

CHARLOTTE HARBOR COMMUNITY POLICIES

FLU Policy 4.2.4: Charlotte Harbor Community Revitalizing Neighborhood

The County shall designate the Charlotte Harbor Community Redevelopment Area, as depicted on FLUM Series Map #26: Community Redevelopment Areas, as a Revitalizing Neighborhood as defined in FLU Policy 4.1.1: 2050 Framework – Neighborhoods. The Charlotte Harbor Community Revitalizing Neighborhood shall also be divided into sub-districts as depicted on FLUM Series Map #26A: Charlotte Harbor Community Redevelopment Area.

FLU Policy 4.2.5: Charlotte Harbor Community Revitalization Plan (CHCRP)

The County shall support the revitalization of the Charlotte Harbor Community through the implementation of the CHCRP, adopted within FLU Appendix IV. The Objectives and Policies of the CHCRP are linked to distinct sub-districts illustrated within FLUM Series Map #26A: Charlotte Harbor Community Redevelopment Area. The County shall also continue to utilize unique Future Land Use Map categories, found in FLU Appendix I: Land Use Guide, and unique Zoning districts and other land development regulations to implement the Charlotte Harbor CRA Redevelopment Plan and the Charlotte Harbor Community Revitalization Plan.

CHARLOTTE HARBOR COMMUNITY FLUM DESIGNATION STANDARDS

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 residential, commercial, and professional office uses, and essential and emergency services. Properties are not required to develop 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.

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 Neighborhood Business Residential, Planned Development