



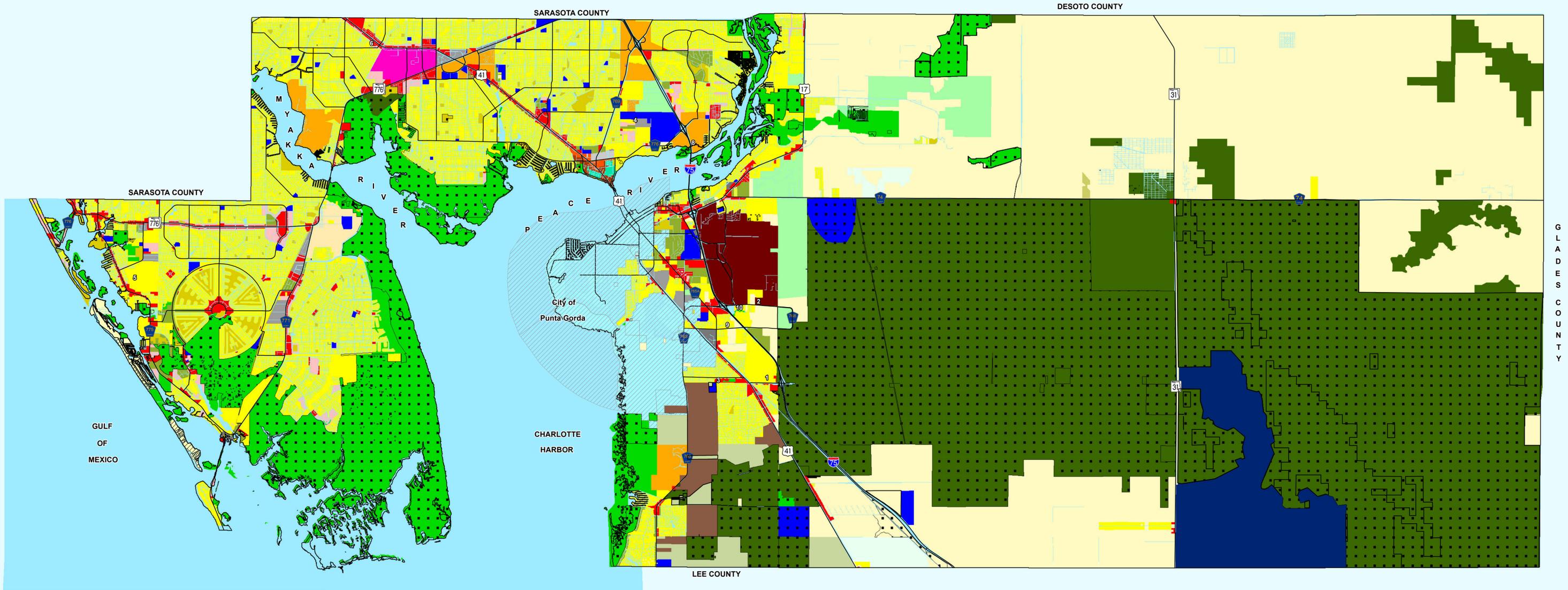
Community Development

# CHARLOTTE COUNTY Future Land Use Map Series Map #1: 2030 Future Land Use

Charlotte County Government

"To exceed expectations in the delivery of public services."

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## LEGEND

Stateplane Projection  
Datum: NAD83  
Units: Feet

Source: Community Development,  
CCGIS

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           | <b>#'s</b> See Related Map Appendix for Conditions |
| Commercial                      | Low Intensity Industrial          | Public Lands & Facilities | Charlotte Harbor Commercial          |  |



(NOT TO SCALE)

This map is a representation of compiled public information. It is believed to be an accurate and true depiction for the stated purpose, but Charlotte County and its employees make no guaranties, implied or otherwise, to the accuracy, or completeness. We therefore do not accept any responsibilities as to its use. This is not a survey or is it to be used for design. Reflected Dimensions are for Informational purposes only and may have been rounded to the nearest tenth. For precise dimensions, please refer to recorded plats and related documents.



# **CHARLOTTE COUNTY**

## **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.
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 two units per acre on the property 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.** 1) Limit the base density of the site to two units; and 2) the use of the site for a recreational vehicle park will be limited to 195 units and will not require a transfer of density. This annotation only applies to the Low Density Residential portion of the property and is the subject of PA-15-05-06-LS, as described in Ordinance #2015-058.