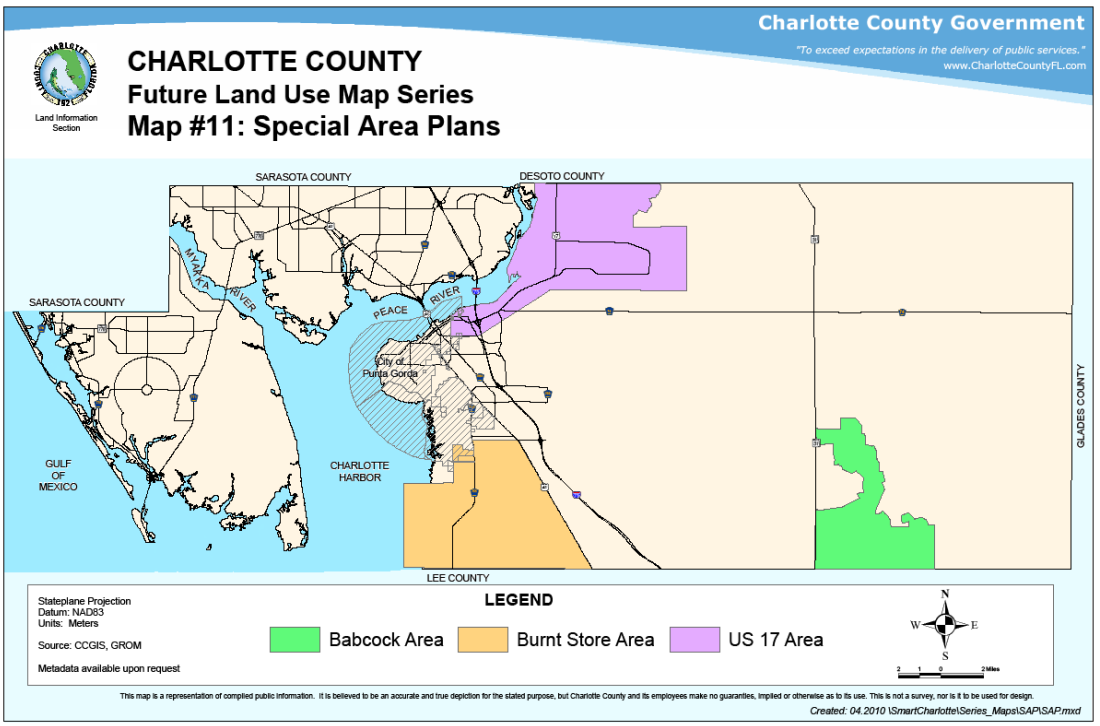
MAP 11: Special Area Plans



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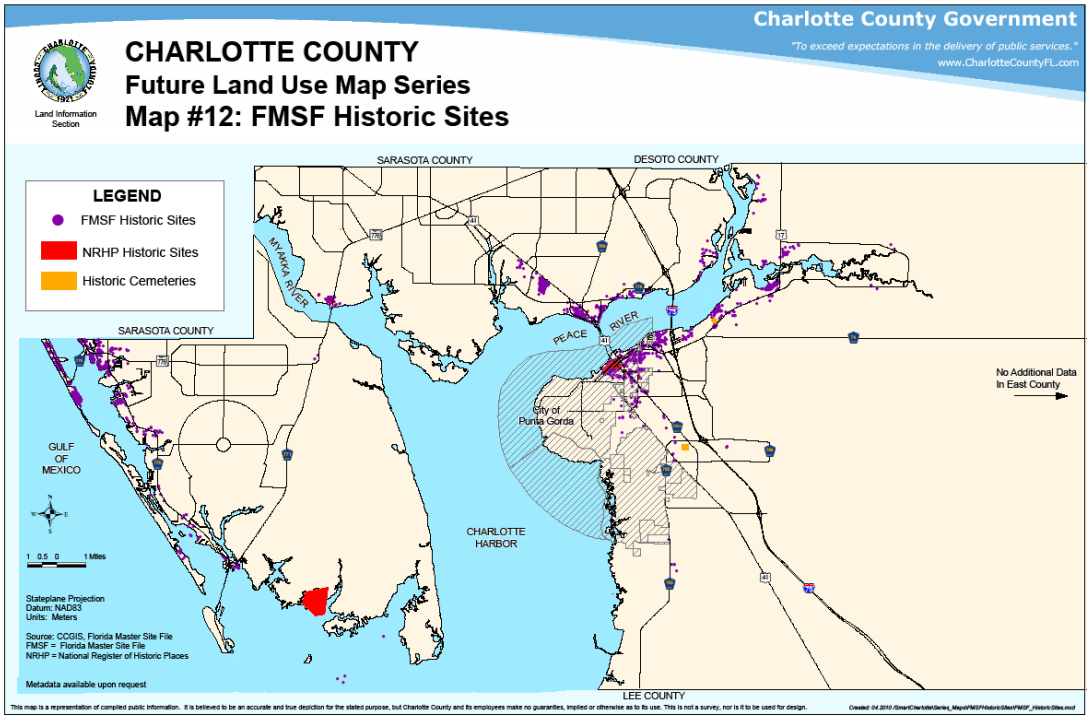

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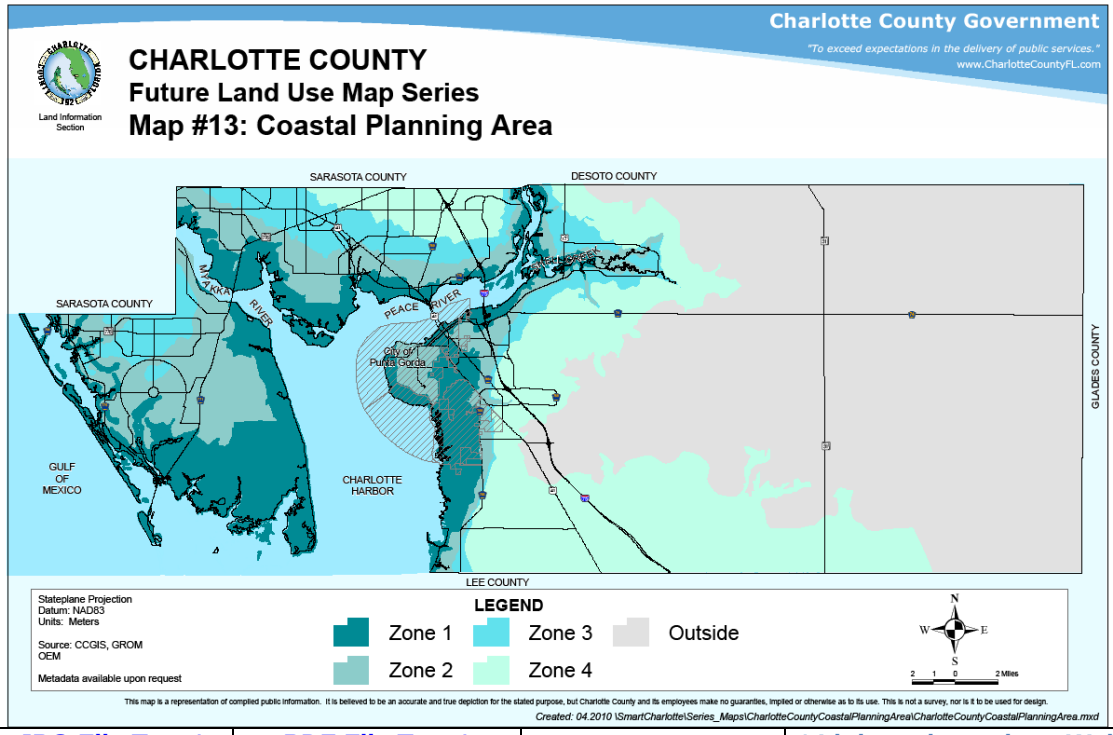

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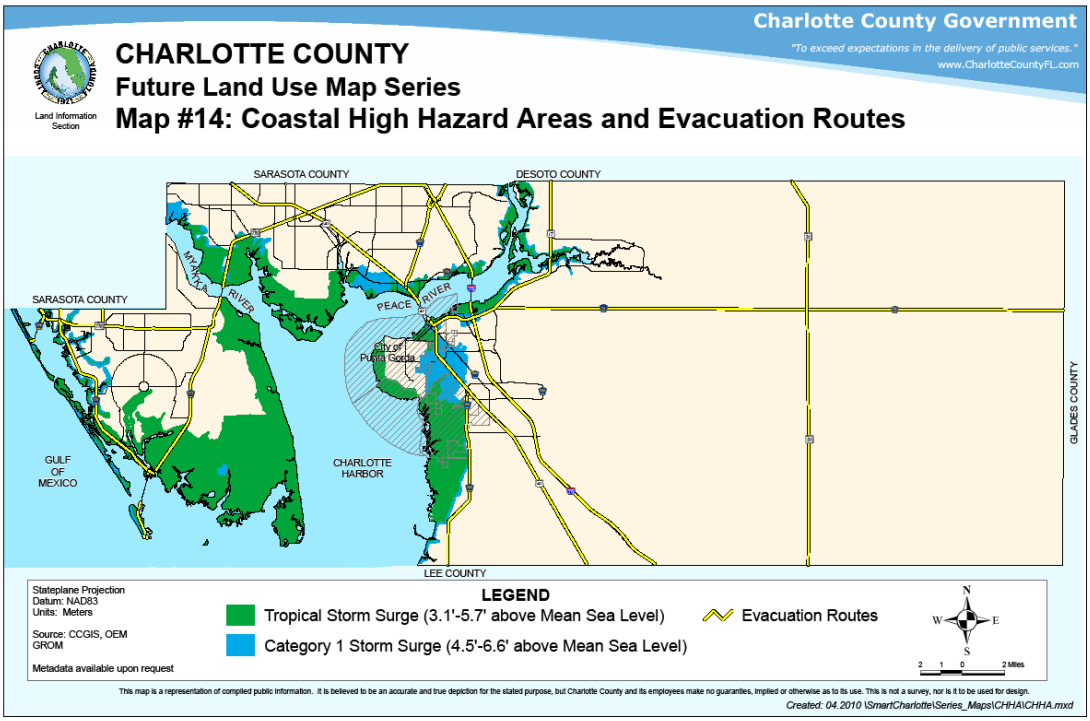
MAP 14: Coastal High Hazard Areas and Evacuation Routes



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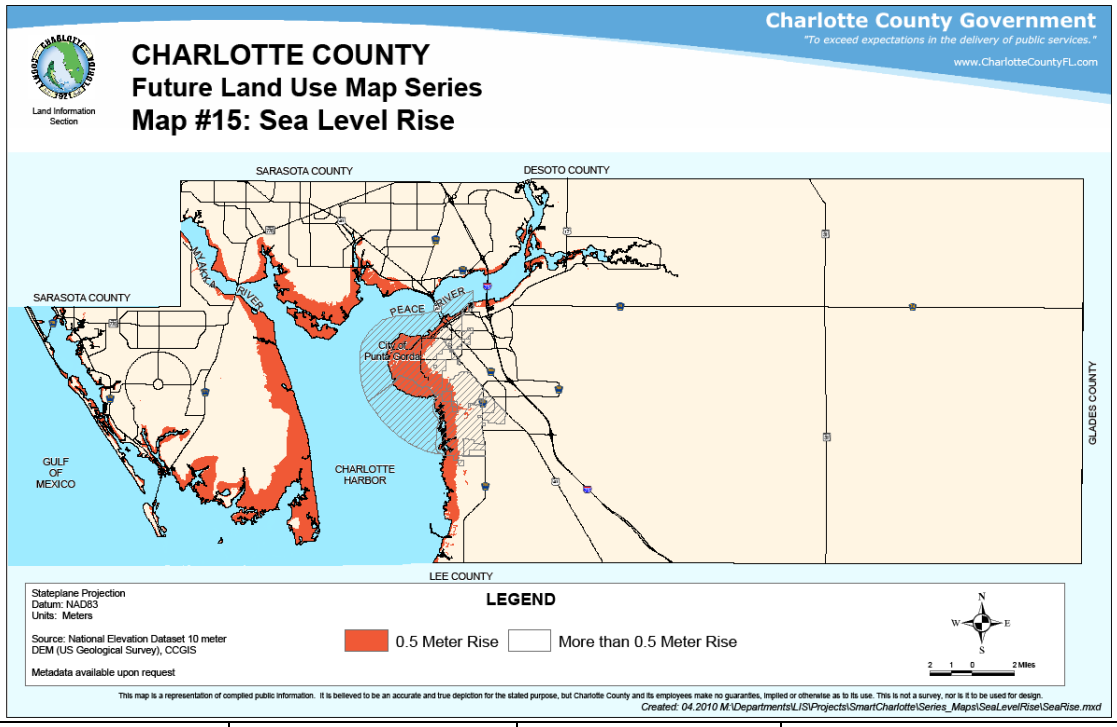
MAP 15: Sea Level Rise



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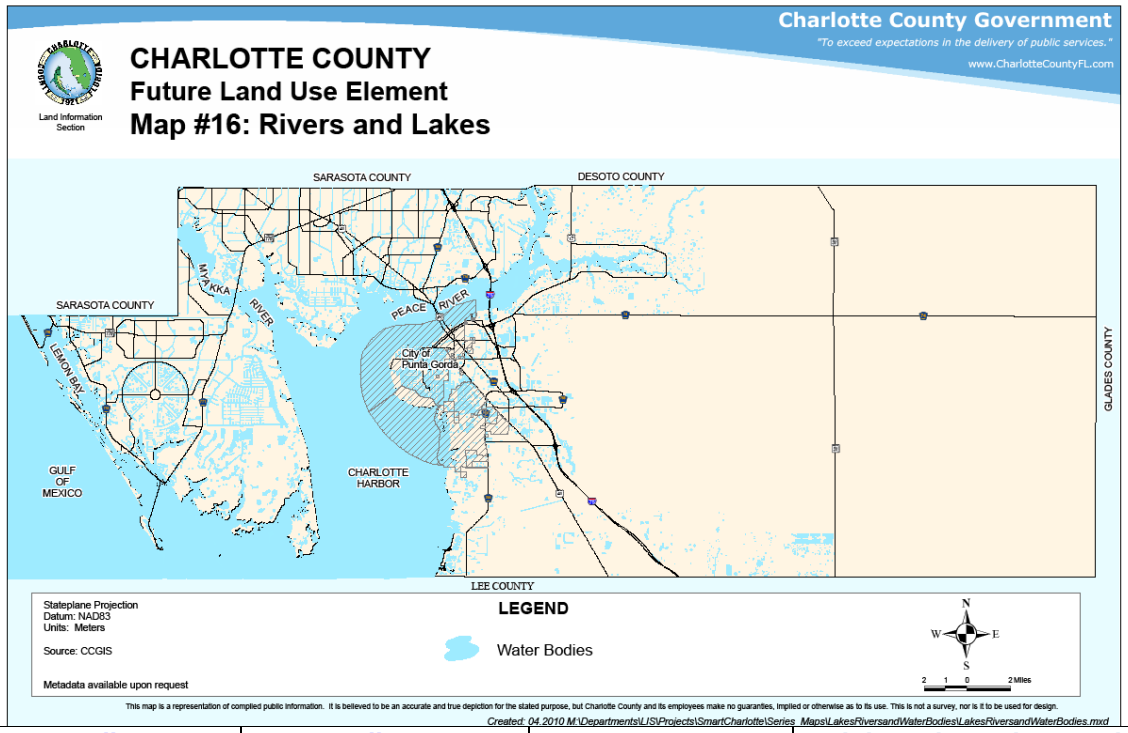
MAP 16: Rivers and Lakes



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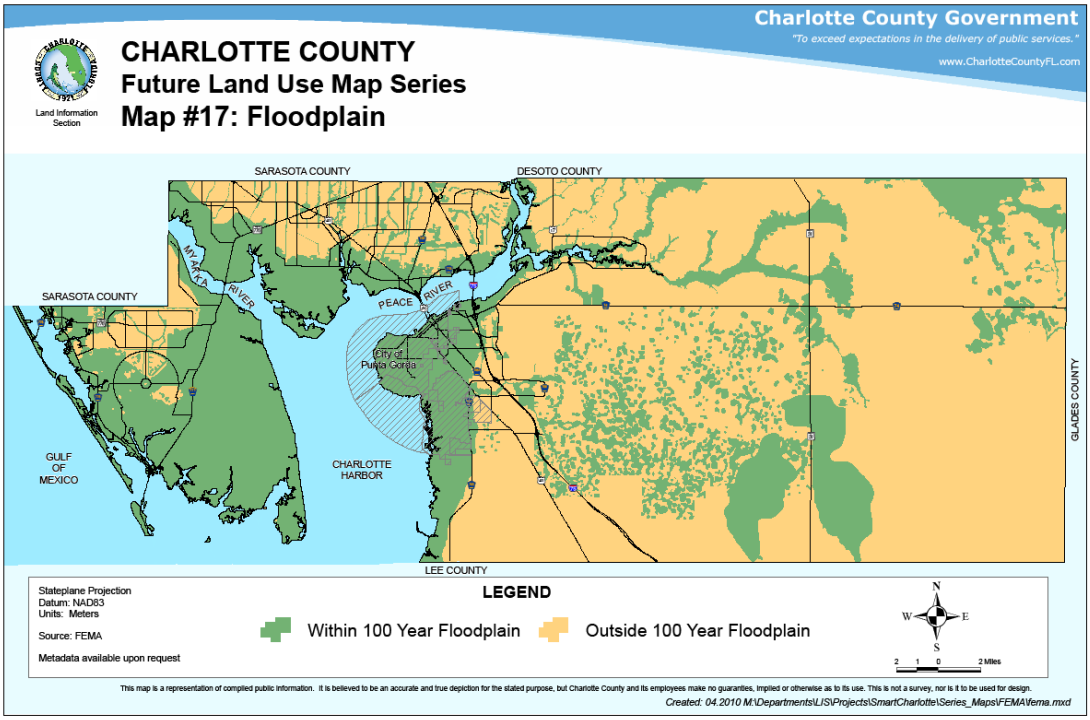

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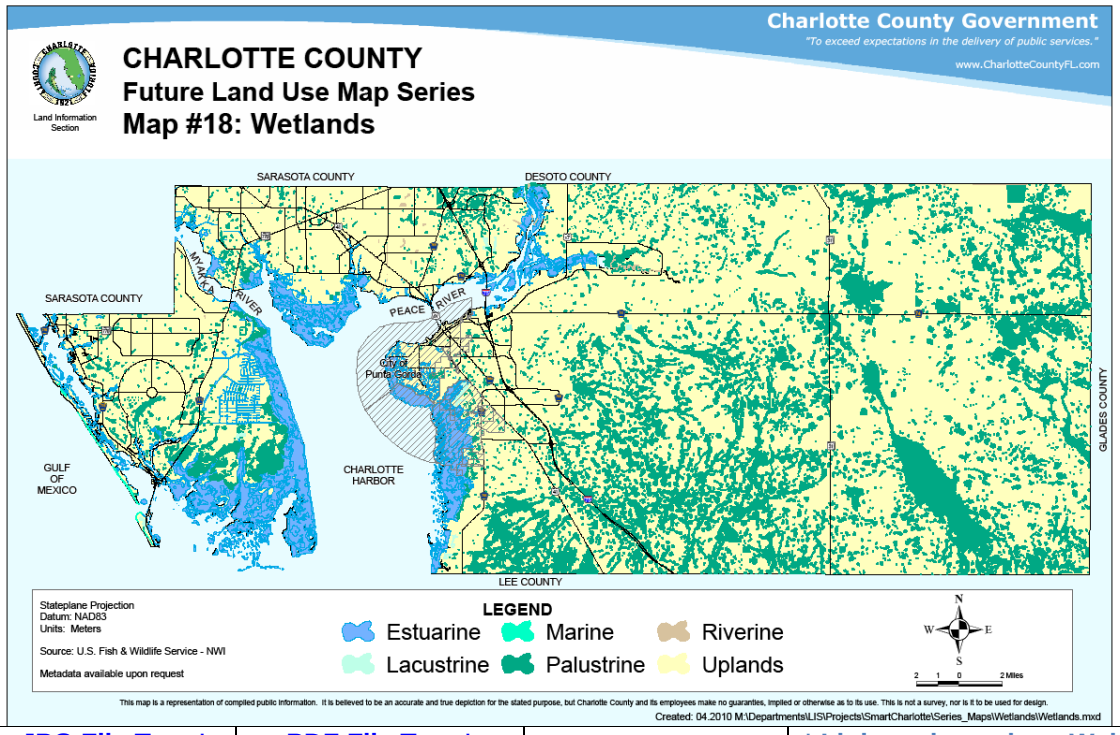
MAP 18: Wetlands



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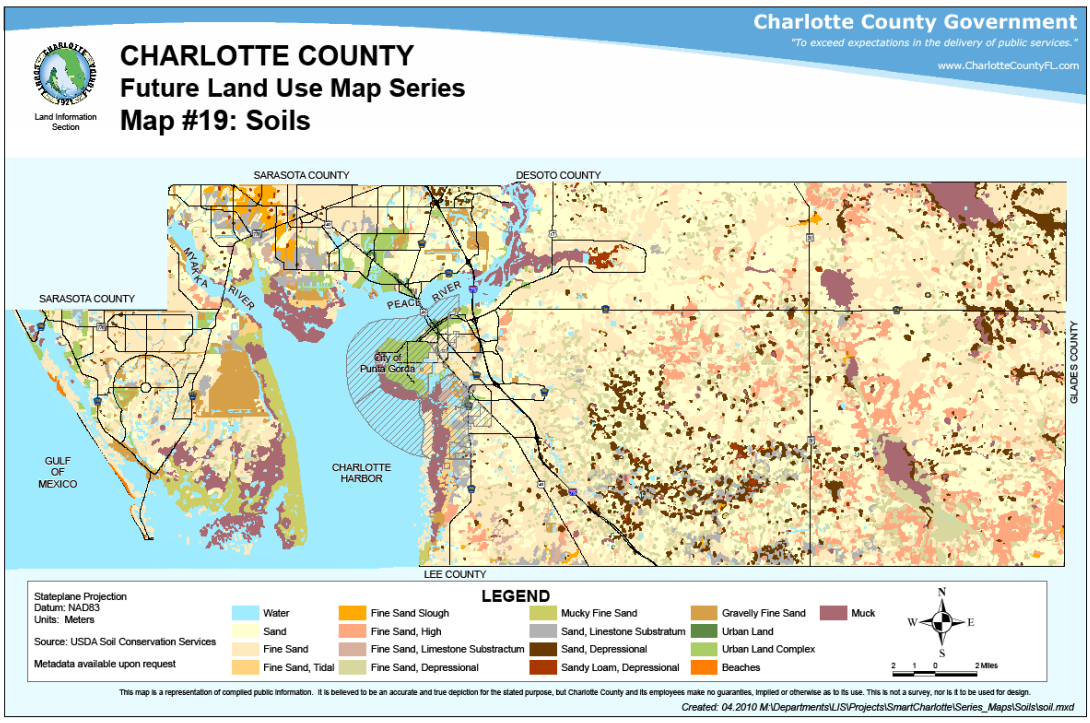

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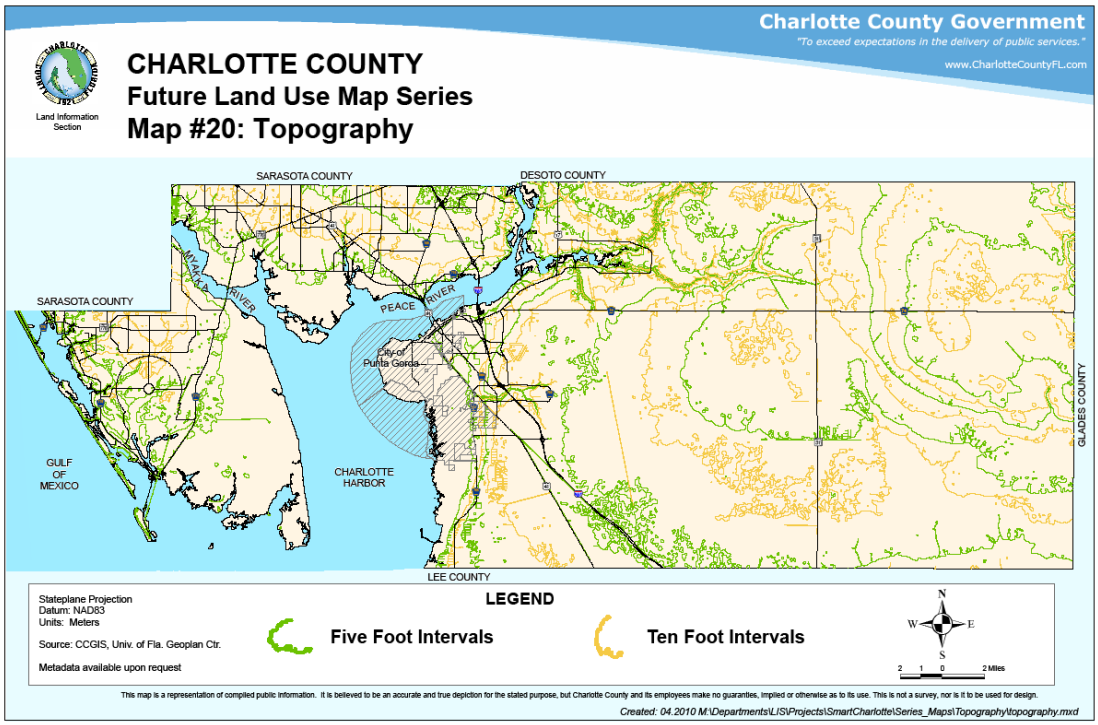

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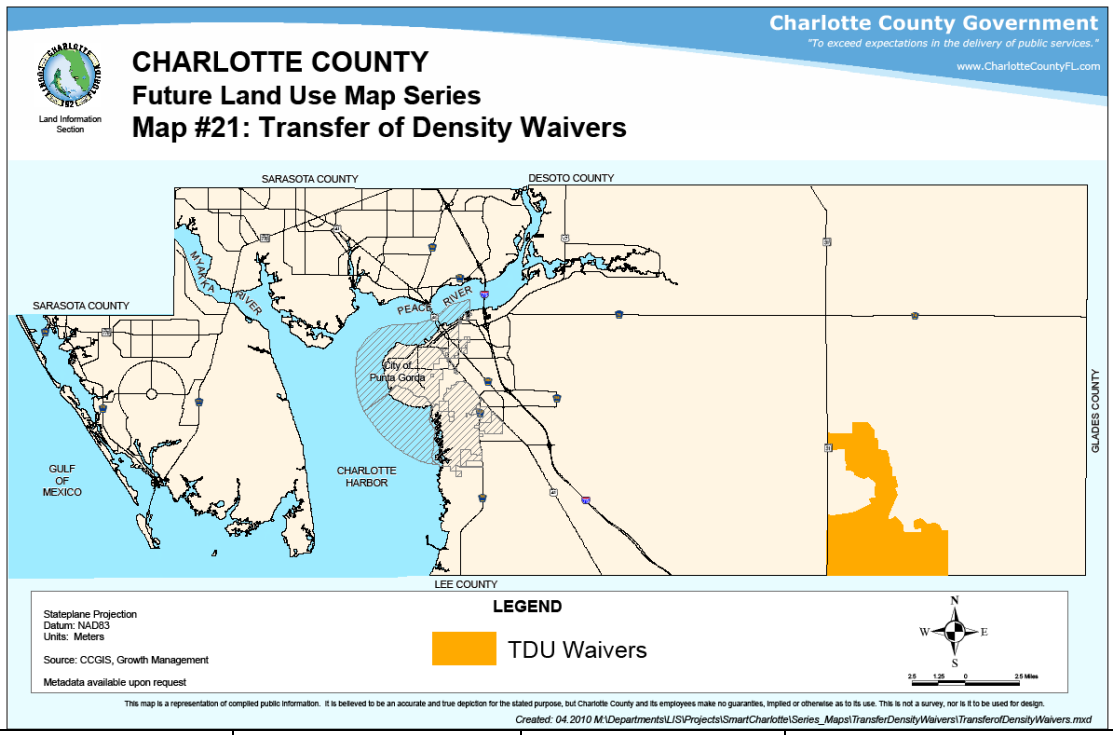
MAP 21: Transfer of Density Waivers



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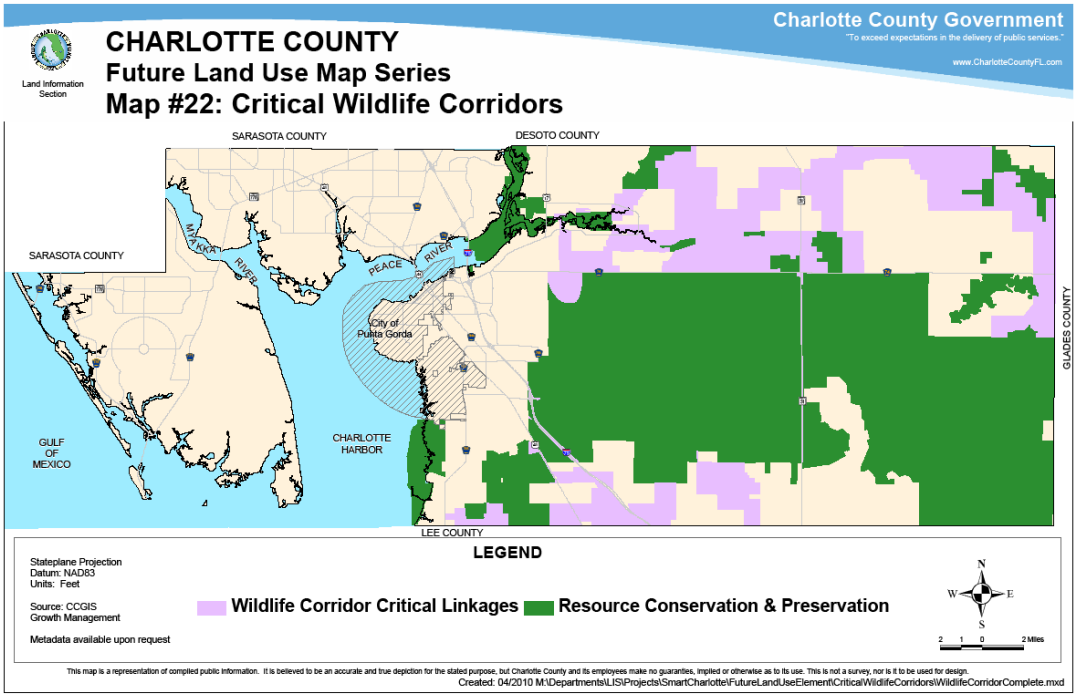
MAP 22: Critical Wildlife Corridors



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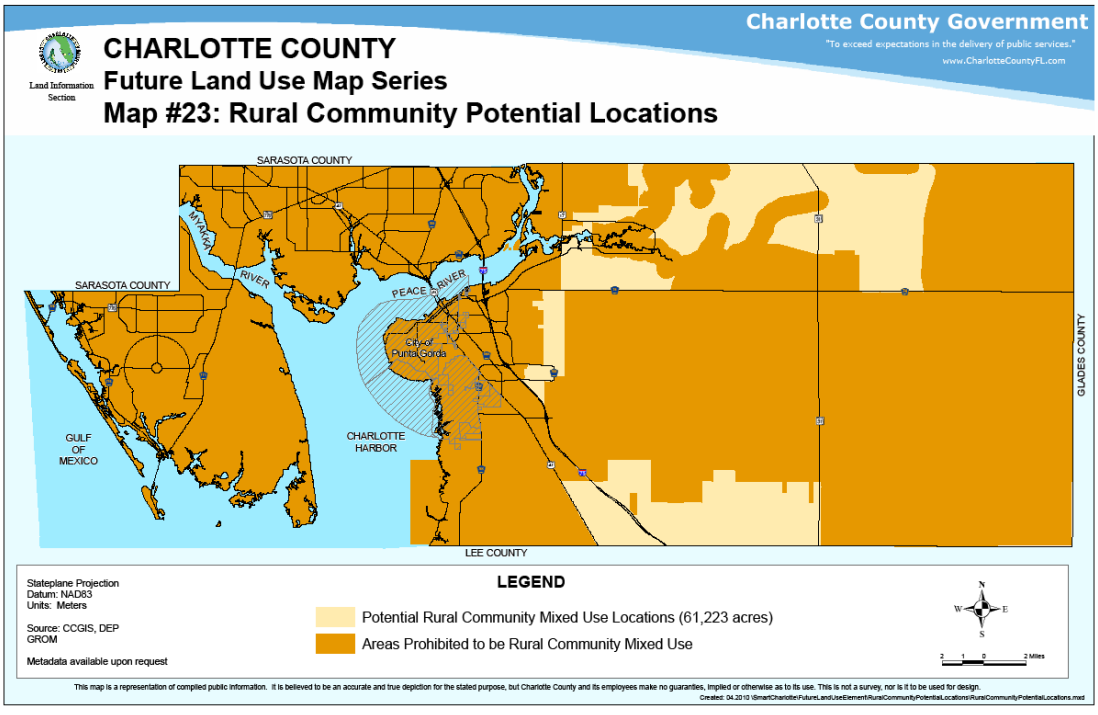
MAP 23: Rural Community Potential Locations



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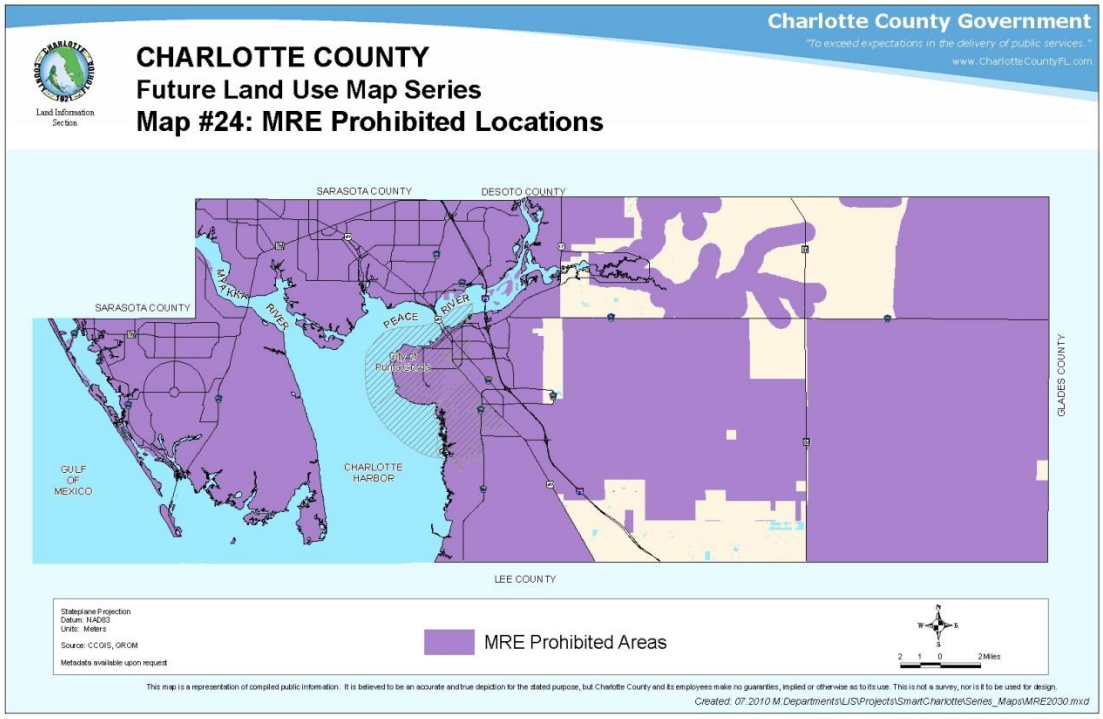
MAP 24: MRE Prohibited Locations



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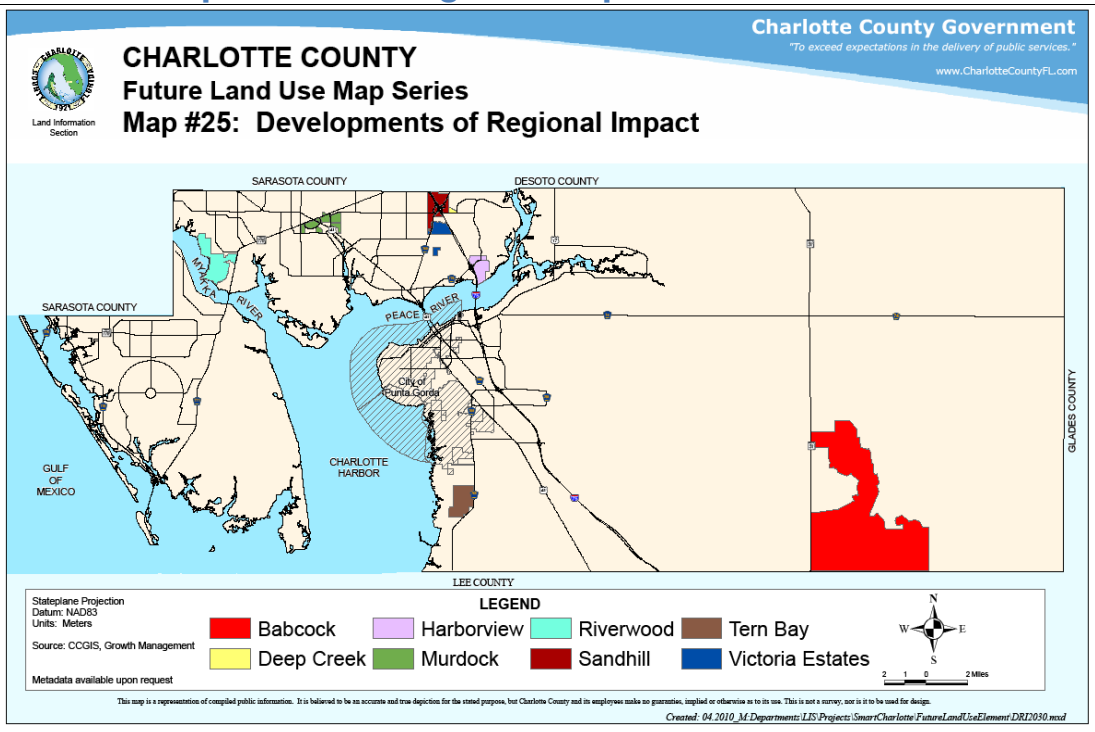

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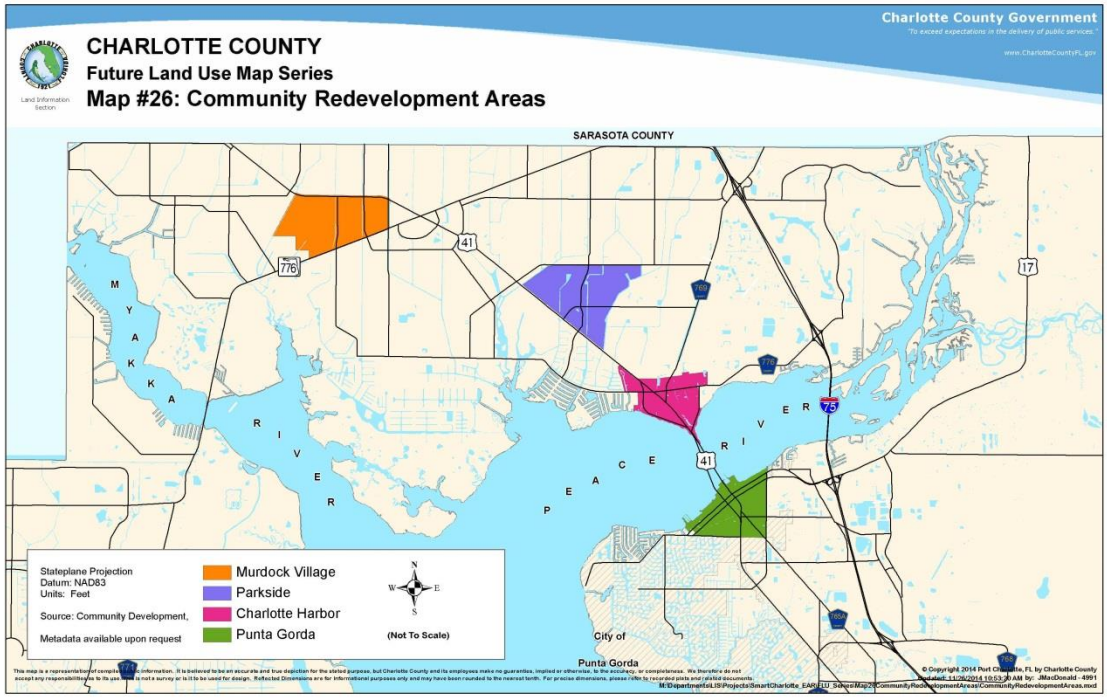
MAP 26: Community Redevelopment Areas



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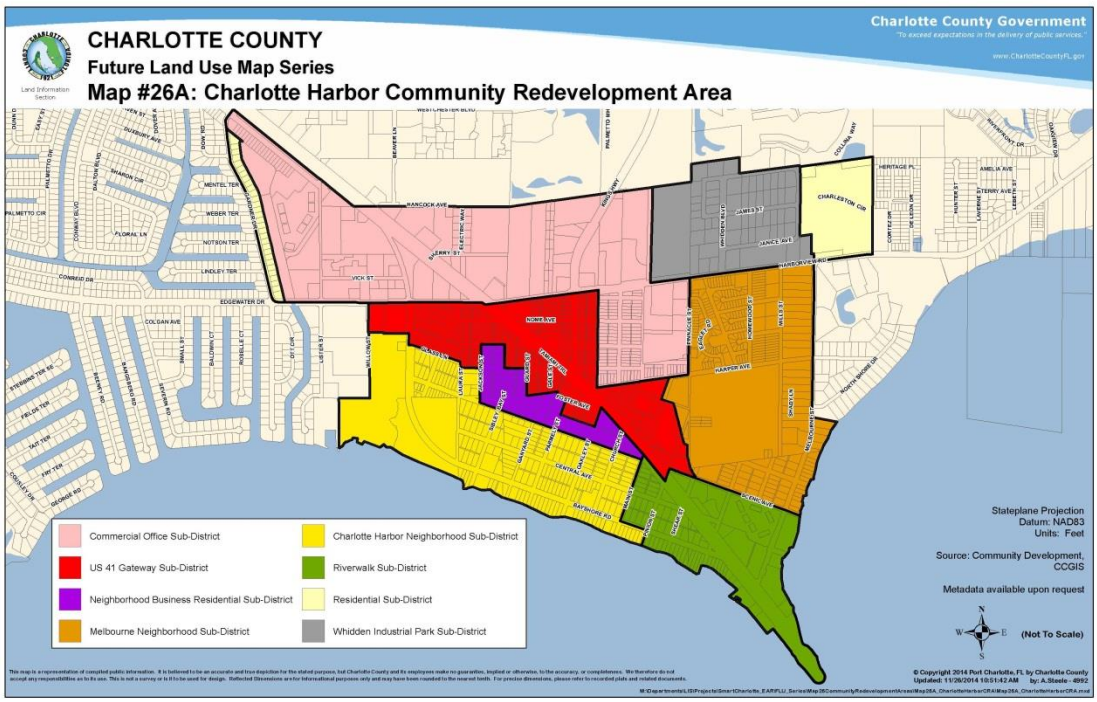
MAP 26A: Charlotte Harbor Community Redevelopment Area



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